

MEMORANDUM

DATE: 1/7/2021
TO: ZONING REVIEW
FROM: Office of Administrative Hearings
RE: Case No. 2020-0150-SPH

The appeal period for the above-referenced cases expired on January 6, 2021. There being no appeal filed, the subject file is ready for return to the Development Processing Office and is placed in the 'pick up box.'

/dlm

c: ✓ Case File
Office of Administrative Hearings

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

AND VARIANCE

(16323 Matthews Road) *

8th Election District *

3rd Council District *

Mary & Donald Sloat *

Legal Owners *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2020-0150-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 Mary and Donald Sloat, legal owners (“Petitioners”). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations (“BCZR”), to permit an accessory (in law) apartment permitted as a temporary use within an existing accessory building situate on the same owner occupied lot as the principal dwelling. In addition, a Petition for Variance was filed pursuant to § 400.4.B.2 , of the BCZR to allow the size of the accessory (in law) apartment in an existing building to be 1,352 sq. ft. in lieu of the maximum 1,200 sq. ft.

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 prepared by Bruce Doak of Bruce E. Doak Consulting, LLC was marked and accepted into evidence as Petitioners’ Exhibit 1.

Mary and Donald Sloat appeared in support of the requests. Bruce Doak also attended. Frank X. Borgerding, Esq. represented the Petitioners. There were no protestants or interested persons in attendance. Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) and from the Department of Environmental Protection and Sustainability (“DEPS”).

ORDER RECEIVED FOR FILING

Date

By

12/7/20
Mignan

The property is approximately 3.95 acres and is zoned RC 7. Mr. Doak explained that the principal structure is a large "manor house" that was built in 1930. This residence is occupied by the Petitioners' son and his family. There are two other existing structures – an office/studio, and a former tenant house, which is the structure that is proposed as the "in law" apartment. The office/studio will not be used for any residential purpose. The tenant house will be converted to living space for the Petitioners, Mary and Donald Sloat. Mr. Doak further explained that the existing tenant house structure is 1352 sq. ft. and therefore variance relief is needed from the 1200 sq. ft. maximum permitted under BCZR § 400.4.B.2. A Declaration of Understanding in conformance with BCZR § 400.4 was admitted as Petitioners' Exhibit 7. Photos submitted by Mr. Doak show that the structure in question is well screened from the road and from the other surrounding homes by the topography and the mature trees and shrubbery. A letter of support from the nearest neighbor was admitted as Petitioners' Exhibit 8. Finally, Mr. Doak explained that the proposed in law apartment already has its own septic system so the plan is to utilize this system rather than tying into the main house's septic system, and that this requires express authorization under BCZR § 400.4.B.4.

SPECIAL HEARING

Based on the record evidence I find that the proposed in law apartment fully conforms with BCZR § 400.4. Indeed, as Mr. Doak suggested, this proposed use is precisely the sort of use envisioned by this zoning regulation. I further find that the proposed in law apartment meets all the requirements of 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.

ORDER RECEIVED FOR FILING

Date

12/7/20

By

W. Mignone

VARIANCE

I also find that the variance relief should be granted. A variance request involves a two step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

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

The property is irregularly shaped and has steep topography and is well forested. Further, it has several structures that pre-date the zoning regulations, including the tenant house structure that is the subject of this case. It is therefore unique. The petitioners would suffer practical difficulty and hardship if the variance were denied because they would have to deconstruct part of the existing structure in order to get down to the prescribed 1200 square feet. This would be nonsensical and unproductive. I find that the variance relief can 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 7th day of **December, 2020**, by this Administrative Law Judge, that the Petition for Special Hearing seeking relief pursuant to § 500.7 of the BCZR, to permit an accessory (in law) apartment permitted as a temporary use within an existing accessory building situate on the same owner occupied lot as the principal dwelling is hereby GRANTED.¹

IT IS FURTHER ORDERED that the in law apartment may utilize the existing septic system that serves this structure.

¹ The Declaration of Understanding (Exhibit 7) must be properly signed, dated, and notarized prior to the issuance of permits.

ORDER RECEIVED FOR FILING

Date

12/7/20

By

D. M. Mannon

IT IS FURTHER ORDERED that the Petition for Variance seeking relief pursuant to § 400.4B.2, of the BCZR to allow the size of the accessory (in law) apartment in an existing building to be 1,352 sq. ft. in lieu of the maximum 1,200 sq. ft. is 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 his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
- The other accessory structure on the property shall not be used for residential or commercial purposes.
- The Declaration of Understanding, along with this Order, shall be filed in the Land Records of Baltimore County.

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 12/7/20
By D. Mignan



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 16323 MATTHEWS ROAD which is presently zoned RC7
Deed References: 42252/119 10 Digit Tax Account # 0804065590
Property Owner(s) Printed Name(s) MARY R. SLOAT & DONALD EUGENE SLOAT

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

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

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

SEE ATTACHED PAGE

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

3. ☒ a Variance from Section(s)

SEE ATTACHED PAGE

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

TO BE PRESENTED AT THE HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Case Number 2020-0150-SP4A Filing Date 7/28/2020

Legal Owners (Petitioners):

Name #1 - Type or Print MARY R. SLOAT / DONALD EUGENE SLOAT

Name #2 - Type or Print

Signature #1 Mary R. Sloat Signature #2 Donald Eugene Sloat

Mailing Address City State

Zip Code Telephone # Email Address

21111 410-967-5280 / MCONNORSLOAT@YAHOO.COM

Representative to be contacted:

Name - Type or Print BRUCE E. DOAK

Signature Bruce E. Doak

Mailing Address City State

Zip Code Telephone # Email Address

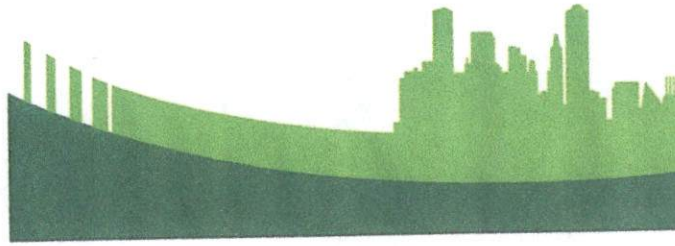
21053 410-419-4906 / BD@BRUCEDOAKCONSULTING.COM

Do Not Schedule Dates: Reviewer CP

Revised

PETITIONS REQUESTED

1. Special Hearing to permit an accessory (in law) apartment permitted as a temporary use within an existing accessory building situate on the same owner occupied lot as the principal dwelling.
2. Variance to allow the size of the accessory (in law) apartment in an existing building to be 1352 square feet in lieu of the maximum 1,200 square feet per Section 400.4.B.2 BCZR
3. Any relief that the Administrative Law Judge deems to be necessary.



Zoning Description

16323 Matthews Road
Fifth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point in Matthews Road, 340 feet, more or less, from the centerline of Corbett Road, thence running in or near the bed of Matthews Road and running with and binding on the outlines of the subject property, the three following courses and distances, viz. 1) North 75 degrees 15 minutes East 96.01 feet, 2) South 87 degrees 45 minutes East 298 feet and 3) North 69 degrees 55 minutes East 113 feet, thence leaving Matthews Road and continuing to run and bind on the outlines of the subject property, the three following courses and distances, viz. 4) South 20 degrees 00 minutes East 328 feet, 5) South 49 degrees 28 minutes West 323.35 feet and 6) North 37 degrees 53 minutes West 591.45 feet to the point of beginning.

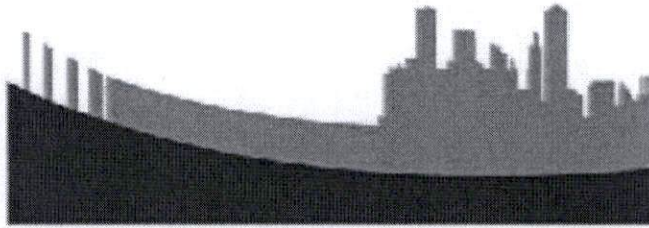
Containing 3.95 acres of land, more or less.

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

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



Revised
#2020-0150-SP4A



12/7/20
Dm

CASE #2020- 0150 - SPHA EXHIBITS
(In the order of submittal)

- 1) Sloats Matthew zoning plan 5 31 20
- 2) SDAT / Real Property Search
- 3) GIS w/contours
- 4) GIS photo
- 5) Photo key sheet
- 6) Site photos
- 7) Declaration of Understanding
- 8) Neighbor Letter 9 24 20

1/7/21
Dm

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

GENERAL SITE INFORMATION

1. Ownerships: Mary R. Sloan, Donald Eugene Sloan & Connor Foster Sloan
16323 Matthews Road, Monkton, MD 21111
2. Address: 16323 Matthews Road, Monkton, MD 21111
3. Deed references: 42252 / 119
4. Area: 3.95 acre (per 42252 / 119)
5. Tax Map / Parcel / Tax account #: 28 / 229 / 08-04-065590
Baltimore District: 7 Councilmanic District: 3
6. ADC map: 423407 GIS file: 028C1 Position sheet: 101NW3
Census tract: 408100 Census block: 240054081001
Schools: Sparks ES Hereford MS Hereford HS
7. The boundary shown herein is from the deed recorded in the Land Records of Baltimore County. All other information shown herein was taken from Baltimore County GIS file 028C1 and the information provided by Baltimore County on the Internet.
8. Improvements: Two single family dwellings, studio / shed, garage, tennis court & parking pad. All existing improvements will remain.

OFFICE OF ZONING

Zoning: R.C. 7 There are no previous zoning cases on the subject parcels.

R.C. 7 Setbacks for Residential Buildings

Front: 35 feet from the street, right of way
Side: 80 feet from any principal building
Rear: 50 feet from the property line
Principal building: 700 feet from adjacent property with cultivated or pasture use

ENVIRONMENTAL IMPACT

Waterbody: Loch Raven Reservoir URDL land type: 1

1. The existing dwellings are currently served by one private well and two separate septic systems.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

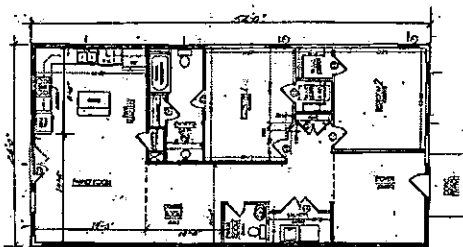
OFFICE OF PLANNING

Regional Planning District: Sparks District Code: 304

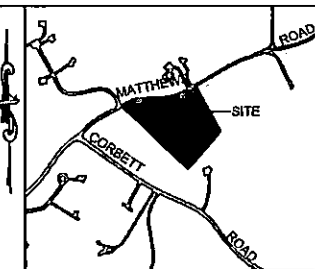
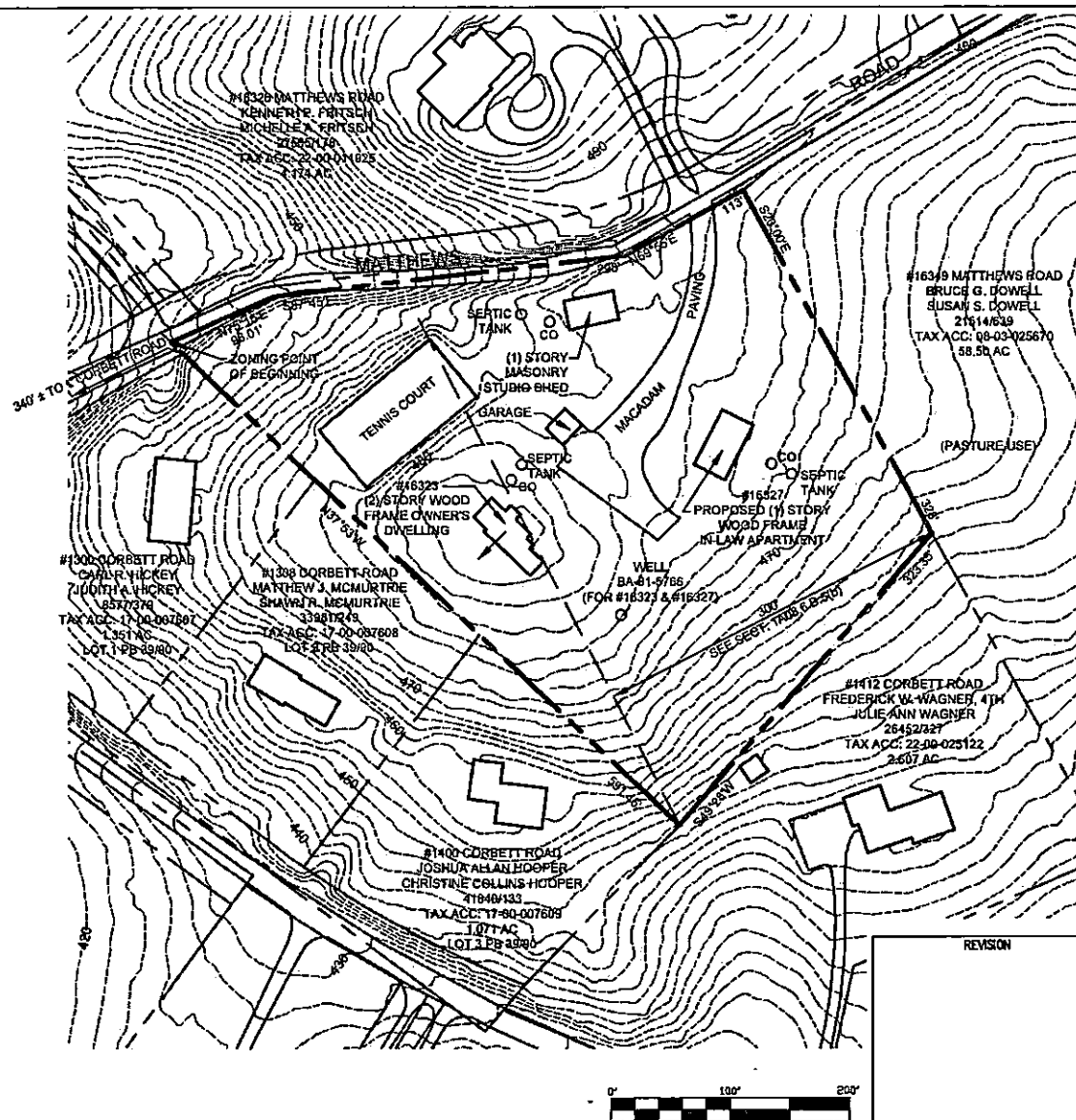
1. The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

To utilize the small dwelling for an in-law apartment



PROPOSED USE OF EXISTING
DWELLING FOR IN-LAW APARTMENT
(NTS)



Vicinity Map - Scale: 1" = 800'

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schuchman Road
Frostburg, MD 21503
o 443-400-9030 m 410-413-4900
bdoak@brucedoakconsulting.com

PLAN TO ACCOMPANY A
ZONING PETITION
FOR
#16323 & #16327
MATTHEWS ROAD

BALTIMORE COUNTY, MARYLAND
5th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 5/30/20

