MEMORANDUM

DATE: January 4, 2021

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2020-0119-SPHA – Appeal Period Expired

The appeal period for the above-referenced cases expired on December 31, 2020. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: Case File
Office of Administrative Hearings

March 10, 2023

Sara S. Rowan
3925 Dance Mill Rd.
Phoenix, MD 21131

RE: 2020-0119-SPHA

Ms. Rowan,

Our records indicate it is time to renew your Baltimore County Zoning Review Use Permit for an Accessory Apartment/Accessory Dwelling Unit (ADU). Use Permit Renewal can be done as walk-in service, with no appointment necessary or by mail. The fee for renewal is $100.00 and we accept debit/credit card payment. Checks must be made payable to Baltimore County, Maryland. Our office is open weekdays from 8:30AM-4:30PM. We are location at:

Baltimore County Office Building
Zoning Review, Room 124
111 W. Chesapeake Avenue
Towson, Maryland 21204

If you have moved or abandoned the accessory apartment, please notice our office so we can update our records. Failure to comply with this notice could results in fines.

Should you have any questions, feel free to contact our office at, 410-887-3391

Sincerely,

Shaun Crawford

Shaun Crawford
Planner, Zoning Review

6/2/23

CC 2303402

Shaun Crawford

From: Sara Rowan <srowan513@gmail.com>
Sent: Friday, May 19, 2023 12:27 PM
To: Shaun Crawford
Subject: 3925 Dance Mill Rd

CAUTION: This message from srowan513@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.

Mr. Crawford,
We never moved forward with building the accessory apartment due to pandemic and rising building costs.

Thanks so much,
Sara Rowan

IN RE: **PETITIONS FOR SPECIAL HEARING AND VARIANCE**	*	BEFORE THE
(3925 Dance Mill Road)	*	OFFICE OF
10th Election District		
3rd Council District	*	ADMINISTRATIVE HEARINGS
Sara S. Rowan		
Legal Owner	*	FOR BALTIMORE COUNTY
Petitioner	*	**Case No. 2020-0119-SPHA**

* * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for consideration of Petitions for Special Hearing and Variance filed on behalf of Sara S. Rowan, legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR"), to allow a 1,186 sq. ft. accessory apartment to be occupied by the parents of the property owner in accordance with BCZR § 400.4. In addition, a Petition for Variance was filed pursuant to § 400.1, of the BCZR to permit an accessory structure to be located in the side yard in lieu of the rear yard; and per § 400.3 of the BCZR to permit an accessory structure with a height not to exceed 26.5 in lieu of the 15 ft. maximum height limit.

Due to COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. A site plan was marked and accepted into evidence as Petitioners' Exhibit 6.

Susan Rowan and her father John Rowan appeared in support of the requests. Robert S. Glushakow, Esq. represented the Petitioner. John Mariani Architecture, PA prepared the site plan. There were no protestants or interested persons in attendance. Substantive Zoning Advisory Committee ("ZAC") comments were received from the Department of Planning ("DOP") and from the Department of Environmental Protection and Sustainability Development

ORDER RECEIVED FOR FILING
Date 12/1/20
By DMignon

Coordination ("DEPS"). They did not oppose the requested relief, subject to proposed conditions, which will be incorporated into the Order.

Special Hearing

The property is approximately 2.11 acres and is zoned RC-6. The Rowans and counsel explained that Sara Rowan is the single mother of a three and a half year old son. Her parents care for the child several days a week so that she can work. They confirmed that they are aware of the parameters of this "in law" apartment use and they submitted the Declaration of Understanding required under BCZR § 400.4, which was admitted as Petitioner's Exhibit 11. In addition they submitted a petition signed by all the adjoining properties owners voicing their support for the requested relief. (Petitioner's Exhibit 10. The Rowans further acknowledged the conditions proposed by the DOP and confirmed that they agreed to them.[1]

I find that the Rowans have satisfied all the requirements of BCZR § 400.4 and BCZR § 502.1 and that the special hearing relief can be granted within the spirit and intent of the BCZR, and without causing harm to the public health, safety, or welfare.

Variance

A variance request involves a two-step process, summarized as follows:

(1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and

(2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

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

[1] The DEPS comment notes that it is possible that the proposed in-law apartment may require a separate septic system. If that is the case then the Rowans will not be bound by the DOP condition restricting separate septic systems.

ORDER RECEIVED FOR FILING
Date 12/1/20
By D Mignon

Counsel explained that the site is irregularly shaped and has somewhat steep topography. It is also well forested with mature trees and shrubs which provide excellent buffering from the adjoining neighbors. The property is therefore unique. In addition, the siting of the existing residence makes it quite impractical to construct the proposed apartment in the rear of the residence. Mr. Rowan pointed out that to do so would also require a much longer driveway, with more impervious surface, and would also make connections to the existing well and septic systems more difficult. I find that the side yard variance relief is therefore necessitated by these unique features, and that practical difficulty and hardship would result if the relief were denied. Finally, the height variance is needed in order to construct a livable apartment for the Rowans. Counsel explained that the proposed structure is now only 22 ft. in height rather than the 26.5 ft. requested in the petition. In sum, I find that the variance relief can also be granted within the spirit and intent of the BCZR and without causing harm to the public health, safety, or welfare.

THEREFORE, IT IS ORDERED this **1st** day of **December, 2020**, by this Administrative Law Judge, that the Petition for Special Hearing seeking relief pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR"), to allow a 1,186 sq. ft. accessory apartment to be occupied by the parents of the property owner is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief pursuant to § 400.1, of the BCZR to permit an accessory structure to be located in the side yard in lieu of the rear yard; and per § 400.3 of the BCZR to permit an accessory structure with a height not to exceed 22 ft. in lieu of the 15 ft. maximum height are also hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed,

ORDER RECEIVED FOR FILING
Date 12/1/20
By D Mignon

Petitioners would be required to return the subject property to its original condition.

- Petitioners must comply with the DOP and DEPS ZAC comments, copies of which are attached hereto and make a part thereof.

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

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/dlm

ORDER RECEIVED FOR FILING
Date 12/1/20
By DMignon

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 3925 DANCE MILL RD, PHOENIX, MD 21131 **which is presently zoned** RC-6

Deed References: 39532/00058 10 Digit Tax Account # 1019071990

Property Owner(s) Printed Name(s) SARA S. ROWAN

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

ACCESSORY APARTMENT TO BE OCCUPIED BY PARENTS OF PROPERTY OWNER. APARTMENT TO BE 1,186 SQ.FT. OF FINISHED LIVING SPACE

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

3. X **a Variance** from Section(s) 400.1 - TO PERMIT AN ACCESSORY STRUCTURE TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD AND 400.3 TO PERMIT AN ACCESSORY STRUCTURE WITH A HEIGHT NOT TO EXCEED 26.5 FT. IN LIEU OF THE REQUIRED 15 FT. MAXIMUM HEIGHT

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

PROPERTY OWNER IS A SINGLE, WORKING PARENT OF A 3 1/2 YEAR OLD BOY AND DEPENDS ON HER BIOLOGICAL PARENTS FOR DAYCARE AND OTHER CHILD REARING SUPPORT. GRANDPARENTS ARE RETIRED, HAVE SOLD THEIR HOME AND ARE IN NEED OF A SMALLER AND MORE MANAGEABLE LIVING SPACE.

Property is to be posted and advertised as prescribed by the zoning regulations. FURTHER DETAILS TO BE PRESENTED AT HEARING

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

Legal Owners (Petitioners):

SARA S. ROWAN / Name #1 – Type or Print / Name #2 – Type or Print

Signature #1 / Signature # 2

3925 DANCE MILL RD. PHOENIX MD

Mailing Address City State

21131 / 443-750-2444 / SROWAN513@gmail.com

Zip Code / Telephone # / Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

CASE NUMBER 2020-0119-SPHA **Filing Date** 5/19/2020 **Do Not Schedule Dates:** _____ **Reviewer** RJ

REV. 10/4/11

Petition wording for 3925 Dance Mill Road

Special Hearing to approve:

An In-Law Apartment of 1,186 sq. ft. in an accessory structure.

Variance from:

1. Section 400.1 – to permit an accessory structure located in the side yard in lieu of the required rear yard; and
2. Section 400.3 – to permit an accessory structure with a maximum height of 26.5 ft. in lieu of the required 15 ft. maximum height.

2020-0119-SPHA

ZONING PROPERTY DESCRIPTION

PART A

ZONING PROPERTY DESCRIPTION FOR 3925 Dance Mill Road, Phoenix, MD 21131

BEGINNING FOR SAME in or near the centre of Dance Mill Road at a point distant South 49 degrees 05 minutes East 45.03 feet from the beginning of a parcel of land and recorded among the Land Records of Baltimore County.

PART B

Running thence with and binding on a part of the first line and on the second line of said parcel of land and binding in or near the centre of Dance Mill Road the two following courses and distances, viz: South 49 degrees 05 minutes East 235.50 feet and South 70 degrees 12 minutes East 84.75 feet to the beginning of the third line of the aforesaid parcel of land, thence leaving said road and running with and binding on a part of said third line South 51 degrees 29 minutes West 341.15 feet to a pipe, thence leaving said outline and running for lines of division the two following courses and distances, viz: North 45 degrees 53 minutes 30 seconds West 302.48 feet to a pipe set in the centre of a circle having a radius of 40 feet laid out at the southwest end of a 50 foot road which leads in a northeasterly direction to the Dance Mill Road and North 50 degrees 46 minutes East 292.37 feet to the place of beginning as recorded in deed Liber 1638, Folio 432 CONTAINING 2.11 Acres of land, more or less. Located in the 10th Election District and 3rd Council District.

2020-0119-SPHA

CERTIFICATE OF POSTING

RECEIVED
NOV 19 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

November 3, 2020

November 19, 2020 amended for second inspection

Re:
Zoning Case No. 2020- 0119-SPHA
Legal Owner: Sara Rowan
Hearing date: November 23, 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 **3925 Dance Mill Road.**

The signs were initially posted on **November 3, 2020.**

The subject property was also inspected on **November 18, 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

ZONING NOTICE

CASE NO. 2020-0119-SPHA

3925 Dance Mill 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: MONDAY NOVEMBER 23, 2020 11:00 AM

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS PLEASE GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS. YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL 410-887-3868, EXT. 0.

REQUESTS:

Special Hearing for an accessory apartment to be occupied by parents of property owner. Apartment to be 1,186 sq. ft. of living space.

Variance to permit an accessory structure to be located in the side yard in lieu of the required rear yard and to permit an accessory structure with a height not to exceed 26.5 ft. in lieu of the required 15 ft. maximum height.

ZONING NOTICE

CASE NO. 2020-0119-SPHA

3925 Dance Mill 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.

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REQUESTS:

Special Hearing for an accessory apartment to be occupied by parents of property owner. Apartment to be 1,186 sq. ft. of living space.

Variance to permit an accessory structure to be located in the rear yard in lieu of the required rear yard and to permit an accessory structure with a height not to exceed 26.5 ft. in lieu of the required [illegible] ft. maximum height.

Donna Mignon

From: Donna Mignon
Sent: Tuesday, November 17, 2020 12:12 PM
To: Bruce Doak
Subject: Case No: 2020-0119-SPHA - 3925 Dance Mill Road

Hi Bruce,
Please email the recertification posting. Thank you. Have a great day.

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

11\23 @ 11 Am

October 28, 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: 2020-0119-SPHA
3925 Dance Mill Road
North of Cloverland Drive on west side of Dance Mill Road
10th Election District – 3rd Councilmanic District
Legal Owners: Sara Rowan

Special Hearing for an accessory apartment to be occupied by parents of property owner. Apartment to be 1,186 sq. ft. of living space. Variance to permit an accessory structure to be located in the side yard in lieu of the required rear yard and to permit an accessory structure with a height not to exceed 26.5 ft. in lieu of the required 15 ft. maximum height.

Hearing: Monday, November 23, 2020 at 11:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd/gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0

Michael Mallinoff
Director

MM:kl

C: Sara Rowan, 3925 Dance Mill Road, Phoenix 21131
Robert Glushakow, 11019 McCormick Road, Ste. 400, Hunt Valley 21031

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY TUESDAY, NOVEMBER 3, 2020.**

Debra Wiley

From: Kristen L Lewis
Sent: Friday, October 30, 2020 9:29 AM
To: Donna Mignon; Debra Wiley
Subject: FW: 3925 Dance Mill Rd Case # 2020-119 SPHA
Attachments: October 28.docx

Good morning,

I have attached the information for a new webex event to be created. Thank you,

Kristen Lewis
PAI – Zoning Review
410-887-3391

From: Robert S. Glushakow [mailto:RSGlush@hbllaw.com]
Sent: Wednesday, October 28, 2020 12:19 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Cc: 'Sara Rowan' <srowan513@gmail.com>; 'JOHN ROWAN JR' <rojoh56@comcast.net>
Subject: 3925 Dance Mill Rd Case # 2020-119 SPHA

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

Dear Kristen:

Good afternoon, and I am confirming that the above matter is to be scheduled for Monday, November 23, 2020 @ 11:00 a.m.

For purposes of WebEx participation, the witnesses will Ms. Sara S. Rowan (the "Petitioner") and Mr. John Rowan (the Petitioner's father).

Although copied on this e-mail, their e-mail contact information is confirmed as follows:

Sara Rowan- srowan513@gmail.com
John Rowan, Jr.- rojoh56@comcast.net

Kindly issue the hearing notice, and in turn I will contact the County's approved "Sign Poster." I am confirming that the sign will need to be posted no later than November 3rd.

Also, would you let me know if the County issues the publication notice or are "we" required to place the publication in the newspaper.

Thank you,

Rob glushakow

Robert S. Glushakow, Esquire
Hofmeister & Breza

Of Counsel
11019 McCormick Road, Suite 400
Hunt Valley, Maryland 21031
(410) 832-8822 ext 345
(410) 832-8833 fax
rsglush@hbllaw.com

Confidentiality Notice
Warning: Unauthorized interception of this communication could be a violation of Federal and Maryland Laws. The documents accompanying this transmission contain confidential information belonging to the sender which is legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, dissemination, copying, or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this transmission in error, please immediately notify us by telephone to arrange for return of the original documents to us.

Please be advised that this firm is a debt collector. This communication is an attempt to collect a debt. Any information obtained may be used for that purpose.

CERTIFICATE OF POSTING

November 3, 2020

_____ amended for second inspection

Re:
Zoning Case No. 2020- 0119-SPHA
Legal Owner: Sara Rowan
Hearing date: November 23, 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 **3925 Dance Mill Road.**

The signs were initially posted on **November 3, 2020.**

The subject property was also inspected on _____.

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

ZONING NOTICE

CASE NO. 2020-0119-SPHA

3925 Dance Mill 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: MONDAY NOVEMBER 23, 2020 11:00 AM

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS PLEASE GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS. YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL 410-887-3868, EXT. 0.

REQUESTS:

Special Hearing for an accessory apartment to be occupied by parents of property owner. Apartment to be 1,186 sq. ft. of living space.

Variance to permit an accessory structure to be located in the side yard in lieu of the required rear yard and to permit an accessory structure with a height not to exceed 26.5 ft. in lieu of the required 15 ft. maximum height.

ZONING NOTICE

CASE NO. 2020-0119-SPHA

3925 Dance Mill Road

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DATE & TIME: MONDAY NOVEMBER 23, 2020 11:00 AM

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REQUESTS:

Special Hearing for an accessory apa[illegible] be occupied by parents of property owner. Apartme[illegible] sq. ft. of living space.

Variance to permit an accessory s[illegible] ated in the side yard in lieu of the required re[illegible] mit an accessory structure with a heigh[illegible] ft. in lieu of the required 15 ft. maximum heig[illegible]

JOHN A. OLSZEWSKI, JR.
County Executive

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

October 28, 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: 2020-0119-SPHA
3925 Dance Mill Road
North of Cloverland Drive on west side of Dance Mill Road
10th Election District – 3rd Councilmanic District
Legal Owners: Sara Rowan

Special Hearing for an accessory apartment to be occupied by parents of property owner. Apartment to be 1,186 sq. ft. of living space. Variance to permit an accessory structure to be located in the side yard in lieu of the required rear yard and to permit an accessory structure with a height not to exceed 26.5 ft. in lieu of the required 15 ft. maximum height.

Hearing: Monday, November 23, 2020 at 11:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd/gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0

Michael Mallinoff
Director

MM:kl

C: Sara Rowan, 3925 Dance Mill Road, Phoenix 21131
Robert Glushakow, 11019 McCormick Road, Ste. 400, Hunt Valley 21031

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY TUESDAY, NOVEMBER 3, 2020.**

TO: THE DAILY RECORD
Tuesday, November 3, 2020 - Issue

Please forward billing to:
Sara Rowan
3925 Dance Mill Road
Phoenix, MD 21131

443-750-2444

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: 2020-0119-SPHA
3925 Dance Mill Road
North of Cloverland Drive on west side of Dance Mill Road
10th Election District – 3rd Councilmanic District
Legal Owners: Sara Rowan

Special Hearing for an accessory apartment to be occupied by parents of property owner. Apartment to be 1,186 sq. ft. of living space. Variance to permit an accessory structure to be located in the side yard in lieu of the required rear yard and to permit an accessory structure with a height not to exceed 26.5 ft. in lieu of the required 15 ft. maximum height.

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

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

Order #: 11932417
Case #:
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0119-SPHA

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:

11/3/2020

Darlene Miller

Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2020-0119-SPHA
3925 Dance Mill Road
North of Cloverland Drive on west side of Dance Mill Road
10th Election District - 3rd Councilmanic District
Legal Owners: Sara Rowan

Special Hearing for an accessory apartment to be occupied by parents of property owner. Apartment to be 1,186 sq. ft. of living space. Variance to permit an accessory structure to be located in the side yard in lieu of the required rear yard and to permit an accessory structure with a height not to exceed 26.5 ft. in lieu of the required 15 ft. maximum height.

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

n3

RE:	PETITION FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE OFFICE
	3925 Dance Mill Road; N of Cloverland Drive on W/S of Dance Mill Road	*	OF ADMINISTRATIVE
	10th Election & 3rd Councilmanic Districts	*	HEARINGS FOR
	Legal Owner(s): Sara S. Rowan Petitioner(s)	*	BALTIMORE COUNTY
		*	Case No.: 2020-119-SPHA

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Madam Clerk:

Kindly enter the appearance of ROBERT S. GLUSHAKOW and HOFMEISTER & BREZA, as counsel for Petitioner, Sara S. Rowan, in the captioned matter.

Robert S. Glushakow
Hofmeister & Breza
11019 McCormick Road, Suite 400
Hunt Valley, MD 21031
(410) 832-8822
rsglush@hbllaw.com
Attorneys for Petitioner

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of June, 2020, a copy of the foregoing Entry of Appearance was mailed first class, postage prepaid, to:

Peter Max Zimmerman, Esquire
Carole S. Demilio, Esquire
People's Counsel for Baltimore County
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204

Ms. Megan J. Benjamin
Planner & Land Preservation Specialist
Department of Planning
105 W. Chesapeake Avenue, Suite 101
Towson, MD 21204

RE:	PETITION FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE OFFICE
	3925 Dance Mill Road; N of Cloverland Drive on W/S of Dance Mill Road	*	OF ADMINISTRATIVE
	10th Election & 3rd Councilmanic Districts	*	HEARINGS FOR
	Legal Owner(s): Sara S. Rowan Petitioner(s)	*	BALTIMORE COUNTY
		*	Case No.: 2020-119-SPHA

* * * * * * * * * * * * *

AMENDMENT BY INTERLINEATION

Robert S. Glushakow and Hofmeister & Breza, as counsel for Petitioner, Sara S. Rowan, hereby files this Amendment by Interlineation to the Petition for Zoning Hearing as follows:

1. The Declaration of Understanding dated April 20, 2020 as signed by the Petitioner is hereby amended to reference these proceedings by including the Case No. 2020-119-SPHA. (A copy of the Declaration of Understanding is hereby attached as "Exhibit 1").
2. A revised floor plan dated 10 June 2020 (revised) prepared by John Mariani Architecture, P.A. is hereby submitted for filing and attached as "Exhibit 2."

Robert S. Glushakow
Hofmeister & Breza
11019 McCormick Road, Suite 400
Hunt Valley, MD 21031
(410) 832-8822
rsglush@hbllaw.com
Attorneys for Petitioner

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of June, 2020, a copy of the foregoing Amendment by Interlineation and Exhibits was mailed first class, postage prepaid, to:

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: 2020-0119-SPHA

Property Address: 3925 Dance Mill Rd.

Property Description: RESIDENCE

Legal Owners (Petitioners): GERVAIS SARA ROWAN

Contract Purchaser/Lessee:

PLEASE FORWARD ADVERTISING BILL TO:

Name: SARA ROWAN

Company/Firm (if applicable):

Address: 3925 DANCE MILL ROAD
PHOENIX, MD 21131

Telephone Number: 443-750-2444

Revised 7/9/2015

JOHN A. OLSZEWSKI, JR.
County Executive

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

November 16, 2020

Sara S. Rowan,
3925 Dance Mill Road
Phoenix MD 21131

RE: Case Number: 2020-0119-SPHA, 3925 Dance Mill 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 May 19, 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.

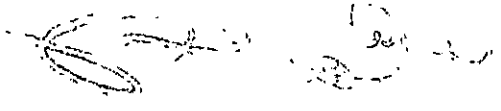
Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel



MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Gregory Slater
Secretary

Tim Smith, P.E.
Acting Administrator

Date: May 29, 2020

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. **2020-0119-SPHA**

Special Hearing, Variance
Sara S. Rowan
3925 Dance Mill 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,

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 6/16/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 20-119 (Revised)

INFORMATION:
Property Address: 3925 Dance Mill Road
Petitioner: Sara S. Rowan
Zoning: RC 6
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for:

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 in-law apartment (1,186 sq ft living space) to be occupied by parents of the property owner;
2. A variance from Section 400.1to permit an accessory structure to be located in the side yard in lieu of the required rear yard; and,
3. A variance from Section 400.3 to permit an accessory structure with a height not to exceed 26.5 feet in lieu of the required 15 feet maximum height.

A site visit was conducted on May 28, 2020. The subject property is surrounded by rural residential and agricultural uses. The site is most visible when travelling west on Dance Mill Road and less so when travelling towards the east.

In response to concerns about the proposed structure being developed into a second dwelling in the future, the petitioner's representative, Robert Glushakow, proffered two additional conditions that the petitioner would be willing to agree to in order to allay these concerns. These conditions are listed as the first two conditions below.

The Department of Planning has no objection to granting the petitioned zoning relief related to the special hearing and variance from Section 400.1, provided:

1. There shall be no expansion of living space beyond 1,186 square feet;
2. Petitioner shall acknowledge and agree that she shall waive any right with respect to a future request for a subdivision or rezoning which could have the effect of establishing the garage with in-law apartment as a separate, single family residence;
3. The accessory structure shall not be used for principal residential or commercial purposes;
4. No separate septic, well, or utility meter shall be permitted;
5. Certain performance standards as established in BCZR §1A07.8.C and discussed below are followed:
    a. Buildings should reflect the traditional rural character of the area in architectural form, scale, materials and detailing and in landscaping context;

b. All exterior walls of a building must be treated similarly with respect to color and other architectural details.

6. Consideration of additional landscaping to soften the views from the public roadway

Pursuant to BCZR§1A07.4.A, The Department of Planning finds that the proposal is within the spirit and intent of the RC 6 provisions contained in BCZR §1A07.

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/kma/

c: Megan Benjamin
Sara S. Rowan
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: May 28, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0119-SPHA
Address 3925 Dance Mill Road
(Rowan Property)

Zoning Advisory Committee Meeting of **June 1, 2020.**

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

1. Ground Water Management must review any future building permit(s) for a garage/apartment. It may even require a new septic system there.

Reviewer: Dan Esser

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 6/4/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 20-119

RECEIVED
JUN 0 8 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

INFORMATION:
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Petitioner: Sara S. Rowan
Zoning: RC 6
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3. A variance from Section 400.3 to permit an accessory structure with a height not to exceed 26.5 feet in lieu of the required 15 feet maximum height.

A site visit was conducted on May 28, 2020. The subject property is surrounded by rural residential and agricultural uses. The site is most visible when travelling west on Dance Mill Road and less so when travelling towards the east.

