

MEMORANDUM

DATE: November 24, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0120-A- Appeal Period Expired

The appeal period for the above-referenced cases expired on November 23, 2020. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c:  Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(359 Stillwater Road)

15th Election District

7th Council District

Reggie & Josie Dowell

Legal Owners

Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2020-0120-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Reggie & Josie Dowell for property located at 359 Stillwater Road. The Petitioners are requesting variance relief from the Baltimore County Zoning Regulations (“BCZR”) § 1B02.3.C.1 to allow a lot width of 50 ft. in lieu of the required 55 ft. in a DR 5.5. zone.

Due to the 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 1.

Petitioners Reggie and Josie Dowell, appeared in support of the requested relief. William N. Bafitis, P.E. appeared and assisted the Petitioners. There were no protestants in attendance.

Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), the agency did not oppose the requested relief.

The subject property is approximately .229 acres and is zoned DR-5.5. Mr. Bafitis explained that the parcel was originally recorded in 1913 as part of the Back River Highlands subdivision plat. This subdivision predates the BCZR and all of the lots are 50 feet wide, which fails to meet the current 55 foot minimum width required under BCZR § 1B02.3.C.1. The lot in

ORDER RECEIVED FOR FILING

Date

10/22/20

By

D. M. Mangan

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

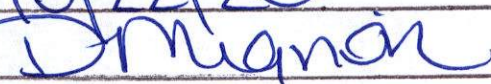
PMM:dlm

ORDER RECEIVED FOR FILING

Date

10/22/20

By





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 359 STILLWATER ROAD BALTO., MD. 21221 which is presently zoned DR 5.5

Deed References: 42222/253 10 Digit Tax Account # 25-00015988

Property Owner(s) Printed Name(s) REGGIE & JOSIE DOWELL

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

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

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

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) 1B02.3.C.1 (B.C.Z.R.) TO ALLOW A LOT WIDTH OF 50' IN-LIEU-OF THE REQUIRED 55' IN A DR 5.5 ZONE.

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)

MOST OF THE LOTS IN THIS NEIGHBORHOOD ARE THE SAME AS OURS (50 FEET WIDE).

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

REGGIE DOWELL

JOSIE DOWELL

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

5421 SWEET AIR RD. BALDWIN, MARYLAND

Mailing Address

City

State

21013

443-690-3289

Zip Code

Telephone #

Email Address

Representative to be contacted:

WILLIAM N. BAFITIS, P.E.

Name - Type or Print

Signature

1249 ENGLEBERTH RD. BALTO. MARYLAND

Mailing Address

City

State

21221

410-391-2336

bafitisassoc@comcast.net

Zip Code

Telephone #

Email Address

CASE NUMBER 2020-0120-A Filing Date 5/20/2020

Do Not Schedule Dates:

Reviewer CF



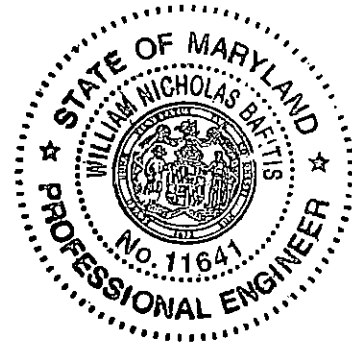
Bafitis & Associates

ZONING DESCRIPTION
FOR
#359 STILLWATER ROAD
BALTIMORE, MARYLAND 21221
15TH ELECTION DISTRICT.

BEGINNING AT A POINT ON THE SOUTH SIDE OF STILLWATER ROAD 50' WIDE;
AND 520'± NORTHWESTERLY FROM THE CENTERLINE INTERSECTION OF MACE AVENUE
60' WIDE;

BEING LOT 15, SECTION D IN THE SUBDIVISION OF BACK RIVER HIGHLANDS AS
RECORDED IN BALTIMORE COUNTY PLAT BOOK 04 FOLIO 64.
CONTAINING 10,000 SQUARE FEET OR 0.229 ACRES MORE OR LESS


WILLIAM N. BAFITIS, P.E. MD. REG. #11641



SEAL



Bafitis & Associates

ZONING DESCRIPTION
FOR
#359 STILLWATER ROAD
BALTIMORE, MARYLAND 21221
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BEGINNING AT A POINT ON THE SOUTH SIDE OF STILLWATER ROAD 50' WIDE;
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CONTAINING 10,000 SQUARE FEET OR 0.229 ACRES MORE OR LESS


WILLIAM N. BAFITIS, P.E. MD. REG. #11641



SEAL

2020-0120-A

CERTIFICATE OF POSTING

RECEIVED

SEP 25 2020

OFFICE OF

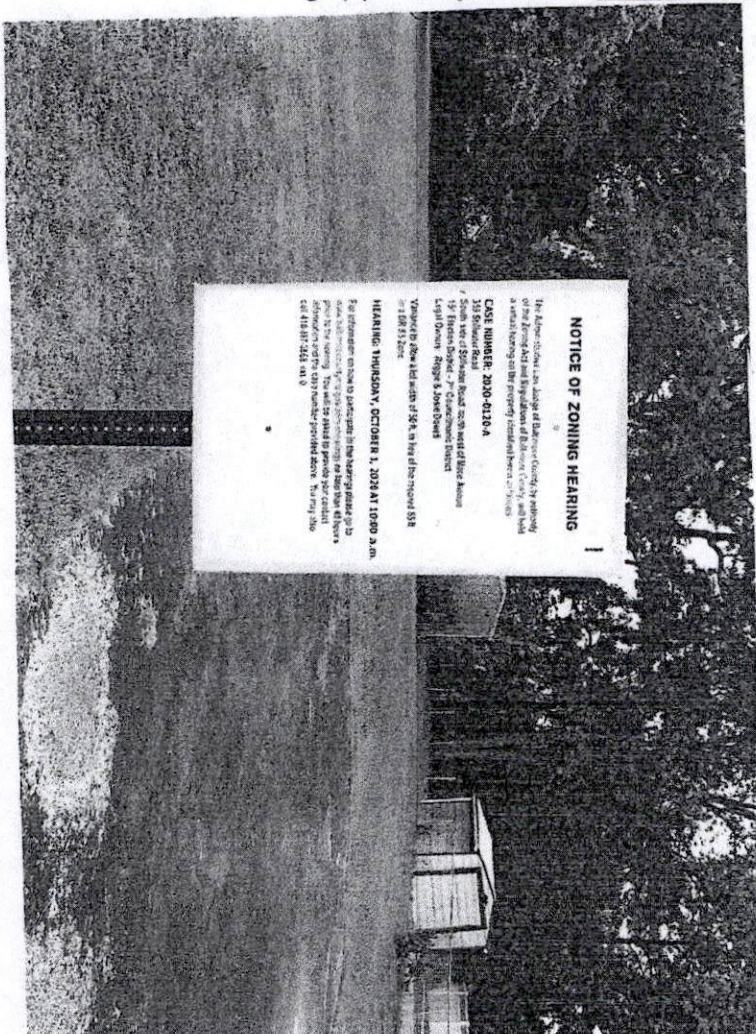
Date: 09/09/2020 & recheck 09/25/2020

RE: Project Name: Zoning Hearing
Case Number /PAI Number: 2020-0120-A
Petitioner/Developer: Reggie & Josie Dowell
Date of Hearing/Closing: 10/01/2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 359 Stillwater Rd.

The sign(s) were posted on 09/09/2020 & recheck 09/25/2020

(Month, Day, Year)



John M. Altmeyer
(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd.

