

M E M O R A N D U M

DATE: January 12, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0199-SPHA – Appeal Period Expired

The appeal period for the above-referenced cases expired on January 11, 2021. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE *
(11804 Manor Road) *
11th Election District *
3rd Council District *
Estate of Maurice J. Duca *

Legal Owner *

Petitioners *
* * * * *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY

Case No. 2020-0199-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 the Estate of Maurice J. Duca, legal owner (“Petitioner”). The Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations (“BCZR”) to approve a non-conforming lot which was created October 10, 1952 and prior to the effective date of Baltimore County Bill 73-2000. In addition, a Petition for Variance was filed pursuant to § 1A07.8.B.5.a.2 , of the BCZR to permit a setback of 48 ft. from a principal building in lieu of the required 80 ft. and per § 1A07.8.B.5.b of the BCZR to permit a setback of 50 ft. from the adjacent property used as pasture in lieu of the required 200 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.

Paula Cross, Personal Representative of the Estate of Maurice Duca appeared in support of the requests. Herbert Burgunder, Esq. represented Paula Cross. Bruce E. Doak, a licensed land surveyor, also appeared. He prepared the site plan, which was marked and accepted into evidence as Petitioners’ Exhibit 1. There were no protestants or interested persons in attendance. A Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”) and they did not oppose the relief.

ORDER RECEIVED FOR FILING
Date 12/10/20
By D Mignon

The property is approximately .0518 acres and is zoned RC 6. Mr. Doak explained that the plat was recorded in 1952 at liber 2890 folio 553. The creation of the lot preceded the enactment of the RC 6 zoning classification (Bill No. 73-2000). Mr. Burgunder pointed out that pursuant to BCZR § 1A07.8.B.4 “[a]ny lot or parcel of land lawfully existing on the effective date of Bill 73-2000 may be developed with a single dwelling, regardless of the existence of forest patch or forest conservation areas.” This is such a lot and only one dwelling is proposed on the plan. I therefore find that the special hearing 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 parcel in question was created prior to the enactment of the current applicable zoning regulations. It is wooded and bounded on two sides by other residences and at the rear by pasture land. It is therefore sufficiently unique within the legal meaning of the term. The petitioner would experience hardship and practical difficulty if the variance relief is denied because they would be unable to develop the property. I find that the variance can be granted within the spirit and intent of the BCZR, and without causing harm to the public health, safety, or welfare. This finding is buttressed by the fact that there is no opposition from the community or from any county agency.

THEREFORE, IT IS ORDERED this 10th day of **December, 2020**, by this Administrative Law Judge, that the Petition for Special Hearing seeking relief pursuant to § 500.7 of the Baltimore County Zoning Regulations (“BCZR”) to approve a non-conforming lot which was created

ORDER RECEIVED FOR FILING

Date 12/10/20
By D. Mugnan

October 10, 1952 and prior to the effective date of Baltimore County Bill 73-2000 is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief pursuant to § 1A07.8.B.5.a.2, of the BCZR to permit a setback of 48 ft. from a principal building in lieu of the required 80 ft. and per § 1A07.8.B.5.b of the BCZR to permit a setback of 50 ft. from the adjacent property used as pasture in lieu of the required 200 ft. is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

Any appeal of this decision must be 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 12/10/20
By DMagnon



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 11804 Manor Road which is presently zoned RC6
Deed References: 9597 / 593 10 Digit Tax Account # 1104076390
Property Owner(s) Printed Name(s) ESTATE OF MAURICE J. DUCA
PAULA CROSS, PERSONAL REPRESENTATIVE

(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 IN THE HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

* Estate of Maurice Duca
Name #1 - Type or Print Name #2 - Type or Print

* Paula Cross PR for Estate of Duca
Signature #1 Signature #2

* 154 Overview Circle E Red Lion PA
Mailing Address City State

* 17356, 410-409-9261, plinco @ comcast . net
Zip Code Telephone # Email Address

Representative to be contacted:

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

Bruce E Doak
Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
Mailing Address City State

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

ORDER RECEIVED FOR FILING
DATE: 12/10/20

CASE NUMBER 2020-0199-SP4 Filing Date 8/4/20 Do Not Schedule Dates: _____ Reviewer JS

11804 Manor Road

Case # 2020-0199-SPHA

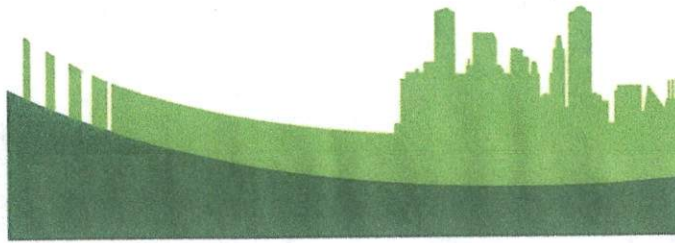
Zoning Hearing Petitions Being Requested

Special Hearing to approve a non-conforming lot which was created October 10, 1952 and prior to the effective date of Baltimore County Bill 73-2000.

In the alternative

Variance to permit a setback of 48 feet from a principal building in lieu of the required 80 feet per Section 1A07.8.B.5.a.2 BCZR

Variance to permit a setback of 50 feet from an adjacent property used as pasture in lieu of the required 200 feet per Section 1A07.8.B.5.b BCZR



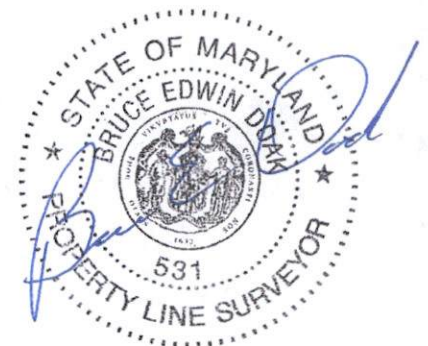
Zoning Description

11804 Manor Road- 0.518 Acre Parcel
Eleventh Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point on the west side of Manor Road, approximately 725 feet southerly of the centerline of Morgan Road, thence leaving Manor Road and running with and binding on the outlines of the subject property, the three following courses and distances, viz. 1) North 75 degrees 55 minutes West 175.72 feet, 2) South 8 degrees 54 minutes West 136.82 feet and 3) South 81 degrees 06 minutes East 175 feet to the west side of Manor Road, thence binding on the west side of Manor Road and continuing to run and bind on the outlines of the subject property, the following course and distance, viz. 4) North 8 degrees 54 minutes East 120.95 feet to the point of beginning.

Containing 0.518 of an acre of land, more or less.

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



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

2020-0199-5211A

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
11804 Manor Road; W/S of Manor Road,	*	OF ADMINISTRATIVE
725' S of Morgan Road		
11 th Election & 3 rd Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Estate of Maurice J. Duca		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2020-199-SPHA

* * * * *

ENTRY OF APPEARANCE

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

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 18th day of August, 2020, a copy of the foregoing Entry of Appearance was emailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, BDoak@BruceEDoakConsulting.com, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
 AND VARIANCE * OF ADMINISTRATIVE
 9504, 9506-9544 Philadelphia Road; NW * HEARINGS FOR
 Corner of Philadelphia & Middle River Roads * BALTIMORE COUNTY
 14th Election & 6th Councilmanic Districts *
 Legal Owner(s): Rossville, LLC *
 Petitioner(s) *
 * 2020-200-SPHA

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio

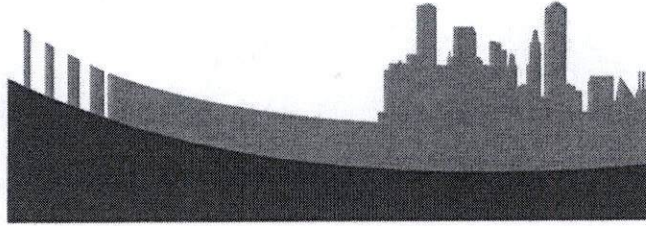
 CAROLE S. DEMILIO
 Deputy People's Counsel
 Jefferson Building, Room 204
 105 West Chesapeake Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of August, 2020, a copy of the foregoing Entry of Appearance was emailed to David Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, dhkarceski@venable.com, Attorney for Petitioner(s).

Peter Max Zimmerman

 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County



CERTIFICATE OF POSTING

November 13, 2020

November 30, 2020 amended for second inspection

Re:
Zoning Case No. 2020- 0199-SPHA
Legal Owner: Estate of Maurice Duca
Hearing date: December 7, 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 11804 Manor Road.

The signs were initially posted on November 13 2020.

The subject property was also inspected on November 30, 2020.

Sincerely,

A handwritten signature in black ink that reads "Bruce E. Doak".

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. 2020-0199-SPHA

11804 Manor Road

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

DATE & TIME: MONDAY DECEMBER 7, 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) 673-3818, EXT. 8.

REQUESTS: SPECIAL HEARING TO APPROVE A NON CONFORMING LOT WHICH WAS CREATED IN MARCH 10, 1952 AND PRIOR TO THE EFFECTIVE DATE OF BALTIMORE COUNTY BILL 7-3-2000; IN THE ALTERNATIVE.

VARIANCE: TO VARY THE SETBACK FROM AN ADJACENT

ZONING NOTICE

CASE NO. 2020-0199-SPHA

11804 Manor Road

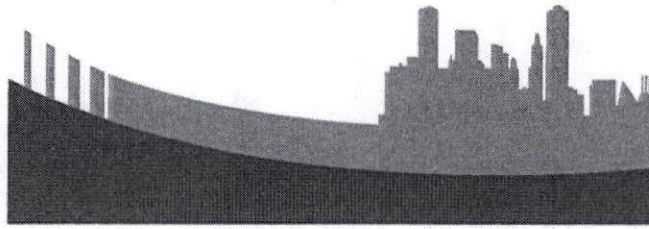
**THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY
AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING ON THE
PROPERTY IDENTIFIED.**

DATE & TIME: MONDAY DECEMBER 7, 2020 10:00 AM

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

**REQUESTS: SPECIAL HEARING TO APPROVE A NON-CONFORMING
LOT WHICH WAS CREATED OCTOBER 10, 1952 AND PRIOR TO THE
EFFECTIVE DATE OF BALTIMORE COUNTY BILL 73-2000; IN THE
ALTERNATIVE,**

**VARIANCE TO PERMIT A SETBACK OF 50 FEET FROM AN ADJACENT
PROPERTY USED AS PASTURE IN LIEU OF THE REQUIRED 200 FEET**



CERTIFICATE OF POSTING

November 13, 2020

_____ amended for second inspection

Re:

Zoning Case No. 2020- 0199-SPHA

Legal Owner: Estate of Maurice Duca

Hearing date: December 7, 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 **11804 Manor Road**.

The signs were initially posted on **November 13 2020**.

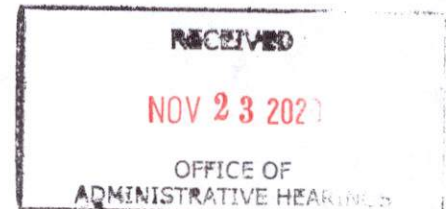
The subject property was also inspected on _____.

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. 2020-0199-SPHA

11804 Manor Road

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

DATE & TIME: MONDAY DECEMBER 7, 2020 10:00 AM

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YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND
THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-887-3868, EXT. 0

REQUESTS: SPECIAL HEARING TO APPROVE A NON-CONFORMING
LOT WHICH WAS CREATED OCTOBER 10, 1992 AND PRIOR TO THE
EFFECTIVE DATE OF BALTIMORE COUNTY BILL 73-2000, IN THE
ALTERNATIVE,

VARIANCE TO PERMIT A SETBACK OF 50 FEET FROM AN ADJACENT
PROPERTY USED AS PASTURE IN LIEU OF THE REQUIRED 200 FEET.

ZONING NOTICE

CASE NO. 2020-0199-SPHA

11804 Manor Road

**THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY
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PROPERTY IDENTIFIED.**

DATE & TIME: MONDAY DECEMBER 7, 2020 10:00 AM

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410-887-3868, EXT. 0.**

**REQUESTS: SPECIAL HEARING TO APPROVE A NON-CONFORMING
LOT WHICH WAS CREATED OCTOBER 10, 1952 AND PRIOR TO THE
EFFECTIVE DATE OF BALTIMORE COUNTY BILL 73-2000; IN THE
ALTERNATIVE,**

**VARIANCE TO PERMIT A SETBACK OF 50 FEET FROM AN ADJACENT
PROPERTY USED AS PASTURE IN LIEU OF THE REQUIRED 200 FEET.**



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: 2020-0199-SPHA

11804 Manor Road
West side of Manor Road, south of Morgan Road
11th Election District – 3rd Councilmanic District
Legal Owners: Estate of Maurice Duca

Special Hearing to approve a non-conforming lot which was created October 10, 1952 and prior to the effective date of Baltimore County Bill 73-2000; in the alternative, Variance to permit a setback of 48 ft. from a principal building in lieu of the required 80 ft. To permit a setback of 50 ft. from an adjacent property used as pasture in lieu of the required 200 ft.

Hearing: Monday, December 7, 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: Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053
Estate of Maurice Duca, 154 Overview Circle E, Red Lion PA 13356

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 17, 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 11804 MANDOR ROAD which is presently zoned RCC

Deed References: 9597 / 593 10 Digit Tax Account # 1104070090

Property Owner(s) Printed Name(s) ESTATE OF MAURICE J. DUCA

PAULA CROSS, PERSONAL REPRESENTATIVE

(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 IN 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

Legal Owners (Petitioners):

Estate of Maurice Duca
Name #1 - Type or Print Name #2 - Type or Print
 Paula Cross, PR for Estate of Duca
Signature #1 Signature #2
 154 Overview Circle E Red Lion PA
Mailing Address City State
 17356, 410-409-9261, plinco@comcast.net
Zip Code Telephone # Email Address

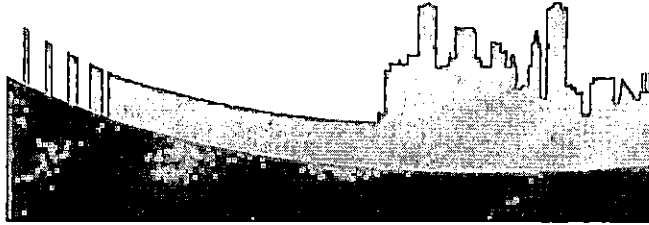
Attorney for Petitioner:

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

Representative to be contacted:

BRUCE E. DOAK
Name - Type or Print
BRUCE E. DOAK CONSULTING, LLC
Signature
3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
Mailing Address City State
21053 410-419-4906
Zip Code Telephone # Email Address

CASE NUMBER 2020-0199-SPMA Filing Date 8/4/20 Do Not Schedule Dates: Reviewer JS



CERTIFICATE OF POSTING

November 13, 2020

_____ amended for second inspection

Re:

Zoning Case No. 2020- 0199-SPHA

Legal Owner: Estate of Maurice Duca

Hearing date: December 7, 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 **11804 Manor Road**.

