

M E M O R A N D U M

DATE: February 16, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0220-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on February 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: PETITION FOR VARIANCE
(14012 Phoenix Road)
6th Election District
3rd Council District
Arthur W. Nauman & Sahar Farouk
Nauman
Legal Owners

Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS OF
* BALTIMORE COUNTY
*
* **CASE NO. 2020-0220-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by Arthur W. Nauman and Sahar Farouk Nauman for property located at 14012 Phoenix Road. The Petitioners are requesting variance relief from Baltimore County Zoning Regulations ("BCZR") § 400.3 to permit an accessory structure (garage) with a height of 18 ft. in lieu of the maximum allowed height of 15 ft.

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. A site plan was marked and accepted into evidence as Petitioners' Exhibit 1.

Substantive Zoning Advisory Committee ("ZAC") comments were received from the Department of Planning ("DOP"). They did not oppose the requested relief, subject to proposed conditions, which will be incorporated into the Order.

Arthur W. Nauman & Sahar Farouk Nauman appeared at the hearing. Bruce E. Doak, the licensed land surveyor who prepared the site plan also appeared and assisted in presenting the petition. There was no opposition. The subject property is approximately 2 acres and is zoned RC

6. Mr. Doak explained that he was advised by the zoning office that the rear yard only limitations

ORDER RECEIVED FOR FILING

Date

By

1/12/21
D Mignon

of BCZR § 400.1 are not applicable in the RC 6 zone. The plain language of BCZR § 1A07.8.C.g confirms this interpretation. Therefore, the only variance relief requested in the petition is the 3 foot height variance.

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

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

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

The site is unique for a variety of reasons. First, the principal structure is sited at an angle on the lot and is accessed via a panhandle driveway. The topography is steep and the septic system is located to the rear of the residence. The Petitioners would suffer practical difficulty and hardship if the variance relief is denied because they would be unable to build the proposed accessory structure because the side yard location is the only feasible one. I find that this variance can be granted within the spirit and intent of the BCZR and without harming the public health, safety, or welfare. Specifically, as described by Mr. Doak and as documented by the photos in Petitioner's Exhibit 6, there is ample forest buffer and space between the proposed garage and all the adjoining properties. Further, the architectural elevations shown in Petitioner's Exhibit 7 show that the proposed structure will be compatible with the existing residence and the surrounding residences.

THEREFORE, IT IS ORDERED, this 12th day of **January 2021**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to § 400.3 to permit an accessory structure (garage) with a height of 18 ft. in lieu of the maximum allowed height of 15 ft. is hereby GRANTED.

The relief granted herein shall be subject to the following:

ORDER RECEIVED FOR FILING

Date

By

1/12/21
D. Mignone

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
- Petitioners or subsequent owners shall not convert the accessory structure into a dwelling unit or apartment. The proposed accessory structure shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The proposed accessory structure shall not be used for commercial purposes.



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/dlm

ORDER RECEIVED FOR FILING

Date 1/12/21

By D. Mignon



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 14012 PHOENIX ROAD which is presently zoned RC6
 Deed References: 36882/284 10 Digit Tax Account # 220 0025461
 Property Owner(s) Printed Name(s) ARTHUR W. NAUMAN & SAHAR FAROUK NAUMAN

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

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. X a **Variance** from Section(s)

BCZR: 400.3 → To permit an accessory structure (garage) with a height of 18 feet in lieu of the maximum allowed height of 15 feet.

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

TO BE PRESENTED AT THE HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

ARTHUR W. NAUMAN SAHAR FAROUK NAUMAN
 Name #1 - Type or Print Name #2 - Type or Print

X Arthur Nauman
 Signature #1

X Sahar Nauman
 Signature #2

14012 PHOENIX ROAD PHOENIX MD
 Mailing Address City State

21131 410-746-1804 ANAUMAN@COMCAST.NET
 Zip Code Telephone # Email Address

Representative to be contacted:

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

B E Doak
 Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
 Mailing Address City State