(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

410-382-6580

(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

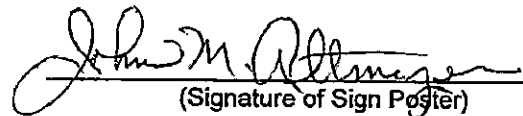
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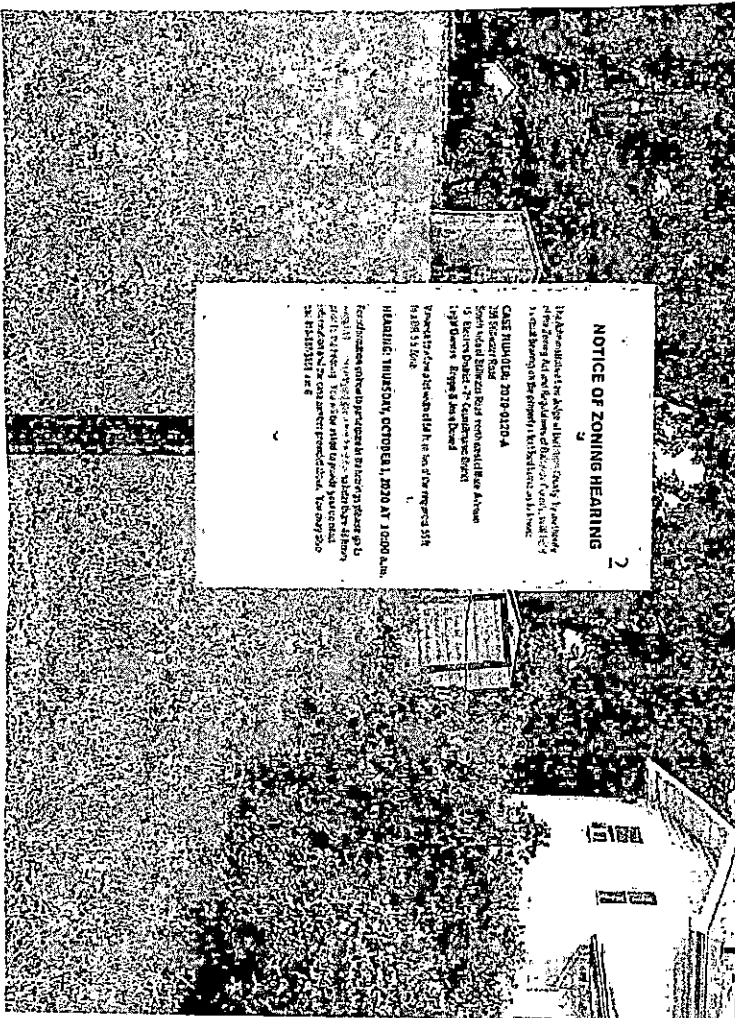
(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

410-382-6580

(Telephone Number of Sign Poster)





JOHN A. OLSZEWSKI, JR.
County Executive

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

September 1, 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: 2020-0120-A

359 Stillwater Road

South side of Stillwater Road, north west of Mace Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Reggie & Josie Dowell

Variance to allow a lot width of 50 ft. in lieu of the required 55 ft. in a DR 5.5 zone.

Hearing: Thursday, October 1, 2020 at 10:00 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.

A handwritten signature in cursive script, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: William Bafitis, 1249 Engelberth Road, Baltimore 21221
Mr. & Mrs. Dowell, 5421 Sweet Air Road, Baldwin 21013

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 11, 2020.



PETITION FOR ZONING HEARING(S)

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

Contract Purchaser/Lessee:

Name: Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name: Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners)

REGGIE DOWELL

JOSIE DOWELL

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Signature #1

Signature #2

5421 SWEET AIR RD. BALDWIN, MARYLAND

Mailing Address

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Signature

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bafitisassoc@comcast.net

Zip Code

Telephone #

Email Address

CASE NUMBER 2020-0120-A Filing Date 5/20/2020 Do Not Schedule Dates

Reviewer CP

REV 10.4.17

Edit Panelist Invitation List

You can select contacts from an existing address book, import a Comma or Tab Delimited file (file contains non-ASCII characters, use a Unicode file delimited either by commas or tabs) or add new contacts. Note that the number of invitation emails cannot exceed 10000.

[Select Contacts...](#)[Import Contacts...](#)

Panelists to Invite

Name	Email address	Phone number	Language	Time Zone	Locale
☐ Debra Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ William N. Bafitis	bafitisassoc@comcast.net	1-	English	New York Time	U.S.

[Invite](#) [Select All](#) [Clear All](#) [Delete](#) [Cancel](#)

New Panelist

Full name: (required)

Email address: (required)

Country/Region: Number (with area/city code):

Phone number:

Time Zone: New York (Eastern Daylight Time, GMT-04:00) ▼

Language: English ▼

Locale: U.S. ▼

☐ Add new panelist in my address book

☐ Invite as alternate host

[Add to Invitation List](#)

Event Information

Event: Zoning Hearing - 359 Stillwater Road - Case No: 2020-120-A
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e0e2cd6bd45f1f172de7e72ba251c8c82>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ede860f0af5ec0a005c78aa252a103bf8>
Date and time: Thursday, October 1, 2020 10:00 am
 Eastern Daylight Time (New York, GMT-04:00) Start
Duration: 1 hour
Description: Zoning Hearing
 Address: 359 Stillwater Road
 Owners: Reggie & Josie Dowell
 Case No: 2020-120-A
Event number: 172 361 2613
Event password: 1234
Host key: 528451
Alternate Host: Debra Willey, Henry Ayakwah
Panelist Info: Send Event
Panelist password: You can send emails by
Panelist numeric password: 678171 Send Email
Video Address: 1723612613@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: 172 361 2613
Maximum number of registrants: 10000
Destination address after event:
Host image:
Attendee list available for viewing by: Host, presenter and panelists only
Event material: None
Post-event survey: No
Email configured: Pending, Approved, Rejected

Registration Information

Registration ID required: No
Password required: No
Password:
Approval required: No
Custom registration form: No
After registration, go to URL:

[Manage Registrations](#)[Delete Event](#)[Edit Event](#)

Donna Mignon

From: Kristen L Lewis
Sent: Tuesday, September 1, 2020 3:11 PM
To: Donna Mignon
Cc: Debra Wiley
Subject: RE: Webex

Thank you, you too!

Kristen Lewis
PAI – Zoning Review
410-887-3391

-----Original Message-----

From: Donna Mignon
Sent: Tuesday, September 01, 2020 3:10 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Cc: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: Webex

Thank you. Have a great day.

-----Original Message-----

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Tuesday, September 1, 2020 3:09 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: Webex

Good afternoon ladies,

Attached is the information needed for another webex hearing. Mr. Bafitis said he may be sending me an email with anymore parties that need to be added to the hearing. Thank you.

Kristen Lewis
PAI – Zoning Review
410-887-3391

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - 359 Stillwater Road - Case No: 2020-120-A
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ee7f6a8dda4e8f830240038877801595c>

Start: Thu 10/1/2020 10:00 AM
End: Thu 10/1/2020 11:00 AM
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: Donna Mignon (dmignon@baltimorecountymd.gov)
Event number (access code): 172 361 2613

Thursday, October 1, 2020 10:00 am, Eastern Daylight Time (New York, GMT-04:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ee7f6a8dda4e8f83024003887780>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ecaa3c691fb94e3b6ff8211348306>



Audio conference information

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

Join from a video system or application

Dial 1723612613@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 678171

If you are a host, click here to view host information:

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=ee9bf0517747b56eefe02a77de2747666>

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



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 1, 2020

NOTICE OF ZONING HEARING

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CASE NUMBER: 2020-0120-A

359 Stillwater Road

South side of Stillwater Road, north west of Mace Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Reggie & Josie Dowell

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Hearing: Thursday, October 1, 2020 at 10:00 a.m.