The signs were initially posted on **November 13 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. 2020-0199-SPHA

11804 Manor Road

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

DATE & TIME: MONDAY DECEMBER 7, 2020 10:00 AM

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

**REQUESTS: SPECIAL HEARING TO APPROVE A NON-CONFORMING
LOT WHICH WAS CREATED OCTOBER 10, 1952 AND PRIOR TO THE
EFFECTIVE DATE OF BALTIMORE COUNTY BILL 73-2000; IN THE
ALTERNATIVE,**

**VARIANCE TO PERMIT A SETBACK OF 50 FEET FROM AN ADJACENT
PROPERTY USED AS PASTURE IN LIEU OF THE REQUIRED 200 FEET.**

ZONING NOTICE

CASE NO. 2020-0199-SPHA

11804 Manor Road

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PROPERTY IDENTIFIED.**

DATE & TIME: MONDAY DECEMBER 7, 2020 10:00 AM

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**REQUESTS: SPECIAL HEARING TO APPROVE A NON-CONFORMING
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**VARIANCE TO PERMIT A SETBACK OF 50 FEET FROM AN ADJACENT
PROPERTY USED AS PASTURE IN LIEU OF THE REQUIRED 200 FEET.**

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100.

www.thedailyrecord.com

Order #: 11934214

Case #:

Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2020-0199-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:

11/17/2020



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: 2020-0199-SPHA

11804 Manor Road

West side of Manor Road, south of Morgan Road

11th Election District - 3rd Councilmanic District

Legal Owners: Estate of Maurice Duca

Special Hearing to approve a non-conforming lot which was created October 10, 1952 and prior to the effective date of Baltimore County Bill 73-2000; in the alternative, Variance to permit a setback of 48 ft. from a principal building in lieu of the required 80 ft. To permit a setback of 50 ft. from an adjacent property used as pasture in lieu of the required 200 ft.

Hearing: Monday, December 7, 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.

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

n17



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: 2020-0199-SPHA

11804 Manor Road
West side of Manor Road, south of Morgan Road
11th Election District – 3rd Councilmanic District
Legal Owners: Estate of Maurice Duca

Special Hearing to approve a non-conforming lot which was created October 10, 1952 and prior to the effective date of Baltimore County Bill 73-2000; in the alternative, Variance to permit a setback of 48 ft. from a principal building in lieu of the required 80 ft. To permit a setback of 50 ft. from an adjacent property used as pasture in lieu of the required 200 ft.

Hearing: Monday, December 7, 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 "M. Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053
Estate of Maurice Duca, 154 Overview Circle E, Red Lion PA 13356

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 17, 2020.

TO: THE DAILY RECORD
Tuesday, November 17, 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:

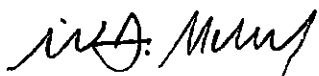
CASE NUMBER: 2020-0199-SPHA

11804 Manor Road
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Special Hearing to approve a non-conforming lot which was created October 10, 1952 and prior to the effective date of Baltimore County Bill 73-2000; in the alternative, Variance to permit a setback of 48 ft. from a principal building in lieu of the required 80 ft. To permit a setback of 50 ft. from an adjacent property used as pasture in lieu of the required 200 ft.

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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: 2020-0199-SPHA

Property Address: 11804 MANOR ROAD

Property Description: _____

Legal Owners (Petitioners): ESTATE OF MAURICE DUCA

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRUCE DOAK

Company/Firm (if applicable): BRUCE E. DOAK CONSULTING, LLC

Address: 3801 BACKR SCHOOLHOUSE ROAD

FREELAND, MD 21053

Telephone Number: _____

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

No. **198816**

Date: **8/4/20**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 150.00

Total: \$ 150.00

Rec From: **DUCA (ESTATE)**

For: **2020-0199-SPHA**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

BRUCE E DOAK DBA 12-12 BRUCE E DOAK CONSULTING 3801 BAKER SCHOOLHOUSE RD FREELAND, MD 21053-9738		2460 15-3/540 429
Date: <u>7/30/20</u>		
Pay to the Order of: <u>BALTIMORE COUNTY MO.</u>		\$ 150. ⁰⁰
<u>ONE HUNDRED FIFTY AND 00/100</u>		Dollars
PNC BANK PNC Bank, N.A. 040		Photo Safe Deposit Details on back
For: <u>SOPHIE ZOLING FEE</u>		
MICR: ⑆054000030⑆ 5336741067⑆ 2460		



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 30, 2020

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

RE: Case Number: 2020-0199-SPHA, 11804 Manor Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 04, 2020. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel



BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

JOHN A. OLSZEWSKI, JR.
County Executive

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

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

DATE: 8/27/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-199

INFORMATION:

Property Address: 11804 Manor Road
Petitioner: Paul Cross
Zoning: RC 6
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition I have reviewed the petition for a Special Hearing to approve a non-conforming lot which was created on October 10, 1952 and prior to the effective date of Baltimore County Bill 73-2000 or, in the alternative, they are requesting a Variance to permit a setback of 48 feet from a principal building in lieu of the required 80 feet per Section 1A07.8.B.5.a.2 BCZR and a variance to permit a setback of 50 feet from an adjacent property used as pasture in lieu of the required 200 feet per Section 1A07.8.B.5.b BCZR.

A site visit was conducted on August 21, 2020. Manor Road is a Baltimore County Scenic Route. The site is wooded with mature trees. Lots surrounding the property are of similar size and configuration. The lot is 0.518 acres. Current RC 6 zoning requires a minimum lot size of 1 acre.

The Department of Planning has no objection to granting the requested relief. 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
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: August 20, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0199-SPHA
Address 11804 Manor Road
(Duca Property)

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

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

Reviewer: Steve Ford

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.

Panelists to Invite

	Name	Email address	Phone number	Language	Time Zone	Locale
<input checked="" type="checkbox"/>	<u>Deb Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input checked="" type="checkbox"/>	<u>Henry Akwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input checked="" type="checkbox"/>	<u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input checked="" type="checkbox"/>	<u>Bruce E. Doak</u>	bdoak@bruceedoakconsulting.com	1-	English	New York Time	U.S.
<input checked="" type="checkbox"/>	<u>Paula Cross</u>	plinco@comcast.net	1-	English	New York Time	U.S.

New Panelist

Full name: (required)

Email address: (required)

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

Time Zone: ▼

Language: ▼

Locale: ▼

Add new panelist in my address book

Invite as alternate host

Event Information

Event: Zoning Hearing - 2020-0199-SPHA - 11804 Manor Road
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eb13484f0fe8c31b150b8d6fb62d26ea2>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e416af7d9b8ba571550f2fd7509841ddf>
Date and time: Monday, December 7, 2020 10:00 am
 Eastern Standard Time (New York, GMT-05:00)
Duration: 1 hour
Description: Zoning Hearing
 Case No: 2020-0199-SPHA
 Address: 11804 Manor Road
 Legal Owners: Estate of Maurice Duca
Event number: 172 808 3990
Event password: 1234
Host key: 354986
Alternate Host: Deb Wiley ,Henry Akwah
Panelist Info:
Panelist password:
Panelist numeric password: 510506
Video Address: 1728083990@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: 172 808 3990
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 Event
 You can start
 event by clicking
 Start Now.

Start

Send Event
 You can send
 emails by clicking
 Send Event

Send

Manage Registrations

Delete Event

Edit Event

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - 2020-0199-SPHA - 11804 Manor Road
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e181d4d9dd99c8df07d1b2657c26720cc>

Start: Mon 12/7/2020 10:00 AM
End: Mon 12/7/2020 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): 172 808 3990

Monday, December 7, 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=e181d4d9dd99c8df07d1b2657c26720cc>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e1e58ceb72d63bae8b4a345d61b26720cc>



Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1728083990@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 510506

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

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=ed108f279b741ae92da69228e755d7e92>

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

Donna Mignon

From: messenger@webex.com
Sent: Friday, November 6, 2020 10:49 AM
To: Donna Mignon
Subject: Email delivery status for Web seminar: Zoning Hearing - 2020-0199-SPHA - 11804 Manor 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

From: messenger@webex.com
Sent: Friday, November 6, 2020 10:49 AM
To: Donna Mignon
Subject: Email delivery status for Web seminar: Zoning Hearing - 2020-0199-SPHA - 11804 Manor 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>

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Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - 2020-0199-SPHA - 11804 Manor Road
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Start: Mon 12/7/2020 10:00 AM
End: Mon 12/7/2020 11:00 AM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: webex

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Monday, December 7, 2020 10:00 am, Eastern Standard Time (New York, GMT-05:00)

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

ZAC AGENDA

Case Number: 2020-0199-SPHA **Reviewer:** Jason Seidelman

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

Type: SPECIAL HEARING, VARIANCE

Legal Owner: Estate of Mavrice J. Duca

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 3

Property Address: 11804 MANOR RD

Location: West side of Manor Road (20') 725' South of Morgan Road (30').

Existing Zoning: RC 6

Area: 0.518 AC

Proposed Zoning:

SPECIAL HEARING:

To approve a non-conforming lot which was created October 10, 1952 and prior to the effective date of Baltimore County Bill 73-2000. In the alternative.

VARIANCE:

To permit a setback of 48 feet from a principal building in lieu of the required 80 feet per Section 1A07.8.B.5.a.2 BCZR.

To permit a setback of 50 feet from an adjacent property used as pasture in lieu of the required 200 feet per Section 1A07.8.B.5.b BCZR.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**

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

DATE: 8/27/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-199

INFORMATION:

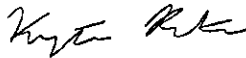
Property Address: 11804 Manor Road
Petitioner: Paul Cross
Zoning: RC 6
Requested Action: Special Hearing, Variance

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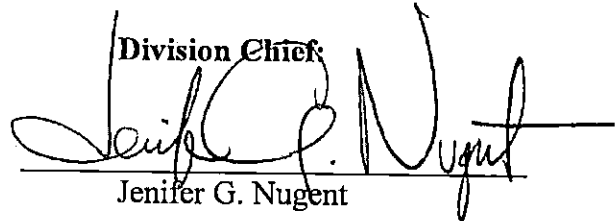
The Department of Planning has no objection to granting the requested relief. For further information concerning the matters stated herein, please contact Megan Benjamin at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



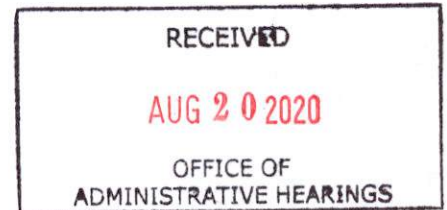
Jenifer G. Nugent

CPG/JGN/kma/

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

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: August 20, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0199-SPHA
Address 11804 Manor Road
(Duca Property)

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

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

Reviewer: Steve Ford

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration							
Special Tax Recapture: None									
Account Identifier: District - 11 Account Number - 1104076390									
Owner Information									
Owner Name:	DUCA MAURICE J	Use: RESIDENTIAL Principal Residence: NO							
Mailing Address:	2108 TAYLOR AVE BALTIMORE MD 21234-6220	Deed Reference: /09597/ 00593							
Location & Structure Information									
Premises Address:	MANOR RD 0-0000	Legal Description: WS MANOR RD .518 AC 660 N MORGAN MILL RD							
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0053	0020	0151	11070061.04	0000				2021	Plat Ref:
Town: None									
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use					
			0.5100 AC	04					
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
Value Information									
	Base Value	Value	Phase-In Assessments						
		As of	As of	As of					
		01/01/2018	07/01/2020	07/01/2021					
Land:	5,100	5,100							
Improvements	0	0							
Total:	5,100	5,100	5,100						
Preferential Land:	0								
Transfer Information									
Seller: AGRO JOSEPH A, JR	Date: 02/10/1993	Price: \$13,550							
Type: ARMS LENGTH IMPROVED	Deed1: /09597/ 00593	Deed2:							
Seller: DUCA PETER M	Date: 01/23/1992	Price: \$13,550							
Type: ARMS LENGTH IMPROVED	Deed1: /09035/ 00545	Deed2:							
Seller:	Date:	Price:							
Type:	Deed1:	Deed2:							
Exemption Information									
Partial Exempt Assessments:	Class	07/01/2020	07/01/2021						
County:	000	0.00							
State:	000	0.00							
Municipal:	000	0.00	0.00						
Special Tax Recapture: None									
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application									
Date:									

November 19, 2020

BY E-MAIL (dmigon@baltimorecountymd.gov)

Baltimore County Office of Administrative Hearings

Ms. Donna Mignon

105 West Chesapeake Avenue, Suite 103

Towson, Maryland 21204

Re: Estate of Maurice Duca
Case No: 2020-0199SPHA
11804 Manor Road

Dear Ms. Mignon:

Attached are our Witness List and Exhibit List in the above-referenced case.

Thank you for your attention to this matter. If you have any questions, please do not hesitate to contact me.

Sincerely,

/s/Herbert Burgunder III
Herbert Burgunder III

HB3: rlk

Enclosures

cc: Ms. Paula Cross (by e-mail w/out encls.)
Mr. Bruce E. Doak (by e-mail w/out encls.)

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 E. Doak	bdoak@bruceedoakconsulting.com	1-	New York Time	English	U.S.
Herbert Burgunder, III	hb3@rimonlaw.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Paula Cross	plinco@comcast.net	1-	New York Time	English	U.S.