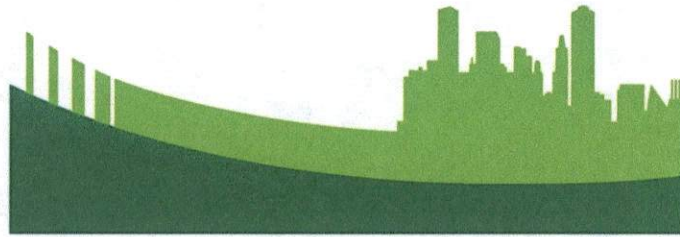
21053 410-419-4906
 Zip Code Telephone # Email Address

BDOAK@BRUCEEDOAKCONSULTING.COM

Do Not Schedule Dates:

Reviewer gh

CASE NUMBER 2020-0270-A Filing Date 8/28/20



Zoning Description

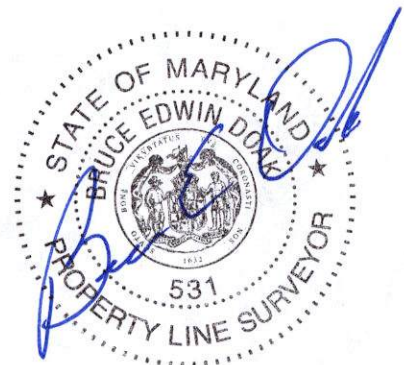
14012 Phoenix Road- 2.000 Acre Lot
Eighth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point on the southwest side of Phoenix Road, approximately 630 feet southerly of the centerline of Highland Ridge Drive

Being Lot 1 as shown on the subdivision plat entitled "Helfrich Property", which is dated April 18, 1995 and recorded in the land records of Baltimore County in Plat Book 68, page 44.

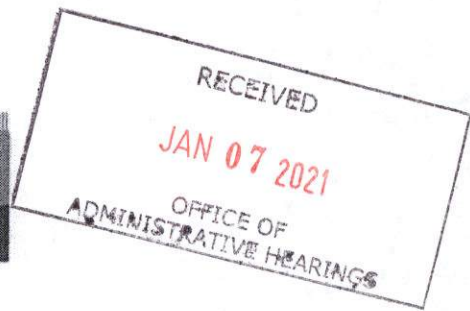
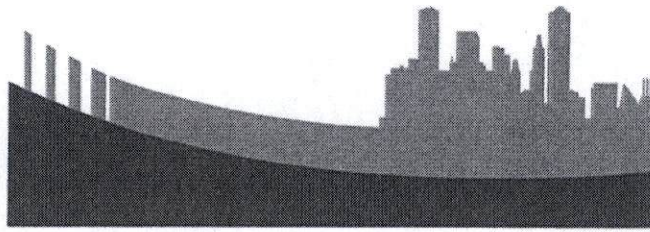
Containing 2.000 acres of land, more or less.

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

2020-0270 -K



CERTIFICATE OF POSTING

December 19, 2020

January 7, 2021 amended for second inspection

Re:

Zoning Case No. 2020- 0220- A

Legal Owner: Arthur & Sahar Nauman

Hearing date: January 11, 2021

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 **14012 Phoenix Road**.

The signs were initially posted on **December 19, 2020**.

The subject property was also inspected on **January 7, 2021**.

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. 2020-0220-A

14012 Phoenix 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 JANUARY 11, 2021 1:30 PM

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

REQUESTS:

**Variance to permit an accessory structure (garage) with a
height of 18 feet in lieu of the maximum allowed height of
15 ft.**

ZONING NOTICE

CASE NO. 2020-0220-A

14012 Birch 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 JANUARY 11, 2021 1:30 PM

**FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARING
PLEASE GO TO WWW.BALTIMORECOUNTYMD/GOV/RESIDENTHEARINGS.
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND
THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-887-3866, EXT. 0.**

REQUESTS:

**Variance to permit an accessory structure (garage) with a
height of 18 feet in lieu of the maximum allowed height of
15 ft.**

Donna Mignon

From: Bruce Doak <bdoak@bruceedoakconsulting.com>
Sent: Thursday, January 7, 2021 11:41 AM
To: Donna Mignon
Subject: Re: Case No: 2020-0220-A
Attachments: Posting cert 1 07 21.pdf

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

You must be reading my mind. It is enclosed.

More of them to come in over the next two days.