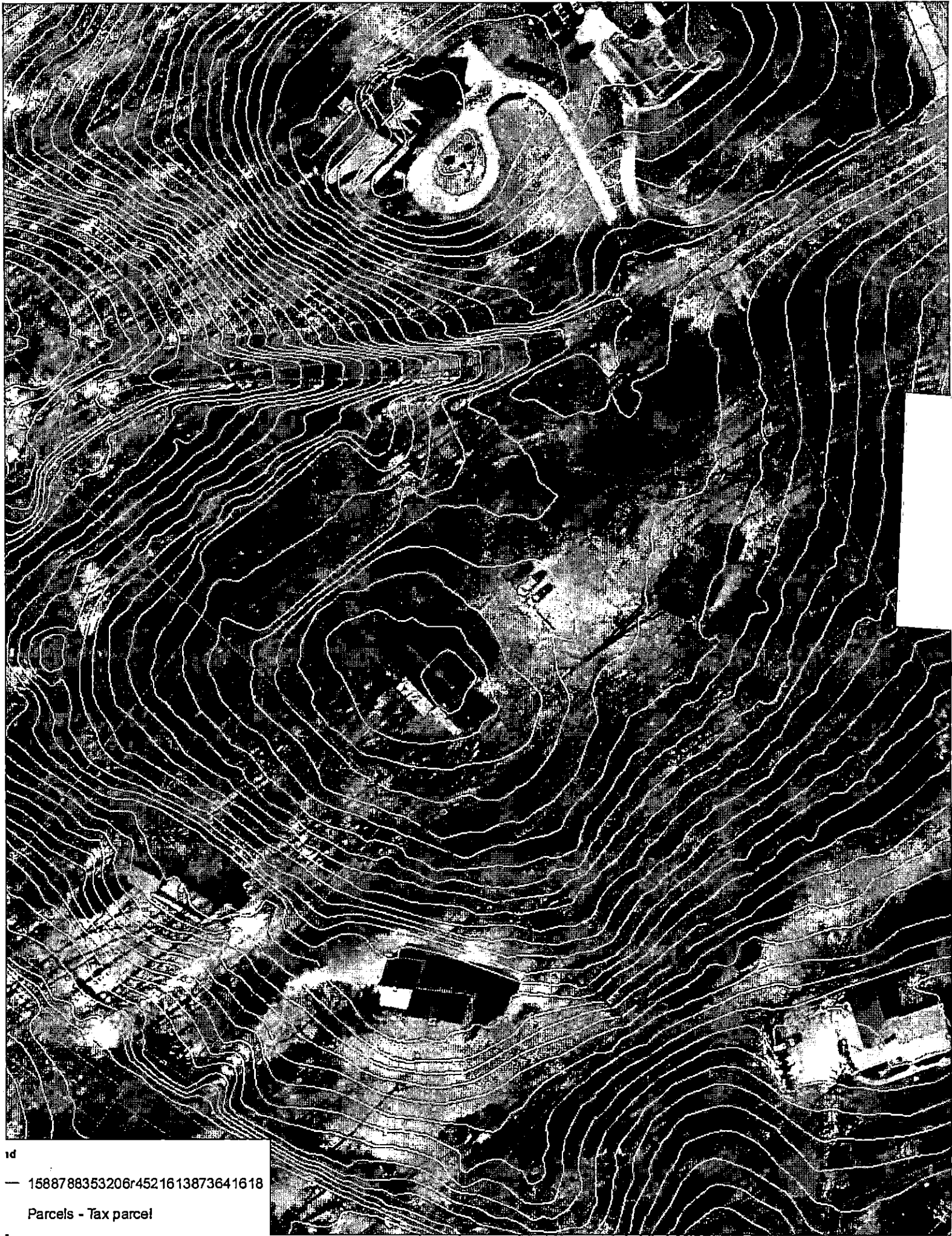
Scale: 1"=100'

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 08 Account Number - 0804065590			
Owner Information					
Owner Name:	SLOAT MARY R SLOAT DONALD EUGENE		Use:	RESIDENTIAL	
Mailling Address:	16323 MATTHEWS RD MONKTON MD 21111-1505		Principal Residence:	YES	
			Deed Reference:	/42252/ 00119	
Location & Structure Information					
Premises Address:	16323 MATTHEWS RD MONKTON 21111-		Legal Description:	3.95 AC SE MATTHEWS 331 NE CORBETT RD	
Map:	Grid:	Parcel:	Neighborhood:	Subdlvision:	Section:
0028	0005	0229	8040072.04	0000	
					Block:
					Lot:
					Assessment Year:
					2020
					Plat No:
					Plat Ref:
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1930		4,294 SF		3.9500 AC	
Property Land Area		County Use			
3.9500 AC		04			
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
2 1/2	YES	STANDARD UNIT	FRAME/	4	4 full
Garage					
1 Detached					
Last Notice of Major Improvements					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2020		07/01/2019	
				As of	
				07/01/2020	
Land:	293,300	293,300			
Improvements	285,400	284,600			
Total:	578,700	577,900		578,700	
Preferential Land:	0			577,900	
Transfer Information					
Seller: DRISCOLL JOSEPH A III TRUSTEE		Date: 12/20/2019		Price: \$540,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /42252/ 00119		Deed2:	
Seller: DRISCOLL JOSEPH A III		Date: 04/26/2018		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /40191/ 00096		Deed2:	
Seller:		Date:		Price: \$0	
Type:		Deed1: /04715/ 00074		Deed2:	
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:					





1d

— 1588788353206r4521613873641618

Parcels - Tax parcel

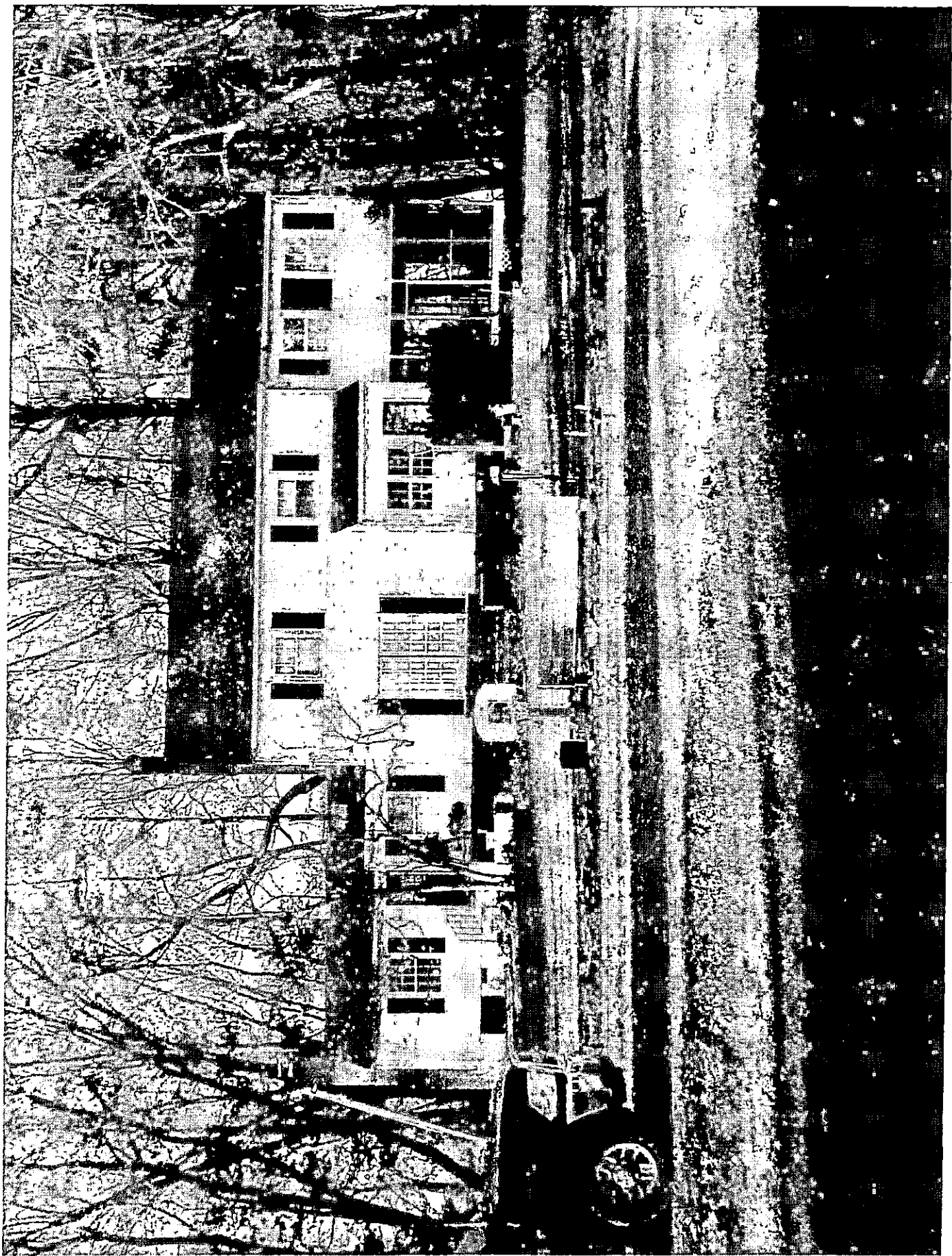


nd

1588788353206r4521613873641618

Parcels - Tax parcel

KEY SHEET OF PHOTOS



DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on the 1st day of June 2020, by and between Mary R. Sloat and Donald Eugene Sloat (hereinafter referred to as the "Declarant") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

RECITALS

- A. The Declarants who are also the owners of this property have filed an application for a use permit and special hearing to allow the use of an existing detached accessory building located on the subject property. The existing detached accessory building was built for the purpose of housing a family member and has been used as such since that time.

The property being located at 16323 Matthews Road Monkton MD 21111 and is more particularly described by metes and bounds in Exhibit A (The Property) and Exhibit B (The use permit or hearing plans) attached hereto and made a part hereof. The property is zoned R.C. 7 which is the particular zone in which the property is located.

- B. PAI or The Administration 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 Mary R. Sloat & Donald Eugene Sloat (owners). The other residents of the property are the children of the property owners. The use permit must be renewed with PAI every 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 request, 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 fide purchasers or users of the Property that no part of any improvements or addition on the Property may be used for separate living quarters and that all such improvements shall only 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 acknowledge, 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 immediate family members listed in this Declaration and it is not to be used as an independent residential unit, nor is it to be used for compensation, and it shall not be used by any other person or 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 the 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 or subsequent purchaser shall require a new request for a use permit.

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

4. The covenants, conditions and restrictions stated above shall run with and bind the Property and shall be enforced by Baltimore County, MD and by the owners 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.

WITNESS: B. E. Deale
BROCK E. DEALE

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this _____ day of _____, 201__, before the
Subscriber, a Notary Public of State of Maryland, personally appeared

Mary R. Groat

The declarant(s) herein, who is/ are also the owner(s) of this property, know to me (or
satisfactorily proven) to be the person(s) whose name(s) is/ are subscribed to the within
instrument, and who acknowledged that he/ she/ they executed for the foregoing instrument
for the purposes therein contained.

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

My Commission Expires:

Notary Public

September 24, 2020

To Whom It May Concern:

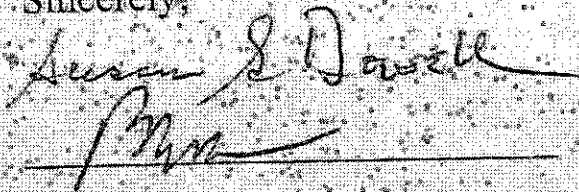
Re: ZAC Case No.: 20-150

Property Address: 16323 Matthews Road

As a resident of Matthews Road, we are in support of the plans for the existing barn building that the Sloat Family owns at 16323 Matthew Road. We have reviewed and are aware of the plans for the existing building. The plans will greatly improve the property while retaining the traditional rural character of the area.

We hope that the Zoning Advisory Committee will fully support their request.

Sincerely,



Susan E. Dowell

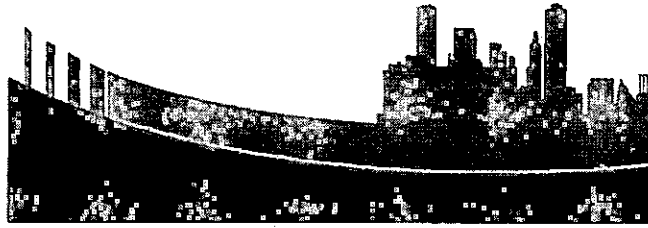
Contact Information:

SUSAN E. BRIE DOWELL

16351 Matthews Rd

Monkton MD 21111

410-608-1821



CERTIFICATE OF POSTING

November 10, 2020

November 27, 2020 amended for second inspection

Re:

Zoning Case No. 2020- 0150-SPHA

Legal Owner: Mary R. & Donald E. Sloat

Hearing date: December 2, 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 16323 Matthews Road.

The signs were initially posted on November 10, 2020.

The subject property was also inspected on November 27, 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. 2020-0150-SPHA

16323 Matthews 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: WEDNESDAY DECEMBER 2, 2020 10:00 AM

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

410-887-3860, EXT. 0.

REQUESTS: SPECIAL HEARING TO PERMIT AN ACCESSORY IN-LAW
APARTMENT PERMITTED AS A TEMPORARY USE WITHIN AN
EXISTING ACCESSORY BUILDING SITUATED ON THE SAME OWNER
OCCUPIED LOT AS THE PRINCIPAL DWELLING.

VARIANCE TO ALLOW THE SIZE OF THE ACCESSORY IN-LAW
APARTMENT TO BE 1352 SQUARE FEET IN LIEU OF THE MAXIMUM
1200 SQUARE FEET. ANY RELIEF THAT THE ADMINISTRATIVE LAW
JUDGE SEEMS TO BE NECESSARY.

ZONING NOTICE

CASE NO. 2020-0150-SPH

16333 Alameda Road

THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOSE, CALIFORNIA, HAS CONSIDERED AND APPROVED THE FOLLOWING RESOLUTION:

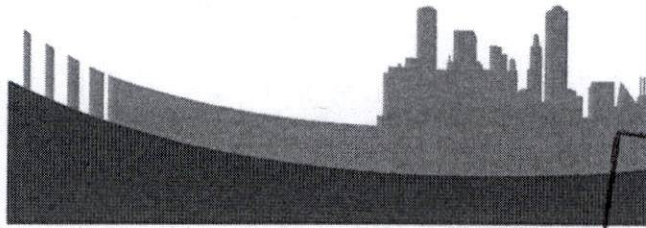
RESOLUTION NO. 2020-0150-SPH, APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOSE, CALIFORNIA, ON MAY 11, 2020.

WHEREAS, the Board of Supervisors of the County of San Jose, California, has received a request from the applicant for a change of zoning from the existing zoning to a new zoning;

AND WHEREAS, the Board of Supervisors of the County of San Jose, California, has determined that the proposed change of zoning is in the public interest;

AND WHEREAS, the Board of Supervisors of the County of San Jose, California, has determined that the proposed change of zoning is consistent with the General Plan of the County of San Jose, California;

AND WHEREAS, the Board of Supervisors of the County of San Jose, California, has determined that the proposed change of zoning is consistent with the Zoning Ordinance of the County of San Jose, California;



CERTIFICATE OF POSTING

November 10, 2020

_____ amended for second inspection

Re:

Zoning Case No. 2020- 0150-SPHA

Legal Owner: Mary R. & Donald E. Sloat

Hearing date: December 2, 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 **16323 Matthews Road**.