Donna Mignon

From: Donna Mignon
Sent: Thursday, November 19, 2020 2:47 PM
To: 'Robin Kramer'
Subject: RE: Case No: 2020-0199-SPHA

When we received the Petition for Zoning we have Bruce E. Doak representative to be contacted for Paula Cross. We invited Bruce Doak, Paula Cross and I will invite Mr. Burgunder. I have his email as being: hb3@rimonlaw.com
Please let me know if anyone else needs to be invited at the hearing.
Thank you.

From: Robin Kramer <robin.kramer@rimonlaw.com>
Sent: Thursday, November 19, 2020 2:41 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: Case No: 2020-0199-SPHA

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

The Estate of Maurice Duca. The personal Representative is our client Paula Cross.

Robin Kramer | Legal Secretary

RIMON LAW

+1 208-578-6196 | robin.kramer@rimonlaw.com
420 W. Main Street, Suite 101B, Boise, ID 83702

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This e-mail is sent by a law firm and contains information that may be confidential or privileged. If you have received this communication in error, please reply to the sender (only) and then please delete this message from your inbox as well as any copies. Thank you.

From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Thursday, November 19, 2020 12:19 PM
To: Robin Kramer <robin.kramer@rimonlaw.com>
Subject: RE: Case No: 2020-0199-SPHA

Good Afternoon Ms. Kramer,
Who is your office representing? Please advise, so I can send you and anyone else an invitation to the hearing.

Thank you.

From: Robin Kramer <robin.kramer@rimonlaw.com>
Sent: Thursday, November 19, 2020 2:12 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: Case No: 2020-0199-SPHA

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

Ms. Mignon:

Please see the attached for the Hearing set for December 7th at 10:00 a.m. Do you happen to have the information to log into the hearing?

Thank you,

Robin Kramer | Legal Secretary

RIMÓN LAW

+1 208-578-6196 | robin.kramer@rimonlaw.com
420 W. Main Street, Suite 101B, Boise, ID 83702

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Donna Mignon

From: Donna Mignon
Sent: Thursday, November 19, 2020 2:19 PM
To: 'Robin Kramer'
Subject: RE: Case No: 2020-0199-SPHA

Good Afternoon Ms. Kramer,
Who is your office representing? Please advise, so I can send you and anyone else an invitation to the hearing.

Thank you.

From: Robin Kramer <robin.kramer@rimonlaw.com>
Sent: Thursday, November 19, 2020 2:12 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: Case No: 2020-0199-SPHA

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C H E C K L I S T

Comment Received

✓ Order
✓ ltr.
Department

Support/Oppose/ Conditions/ Comments/ No Comment

8/20
DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

No comment

DEPS
(if not received, date e-mail sent _____)

8/27
FIRE DEPARTMENT
PLANNING
(if not received, date e-mail sent _____)

Noobjo

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 11/17/20

SIGN POSTING (1st) Date: 11/13/20 by B Doak

SIGN POSTING (2nd) Date: 11/30/20 by "

PEOPLE'S COUNSEL APPEARANCE Yes No

PEOPLE'S COUNSEL COMMENT LETTER Yes No

Comments, if any: _____

Donna Mignon

From: Robin Kramer <robin.kramer@rimonlaw.com>
Sent: Monday, November 30, 2020 10:59 AM
To: Donna Mignon
Subject: RE: Case No: 2020-0199-SPHA

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Ms. Mignon:

You will need to send the invite to the following:

Herbert Burgunder hb3@rimonlaw.com
Alexandra Neifert alexandra.neifert@rimonlaw.com
Paula Cross plinco@comcast.net
Bruce Doak bdoak@bruceedoakconsulting.com

Thank you,

Robin Kramer | Legal Secretary

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From: Robin Kramer <robin.kramer@rimonlaw.com>
Sent: Thursday, November 19, 2020 12:41 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: Case No: 2020-0199-SPHA

The Estate of Maurice Duca. The personal Representative is our client Paula Cross.

Robin Kramer | Legal Secretary

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Donna Mignon

From: Donna Mignon
Sent: Monday, November 30, 2020 11:05 AM
To: 'Robin Kramer'
Subject: RE: Case No: 2020-0199-SPHA

Good Morning,
I invited everyone below. Thank you.
If someone did not receive the invite, please let me know.

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

From: Robin Kramer <robin.kramer@rimonlaw.com>
Sent: Monday, November 30, 2020 10:59 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: Case No: 2020-0199-SPHA

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Paula Cross plinco@comcast.net
Bruce Doak bdoak@bruceedoakconsulting.com

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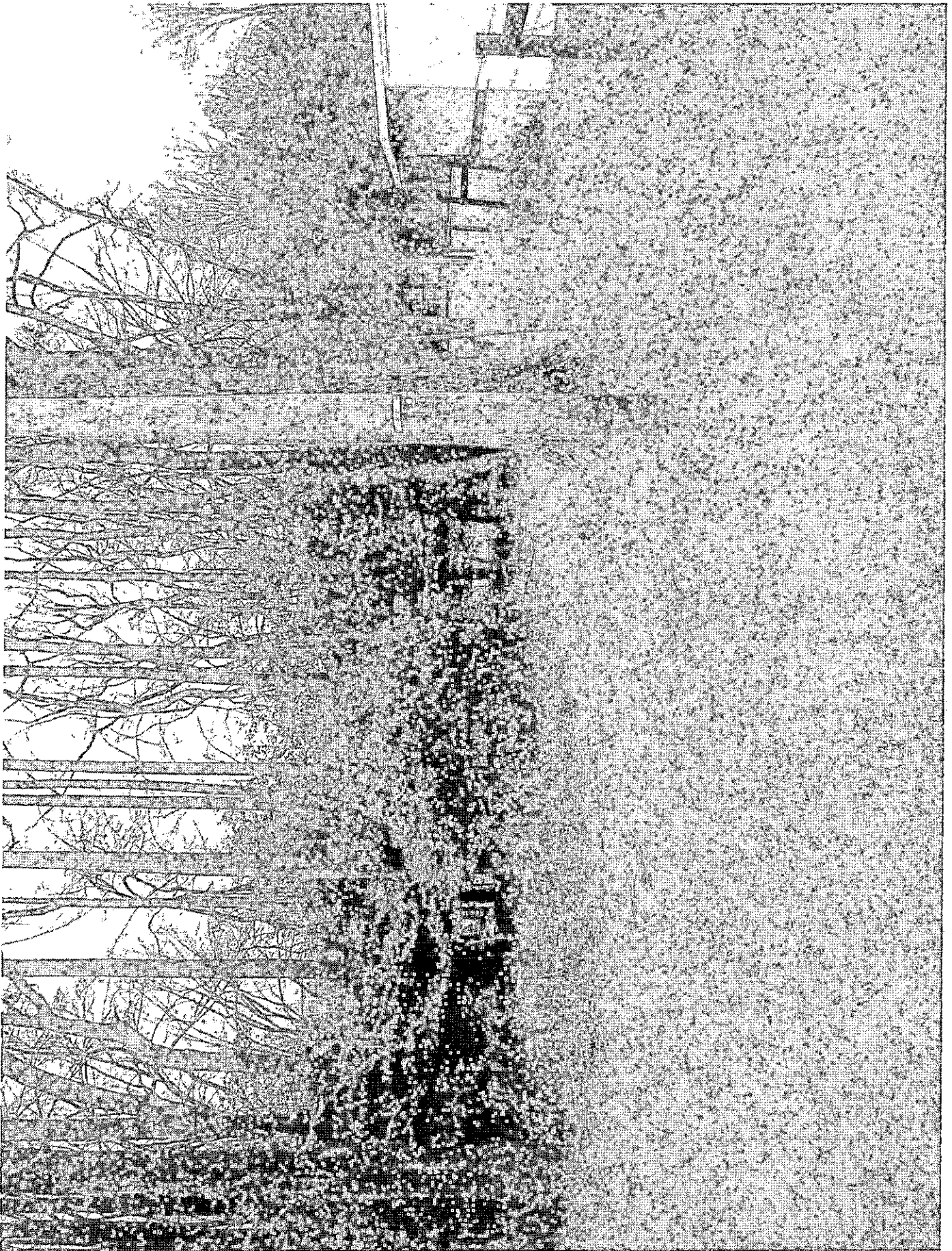


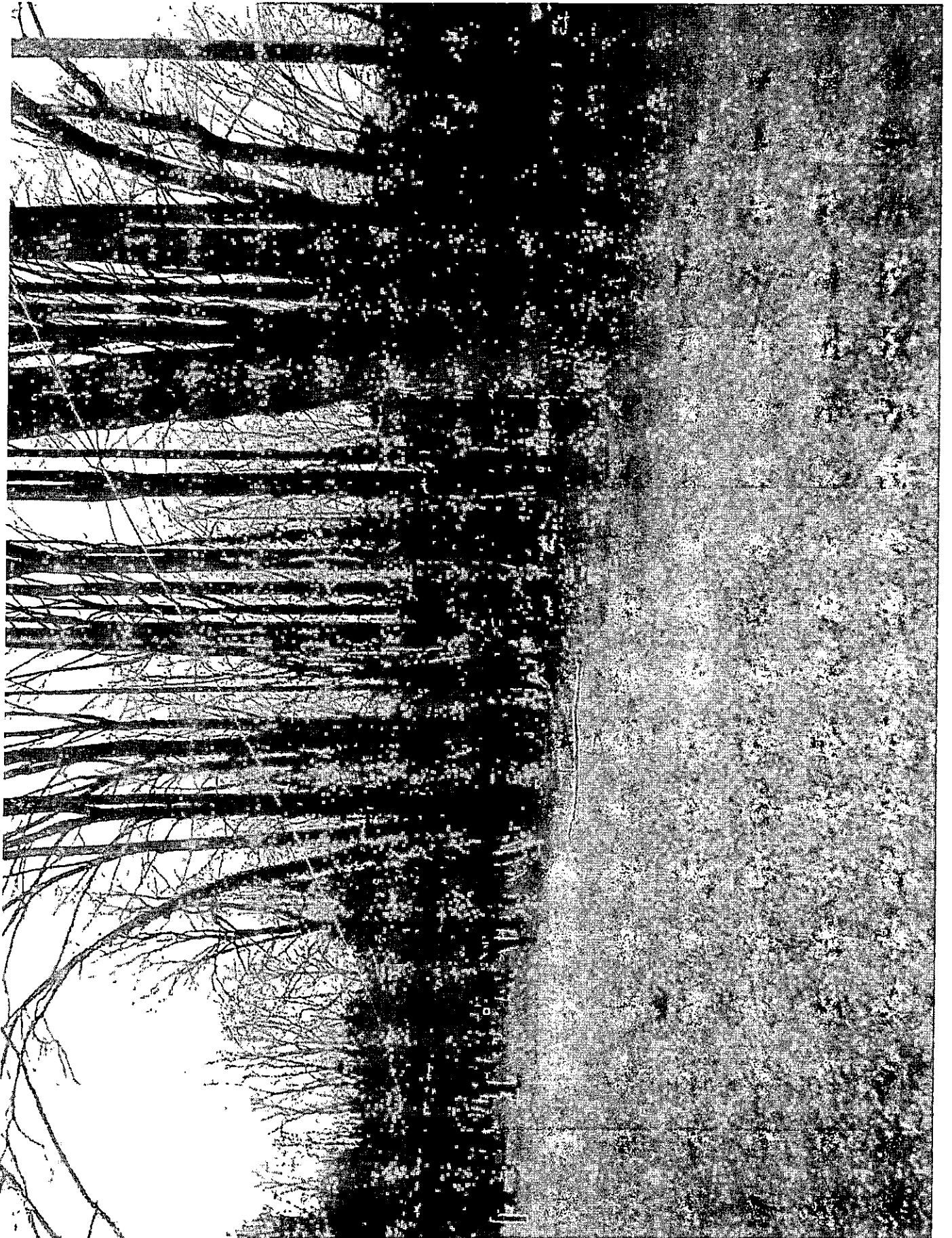
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K

* * * * *

WITNESS LIST

1	Bruce Doak, Expert Witness
2	Paula Cross

Estate of Maurice Duca

* Case No. 2020-0199-SPHA

1-12-21
195

12/10/20
DM.

* * * * *

EXHIBIT LIST

#	Description
1	Zoning Plan
2	GIS PDG
3	GIS Photo
4	SDAT
5	Chain of title
6	Chain of title for adjoining lots
7	Perc approval
8	Doak photos

GENERAL SITE INFORMATION

1. Ownership: Maurice J. Dura
2. Address: 11804 Manor Road Glen Arm, MD 21057
3. Deed reference: SM 9597/593
4. Property area: 0.518 acres (per SM 9597/593)
5. Election District: 11th Councilmanic District: 3rd
6. Tax Map 53 Grid 20 Parcel 151 Tax Acc. # 11-04-076390
7. ADC Map Grid: 4462B Position Sheet: 55NE16
8. GIS Title Number: 053A3
9. Regional Planning District: Fork Regional Planning Dkt. Code: 310
10. Growth Tier: 4 Growth Tier Description: Preservation & Conservation Areas
11. Watershed Name: Lower Gunpowder Falls
12. URDL Land Type: 1
13. School Districts: Pine Grove ES Ridgely MS Loch Raven HS
14. Census Block: 240054112011 Census Tract: 411202
15. The boundary shown hereon is from the title deed.
16. The topography shown hereon is from GIS title number 053A3.

GROUND WATER MANAGEMENT

1. The subject property is currently vacant.
2. Perc tests have been performed and approved for the subject lot.
3. The proposed house will utilize a private well and septic system.
4. There are no underground fuel tanks on the subject lot.

ENVIRONMENTAL IMPACT

Forest Conservation

1. The existing forest will be removed in the development of the subject lot.
2. A Single Lot Dedication of Intent will be filed with Baltimore County.

Forest Buffer

1. No wetlands exist on the subject lot.
2. The subject lot is not located within a 100 year flood plain.
3. The subject lot is not in the Chesapeake Bay Critical Area.

OFFICE OF ZONING

Current Zoning RC 6

Devolution of Title

The subject lot as shown on this plan has been held intact since October 10, 1952 (2186/382). The developer's surveyor has confirmed that no part of the gross area of this property as shown on this plan has ever been utilized, recorded, or represented as density or area to support any off-site dwellings.