The Department of Planning has no objection to granting the petitioned zoning relief related to the Special Hearing and Variance from Section 400.1, provided the following issues are addressed:

- The accessory structure shall not be used for principal residential or commercial purposes;
- No separate septic, well, or utility meter shall be permitted;
- Certain performance standards as established in BCZR §1A07.8.C and discussed below are followed:
    - Buildings should reflect the traditional rural character of the area in architectural form, scale, materials and detailing and in landscaping context;
    - All exterior walls of a building must be treated similarly with respect to color and other architectural details.
- Consideration of additional landscaping to soften the views from the public roadway

The Department does not support the request for a Variance from Section 400.3 regarding the height of the structure. There is a concern that an accessory structure of the size proposed is comparable to a dwelling, which could give cause to a future request for rezoning and subdivision.

Notwithstanding the above, pursuant to BCZR§1A07.4.A, the Department finds that the proposal is within the spirit and intent of the R.C.6 provisions contained in BCZR §1A07.

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

Prepared by:

Krystle Patchak

Division Chief:

Jennifer G. Nugent

CPG/JGN/kma/

c: Megan Benjamin
Sara S. Rowan
Office of the Administrative Hearings
People's Counsel for Baltimore County

RECEIVED
MAY 28 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

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

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DATE: May 28, 2020

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Reviewer: Dan Esser

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BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 6/16/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 20-119 (Revised)

RECEIVED
JUN 17 2020
OFFICE OF
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In response to concerns about the proposed structure being developed into a second dwelling in the future, the petitioner's representative, Robert Glushakow, proffered two additional conditions that the petitioner would be willing to agree to in order to allay these concerns. These conditions are listed as the first two conditions below.

The Department of Planning has no objection to granting the petitioned zoning relief related to the special hearing and variance from Section 400.1, provided:

1. There shall be no expansion of living space beyond 1,186 square feet;
2. Petitioner shall acknowledge and agree that she shall waive any right with respect to a future request for a subdivision or rezoning which could have the effect of establishing the garage with in-law apartment as a separate, single family residence;
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6. Consideration of additional landscaping to soften the views from the public roadway

Pursuant to BCZR§1A07.4.A, The Department of Planning finds that the proposal is within the spirit and intent of the RC 6 provisions contained in BCZR §1A07.

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/kma/

c: Megan Benjamin
Sara S. Rowan
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 6/16/2020

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Director, Department of Planning

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INFORMATION:
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ORDER RECEIVED FOR FILING
Date 12/1/20
By DMugnoni

b. All exterior walls of a building must be treated similarly with respect to color and other architectural details.

6. Consideration of additional landscaping to soften the views from the public roadway

Pursuant to BCZR§1A07.4.A, The Department of Planning finds that the proposal is within the spirit and intent of the RC 6 provisions contained in BCZR §1A07.

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/kma/

c: Megan Benjamin
Sara S. Rowan
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING
Date 12/1/20
By DMugnon

RECEIVED
MAY 28 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

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: May 28, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0119-SPHA
Address 3925 Dance Mill Road
(Rowan Property)

Zoning Advisory Committee Meeting of **June 1, 2020**.

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

1. Ground Water Management must review any future building permit(s) for a garage/apartment. It may even require a new septic system there.

Reviewer: Dan Esser

ORDER RECEIVED FOR FILING
Date 12/1/20
By DMignon

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MEMORANDUM

TO: -BALTIMORE COUNTY ZONING REVIEW OFFICE
-DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
-ADMINISTRATIVE LAW JUDGE

FROM: SARA S. ROWAN (PROPERTY OWNER)
3925 DANCE MILL ROAD
PHOENIX, MD 21131

The undersigned have been presented with the site plan and description for the proposed detached 3 car garage with family accessory apartment above, as well as the opportunity to physically inspect the site for the proposed structure to be constructed on the property at 3925 Dance Mill Road, Phoenix, MD 21131.

We the undersigned, being adjacent property owners, hereby acknowledge that we have been presented with the above referenced information related to the proposed structure and have no objections to the project:

William Carrier

Dawn Carrier

3931 Dance Mill Road
Phoenix, MD 21131

Date: 04/27/2020

Andrew Langis

Christine Langis

3919 Dance Mill Road
Phoenix, MD 21131

Date: 4.19.20

Kathleen Marie Bognanni King

William E. King III

3922 Dance Mill Road
Phoenix, MD 21131

Date: 4/11/20

2020-0119-SPHA

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 10 Account Number - 1019071990

Owner Information

Owner Name: GERVAIS SARA ROWAN

Use: RESIDENTIAL

Principal Residence: YES

Mailing Address: 3925 DANCE MILL RD
PHOENIX MD 21131

Deed Reference: /39532/ 00058

Location & Structure Information

Premises Address: 3925 DANCE MILL RD
PHOENIX 21131-

Legal Description: 2.11 AC SWS
DANCE MILL RD
1100 S LONGMOOR CIRCLE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0044	0020	0099	10010001.04	0000				2020	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1952	1,633 SF		2.1100 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	STANDARD UNIT	BRICK/	4	1 full/ 1 half		

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments As of 07/01/2019	Phase-in Assessments As of 07/01/2020
Land:	149,900	149,900		
Improvements	127,800	150,900		
Total:	277,700	300,800	277,700	285,400
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
STREETT ROBERT PAUL	10/20/2017	$305,500
Type: ARMS LENGTH IMPROVED	Deed1: /39532/ 00058	Deed2:
STREET C HOWARD,JR	11/15/1971	$27,577
ARMS LENGTH IMPROVED	/05231/ 00634	

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

1. This screen allows you to search the Real Property database and display property records.
2. Click here for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2020-0119-SPHA

SECTION 400 - Accessory Buildings in Residence Zones

[BCZR 1955; Bill No. 27-1963]

§ 400.1. - Location; lot coverage.

Accessory buildings in residence zones, other than farm buildings (Section 404) shall be located only in the rear yard and shall occupy not more than 40 percent thereof. On corner lots they shall be located only in the third of the lot farthest removed from any street and shall occupy not more than 50 percent of such third. In no case shall they be located less than 2½ feet from any side or rear lot lines, except that two private garages may be built with a common party wall straddling a side interior property line if all other requirements are met. The limitations imposed by this section shall not apply to a structure which is attached to the principal building by a covered passageway or which has one wall or part of one wall in common with it. Such structure shall be considered part of the principal building and shall be subject to the yard requirements for such a building.

§ 400.2. - Setback.

[Bill No. 2-1992]

Accessory buildings, including parking pads, shall be set back not less than 15 feet from the center line of any alley on which the lot abuts.

§ 400.3. - Height.

The height of accessory buildings, except as noted in Section 300, shall not exceed 15 feet.

§ 400.4. - Accessory apartments.

[Bill No. 49-2011 [1]]

An accessory apartment is permitted as a temporary use within a principal single-family detached dwelling or within an accessory building situated on the same owner-occupied lot as the principal dwelling in any zone that permits single-family dwellings, subject to the following requirements:

A. If located within an existing single-family detached dwelling:

1. An applicant shall file with the Department of Permits, Approvals and Inspections an application for a use permit for an accessory apartment, on a form approved by the Department. With the application, the applicant shall submit a declaration of understanding, on a form approved by the Department, including but not necessarily limited to the following terms and conditions:

    a. The size of the accessory apartment may not exceed one-third of the overall floor area of the dwelling or 2,000 square feet, whichever is less;

    b. Any and all improvements to be dedicated as an accessory apartment shall be used solely as a single-family residence; and

    c. The accessory apartment may not have separate utility meters, such as gas and electric service.

2. The Director may approve the application upon a finding that the size, location, and purpose of the accessory structure will not negatively affect the health, safety, or general welfare of the surrounding community.

B. If located within an accessory building on the same owner-occupied property as the principal single-family detached dwelling:

1. An applicant shall file a request for a special hearing and a use permit with the Department, together with a declaration of understanding as required by Subsection A1 of this section, and a public hearing before the Office of Administrative Hearings is required.

2. The size of the accessory apartment may not exceed 1,200 square feet, and the accessory building shall comply with the requirements of Section 400.

3. Following a public hearing, the Office of Administrative Hearings may grant a request upon a finding that the size, location, and purpose of the accessory apartment conform with Section 502.1 and may impose such conditions, restrictions or regulations consistent with Section 502.2 as may be deemed necessary or advisable for the protection of surrounding and neighboring properties, including the express prohibition that the accessory apartment not be converted to a second dwelling beyond the scope of this section.

4. The accessory apartment may not have separate utility meters or water and sewerage services unless approved by the Office of Administrative hearings based on specific findings of necessity for the accessory building.

C. Approval; renewal.

1. Approval. The approval of an application for a use permit in Subsection A or a request for a special hearing and a use permit in Subsection B shall be subject to the following:

   a. The declaration of understanding and property description, including any conditions, restrictions, or regulations imposed by the Department or the Office of Administrative Hearings, shall be recorded in the land records of Baltimore County and a copy shall be filed with the Department; and

   b. The accessory apartment shall only be utilized by immediate family members as defined in Section 101 and may not be used by any person other than an immediate family member for any other reason.

   c. If the accessory apartment is no longer occupied by any person named in the use permit or if the property is sold, the use permit shall terminate, and any proposed changes in occupancy to the accessory apartment by the property owner or subsequent purchaser shall require a new request for a use permit as applicable under Subsection A or B.

2. Renewal. The applicant shall renew the use permit with the Department every two years by filing a renewal on a form approved by the Department, to be dated from the month of the initial approval, and shall list the name of any person occupying the accessory apartment.

Footnotes:

--- (**1**) ---

1. Editor's Note—This Act stated that it applied retroactively to requests for in-law apartments filed on or after 8-1-2010, and also that owners of in-law apartments lawfully approved prior to the effective date of this Act must obtain a use permit required by this Act on or before 10-1-2012.

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 20th day of April 2020, by and between Sara S. Rowan (hereinafter referred to as the "Declarant") and the Department of Permits, Approval and Inspections (hereinafter referred to as "PAI").

Recitals

A. The Declarant who is the owner of this property has filed an application for a use permit and special hearing to construct a detached 3-car garage to include an Accessory Apartment to be occupied by the Declarant's biological parents. The Property being located at 3925 Dance Mill Road, Phoenix MD 21131 and is more particularly described by metes and bounds in Exhibit A (The Property) and Exhibit B (The hearing plans) attached hereto and made part hereof. The Property is zoned RC-6 which is the particular zone in which the Property is located.

B. PAI (or) The Administrative Law Judge has approved the Declaration request to create an Accessory Apartment complete with dedicated bathing and cooking facilities, located on this owner-occupied Property. The Accessory Apartment will be housing for John J. Rowan, Jr. and Mary Jill Rowan, biological parents of the owner. The other residents of the Property are Sara S. Rowan (Owner) and Ryder M. Gervais, child of the owner and grandson of the parents. It is understood that the use permit must be renewed with PAI every (2)two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval.

C. As a condition of approval of the Declarant's request, it is understood that Bill No. 49-11 requires the filing of this Declaration among the Land Records of Baltimore County, to provide notice to any future owners, subsequent bona ride purchasers or users of the Property that no part of any improvements or additions the Property may be used for separate living quarters and that all such improvements shall be used as a single-family residence, unless otherwise approved by and at the discretion of PAI.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant and PIA hereby declare as follows:

1. Any and all improvements now existing or to be constructed on the Property shall be used only as a single-family residence. No such improvements or additions shall ever be used as a separate living quarter or second residential unit. The kitchen for the Accessory Apartment will be constructed as part of the Property and shall be accessory to the principal use of the Property as a single-family residence. The Accessory Apartment shall house only the immediate family members listed in the Declaration and it is not be used by any other person for any other reason. The use permit and this Declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of this Declaration when it is recorded in Land Records.

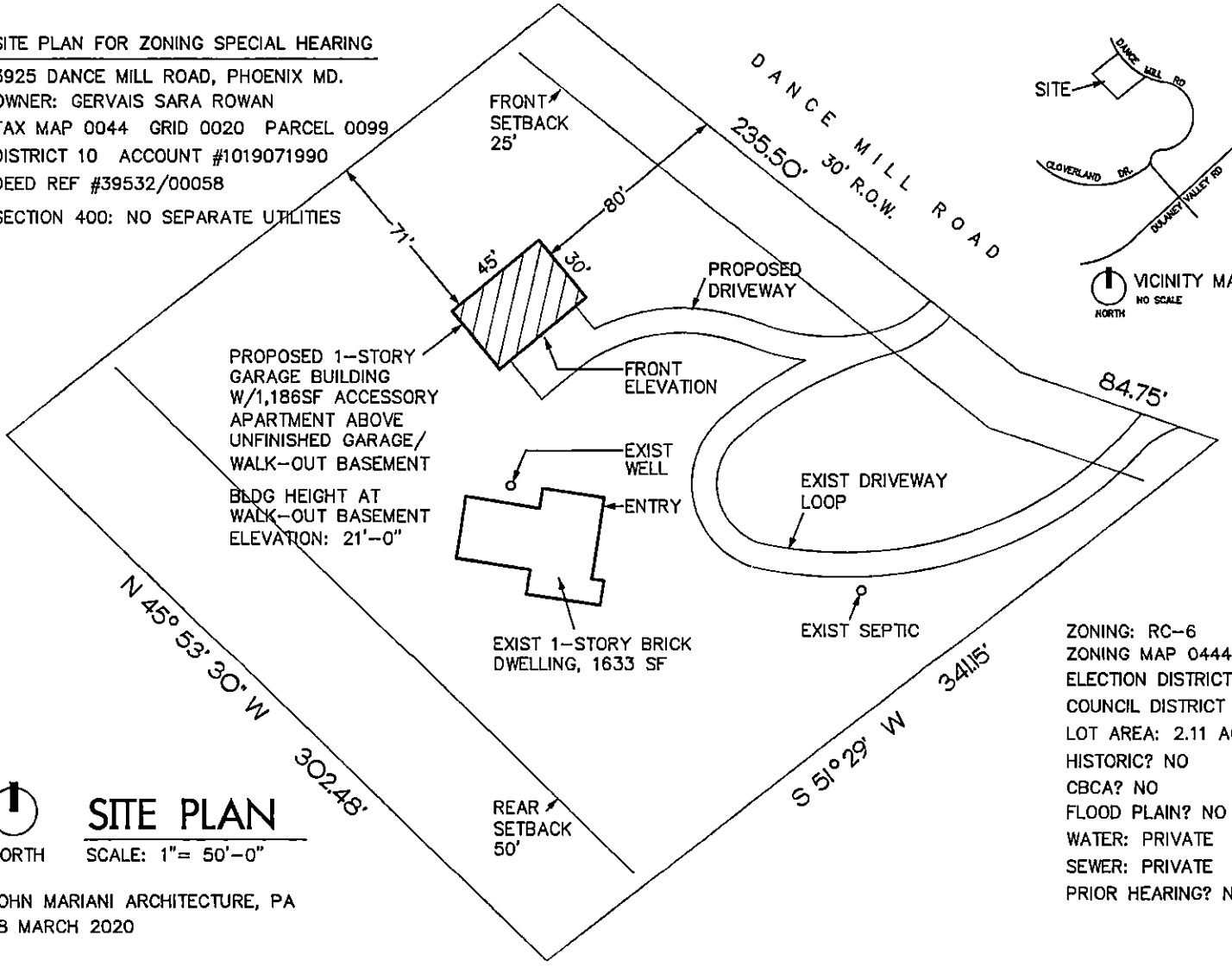
2. Once the Accessory Apartment is no longer occupied by the persons named in this Declaration or if the property is sold, or the use permit has not been renewed within the 2 year temporary use permit time limit, the use permit shall terminate, and any proposed changes in occupancy to the Accessory Apartment by the property owner of subsequent purchaser shall require a new request for use permit.

3. Upon use permit termination:
    a. The Accessory Apartment in the accessory building requires removal of the kitchen and possibly other residential elements, at the discretion of PAI.

SITE PLAN FOR ZONING SPECIAL HEARING

3925 DANCE MILL ROAD, PHOENIX MD.
OWNER: GERVAIS SARA ROWAN
TAX MAP 0044 GRID 0020 PARCEL 0099
DISTRICT 10 ACCOUNT #1019071990
DEED REF #39532/00058

SECTION 400: NO SEPARATE UTILITIES



NORTH

SITE PLAN

SCALE: 1"= 50'-0"

JOHN MARIANI ARCHITECTURE, PA
18 MARCH 2020

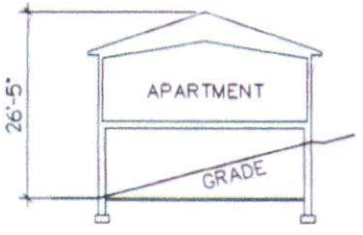
ZONING: RC-6
ZONING MAP 04443
ELECTION DISTRICT 10
COUNCIL DISTRICT 3
LOT AREA: 2.11 ACRE
HISTORIC? NO
CBCA? NO
FLOOD PLAIN? NO
WATER: PRIVATE
SEWER: PRIVATE
PRIOR HEARING? NO

2020-0119-SPHA

SITE PLAN FOR ZONING SPECIAL HEARING

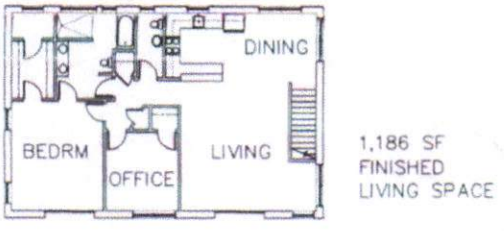
3925 DANCE MILL ROAD, PHOENIX MD.
OWNER: GERVAIS SARA ROWAN
TAX MAP 0044 GRID 0020 PARCEL 0099
DISTRICT 10 ACCOUNT #1019071990
DEED REF #39532/00058

SECTION 400: NO SEPARATE UTILITIES



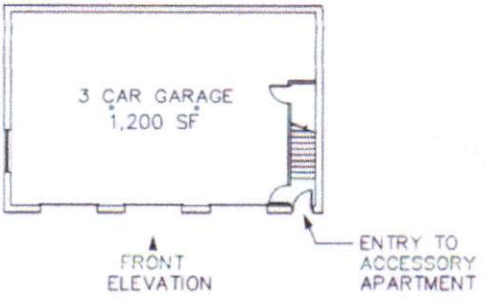
SECTION

SCALE: 1"= 20'-0"



FIRST FLOOR PLAN

SCALE: 1"= 20'-0"



GARAGE/BASEMENT PLAN

SCALE: 1"= 20'-0"

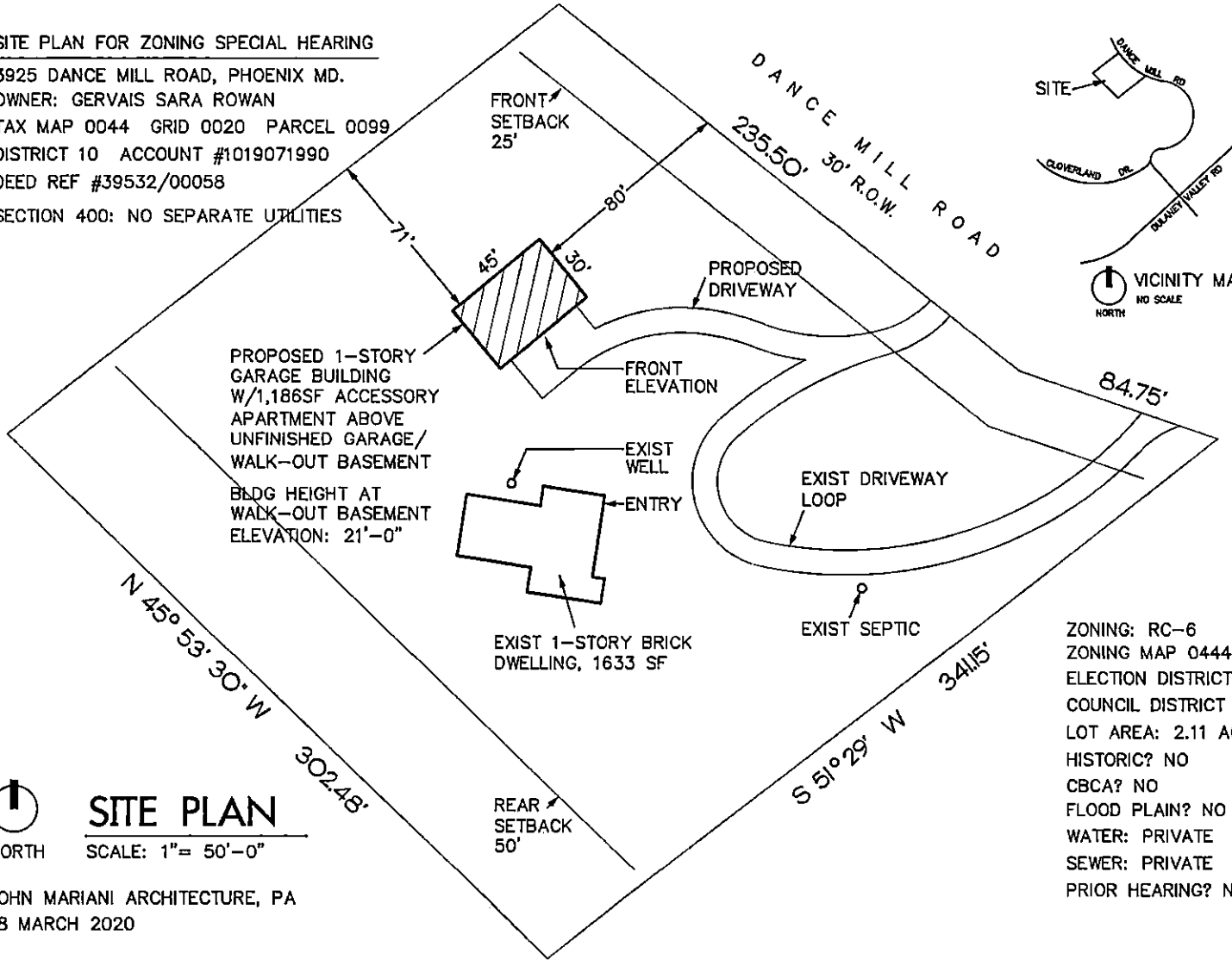
NORTH

JOHN MARIANI ARCHITECTURE, PA
18 MARCH 2020

SITE PLAN FOR ZONING SPECIAL HEARING

3925 DANCE MILL ROAD, PHOENIX MD.
OWNER: GERVAIS SARA ROWAN
TAX MAP 0044 GRID 0020 PARCEL 0099
DISTRICT 10 ACCOUNT #1019071990
DEED REF #39532/00058

SECTION 400: NO SEPARATE UTILITIES



ZONING: RC-6
ZONING MAP 04443
ELECTION DISTRICT 10
COUNCIL DISTRICT 3
LOT AREA: 2.11 ACRE
HISTORIC? NO
CBCA? NO
FLOOD PLAIN? NO
WATER: PRIVATE
SEWER: PRIVATE
PRIOR HEARING? NO

NORTH

SITE PLAN

SCALE: 1"= 50'-0"

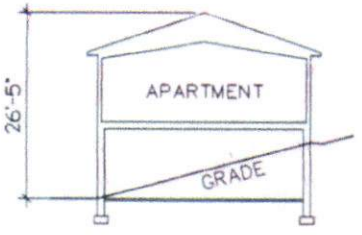
JOHN MARIANI ARCHITECTURE, PA
18 MARCH 2020

2020-0119-SPHA

SITE PLAN FOR ZONING SPECIAL HEARING

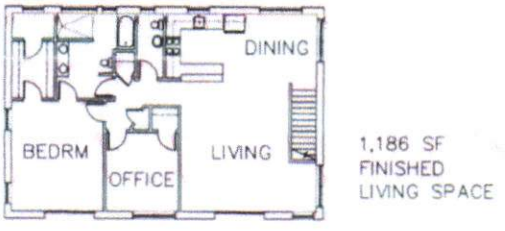
3925 DANCE MILL ROAD, PHOENIX MD.
OWNER: GERVAIS SARA ROWAN
TAX MAP 0044 GRID 0020 PARCEL 0099
DISTRICT 10 ACCOUNT #1019071990
DEED REF #39532/00058

SECTION 400: NO SEPARATE UTILITIES



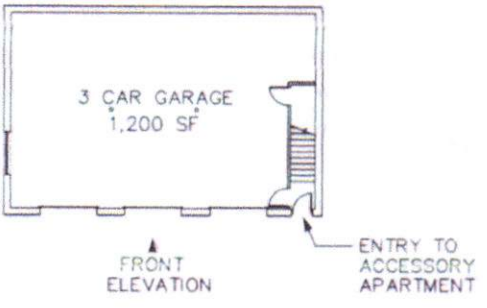
SECTION

SCALE: 1"= 20'-0"



FIRST FLOOR PLAN

SCALE: 1"= 20'-0"



GARAGE/BASEMENT PLAN

SCALE: 1"= 20'-0"

NORTH

JOHN MARIANI ARCHITECTURE, PA
18 MARCH 2020

RE:	PETITION FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE OFFICE
	3925 Dance Mill Road; N of Cloverland Drive on W/S of Dance Mill Road	*	OF ADMINISTRATIVE
	10th Election & 3rd Councilmanic Districts	*	HEARINGS FOR
	Legal Owner(s): Sara S. Rowan Petitioner(s)	*	BALTIMORE COUNTY
		*	Case No.: 2020-119-SPHA

* * * * * * * * * * * * *

CONSENT OF MR. & MRS. THOMAS E. KOCH-3915 DANCE MILL ROAD

Robert S. Glushakow and Hofmeister & Breza, as counsel for Petitioner, Sara S. Rowan, hereby files the consent of Mr. and Mrs. Thomas E. Koch-3915 Dance Mill Road, Phoenix, Maryland 21131 attached hereto and labelled as "Exhibit 1."