The signs were initially posted on **November 10, 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. 2020-0150-SPHA

16323 Matthews 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: WEDNESDAY DECEMBER 2, 2020 10:00 AM

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THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-887-3868, EXT. 0.**

**REQUESTS: SPECIAL HEARING TO PERMIT AN ACCESSORY IN-LAW
APARTMENT PERMITTED AS A TEMPORARY USE WITHIN AN
EXISTING ACCESSORY BUILDING SITUATED ON THE SAME OWNER
OCCUPIED LOT AS THE PRINCIPAL DWELLING.**

**VARIANCE TO ALLOW THE SIZE OF THE ACCESSORY (IN-LAW
APARTMENT) TO BE 1352 SQUARE FEET IN LIEU OF THE MAXIMUM
1200 SQUARE FEET. ANY RELIEF THAT THE ADMINISTRATIVE LAW
JUDGE DEEMS TO BE NECESSARY.**

ZONING NOTICE

CASE NO. 2020-0150-SPHA

16323 Matthews Road

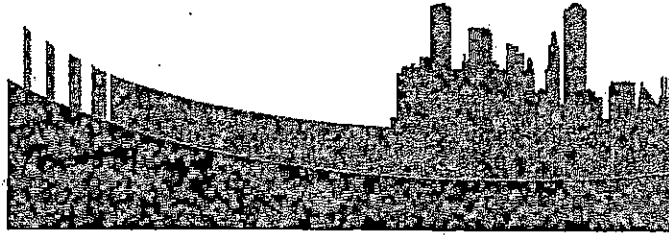
THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY
AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING ON THE
PROPERTY IDENTIFIED.

DATE & TIME: WEDNESDAY DECEMBER 2, 2020 10:00 AM

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS
PLEASE GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS.
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND
THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-387-3868, EXT. 0.

REQUESTS: SPECIAL HEARING TO PERMIT AN ACCESSORY IN-LAW
APARTMENT PERMITTED AS A TEMPORARY USE WITHIN AN
EXISTING ACCESSORY BUILDING SITUATED ON THE SAME OWNER
OCCUPIED LOT AS THE PRINCIPAL DWELLING.

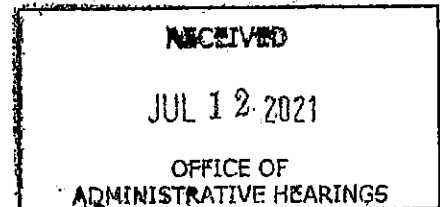
VARIANCE TO ALLOW THE SIZE OF THE ACCESSORY (IN-LAW
APARTMENT) TO BE 1352 SQUARE FEET IN LIEU OF THE MAXIMUM
1200 SQUARE FEET. ANY RELIEF THAT THE ADMINISTRATIVE LAW
JUDGE DEEMS TO BE NECESSARY.



16327 MATTHEWS ROAD
B982768

July 11, 2021

Paul Mayhew
Baltimore County Managing Administrative Law judge
105 West Chesapeake Avenue
Towson, MD 21204



Re: Case #2020-0150-SPHA

Dear Mr. Mayhew,

The Sloat family petitioned and was granted by you to change the existing accessory shed into an in-law apartment. I have enclosed your opinion.

When they started preparing the building for the enhancement, they found that much of the structure was consumed by termites, leaving a structure that should be rebuilt per the family's builder for safety and cost. I have enclosed photos of what they found.

The family now proposes to build a new building with the same 26' x 52' footprint on the exact location of the existing building, which will be used as the in-law apartment. I have enclosed elevations of the proposed building. You will see that it looks very much like the existing building

They applied for a building permit (B982768), but it is being held by Zoning and Planning concerning this proposed change.

I am asking with this letter that the Sloat family be able to rebuild the building instead of enhancing it.

If you allow this change, a variance may be needed to allow a height of 20 feet in lieu of the required 15 feet for an accessory structure. Each of the accessory in-law apartments have had a height exceeding 15 feet because of the roof pitch always desired. You will see from the enclosed elevations, a total height of 15 feet will not allow for a design that conforms with area homes. The variance was not previously requested because it was an existing building. The proposed height will be the same as it is now.

Jeff Perlow with the Office of Zoning requested that I send this spirit and Intent request letter directly to you, since it is solely your decision.

I thank you very much for your consideration of this request.



Bruce E. Doak

AGREED AND ACCEPTED:



PAUL M. MAYHEW
Managing Administrative Law Judge

Date: July 11, 2021

12

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

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

No. **198920**

Date: **6-7-2020**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					75.00
Total:									75.00

Rec From: **16323 Matthews Rd**

For: **Mary & Donald Slat**

In Law Apt

2020-0150-SP4

**CASHIER'S
VALIDATION**

DISTRIBUTION

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

CF

BRUCE E DOAK DBA 12-12 BRUCE E DOAK CONSULTING 3801 BAKER SCHOOLHOUSE RD FREELAND, MD 21053-9738		2447 15-3/540 429
Pay to the Order of <u>BALTIMORE COUNTY MARYLAND</u>		<u>6/26/20</u> Date
<u>SEVENTY FIVE AND 00/100</u>		\$ <u>75.00</u> Dollars
PNCBANK PNC Bank, N.A. 040		
For <u>SLAT ZONING SUBMITAL</u>		<u>BEO</u>
⑆054000030⑆ 5336741067⑆ 2447		

Ad

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Akwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Bruce Doak	bdoak@brucedoakconsulting.com	1-	New York Time	English	U.S.
Bruce E. Doak	bdoak@brucedoakconsulting.com	1-	New York Time	English	U.S.
Frank Borgerding	borgerdinglaw@aol.com	1-	New York Time	English	U.S.
Mary and Donald Sloat	mconnorsloat@yahoo.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.

OK

Donna Mignon

From: Bruce Doak <bdoak@bruceedoakconsulting.com>
Sent: Thursday, November 26, 2020 8:12 AM
To: Donna Mignon
Cc: Frank X. Borgerding Esq.
Subject: Re: Case No: 2020-0150-SPHA 16323 Matthew Road
Attachments: Zoning hearing exhibits list 11 26 20.pdf; Sloats Matthew zoning plan 5 31 20 exhibit 1.pdf; SDAT Real Property Search exhibit 2.pdf; GIS wcontours exhibit 3.pdf; GIS photo exhibit 4.pdf; Photo key sheet exhibit 5.pdf; Site photos exhibit 6.pdf; Declaration of Understanding (signed) exhibit 7.pdf; Neighbor letter 9 24 20 exhibit 8.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This message from bdoak@bruceedoakconsulting.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 have enclosed our witness list and the email addresses for the participants we wish to have.

None of us have received an invite so far.

Frank Borgerding
borgerdinglaw@aol.com

Bruce Doak bdoak@bruceedoakconsulting.com or doakfarm@gmail.com

Mary Sloat mconnorsloat@yahoo.com

Thanks

Bruce
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906
bdoak@bruceedoakconsulting.com

On Nov 23, 2020, at 8:42 AM, Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

Good Morning,

As you are aware, a virtual webex hearing has been scheduled for December 2, 2020 at 10:00 a.m. You should have received an invitation in an email around November 6, 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

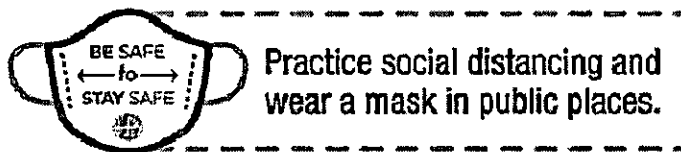
at administrativehearings@baltimorecountymd.gov Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit.

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

Thank you so much.

PLEASE NOTE OUR OFFICE IS CLOSED NOVEMBER 26, 2020 AND NOVEMBER 27, 2020

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



CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on the 1st day of June 2020, by and between Mary R. Sloat and Donald Eugene Sloat (hereinafter referred to as the "Declarant") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

RECITALS

- A. The Declarants who are also the owners of this property have filed an application for a use permit and special hearing to allow the use of an existing detached accessory building located on the subject property. The existing detached accessory building was built for the purpose of housing a family member and has been used as such since that time.

The property being located at 16323 Matthews Road Monkton MD 21111 and is more particularly described by metes and bounds in Exhibit A (The Property) and Exhibit B (The use permit or hearing plans) attached hereto and made a part hereof. The property is zoned R.C. 7 which is the particular zone in which the property is located.

- B. PAI or The Administration 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 Mary R. Sloat & Donald Eugene Sloat (owners). The other residents of the property are the children of the property owners. The use permit must be renewed with PAI every 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 request, 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 fide purchasers or users of the Property that no part of any improvements or addition on the Property may be used for separate living quarters and that all such improvements shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PAI.

2020.0150.SPHA

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

WITNESS:

Julie C. Laws
Julie C. Laws

Mary R. Sloat
Donald Eugene Sloat

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this 13th day of October, 2022, before the Subscriber, a Notary Public of State of Maryland, personally appeared

Mary R. Sloat and Donald Eugene Sloat

The declarant(s) herein, who is/ are also the owner(s) of this property, know to me (or satisfactorily proven) to be the person(s) whose name(s) is/ are subscribed to the within instrument, and who acknowledged that he/ she/ they executed for the foregoing instrument for the purposes therein contained.

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

My Commission Expires: 05-21-2024

Reema Bhatia

Notary Public

REEMA BHATIA
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires 05-21-2024

REEMA BHATIA
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires 05-21-2024



The Declaration of Understanding for the Accessory Apartment at:

Address of property

is approved: _____

Director
Department of Permits, Approvals and Inspections

10/13/22

Date











TIME: 10:55:00 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 09/14/2021
DATE: 09/22/2021 GENERAL PERMIT APPLICATION DATA AB 09:19:30

PERMIT #: B982768 PROPERTY ADDRESS
RECEIPT #: A841397 16327 MATTHEWS RD
CONTROL #: NR SUBDIV: 331 NE CORBETT RD
XREF #: B982768 TAX ACCOUNT #: 0804065590 DISTRICT/PRECINCT 08 01

OWNERS INFORMATION (LAST, FIRST)

FEE: 293.00 NAME: SLOAT MARY R AND DONALD
PAID: 293.00 ADDR: 16323 MATTHEWS RD, MONKTON MD 21111-1505
PAID BY: APPL

DATES

APPLICANT INFORMATION

APPLIED: 05/21/2021 NAME: CHUCK MEYER
ISSUED: COMPANY: MD BLDG PERMITS INC
OCCPNY: ADDR1: 1602 PINNACLE RD
FINAL INSPECT: ADDR2: TOWSON MD 21286
INSPECTOR: 08R PHONE #: 443-463-4088 LICENSE #: MHBR 8155
NOTES: AB MAV-CHANGED HEIGHT FROM 28' TO 20' AS PER PLANS, SEE INTENT
LETTER IN FILE.

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 10:55:19 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 09/22/2021
DATE: 09/22/2021 BUILDING DETAIL 1 JNP 10:44:38

DRC#

PERMIT # B982768 PLANS: CONST 02 PLOT 7 PLAT 0 DATA 0 EL 1 PL 1
TENANT SPRINKLERS REQ'D
BUILDING CODE: CONTR: CREATIVE HOME CO
IMPRV 1 ENGR:
USE 01 SELLR:

FOUNDATION BASE WORK: CONSTRUCT 1-STORY WITH UNFINISHED BASEMENT
2 1 IN-LAW APARTMENT STRUCTURE ON SIDE PROPERTY OF
CONSTRUC FUEL SEWAGE WATER SFD WITH REAR DECK, SIDE COVERED PORCH, 2 BDRooms
2 3 2E 2E 56'X34'X20'=2920SF. SEE ZONING SPIRIT AND
CENTRAL AIR INTENT LETTER FROM A.L.J. (PAUL MAYHEW) IN FILE.
ESTIMATED COST ALSO REFER TO ZONING CASE 2020-0150 SPHA
225K PROPOSED USE: SFD AND DETACHED IN-LAW APARTMENT STRUCTURE
OWNERSHIP: 1 EXISTING USE: SFD, GARAGE, STUDIO SHED
RESIDENTIAL CAT: 1
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:
1 FAMILY BEDROOMS: 2 PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 10:55:25 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 09/22/2021
DATE: 09/22/2021 BUILDING DETAIL 2 JNP 10:44:38

PERMIT #: B982768	BUILDING SIZE	LOT SIZE AND SETBACKS
	FLOOR: 2920SF	SIZE: 0507.01 X 0000.00
	WIDTH: 56'	FRONT STREET:
GARBAGE DISP:	DEPTH: 34'	SIDE STREET:
POWDER ROOMS: 0	HEIGHT: 20'	FRONT SETB: 100+
BATHROOMS: 2	STORIES: 1+BSMT	SIDE SETB: 85'/100'
KITCHENS:		SIDE STR SETB:
	LOT NOS:	REAR SETB: 100+
	CORNER LOT:	

ZONING INFORMATION

DISTRICT:	BLOCK:	ASSESSMENTS
PETITION:	SECTION:	LAND: 0293300.00
DATE:	LIBER:	IMPROVEMENTS: 0284600.00
MAP:	FOLIO:	TOTAL ASS.:
	CLASS: 04	

PLANNING INFORMATION

MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

BLD PLAN	07/29/2021	01	RAKD
SEDI CTL	06/08/2021	12	SC-X3226
ZONING	09/22/2021	01	JNP-FINAL
PUB SERV	05/28/2021	01	RBH
ENVRMNT	06/08/2021	12	EIR-GES/EBE 6/21...GWM-X2762
PLANNING	06/01/2021	12	NEED MORE INFO
HSE NOS			
PERMITS			H4PU

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - GENERAL PERMIT PF4 - ISSUE PERMIT
PF3 - INSPECTIONS PF8 - GENERAL SCREEN W/NEXT PERMIT CLEAR - MENU

From: Bruce Doak <bdoak@bruceedoakconsulting.com>
Sent: Friday, July 30, 2021 12:49 PM
To: Jeff Perlow
Cc: Ken Smith; Charles Meyer
Subject: Building Permit B982768 16327 Matthews Road
Attachments: Sloats Matthew zoning plan 5 31 20.pdf; Zoning hearing opinion.pdf; Final house plans.pdf

Good afternoon Jeff,

I heard that the building permit got caught on a snag once again because the proposed house is larger than the existing building.

I have enclosed items that show that not to be the case. The footprint of the buildings are exactly the same.

The zoning plan shows the building 26' x 52' (enclosed).

The zoning opinion(s) states that the house will be 1,352 sf (26' x 52').

The building permit plans show a 26' x 52' house with a 7' 11" x 21' 10" open projection front porch and a 6' x 8' open projection side porch.

The permit reviewer added those porches to the footprint size and area- Permit 56' x 34' x 28' = 2920 sf (enclosed)
26' + 8' (porch) = 34'. 52' + 6' (porch) = 58' (why 56'???)
He also added the unfinished storage basement (26' x 52' = 1352 sf)

2920 sf - 1352 sf (basement) - 176 sf (porch) - 48 sf (porch) = **1344 sf (Approved for 1352 sf)**

This info should allow you the ability to sign off on the permit.

Thanks
Bruce
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906
bdoak@bruceedoakconsulting.com

mdbldgpermits@comcast.net

From: Krystle Patchak <kpatchak@baltimorecountymd.gov>
Sent: Thursday, July 29, 2021 3:22 PM
To: mdbldgpermits@comcast.net
Cc: Jenifer G. Nugent
Subject: RE: 16327 Matthews Road / B982768 / letter from law judge

Do you have a site plan which depicts orientation. Road is a scenic route so need to make sure which elevations are facing which direction which is not clear.