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

On Jan 7, 2021, at 10:26 AM, Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

Hi Bruce,
Please email the re-certification posting on this case. Thank you.

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



Practice social distancing and
wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 16, 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: 2020-0220-A

14012 Phoenix Road

S/west side of Phoenix Road, 630 ft. south of centerline of Highland Ridge Drive

6th Election District – 3rd Councilmanic District

Legal Owners: Arthur & Sahar Nauman

Variance to permit an accessory structure (garage) with a height of 18 ft. in lieu of the maximum allowed height of 15 ft.

Hearing: Monday, January 11, 2021 at 1:30 p.m.

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


Michael Mallinoff
Director

MM:kl

C: Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053
Mr. & Mrs. Nauman, 14016 Phoenix Road, Phoenix 21131

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 22, 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 14012 PHOENIX ROAD which is presently zoned RC6
 Deed References: 36882/284 10 Digit Tax Account # 2200025461
 Property Owner(s) Printed Name(s) ARTHUR W. NAUMAN & SAHAR FAROUK NAUMAN

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

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3. X a Variance from Section(s)

BCZR: 400.3 → To permit an accessory structure (garage) with a height of 18 feet in lieu of the maximum allowed height of 15 feet.

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 (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)

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Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal 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):

ARTHUR W. NAUMAN SAHAR FAROUK NAUMAN
 Name #1 - Type or Print Name #2 - Type or Print
x Arthur Nauman x Sahar Nauman
 Signature #1 Signature #2

14012 PHOENIX ROAD PHOENIX MO
 Mailing Address City State
21131 410-746-1804 1ANAUMAN@COMCAST.NET
 Zip Code Telephone # Email Address

Representative to be contacted:

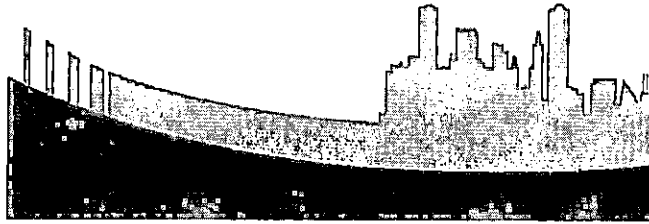
BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC
 Name - Type or Print
B E Doak
 Signature
3801 BAKER SCHOOLHOUSE ROAD FREELAND MO
 Mailing Address City State
21053 410-419-4906 _____
 Zip Code Telephone # Email Address

BD@BRUCEDOAKCONSULTING.COM

CASE NUMBER 2020-0720-A Filing Date 8/28/20

Do Not Schedule Dates:

Reviewer gh



CERTIFICATE OF POSTING

December 19, 2020

_____ amended for second inspection

Re:

Zoning Case No. 2020- 0220- A

Legal Owner: Arthur & Sahar Nauman

Hearing date: January 11, 2021

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

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The signs were initially posted on **December 19, 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. 2020-0220-A

14012 Phoenix Road

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AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
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DATE & TIME: MONDAY JANUARY 11, 2021 1:30 PM

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

REQUESTS:

Variance to permit an accessory structure (garage) with a
height of 18 feet in lieu of the maximum allowed height of
15 ft.

ZONING NOTICE

CASE NO. 2020-0220-A
14012 Phoenix Road

THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY
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REQUESTS:

Variance to permit an accessory structure (garage) with a
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The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

Page 1 of 1

PUBLISHER'S AFFIDAVIT

Order #: 11944921
Case #: 2020-0220-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0220-A

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:

12/22/2020



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: 2020-0220-A

14012 Phoenix Road

S/west side of Phoenix Road, 630 ft. south of centerline of Highland Ridge Drive

6th Election District - 3rd Councilmanic District

Legal Owners: Arthur & Sahar Nauman

Variance to permit an accessory structure (garage) with a height of 18 ft. in lieu of the maximum allowed height of 15 ft.

Hearing: Monday, January 11, 2021 at 1:30 p.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

d22



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 16, 2020

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14012 Phoenix Road

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Legal Owners: Arthur & Sahar Nauman

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Michael Mallinoff
Director

MM:kl

C: Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053
Mr. & Mrs. Nauman, 14016 Phoenix Road, Phoenix 21131

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 22, 2020.