Zoning History

There have been no zoning hearings concerning the subject property.

Density Calculations for R.C. 6

Per 1A07.8.8.4. BCZR Any lot or parcel of land lawfully existing on the effective date of Bill 73-2000 may be developed with a single dwelling, regardless of the existence or extent of forest patch or forest conservation areas.

R.C. 6 Setbacks for Residential Single Family Dwellings

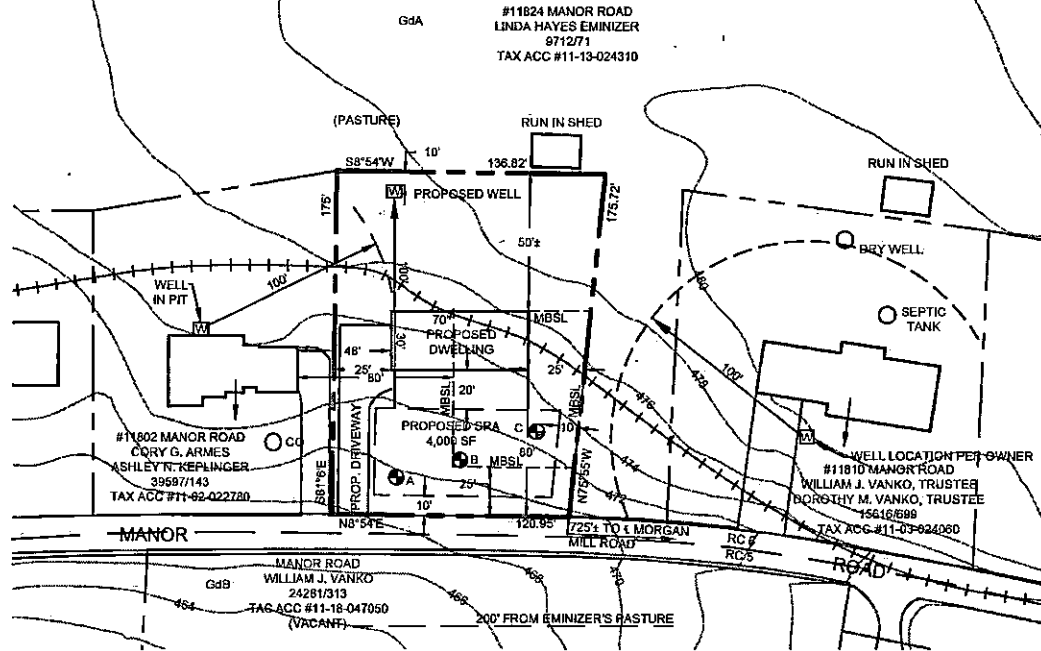
Front: 25 feet from the public road right of way
 Side: 80 feet from any principal building
 Rear: 50' from the rear lot line

Building Height

The proposed house will not exceed 50 feet high.

OFFICE OF PLANNING

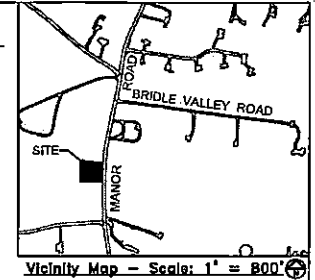
1. The subject property is not located in a National Register Historic District.
2. Manor Road is designated as a Baltimore County scenic route.



WELL & SEPTIC INFORMATION FOR SURROUNDING PROPERTIES WITHIN 200'

PROPERTY ADDRESS	TYPE OF INFO	EXISTS (Y/N)	SOURCE		LOCATED BY SURVEY	UNKNOWN	COMMENTS
			AS PER DEED/FILES	AS PER PROPERTY OWNER			
11802 MANOR ROAD	WELL	Y			X		
11810 MANOR ROAD	SEPTIC	Y			X		
11824 MANOR ROAD	WELL	Y			X		200' FROM SUBJECT PROPERTY
	SEPTIC	Y					200' FROM SUBJECT PROPERTY

REVISION

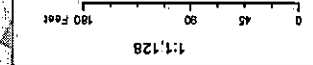


Bruce E. Doak Consulting, LLC
 Land Use Expert and Surveyor
 3301 Baker Schoolhouse Road
 Frederick, MD 21703
 410-200-5500 or 410-413-6906
 bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A ZONING PETITION
 FOR
#11804 MANOR ROAD
 BALTIMORE COUNTY, MARYLAND
 11th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT
 Date: 7/30/20
 Scale: 1"=80'

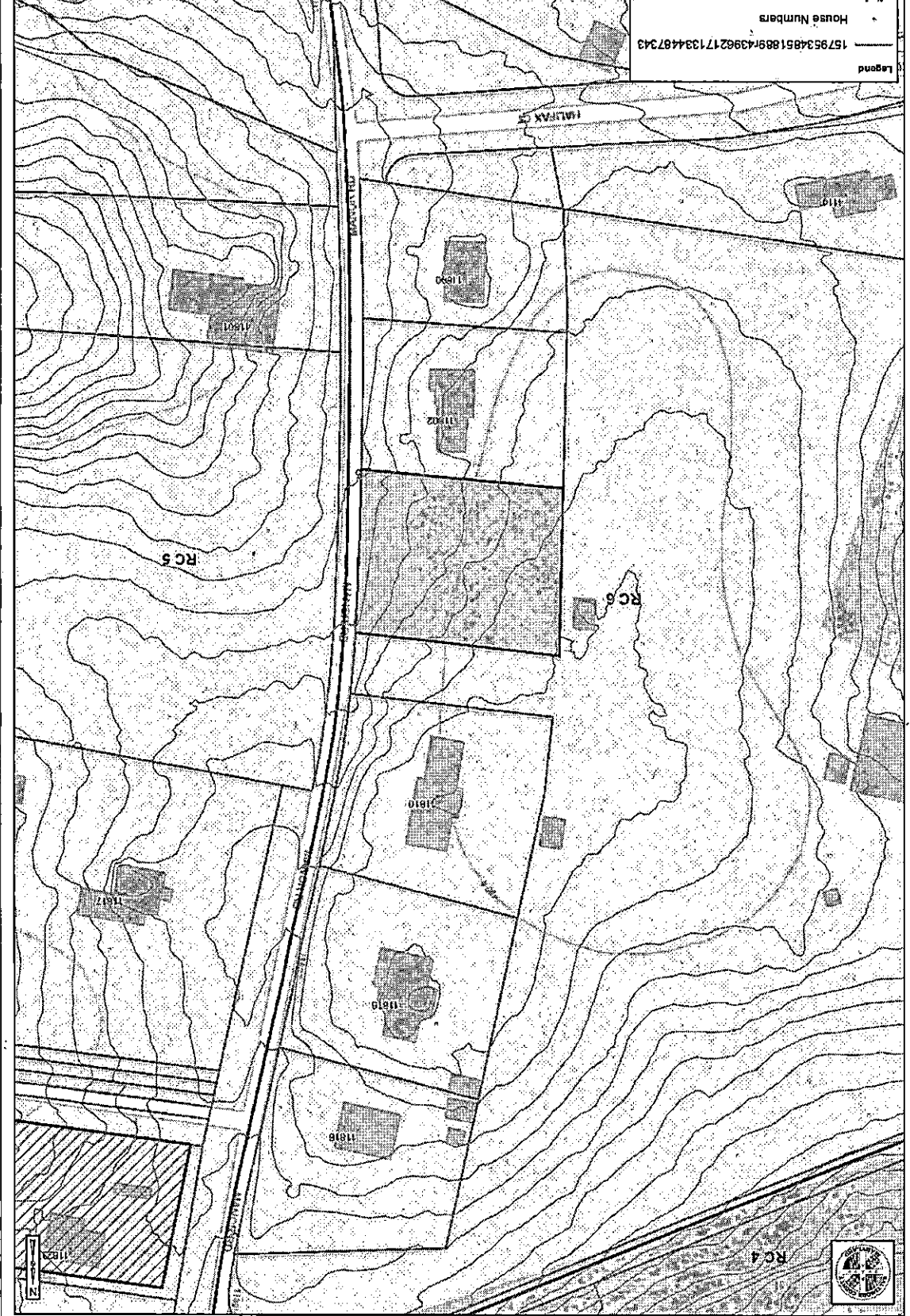
PETITIONER'S
EXHIBIT NO. 1

Source: Earth Resources Information System
 Gaolse, IGN, Kadaster, QinetiQ
 OpenStreetMap contributors, Land 6



Legend

- 157953485188943962171334487343 House Numbers
- Zoning History Cases
- Zoning
- Property
- County Boundary



Baltimore County - My Neighborhood

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 11 Account Number - 1104076390		
Owner Information		
Owner Name:	DUCA MAURICE J	Use: RESIDENTIAL
Mailing Address:	2108 TAYLOR AVE BALTIMORE MD 21234-6220	Principal Residence: NO
		Deed Reference: /09597/ 00593
Location & Structure Information		
Premises Address:	MANOR RD 0-0000	Legal Description: WS MANOR RD .518 AC 660 N MORGAN MILL RD
Map:	Grid:	Parcel:
0053	0020	0151
Neighborhood:	Subdivision:	Section:
11070061.04	0000	
Block:	Lot:	Assessment Year:
		2018
Plat No:	Plat Ref:	
Special Tax Areas: None		
Town:	None	
Ad Valorem:	None	
Tax Class:	None	
Primary Structure Built	Above Grade Living Area	Finished Basement Area
		Property Land Area
		0.5100 AC
		County Use
		04
Stories	Basement	Type
Exterior	Quality	Full/Half Bath
/		
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of
		01/01/2018
Land:	5,100	5,100
Improvements	0	0
Total:	5,100	5,100
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2019
		As of
		07/01/2020
		5,100
		5,100
Transfer Information		
Seller: AGRO JOSEPH A, JR	Date: 02/10/1993	Price: \$13,550
Type: ARMS LENGTH IMPROVED	Deed1: /09597/ 00593	Deed2:
Seller: DUCA PETER M	Date: 01/23/1992	Price: \$13,550
Type: ARMS LENGTH IMPROVED	Deed1: /09035/ 00545	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		07/01/2020
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
	Date:	

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

PETITIONER'S
EXHIBIT NO. 4

Duca Lot
TM 53/ Parc 151

CHAIN OF TITLE
MAURICE J. DUCA

1/20/20

0.518 AC
↑
9597/593
1/17/1993

Joseph A. Argo Jr
Maria R. Argo

* SEE EXPLANATION
OF TITLE HISTORY
0.518 AC
↑
9035/545
1/20/1992

MAURICE J. DUCA
LOISA C. DUCA
MARIA R. ARGO } PERSONAL REPS
EST OF PETER M. DUCA

* SEE EXPLANATION
OF TITLE HISTORY
* SEE RESTRICTIONS
OF (1) DWELLING &
RES. USE

0.518 AC
↑
2890/553
3/13/1956
MILTON A. YUHN
MARY A. YUHN

0.518 AC
↑
2186/382
10/10/1952

* THE SUBJECT LOT
WAS CREATED AS
A SINGLE LOT IN
THIS DEED

JOHN J. WINKLER
NORA R. WINKLER

17.542 AC
↑
1111/520
7/20/1940

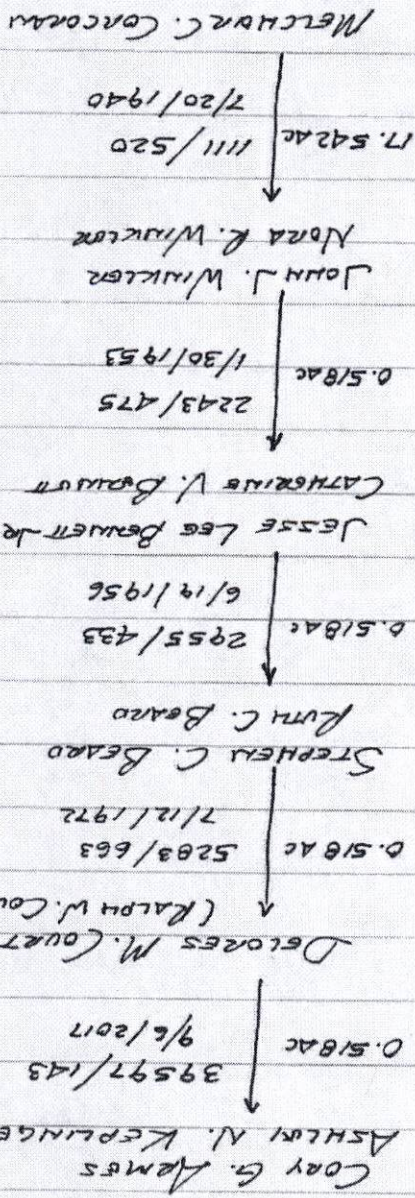
MELCHOIR C. CORCORAN

PETITIONER'S

EXHIBIT NO.

5

EXHIBIT NO. 6
 PETITIONER'S



LOT CREATED WITH THIS DEED

CHAIN OF TITLE - # 11802 Maple Rd.

CHAIN OF TITLE - # 11810 MANOR ROAD

WILLIAM J. VANKO, TRUSTEE
DOROTHY M. VANKO, TRUSTEE

0.638 AC
S 1/2 E 800 OF
MANOR RD.
15616/699
6/20/2001

WILLIAM J. VANKO
DOROTHY M. VANKO

0.638 AC
S 1/2 E 800 OF
MANOR RD.
5099/563
6/03/1970

MARY W. CHISM

0.638 AC
S 1/2 E 800 OF
MANOR RD.
3002/117
8/29/1956

DAVID P. SMITH

0.638 AC
S 1/2 E 800 OF
MANOR RD.
2632/449
1/20/1955

HARRY R. BOULDER
CHARLES E. MAGNESS JR.

0.638 AC
S 1/2 E 800 OF
MANOR RD.
2315/386
6/25/1953

WILLIAM JACOB WINKLER
BETTY MARIE WINKLER

0.638 AC
1997/532
8/01/1953

LOT CREATED WITH
7215 D650

JOHN J. WINKLER
NORA R. WINKLER

17.542 AC
1111/520
7/20/1940

MELCHIOR C. CORCORAN



JOHN A. OLSZEWSKI, JR.
County Executive

DAVID V. LYKENS, Director
Department of Environmental Protection
and Sustainability

July 1, 2020

Mr. Bruce Doak
BRUCE E DOAK CONSULTING
3801 BAKER SCH HOUSE RD
FREELAND MD 21053

RE: 11804 Manor Road, Election District - 11

Dear Mr. Doak,

A representative of this office, Allison Diviney, L.E.H.S., conducted soil evaluations on 06/16/2020 regarding the above-referenced lot(s).