Robert S. Glushakow
Hofmeister & Breza
11019 McCormick Road, Suite 400
Hunt Valley, MD 21031
(410) 832-8822
rsglush@hbllaw.com
Attorneys for Petitioner

RECEIVED
AUG 28 2020
By

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of August, 2020, a copy of the foregoing Consent of Mr. & Thomas E. Koch-3915 Dance Mill Road and exhibit were mailed first class, postage prepaid, to:

Peter Max Zimmerman, Esquire
Carole S. Demilio, Esquire
People's Counsel for Baltimore County
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204

Ms. Megan J. Benjamin
Planner & Land Preservation Specialist
Department of Planning
105 W. Chesapeake Avenue, Suite 101
Towson, MD 21204

Ms. Jenifer G. Nugent, Division Chief
Department of Planning
105 W. Chesapeake Avenue, Suite 201
Towson, MD 21204

Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue-Suite 103
Towson, Maryland 21204

Robert S. Glushakow

MEMORANDUM

TO: -BALTIMORE COUNTY ZONING REVIEW OFFICE
-DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
-ADMINISTRATIVE LAW JUDGE

FROM: SARA S. ROWAN (PROPERTY OWNER)
3925 DANCE MILL ROAD
PHOENIX, MD 21131

EXHIBIT
tabbies
1

CC: ROBERT S. GLUSHAKOW, ESQUIRE
HOFMEISTER & BREZA

CASE #: ZAC: 20-119

The undersigned have been presented with the site plan and description for a proposed detached 3 car garage with accessory apartment above to be occupied solely by the property owner's biological parents.
In perpetuity, the proposed structure will not be used for any commercial purpose and will not be rented to or occupied by any outside party. Further, the undersigned have been given the opportunity to physically inspect the site for the proposed structure to be constructed on the property at 3925 Dance Mill Road, Phoenix, MD 21131.

We the undersigned, being adjacent property owners, hereby acknowledge that we have been presented with the above referenced information related to the proposed structure and have no objections to the project:

Thomas E. Koch

Gail T. Koch

RECEIVED
AUG 28 2020
By

3915 Dance Mill Road
Phoenix, MD 21131-2115

Date: 7/22/2020

Amendment fee $
To Planning Div?
6/29/2020

HOFMEISTER & BREZA

11019 MCCORMICK ROAD, SUITE 400
HUNT VALLEY, MD 21031

C. Larry Hofmeister, Jr.*
Scott M. Breza*
Stephanie H. Hurley*
Andrew M. Winick* +
Scott R. Robinson

Of Counsel:
Robert S. Glushakow
Rachael D. Breza
James A. List

*also admitted in D.C. ; + also admitted in NY; ∞ also admitted in NJ

tel: 410.832.8822
fax: 410.832.8833
www.hbllaw.com

June 24, 2020

Baltimore County Office of Zoning
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Re: Petition for Special Hearing and Variance
Legal Owner: Sara S. Rowan
Case No.: 2020-119-SPHA

Dear Office of Planning & Zoning:

Enclosed for filing, please find the following:

1. Entry of Appearance; and
2. Amendment by Interlineation with exhibits.

Also enclosed is an additional copy for time and date stamping. Kindly time and date stamp same and return in the stamped self-address envelope enclosed for your convenience.

Thank you for your time and attention.

Very truly yours,

Robert S. Glushakow

RSG/daf
Enclosures (2)
cc: Peter Max Zimmerman, Esquire
Carole S. Demilio, Esquire
Ms. Megan J. Benjamin
Office of Administrative Hearing
Ms. Jenifer G. Nugent
(all via first class mail)
Ms. Sara S. Rowan
Mr. and Mrs. John Rowan
(both via pdf email)

RE:	PETITION FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE OFFICE
	3925 Dance Mill Road; N of Cloverland Drive on W/S of Dance Mill Road	*	OF ADMINISTRATIVE
	10th Election & 3rd Councilmanic Districts	*	HEARINGS FOR
	Legal Owner(s): Sara S. Rowan Petitioner(s)	*	BALTIMORE COUNTY
		*	Case No.: 2020-119-SPHA

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Madam Clerk:

Kindly enter the appearance of ROBERT S. GLUSHAKOW and HOFMEISTER & BREZA, as counsel for Petitioner, Sara S. Rowan, in the captioned matter.

Robert S. Glushakow
Hofmeister & Breza
11019 McCormick Road, Suite 400
Hunt Valley, MD 21031
(410) 832-8822
rsglush@hbllaw.com
Attorneys for Petitioner

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of June, 2020, a copy of the foregoing Entry of Appearance was mailed first class, postage prepaid, to:

Peter Max Zimmerman, Esquire
Carole S. Demilio, Esquire
People's Counsel for Baltimore County
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204

Ms. Megan J. Benjamin
Planner & Land Preservation Specialist
Department of Planning
105 W. Chesapeake Avenue, Suite 101
Towson, MD 21204

Ms. Jenifer G. Nugent, Division Chief
Department of Planning
105 W. Chesapeake Avenue, Suite 201
Towson, MD 21204

Baltimore County Office of Administrative Hearings
11101 Gilroy Road
Hunt Valley, MD 21031

Robert S. Glushakow

RE:	PETITION FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE OFFICE
	3925 Dance Mill Road; N of Cloverland Drive on W/S of Dance Mill Road	*	OF ADMINISTRATIVE
	10th Election & 3rd Councilmanic Districts	*	HEARINGS FOR
	Legal Owner(s): Sara S. Rowan Petitioner(s)	*	BALTIMORE COUNTY
		*	Case No.: 2020-119-SPHA

* * * * * * * * * * * * *

CONSENT OF JOHN A. DEMEO -3909 DANCE MILL ROAD

Robert S. Glushakow and Hofmeister & Breza, as counsel for Petitioner, Sara S. Rowan, hereby files the consent of John A. Demeo - 3909 Dance Mill Road, Phoenix, Maryland 21131 attached hereto and labelled as "Exhibit 1."

Robert S. Glushakow
Hofmeister & Breza
11019 McCormick Road, Suite 400
Hunt Valley, MD 21031
(410) 832-8822
rsglush@hbllaw.com
Attorneys for Petitioner

RECEIVED
AUG 28 2020
By

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of August, 2020, a copy of the foregoing Consent of John A. Demeo - 3909 Dance Mill Road and exhibit were mailed first class, postage prepaid, to:

Peter Max Zimmerman, Esquire
Carole S. Demilio, Esquire
People's Counsel for Baltimore County
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204

Ms. Megan J. Benjamin
Planner & Land Preservation Specialist
Department of Planning
105 W. Chesapeake Avenue, Suite 101
Towson, MD 21204

Ms. Jenifer G. Nugent, Division Chief
Department of Planning
105 W. Chesapeake Avenue, Suite 201
Towson, MD 21204

Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue-Suite 103
Towson, Maryland 21204

Robert S. Glushakow

EXHIBIT

1

MEMORANDUM

TO: -BALTIMORE COUNTY ZONING REVIEW OFFICE
-DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
-ADMINISTRATIVE LAW JUDGE

FROM: SARA S. ROWAN (PROPERTY OWNER)
3925 DANCE MILL ROAD
PHOENIX, MD 21111

I the undersigned have been presented with the site plan and description for the proposed detached 3-car garage with accessory living space above to be occupied solely by the property owner's biological parents. In perpetuity, the proposed structure will not be used for any commercial purpose and will not be rented to or occupied by any outside party. Further, the undersigned has been given the opportunity to physically inspect the site for the proposed structure to be constructed on the property located at 3925 Dance Mill Road, Phoenix, MD 21131

I the undersigned, being an adjacent property owner, hereby acknowledge the I have been presented the above referenced information related to the proposed structure and have no objections to the project.

RECEIVED
AUG 28 2020
By

John A. Demeo
3909 Dance Mill Road
Phoenix, MD 21131

Date: 8.11.2020

Stamp + Return Copy
File

HOFMEISTER & BREZA

11019 MCCORMICK ROAD, SUITE 400
HUNT VALLEY, MD 21031

C. Larry Hofmeister, Jr.*
Scott M. Breza*
Stephanie H. Hurley*
Andrew M. Winick* +
Scott R. Robinson

Of Counsel:
Robert S. Glushakow
Rachael D. Breza
James A. List

**also admitted in D.C. ; + also admitted in NY; ∞ also admitted in NJ*

tel: 410.832.8822
fax: 410.832.8833
www.hbllaw.com

July 8, 2020

Office of Planning & Zoning
Baltimore County Office of Zoning
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Re: Petition for Special Hearing and Variance
Legal Owner: Sara S. Rowan
Case No.: 2020-119-SPHA

Dear Office of Planning & Zoning:

Enclosed for filing, please find the following the Landscaping Plan.

Also enclosed is an additional copy for time and date stamping. Kindly time and date stamp same and return in the stamped self-address envelope enclosed for your convenience.

Thank you for your time and attention.

Very truly yours,

Robert S. Glushakow

RSG/daf
Enclosure
cc: Peter Max Zimmerman, Esquire
Carole S. Demilio, Esquire
Ms. Megan J. Benjamin
Office of Administrative Hearing
Ms. Jenifer G. Nugent
(all via first class mail)
Ms. Sara S. Rowan (via pdf email)
Mr. and Mrs. John Rowan (via pdf email)

RE:	PETITION FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE OFFICE
	3925 Dance Mill Road; N of Cloverland Drive on W/S of Dance Mill Road	*	OF ADMINISTRATIVE
	10th Election & 3rd Councilmanic Districts	*	HEARINGS FOR
	Legal Owner(s): Sara S. Rowan Petitioner(s)	*	BALTIMORE COUNTY
		*	Case No.: 2020-119-SPHA

* * * * * * * * * * * * *

LANDSCAPE PLAN

Robert S. Glushakow and Hofmeister & Breza, as counsel for Petitioner, Sara S. Rowan, hereby files the attached Landscape Plan attached hereto and labelled as "Exhibit 1."

Robert S. Glushakow
Hofmeister & Breza
11019 McCormick Road, Suite 400
Hunt Valley, MD 21031
(410) 832-8822
rsglush@hbllaw.com
Attorneys for Petitioner

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of July 2020, a copy of the foregoing Landscape Plan was mailed first class, postage prepaid, to:

Peter Max Zimmerman, Esquire
Carole S. Demilio, Esquire
People's Counsel for Baltimore County
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204

Ms. Jenifer G. Nugent, Division Chief
Department of Planning
105 W. Chesapeake Avenue, Suite 201
Towson, MD 21204

Ms. Megan J. Benjamin
Planner & Land Preservation Specialist
Department of Planning
105 W. Chesapeake Avenue, Suite 101
Towson, MD 21204

Baltimore County Office of Administrative Hearings
11101 Gilroy Road
Hunt Valley, MD 21031

Robert S. Glushakow

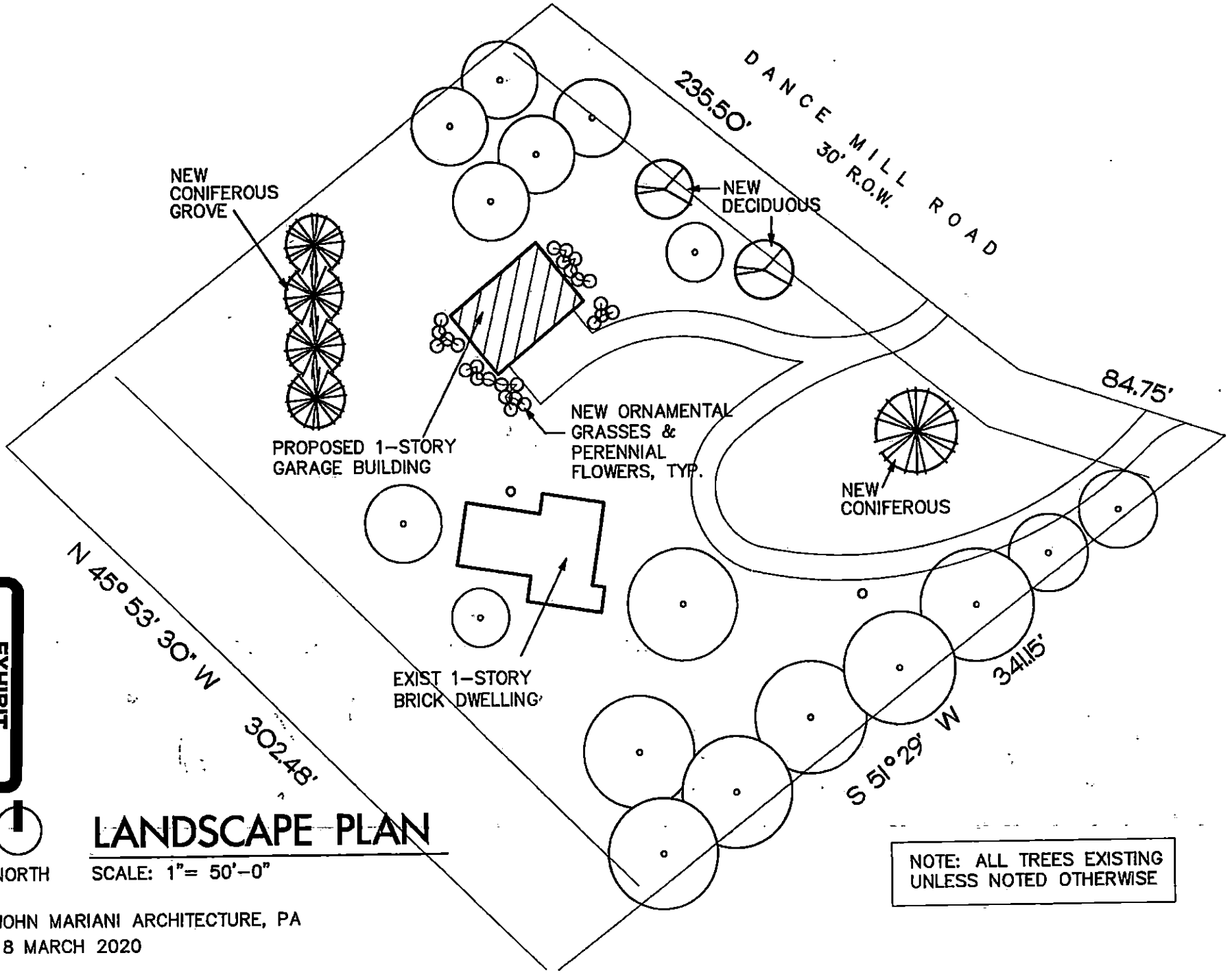


EXHIBIT 1

LANDSCAPE PLAN

SCALE: 1"= 50'-0"

NOTE: ALL TREES EXISTING UNLESS NOTED OTHERWISE

JOHN MARIANI ARCHITECTURE, PA
18 MARCH 2020

RE:	PETITION FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE OFFICE
	3925 Dance Mill Road; N of Cloverland Drive on W/S of Dance Mill Road	*	OF ADMINISTRATIVE
	10th Election & 3rd Councilmanic Districts	*	HEARINGS FOR
	Legal Owner(s): Sara S. Rowan Petitioner(s)	*	BALTIMORE COUNTY
		*	Case No.: 2020-119-SPHA

* * * * * * * * * * * * *

AMENDMENT BY INTERLINEATION

Robert S. Glushakow and Hofmeister & Breza, as counsel for Petitioner, Sara S. Rowan, hereby files this Amendment by Interlineation to the Petition for Zoning Hearing as follows:

1. The Declaration of Understanding dated April 20, 2020 as signed by the Petitioner is hereby amended to reference these proceedings by including the Case No. 2020-119-SPHA. (A copy of the Declaration of Understanding is hereby attached as "Exhibit 1").
2. A revised floor plan dated 10 June 2020 (revised) prepared by John Mariani Architecture, P.A. is hereby submitted for filing and attached as "Exhibit 2."

Robert S. Glushakow
Hofmeister & Breza
11019 McCormick Road, Suite 400
Hunt Valley, MD 21031
(410) 832-8822
rsglush@hbllaw.com
Attorneys for Petitioner

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of June, 2020, a copy of the foregoing Amendment by Interlineation and Exhibits was mailed first class, postage prepaid, to:

Peter Max Zimmerman, Esquire
Carole S. Demilio, Esquire
People's Counsel for Baltimore County
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204

Ms. Jenifer G. Nugent, Division Chief
Department of Planning
105 W. Chesapeake Avenue, Suite 201
Towson, MD 21204

Ms. Megan J. Benjamin
Planner & Land Preservation Specialist
Department of Planning
105 W. Chesapeake Avenue, Suite 101
Towson, MD 21204

Baltimore County Office of Administrative Hearings
11101 Gilroy Road
Hunt Valley, MD 21031

Robert S. Glushakow

Case No. 2020-1195-PHA

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 20th day of April 2020, by and between Sara S. Rowan (hereinafter referred to as the "Declarant") and the Department of Permits, Approval and Inspections (hereinafter referred to as "PAI").

Recitals

A. The Declarant who is the owner of this property has filed an application for a use permit and special hearing to construct a detached 3-car garage to include an Accessory Apartment to be occupied by the Declarant's biological parents. The Property being located at 3925 Dance Mill Road, Phoenix MD 21131 and is more particularly described by metes and bounds in Exhibit A (The Property) and Exhibit B (The hearing plans) attached hereto and made part hereof. The Property is zoned RC-6 which is the particular zone in which the Property is located.

B. PAI (or) The Administrative Law Judge has approved the Declaration request to create an Accessory Apartment complete with dedicated bathing and cooking facilities, located on this owner-occupied Property. The Accessory Apartment will be housing for John J. Rowan, Jr. and Mary Jill Rowan, biological parents of the owner. The other residents of the Property are Sara S. Rowan (Owner) and Ryder M. Gervais, child of the owner and grandson of the parents. It is understood that the use permit must be renewed with PAI every (2)two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval.

C. As a condition of approval of the Declarant's request, it is understood that Bill No. 49-11 requires the filing of this Declaration among the Land Records of Baltimore County, to provide notice to any future owners, subsequent bona ride purchasers or users of the Property that no part of any improvements or additions the Property may be used for separate living quarters and that all such improvements shall be used as a single-family residence, unless otherwise approved by and at the discretion of PAI.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant and PIA hereby declare as follows:

1. Any and all improvements now existing or to be constructed on the Property shall be used only as a single-family residence. No such improvements or additions shall ever be used as a separate living quarter or second residential unit. The kitchen for the Accessory Apartment will be constructed as part of the Property and shall be accessory to the principal use of the Property as a single-family residence. The Accessory Apartment shall house only the immediate family members listed in the Declaration and it is not be used by any other person for any other reason. The use permit and this Declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of this Declaration when it is recorded in Land Records.

2. Once the Accessory Apartment is no longer occupied by the persons named in this Declaration or if the property is sold, or the use permit has not been renewed within the 2 year temporary use permit time limit, the use permit shall terminate, and any proposed changes in occupancy to the Accessory Apartment by the property owner of subsequent purchaser shall require a new request for use permit.

3. Upon use permit termination:
   a. The Accessory Apartment in the accessory building requires removal of the kitchen and possibly other residential elements, at the discretion of PAI.

EXHIBIT
1

Case No 2020-1195PHA

b. The Declarant, upon termination of the use permit, will provide written notification to PAI for the closing of the Department file.

4. The covenants, conditions and restrictions stated above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and by the owners of all or any portion of the Property.

5. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

Owner ~~Witness~~: _____ 4/20/2020 _____

Witness: _____ _____
Stuart Frantz

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this 20 day of April 2020, before the Subscriber, a Notary Public of the State of Maryland, personally appeared Sara S. Rowan, the Declarant herein who is the owner of this Property, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and who acknowledged that she executed for the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal.

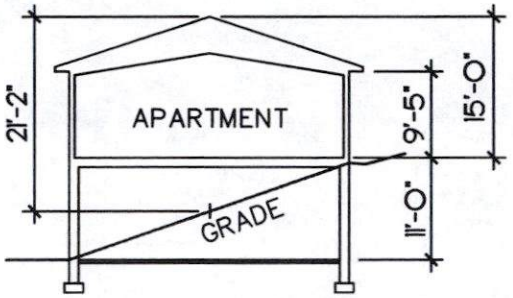
My Commission Expires: 1-3-23 _____
Notary Public

MELANIE A. MERHAR
Notary Public-Maryland
Baltimore County
My Commission Expires
January 03, 2023

EXHIBIT

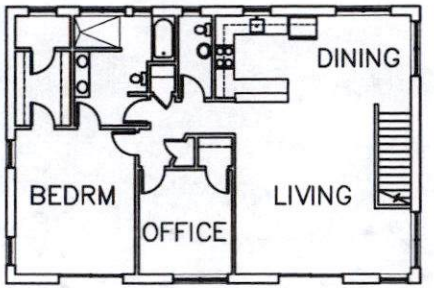
tabbies

2



SECTION

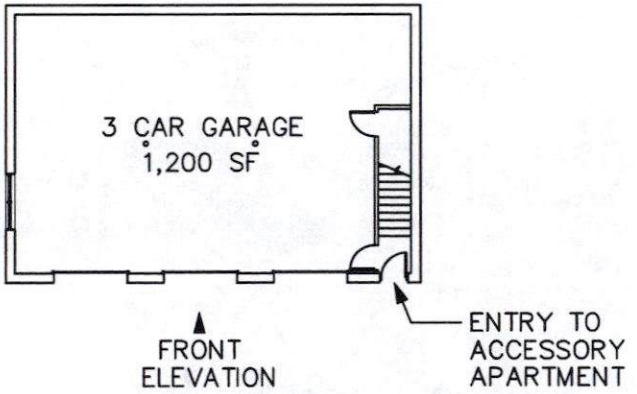
SCALE: 1"= 20'-0"



1,186 SF
FINISHED
LIVING SPACE

FIRST FLOOR PLAN

SCALE: 1"= 20'-0"



GARAGE/BASEMENT PLAN

SCALE: 1"= 20'-0"

NORTH

JOHN MARIANI ARCHITECTURE, PA
10 JUNE 2020 (REVISED)

HOFMEISTER & BREZA
11019 MCCORMICK ROAD, SUITE 400
HUNT VALLEY, MD 21031

C. Larry Hofmeister, Jr.*
Scott M. Breza*
Stephanie H. Hurley*
Andrew M. Winick* +
Scott R. Robinson

Of Counsel:
Robert S. Glushakow
Rachael D. Breza
James A. List

also admitted in D.C. ; + also admitted in NY; ∞ also admitted in NJ

tel: 410.832.8822
fax: 410.832.8833
www.hbllaw.com

August 18, 2020

RECEIVED
AUG 28 2020
By

Office of Planning & Zoning
Baltimore County Office of Zoning
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Re: Petition for Special Hearing and Variance
Legal Owner: Sara S. Rowan
Case No.: 2020-119-SPHA

Dear Office of Planning & Zoning:

Enclosed for filing, please find the following the Revised Site Plan and Aerial Photograph with exhibits as well as the Consents of Mr. and Ms. Thomas Koch and John A. Demeo.