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Michael Mallinoff
Director

MM:kl

C: William Bafitis, 1249 Engelberth Road, Baltimore 21221
Mr. & Mrs. Dowell, 5421 Sweet Air Road, Baldwin 21013

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 11, 2020.

TO: THE DAILY RECORD
Friday, September 11, 2020 - Issue

Please forward billing to:
Reggie & Josie Dowell
5421 Sweet Air Road
Baltimore, MD 21221

443-690-3289

NOTICE OF ZONING HEARING

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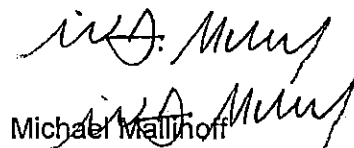
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Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

CERTIFICATE OF POSTING

Date: 09/09/2020

RE: Project Name: Zoning Hearing
Case Number /PAI Number: 2020-0120-A
Petitioner/Developer: Reggie & Josie Dowell
Date of Hearing/Closing: 10/01/2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 359 Stillwater Rd.

The sign(s) were posted on 09/09/2020

(Month, Day, Year)


(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd.

(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

410-382-6580

(Telephone Number of Sign Poster)



CERTIFICATE OF POSTING

Date: 09/09/2020

RE: Project Name: Zoning Hearing
Case Number /PAI Number: 2020-0120-A
Petitioner/Developer: Reggie & Josie Dowell
Date of Hearing/Closing: 10/01/2020

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(Month, Day, Year)



John M. Altmeyer
(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd.

(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

410-382-6580

(Telephone Number of Sign Poster)

**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: 2020-0120-A

Property Address: 359 STILLWATER ROAD

Property Description: CLEARED VACANT LOT 520'± NORTHWESTERLY FROM
CENTERLINE OF MACE AVENUE

Legal Owners (Petitioners): REGGIE & JOSIE DOWELL

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: REGGIE & JOSIE DOWELL

Company/Firm (if applicable): _____

Address: #5421 SWEET AIR ROAD BALDWIN, MARYLAND 21013

Telephone Number: 443-690-3289

Revised 7/9/2015

Search Result for BALTIMORE COUNTY

2026-0120-A



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 21, 2020

William N. Bafitis P.E.,
1249 Engleberth Road
Baltimore MD 21221

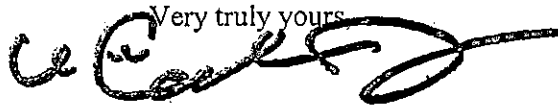
RE: Case Number: 2020-0120-A, 359 Stillwater Road

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 20, 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

MDOT
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. 2020-0120-A

Variance
Reggie & Josie Dowell
359 Stillwater 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: 6/8/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-120

INFORMATION:

Property Address: 359 Stillwater Road
Petitioner: Reggie Dowell, Josie Dowell
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations to allow a lot width of 50 feet in lieu of the required 55 feet in a DR 5.5 zone.

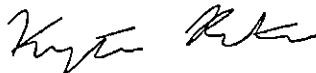
A site visit was conducted on 6/2/2020. The neighborhood is comprised of predominantly 50 foot lots. Many homes were built in the early 20th Century.

The applicant submitted architectural plans, which show a pleasing front façade and adequate windows on all sides of the structure. All setback requirements are being met.

The Department of Planning has no objections to the request for variance.

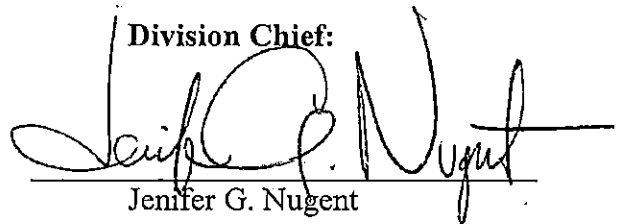
For further information concerning the matters stated herein, please contact Joseph Fraker at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jennifer G. Nugent

CPG/JGN/kma/

c: Joseph Fraker
William Bafitis, P.E.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAY 28 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

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

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

DATE: May 28, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0120-A
Address 359 Stillwater Road
(Dowell Property)

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

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

Reviewer: Steve Ford

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 15 Account Number - 2500015988			
Owner Information					
Owner Name:	DOWELL REGGIE DOWELL JOSIE		Use:	RESIDENTIAL	
Mailing Address:	5421 SWEET AIR RD BALDWIN MD 21013-		Principal Residence:	NO	
			Deed Reference:	/42222/ 00253	
Location & Structure Information					
Premises Address:	STILLWATER RD		Legal Description:	0.2296 AC STILLWATER RD SS BACK RIVER HIGHLANDS	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0097	0001	0364	15050045.04	0000	D
					Block:
					15
					Assessment Year:
					2021
					Plat No:
					Plat Ref: 0004/ 0006
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
				Property Land Area	
				0.2296 AC	
				County Use	
				04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
					Garage
Last Notice of Major Improvements					
Value Information					
		Base Value		Value	
				As of	
				01/01/2018	
				As of	
				07/01/2020	
				As of	
				07/01/2021	
Land:		57,000		57,000	
Improvements		0		0	
Total:		57,000		57,000	57,000
Preferential Land:		0			
Transfer Information					
Seller: DOWELL REGGIE		Date: 12/12/2019		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /42222/ 00253		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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	
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:	

Donna Mignon

From: Donna Mignon
Sent: Wednesday, September 2, 2020 10:55 AM
To: 'Josie Dowell'
Subject: RE: Invitation to join Web seminar as a panelist: Zoning Hearing - 2623 Rolling Road

Hi Josie,
Thank you for catching that. It is set for October 1st at 10:00 a.m.
When they sent me the email it had the case number of : 2020-0102A
Your case number is 2020-0120-A.

Thank you. I will send you a new invite.

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

From: Josie Dowell <josie.dowell7313@gmail.com>
Sent: Wednesday, September 2, 2020 10:50 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: Re: Invitation to join Web seminar as a panelist: Zoning Hearing - 2623 Rolling Road

CAUTION: This message from josie.dowell7313@gmail.com originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking, and use caution opening attachments.

Good morning Donna,

I'm contacting you just to clarify my hearing date as September 25th at 10 am. I was told by my engineer yesterday that the date was set for October 1st at 10am? The sooner the better for me, just want to clarify? Also if you have time to call me just to clarify how I join, since this is something new for me I certainly would appreciate that extra assistance.

Thanks for your assistance,
Josie Dowell
443-690-3289

On Wed, Sep 2, 2020, 10:12 AM <messenger@webex.com> wrote:

You're a panelist for this Webex event. When it's time, join the Webex event here.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)
Event number (access code): 172 460 6485

Event password: 1234

Panelist password: The Event has no Panelist Password

Friday, September 25, 2020 10:00 am, Eastern Daylight Time (New York, GMT-04:00)

Join event

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

Join as an attendee:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e62b4f1b9974819e059ff4f7c3205>

Join the audio conference only

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1724606485@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 174916

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

Donna Mignon

From: Debra Wiley
Sent: Wednesday, September 2, 2020 9:45 AM
To: bafitisassoc@comcast.net
Cc: Donna Mignon
Subject: FW: Additional participant for Case No. 2020-0120-A

Good morning Mr. Bafitis,

Our office will send an invitation to Josie Dowell, however, we need her mailing address as well.

Please provide and we'll send her invitation once received.

Thank you.

Debra Wiley, Legal Administrative Secretary Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

-----Original Message-----

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Wednesday, September 2, 2020 9:30 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Additional participant

Good morning ladies,

The person indicated below needs to be added to the webex that was created for 2020-0120-A. Thank you.