From: mdbldgpermits@comcast.net <mdbldgpermits@comcast.net>
Sent: Thursday, July 29, 2021 2:36 PM
To: Jenifer G. Nugent <jnugent@baltimorecountymd.gov>
Cc: Krystle Patchak <kpatchak@baltimorecountymd.gov>
Subject: 16327 Matthews Road / B982768 / letter from law judge

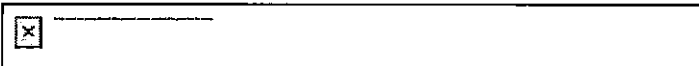
CAUTION: This message from mdbldgpermits@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Jenifer, Bruce Doak sent me the attached letter and said hopefully this will allow you to approve. Please let me know if this is not what you were looking for. Thanks, Chuck
Charles K. Meyer

MARYLAND BUILDING PERMITS, INC.
1602 Pinnacle Rd.
Towson, MD 21286
Office telephone 410-296-6900
Cell 443-463-4088

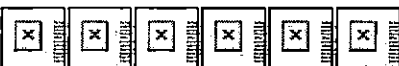
MDBLDGPERMITS@COMCAST.NET

From: mdbldgpermitscopier@gmail.com <mdbldgpermitscopier@gmail.com>
Sent: Thursday, July 29, 2021 3:47 PM
To: MD Bldg.Permits <mdbldgpermits@comcast.net>
Subject: Attached Image



Get your COVID-19 vaccine today.

CONNECT WITH BALTIMORE COUNTY



mdbldgpermits@comcast.net

From: Jenifer G. Nugent <jnugent@baltimorecountymd.gov>
Sent: Monday, July 26, 2021 7:51 AM
To: mdbldgpermits@comcast.net
Cc: Krystle Patchak; Jeffrey N Perlow
Subject: RE: 16327 Matthews Road / B982768

Hi Chuck

Zoning and I had to have a meeting with Bruce Doak regarding this permit bc the zac order was specific on conditions that were not matching up with the permit

I believe Bruce was to do a letter to zoning and providing documents from owner about having to do new structure due to termite damage or something to that effect

You should touch base with Bruce Doak to see where he is with that if needed

From: mdbldgpermits@comcast.net <mdbldgpermits@comcast.net>
Sent: Monday, July 26, 2021 7:28 AM
To: Krystle Patchak <kpatchak@baltimorecountymd.gov>
Subject: RE: 16327 Matthews Road / B982768

CAUTION: This message from mdbldgpermits@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.
--

Krystle, welcome back. Apparently the above permit has NOT been approved by planning AND the plans review department said they never got back the set of plans that were borrowed. Can you check to see if it can be approved and let me know if the plans are still there. Thanks for your help. Chuck

Charles K. Meyer

MARYLAND BUILDING PERMITS, INC.

1602 Pinnacle Rd.
Towson, MD 21286
Office telephone 410-296-6900
Cell 443-463-4088

MDBLDGPERMITS@COMCAST.NET

From: Krystle Patchak <kpatchak@baltimorecountymd.gov>
Sent: Monday, July 26, 2021 7:23 AM
To: mdbldgpermits@comcast.net
Subject: RE: 16327 Matthews Road / B982768

Sorry I was out last week....did this get handled or do you still need me to look for something?

From: mdbldgpermits@comcast.net <mdbldgpermits@comcast.net>

Sent: Monday, July 19, 2021 11:42 AM

To: Krystle Patchak <kpatchak@baltimorecountymd.gov>

Subject: 16327 Matthews Road / B982768

CAUTION: This message from mdbldgpermits@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.

Krystle, I hope all is well. Apparently, you have approved the above permit, correct me if I am wrong. It is hard getting answers out of the permit office, but the plan reviewer is telling me she is ready to approve but she has only one set of plans and that planning never returned the set they borrowed. I take this with a grain of salt because they have misplaced all kind of things. Anyway, I thought I would check with you first before I call customer and try to get another set from the architect. Can you check and let me know when you get a chance? Thanks, Chuck

Charles K. Meyer

MARYLAND BUILDING PERMITS, INC.

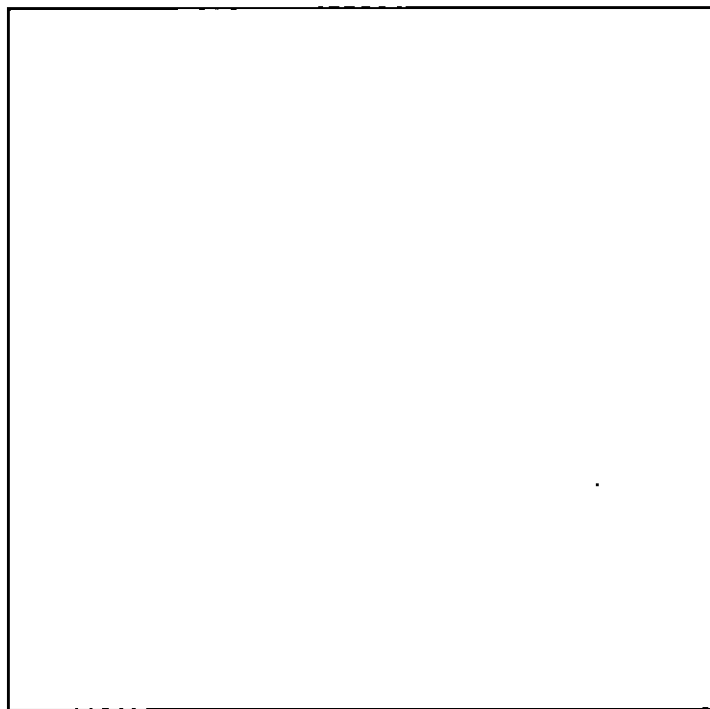
1602 Pinnacle Rd.

Towson, MD 21286

Office telephone 410-296-6900

Cell 443-463-4088

MDBLDGPERMITS@COMCAST.NET



[Get your COVID-19 vaccine today.](#)

Debra Wiley

From: Debra Wiley
Sent: Monday, July 12, 2021 11:51 AM
To: 'Bruce Doak'
Cc: Jeffrey N Perlow; Donna Mignon
Subject: SPIRIT AND INTENT LETTER - Case No. 2020-0150-SPHA
Attachments: 20210712113925150.pdf

Good Morning,

Please find attached ALJ Mayhew's approval for the above-referenced matter.

Have a great and safe day.

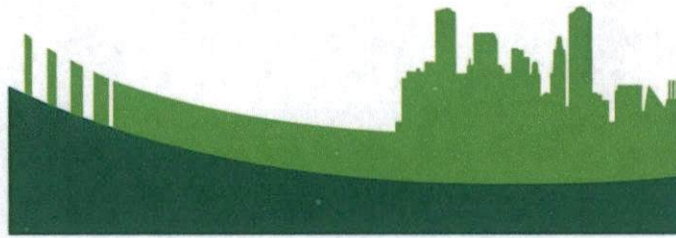
-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Monday, July 12, 2021 11:39 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

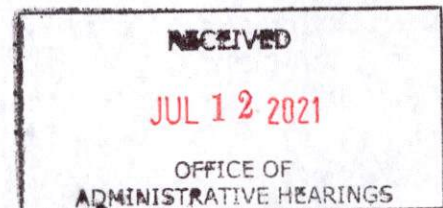
Scan Date: 07.12.2021 11:39:25 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

Spirit + Intent Ltr.



July 11, 2021

Paul Mayhew
Baltimore County Managing Administrative Law judge
105 West Chesapeake Avenue
Towson, MD 21204



Re: Case #2020-0150-SPHA

Dear Mr. Mayhew,

The Sloat family petitioned and was granted by you to change the existing accessory shed into an in-law apartment. I have enclosed your opinion.

When they started preparing the building for the enhancement, they found that much of the structure was consumed by termites, leaving a structure that should be rebuilt per the family's builder for safety and cost. I have enclosed photos of what they found.

The family now proposes to build a new building with the same 26' x 52' footprint on the exact location of the existing building, which will be used as the in-law apartment. I have enclosed elevations of the proposed building. You will see that it looks very much like the existing building

They applied for a building permit (B982768), but it is being held by Zoning and Planning concerning this proposed change.

I am asking with this letter that the Sloat family be able to rebuild the building instead of enhancing it.

If you allow this change, a variance may be needed to allow a height of 20 feet in lieu of the required 15 feet for an accessory structure. Each of the accessory in-law apartments have had a height exceeding 15 feet because of the roof pitch always desired. You will see from the enclosed elevations, a total height of 15 feet will not allow for a design that conforms with area homes. The variance was not previously requested because it was an existing building. The proposed height will be the same as it is now.

Jeff Perlow with the Office of Zoning requested that I send this Spirit and Intent request letter directly to you, since it is solely your decision.

I thank you very much for your consideration of this request.



Bruce E. Doak

AGREED AND ACCEPTED:



PAUL M. MAYHEW
Managing Administrative Law Judge

Date: July 11, 2021

12

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



PHOTOS SHOWING TERMITE DAMAGE

ЭДИНБУРГСКИЙ УНИВЕРСИТЕТ



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
LAWRENCE M. STAHL
Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

December 7, 2020

Frank Borgerding, Jr., Esq.
409 Washington Avenue, Suite 600
Towson, MD 21204

RE: Petitions for Special Hearing and Variance
Case No. 2020-0150-SPHA
Property: 16323 Matthew Road

Dear Mr. Borgerding:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

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

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm
Enclosure

c: Mr. and Mrs. Sloat, 16323 Matthews Road, Monkton, MD 21111
Bruce Doak, Bruce E. Doak Consulting, LLC 3801 Baker Schoolhouse Road, Freeland, MD 21053

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(16323 Matthews Road)	*	OFFICE OF
8 th Election District		
3rd Council District	*	ADMINISTRATIVE HEARINGS
Mary & Donald Sloat		
<i>Legal Owners</i>	*	FOR BALTIMORE COUNTY
Petitioners	*	Case No. 2020-0150-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 Mary and Donald Sloat, legal owners ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR"), to permit an accessory (in law) apartment permitted as a temporary use within an existing accessory building situate on the same owner occupied lot as the principal dwelling. In addition, a Petition for Variance was filed pursuant to § 400.4.B.2, of the BCZR to allow the size of the accessory (in law) apartment in an existing building to be 1,352 sq. ft. in lieu of the maximum 1,200 sq. ft.

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 prepared by Bruce Doak of Bruce E. Doak Consulting, LLC was marked and accepted into evidence as Petitioners' Exhibit 1.

Mary and Donald Sloat appeared in support of the requests. Bruce Doak also attended. Frank X. Borgerding, Esq. represented the Petitioners. There were no protestants or interested persons in attendance. Zoning Advisory Committee ("ZAC") comments were received from the Department of Planning ("DOP") and from the Department of Environmental Protection and Sustainability ("DEPS").

The property is approximately 3.95 acres and is zoned RC 7. Mr. Doak explained that the principal structure is a large "manor house" that was built in 1930. This residence is occupied by the Petitioners' son and his family. There are two other existing structures – an office/studio, and a former tenant house, which is the structure that is proposed as the "in law" apartment. The office/studio will not be used for any residential purpose. The tenant house will be converted to living space for the Petitioners, Mary and Donald Sloat. Mr. Doak further explained that the existing tenant house structure is 1352 sq. ft. and therefore variance relief is needed from the 1200 sq. ft. maximum permitted under BCZR § 400.4.B.2. A Declaration of Understanding in conformance with BCZR § 400.4 was admitted as Petitioners' Exhibit 7. Photos submitted by Mr. Doak show that the structure in question is well screened from the road and from the other surrounding homes by the topography and the mature trees and shrubbery. A letter of support from the nearest neighbor was admitted as Petitioners' Exhibit 8. Finally, Mr. Doak explained that the proposed in law apartment already has its own septic system so the plan is to utilize this system rather than tying into the main house's septic system, and that this requires express authorization under BCZR § 400.4.B.4.

SPECIAL HEARING

Based on the record evidence I find that the proposed in law apartment fully conforms with BCZR § 400.4. Indeed, as Mr. Doak suggested, this proposed use is precisely the sort of use envisioned by this zoning regulation. I further find that the proposed in law apartment meets all the requirements of 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

I also find that the variance relief should be granted. A variance request involves a two step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

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

The property is irregularly shaped and has steep topography and is well forested. Further, it has several structures that pre-date the zoning regulations, including the tenant house structure that is the subject of this case. It is therefore unique. The petitioners would suffer practical difficulty and hardship if the variance were denied because they would have to deconstruct part of the existing structure in order to get down to the prescribed 1200 square feet. This would be nonsensical and unproductive. I find that the variance relief can 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 7th day of **December, 2020**, by this Administrative Law Judge, that the Petition for Special Hearing seeking relief pursuant to § 500.7 of the BCZR, to permit an accessory (in law) apartment permitted as a temporary use within an existing accessory building situate on the same owner occupied lot as the principal dwelling is hereby GRANTED.¹

IT IS FURTHER ORDERED that the in law apartment may utilize the existing septic system that serves this structure.

¹ The Declaration of Understanding (Exhibit 7) must be properly signed, dated, and notarized prior to the issuance of permits.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief pursuant to § 400.4B.2, of the BCZR to allow the size of the accessory (in law) apartment in an existing building to be 1,352 sq. ft. in lieu of the maximum 1,200 sq. ft. is 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 his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
- The other accessory structure on the property shall not be used for residential or commercial purposes.
- The Declaration of Understanding, along with this Order, shall be filed in the Land Records of Baltimore County.

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

Donna Mignon

From: Donna Mignon
Sent: Monday, November 23, 2020 8:42 AM
To: 'borgerdinglaw@aol.com'
Cc: 'Bruce Doak'
Subject: Case No: 2020-0150-SPHA 16323 Matthew Road

Good Morning,

As you are aware, a virtual webex hearing has been scheduled for December 2, 2020 at 10:00 a.m. You should have received an invitation in an email around November 6, 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.

PLEASE NOTE OUR OFFICE IS CLOSED NOVEMBER 26, 2020 AND NOVEMBER 27, 2020

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 - 08 Account Number - 0804065590		
Owner Information		
Owner Name:	SLOAT MARY R SLOAT DONALD EUGENE	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	16323 MATTHEWS RD MONKTON MD 21111-1505	Deed Reference: /42252/ 00119
Location & Structure Information		
Premises Address:	16323 MATTHEWS RD MONKTON 21111-	Legal Description: 3.95 AC SE MATTHEWS 331 NE CORBETT RD
Map: 0028	Grid: 0005	Parcel: 0229
Neighborhood: 8040072.04	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2020
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built 1930	Above Grade Living Area 4,294 SF	Finished Basement Area
		Property Land Area 3.9500 AC
		County Use 04
Stories 2 1/2	Basement YES	Type STANDARD UNIT
Exterior FRAME/	Quality 4	Full/Half Bath 4 full
Garage 1 Detached	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2020
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
Land:	293,300	293,300
Improvements	285,400	284,600
Total:	578,700	577,900
Preferential Land:	0	577,900
		0
Transfer Information		
Seller: DRISCOLL JOSEPH A III TRUSTEE	Date: 12/20/2019	Price: \$540,000
Type: NON-ARMS LENGTH OTHER	Deed1: /42252/ 00119	Deed2:
Seller: DRISCOLL JOSEPH A III	Date: 04/26/2018	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /40191/ 00096	Deed2:
Seller:	Date:	Price: \$0
Type:	Deed1: /04715/ 00074	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
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:		



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 5, 2020

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2020-0150-SPHA

16323 Matthews Road

South side of Matthews Road, 340 ft. east of Corbett Road

8th Election District – 3rd Councilmanic District

Legal Owners: Mary & Donald Sloat

Special Hearing to permit an accessory in-law apartment permitted as a temporary use within an existing accessory building situated on the same owner occupied lot as the principal dwelling. Variance to allow the size of the accessory (in-law apartment) to be 1352 sq. ft. in lieu of the maximum 1200 sq. ft. Any relief that the Administrative Law Judge deems to be necessary.