TO: THE DAILY RECORD
Tuesday, December 22, 2020 - Issue

Please forward billing to:

Bruce Doak
3801 Baker Schoolhouse Road
Freeland, MD 21053

410-419-4906

NOTICE OF ZONING HEARING

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

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
14012 Phoenix Road; SW/S of Phoenix Road, *
630' S of c/line of Highland Ridge Drive * OF ADMINISTRATIVE
6th Election & 3rd Councilmanic Districts *
Legal Owner(s): Arthur & Sahar Nauman * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2020-220-A

* * * * *

ENTRY OF APPEARANCE

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

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 10th day of September, 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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

Revised 7/9/2015

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

No. 199601

Date: 8/12/2020

Fund	Dept	Unit	Sub Unit	Rev	Sub	Obj	Sub Obj	Dept Obj	BS Acct	Amount
				Source/	Rev/					
001	806	0000		6150						75

Total: 75

Rec From: Bruce Doak

For: 14012 Phoenix Road
2020-0207-A

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		2461 15-3/540 429
Date: 8/07/20		
Pay to the Order of: BALTIMORE COUNTY MARYLAND		\$ 75.00
SEVENTY FIVE AND 00/100		Dollars
 PNCBANK PNC Bank, N.A. 040		
For: NAUMAN CONING FORT		RP
⑆054000030⑆ 5336741067⑆ 2461		



JOHN A. OLSZEWSKI, JR.
County Executive

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

January 4, 2021

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

RE: Case Number: 2020-0220-A, 14012 Phoenix 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 28, 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,
A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the words "Very truly yours,".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

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: September 18, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0220-SPHA
Address 14012 Phoenix Road
(Hauman Property)

Zoning Advisory Committee Meeting of **September 7, 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: 9/15/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-220 - *SPHA*

INFORMATION:

Property Address: 14012 Pheonix Road
Petitioner: Arthur W. Nauman and Sahar Farouk Nauman
Zoning: RC 6
Requested Action: Administrative Variance

The Department of Planning has reviewed the request for Variance from Section 400.3 of the Baltimore County Zoning Regulations to permit an accessory structure (garage) with a height of 18 ft. in lieu of the maximum allowed height of 15 ft. The Department has found that the requested zoning action is consistent with applicable BCZR regulations. The Department has no objection to granting the petitioned zoning relief provided certain performance standards, as established in BCZR § 1A07.8.C and discussed below, are followed:

- Buildings should reflect the traditional rural character of the area in architectural form, scale, materials and detailing and in landscaping context.
- All of the exterior walls of a building must be treated similarly with respect to color and architectural details.

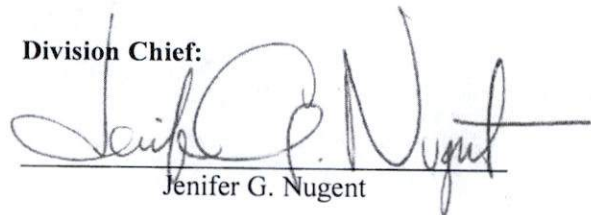
For further information concerning the matters stated herein, please contact Megan Benjamin at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/KP/

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

Date: 9/15/2020
Subject: ZAC # 20-220
Page 2

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: September 18, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0220-SPHA
Address 14012 Phoenix Road
(Hauman Property)

Zoning Advisory Committee Meeting of **September 7, 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



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

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

Prepared by:

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

Krystle Patchak

Division Chief:

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

Jenifer G. Nugent

CPG/JGN/KP/

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

Date: 9/15/2020
Subject: ZAC # 20-220
Page 2

CASE NO. 2020-

0220-A

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

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

9/18

DEPS

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

N/C

FIRE DEPARTMENT

9/15

PLANNING

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

Comment
no obje

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

12/22/20

SIGN POSTING (1st)

Date:

12/19/20

by

B. Doak

SIGN POSTING (2nd)

Date:

1/7/20

by

" "

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☒

Comments, if any:

Request to Testify
in File

From: webmaster@baltimorecountymd.gov
Sent: Sunday, January 10, 2021 10:53 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	John
Last Name	silva
Email	jc-silva-md@att.net
Phone	4435385750
Address	14000 Phoenix Rd
City	Phoenix
State	Maryland
ZIP Code	21131
Case Number	2020-0220-A
Scheduled Hearing Date	January 11, 2021

Edit Panelist Invitation List

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

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

Panelists to Invite

Name	Email address	Phone number	Language	Time Zone	Locale
☐ Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ Arthur & Sahar Nauman	anauma@comcast.net	1-	English	New York Time	U.S.
☐ Arthur Nauman	anauman@comcast.net	1-	English	New York Time	U.S.
☐ Bruce Doak	bdoak@bruceedoakconsulting.com	1-	English	New York Time	U.S.
☐ Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒ John Silva	jc-silva-md@att.net	1-	English	New York Time	U.S.

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

New Panelist

Full name: (required)

Email address: (required)

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

Time Zone: New York (Eastern 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](#)

1-11-21
1:30 pm

Debra Wiley

From: Donna Mignon
Sent: Friday, December 25, 2020 8:12 PM
To: Debra Wiley
Subject: FW: Case #2020-0220-A hearing exhibits
Attachments: Nauman zoning plan 8 26 20 Exhibit 1.pdf; GIS photo Exhibit 2.pdf; 36882 284 title deed Exhibit 3.pdf; Helfrich Subdivision Plat PB 6844 Exhibit 4.pdf; Photo plan Exhibit 5.pdf; Site photos Exhibit 6.pdf; Elevations Exhibit 7.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hey,
Can you print these, I already saved them. 

From: Bruce Doak <bdoak@bruceedoakconsulting.com>
Sent: Thursday, December 24, 2020 12:27 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: Case #2020-0220-A hearing exhibits

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.

Donna,

Please provide a hearing invite to Arthur Nauman anauman@comcast.net as a panelist

Enclosed are the exhibits for the hearing

Thank you for your help each time.

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

*prev. invited
Arthur +
Arthur + Sarah Nauman*

Donna Mignon

From: Kristen L Lewis
Sent: Friday, December 18, 2020 9:02 AM
To: Donna Mignon; Debra Wiley
Subject: Webex 2020-0220-A

Good morning,

Here is the information for a new webex link. Thank you,

Case Number: 2020-0220-A
14012 Phoenix Road
Petitioner's: Arthur & Sahar Nauman – anauman@comcast.net
Rep – Bruce Doak – Bdoak@bruceedoakconsulting.com
Hearing – 1/11/21 at 1:30 p.m.

Kristen Lewis
PAL – Zoning Review
410-887-3391

Donna Mignon

From: Donna Mignon
Sent: Friday, December 18, 2020 9:12 AM
To: Kristen L Lewis
Cc: Debra Wiley
Subject: LINK - RE: Webex 2020-0220-A

Event Information

Event: Zoning Hearing - 14012 Phoenix Road - 2020-0220-A
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTIC>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTIC>
Date and time: Monday, January 11, 2021 1:30 pm
Eastern Standard Time (New York, GMT-05:00)
Duration: 1 hour
Description: Zoning Hearing
Case No: 2020-0220-A
Address: 14012 Phoenix Road
Arthur & Sahar Nauman
Event number: 180 389 7164
Event password: 1234
Host key: 978313
Alternate Host: Deb Wiley, Henry Ayakwah, Maureen Murphy
Panelist Info:
Panelist password:
Panelist numeric password: 193777
Video Address: 1803897164@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: 180 389 7164
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:

From: Kristen L Lewis <klewis@baltimorecountymd.gov>

Sent: Friday, December 18, 2020 9:02 AM

To: Donna Mignon <dmignon@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>

Subject: Webex 2020-0220-A

Good morning,

Here is the information for a new webex link. Thank you,

Case Number: 2020-0220-A

14012 Phoenix Road

Petitioner's: Arthur & Sahar Nauman – anauman@comcast.net

Rep. – Bruce Doak – Bdoak@bruceedoakconsulting.com

Hearing – 1/11/21 at 1:30 p.m.