Kristen Lewis
PAI – Zoning Review
410-887-3391

-----Original Message-----

From: bafitisassoc@comcast.net [mailto:bafitisassoc@comcast.net]
Sent: Wednesday, September 02, 2020 8:32 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: Re: Hearing Notice

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

Kristen,

The owner of the property's e-mail is : Josiedowell7313@gmail.com

Thanks
Bill

William N. Bafitis, P.E. Bafitis & Associates
1249 Engleberth Road
Baltimore, MD 21221
410-391-2336

> On 09/01/2020 3:07 PM Kristen L Lewis <klewis@baltimorecountymd.gov> wrote:

>

>

> Good afternoon,

>

> Here is a copy of the hearing notice per our recent conversation. Please send me the names and emails of any people that would need a webex link for the hearing sent to them as well. Thank you.

>

> Kristen Lewis

> PAI - Zoning Review

> 410-887-3391

>

>

> [<http://www.baltimorecountymd.gov/sebin/g/i/signature-covid-mask.gif>]<

> <https://www.baltimorecountymd.gov/news/coronavirus.html>>

>

> <<http://www.baltimorecountymd.gov>>

>

> Connect with Baltimore County

>

>

> [<http://www.baltimorecountymd.gov/sebin/x/g/social-icon-facebook.png>]<<https://www.facebook.com/baltcogov>>

[<http://www.baltimorecountymd.gov/sebin/p/o/social-icon-twitter.png>] <<https://twitter.com/BaltCoGov>>

[<http://www.baltimorecountymd.gov/sebin/z/n/social-icon-news.png>]

<<http://www.baltimorecountymd.gov/News/BaltimoreCountyNow>>

[<http://www.baltimorecountymd.gov/sebin/b/d/social-icon-youtube.png>]

<<https://www.youtube.com/user/BaltimoreCounty>> [<http://www.baltimorecountymd.gov/sebin/l/y/social-icon-flickr.png>]

<<https://www.flickr.com/photos/baltimorecounty>> [<http://www.baltimorecountymd.gov/sebin/t/q/social-icon-linkedin.png>]

<<https://www.linkedin.com/company/baltimore-county-government>>

>

> www.baltimorecountymd.gov<<http://www.baltimorecountymd.gov>>

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PAI – Zoning Review
410-887-3391

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The owner of the property's e-mail is : Josiedowell7313@gmail.com

Thanks
Bill

William N. Bafitis, P.E. Bafitis & Associates
1249 Engleberth Road
Baltimore, MD 21221
410-391-2336

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> Kristen Lewis

> PAI - Zoning Review

> 410-887-3391

>

> [http://www.baltimorecountymd.gov/sebin/g/i/signature-covid-mask.gif]<https://www.baltimorecountymd.gov/news/coronavirus.html>
 >
 > <http://www.baltimorecountymd.gov>
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 > Connect with Baltimore County
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 > [http://www.baltimorecountymd.gov/sebin/x/g/social-icon-facebook.png]<https://www.facebook.com/baltcogov>
 [http://www.baltimorecountymd.gov/sebin/p/o/social-icon-twitter.png] <https://twitter.com/BaltCoGov>
 [http://www.baltimorecountymd.gov/sebin/z/n/social-icon-news.png]
 <http://www.baltimorecountymd.gov/News/BaltimoreCountyNow>
 [http://www.baltimorecountymd.gov/sebin/b/d/social-icon-youtube.png]
 <https://www.youtube.com/user/BaltimoreCounty> [http://www.baltimorecountymd.gov/sebin/l/y/social-icon-flickr.png] <https://www.flickr.com/photos/baltimorecounty> [http://www.baltimorecountymd.gov/sebin/t/q/social-icon-linkedin.png] <https://www.linkedin.com/company/baltimore-county-government>
 >
 > www.baltimorecountymd.gov<http://www.baltimorecountymd.gov>

ZAC AGENDA

Case Number: 2020-0120-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Reggie & Josie Dowell
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 359 STILLWATER RD

Location: South side of Stillwater Road 520' North West of Mace Ave.

Existing Zoning: DR 5.5

Area: .229 AC

Proposed Zoning:

VARIANCE:

1B02.3.C.1 (B.C.Z.R) To allow a lot width of 50' in lieu of the required 55' in a DR 5.5 Zone.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Edit Panelist Invitation List

You can select contacts from an existing address book, import a Comma or Tab Delimited file (file contains non-ASCII characters, use a Unicode file delimited either by commas or tabs) or add new contacts. Note that the number of invitation emails cannot exceed 10000.

[Select Contacts...](#)[Import Contacts...](#)

Panelists to Invite

	Name	Email address	Phone number	Language	Time Zone	Locale
☐	<u>Debra Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Josie Dowell</u>	josiedowell7313@gmail.com	1-	English	New York Time	U.S.
☐	<u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>William N. Bafitis</u>	bafitisassoc@comcast.net	1-	English	New York Time	U.S.

[Invite](#)[Select All](#)[Clear All](#)[Delete](#)[Cancel](#)

New Panelist

Full name: (required)Email address: (required)Phone number: Country/Region Number (with area/city code)Time Zone: New York (Eastern Daylight Time, GMT-04:00) ▼Language: English ▼Locale: U.S. ▼☐ Add new panelist in my address book☐ Invite as alternate host[Add to Invitation List](#)

Donna Mignon

resent on
9/22/20

From: Debra Wiley
Sent: Tuesday, September 22, 2020 10:44 AM
To: Donna Mignon
Subject: Send Invite - 2020-0120-A - 359 Stillwater Rd.

Hi Donna,

Can you send a WebEx invitation to:

William Bafitis
bafitisassoc@comcast.net

Thanks.

Donna Mignon

From: Debra Wiley
Sent: Wednesday, September 2, 2020 11:05 AM
To: bafitisassoc@comcast.net
Cc: Donna Mignon
Subject: RE: FW: Additional participant for Case No. 2020-0120-A

Thank you so much.

Debra Wiley, Legal Administrative Secretary Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

-----Original Message-----

From: bafitisassoc@comcast.net <bafitisassoc@comcast.net>
Sent: Wednesday, September 2, 2020 11:04 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Re: FW: Additional participant for Case No. 2020-0120-A

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

Her mailing address is 5421 Sweet Air Road
- Baldwin, Maryland 21013

William N. Bafitis, P.E. Bafitis & Associates
1249 Engleberth Road
Baltimore, MD 21221
410-391-2336

> On 09/02/2020 9:44 AM Debra Wiley <dwiley@baltimorecountymd.gov> wrote:
>
>
> Good morning Mr. Bafitis,
>
> Our office will send an invitation to Josie Dowell, however, we need her mailing address as well.
>
> Please provide and we'll send her invitation once received.
>
> Thank you.
>
> Debra Wiley, Legal Administrative Secretary Baltimore County Office of
> Administrative Hearings
> 105 West Chesapeake Avenue, Suite 103
> Towson, Maryland 21204
> 410-887-3868