Hearing: Wednesday, December 2, 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 black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Frank Borgerding, Jr., 409 Washington Avenue, Ste. 600, Towson 21204
Mr. & Mrs. Sloat, 16323 Matthews Road, Monkton 21111
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURS., NOVEMBER 12, 2020



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 16323 MATTHEWS ROAD which is presently zoned RC7
 Deed References: 42252/119 10 Digit Tax Account # 0804065590
 Property Owner(s) Printed Name(s) MARY R. SLOAT & DONALD EUGENE SLOAT

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

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

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

SEE ATTACHED PAGE

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

3. ☒ a Varlance from Section(s)

SEE ATTACHED PAGE

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

TO BE PRESENTED AT THE HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

FRANK X BORGERDING
 Name- Type or Print _____
Francis X Borgerding
 Signature _____

Legal Owners (Petitioners):

MARY R. SLOAT DONALD EUGENE SLOAT
 Name #1 - Type or Print Name #2 - Type or Print
Mary R. Sloat Donald Eugene Sloat
 Signature #1 Signature #2
16323 MATTHEWS ROAD MONKTON MD
 Mailing Address City State
21111 410-967-5280 _____
 Zip Code Telephone # Email Address

Representative to be contacted:

BRUCE E. DOAK
 Name - Type or Print _____
BRUCE E. DOAK CONSULTING LLC
 Name - Type or Print _____
Bruce E. Doak
 Signature _____

909 WASHINGTON AVE. SUITE 600 TOWSON MD
 Mailing Address City State
21204 410-296-6820 _____
 Zip Code Telephone # Email Address

BORGERDINGLAW@AOL.COM

CASE NUMBER 2020-0150-SP4A Filing Date 7/28/2020

3801 BAKER SCHOOLHOUSE ROAD FREEBORN MD
 Mailing Address City State
21053 410-414-4906 _____
 Zip Code Telephone # Email Address

BD@BRUCEDOAKCONSULTING.COM

Do Not Schedule Dates: _____ Reviewer CP

Revised

Create 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>Deb Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒	<u>Henry Akwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒	<u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒	<u>Bruce Doak</u>	bdoak@brucedoakconsulting.com	1-	English	New York Time	U.S.
☒	<u>Mary and Donald Sloat</u>	mconnorsloat@yahoo.com	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 Standard Time, GMT-05:00) ▼

Language: English ▼

Locale: U.S. ▼

☐ Add new panelist in my address book

☐ Invite as alternate host

[Add to Invitation List](#)

Schedule an Event

Basic Information:

Asterisks (*) indicate required values.

* Event type: Online Event ▼

Event Template: [Webex Events Default] ▼

* Event name: Zoning Hearing - 2020-0150-SPHA- 16323 Matthew ?

☒ Listed on public calendar☒ Delete from My Meetings when completedRegistration: ☒ Required

* Event password: 1234 ? The password must be at least 4 characters.

Date & Time:

* Start date: December ▼ 2 ▼ 2020 ▼

* Start time: 10 ▼ 00 ▼ @ am ○ pm [Plan event time zones...](#)

Estimated duration: 1 hour ▼ 00 ▼ minutes

* Time zones: New York (Eastern Standard Time, GMT-05:00) ▼

☐ Attendees can join 0 ▼ minutes before the scheduled start time

Email reminder: Send me a reminder email None ▼ minutes before event starts

Audio Conference Settings:

Select conference type: Webex Audio ▼

☒ Display global call-in numbers☐ Provide audio to attendees using Audio Broadcast ?☒ Mute upon entry for all participants

Entry & exit tone: No Tone ▼

Schedule This Event

Event Description & Options:

Description: Zoning Hearing
Case No: 2020-0150-SPHA
16323 Matthews Road
Legal Owners: Mary & Donald Sloat ?

[Upload](#) a picture about the event descriptionHost image: [Upload](#) a picture of yourself or the presenterEvent material: [Upload](#) event material for attendees to download before event startsOther UCF options: ☐ Do not allow attendees to share rich media files in this event☒ Request attendees to verify rich media playersWho can view the attendee list: ☐ All participants☒ Only the host, presenter, and panelistsVideo: ☒ Turn on videoPost-event survey: [Create post-event survey](#)☒ Do not display survey to attendees☐ Display survey in pop-up window☐ Display survey in main browser window (instead of destination URL)

Destination URL after event: http://

Attendees & Registration:

Attendees: [Create invitation list](#)

[invitation list](#)Invite friends: ☒ Allow registrants to invite friends to this eventMaximum number of registrants: Registration form: Click [here](#) to customize your registration formDestination URL after registration: Approval required: ☐ Yes ☒ No [Set up approval rules](#)Registration password: ☐ Yes, specify password: The password must be at least 4 characters.☒ NoRegistration ID required: ☐ Yes ☒ No

Presenters & Panelists:

Panelists: [Edit invitation list](#)[View invitation list](#)Panelists info: ☐ Allow panelists to upload documents associated with the event.Panelist password: (recommended) The password must be at least 4 characters.Confirm password:

Email Messages:

Email format: ☐ Plain Text ☒ HTML ☒ Include iCalendar AttachmentsInvitation emails: [Attendees](#) | [Panelists](#)Registration emails: ☒ Pending ☒ Approved ☒ Rejected | [Event In Progress](#)Event updated emails: [All Approved Registrants](#) | [All Attendees](#) | [All Panelists](#)Reminder emails: ☐ [1st Reminder](#)December ▾ 2 ▾ 2020 ▾ 10 ▾ : 00 ▾ ☒ am ☐ pm☐ [2nd Reminder](#)December ▾ 2 ▾ 2020 ▾ 10 ▾ : 00 ▾ ☒ am ☐ pmFollow-up emails: ☐ [Thank You for Attending](#)December ▾ 2 ▾ 2020 ▾ 11 ▾ : 00 ▾ ☒ am ☐ pm☐ [Absentee Follow-Up Email](#)December ▾ 2 ▾ 2020 ▾ 11 ▾ : 00 ▾ ☒ am ☐ pm

Event Information

Event: Zoning Hearing - 2020-0150-SPHA- 16323 Matthew Road
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ed4cbdef2240ddf871f61113029ffd15e>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e01760e5e6c2338682dbd589c15a06b01>
Date and time: Wednesday, December 2, 2020 10:00 am
 Eastern Standard Time (New York, GMT-05:00)
Duration: 1 hour
Description: Zoning Hearing
 Case No: 2020-0150-SPHA
 16323 Matthews Road
 Legal Owners: Mary & Donald Sloat
Event number: 172 095 1452
Event password: 1234
Host key: 172559
Alternate Host: Deb Wiley ,Henry Akwah
Panelist Info:
Panelist password:
Panelist numeric password: 145020
Video Address: 1720951452@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: 172 095 1452
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:

Start Ev
You can
event by
Start No

Sta

Send E
You can
emails b
Send En

Send

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

Donna Mignon

From: messenger@webex.com
Sent: Friday, November 6, 2020 10:09 AM
To: Donna Mignon
Subject: Email delivery status for Web seminar: Zoning Hearing - 2020-0150-SPHA- 16323
Matthew Road

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.



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

Number of email addresses the message was sent to successfully: 3

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

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

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Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - 2020-0150-SPHA- 16323 Matthew Road
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e5545de5539b48cf0b516e132e4e65783>
Start: Wed 12/2/2020 10:00 AM
End: Wed 12/2/2020 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): 172 095 1452

Wednesday, December 2, 2020 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e5545de5539b48cf0b516e132e4e65783>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e268c29af67888d14433bd4b10c8>



Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1720951452@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 145020

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

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=eb25f27ed6a9ca11da5bd8a6b9fd6cc30>

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

Donna Mignon

From: messenger@webex.com
Sent: Friday, November 6, 2020 10:09 AM
To: Donna Mignon
Subject: Email delivery status for Web seminar: Zoning Hearing - 2020-0150-SPHA- 16323
Matthew Road

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.



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>

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - 2020-0150-SPHA- 16323 Matthew Road
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e5545de5539b48cf0b516e132e4e65783>
Start: Wed 12/2/2020 10:00 AM
End: Wed 12/2/2020 11:00 AM
Recurrence: (none)
Meeting Status: Accepted
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): 172 095 1452

Wednesday, December 2, 2020 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e5545de5539b48cf0b516e132e4e65783>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e268c29af67888d14433bd4b10c8>



Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1720951452@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 145020\

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

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=eb25f27ed6a9ca11da5bd8a6b9fd6cc30>

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

ZAC AGENDA

Case Number: 2020-0150-SPH **Reviewer:** Christina Frink

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: SPECIAL HEARING, VARIANCE

Legal Owner: Mary R. Sloat & Donald Eugene Sloat

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 16323 MATTHEWS RD

Location: South side of Matthews Road 340 feet East of Corbett Road.

Existing Zoning: RC 7

Area: 3.95 AC

Proposed Zoning:

SPECIAL HEARING:

To permit an accessory (in law) apartment permitted as a temporary use within an existing accessory building situate on the same owner occupied lot as the principal dwelling.

VARIANCE:

To allow the size of the accessory (in law apartment in an existing building to be 1352 square feet in lieu of the maximum 1,200 square feet per Section 400.4.B.2 BCZR. Any relief that the Administrative Law Judge deems to be necessary.

Attorney: Frank X Borgerding

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

This petition has been revised.

ZAC AGENDA

Case Number: 2020-0149-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Carol & William Randall
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 16610 OLD YORK RD

Location: West side of Old York Road (25'), 370' South of intersection with Houcks Mills Road (20').

Existing Zoning: RC 2

Area: 16.61 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 To Permit an accessory structure (shed) to be placed in the side yard in lieu of the required rear yard placement

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/27/2020

Miscellaneous Notes:

Case Number: 2020-0150-SPH **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING
Legal Owner: Mary R. Sloat & Donald Eugene Sloat
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 16323 MATTHEWS RD

Location: South side of Matthews Road 340 feet East of Corbett Road.

Existing Zoning: RC 7

Area: 3.95 AC

Proposed Zoning:

SPECIAL HEARING:

To permit an accessory (in law) apartment permitted as a temporary use within an existing accessory building situate on the same owner occupied lot as the principal dwelling.

Any relief that Administrative Law Judge deems to be necessary.

Attorney: Frank X Borgerding

Prior Zoning Cases: None

Concurrent Cases: None

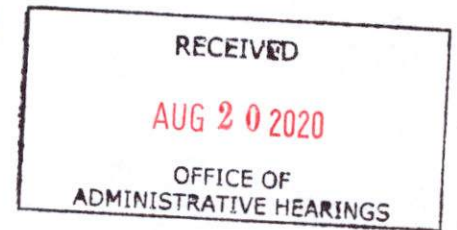
Violation Cases: None

Closing Date:

Miscellaneous Notes:

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

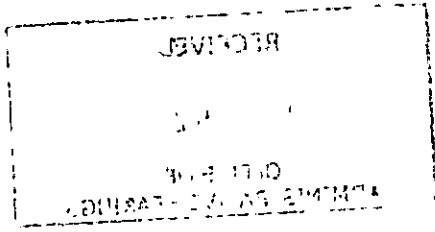
DATE: August 20, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0150-SPH
Address 16323 Matthews Road
(Sloat Property)

Zoning Advisory Committee Meeting of **August 17, 2020**.

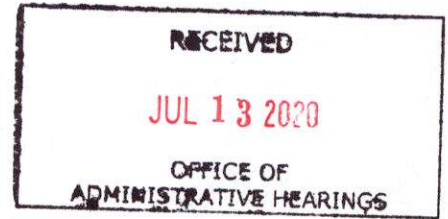
Ground Water Management (within EPS) should see any proposed permits which may get filed as a result of this.

Reviewer: Dan Esser



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

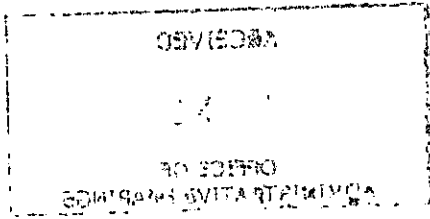
DATE: July 10, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0150-SPH
Address 16323 Matthews Road
(Sloat Property)

Zoning Advisory Committee Meeting of **July 13, 2020**.

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

Reviewer: Steve Ford



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

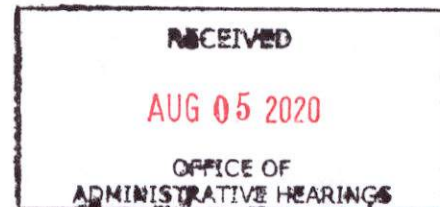
DATE: 7/28/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-150

INFORMATION:

Property Address: 16323 Matthews Road
Petitioner: Mary R. Sloat, Donald Eugene Sloat
Zoning: RC 7
Requested Action: Special Hearing



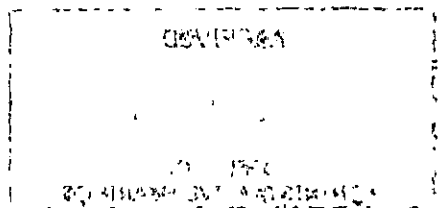
The Department of Planning has reviewed the petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations (BCZR) to determine whether or not the zoning commissioner should approve an accessory in-law apartment (1,352 sf) to be situated on the same owner occupied lot as the principal dwelling, occupied by Mary R. Sloat and Donald Eugene Sloat;

A site visit was conducted on July 17, 2020. The subject property is surrounded by rural residential and agricultural use. The site is most visible when travelling west on Matthews Road and less so when travelling towards the east.

According to the petitioner's representative, at the time the petitioners purchased the property, there were three structures used as residences present on the property. The property is owned by Mary R. Sloat, Donald Eugene Sloat and their son, Connor Foster Sloat. Mary and Donald Sloat are seeking approval to reside in an existing structure on the property and their son, Connor, resides in the main residence.

The Department of Planning has no objection to granting the petitioned zoning relief, provided:

1. Prior to the issuance of permits for change of occupancy, it is recommend that the site be required to come into conformance with only one residence on the property and specifically that the structure that is labeled "one story masonry studio/shed" shall be rendered non-residential.
2. Full compliance with BCZR §400.4 must be met;
3. There shall be no expansion of the living space beyond the size of the existing structure (1,352 square feet). In addition, the applicant should verify with the Zoning Office whether a variance is needed from Section 400.4.B.2, regarding the maximum size of the apartment.
4. The accessory structure shall not be used for principal residential or commercial purposes;
5. No separate utility meters or water and sewerage services shall be permitted unless approved by the Office of Administrative hearings based on specific findings of necessity for the accessory building (It should be noted that the plan identifies three existing septic tanks);
6. Certain performance standards as established in BCZR §1A08.6.C and discussed below are followed:

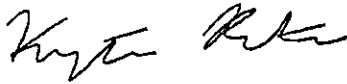


- Buildings should reflect the traditional rural character of the area in architectural form, scale, materials and detailing and in landscaping context;
- All exterior walls of a building must be treated similarly with respect to color and other architectural details.
- Existing vegetation should be maintained or enhanced to provide visual screening of views from the public roadway, which is a County scenic route

Notwithstanding the above, pursuant to BCZR§1A08.4.C, the Department of Planning finds that the proposal is within the spirit and intent of the R.C.7 provisions contained in BCZR §1A08.