Also enclosed is an additional copy of those papers for time and date stamping. Kindly time and date stamp same and return in the stamped self-address envelope enclosed for your convenience.

Thank you for your time and attention.

Very truly yours,

Robert S. Glushakow

RSG/daf
Enclosure
cc: Peter Max Zimmerman, Esquire
Carole S. Demilio, Esquire
Ms. Megan J. Benjamin
Office of Administrative Hearing
Ms. Jenifer G. Nugent
(all via first class mail)
Ms. Sara S. Rowan (via pdf email)
Mr. and Mrs. John Rowan (via pdf email)

RE:	PETITION FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE OFFICE
	3925 Dance Mill Road; N of Cloverland Drive on W/S of Dance Mill Road	*	OF ADMINISTRATIVE
	10th Election & 3rd Councilmanic Districts	*	HEARINGS FOR
	Legal Owner(s): Sara S. Rowan Petitioner(s)	*	BALTIMORE COUNTY
		*	Case No.: 2020-119-SPHA

* * * * * * * * * * * * *

REVISED SITE PLAN AND AERIAL PHOTOGRAPH

Robert S. Glushakow and Hofmeister & Breza, as counsel for Petitioner, Sara S. Rowan, hereby files the attached the Revised Site Plan and accompanying Aerial Photograph and labeled as "Exhibit 1" and "Exhibit 2," respectively.

1. Revised Site Plan depicts the following:

    a. Proposed Structure is depicted to be thirteen feet (13') closer to the residence and the front left corner of the proposed structure is now adjusted by a one foot (1') radial arc such that the left front corner is likewise closer to the residence. Proposed structure is "adjoined" to the home via direct walkway;

    b. Front set back from Dance Mill Road now ninety-three feet (93') instead of the original eighty feet (80') and the side yard set back (bordering 3915 Dance Mill Road) is increased from seventy-one feet (71') to seventy-two feet (72').

2. Aerial Photograph evidences existing natural green screens bordering the subject property in addition to the Landscaping Plan filed on or about July 8th, which likewise provides additional screening.[1]

Robert S. Glushakow
Hofmeister & Breza
11019 McCormick Road, Suite 400
Hunt Valley, MD 21031
(410) 832-8822
rsglush@hbllaw.com
Attorneys for Petitioner

RECEIVED
AUG 28 2020
By

[1] All neighboring property owners have consented to the Petitioner's request.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of August 2020, a copy of the foregoing Revised Site Plan and Exhibits were mailed first class, postage prepaid, to:

Peter Max Zimmerman, Esquire
Carole S. Demilio, Esquire
People's Counsel for Baltimore County
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204

Ms. Megan J. Benjamin
Planner & Land Preservation Specialist
Department of Planning
105 W. Chesapeake Avenue, Suite 101
Towson, MD 21204

Ms. Jenifer G. Nugent, Division Chief
Department of Planning
105 W. Chesapeake Avenue, Suite 201
Towson, MD 21204

Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue-Suite 103
Towson, Maryland 21204

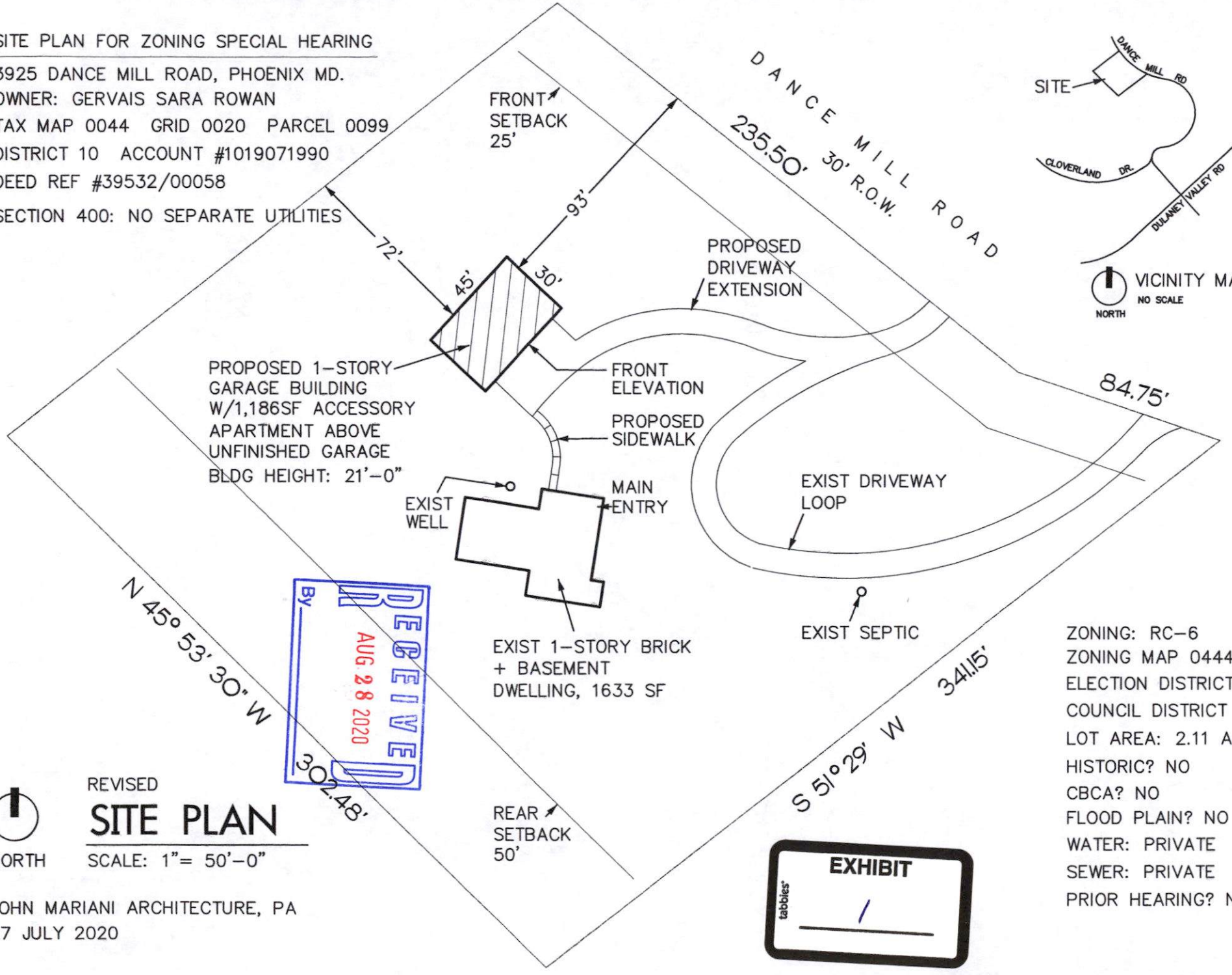
Robert S. Glushakow

RECEIVED
AUG 28 2020
By

SITE PLAN FOR ZONING SPECIAL HEARING

3925 DANCE MILL ROAD, PHOENIX MD.
OWNER: GERVAIS SARA ROWAN
TAX MAP 0044 GRID 0020 PARCEL 0099
DISTRICT 10 ACCOUNT #1019071990
DEED REF #39532/00058

SECTION 400: NO SEPARATE UTILITIES



RECEIVED
AUG 28 2020
By

REVISED
SITE PLAN
SCALE: 1"= 50'-0"

ZONING: RC-6
ZONING MAP 0444
ELECTION DISTRICT 10
COUNCIL DISTRICT 3
LOT AREA: 2.11 ACRE
HISTORIC? NO
CBCA? NO
FLOOD PLAIN? NO
WATER: PRIVATE
SEWER: PRIVATE
PRIOR HEARING? NO

EXHIBIT
1

JOHN MARIANI ARCHITECTURE, PA
27 JULY 2020

Debra Wiley

From:	Debra Wiley
Sent:	Friday, October 30, 2020 10:15 AM
To:	Kristen L Lewis; Donna Mignon
Subject:	LINK -- 3925 Dance Mill Rd Case # 2020-119 SPHA

Event Information

Event:	Zoning Hearing - 3925 Dance Mill Road - Case No. 2020-0119-SPHA
Type:	Listed Event
Event address for attendees:	https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ed
Event address for panelists:	https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eff
Date and time:	Monday, November 23, 2020 11:00 am Eastern Standard Time (New York, GMT-05:00)
Duration:	1 hour
Description:	Zoning Hearing 3925 Dance Mill Road Case No. 2020-0119-SPHA Sara Rowan
Event number:	172 407 4209
Event password:	1234
Host key:	306182
Alternate Host:	Donna Mignon,Henry Ayakwah
Panelist Info:	
Panelist password:	
Panelist numeric password:	645839
Video Address:	1724074209@baltimorecountymd.webex.com You can also dial 173.243.2.68 and enter your meeting number.
Audio conference:	US Toll +1-415-655-0001 Show all global call-in numbers Access code: 172 407 4209
Maximum number of registrants:	10000

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Friday, October 30, 2020 9:29 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: FW: 3925 Dance Mill Rd Case # 2020-119 SPHA

Good morning,

I have attached the information for a new webex event to be created. Thank you,

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
John Rowan, Jr.	rojoh56@comcast.net	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Robert S. Glushakow, Esq.	rsglush@hbllaw.com	1-	New York Time	English	U.S.
Sara Rowan	srowan513@gmail.com	1-	New York Time	English	U.S.

OK

Debra Wiley

From: messenger@webex.com
Sent: Friday, October 30, 2020 10:14 AM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Zoning Hearing - 3925 Dance Mill Road - Case No. 2020-0119-SPHA

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.

cisco Webex

Webex sent the email message "Panelist Invitation" for your event.

Number of email addresses the message was sent to successfully: 4

Number of email addresses the message could not be sent to: 0

Need help? Go to http://help.webex.com

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Debra Wiley

From: messenger@webex.com
Sent: Friday, October 30, 2020 10:14 AM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Zoning Hearing - 3925 Dance Mill Road - Case No. 2020-0119-SPHA

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.

cisco Webex

Webex sent the email message "Invitation for Alternate Host" for your event.

Number of email addresses the message was sent to successfully: 2

Number of email addresses the message could not be sent to: 0

Need help? Go to http://help.webex.com

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Debra Wiley

Subject:	Web seminar scheduled: Zoning Hearing - 3925 Dance Mill Road - Case No. 2020-0119-SPHA
Location:	https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=efcc977ebf1c3829d53e5cb0306d47a38
Start:	Mon 11/23/2020 11:00 AM
End:	Mon 11/23/2020 12:00 PM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	webex

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.

When it's time, start the Webex event here.

Host: Debra Wiley (dwiley@baltimorecountymd.gov)
Event number (access code): 172 407 4209

Monday, November 23, 2020 11:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:
https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=efcc977ebf1c3829d53e5cb0306d4
Event address for panelists:
https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ef63d6c424d965402a08a00d0b0e

Start event

Audio conference information
+1-415-655-0001 US Toll
Global call-in numbers

Join from a video system or application

Dial 1724074209@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Panelist numeric password: 645839

If you are a host, click here to view host information:
https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=ef4f4eee4ddddb950ef66189e63c560c9

Need help? Go to http://help.webex.com

ZAC AGENDA

Case Number: 2020-0119-SPHA **Reviewer:** Rosalie Johnson
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING, VARIANCE
Legal Owner: Sara S. Rowan
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 3925 DANCE MILL RD
Location: North of Cloverland Drive on West side of Dance Mill Road.

Existing Zoning: RC-6 **Area:** 2.11 AC
Proposed Zoning:
SPECIAL HEARING:
Accessory Apartment to be occupied by parents of property owner. Apartment to be 1,186 SQ FT of finished living space.

VARIANCE:
400.1 To permit an accessory structure to be located in the side yard in lieu of the required rear yard and 400.3 To permit an accessory structure with a height not to exceed 26.5 feet in lieu of the required 15 feet maximum height.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

HOFMEISTER & BREZA
11019 MCCORMICK ROAD, SUITE 400
HUNT VALLEY, MD 21031

C. Larry Hofmeister, Jr.*
Scott M. Breza*
Stephanie H. Hurley*
Andrew M. Winick* +
Scott R. Robinson

Of Counsel:
Robert S. Glushakow
Rachael D. Breza
James A. List

*also admitted in D.C. ; + also admitted in NY; ∞ also admitted in NJ

tel: 410.832.8822
fax: 410.832.8833
www.hbllaw.com

July 10, 2020

The Honorable Lawrence M. Stahl
The Honorable Paul M. Mayhew
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue-Suite 103
Towson, Maryland 21204

RECEIVED
JUL 14 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

Re: Petition for Special Hearing and Variance
Legal Owner: Sara S. Rowan
Case No.: 2020-119-SPHA

Dear Judges Stahl and Mayhew:

In connection with the above matter, I recently filed an Entry of Appearance, Amendment by Interlineation and exhibits and a Landscape Plan. When sending the filings, my office intended to send courtesy copies of same to your office as well. Subsequently, it was brought to my attention that the intended submissions did not reach your office due to an improper address.

Therefore, I am re-sending courtesy copies of the above submissions to your office.

Kindly accept these copies for submission, and of course, if there should be any questions, please do not hesitate to contact me.

Thank you for your courtesy in this matter and please accept my apologies.

Respectfully Submitted,

Robert S. Glushakow

rsg
Enclosures
cc: Peter Max Zimmerman, Esquire
Carole S. Demilio, Esquire
Ms. Megan J. Benjamin
Ms. Jenifer G. Nugent
(all via first class mail)
Ms. Sara S. Rowan (via pdf email)
Mr. and Mrs. John Rowan (via pdf email)
(Submissions Not Enclosed)

RECEIVED

HOFMEISTER & BREZA

11019 MCCORMICK ROAD, SUITE 400
HUNT VALLEY, MD 21031

C. Larry Hofmeister, Jr.*
Scott M. Breza*
Stephanie H. Hurley*
Andrew M. Winick* +
Scott R. Robinson

Of Counsel:
Robert S. Glushakow
Rachael D. Breza
James A. List

**also admitted in D.C. ; + also admitted in NY; ∞ also admitted in NJ*

tel: 410.832.8822
fax: 410.832.8833
www.hbllaw.com

July 8, 2020

Office of Planning & Zoning
Baltimore County Office of Zoning
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

RECEIVED
JUL 14 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

Re: Petition for Special Hearing and Variance
Legal Owner: Sara S. Rowan
Case No.: 2020-119-SPHA

Dear Office of Planning & Zoning:

Enclosed for filing, please find the following the Landscaping Plan.

Also enclosed is an additional copy for time and date stamping. Kindly time and date stamp same and return in the stamped self-address envelope enclosed for your convenience.

Thank you for your time and attention.

Very truly yours,

Robert S. Glushakow

RSG/daf
Enclosure
cc: Peter Max Zimmerman, Esquire
Carole S. Demilio, Esquire
Ms. Megan J. Benjamin
Office of Administrative Hearing
Ms. Jenifer G. Nugent
(all via first class mail)
Ms. Sara S. Rowan (via pdf email)
Mr. and Mrs. John Rowan (via pdf email)

RE:	PETITION FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE OFFICE
	3925 Dance Mill Road; N of Cloverland Drive on W/S of Dance Mill Road	*	OF ADMINISTRATIVE
	10th Election & 3rd Councilmanic Districts	*	HEARINGS FOR
	Legal Owner(s): Sara S. Rowan Petitioner(s)	*	BALTIMORE COUNTY
		*	Case No.: 2020-119-SPHA

* * * * * * * * * * * * *

LANDSCAPE PLAN

Robert S. Glushakow and Hofmeister & Breza, as counsel for Petitioner, Sara S. Rowan, hereby files the attached Landscape Plan attached hereto and labelled as "Exhibit 1."

Robert S. Glushakow
Hofmeister & Breza
11019 McCormick Road, Suite 400
Hunt Valley, MD 21031
(410) 832-8822
rsglush@hbllaw.com
Attorneys for Petitioner

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of July 2020, a copy of the foregoing Landscape Plan was mailed first class, postage prepaid, to:

Peter Max Zimmerman, Esquire
Carole S. Demilio, Esquire
People's Counsel for Baltimore County
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204

Ms. Megan J. Benjamin
Planner & Land Preservation Specialist
Department of Planning
105 W. Chesapeake Avenue, Suite 101
Towson, MD 21204

Ms. Jenifer G. Nugent, Division Chief
Department of Planning
105 W. Chesapeake Avenue, Suite 201
Towson, MD 21204

Baltimore County Office of Administrative Hearings
11101 Gilroy Road
Hunt Valley, MD 21031

Robert S. Glushakow

HOFMEISTER & BREZA

11019 MCCORMICK ROAD, SUITE 400
HUNT VALLEY, MD 21031

C. Larry Hofmeister, Jr.*
Scott M. Breza*
Stephanie H. Hurley*
Andrew M. Winick* +
Scott R. Robinson

Of Counsel:
Robert S. Glushakow
Rachael D. Breza
James A. List

*also admitted in D.C. ; + also admitted in NY; ∞ also admitted in NJ

tel: 410.832.8822
fax: 410.832.8833
www.hbllaw.com

June 24, 2020

Baltimore County Office of Zoning
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

RECEIVED
JUL 14 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

Re: Petition for Special Hearing and Variance
Legal Owner: Sara S. Rowan
Case No.: 2020-119-SPHA

Dear Office of Planning & Zoning:

Enclosed for filing, please find the following:

1. Entry of Appearance; and
2. Amendment by Interlineation with exhibits.

Also enclosed is an additional copy for time and date stamping. Kindly time and date stamp same and return in the stamped self-address envelope enclosed for your convenience.

Thank you for your time and attention.

Very truly yours,

Robert S. Glushakow

RSG/daf
Enclosures (2)
cc: Peter Max Zimmerman, Esquire
Carole S. Demilio, Esquire
Ms. Megan J. Benjamin
Office of Administrative Hearing
Ms. Jenifer G. Nugent
(all via first class mail)
Ms. Sara S. Rowan
Mr. and Mrs. John Rowan
(both via pdf email)

RE:	PETITION FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE OFFICE
	3925 Dance Mill Road; N of Cloverland Drive on W/S of Dance Mill Road	*	OF ADMINISTRATIVE
	10th Election & 3rd Councilmanic Districts	*	HEARINGS FOR
	Legal Owner(s): Sara S. Rowan Petitioner(s)	*	BALTIMORE COUNTY
		*	Case No.: 2020-119-SPHA

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Madam Clerk:

Kindly enter the appearance of ROBERT S. GLUSHAKOW and HOFMEISTER & BREZA, as counsel for Petitioner, Sara S. Rowan, in the captioned matter.

Robert S. Glushakow
Hofmeister & Breza
11019 McCormick Road, Suite 400
Hunt Valley, MD 21031
(410) 832-8822
rsglush@hbllaw.com
Attorneys for Petitioner

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of June, 2020, a copy of the foregoing Entry of Appearance was mailed first class, postage prepaid, to:

Peter Max Zimmerman, Esquire
Carole S. Demilio, Esquire
People's Counsel for Baltimore County
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204

Ms. Megan J. Benjamin
Planner & Land Preservation Specialist
Department of Planning
105 W. Chesapeake Avenue, Suite 101
Towson, MD 21204

Ms. Jenifer G. Nugent, Division Chief
Department of Planning
105 W. Chesapeake Avenue, Suite 201
Towson, MD 21204

Baltimore County Office of Administrative Hearings
11101 Gilroy Road
Hunt Valley, MD 21031

Robert S. Glushakow

RE:	PETITION FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE OFFICE
	3925 Dance Mill Road; N of Cloverland Drive on W/S of Dance Mill Road	*	OF ADMINISTRATIVE
	10th Election & 3rd Councilmanic Districts	*	HEARINGS FOR
	Legal Owner(s): Sara S. Rowan Petitioner(s)	*	BALTIMORE COUNTY
		*	Case No.: 2020-119-SPHA

* * * * * * * * * * * * *

AMENDMENT BY INTERLINEATION

Robert S. Glushakow and Hofmeister & Breza, as counsel for Petitioner, Sara S. Rowan, hereby files this Amendment by Interlineation to the Petition for Zoning Hearing as follows:

1. The Declaration of Understanding dated April 20, 2020 as signed by the Petitioner is hereby amended to reference these proceedings by including the Case No. 2020-119-SPHA. (A copy of the Declaration of Understanding is hereby attached as "Exhibit 1").
2. A revised floor plan dated 10 June 2020 (revised) prepared by John Mariani Architecture, P.A. is hereby submitted for filing and attached as "Exhibit 2."

Robert S. Glushakow
Hofmeister & Breza
11019 McCormick Road, Suite 400
Hunt Valley, MD 21031
(410) 832-8822
rsglush@hbllaw.com
Attorneys for Petitioner

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of June, 2020, a copy of the foregoing Amendment by Interlineation and Exhibits was mailed first class, postage prepaid, to:

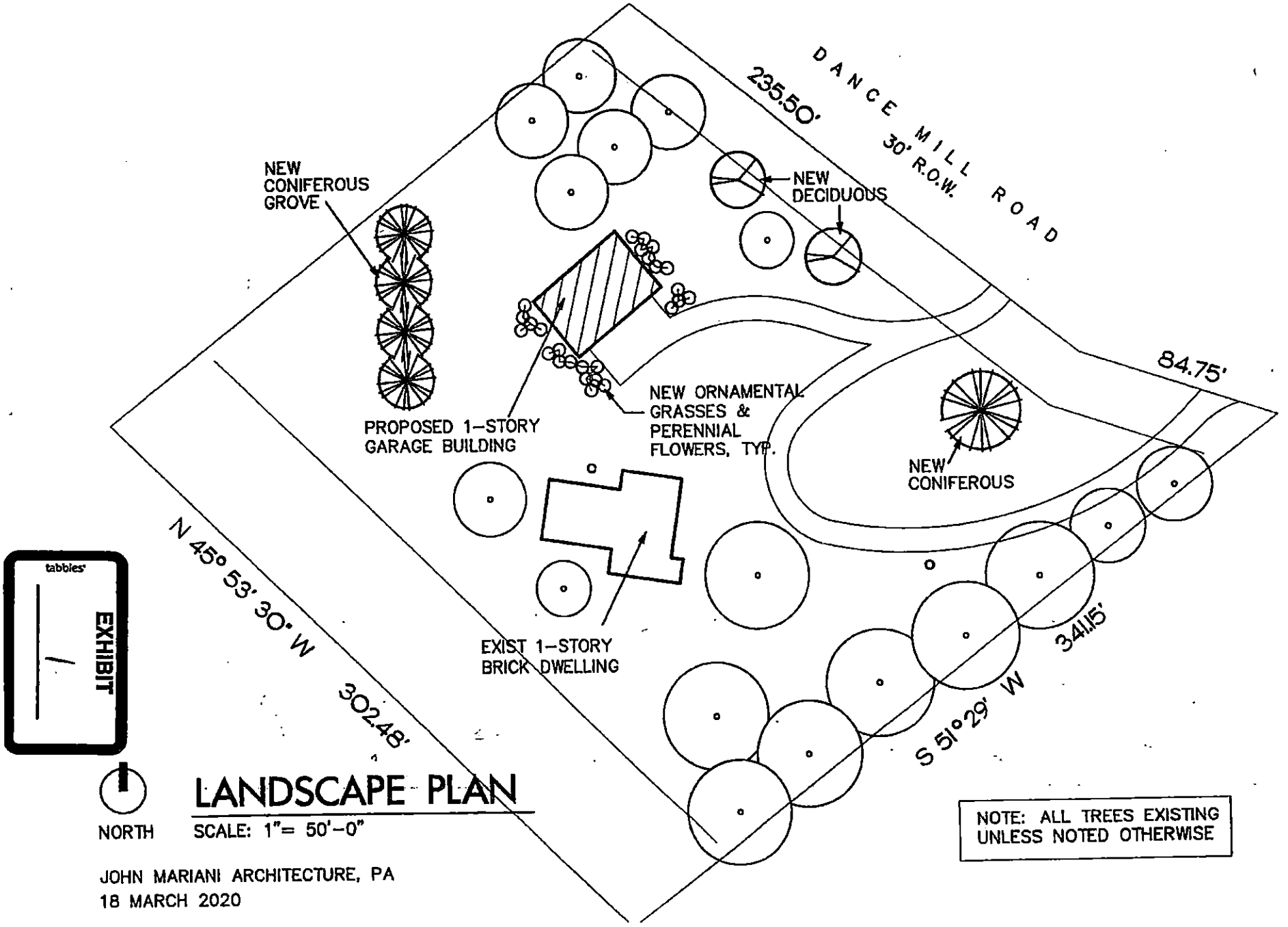
Peter Max Zimmerman, Esquire
Carole S. Demilio, Esquire
People's Counsel for Baltimore County
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204

Ms. Megan J. Benjamin
Planner & Land Preservation Specialist
Department of Planning
105 W. Chesapeake Avenue, Suite 101
Towson, MD 21204

Ms. Jenifer G. Nugent, Division Chief
Department of Planning
105 W. Chesapeake Avenue, Suite 201
Towson, MD 21204

Baltimore County Office of Administrative Hearings
11101 Gilroy Road
Hunt Valley, MD 21031

Robert S. Glushakow



LANDSCAPE PLAN

SCALE: 1"= 50'-0"

NOTE: ALL TREES EXISTING UNLESS NOTED OTHERWISE

JOHN MARIANI ARCHITECTURE, PA
18 MARCH 2020

Case No. 2020-1195 PHA

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 20th day of April 2020, by and between Sara S. Rowan (hereinafter referred to as the "Declarant") and the Department of Permits, Approval and Inspections (hereinafter referred to as "PAI").