Josie
McDowell
5421 Sweet Air
Road
Baldwin, MD 21013

>
>
> -----Original Message-----
> From: Kristen L Lewis <klewis@baltimorecountymd.gov>
> Sent: Wednesday, September 2, 2020 9:30 AM
> To: Donna Mignon <dmignon@baltimorecountymd.gov>; Debra Wiley
> <dwiley@baltimorecountymd.gov>
> Subject: Additional participant
>
> Good morning ladies,
>
> The person indicated below needs to be added to the webex that was created for 2020-0120-A. Thank you.
>
> Kristen Lewis
> PAI – Zoning Review
> 410-887-3391
>
> -----Original Message-----
> From: bafitisassoc@comcast.net [mailto:bafitisassoc@comcast.net]
> Sent: Wednesday, September 02, 2020 8:32 AM
> To: Kristen L Lewis <klewis@baltimorecountymd.gov>
> Subject: Re: Hearing Notice
>
> CAUTION: This message from bafitisassoc@comcast.net originated from a non Baltimore County Government or non
BCPL email system. Hover over any links before clicking and use caution opening attachments.
> -----
>
> Kristen,
>
> The owner of the property's e-mail is : Josiedowell7313@gmail.com
>
> Thanks
> Bill
>
>
> William N. Bafitis, P.E.Bafitis & Associates
> 1249 Engleberth Road
> Baltimore, MD 21221
> 410-391-2336
>
> > On 09/01/2020 3:07 PM Kristen L Lewis <klewis@baltimorecountymd.gov> wrote:
> >
> >
> > Good afternoon,
> >
> > Here is a copy of the hearing notice per our recent conversation. Please send me the names and emails of any
people that would need a webex link for the hearing sent to them as well. Thank you.
> >
> > Kristen Lewis
> > PAI - Zoning Review
> > 410-887-3391
> >

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>> [http://www.baltimorecountymd.gov/sebin/g/i/signature-covid-mask.gif
>>]<https://www.baltimorecountymd.gov/news/coronavirus.html>
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>> <http://www.baltimorecountymd.gov>
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>> Connect with Baltimore County
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>> [http://www.baltimorecountymd.gov/sebin/x/g/social-icon-facebook.png]<https://www.facebook.com/baltcogov>
[http://www.baltimorecountymd.gov/sebin/p/o/social-icon-twitter.png], <https://twitter.com/BaltCoGov>
[http://www.baltimorecountymd.gov/sebin/z/n/social-icon-news.png]
<http://www.baltimorecountymd.gov/News/BaltimoreCountyNow>
[http://www.baltimorecountymd.gov/sebin/b/d/social-icon-youtube.png]
<https://www.youtube.com/user/BaltimoreCounty> [http://www.baltimorecountymd.gov/sebin/l/y/social-icon-
flickr.png] <https://www.flickr.com/photos/baltimorecounty> [http://www.baltimorecountymd.gov/sebin/t/q/social-
icon-linkedin.png] <https://www.linkedin.com/company/baltimore-county-government>
>>
>> www.baltimorecountymd.gov<http://www.baltimorecountymd.gov>

RE: PETITION FOR VARIANCE
359 Stillwater Road; S/S Stillwater Road,
520' NW of Mace Avenue
15th Election & 7th Councilmanic Districts
Legal Owner(s): Reggie & Josie Dowell
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2020-120-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED
MAY 28 2020

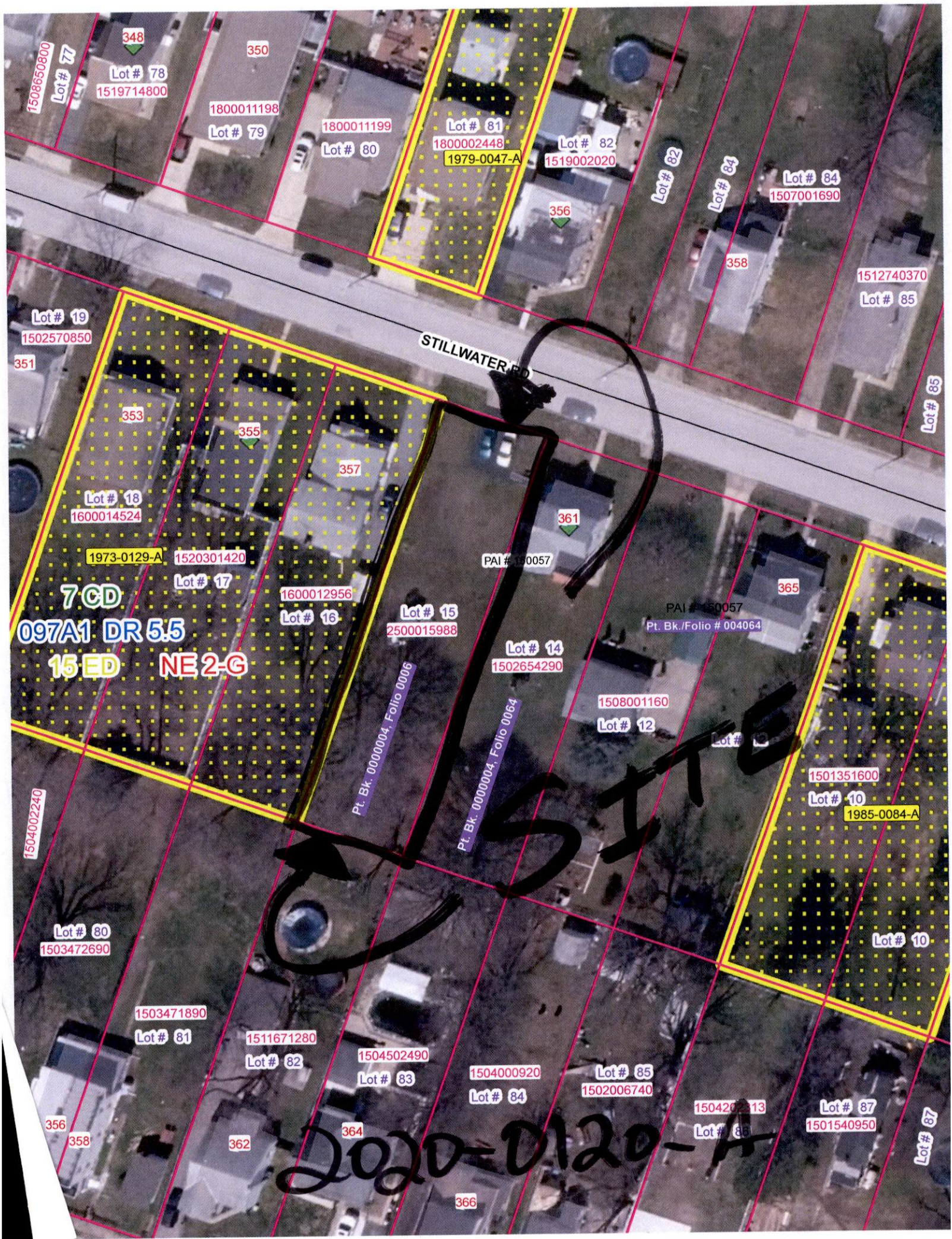
Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