Based on the soil evaluations and the designated Master Plan dated 05/30/2020, **APPROVAL** will be granted for the installation of a private onsite sewage disposal system (OSDS) for the lot(s) specified above. Soil percolation tests will be **valid for a period of five (5) years from the date of this letter, approval letter or record plat, whichever is most recent**. At the expiration of this period of time, the results will become **VOID** and revalidation of this approval must be obtained in writing from the Approving Authority.

It should be noted, that septic reserve area(s) are depicted on the Master Plan for the installation of an initial OSDS and future repairs. Under no circumstance shall any easements, rights-of-way, buildings, any other permanent or physical structures above or below ground, be permitted within this area and it may not be disturbed by earth moving, compaction, tree removal or grading. Also, no underground electric lines, water pipes, gas lines, etc., shall be permitted in the septic reserve area.

The following are comments that concern persons developing property:

- Where water wells are to be used as a source of water supply, the Baltimore County Code, (Title 35, Article 2, Sec. 35-41), requires that a well meeting the minimum recovery rate of one gallon per minute be drilled prior to issuance of a building permit.

PETITIONER'S

EXHIBIT NO. 7

Mr. Bruce Doak
July 1, 2020
Page 2

- Water well yield test reports shall be valid for a period of three years from the date of the yield test. At the expiration of that period of time, a retest must be performed and the report submitted to this office prior to issuance of a building permit.
- In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County.
PLEASE NOTE: For subdivisions of 11 or more lots a Water Appropriation Permit application must be submitted for review. This permit must then be issued by the Maryland Department of the Environment, Water Management Administration before final approval of the subdivision. Questions regarding the subdivision process should be directed to the Development Coordination Section of DEPS at 410-887-5859.

This property is approved for a 4 bedroom home. Proposed dwellings with more bedrooms and/or commercial uses require further evaluation.

Attached is a copy of the soil evaluation data for the above-referenced lots. If you have any questions regarding this matter, please contact me at 410-887-2762, or via email at mlowery@baltimorecountymd.gov.

Sincerely,



Mia L. Lowery, L.E.H.S.
Supervisor, Soil Evaluation Program
Ground Water Management

attachments

Baltimore County Department of Environmental Protection and Sustainability

Soil Percolation Test Results

Subdivision Name: MANOR RD

Address: 11804 MANOR RD, GLEN ARM, MD 21057

Location Description: SOUTHSIDE, EAST OF BRIDLE VALLEY RD

Facility Type: Private

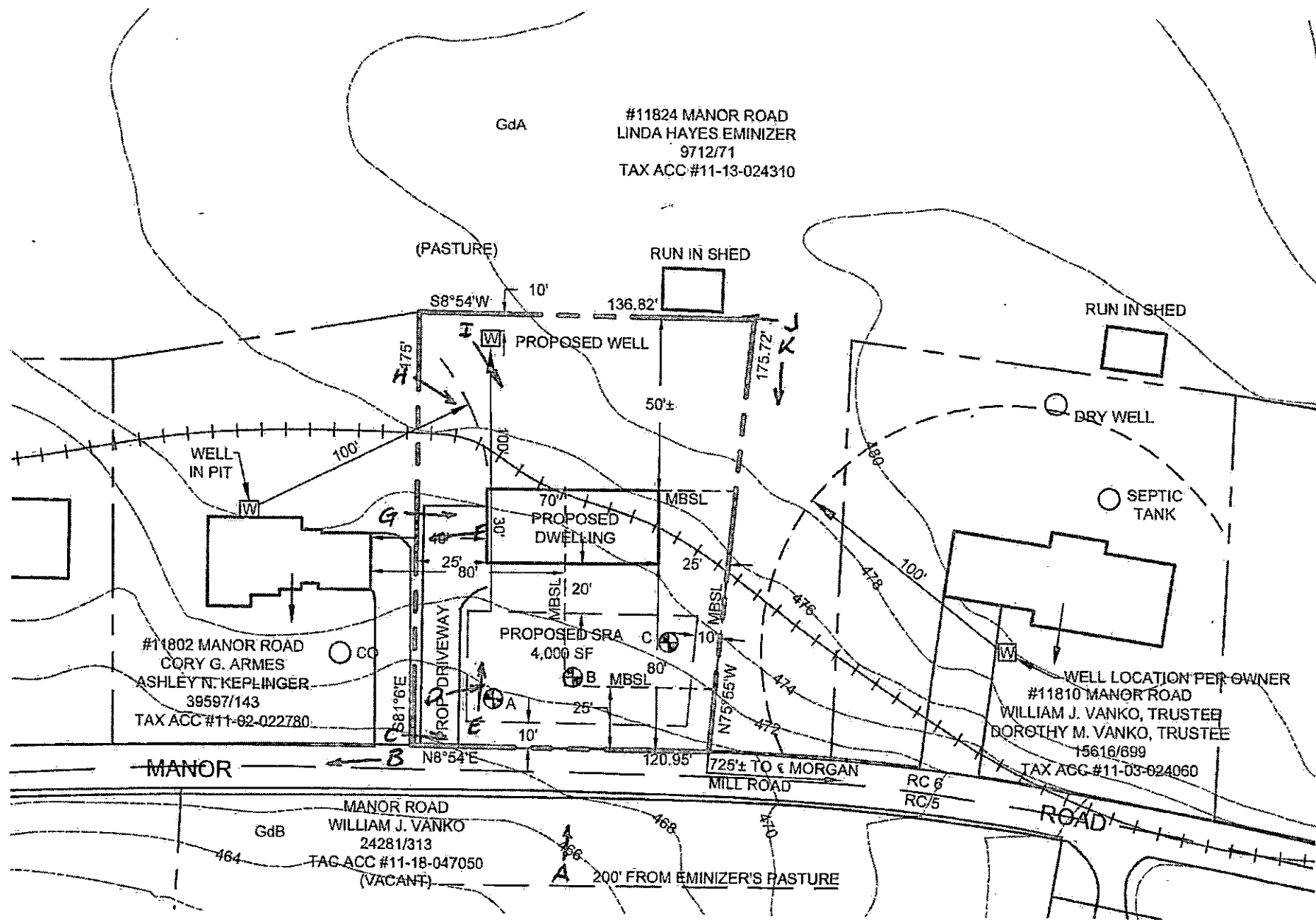
District: 11

Tax ID: 1104076390

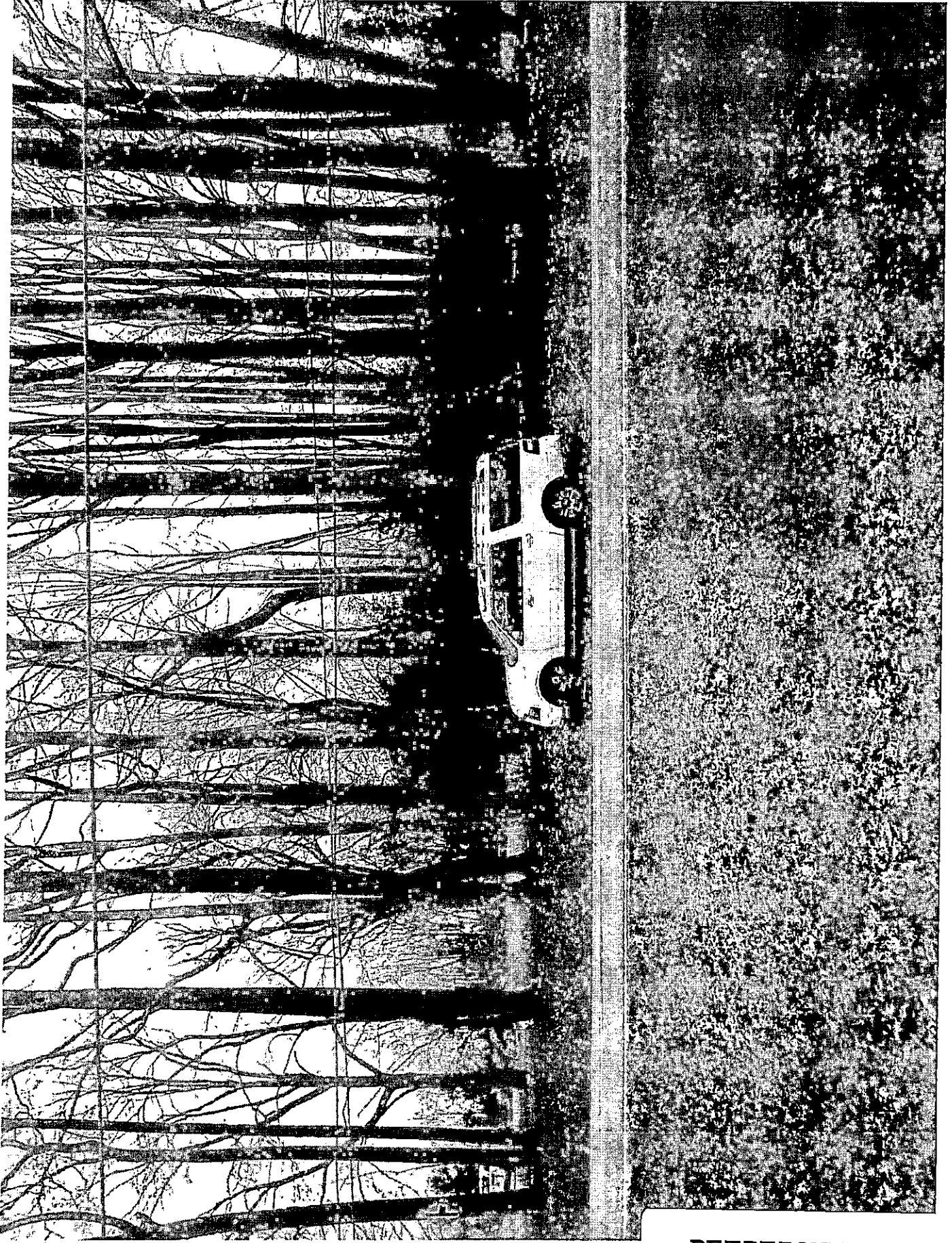
<u>Lot #</u>	<u>Perc Hole</u>	<u>Test Date</u>	<u>Inspector</u>	<u>Depth (ft.)</u>	<u>Infiltration Rate (min.)</u>	<u>Soil Profile</u>	<u>Comments</u>
	A	06/16/2020	Allison Diviney			0-3' CL, 3'-15' SL	
	B	06/16/2020	Allison Diviney			0-3' L, 3'-14' SL	
	C	06/16/2020	Allison Diviney	3ft.	2	0-3' L, 3'-15' SL	

Overall Comments: LOCH RAVEN SCHIST; SIZING IS AS FOLLOWS FOR A 4BR HOUSE (2 MIN RATE, 3-7' SIDEWALL): TWO 46'X2'X7' TRENCHES, 5.5' OF STONE, 10' APART EDGE TO EDGE TO PRESERVE REPAIR AREA.