Recitals

A. The Declarant who is the owner of this property has filed an application for a use permit and special hearing to construct a detached 3-car garage to include an Accessory Apartment to be occupied by the Declarant's biological parents. The Property being located at 3925 Dance Mill Road, Phoenix MD 21131 and is more particularly described by metes and bounds in Exhibit A (The Property) and Exhibit B (The hearing plans) attached hereto and made part hereof. The Property is zoned RC-6 which is the particular zone in which the Property is located.

B. PAI (or) The Administrative Law Judge has approved the Declaration request to create an Accessory Apartment complete with dedicated bathing and cooking facilities, located on this owner-occupied Property. The Accessory Apartment will be housing for John J. Rowan, Jr. and Mary Jill Rowan, biological parents of the owner. The other residents of the Property are Sara S. Rowan (Owner) and Ryder M. Gervais, child of the owner and grandson of the parents. It is understood that the use permit must be renewed with PAI every (2)two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval.

C. As a condition of approval of the Declarant's request, it is understood that Bill No. 49-11 requires the filing of this Declaration among the Land Records of Baltimore County, to provide notice to any future owners, subsequent bona ride purchasers or users of the Property that no part of any improvements or additions the Property may be used for separate living quarters and that all such improvements shall be used as a single-family residence, unless otherwise approved by and at the discretion of PAI.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant and PIA hereby declare as follows:

1. Any and all improvements now existing or to be constructed on the Property shall be used only as a single-family residence. No such improvements or additions shall ever be used as a separate living quarter or second residential unit. The kitchen for the Accessory Apartment will be constructed as part of the Property and shall be accessory to the principal use of the Property as a single-family residence. The Accessory Apartment shall house only the immediate family members listed in the Declaration and it is not be used by any other person for any other reason. The use permit and this Declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of this Declaration when it is recorded in Land Records.

2. Once the Accessory Apartment is no longer occupied by the persons named in this Declaration or if the property is sold, or the use permit has not been renewed within the 2 year temporary use permit time limit, the use permit shall terminate, and any proposed changes in occupancy to the Accessory Apartment by the property owner of subsequent purchaser shall require a new request for use permit.

3. Upon use permit termination:
   a. The Accessory Apartment in the accessory building requires removal of the kitchen and possibly other residential elements, at the discretion of PAI.

EXHIBIT
tabbies
1

Case No. 2020-119SPHA

b. The Declarant, upon termination of the use permit, will provide written notification to PAI for the closing of the Department file.

4. The covenants, conditions and restrictions stated above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and by the owners of all or any portion of the Property.

5. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

Owner ~~Witness~~: 4/20/2020

Witness: Stuart Frentz

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this 20 day of April 2020, before the Subscriber, a Notary Public of the State of Maryland, personally appeared Sara S. Rowan, the Declarant herein who is the owner of this Property, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and who acknowledged that she executed for the foregoing instrument for the purposes therein contained.

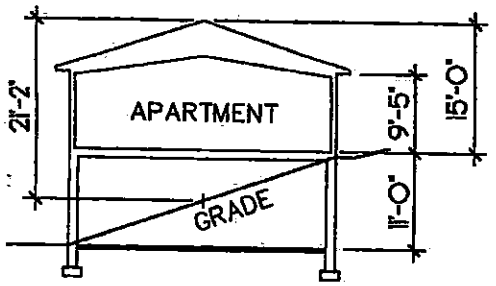
IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal.

My Commission Expires: 1-3-23

Notary Public

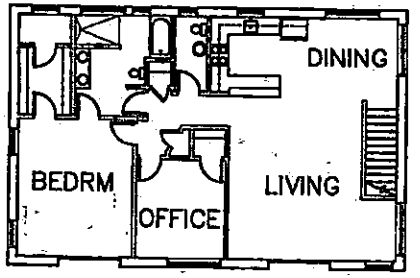
MELANIE A. MERHAR
Notary Public-Maryland
Baltimore County
My Commission Expires
January 03, 2023

EXHIBIT
2



SECTION

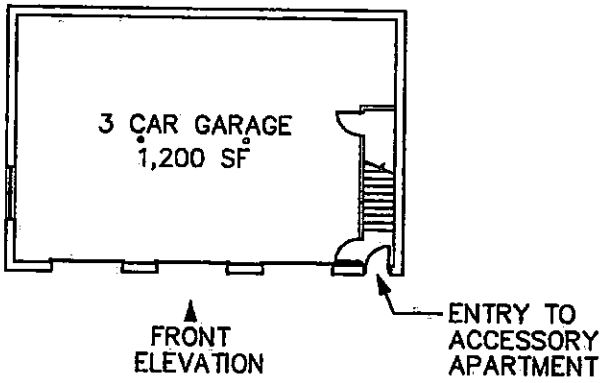
SCALE: 1"= 20'-0"



1,186 SF
FINISHED
LIVING SPACE

FIRST FLOOR PLAN

SCALE: 1"= 20'-0"



GARAGE/BASEMENT PLAN

SCALE: 1"= 20'-0"

NORTH

JOHN MARIANI ARCHITECTURE, PA
10 JUNE 2020 (REVISED)

Donna Mignon

From: Donna Mignon
Sent: Monday, November 16, 2020 2:30 PM
To: 'rsglush@hbllaw.com'
Subject: Case No: 2020-0119-SPHA - 3925 Dance Mill Road

Good Afternoon:

As you are aware, a virtual webex hearing has been scheduled for November 23, 2020 at 11:00 a.m. You should have received an invitation in an email around October 30, 2020, that invited you to this hearing.

Please note that all hearing exhibits—documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at **least two business days** in advance of the hearing to the Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit.

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

Thank you so much.

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

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District** - 10 **Account Number** - 1019071990

Owner Information

Owner Name:	GERVAIS SARA ROWAN	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	3925 DANCE MILL RD PHOENIX MD 21131	**Deed Reference:**	/39532/ 00058

Location & Structure Information

Premises Address:	3925 DANCE MILL RD PHOENIX 21131-	**Legal Description:**	2.11 AC SWS DANCE MILL RD 1100 S LONGMOOR CIRCLE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0044	0020	0099	10010001.04	0000				2020	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1952	1,633 SF		2.1100 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	STANDARD UNIT	BRICK/	4	1 full/ 1 half		

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments As of 07/01/2020	As of 07/01/2021
Land:	149,900	149,900		
Improvements	127,800	150,900		
Total:	277,700	300,800	285,400	293,100
Preferential Land:	0			0

Transfer Information

Seller: STREETT ROBERT PAUL	**Date:** 10/20/2017	**Price:** $305,500
Type: ARMS LENGTH IMPROVED	**Deed1:** /39532/ 00058	**Deed2:**
Seller: STREET C HOWARD,JR	**Date:** 11/15/1971	**Price:** $27,577
Type: ARMS LENGTH IMPROVED	**Deed1:** /05231/ 00634	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

RE:	PETITION FOR SPECIAL HEARING AND VARIANCE 3925 Dance Mill Road; N of Cloverland Drive on W/S of Dance Mill Road 10th Election & 3rd Councilmanic Districts Legal Owner(s): Sara S. Rowan Petitioner(s)	* * * * * *	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY Case No.: 2020-119-SPHA

11/30/20
DMugnon

* * * * * * * * * * * * *

PETITIONER'S EXHIBIT LIST

Exhibit No.	Exhibit Description
1	Title Deed evidencing Petitioner's ownership of subject property
2	Baltimore County – My Neighborhood identifying property address, tax parcel information, zoning classification
3	Baltimore County – My Neighborhood depicting zoning overlay for subject property
4	Baltimore County – My Neighborhood aerial photo of subject property
5	Independent Aerial Photograph of subject property and surrounding neighboring properties
6	Revised Site Plan dated July 27, 2020 depicting main residence and proposed location of garage/accessory structure on side yard
7	Floor Plan of Garage & Accessory Structure dated June 10, 2020 noting grade, height and square footages
8	Landscape Plan dated March 18, 2020
9	Photograph of Existing front main entrance of residence noting side yard to right of lamp post for proposed garage and access structure
9A	Photograph of side yard
9B	Photograph depicting corner of main residence to side ya stake for proposed garage and accessory structure

ry

d com

9C	Photograph depicting corner stakes in side yard for proposed garage and accessory stakes
9D	Photograph depicting staked footprint of garage and accessory structure side yard
9E	Photograph depicting driveway extension to proposed garage
9F	Photograph depicting view from site to 3922 Dance Mill Road
10	Consent of Neighbors: 3919 Dance Mill Road – Mr. and Mrs. Langis 3922 Dance Mill Road – Mr. King 3931 Dance Mill Road – Mr. and Mrs. Carrier
10A	3915 Dance Mill Road – Mr. and Mrs. Koch
10B	3909 Dance Mill Road – Mr. Demeo
11	Petitioner's Declaration of Understanding dated April 20, 2020
12	Transmittal Letter dated November 16, 2020 from W. Carl Richards, Jr. Supervisor, Zoning Review to Ms. Sara S. Rowan
12A	MDOT Letter dated May 29, 2020 from Mr. Richard Zeller to Ms. Kristen Lewis, Baltimore County Office of Permits and Development Management – Property does not affect state highway project – no access to a state road
12B	Baltimore County, Maryland Inter-Office Memorandum dated June 16, 2020 from C. Pete Gutwald, Director, Department of Planning to Michael D. Mallinoff, Director, Department of Permits, Approvals and Inspections – NO OBJECTION TO REQUESTED RELIEF
12C	Memorandum dated May 28, 2020 from Jeff Livingston, Department of Environmental Protection and Sustainability – Development Coordination to The Honorable Paul M. Mayhew, Managing Administrative Law Judge, Office of Administrative Hearings – Ground Water Management to review any future building permits for a garage/apartment and reservation of rights.
13	Plat of three (3) neighboring properties

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 39532, p. 0058, MSA_CE62_39389. Date available 10/23/2017. Printed 11/03/2020.

EXHIBIT 1

Land Deed (Taxes)
Recorded Only ST20.00
Name Review
Recorded with Taxes)
LR - Deed 40.00
Surcharge
LR - Deed Late
Transfer Tax 1,527.50
LR - NR Tax - Tkd 0.00
SubTotal: 1,567.50
Total: 1,647.50
10/20/2017 09:04 CC03-SLF
#9271494 CC0301 -
Baltimore
County/CC03.01.02 -
Register 02

AFTER RECORDING RETURN TO:
Sara Rowan Gervais
3925 Dance Mill Road
Phoenix, MD 21131
Tax ID#: (10) 10-19-071990

DOCUMENT PREPARED BY:
Sage Title Group, LLC
16 Green Meadow Drive, Suite 200
Timonium, MD 21093
File Number: 214827TIMS

This Deed, MADE THIS **27th day of September, 2017**, by and between **Patricia Ann Streett**, party of the first part, and **Sara Rowan Gervais,** party of the second part.

WITNESSETH, That in consideration of the sum of **THREE HUNDRED FIVE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($305,500.00)**, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said party of the second part, in fee simple, all that parcel of ground situated in **Baltimore County, Maryland** and as described as follows, that is to say:

BEGINNING FOR THE SAME in or near the centre of the Dance Mill Road at a point distant South 49 degrees 05 minutes East 45.03 feet from the beginning of a parcel of land which by a deed dated March 4, 1948, and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1638, folio 432, was conveyed by Abbey W. Stubbs to Orlen C. Zahnow and wife, and running thence with and binding on a part of the first line and on the second line of said parcel of land and binding in or near the centre of the Dance Mill Road the two following courses and distances, viz: South 49 degrees 05 minutes East 235.50 feet and South 70 degrees 12 minutes East 84.75 feet to the beginning of the third line of the aforesaid parcel of land which was conveyed by Stubbs to Zahnow, thence leaving said road and running with and binding on a part of said third line South 51 degrees 29 minutes West 341.15 feet to a pipe, thence leaving said outline and running for lines of division the two following courses and distances, viz: North 45 degrees 53 minutes 30 seconds West 302.48 feet to a pipe set in the centre of a circle having a radius of 40 feet laid out at the southwest end of a 50 foot road which leads in a northeasterly direction to the Dance Mill Road and North 50 degrees 46 minutes East 292.37 feet to the place of beginning. CONTAINING 2.11 Acres of land, more or less.

SUBJECT to the terms and provisions as set forth in a Deed and Agreement dated January 31, 1949, and recorded among the Land Records aforesaid in Liber T.B.S. No. 1747, folio 20 from Edward E. Clark and wife, et al., to Cloverland Farms Dairy.

SUBJECT ALSO to an Agreement dated April 2, 1964, and recorded among the Land Records aforesaid in Liber R.R.G. No. 4286, folio 355 from Orlen C. Zahnow and wife, et al., to Richard M. Norris

The improvements thereon being known as 3925 Dance Mill Road, Phoenix, Maryland.

Tax ID#: (10) 10-19-071990

BEING the same property which by deed dated November 15, 1971 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 5231, folio 634, was granted and conveyed by C. Howard Streett, Jr., and Marjorie L. Streett, unto Robert Paul Streett and Patricia Ann Streett. The said Robert Paul Streett having since departed this life on or about May 18, 1998, thereby vesting in Patricia Ann Streett, surviving Tenant by the Entirety.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

SUBJECT TO all rights, easements, restrictions, covenants and reservations of record.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said party of the second part, as sole owner, his personal representatives, heirs and assigns, in fee simple.

Buyers' Initials: SRG _____ _____ _____

AND the said party of the first part does hereby covenant that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 39532, p. 0059, MSA_CE62_39389. Date available 10/23/2017. Printed 11/03/2020.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 39532, p. 0060, MSA_CE62_39389. Date available 10/23/2017. Printed 11/03/2020.

WITNESS the hand and seal of the said party of the first part:

WITNESS:

Patricia Ann Streett (SEAL)
Patricia Ann Streett

STATE OF Maryland, **CITY/COUNTY OF** Baltimore to wit:

I HEREBY CERTIFY, that on this 20th **day of** September, **20** 17, before me, the subscriber, a Notary Public of the State of Maryland in and for Baltimore County/City, personally appeared **Patricia Ann Streett** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

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

Notary Public

Robin A. Ballinger
Notary Public - Maryland
Baltimore County
My Commission Expires:
September 24, 2019

My Commission Expires: 09/24/2019

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 39532, p. 0061, MSA_CE62_39389. Date available 10/23/2017. Printed 11/03/2020.

ATTORNEY CERTIFICATION

This is to certify that the within instrument was prepared under the supervision of an Attorney duly admitted to practice before the Court of Appeals in the State of Maryland.

Thomas J. Drechsler, Esq.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 39532, p. 0062, MSA_CE62_39389. Date available 10/23/2017. Printed 11/03/2020.

OWNER OCCUPANCY AFFIDAVIT

THE WITHIN GRANTEE DO HEREBY CERTIFY UNDER THE PENALTY OF PERJURY THAT THE LAND CONVEYED HEREIN IS RESIDENTIALLY IMPROVED OWNER-OCCUPIED REAL PROPERTY AND THAT THE RESIDENCE WILL BE OCCUPIED BY MYSELF AT LEAST 7 OUT OF 12 MONTHS IMMEDIATELY AFTER THE PROPERTY IS CONVEYED AS EVIDENCED BY THE SIGNATURE BELOW

WITNESS the hand and seal of the said party of the second part:

WITNESS:

_____ _____(SEAL)
Sara Rowan Gervais

STATE OF Maryland **, CITY/COUNTY OF** Baltimore to wit:

I HEREBY CERTIFY, that on this 27th **day of** Sept, **20**17, before me, the subscriber, a Notary Public of the State of Maryland in and for Harford County/City, personally appeared **Sara Rowan Gervais** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

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

Andrew E. Ballinger
Notary Public

Andrew E. Ballinger
Notary Public - Maryland
Harford County
My Commission Expires
January 13, 2019

My Commission Expires: 1/13/19

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 39532, p. 0063, MSA_CE62_39389. Date available 10/23/2017. Printed 11/03/2020.

2017
MARYLAND
FORM

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

Based on the certification below, Transferor claims exemption from the tax withholding requirements of 10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of 10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor: Patricia Ann Streett

2. Reason for Exemption

Resident Status	☑ I, Transferor, am a resident of the State of Maryland ☐ Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR) 03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 and is recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness Name

Patricia Ann Streett
Patricia Ann Streett

3b Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.
(Type or Print in Black Ink Only-All Copies Must Be Legible)

1 Type(s) of Instruments (☐ Check Box if Addendum Intake Form is Attached.)

1 Deed	Mortgage	Other _____	Other _____
2 Deed of Trust	Lease	_____	_____

2 Conveyance Type Check Box: ☒ Improved Sale Arms-Length(1) ☐ Unimproved Sale Arms-Length(2) ☐ Multiple Accounts Arms-Length(3) ☐ Not an Arms-Length Sale(9)

3 Tax Exemptions (if Applicable) Cite or Explain Authority: Recordation; State Transfer; County Transfer — Owner Occupancy

4 Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only — Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	$305,500.00		
Any New Mortgage	$290,225.00	Transfer Tax Consideration	$ 4,252.50
Balance of Existing Mortgage		X ( )% =	$
Other:	$	Less Exemption Amount - Total Transfer Tax =	$
Other:	$	Recordation Tax Consideration X( )per $500 =	$ 1527.50
Full Cash Value	$	TOTAL DUE	$

5 Fees

Amount of Fees	Doc 1	Doc 2	
Recording Charge	$20.00	$20.00	Agent
Surcharge	$40.00	$40.00	Tax Bill
State Recordation Tax	$1,527.50	$	
State Transfer Tax	$763.75	$	C B Credit
County Transfer Tax	$4,252.50	$	
Other	$	$	Ag Tax/Other
Other	$	$	

6 Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No.(1)	Grantor Liber/Folio	Map	Parcel No.	Var. Log ☐ (5)
10	10-19-071990	5231/634			

Subdivision Name	Lot (3a)	Block (3b)	SectAR(3c)	Plat Ref.	SqFt/Acreage(4)

Location/Address of Property Being Conveyed (2): 3925 Dance Mill Road, Phoenix, MD 21131

Other Property Identifiers (if applicable) | Water meter Account

Residential ☒ or Non-Residential ☐ | Fee Simple ☒ Ground Rent ☐

Partial Conveyance ☐ Yes ☐ No | Description/Amt. Of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed-

7 Transferred From

Grantor(s) Name(s)	Doc 2 - Grantor(s) Name(s)
Patricia Ann Streett	Sara Rowan Gervais
Doc 1 - Owner(s) of Record, if Different from Grantor(s)	Doc 2 - Owner(s) of Record, if Different from Grantor(s)

8 Transferred To

Doc 1 Grantee(s) Name(s)	Doc 2 - Grantee(s) Name(s)
Sara Rowan Gervais	Brian J. Evans

New Owner's (Grantee) Mailing Address: 3925 Dance Mill Road, Phoenix, MD 21131

9 Other Names to Be Indexed

Doc 1 - Additional Names to be Indexed (Optional)	Doc 2 - Additional Names to be Indexed (Optional)
	Prosperity Home Mortgage, LLC
	MERS

10 Contact/Mail information

Instrument Submitted By or Contact Person
Name: Carol Hendrix
Firm: Sage Title Group, LLC
Address: 16 Green Meadow Drive, Suite 200 Timonium, MD 21093
Phone-: 410-252-8211

☐ Return to Contact Person
☐ Hold for Pickup
☐ Return Address Provided

11 IMPORTANT *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information
☒ Yes ☐ No Will the property being conveyed be the grantee's principal
☐ Yes ☒ No Does transfer include personal property? If yes, identify
☐ Yes ☒ No Was property surveyed? If yes, attach copy of survey (if recorded no copy required)

Assessment Use Only - Do Not Write Below This Line

☐ Terminal Verification ☐ Agricultural ☐ Whole ☐ Part ☐ Tran Process Verification

Transfer Number:	Date Received:	Deed Reference:	Assigned Property No.

Year			Geo	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Doc Od.
Total			Town Cd.			

REMARKS:

RECORDATION TAX NOT REQUIRED
Director of Budget and Finance
BALTIMORE COUNTY, MARYLAND
T.P. ART 12-108

DOC# 2 3 4 5 6
Initial
Date 10/19/17

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 39532, p. 0064, MSA_CE62_39389. Date available 10/23/2017. Printed 11/03/2020.