CERTIFICATE OF SERVICE

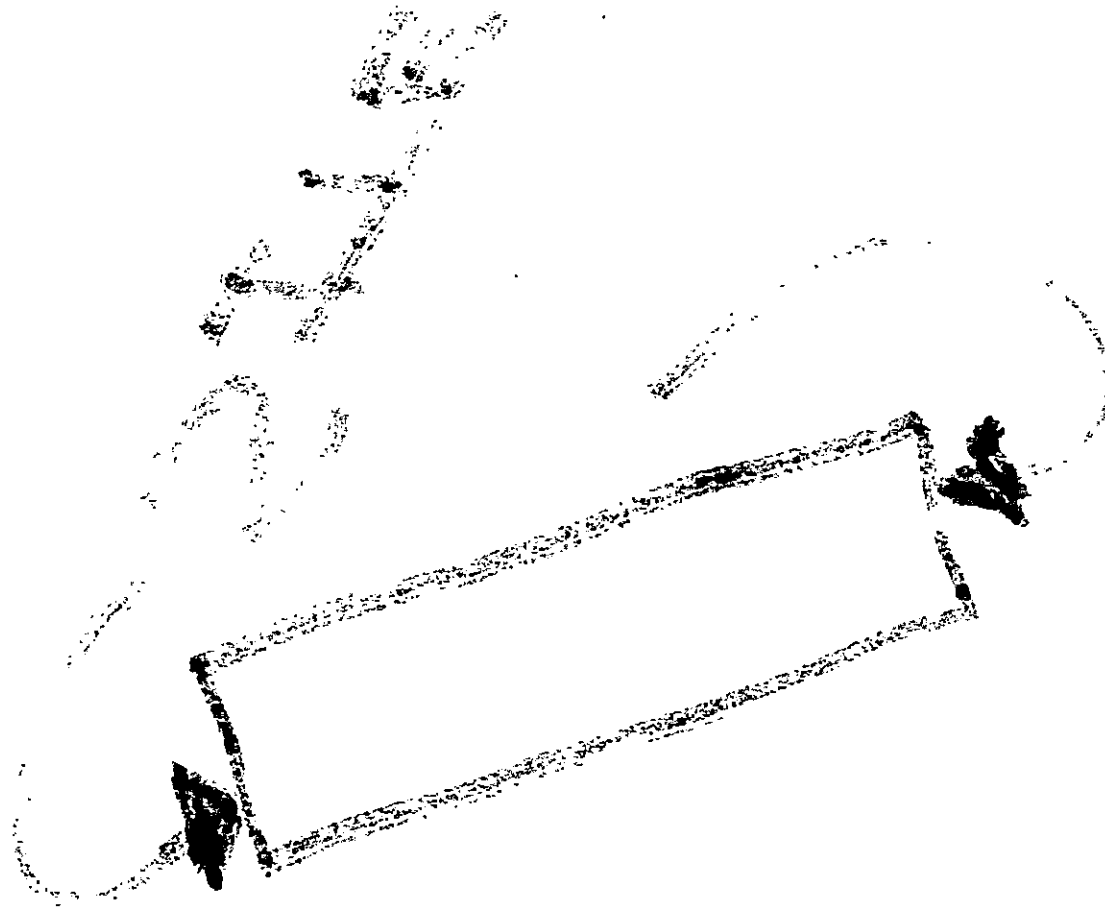
I HEREBY CERTIFY that on this 28th day of May, 2020, a copy of the foregoing Entry of Appearance was emailed to William Bafitis, P.E., 1249 Engleberth Road, Baltimore, Maryland 21221, bafitisassoc@comcast.net, Representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



1508650800 Lot # 77 348 Lot # 78 1519714800 350 1800011198 Lot # 79 1800011199 Lot # 80 1800002448 1979-0047-A Lot # 81 1519002020 Lot # 82 356 Lot # 84 1507001690 Lot # 84 1512740370 Lot # 85 1504002240 Lot # 19 1502570850 351 353 355 357 1600014524 Lot # 18 1973-0129-A 1520301420 Lot # 17 1600012956 Lot # 16 2500015988 Lot # 15 1502654290 Lot # 14 1508001160 Lot # 12 1501351600 Lot # 10 1985-0084-A Lot # 10 1503472690 Lot # 80 1503471890 Lot # 81 1511671280 Lot # 82 1504502490 Lot # 83 1504000920 Lot # 84 1502006740 Lot # 85 1504202313 Lot # 86 1501540950 Lot # 87 356 358 362 364 366 361 PAI # 150057 Pt. Bk. 0000004, Folio 0006 Pt. Bk. 0000004, Folio 0064 PAI # 150057 Pt. Bk. 0000004, Folio 004064 7 CD 097A1 DR 5.5 15 ED NE 2-G 2020-0120-A STILLWATER RD

九、



Donna Mignon

From: bafitisassoc@comcast.net
Sent: Wednesday, September 23, 2020 1:22 PM
To: Administrative Hearings
Subject: 359 Stillwater Road - Case Number 2020-0120-A
Attachments: STILLWATER ZONING PLAN.pdf; STILLWATER RECORD PLAT.pdf; 359 STILLWATER DEED.pdf

11-24-20
11/24/20
DM.

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

Hearing Exhibits:

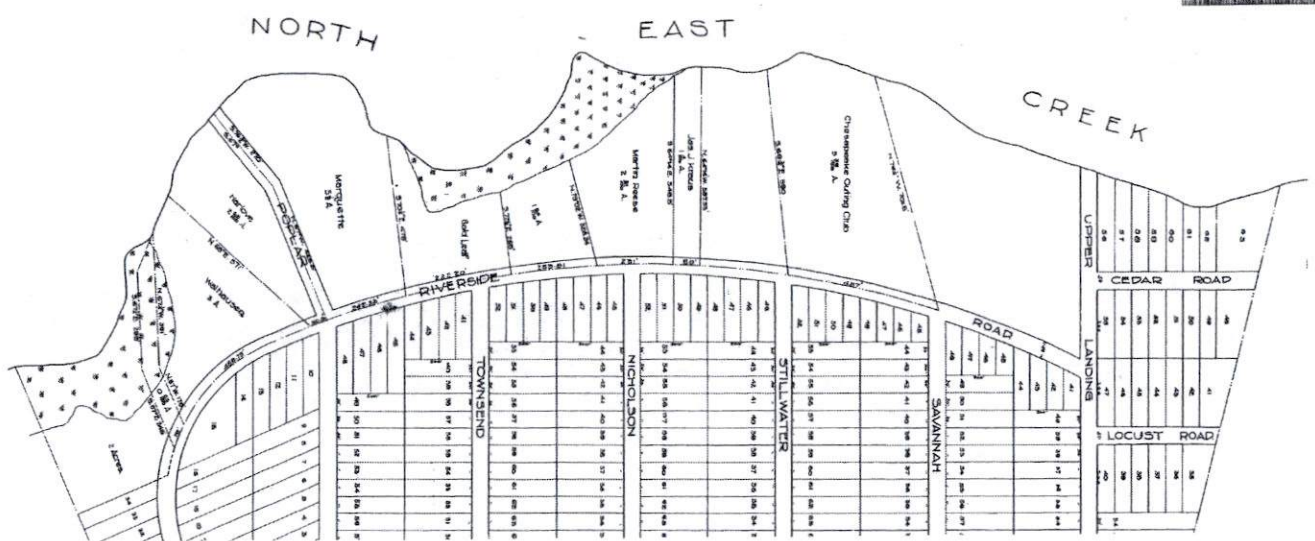
1. Plan to Accompany Petition for Zoning Variance
2. Record Plat (Plat of Back River Highlands - Book 04, Folio 64)
3. Deed No. 42222/253

If you need anything else let me know.