Total Number of Perc Holes: 3



PLAN TO ACCOMPANY PHOTO EXHIBITS

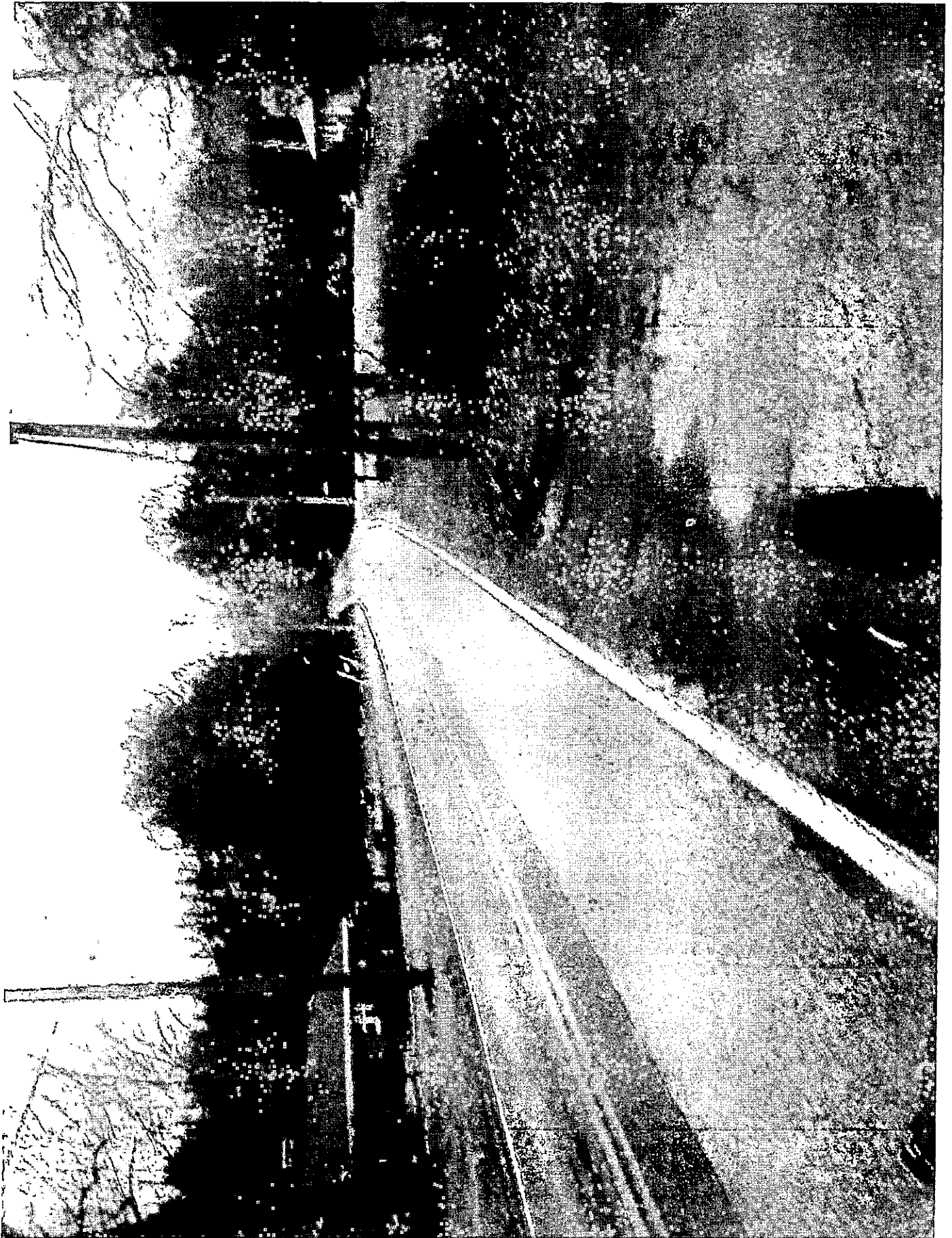


A

PETITIONER'S

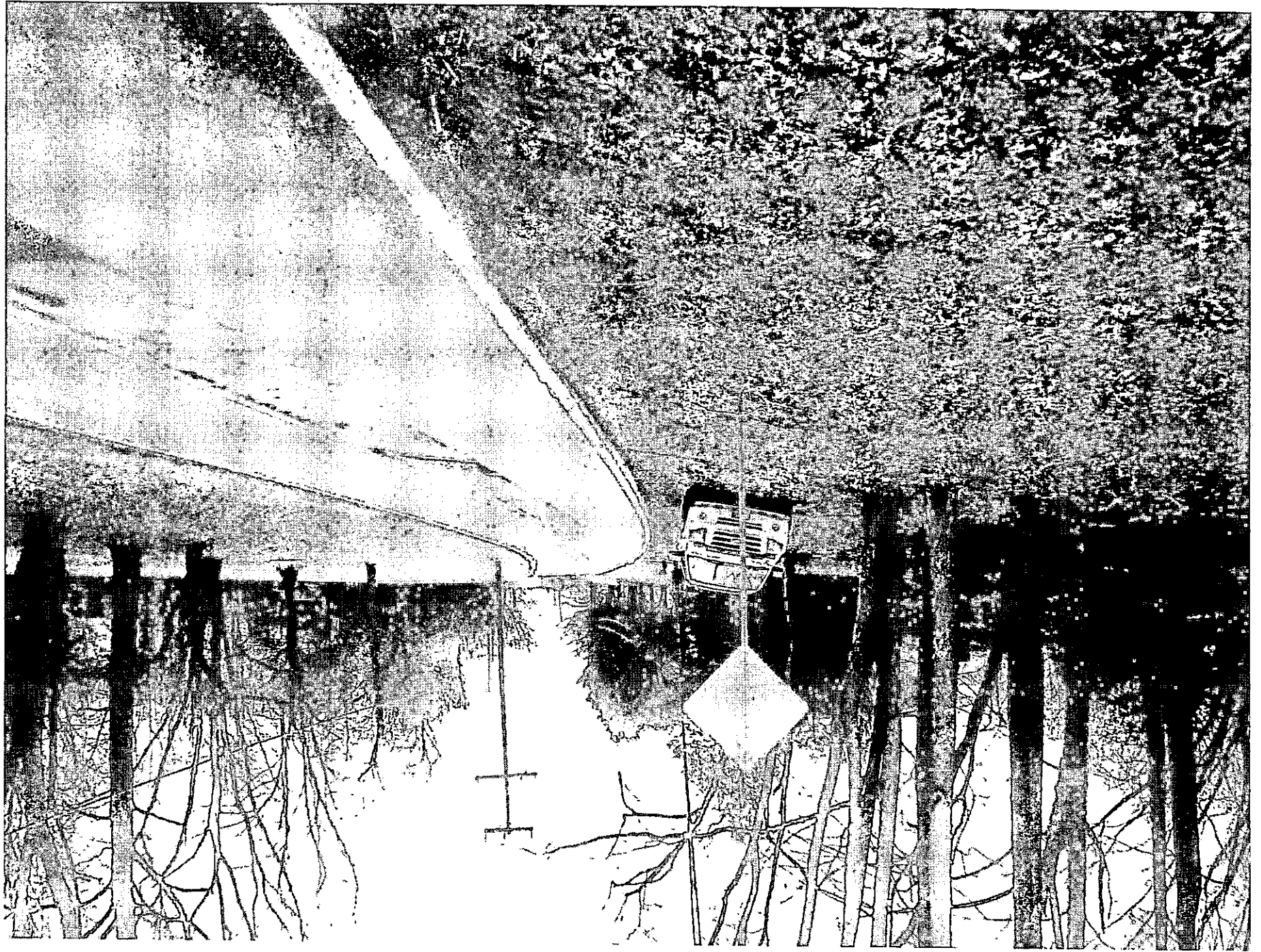
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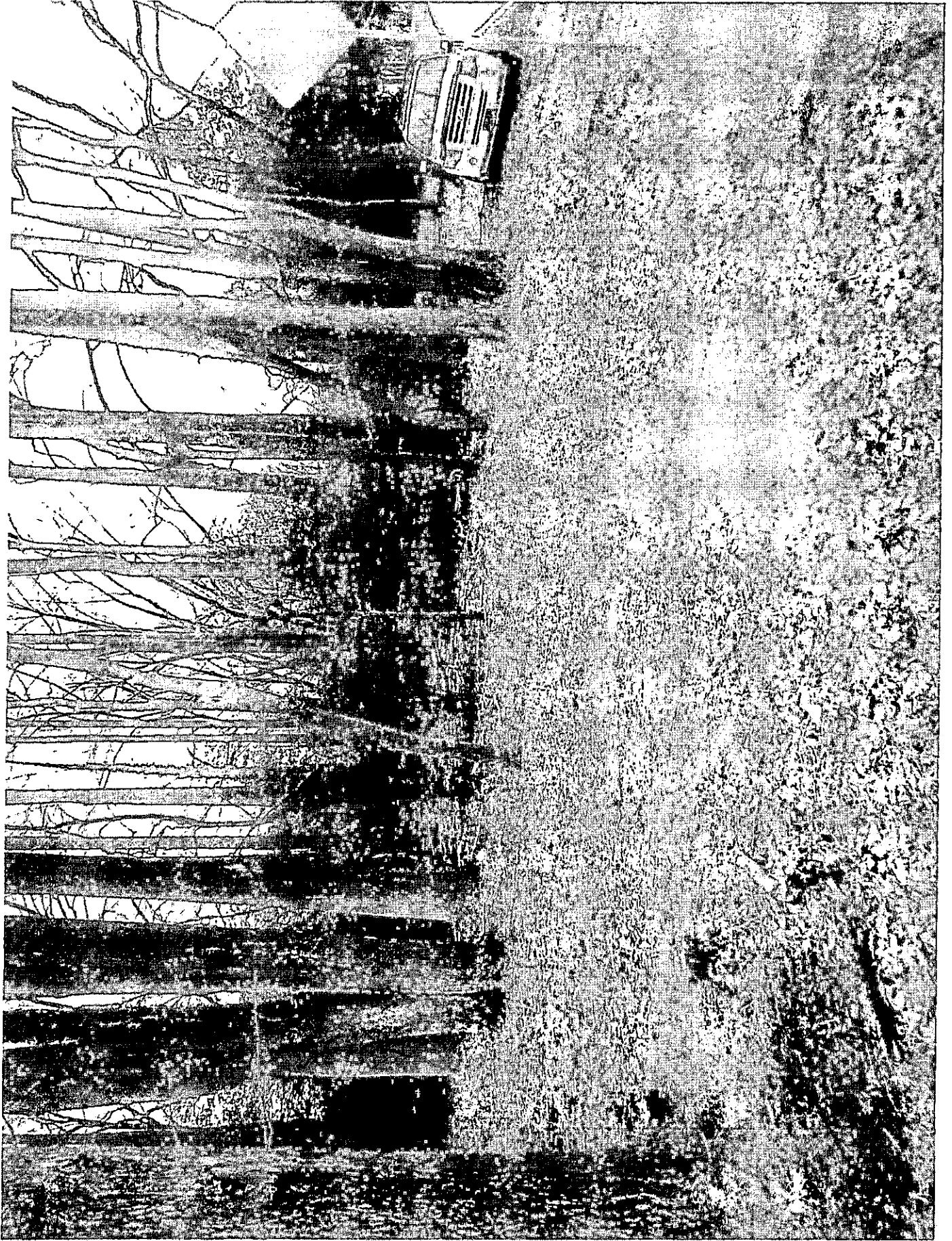
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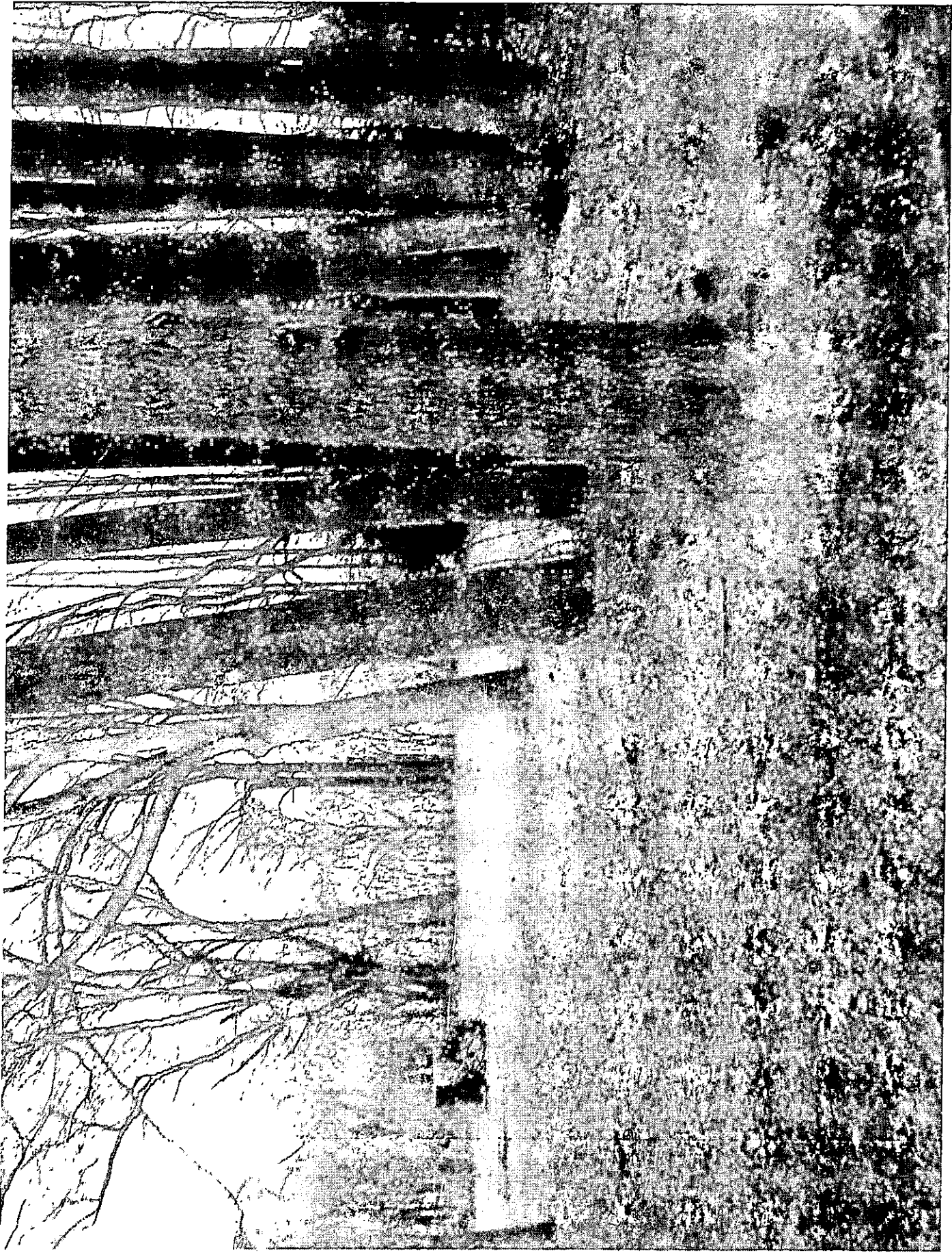
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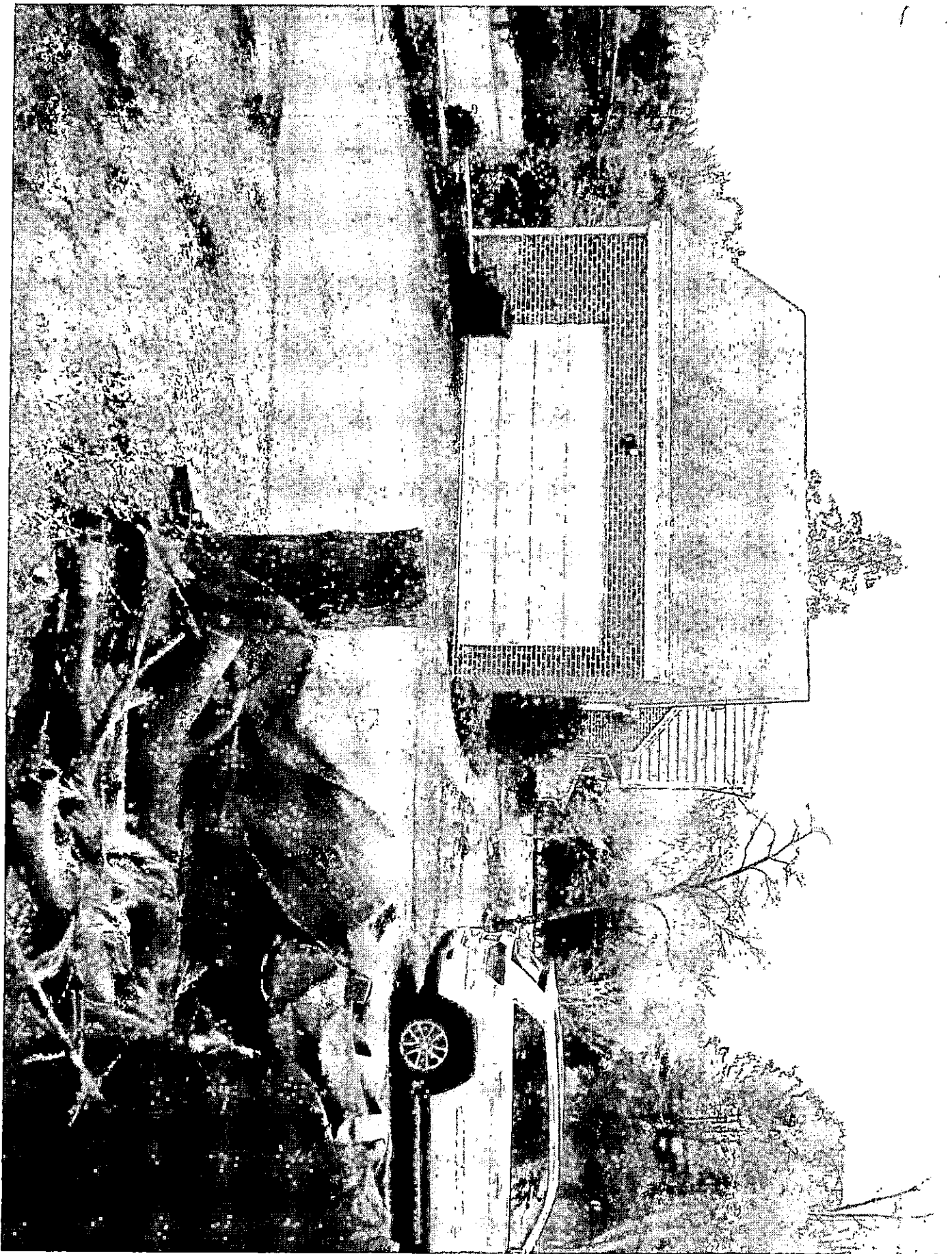
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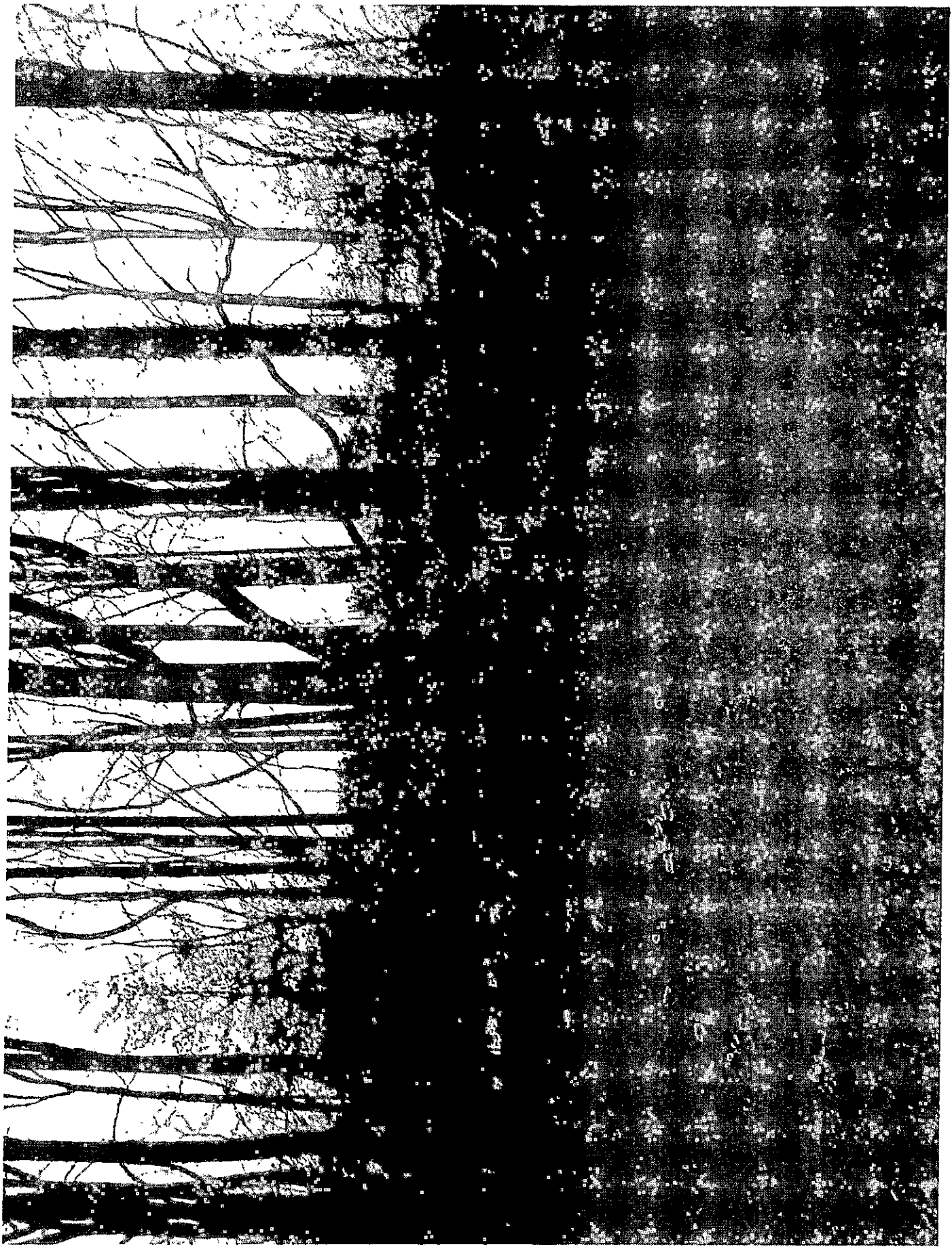