DUPLICATE PAID RECEIPT
BUSINESS ACTUAL TIME DRW
10/23/2017 10/19/2017 12:18:27 3
REG WSO3 WALKIN CAM
>>RECEIPT # 750149 10/19/2017 DFLN
Rept 2 70 RECORDATION TAXES
ACCOUNT NO 1019071990
REMARKS: $5,780.00
45 TRANS CK $.00 CA
Baltimore County, Maryland

Baltimore County - My Neighborhood

EXHIBIT 2

Property Report - 3925 DANCE MILL RD

3925 DANCE MILL RD

Tax Account Number	1019071990
Owner Name	GERVAIS SARA ROWAN
Premise Address	3925 DANCE MILL RD
Tax Map	0044
Parcel	0099
Real Property Report	More info
StreetView	Click for StreetView
PermitReview	Permit Review Tool URL

ZONING INFORMATION

Zoning	RC 6

SCHOOL DISTRICTS

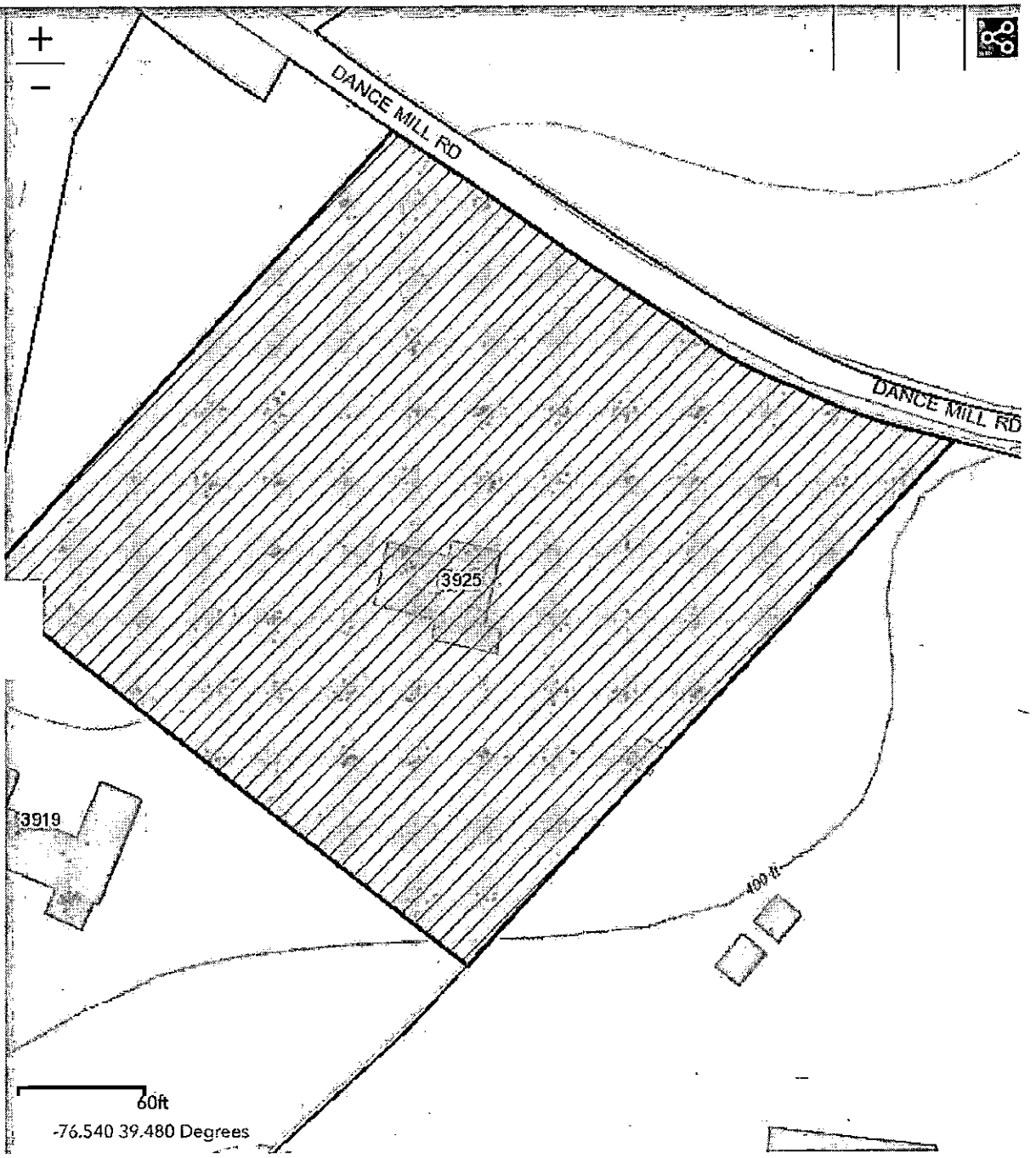
Elementary School District	Carroll Manor ES
Middle School District	Cockeysville MS
High School District	Dulaney HS

CIVIC - GOVERNMENT

Police Precinct	Cockeysville
Councilmanic District	3
Congressional District	1
Legislative District	42B
Election District	10
Voting Precinct	10-002

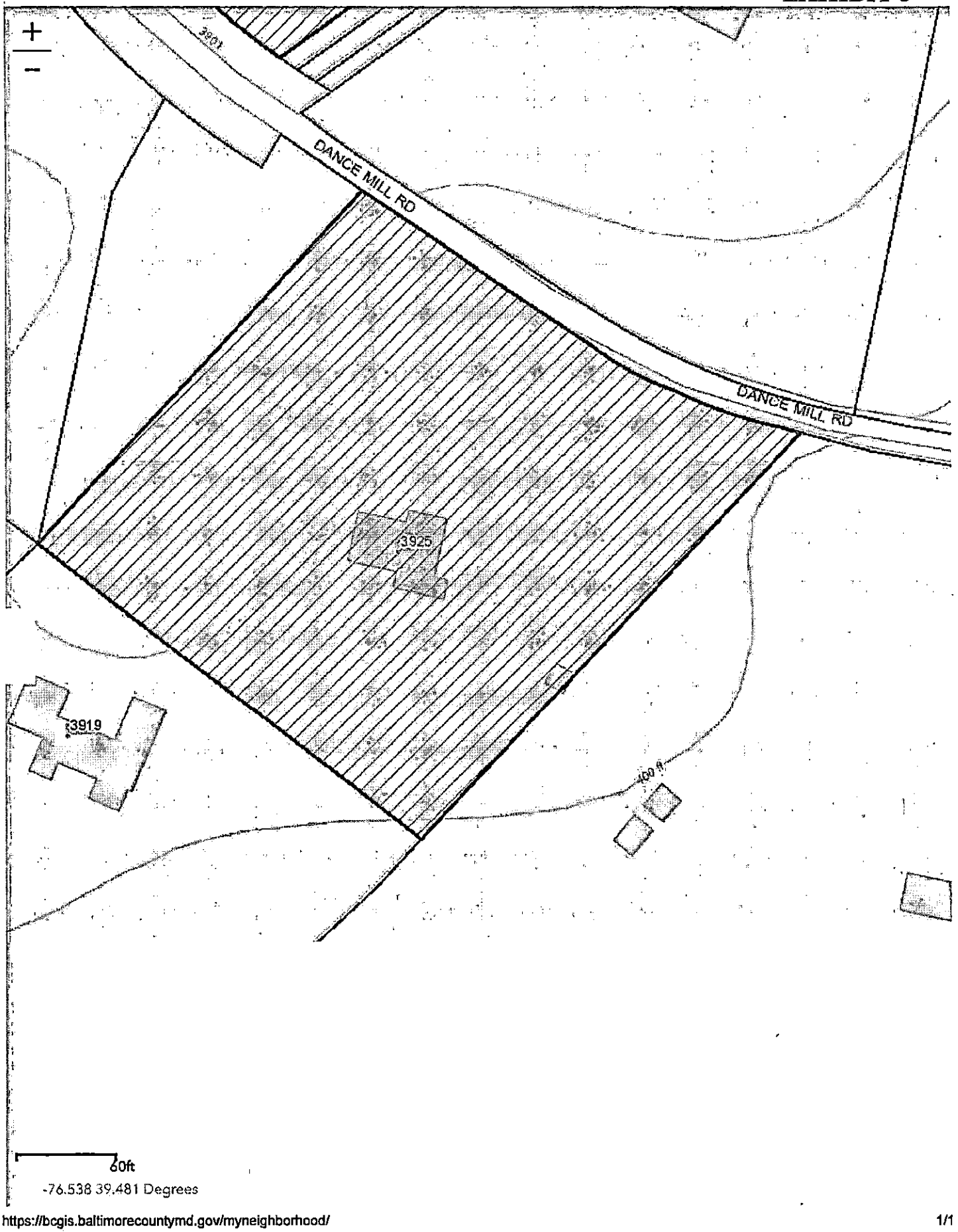
ECONOMIC

Commercial	No Feature Found



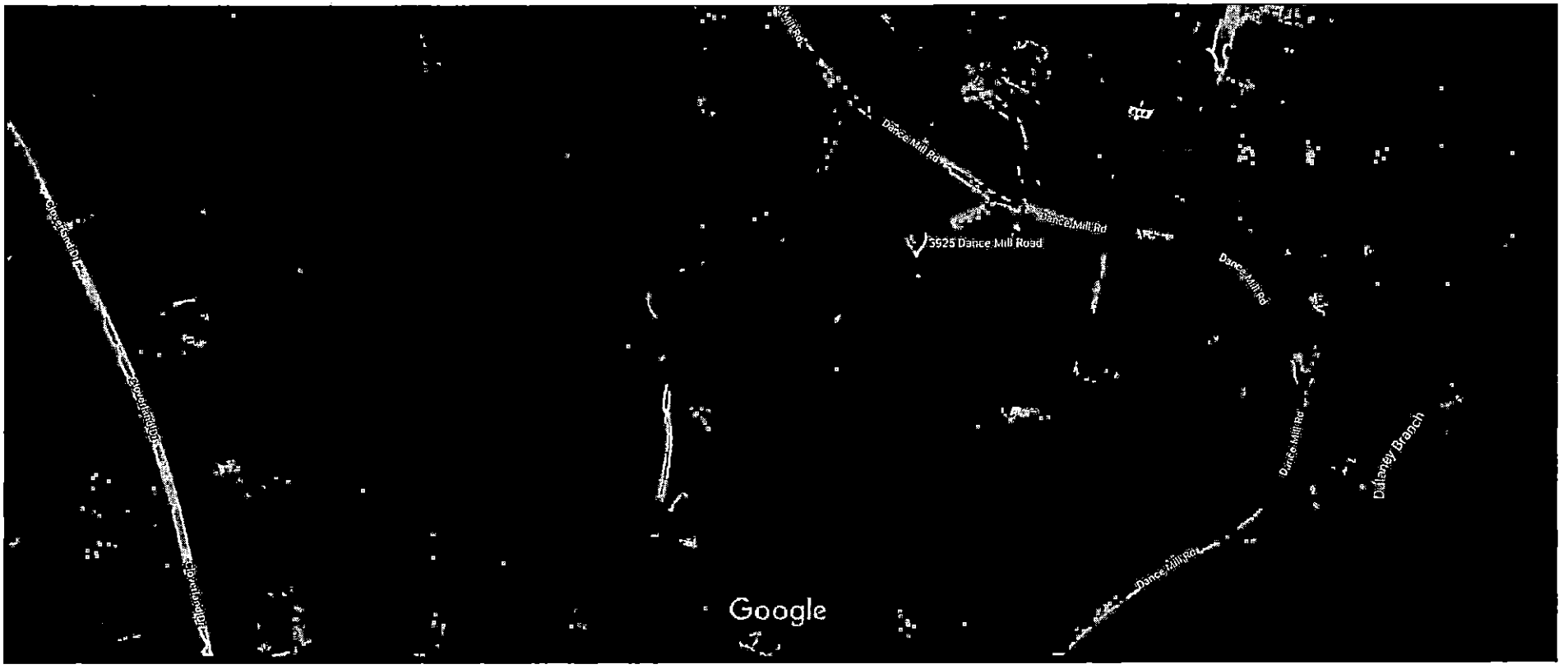
Baltimore County - My Neighborhood

EXHIBIT 3



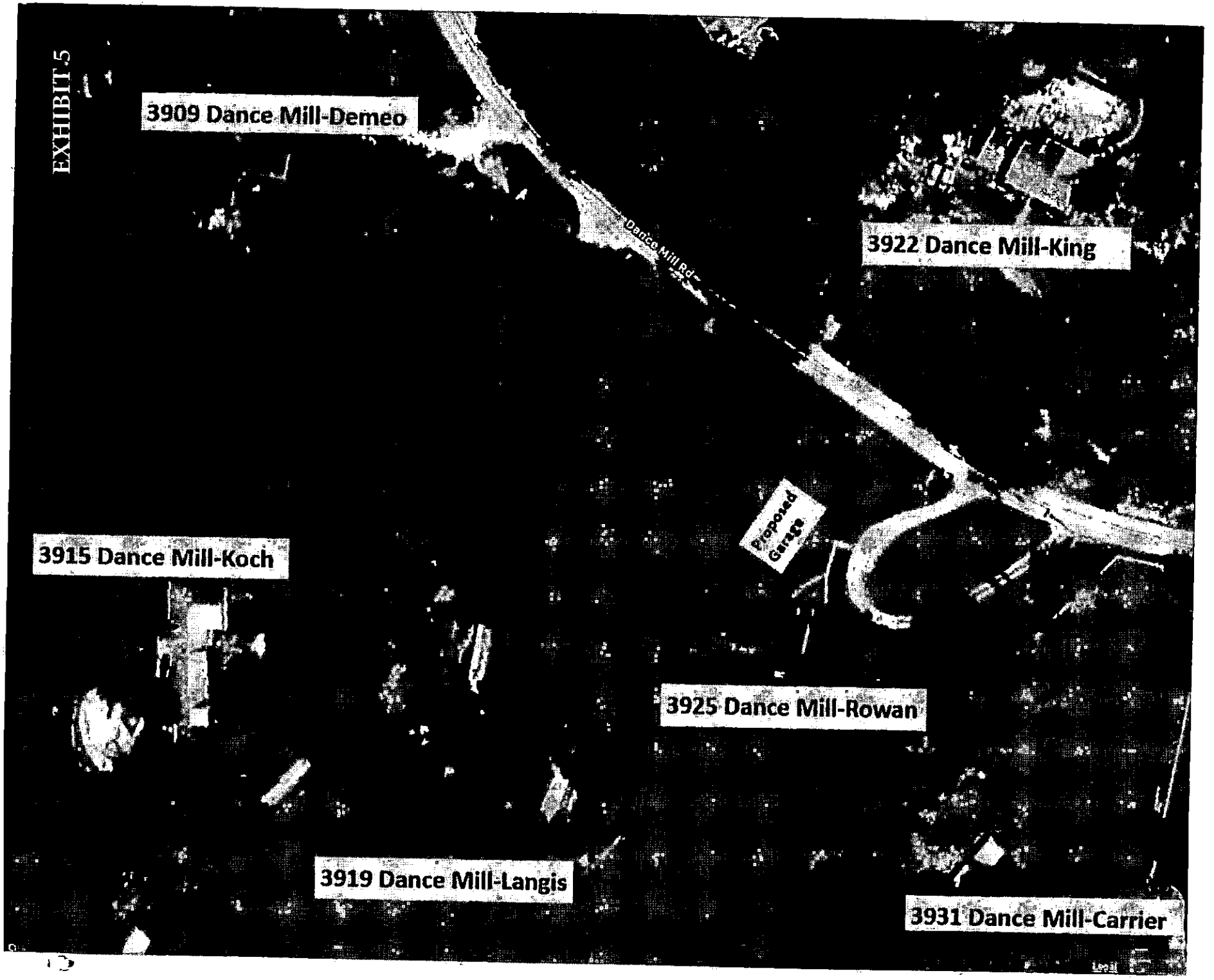
Google Maps 3925 Dance Mill Rd

EXHIBIT 4



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 100 ft

EXHIBIT 5

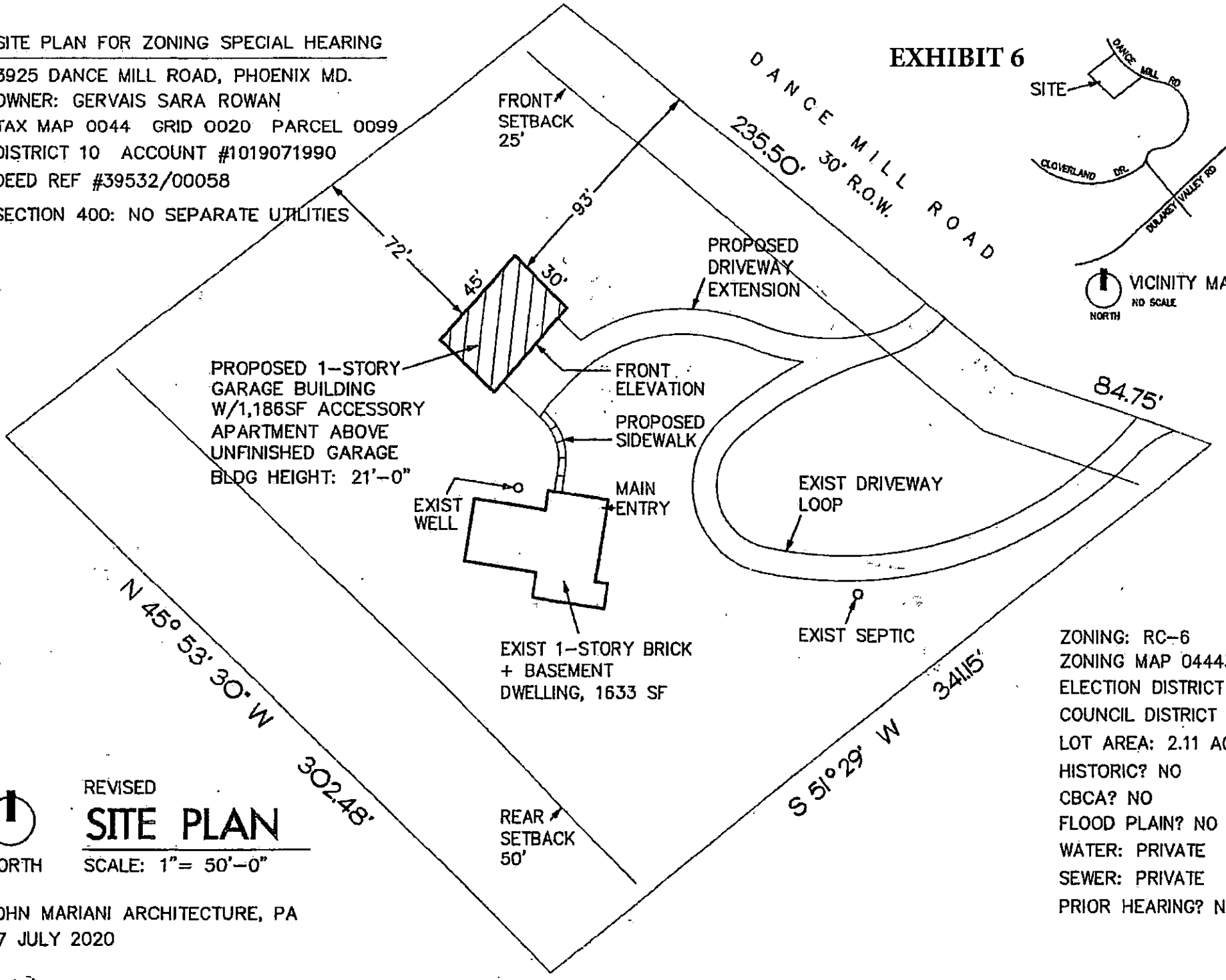

3909 Dance Mill-Demeo
Dance Mill Rd
3922 Dance Mill-King
Proposed Garage
3915 Dance Mill-Koch
3925 Dance Mill-Rowan
3919 Dance Mill-Langis
3931 Dance Mill-Carrier

SITE PLAN FOR ZONING SPECIAL HEARING

3925 DANCE MILL ROAD, PHOENIX MD.
OWNER: GERVAIS SARA ROWAN
TAX MAP 0044 GRID 0020 PARCEL 0099
DISTRICT 10 ACCOUNT #1019071990
DEED REF #39532/00058

SECTION 400: NO SEPARATE UTILITIES

EXHIBIT 6



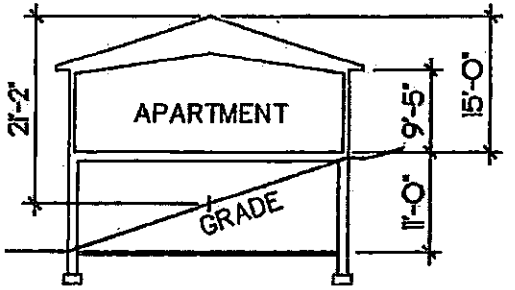
ZONING: RC-6
ZONING MAP 04443
ELECTION DISTRICT 10
COUNCIL DISTRICT 3
LOT AREA: 2.11 ACRE
HISTORIC? NO
CBCA? NO
FLOOD PLAIN? NO
WATER: PRIVATE
SEWER: PRIVATE
PRIOR HEARING? NO

NORTH

REVISED
SITE PLAN
SCALE: 1"= 50'-0"

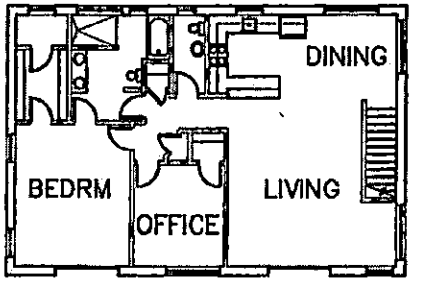
JOHN MARIANI ARCHITECTURE, PA
27 JULY 2020

EXHIBIT 7



SECTION

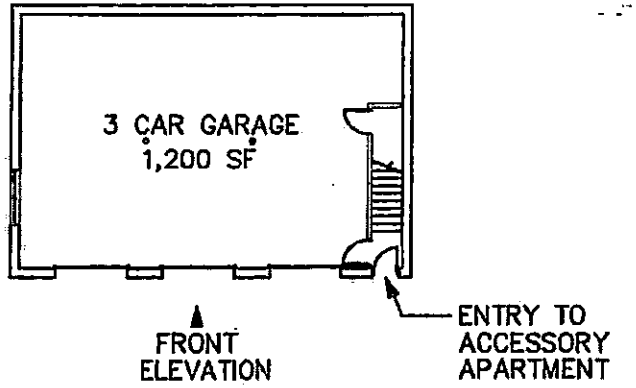
SCALE: 1"= 20'-0"



1,186 SF
FINISHED
LIVING SPACE

FIRST FLOOR PLAN

SCALE: 1"= 20'-0"



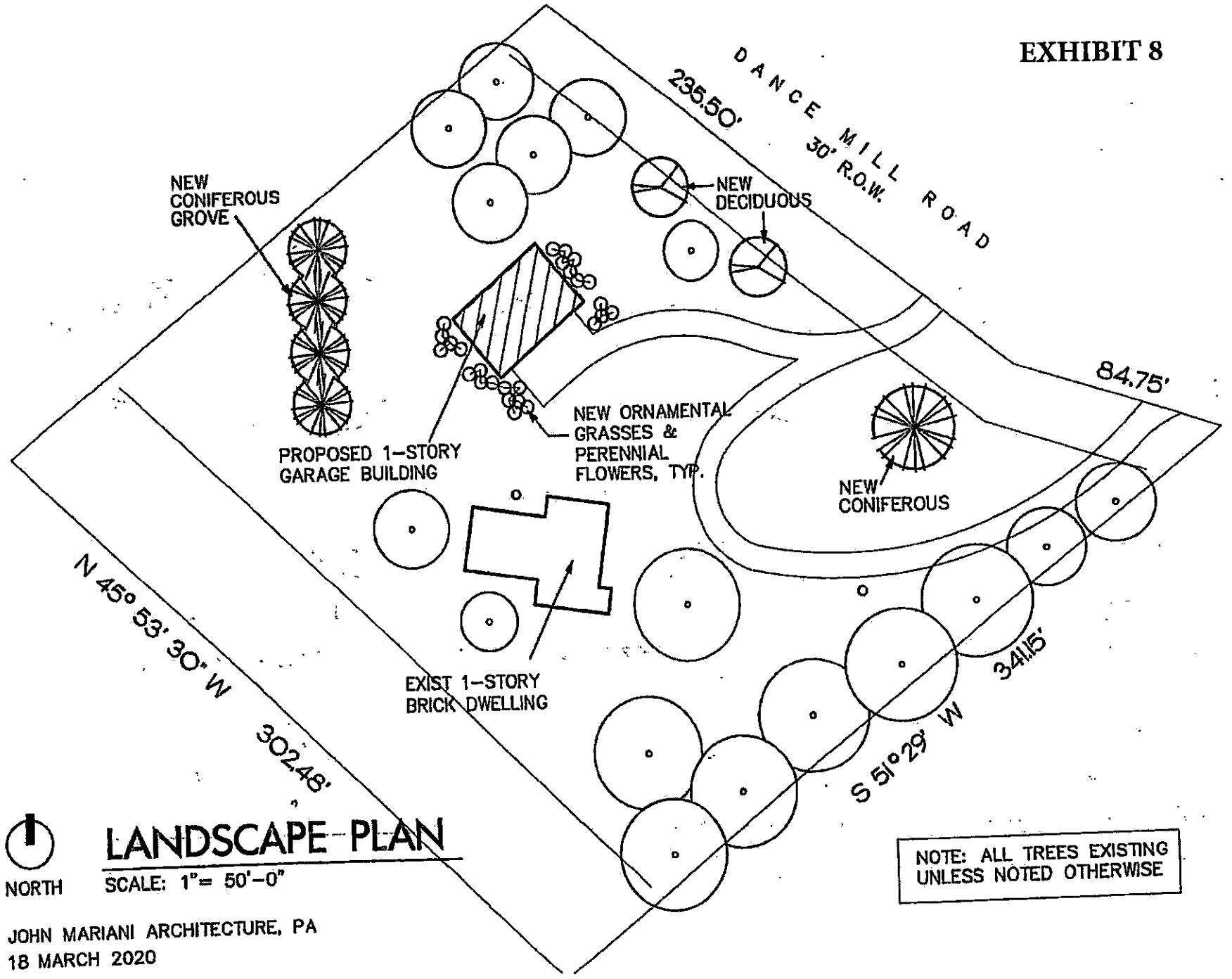
GARAGE/BASEMENT PLAN

SCALE: 1"= 20'-0"

NORTH

JOHN MARIANI ARCHITECTURE, PA
10 JUNE 2020 (REVISED)

EXHIBIT 8



LANDSCAPE PLAN

SCALE: 1"= 50'-0"