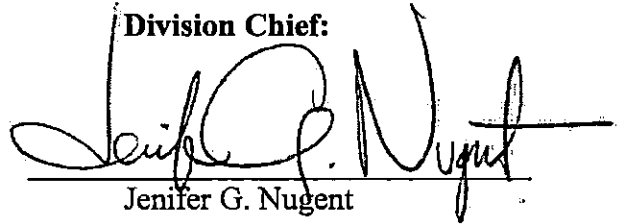
For further information concerning the matters stated herein, please contact Megan Benjamin at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

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

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

Order #: 11934203

Case #:

Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2020-0150-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:

11/12/2020



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 virtual hearing the property identified herein as follows:

CASE NUMBER: 2020-0150-SPHA

16323 Matthews Road

South side of Matthews Road, 340 ft. east of Corbett Road

8th Election District - 3rd Councilmanic District

Legal Owners: Mary & Donald Slout

Special Hearing to permit an accessory in-law apartment permitted as a temporary use within an existing accessory building situated on the same owner occupied lot as the principal dwelling. Variance to allow the size of the accessory (in-law apartment) to be 1352 sq. ft. in lieu of the maximum 1200 sq. ft. Any relief that the Administrative Law Judge deems to be necessary.

Hearing: Wednesday, December 2, 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 410-887-3838, ext. 0.

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

n12



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 5, 2020

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2020-0150-SPHA

16323 Matthews Road

South side of Matthews Road, 340 ft. east of Corbett Road

8th Election District – 3rd Councilmanic District

Legal Owners: Mary & Donald Sloat

Special Hearing to permit an accessory in-law apartment permitted as a temporary use within an existing accessory building situated on the same owner occupied lot as the principal dwelling. Variance to allow the size of the accessory (in-law apartment) to be 1352 sq. ft. in lieu of the maximum 1200 sq. ft. Any relief that the Administrative Law Judge deems to be necessary.

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

Michael Mallinoff
Director

MM:kl

C: Frank Borgerding, Jr., 409 Washington Avenue, Ste. 600, Towson 21204
Mr. & Mrs. Sloat, 16323 Matthews Road, Monkton 21111
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURS., NOVEMBER 12, 2020

TO: THE DAILY RECORD
Thursday, November 12, 2020 - Issue

Please forward billing to:

Bruce Doak
3801 Baker Schoolhouse Road
Freeland, MD 21053

410-419-4906

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: 2020-0150-SPHA

16323 Matthews Road
South side of Matthews Road, 340 ft. east of Corbett Road
8th Election District – 3rd Councilmanic District
Legal Owners: Mary & Donald Sloat

Special Hearing to permit an accessory in-law apartment permitted as a temporary use within an existing accessory building situated on the same owner occupied lot as the principal dwelling. Variance to allow the size of the accessory (in-law apartment) to be 1352 sq. ft. in lieu of the maximum 1200 sq. ft. Any relief that the Administrative Law Judge deems to be necessary.

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

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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: 2020-0150-SPH

Property Address: 16323 Matthews Rd

Property Description: 1

Legal Owners (Petitioners): MARY SLOAT Donald SLOAT

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Bruce Doak

Company/Firm (if applicable): _____

Address: 3801 Baker Schoolhouse Rd.

Freeland ms 21053

Telephone Number: 410 - 419 - 4906

Revised 7/9/2015

Revised

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
16323 Matthews Road; S/S Matthews Road,	*	OF ADMINSTRATIVE
340' E of Corbett Road	*	HEARINGS FOR
8 th Election & 3 rd Councilmanic Districts	*	BALTIMORE COUNTY
Légal Owner(s): Mary & Donald Sloat	*	
Petitioner(s)	*	2020-150-SPH

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of July, 2020, a copy of the foregoing Entry of Appearance was emailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Bdoak@brucedoakconsulting.com and Frank Borgerding, Esquire, 409 Washington Avenue, Suite 600, Towson, Maryland 21204, BorgerdingLaw@aol.com , Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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Legal Owners (Petitioners): MARY SLOAT Donald SLOAT

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Bruce Doak

Company/Firm (if applicable): _____

Address: 3801 Baker Schoolhouse Rd.

Freeland ms 21053

Telephone Number: 410 - 419 - 4906

Revised 7/9/2015

old

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:	District - 08 Account Number - 0804065590	
Owner Information		
Owner Name:	SLOAT MARY R SLOAT DONALD EUGENE	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	16323 MATTHEWS RD MONKTON MD 21111-1505	Deed Reference: /42252/ 00119
Location & Structure Information		
Premises Address:	16323 MATTHEWS RD MONKTON 21111-	Legal Description: 3.95 AC SE MATTHEWS 331 NE CORBETT RD
Map: 0028	Grid: 0005	Parcel: 0229
Neighborhood: 8040072.04	Subdivision: 0000	Section: 0000
Block: 0000	Lot: 0000	Assessment Year: 2020
Town: None	Plat No: 0000	Plat Ref: 0000
Primary Structure Built: 1930	Above Grade Living Area: 4,294 SF	Finished Basement Area: 3.9500 AC
County Use: 04	Property Land Area: 3.9500 AC	County Use: 04
Stories: 2 1/2	Basement: YES	Type: STANDARD UNIT
Exterior: FRAME/	Quality: 4	Full/Half Bath: 4 full
Garage: 1	Detached	Last Notice of Major Improvements
Value Information		
Base Value	Value	Phase-in Assessments
	As of 01/01/2020	As of 07/01/2019
		As of 07/01/2020
Land: 293,300	293,300	
Improvements: 285,400	284,600	
Total: 578,700	577,900	578,700
Preferential Land: 0		577,900
		0
Transfer Information		
Seller: DRISCOLL JOSEPH A III TRUSTEE	Date: 12/20/2019	Price: \$540,000
Type: NON-ARMS LENGTH OTHER	Deed1: /42252/ 00119	Deed2:
Seller: DRISCOLL JOSEPH A III	Date: 04/26/2018	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /40191/ 00096	Deed2:
Seller:	Date:	Price: \$0
Type:	Deed1: /04715/ 00074	Deed2:
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:		

2020-0150-SPH

old

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on the 1st day of June 2020, by and between Mary R. Sloat and Donald Eugene Sloat (hereinafter referred to as the "Declarant") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

RECITALS

- A. The Declarants who are also the owners of this property have filed an application for a use permit and special hearing to allow the use of an existing detached accessory building located on the subject property. The existing detached accessory building was built for the purpose of housing a family member and has been used as such since that time.

The property being located at 16323 Matthews Road Monkton MD 21111 and is more particularly described by metes and bounds in Exhibit A (The Property) and Exhibit B (The use permit or hearing plans) attached hereto and made a part hereof. The property is zoned R.C. 7 which is the particular zone in which the property is located.

- B. PAI or The Administration 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 Mary R. Sloat & Donald Eugene Sloat (owners). The other residents of the property are the children of the property owners. The use permit must be renewed with PAI every 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 request, 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 fide purchasers or users of the Property that no part of any improvements or addition on the Property may be used for separate living quarters and that all such improvements shall only 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 acknowledge, 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 immediate family members listed in this Declaration and it is not to be used as an independent residential unit, nor is it to be used for compensation, and it shall not be used by any other person or 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 the 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 or subsequent purchaser shall require a new request for a use permit.

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

4. The covenants, conditions and restrictions stated above shall run with and bind the Property and shall be enforced by Baltimore County, MD and by the owners 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.

2020-0150-SPA

old

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

WITNESS: _____

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this _____ day of _____, 201____, before the Subscriber, a Notary Public of State of Maryland, personally appeared

The declarant(s) herein, who is/ are also the owner(s) of this property, know to me (or satisfactorily proven) to be the person(s) whose name(s) is/ are subscribed to the within instrument, and who acknowledged that he/ she/ they executed for the foregoing instrument for the purposes therein contained.

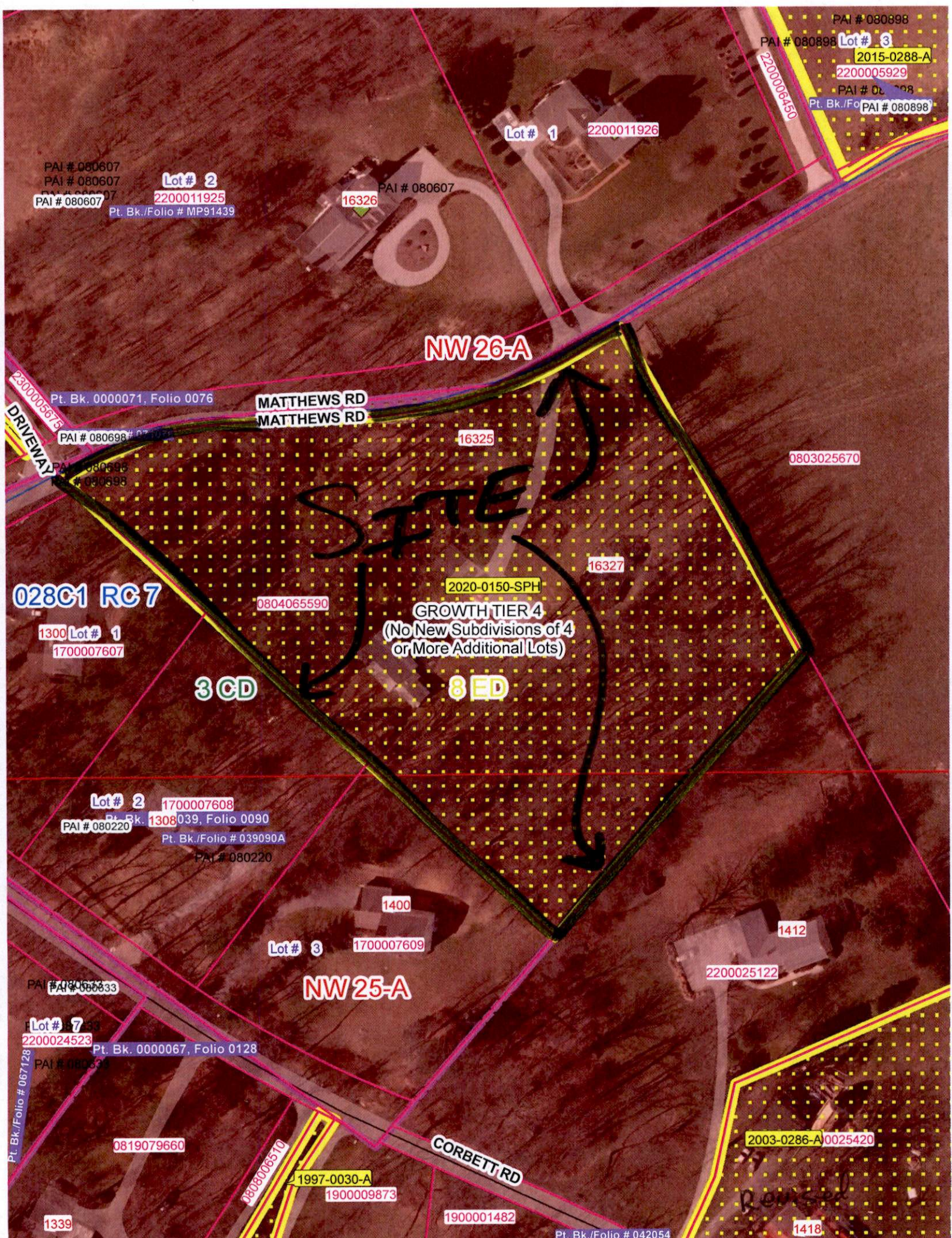
IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal.

My Commission Expires:

Notary Public

2020-0150-SPH

old



PAI # 080898
PAI # 080898 Lot # 3
2015-0288-A
2200005929
PAI # 080898
Pt. Bk./Folio # 080898

Lot # 1 2200011926

PAI # 080607
PAI # 080607
PAI # 080607
Lot # 2
2200011925
Pt. Bk./Folio # MP91439

PAI # 080607
16326

NW 26-A

2300005675
DRIVEWAY
Pt. Bk. 0000071, Folio 0076
PAI # 080698
PAI # 080698
PAI # 080698

MATTHEWS RD
MATTHEWS RD

16325

0803025670

028C1 RC 7

2020-0150-SPH
GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

1300 Lot # 1
1700007607

3 CD

8 ED

Lot # 2 1700007608
Pt. Bk. 1308039, Folio 0090
PAI # 080220
Pt. Bk./Folio # 039090A
PAI # 080220

Lot # 3 1700007609

NW 25-A

PAI # 080633
PAI # 080633

Lot # 7
2200024523
Pt. Bk. 0000067, Folio 0128
PAI # 080633

2200025122

2003-0286-A 0025420

CORBETT RD

1997-0030-A
1900009873

1339

1900001482

Pt. Bk./Folio # 042054

1418

Revised



Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

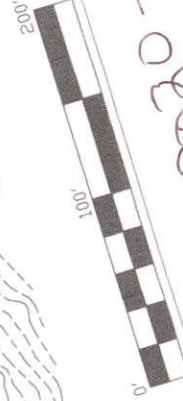
View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 08 Account Number - 0804065590		
Owner Information		
Owner Name:	SLOAT MARY R SLOAT DONALD EUGENE	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	16323 MATTHEWS RD MONKTON MD 21111-1505	Deed Reference: /42252/ 00119
Location & Structure Information		
Premises Address:	16323 MATTHEWS RD MONKTON 21111-	Legal Description: 3.95 AC SE MATTHEWS 331 NE CORBETT RD
Map:	Grid:	Parcel:
0028	0005	0229
Neighborhood:	Subdivision:	Section:
8040072.04	0000	
Block:	Lot:	Assessment Year:
		2020
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1930	4,294 SF	
Property Land Area	County Use	
3.9500 AC	04	
Stories	Basement	Type
2 1/2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
FRAME/ 4	4 full	
Garage	Last Notice of Major Improvements	
1 Detached		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2020	07/01/2019
Land:	293,300	293,300
Improvements	285,400	284,600
Total:	578,700	577,900
Preferential Land:	0	0
Transfer Information		
Seller: DRISCOLL JOSEPH A III TRUSTEE	Date: 12/20/2019	Price: \$540,000
Type: NON-ARMS LENGTH OTHER	Deed1: /42252/ 00119	Deed2:
Seller: DRISCOLL JOSEPH A III	Date: 04/26/2018	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /40191/ 00096	Deed2:
Seller:	Date:	Price: \$0
Type:	Deed1: /04715/ 00074	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
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:		

Revised



Bruce E. Doak Consulting
Land Use Expert and Surveyor
Land Use Schoolhouse Road
3901 Baker Schoolhouse Road
Freeland, MD 21041-419-4306
o 443-500-3535, m 410-419-4306
bdoak@bdoakconsulting.com

BALTIMORE
5th ELECTION DISTRICT



200' 0510-0150-SPH

[illegible]

PROPOSED DEVELOPMENT

OFFICE OF PLANNING

- ENVIRONMENTAL IMPACT

7 setbacks for Residential Buildings
R.C. 7 There are no
feet from the street right of way
any principal building
property line
adjacent property with cultivated or pasture use

1. **OFFICE OF ZONING**
 2. **GENERAL SITE INFORMATION**
 3. **Ownership:** Mary R. Soat, Donald Eugene Soat & Co.
 4. **Improvements:** 16313 Matthews Road, Hockessin, MD 21111
 5. **County on the Internet:** Baltimore County GIS file 028C1
 6. **Improvements:** All existing improvements will remain.
 7. **County on the subject parcels:** Baltimore County
 8. **Improvements:** Two single family dwellings, studio /shed, garage, tennis court & parking pad.