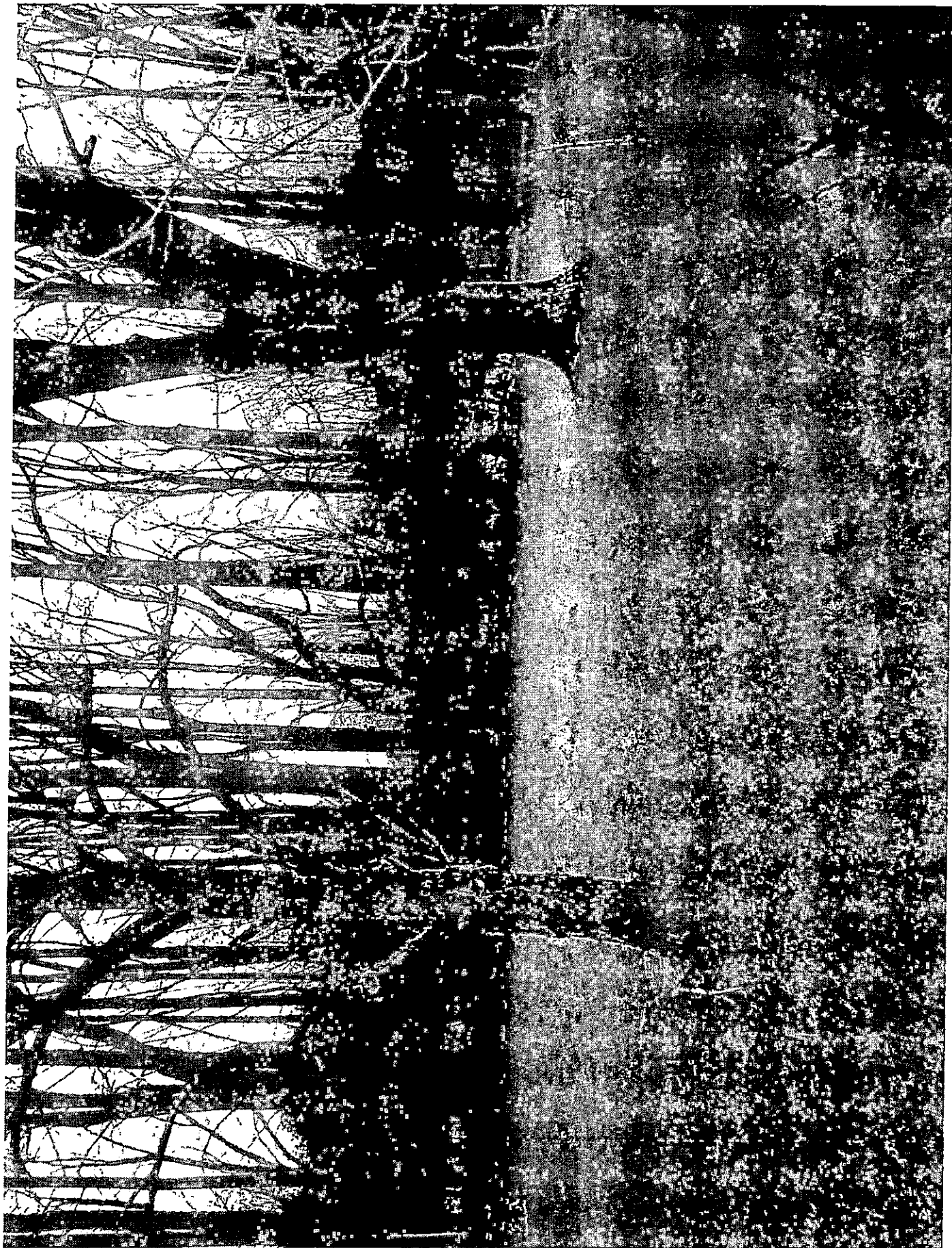
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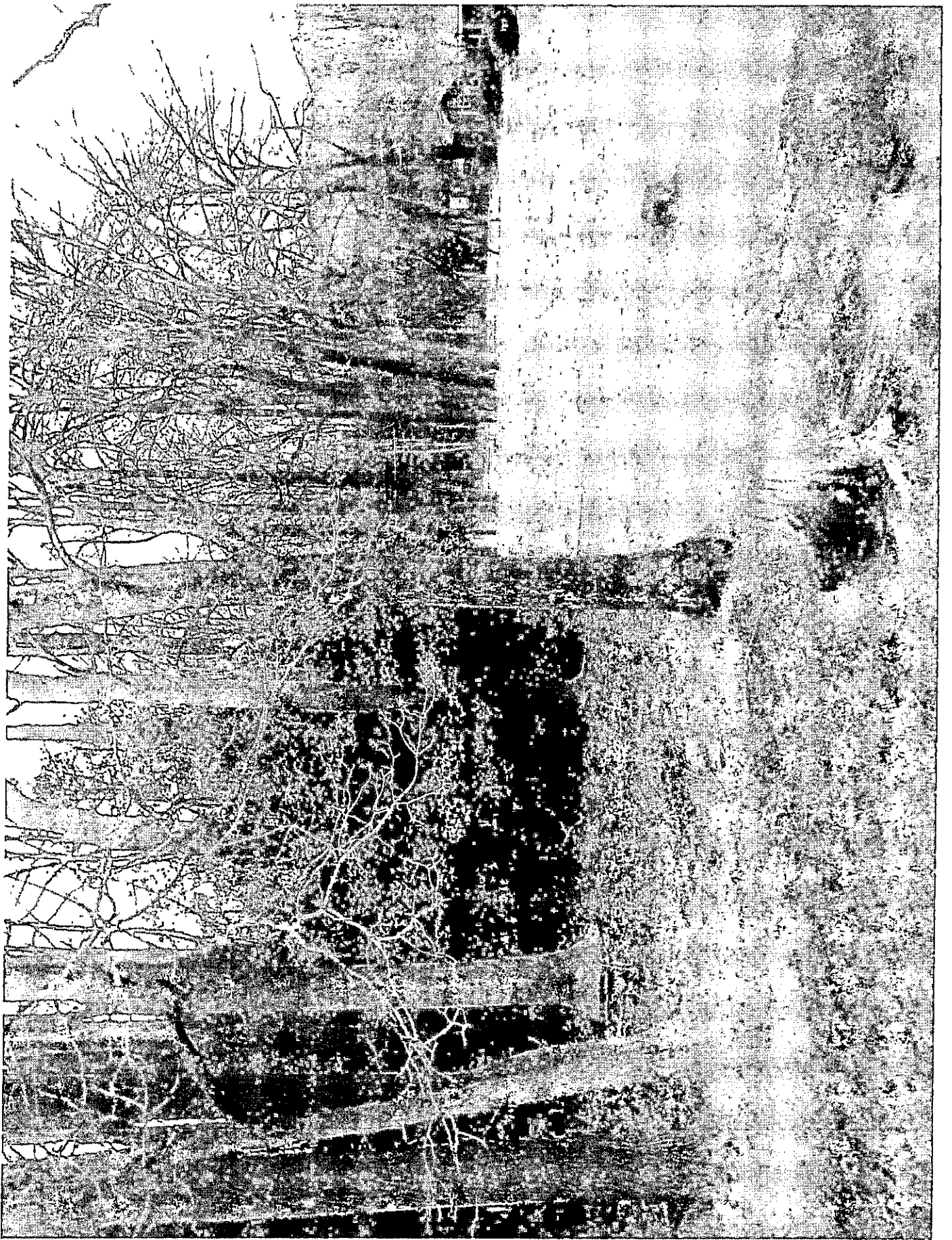




5







GENERAL SITE INFORMATION

1. Ownership: Maurice J. Duca
2. Address: 11804 Manor Road Glen Arm, MD 21057
3. Deed reference: SM 9597/593
4. Property area: 0.518 acres (per SM 9597/593)
5. Election District: 11th Councilmanic District: 3rd
6. Tax Map 53 Grid 20 Parcel 151 Tax Acc. # 11-04-076390
7. ADC Map Grid: 4462E9 Position Sheet: 55NE16
8. GIS Tile Number: 053A3
9. Regional Planning District: Fork Regional Planning Dist. Code: 310
10. Growth Tier: 4 Growth Tier Description: Preservation & Conservation Areas
11. Watershed Name: Lower Gunpowder Falls
12. URDL Land Type: 1
13. School Districts: Pine Grove ES Ridgely MS Loch Raven HS
14. Census Block: 240054112021 Census Tract: 411202
15. The boundary shown hereon is from the title deed.
16. The topography shown hereon is from GIS tile number 053A3.