JOHN MARIANI ARCHITECTURE, PA
18 MARCH 2020

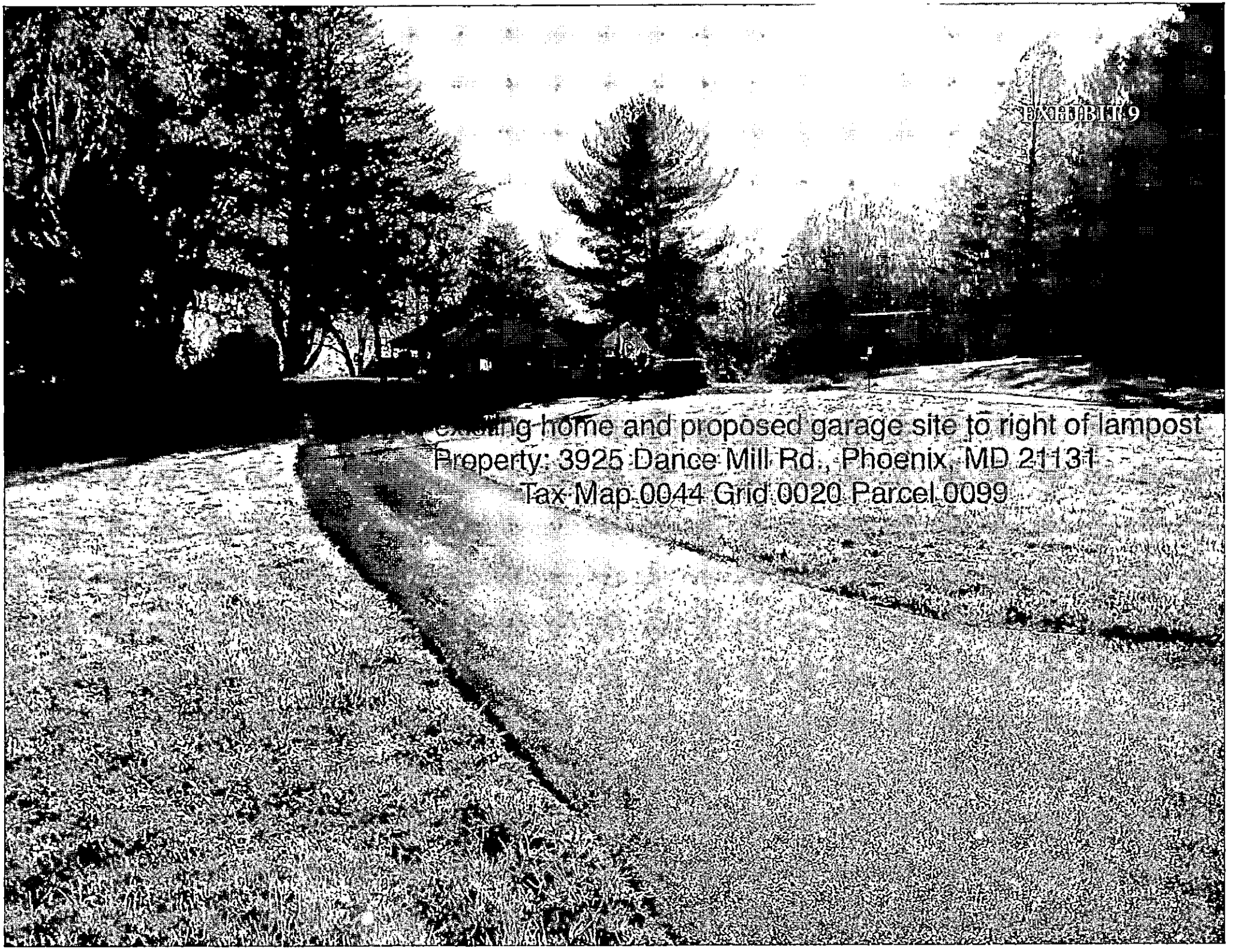
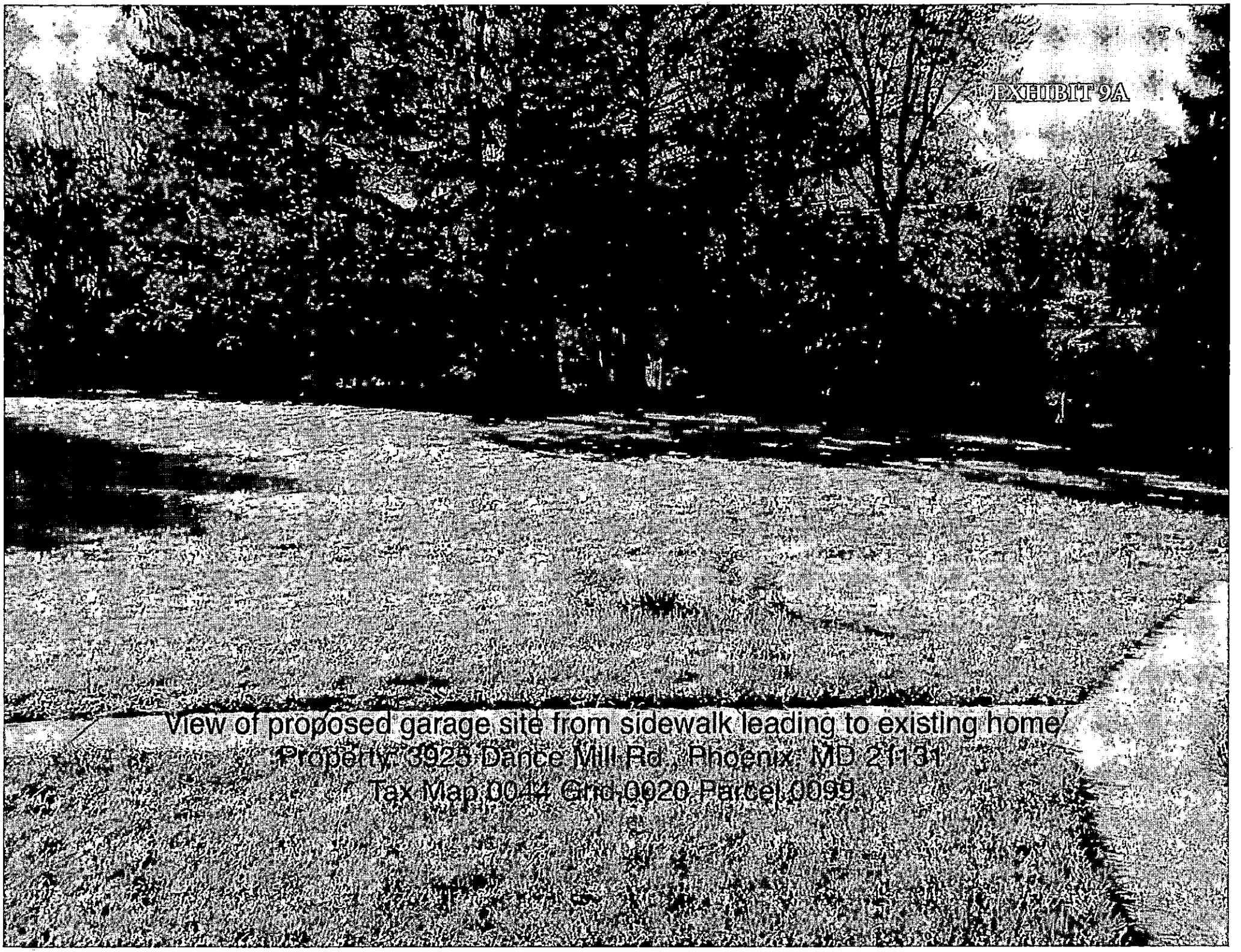
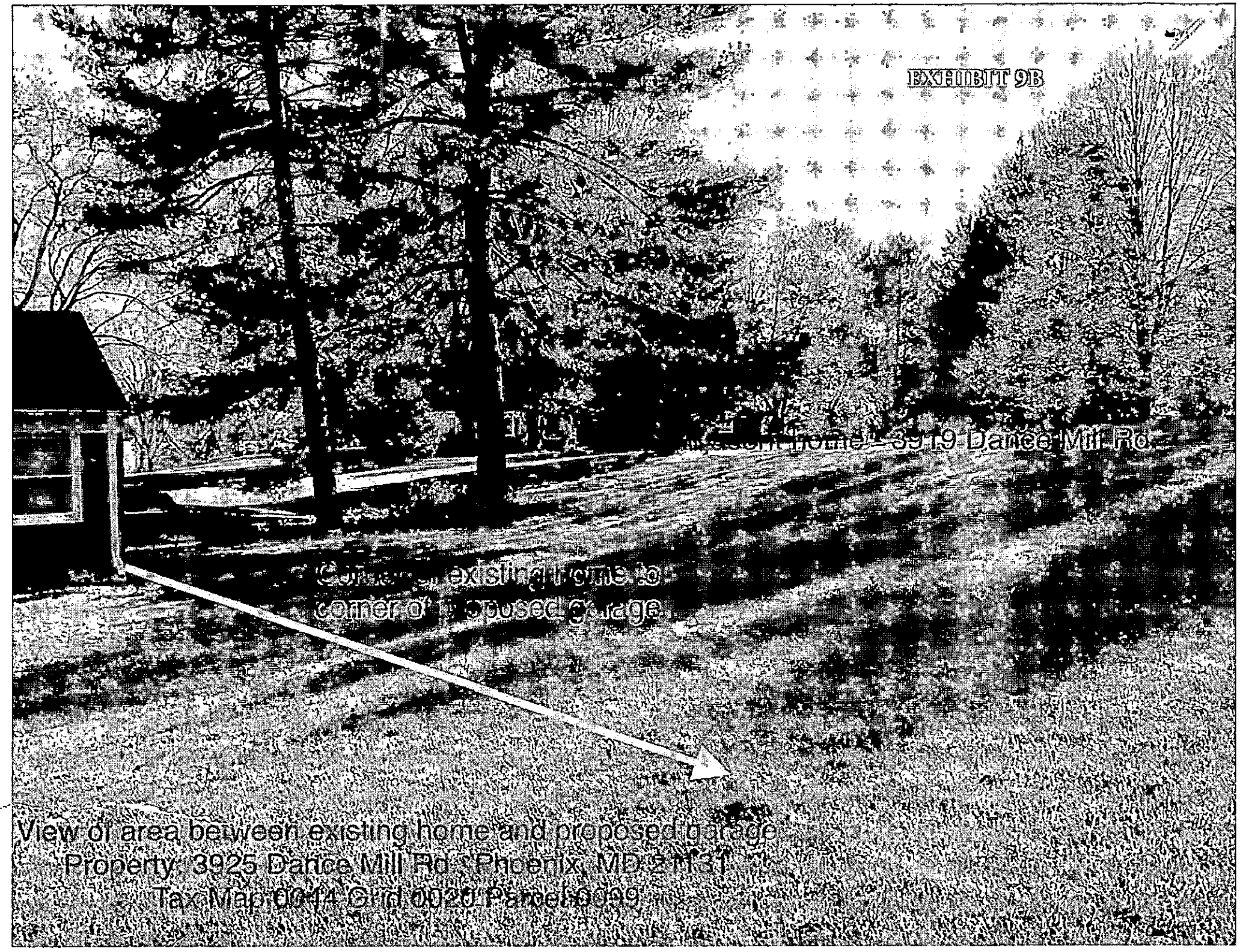


EXHIBIT 9
Existing home and proposed garage site to right of lampost
Property: 3925 Dance Mill Rd., Phoenix, MD 21131
Tax Map 0044 Grid 0020 Parcel 0099



View of proposed garage site from sidewalk leading to existing home
Property: 3925 Dance Mill Rd., Phoenix, MD 21131
Tax Map 0044 Grid 0020 Parcel 0099



View of area between existing home and proposed garage
Property: 3925 Dance Mill Rd., Phoenix, MD 21131
Tax Map 0014 Grid 0020 Parcel 0099

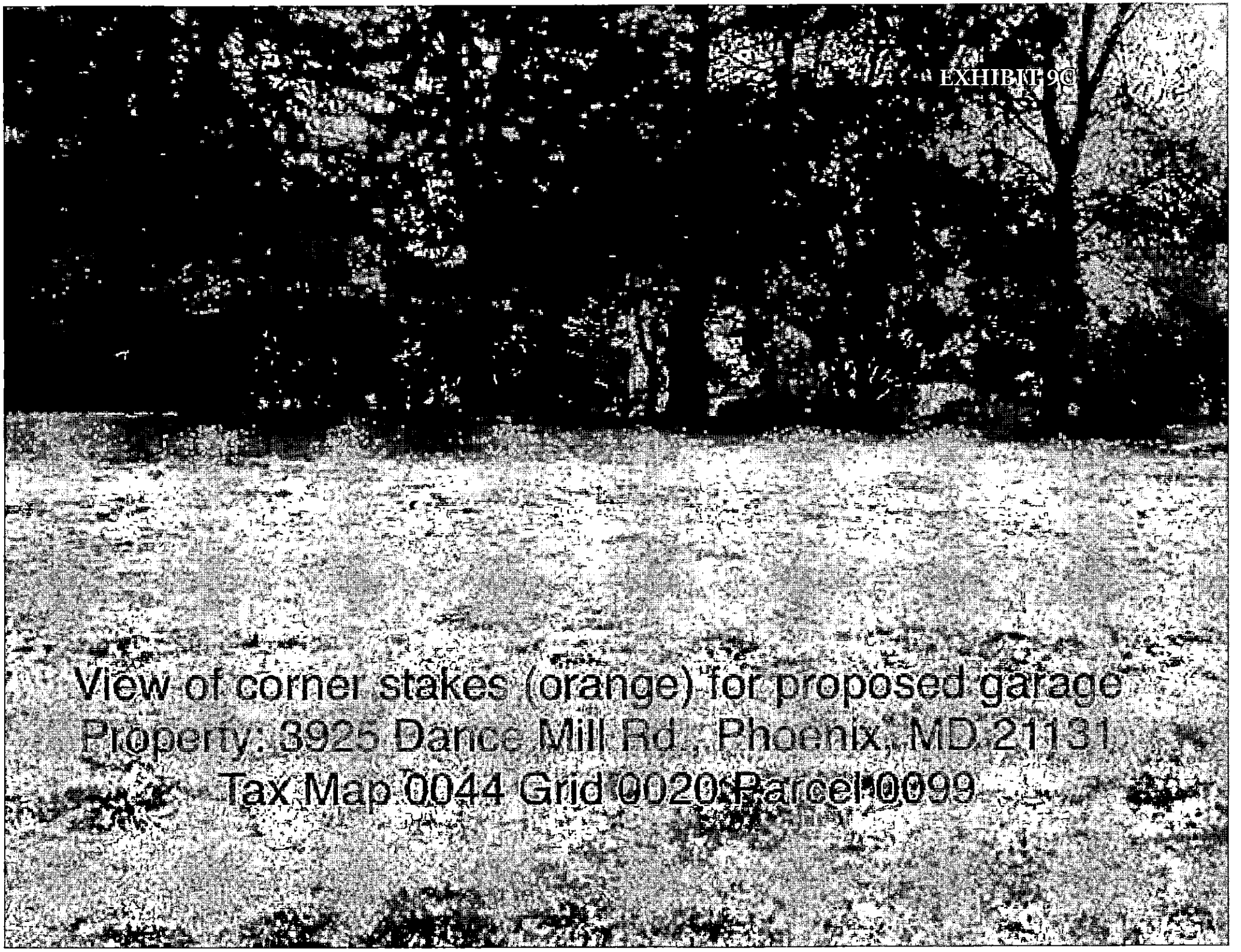


EXHIBIT 9C
View of corner stakes (orange) for proposed garage
Property: 3925 Dance Mill Rd., Phoenix, MD 21131
Tax Map 0044 Grid 0020 Parcel 0099

View of staked area for proposed garage from sidewalk leading to existing home

Re: Property: 3925 Dance Mill Rd., Phoenix, MD 21131

Tax Map 0044 Grid 0020 Parcel 0099

EXHIBIT 9E
Driveway extension to proposed garage
Property: 3925 Dance Mill Rd., Phoenix, MD 21131

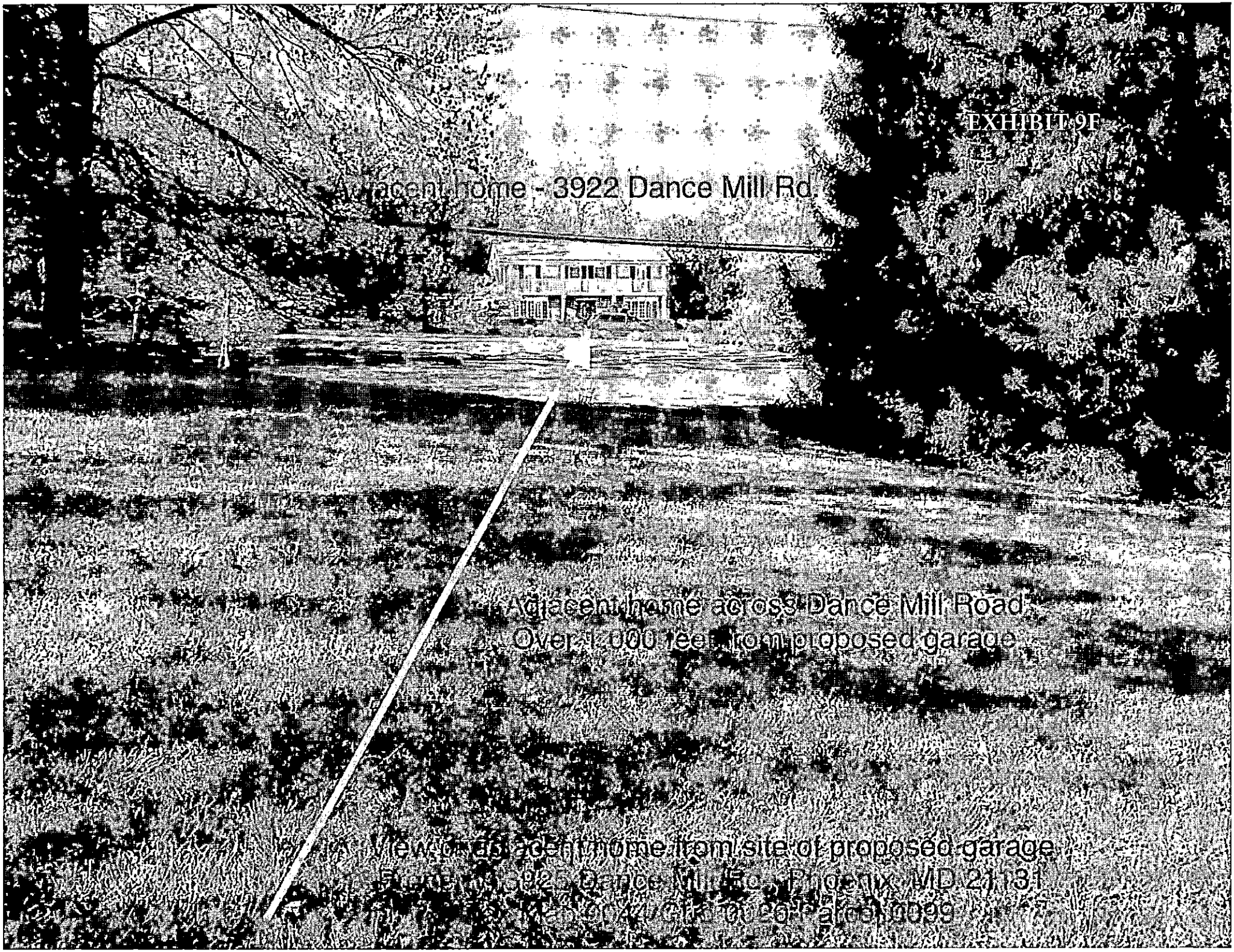


EXHIBIT 9F
Adjacent home - 3922 Dance Mill Rd.
Adjacent home across Dance Mill Road
Over 1,000 feet from proposed garage
View of adjacent home from site of proposed garage
3922 Dance Mill Rd., Phoenix, MD 21131
Case No. 2014-0124-A, Petitioner

MEMORANDUM **EXHIBIT 10**

TO: -BALTIMORE COUNTY ZONING REVIEW OFFICE
-DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
-ADMINISTRATIVE LAW JUDGE

FROM: SARA S. ROWAN (PROPERTY OWNER)
3925 DANCE MILL ROAD
PHOENIX, MD 21131

The undersigned have been presented with the site plan and description for the proposed detached 3 car garage with family accessory apartment above, as well as the opportunity to physically inspect the site for the proposed structure to be constructed on the property at 3925 Dance Mill Road, Phoenix, MD 21131.

We the undersigned, being adjacent property owners, hereby acknowledge that we have been presented with the above referenced information related to the proposed structure and have no objections to the project:

William Carrier

Dawn Carrier

3931 Dance Mill Road
Phoenix, MD 21131

Date: 04/27/2020

Andrew Langis

Christine Langis

3919 Dance Mill Road
Phoenix, MD 21131

Date: 4.19.20

Kathleen Marie Bognanni King

William E. King III

3922 Dance Mill Road
Phoenix, MD 21131

Date: 4/11/20

2020-0119-SPHA

MEMORANDUM

EXHIBIT 10A

TO: -BALTIMORE COUNTY ZONING REVIEW OFFICE
-DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
-ADMINISTRATIVE LAW JUDGE

FROM: SARA S. ROWAN (PROPERTY OWNER)
3925 DANCE MILL ROAD
PHOENIX, MD 21131

CC: ROBERT S. GLUSHAKOW, ESQUIRE
HOFMEISTER & BREZA

CASE #: ZAC: 20-119

The undersigned have been presented with the site plan and description for a proposed detached 3 car garage with accessory apartment above to be occupied solely by the property owner's biological parents. In perpetuity, the proposed structure will not be used for any commercial purpose and will not be rented to or occupied by any outside party. Further, the undersigned have been given the opportunity to physically inspect the site for the proposed structure to be constructed on the property at 3925 Dance Mill Road, Phoenix, MD 21131.

We the undersigned, being adjacent property owners, hereby acknowledge that we have been presented with the above referenced information related to the proposed structure and have no objections to the project:

Thomas E. Koch

Gail T. Koch

3915 Dance Mill Road
Phoenix, MD 21131-2115

Date: 7/22/2020

MEMORANDUM **EXHIBIT 10B**

TO: -BALTIMORE COUNTY ZONING REVIEW OFFICE
-DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
-ADMINISTRATIVE LAW JUDGE

FROM: SARA S. ROWAN (PROPERTY OWNER)
3925 DANCE MILL ROAD
PHOENIX, MD 21111

I the undersigned have been presented with the site plan and description for the proposed detached 3-car garage with accessory living space above to be occupied solely by the property owner's biological parents. In perpetuity, the proposed structure will not be used for any commercial purpose and will not be rented to or occupied by any outside party. Further, the undersigned has been given the opportunity to physically inspect the site for the proposed structure to be constructed on the property located at 3925 Dance Mill Road, Phoenix, MD 21131

I the undersigned, being an adjacent property owner, hereby acknowledge the I have been presented the above referenced information related to the proposed structure and have no objections to the project.

John A. Demeo
3909 Dance Mill Road
Phoenix, MD 21131

Date: 8.11.2020

Case No. 2020-1195PHA

DECLARATION OF UNDERSTANDING

EXHIBIT 11

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 20th day of April 2020, by and between Sara S. Rowan (hereinafter referred to as the "Declarant") and the Department of Permits, Approval and Inspections (hereinafter referred to as "PAI").

Recitals

A. The Declarant who is the owner of this property has filed an application for a use permit and special hearing to construct a detached 3-car garage to include an Accessory Apartment to be occupied by the Declarant's biological parents. The Property being located at 3925 Dance Mill Road, Phoenix MD 21131 and is more particularly described by metes and bounds in Exhibit A (The Property) and Exhibit B (The hearing plans) attached hereto and made part hereof. The Property is zoned RC-6 which is the particular zone in which the Property is located.

B. PAI (or) The Administrative Law Judge has approved the Declaration request to create an Accessory Apartment complete with dedicated bathing and cooking facilities, located on this owner-occupied Property. The Accessory Apartment will be housing for John J. Rowan, Jr. and Mary Jill Rowan, biological parents of the owner. The other residents of the Property are Sara S. Rowan (Owner) and Ryder M. Gervais, child of the owner and grandson of the parents. It is understood that the use permit must be renewed with PAI every (2)two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval.

C. As a condition of approval of the Declarant's request, it is understood that Bill No. 49-11 requires the filing of this Declaration among the Land Records of Baltimore County, to provide notice to any future owners, subsequent bona ride purchasers or users of the Property that no part of any improvements or additions the Property may be used for separate living quarters and that all such improvements shall be used as a single-family residence, unless otherwise approved by and at the discretion of PAI.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant and PIA hereby declare as follows:

1. Any and all improvements now existing or to be constructed on the Property shall be used only as a single-family residence. No such improvements or additions shall ever be used as a separate living quarter or second residential unit. The kitchen for the Accessory Apartment will be constructed as part of the Property and shall be accessory to the principal use of the Property as a single-family residence. The Accessory Apartment shall house only the immediate family members listed in the Declaration and it is not be used by any other person for any other reason. The use permit and this Declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of this Declaration when it is recorded in Land Records.