Thanks
Bill

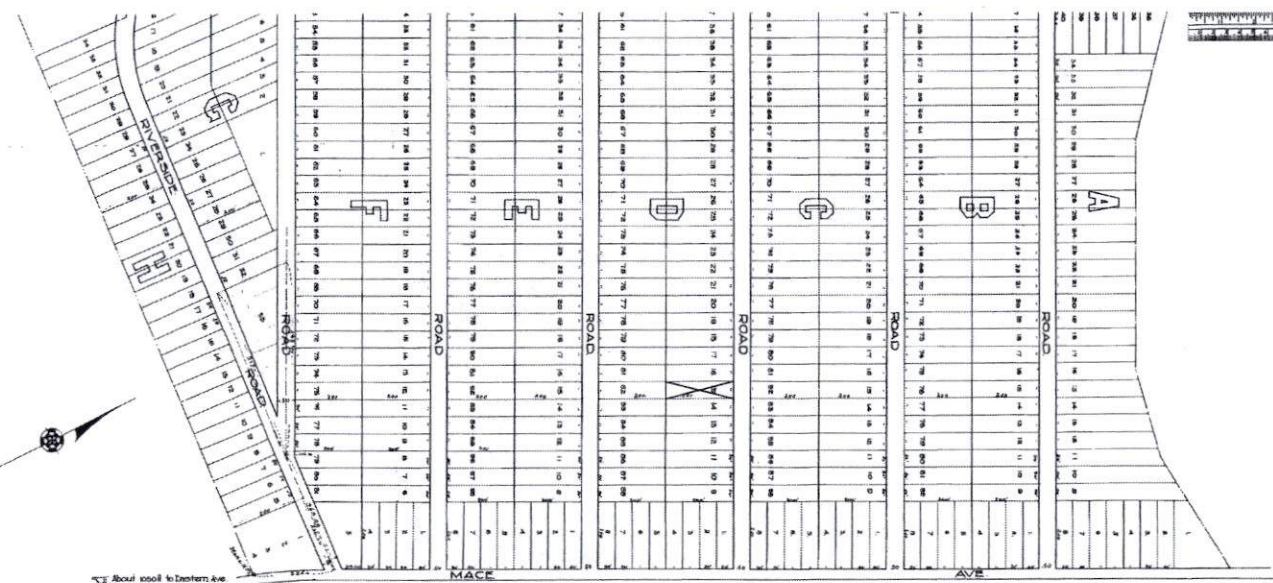
William N. Bafitis, P.E.
Bafitis & Associates
1249 Engleberth Road
Baltimore, MD 21221
410-391-2336

EXHIBIT NO.



BACK RIVER

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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BACK RIVER

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Filed March 28 1913.
J. F. W. C. C.

PETITIONER'S

EXHIBIT NO.

2

2

File No. 361STILLWATER
 Part of Tax ID # 15-1502654290
NO TITLE SEARCH
NO CONSIDERATION
DEED TO SELF

LR - Deed (No-Taxes)
 Recording Fee 20.00
 Name: DOWELL
 Ref: DOWELL
 LR - Deed (No-Taxes)
 Surcharge 40.00
 SubTotal: 60.00
 Total: 60.00
 12/12/2019 09:51
 #13115117 CC03-NR
 CC03-01
 Baltimore
 County/CC03-01.16
 Register 16

This Deed, made this 10th day of December, 2019, by and between Reggie Dowell and Josie Dowell, also known as Josephine Dowell parties of the first part, Grantors; and Reggie Dowell and Josie Dowell, also known as Josephine Dowell, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of No And 00/100 Dollars (\$.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Reggie Dowell and, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

Being known and designated as Lot No. 15, Section "D", on the Plat of Back River Highlands, which Plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book W.P.C. No. 4, folio 64.

BEING one of the lots of ground, which, by Deed dated July 5, 2019, and recorded in the Land Records of the County of Baltimore, Maryland, in Liber 41725 folio 273 was granted and conveyed by Margo Lashell Rzepka, Personal Representative of the Estate of Martin S. Browning, Sr., deceased, unto Reggie Dowell and Josie Dowell, also known as Josephine Dowell.

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

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Reggie Dowell and, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

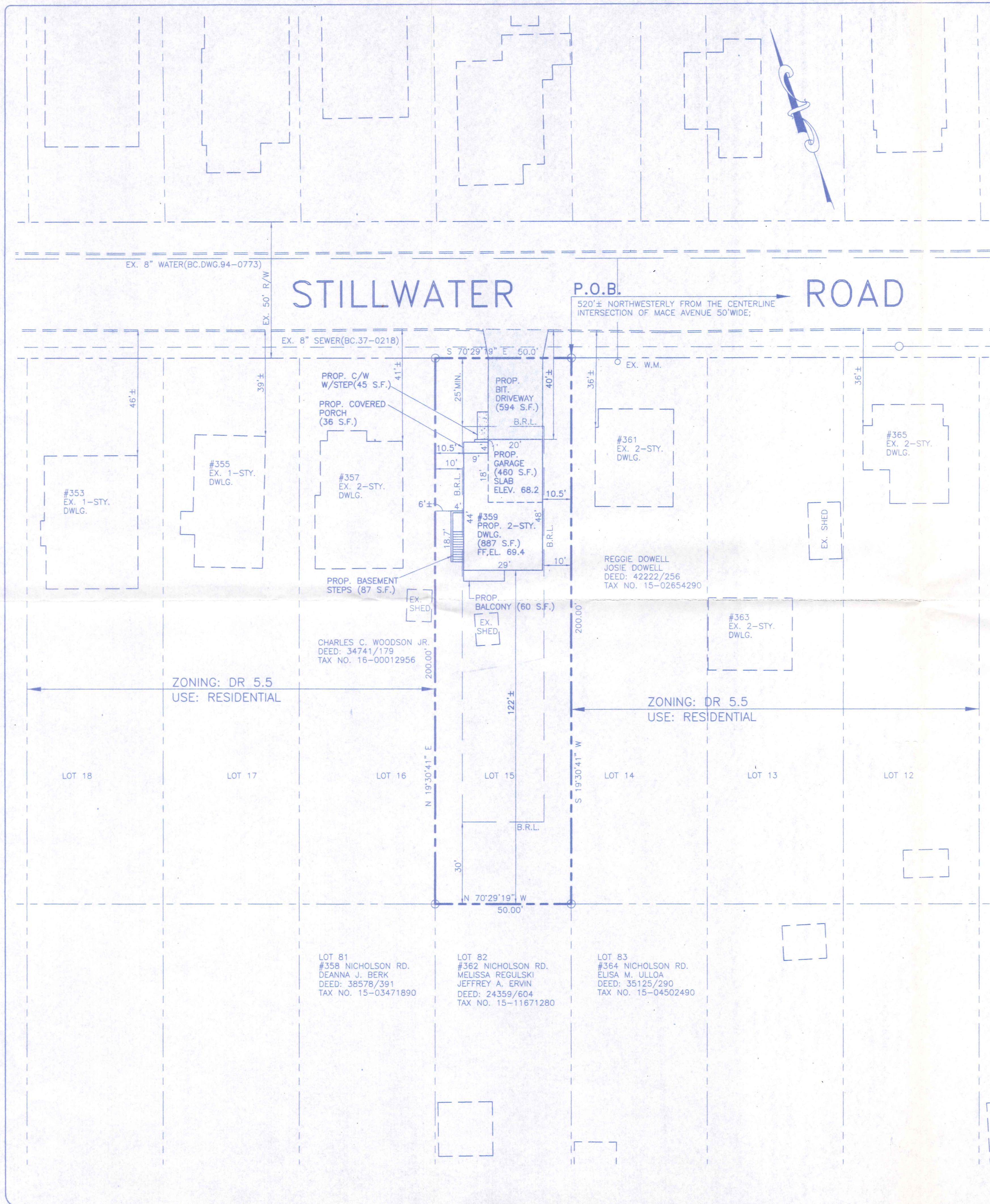
And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the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

REVIEWED SDAT
 BY Amellen 12/10/19
 DATE

PETITIONER'S

EXHIBIT NO.