GROUND WATER MANAGEMENT

1. The subject property is currently vacant.
2. Perc tests have been performed and approved for the subject lot.
3. The proposed house will utilize a private well and septic system.
4. There are no underground fuel tanks on the subject lot.

ENVIRONMENTAL IMPACT

Forest Conservation

1. The existing forest will be removed in the development of the subject lot.
2. A Single Lot Declaration of Intent will be filed with Baltimore County.

Forest Buffer

1. No wetlands exist on the subject lot.
2. The subject lot is not located within a 100 year flood plain.
3. The subject lot is not in the Chesapeake Bay Critical Area.

OFFICE OF ZONING

Current Zoning RC 6

Devolution of Title

The subject lot as shown on this plan has been held intact since October 10, 1952 (2186/382). The developer's surveyor has confirmed that no part of the gross area of this property as shown on this plan has ever been utilized, recorded, or represented as density or area to support any off-site dwellings.

Zoning History

There have been no zoning hearings concerning the subject property.

Density Calculations for R.C. 6

Per 1A07.8.B.4. BCZR Any lot or parcel of land lawfully existing on the effective date of Bill 73-2000 may be developed with a single dwelling, regardless of the existence or extent of forest patch or forest conservation areas.

R.C. 6 Setbacks for Residential Single Family Dwellings

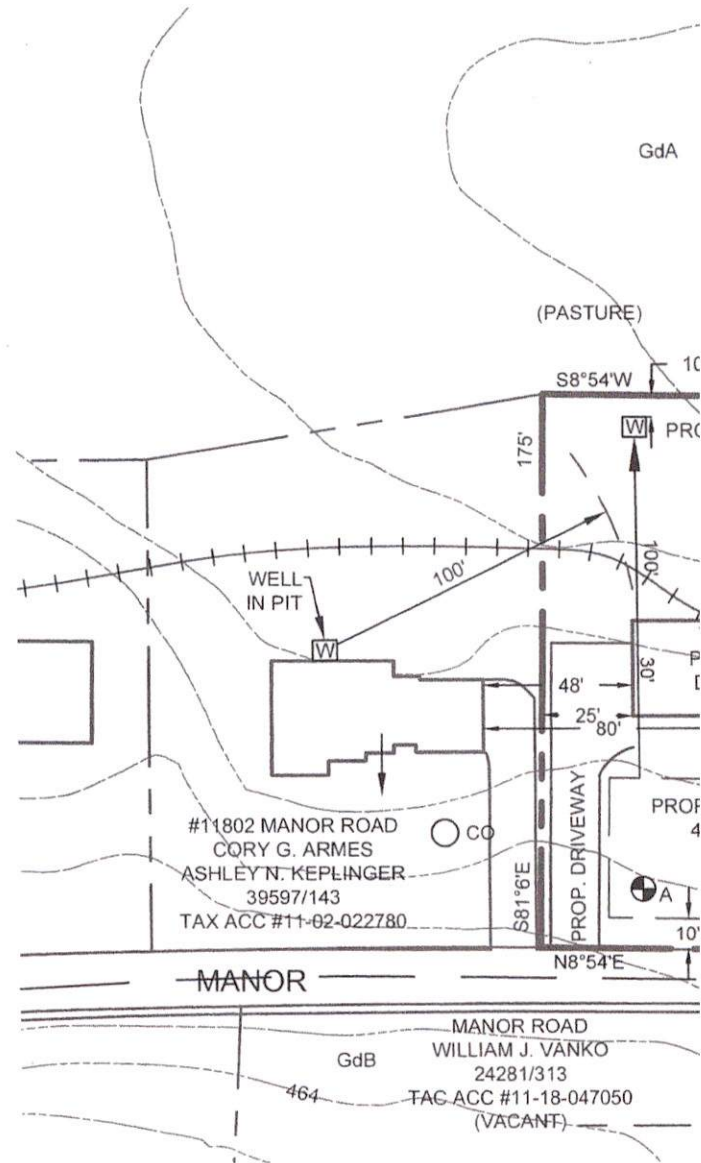
Front: 25 feet from the public road right of way
 Side: 80 feet from any principal building
 Rear: 50' from the rear lot line

Building Height

The proposed house will not exceed 50 feet high.

OFFICE OF PLANNING

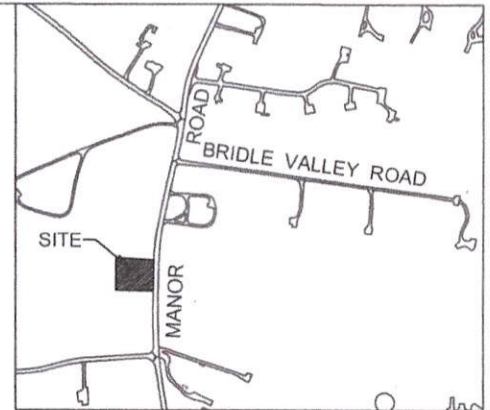
1. The subject property is not located in a National Register Historic District.
2. Manor Road is designated as a Baltimore County scenic route.



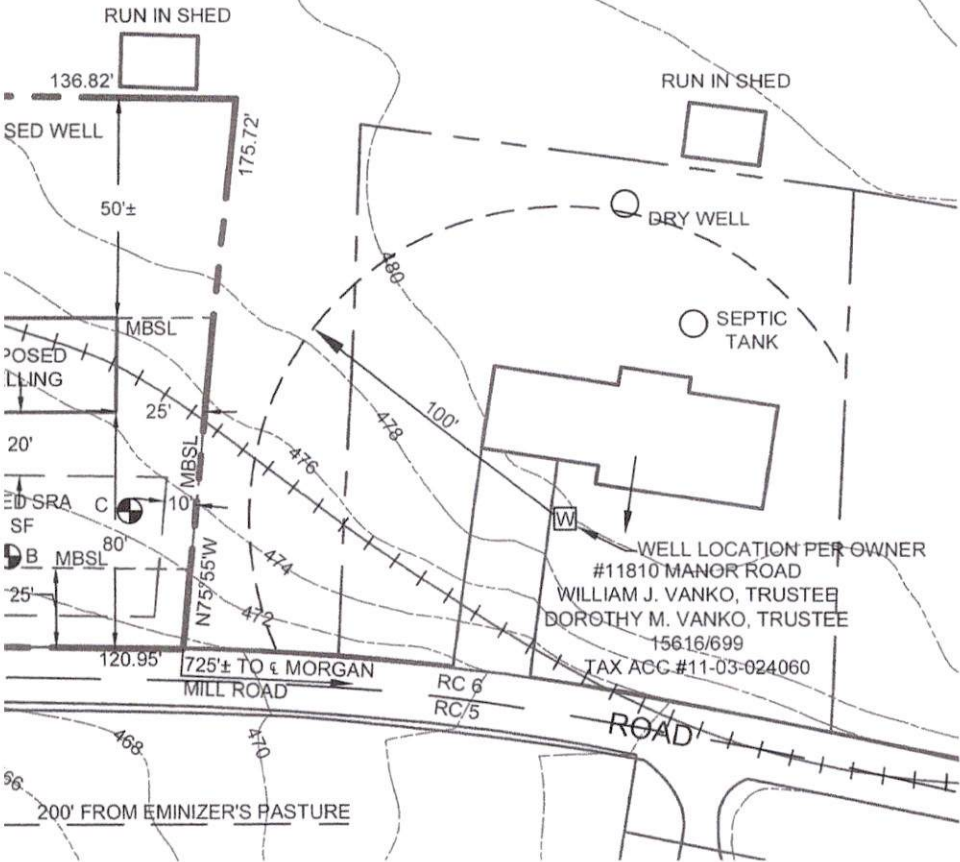
WELL & SEPTIC INFO

PROPERTY ADDRESS	TYPE OF INFO
11802 MANOR ROAD	WELL SEPTIC
11810 MANOR ROAD	WELL SEPTIC
11824 MANOR ROAD	WELL SEPTIC

#11824 MANOR ROAD
LINDA HAYES EMINIZER
9712/71
TAX ACC #11-13-024310



Vicinity Map - Scale: 1' = 800'



WELL LOCATION PER OWNER
#11810 MANOR ROAD
WILLIAM J. VANKO, TRUSTEE
DOROTHY M. VANKO, TRUSTEE
156.16/699
TAX ACC #11-03-024060

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Frederick, MD 21753
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A
ZONING PETITION
FOR
#11804 MANOR ROAD

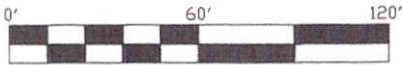
BALTIMORE COUNTY, MARYLAND
11th ELECTION DISTRICT 3rdth COUNCILMANIC DISTRICT

Date: 7/30/20
Scale: 1"=60"

INFORMATION FOR SURROUNDING PROPERTIES WITHIN 200'

EXISTING Y/N	SOURCE			UNKNOWN	COMMENTS
	AS PER DEPRM FILES	AS PER PROPERTY OWNER	LOCATED BY SURVEY		
Y			X		
Y			X		
Y		X			
Y			X		
Y					>200' FROM SUBJECT PROPERTY
Y					>200' FROM SUBJECT PROPERTY

REVISION



2020-0199-SPHA

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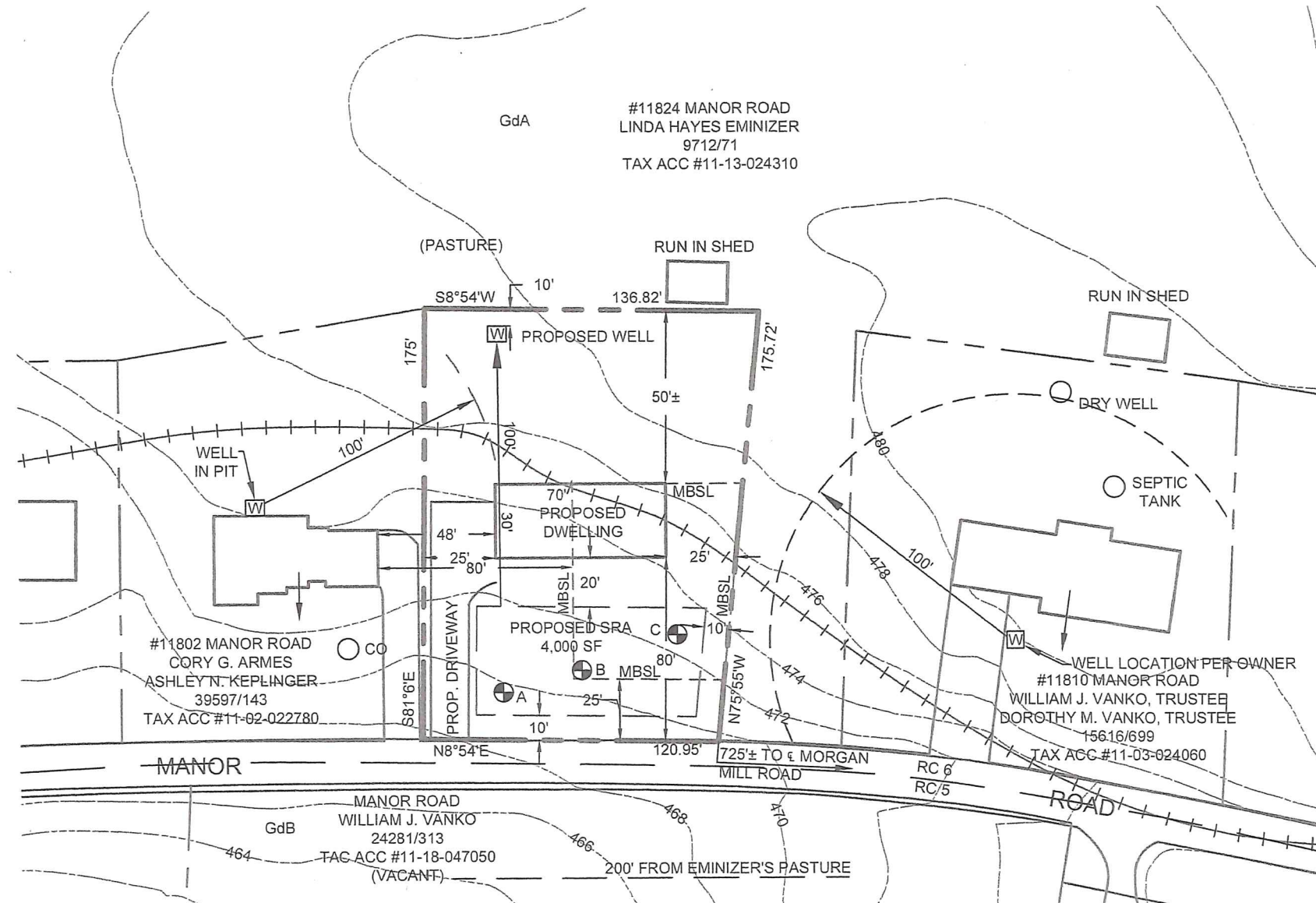
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OFFICE OF PLANNING

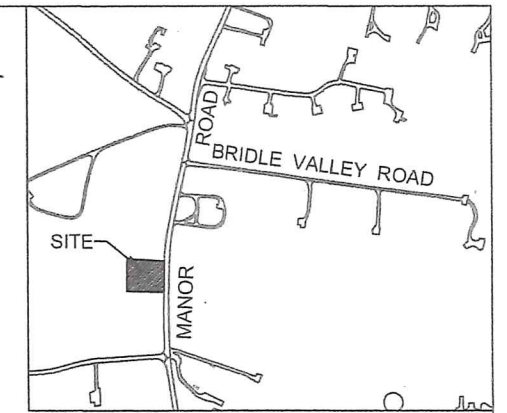
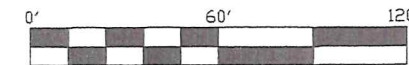
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	SEPTIC	Y			X		
11810 MANOR ROAD	WELL	Y		X			
	SEPTIC	Y			X		
11824 MANOR ROAD	WELL	Y					>200' FROM SUBJECT PROPERTY
	SEPTIC	Y					>200' FROM SUBJECT PROPERTY

REVISION



Vicinity Map - Scale: 1' = 800'

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

PLAN TO ACCOMPANY A
 ZONING PETITION
 FOR
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 11th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 7/30/20
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