2. Once the Accessory Apartment is no longer occupied by the persons named in this Declaration or if the property is sold, or the use permit has not been renewed within the 2 year temporary use permit time limit, the use permit shall terminate, and any proposed changes in occupancy to the Accessory Apartment by the property owner of subsequent purchaser shall require a new request for use permit.

3. Upon use permit termination:
   a. The Accessory Apartment in the accessory building requires removal of the kitchen and possibly other residential elements, at the discretion of PAI.

CASE NO 2020-119SPHA

b. The Declarant, upon termination of the use permit, will provide written notification to PAI for the closing of the Department file.

4. The covenants, conditions and restrictions stated above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and by the owners of all or any portion of the Property.

5. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

Owner ~~WITNESS~~: 4/20/2020

Witness: Stuart Frantz

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this 20 day of April 2020, before the Subscriber, a Notary Public of the State of Maryland, personally appeared Sara S. Rowan, the Declarant herein who is the owner of this Property, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and who acknowledged that she executed for the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal.

My Commission Expires: 1-3-23

Notary Public

MELANIE A. MERHAR
Notary Public-Maryland
Baltimore County
My Commission Expires
January 03, 2023

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 6/16/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 20-119 (Revised)

INFORMATION:
Property Address: 3925 Dance Mill Road
Petitioner: Sara S. Rowan
Zoning: RC 6
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for:

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 in-law apartment (1,186 sq ft living space) to be occupied by parents of the property owner;
2. A variance from Section 400.1to permit an accessory structure to be located in the side yard in lieu of the required rear yard; and,
3. A variance from Section 400.3 to permit an accessory structure with a height not to exceed 26.5 feet in lieu of the required 15 feet maximum height.

A site visit was conducted on May 28, 2020. The subject property is surrounded by rural residential and agricultural uses. The site is most visible when travelling west on Dance Mill Road and less so when travelling towards the east.

In response to concerns about the proposed structure being developed into a second dwelling in the future, the petitioner's representative, Robert Glushakow, proffered two additional conditions that the petitioner would be willing to agree to in order to allay these concerns. These conditions are listed as the first two conditions below.

The Department of Planning has no objection to granting the petitioned zoning relief related to the special hearing and variance from Section 400.1, provided:

1. There shall be no expansion of living space beyond 1,186 square feet;
2. Petitioner shall acknowledge and agree that she shall waive any right with respect to a future request for a subdivision or rezoning which could have the effect of establishing the garage with in-law apartment as a separate, single family residence;
3. The accessory structure shall not be used for principal residential or commercial purposes;
4. No separate septic, well, or utility meter shall be permitted;
5. Certain performance standards as established in BCZR §1A07.8.C and discussed below are followed:
    a. Buildings should reflect the traditional rural character of the area in architectural form, scale, materials and detailing and in landscaping context;

b. All exterior walls of a building must be treated similarly with respect to color and other architectural details.

6. Consideration of additional landscaping to soften the views from the public roadway

Pursuant to BCZR§1A07.4.A, The Department of Planning finds that the proposal is within the spirit and intent of the RC 6 provisions contained in BCZR §1A07.

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/kma/

c: Megan Benjamin
Sara S. Rowan
Office of the Administrative Hearings
People's Counsel for Baltimore County

EXHIBIT 12

JOHN A. OLSZEWSKI, JR.
County Executive

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

November 16, 2020

Sara S. Rowan,
3925 Dance Mill Road
Phoenix MD 21131

RE: Case Number: 2020-0119-SPHA, 3925 Dance Mill 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 May 19, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Gregory Slater
Secretary

Tim Smith, P.E.
Acting Administrator

EXHIBIT 12A

Date: May 29, 2020

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. **2020-0119-SPHA**

Special Hearing, Variance
Sara S. Rowan
3925 Dance Mill 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,

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

WW/RAZ

EXHIBIT 12B

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 6/16/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 20-119 (Revised)

INFORMATION:
Property Address: 3925 Dance Mill Road
Petitioner: Sara S. Rowan
Zoning: RC 6
Requested Action: Special Hearing, Variance

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A site visit was conducted on May 28, 2020. The subject property is surrounded by rural residential and agricultural uses. The site is most visible when travelling west on Dance Mill Road and less so when travelling towards the east.

In response to concerns about the proposed structure being developed into a second dwelling in the future, the petitioner's representative, Robert Glushakow, proffered two additional conditions that the petitioner would be willing to agree to in order to allay these concerns. These conditions are listed as the first two conditions below.

The Department of Planning has no objection to granting the petitioned zoning relief related to the special hearing and variance from Section 400.1, provided:

1. There shall be no expansion of living space beyond 1,186 square feet;
2. Petitioner shall acknowledge and agree that she shall waive any right with respect to a future request for a subdivision or rezoning which could have the effect of establishing the garage with in-law apartment as a separate, single family residence;
3. The accessory structure shall not be used for principal residential or commercial purposes;
4. No separate septic, well, or utility meter shall be permitted;
5. Certain performance standards as established in BCZR §1A07.8.C and discussed below are followed:
    a. Buildings should reflect the traditional rural character of the area in architectural form, scale, materials and detailing and in landscaping context;

b. All exterior walls of a building must be treated similarly with respect to color and other architectural details.

6. Consideration of additional landscaping to soften the views from the public roadway

Pursuant to BCZR§1A07.4.A, The Department of Planning finds that the proposal is within the spirit and intent of the RC 6 provisions contained in BCZR §1A07.

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/kma/

c: Megan Benjamin
Sara S. Rowan
Office of the Administrative Hearings
People's Counsel for Baltimore County

EXHIBIT 12C

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: May 28, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0119-SPHA
Address 3925 Dance Mill Road
(Rowan Property)

Zoning Advisory Committee Meeting of **June 1, 2020**.

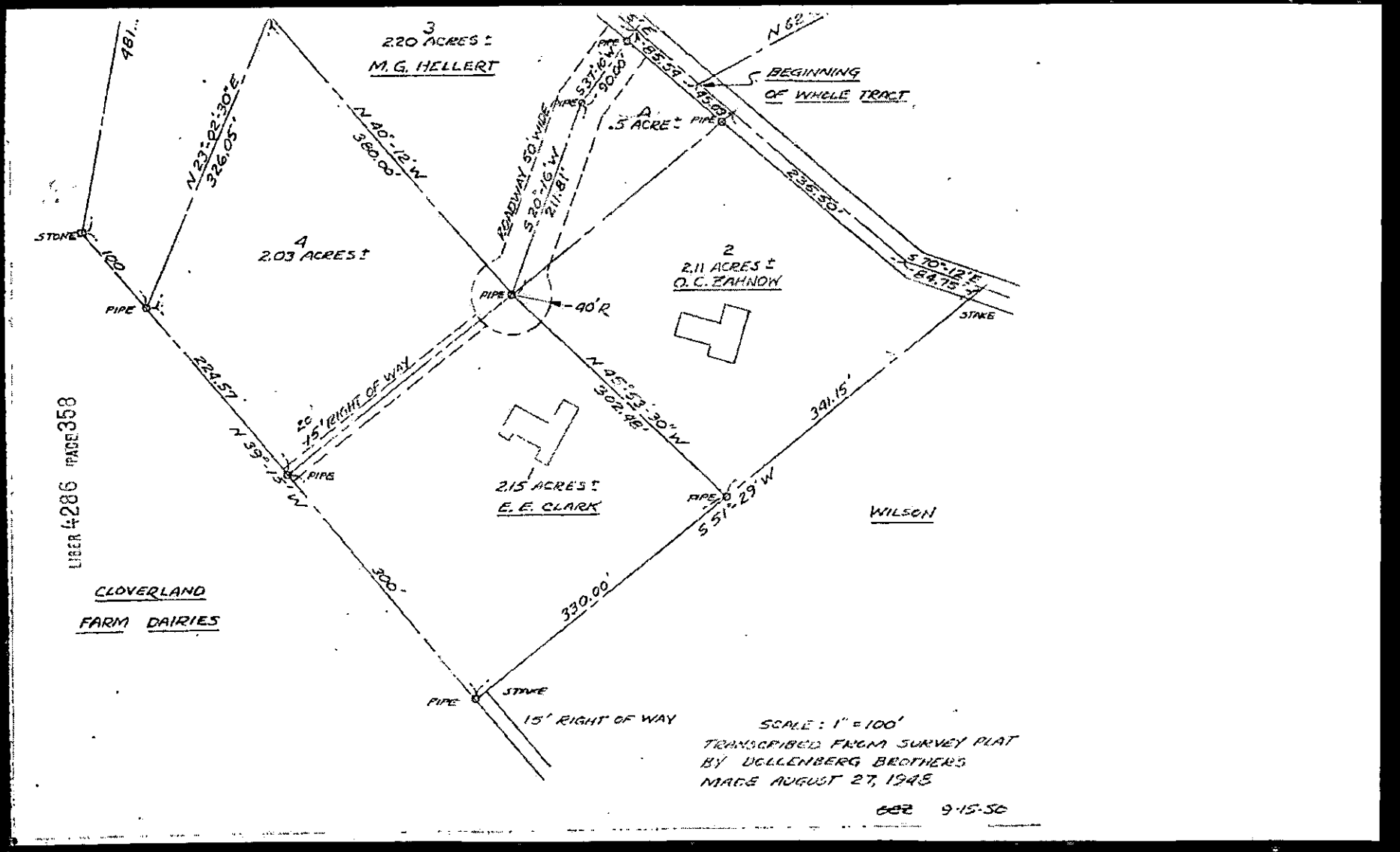
X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

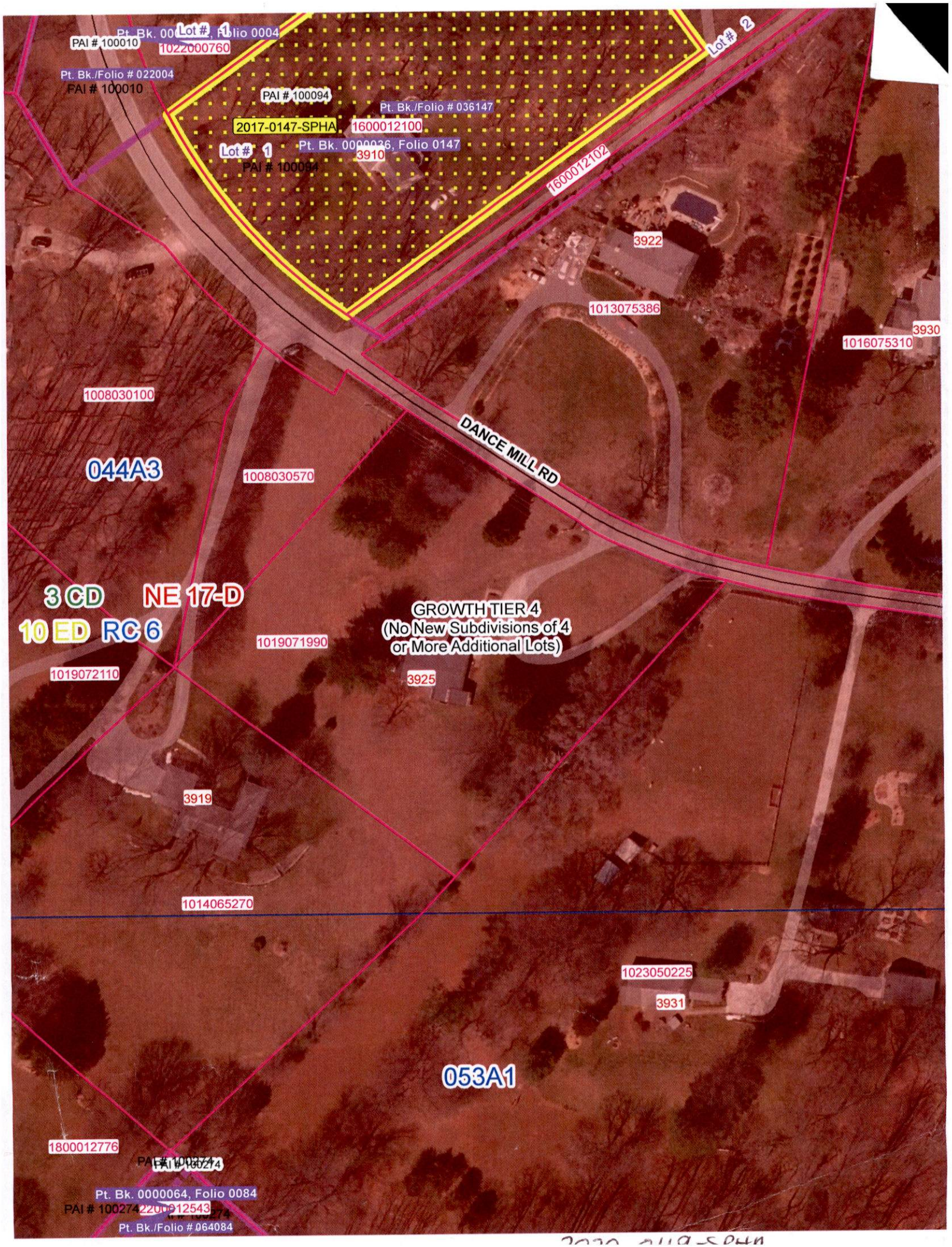
1. Ground Water Management must review any future building permit(s) for a garage/apartment. It may even require a new septic system there.

Reviewer: Dan Esser

C:\Users\jnjohnson\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\H1PAGF4X\ZAC 20-0119-SPHA 3925 Dance Mill Road.doc

EXHIBIT 13


3
2.20 ACRES ±
M. G. HELLERT
4
2.03 ACRES ±
2
2.11 ACRES ±
O. C. ZAHNOW
1
2.15 ACRES ±
E. E. CLARK
A
.5 ACRE ±
BEGINNING
OF WHOLE TRACT
WILSON
CLOVERLAND
FARM DAIRIES
LIBER 4286 PAGE 358
N 23°-02'-30" E
326.05'
481...
N 40°-12' W
380.00'
ROADWAY 50' WIDE
S 37°-16' W
50.00
S 20°-16' W
211.81'
N 62°
S 70°-12' E
84.75'
235.55'
45.69'
185.59'
N 45°-13'-30" W
302.48'
341.15'
S 51°-29' W
330.00'
300'
224.57'
N 39°-15' W
100
40' R
15' RIGHT OF WAY
15' RIGHT OF WAY
STONE
PIPE
STAKE
SCALE: 1" = 100'
TRANSCRIBED FROM SURVEY PLAT
BY UCLLENBERG BROTHERS
MADE AUGUST 27, 1948
9-15-56



2017-0147-SPHA

3909 Dance Mill-Demeo
Dance Mill Rd
3922 Dance Mill-King
Proposed Garage
3915 Dance Mill-Koch
3925 Dance Mill-Rowan
3919 Dance Mill-Langis
3931 Dance Mill-Carrier

EXHIBIT

2

RECEIVED

AUG 28 2020

By

Baltimore County – Petition For Zoning Variance

Case#: ZAC- 20-119

Property Owner: Sara S. Rowan

Property Address:

3925 Dance Mill Road

Phoenix, MD 21131

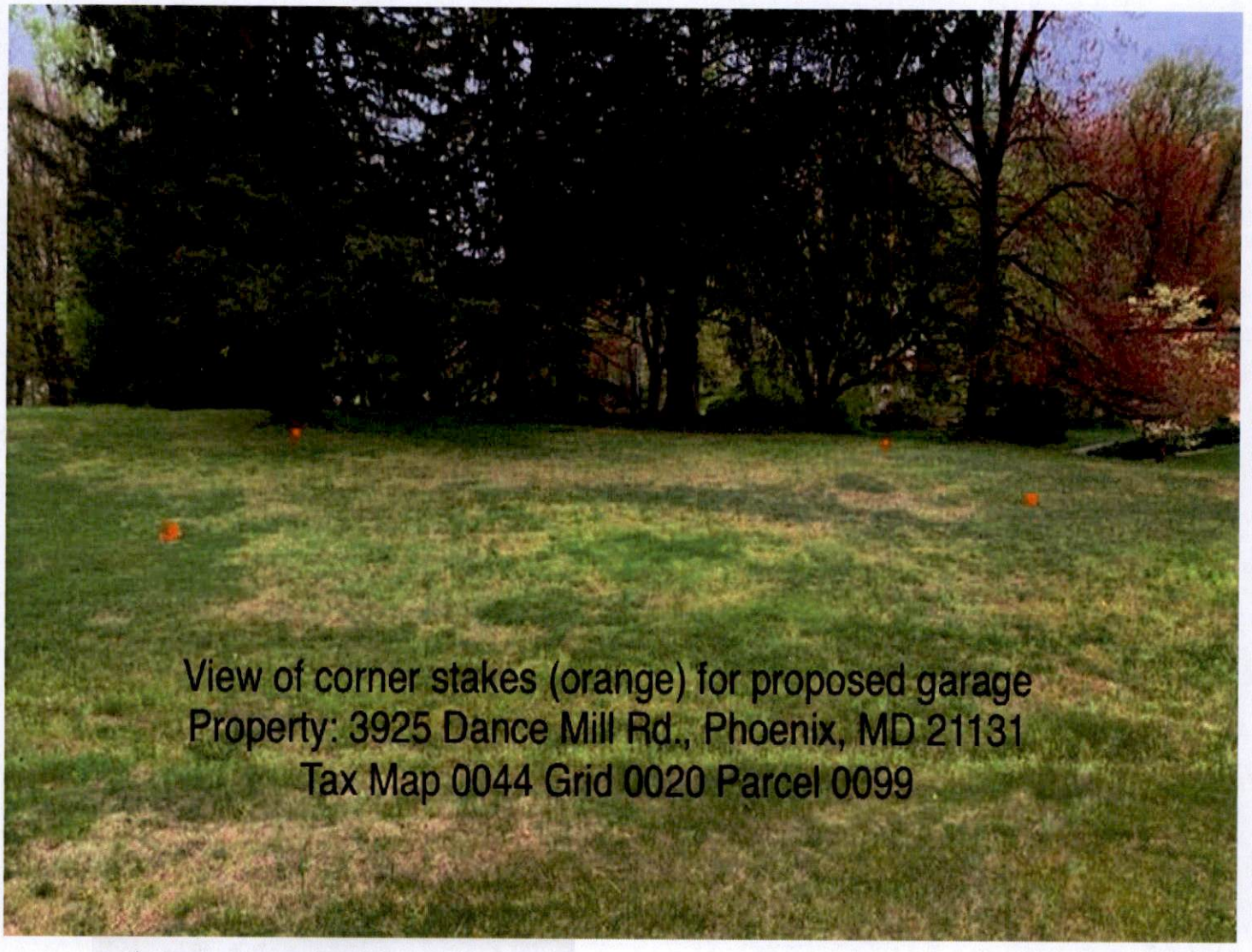
Tax Map: 044 **Grid**: 0020 **Parcel**: 099

District: 10 **Account #**: 1019071990

Zoning: RC-6

Owner: Sara S. Rowan
District 10 - Account #1019071990
Deed Ref # 39532/00058

2020-0119-SPHA



Owner: Sara S. Rowan
District 10 - Account #1019071990
Deed Ref # 39532/00058

2020-0119-SPHA

Owner: Sara S. Rowan
District 10 - Account #1019071990
Deed Ref # 39532/00058

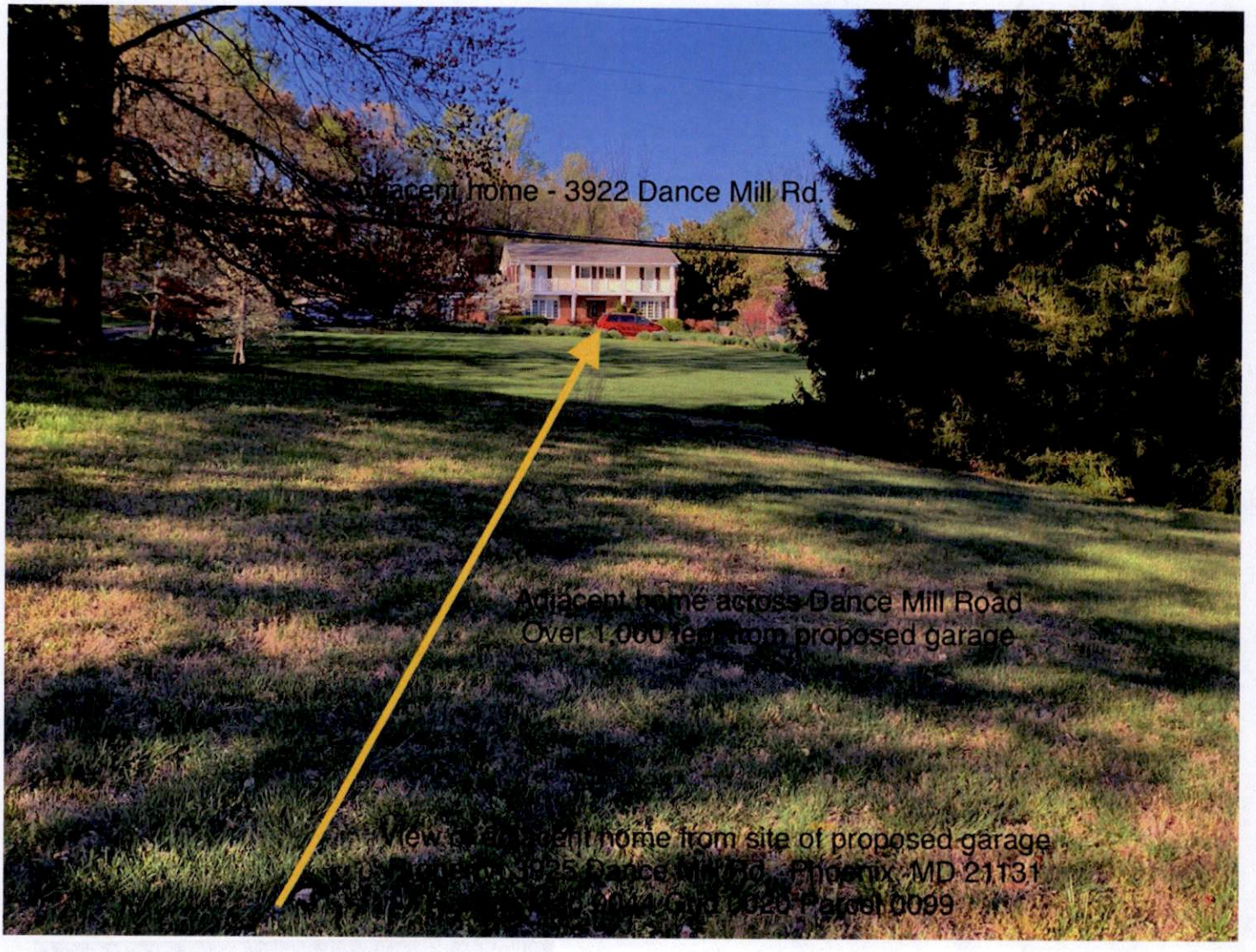
0119
2020-SPHA-SPHA

Owner: Sara S. Rowan
District 10 - Account #1019071990
Deed Ref # 39532/00058

2020-0119-SPHA

Owner: Sara S. Rowan
District 10 - Account #1019071990
Deed Ref # 39532/00058

2020-0119-SPHA



Owner: Sara S. Rowan
District 10 - Account #1019071990
Deed Ref # 39532/00058

2020-0119-SPHA

Owner: Sara S. Rowan
District 10 - Account #1019071990
Deed Ref # 39532/00058

2020-0119-SPHA

b. The Declarant, upon termination of the use permit, will provide written notification to PAI for the closing of the Department file.

4. The covenants, conditions and restrictions stated above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and by the owners of all or any portion of the Property.

5. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

Owner ~~WITNESS~~: _____ 4/20/2020 _____

Witness: _____ _____
Stuart Frantz

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this 20 day of April 2020, before the Subscriber, a Notary Public of the State of Maryland, personally appeared Sara S. Rowan, the Declarant herein who is the owner of this Property, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and who acknowledged that she executed for the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal.

My Commission Expires: 1-3-23 _____
Notary Public

MELANIE A. MERHAR
Notary Public-Maryland
Baltimore County
My Commission Expires
January 03, 2023