3



NOTES

- Topography shown hereon was taken from Baltimore County GIS Topography & Updated by field survey. (APRIL 2020)
- The Firm Insurance Rate Map, 240010-0430 G indicates this is situated within flood Zone X. F.E.M.A. indicates a Flood Elevation of 8.5 NAVD 88 based on a Flood Insurance Study Number 240010V0008. A minimum first floor elevation 10.5 NAVD 88.
- Property lines shown hereon were established by public information.
- This site is NOT situated within the Chesapeake Bay Critical Areas. (Map 97)
- There shall be no clearing, grading, construction or disturbance of vegetation within the except as permitted by the Baltimore County Department of Environmental Protection and Sustainability.
- There are no forest or developed woodlands on this site.
- There NO Tidal & Non-Tidal Wetlands shown on this site.
- There is no significant plant or animal habitat on this site.
- There are no slopes greater than 15% on this site.
- There are no known wells on this site.
- There are no known underground storage tanks or septic systems on this site.
- There are no known potentially hazardous materials on this site as defined by Title 7-Health and Environmental Article, Annotated Code of Maryland, except as noted.
- There are no buildings or property within this site that are included on the Maryland Historical Trust Inventory, The Baltimore County Landmarks List, the National Register of Historic Places, the Maryland Archeological Survey or is a Baltimore County Historic District.
- Public Water and sewer serve this site.
- Caution underground utilities may exist in Bird River Grove Road & onsite, contact Miss Utility (800-257-7777) prior to any construction.
- Proposed dwelling height < 50'.

ZONING HISTORY

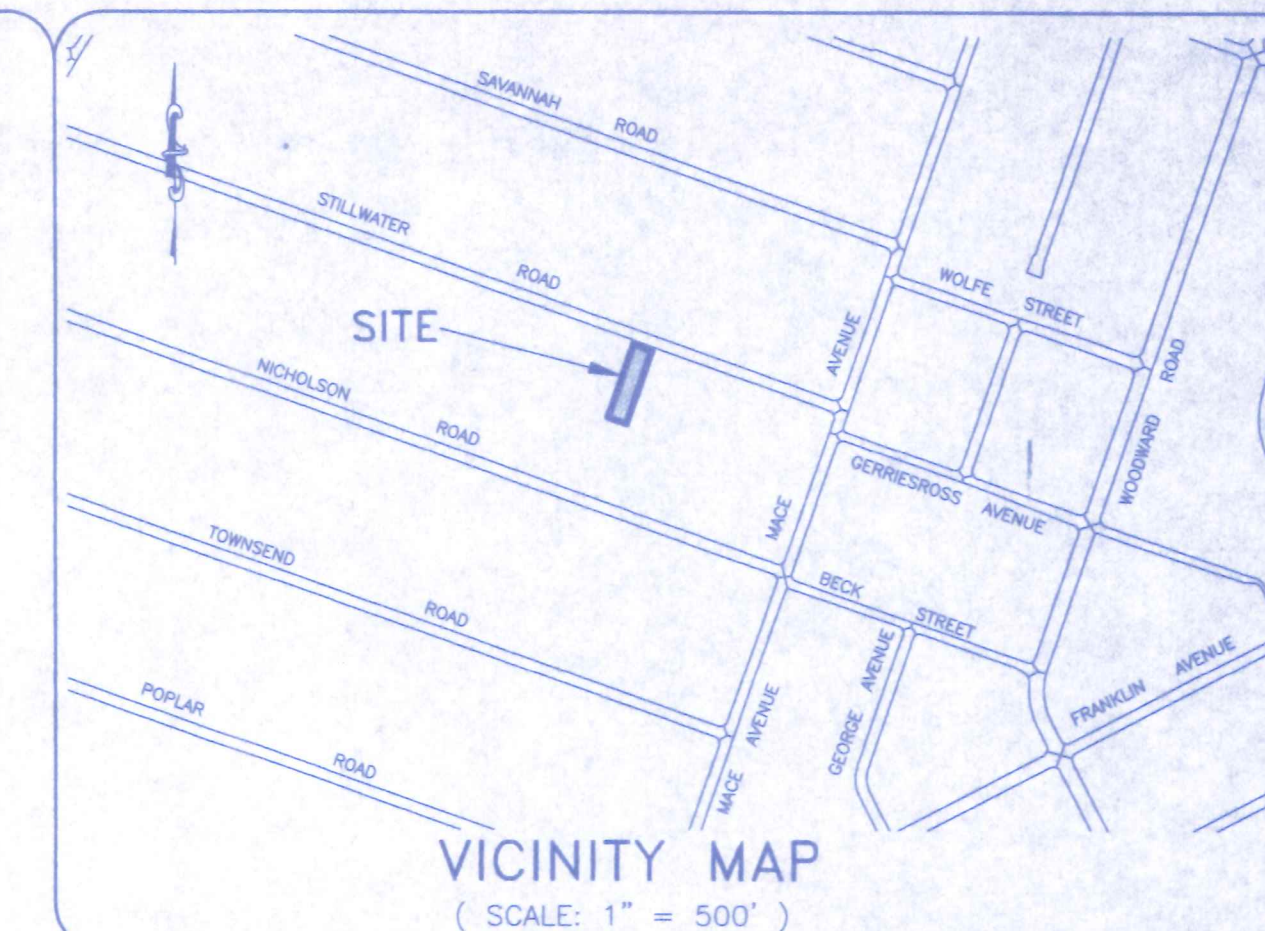
THERE ARE NO CASES FOR THIS SITE.

AVERAGING FRONT SETBACKS ALONG STILLWATER RD.

HOUSE NO.	FRONT SETBACK
#351	47'±
#353	46'±
#355	39'±
#357	41'±
#361	36'±
#365	36'±
#367	29'±
#359	$274' / 7 = 39.14 = 39'±$

ZONING VARIANCE REQUEST

- SECTION 1802.3.C.1 (B.C.Z.R.) TO ALLOW A LOT WIDTH OF 50' IN-LIEU-OF THE REQUIRED 55' IN A DR 5.5 ZONE.



SITE DATA

- OWNER: REGGIE & JOSIE DOWELL
#5421 SWEET AIR ROAD
BALDWIN, MARYLAND 21013
TELEPHONE: 443-690-3289
- DEED REF: 42222/253
- TAX ACC. NO.: 25-000015988
- TAX MAP: 97 PARCEL: 364 LOT: 15
- PLAT REF: PLAT OF BACK RIVER HIGHLANDS BOOK 04 FOLIO 64.
- ELECTION DISTRICT: 15TH
- COUNCILMANIC DISTRICT: 7TH
- REGIONAL PLANNING DISTRICT: ESSEX
- CENSUS TRACT: 4502
- ZONING: DR 5.5
- ZONING MAP: 097A1
- USE: EXISTING: RESIDENTIAL, VACANT
PROPOSED: 2-STY. DWELLING
- SITE AREA: 10,000 S.F. OR 0.229 AC.

**Bafitis & Associates**

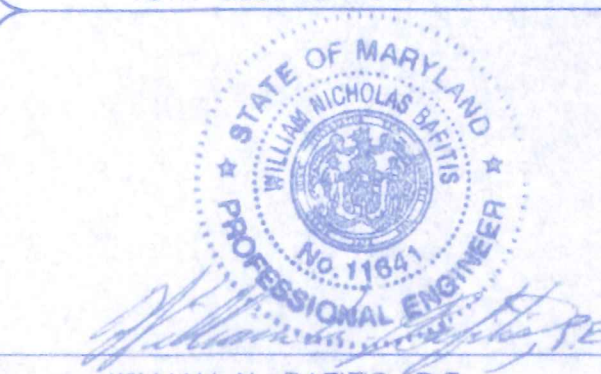
William N. Bafitis, P.E.
Civil Engineers/Land Planners
SURVEYORS
(410) 391-2336
wbafitisassoc@comcast.net

1249 Engleberth Rd. Baltimore, MD 21221

**PLAN TO ACCOMPANY
PETITION FOR ZONING VARIANCE
FOR
#359 STILLWATER ROAD**

15TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND



1

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 11641 Expiration Date: 09/09/2021

NO.	REVISIONS	DATE

SHEET 1 OF 1	DATE: 05/19/20
CHECKED: W.N.B.	DRAWN: N.W.B.