GENERAL SITE INFORMATION

GENERAL SITE INFORMATION

PAI # 080898 Lot # 3
2015-0288-A
2200005929
PAI # 080898
PAI # 080898

PAI # 080607
PAI # 080607
PAI # 080607
PAI # 080607
Lot # 2
2200011925
Pt. Bk./Folio # MP91439

Lot # 1 2200011926

16326

PAI # 080607

NW 26-A

Pt. Bk. 0000071, Folio 0076

MATTHEWS RD

16325

0803025670

028C1 RC7

1300 Lot # 1
1700007607

0804065590

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

16327

3 CD

8 ED

PAI # 080220 Lot # 2 1700007608
Pt. Bk. 1308039, Folio 0090
Pt. Bk./Folio # 039090A
PAI # 080220

PAI # 080220

1400

Lot # 3

1700007609

1412

2200025122

NW 25-A

PAI # 080633

Pt. Bk./Folio # 067128

Lot # 7

2200024523 Pt. Bk. 0000067, Folio 0128

PAI # 080633

0819079660

2020-0150-SPA

CORBETT RD

2003-0286-A

2200025420

1997-0030-A

1900009873

1900001482

Pt. Bk./Folio # 042054

1418

1339



Handwritten text at the bottom of the page, possibly a signature or a note. The text is faint and difficult to decipher, but appears to be a single line of writing.

GENERAL SITE INFORMATION

- Ownership: Mary R. Sloat, Donald Eugene Sloat & Connor Foster Sloat
16323 Matthews Road Monkton, MD 21111
- Address: 16323 Matthews Road Monkton, MD 21111
- Deed references: 42252/ 119
- Area: 3.95 acre (per 42252/ 119)
- Tax Map / Parcel / Tax account #: 28 / 229 / 08-04-065590
- Election District: 7 Councilmanic District: 3
ADC Map: 4234K9 GIS tile: 028C1 Position sheet: 101NW3
Census tract: 408100 Census block: 240054081001
Schools: Sparks ES Hereford MS Hereford HS
- The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 028C1 and the information provided by Baltimore County on the internet.
- Improvements: Two single family dwellings, studio /shed, garage, tennis court & parking pad. All existing improvements will remain.

OFFICE OF ZONING

Zoning: R.C. 7 There are no previous zoning cases on the subject parcels.

R.C. 7 Setbacks for Residential Buildings

Front: 35 feet from the street right of way
Side: 80 feet from any principal building
Rear: 50 feet from the property line
Principal building: 300 feet from adjacent property with cultivated or pasture use

ENVIRONMENTAL IMPACT

Watershed: Loch Raven Reservoir URDL land type: 1

- The existing dwellings are currently served by one private well and two separate septic systems.
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.
- The subject property is not located within a 100 year flood plain.

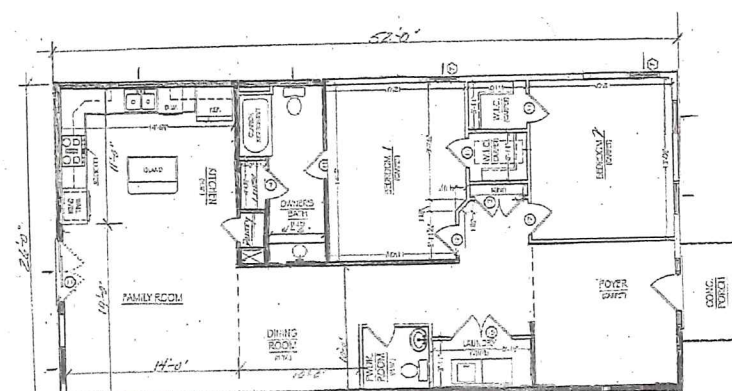
OFFICE OF PLANNING

Regional Planning District: Sparks District Code: 304

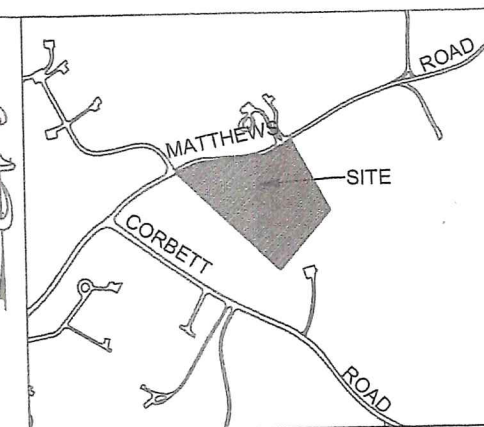
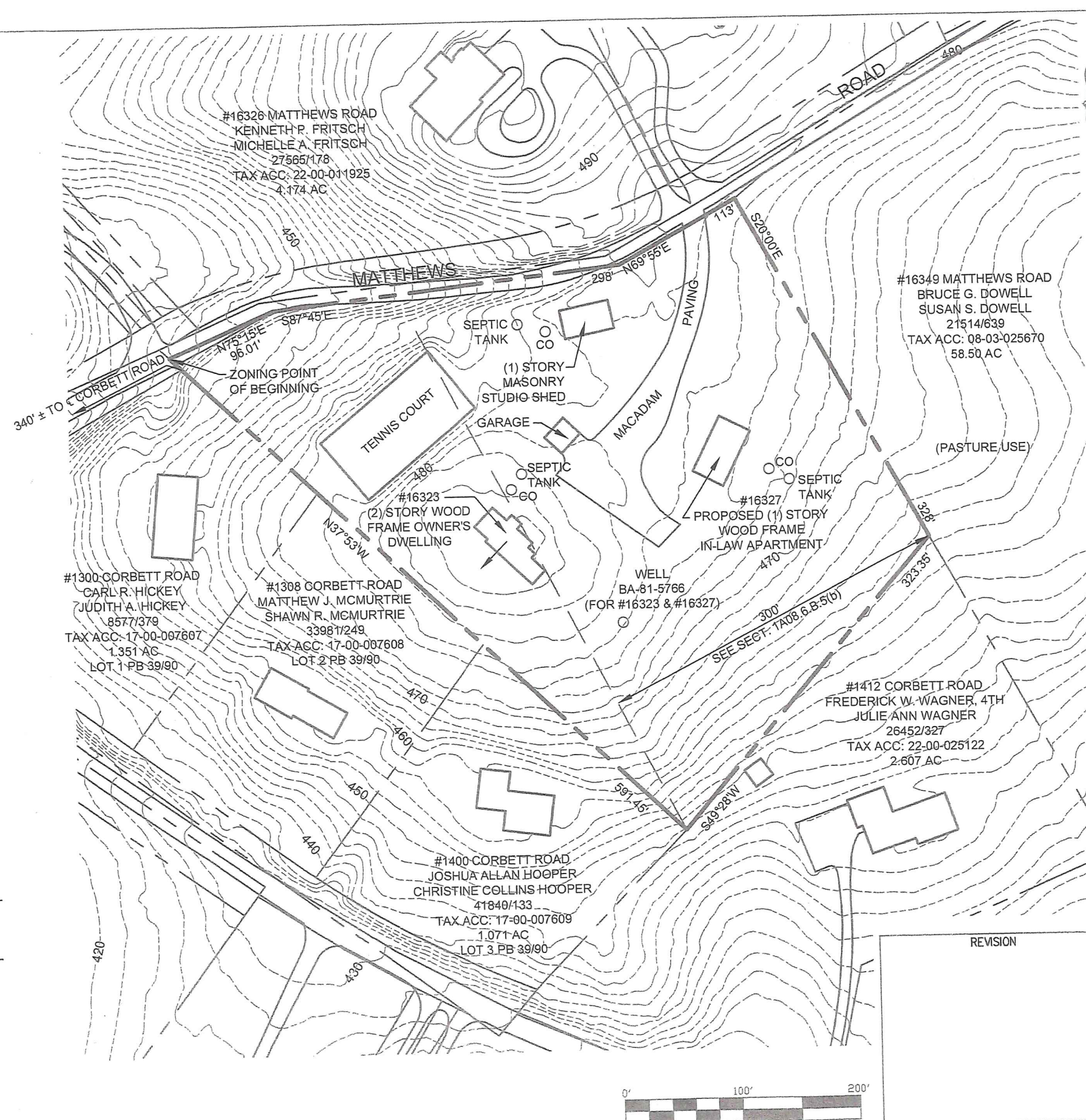
- The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

To utilize the small dwelling for an in-law apartment



PROPOSED USE OF EXISTING
DWELLING FOR IN LAW APARTMENT
(NTS)



Vicinity Map - Scale: 1" = 800'



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

PLAN TO ACCOMPANY A
ZONING PETITION
FOR
#16323 & #16327
MATTHEWS ROAD

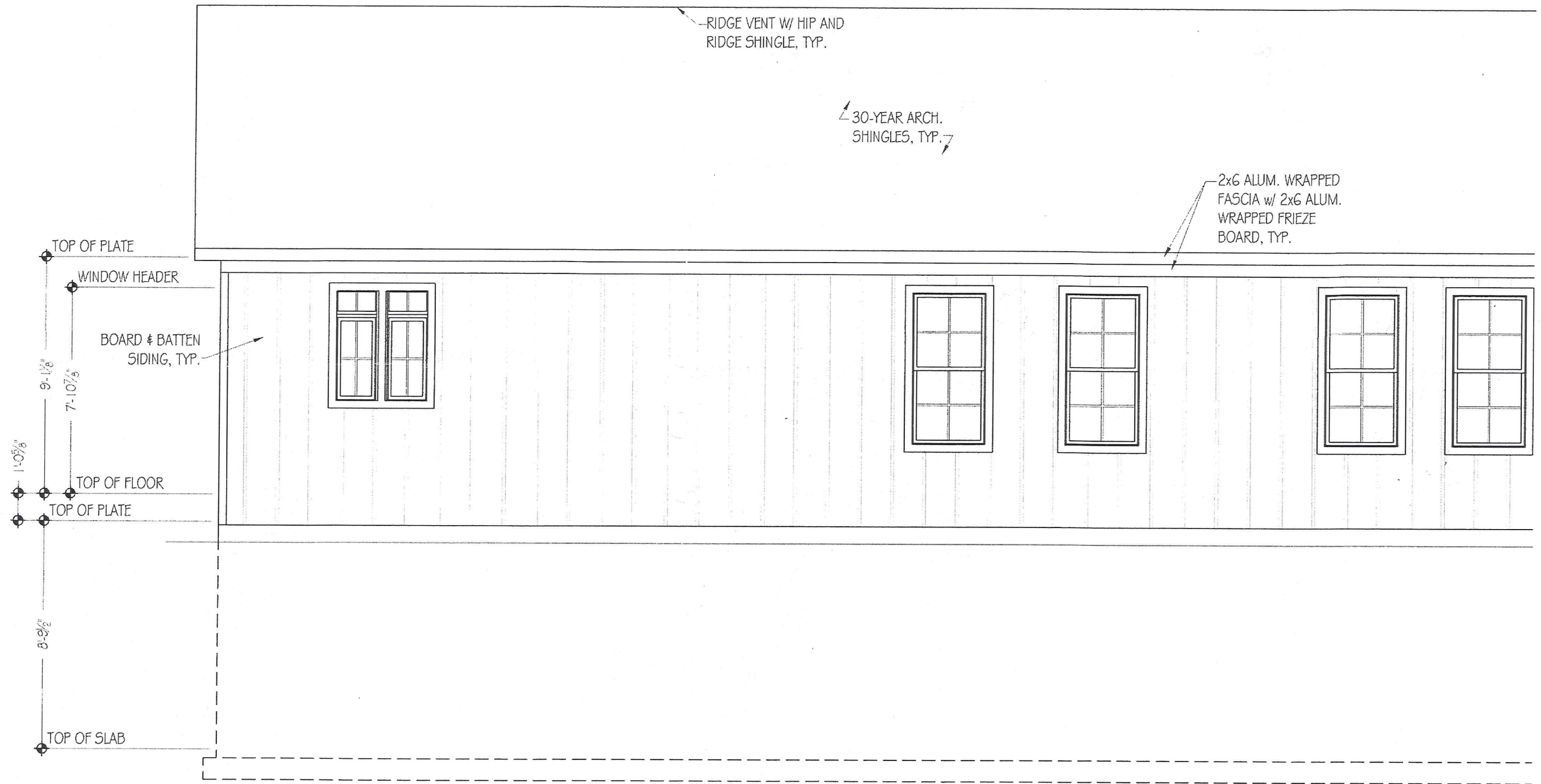
BALTIMORE COUNTY, MARYLAND
5th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 5/30/20

Scale: 1"=100'

Revised

2020-0150-SP4A



RIDGE VENT W/ HIP AND
RIDGE SHINGLE, TYP.

30-YEAR ARCH.
SHINGLES, TYP.

2x6 ALUM. WRAPPED
FASCIA w/ 2x6 ALUM.
WRAPPED FRIEZE
BOARD, TYP.

TOP OF PLATE

WINDOW HEADER

BOARD & BATTEN
SIDING, TYP.

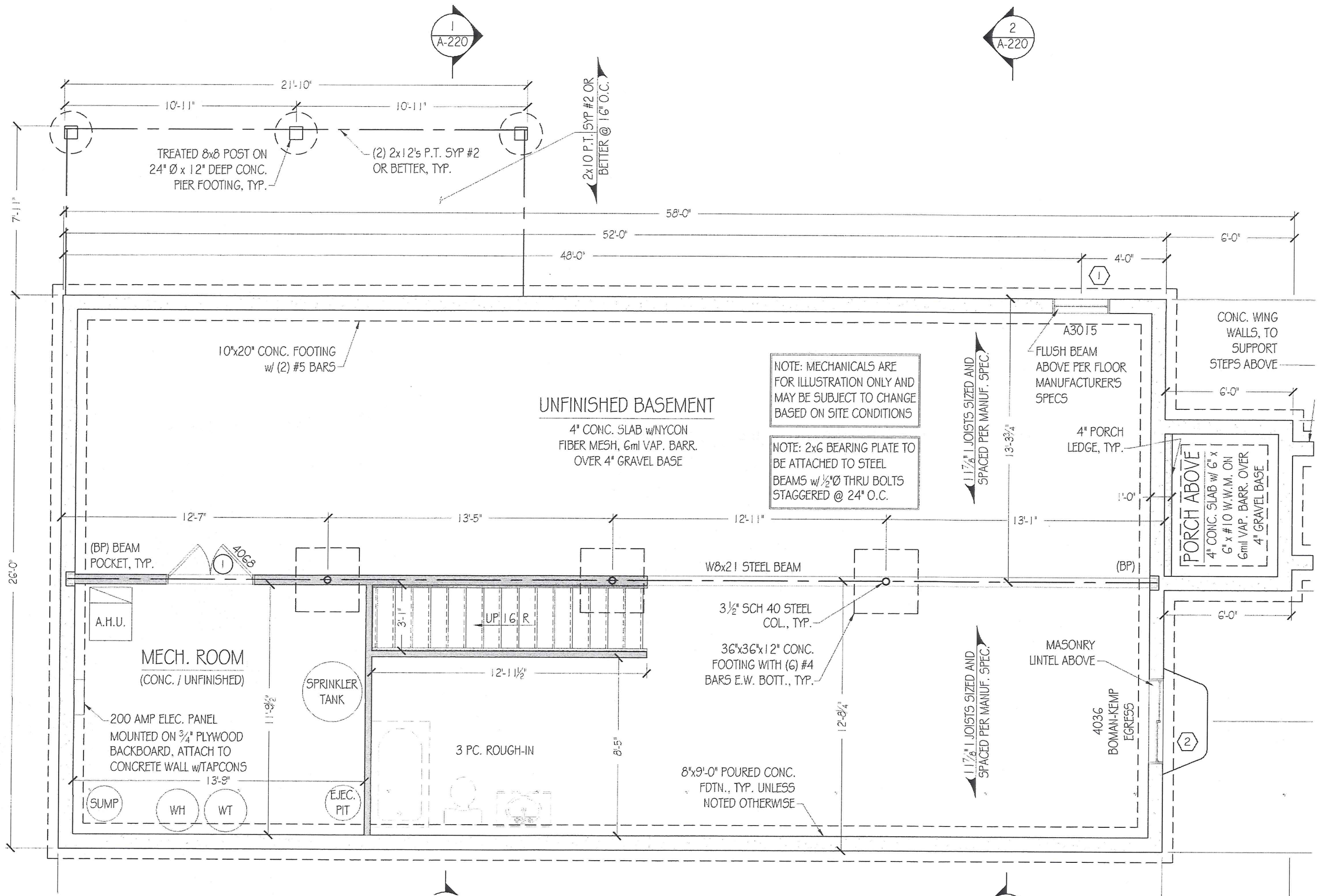
TOP OF FLOOR

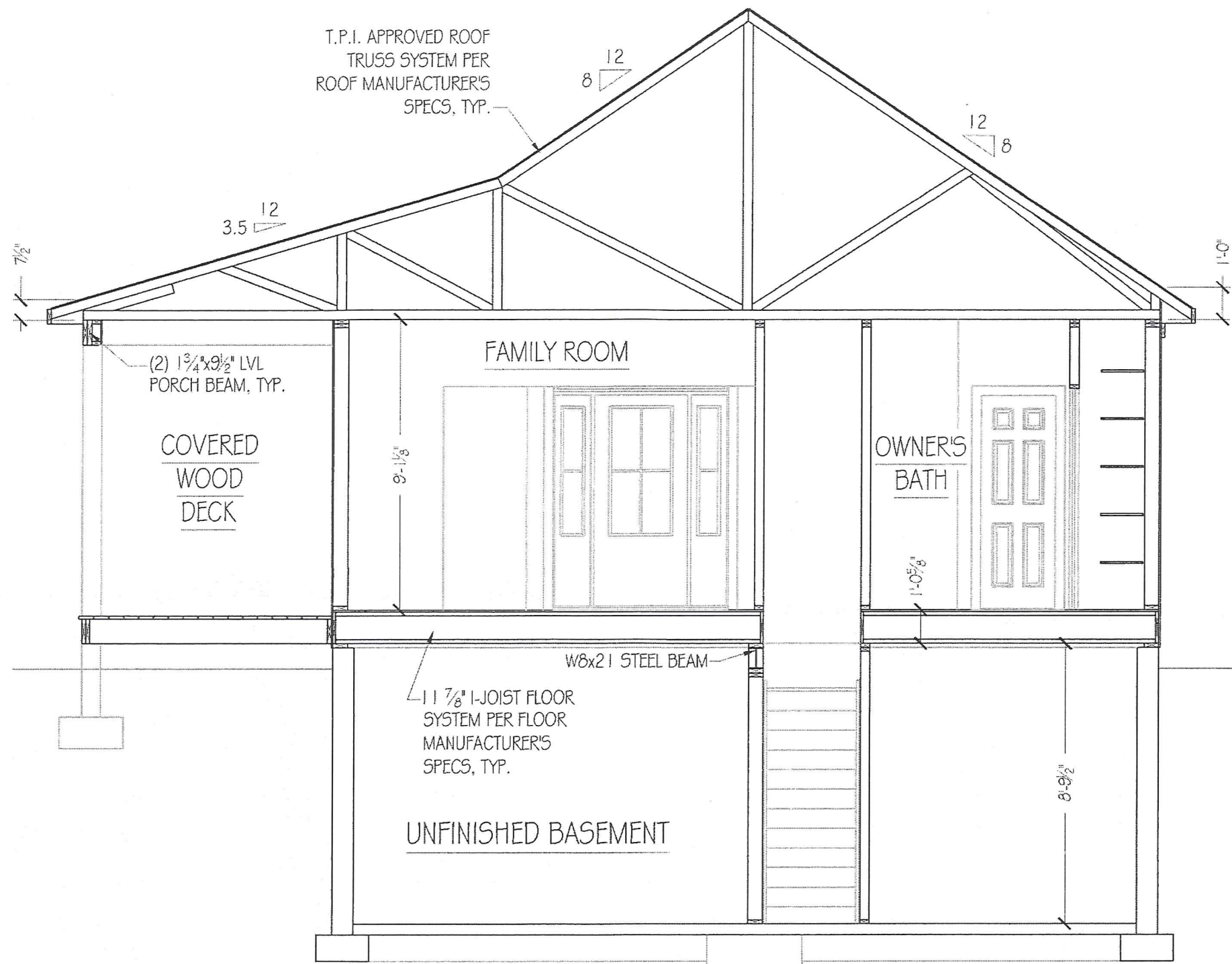
TOP OF PLATE

TOP OF SLAB

FRONT ELEVATION

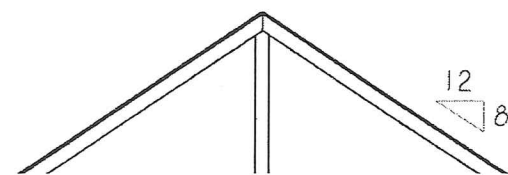
SCALE: $\frac{1}{4}" = 1'-0"$



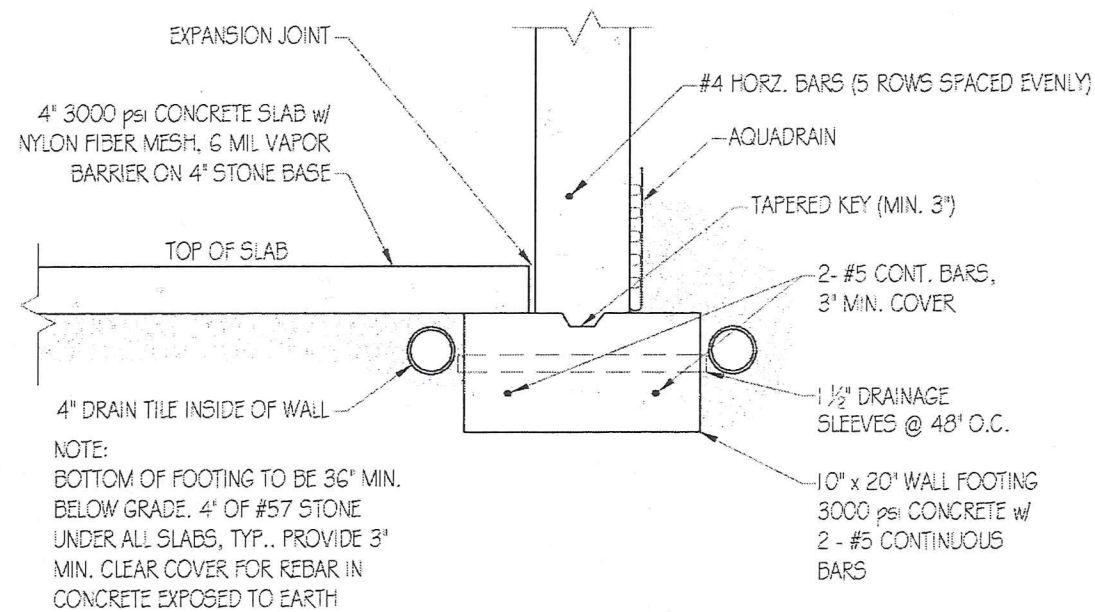


SECTION I

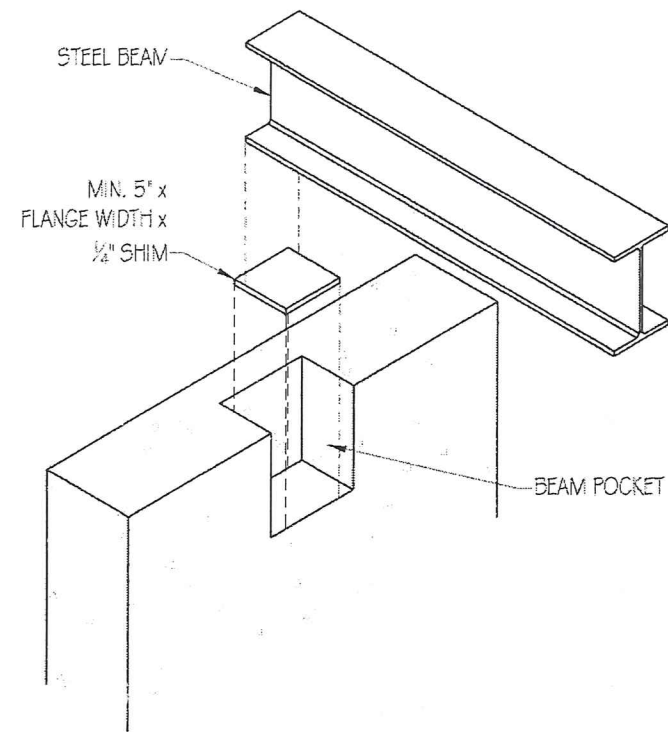
SCALE: 1/4" = 1'-0"



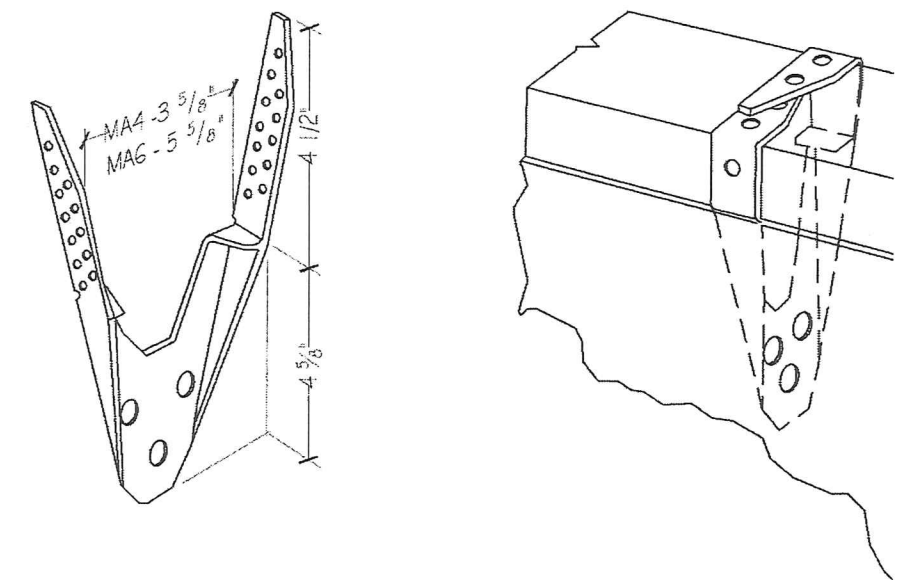
T.P.I. APPROVED ROOF TRUSS SYSTEM PER ROOF MANUFACTURER'S SPECS, TYP.



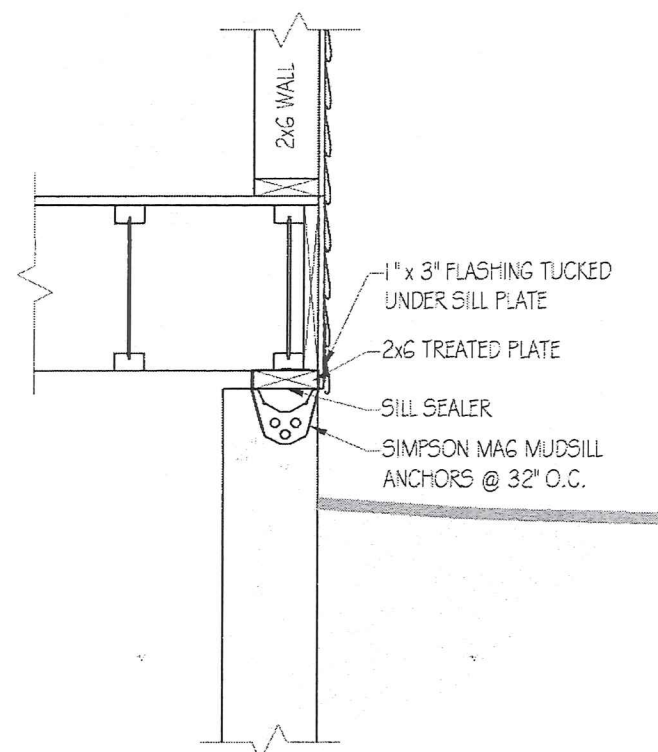
1 TYP. WALL FOOTING
SCALE: $\frac{3}{4}" = 1'-0"$



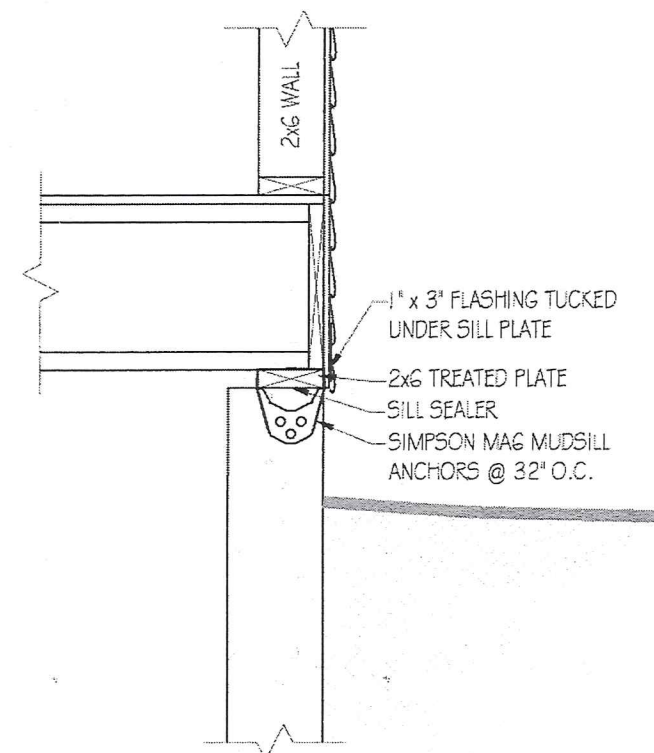
2 TYP. BEAM POCKET
SCALE: $\frac{3}{4}" = 1'-0"$



3 TYP. MUD SILL ANCHOR
SCALE: $\frac{3}{4}" = 1'-0"$



5 TYP. FLOOR SYSTEM PARALLEL TO WALL
SCALE: $\frac{3}{4}" = 1'-0"$



6 TYP. FLOOR SYSTEM PERP. TO WALL
SCALE: $\frac{3}{4}" = 1'-0"$