Kristen Lewis

PAI – Zoning Review

410-887-3391

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - 14012 Phoenix Road - 2020-0220-A
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e54a64c6ea62e72df61708b3afdc2096e>
Start: Mon 1/11/2021 1:30 PM
End: Mon 1/11/2021 2:30 PM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: webex

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

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

Host: Donna Mignon (dmignon@baltimorecountymd.gov)
Event number (access code): 180 389 7164

Monday, January 11, 2021 1:30 pm, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e54a64c6ea62e72df61708b3afdc>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ed3cb50bf6704fd0217ce5bc16d0f>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1803897164@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 193777

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

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e9cf9a5801750a720caf98ee992b104ff>

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

ZAC AGENDA

Case Number: 2020-0220-SPHA **Reviewer:** Jason Seidelman

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

Type: VARIANCE

Legal Owner: Arthur W. Hauman & Sahar Farouk Nauman

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 6 **Council Dist:** 3

Property Address: 14012 PHOENIX RD

Location: South West side of Phoenix Road (60') 630' South of the center line of Highland Ridge Drive (50').

Existing Zoning: RC 6

Area: 2 AC

Proposed Zoning:

VARIANCE:

BCZR 400.3 To permit an accessory structure (garage) with a height of 18 feet in lieu of the maximum allowed height of 15 feet.

Attorney: Not Available.

Prior Zoning Cases: None

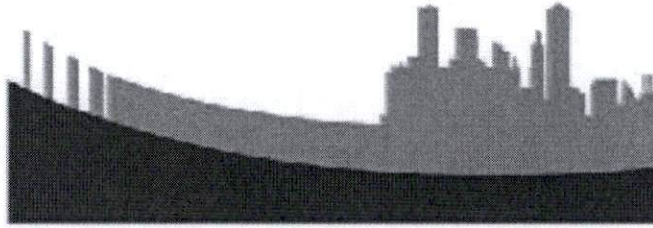
Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

The Petition was completed by Gary and Jason.



1/11/21
DML

DW
2-16-21

CASE #2020- 0220-A EXHIBITS
(In the order of submittal)

- 1) Plan to Accompany a Zoning Petition
- 2) GIS photo
- 3) 36882/ 284 title deed
- 4) Subdivision Plat PB 68/ 44
- 5) Key sheet for site photos
- 6) Site photos A-G
- 7.) Architectural elevations

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. Owner: Arthur W. Housman & Susan F. Housman
10111 Phoenix Road, Phoenix, MD 21131
2. Address: 10111 Phoenix Road, Phoenix, MD 21131
3. Deed reference: AE 25857/181
4. Acreage: 2.000 acres (see PG 02/04)
5. Tax Map / Parcel / Tax account #: 47 011 / 22 00 015441
6. Location (Map): 6. Capital Project District: 1
JOC Map: 494191 138 Line District: 138
Parcel: 494191 138 Line District: 138
Parcel: 494191 138 Line District: 138
7. The boundary shown herein is from the most recorded in the Land Records of Baltimore County. All other information shown herein was taken from Baltimore County GIS the OGC and the information provided by Baltimore County and the owner.
8. Improvements: Single family dwelling & parking area. The existing dwelling and parking area will remain.

OFFICE OF ZONING

Zoning: R.C. 6. There are no previous zoning cases on this subject parcel.

N.C. 4. Standards for Residential Buildings (see PG 02/04)

Setback: 25 feet from the property line
Side: 25 feet from the property line
Rear: 50 feet from the property line

ENVIRONMENTAL IMPACT

Watershed: Loch Raven Reservoir. URA land cover: 1

1. The existing dwelling is currently served by a private well and septic system.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100-year flood plain.
5. The proposed garage will not interfere with the existing septic system or be in the proposed septic service area.

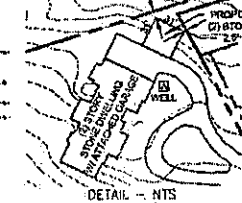
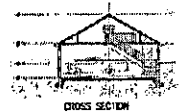
OFFICE OF PLANNING

Regional Planning District: 304

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

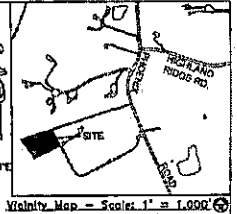
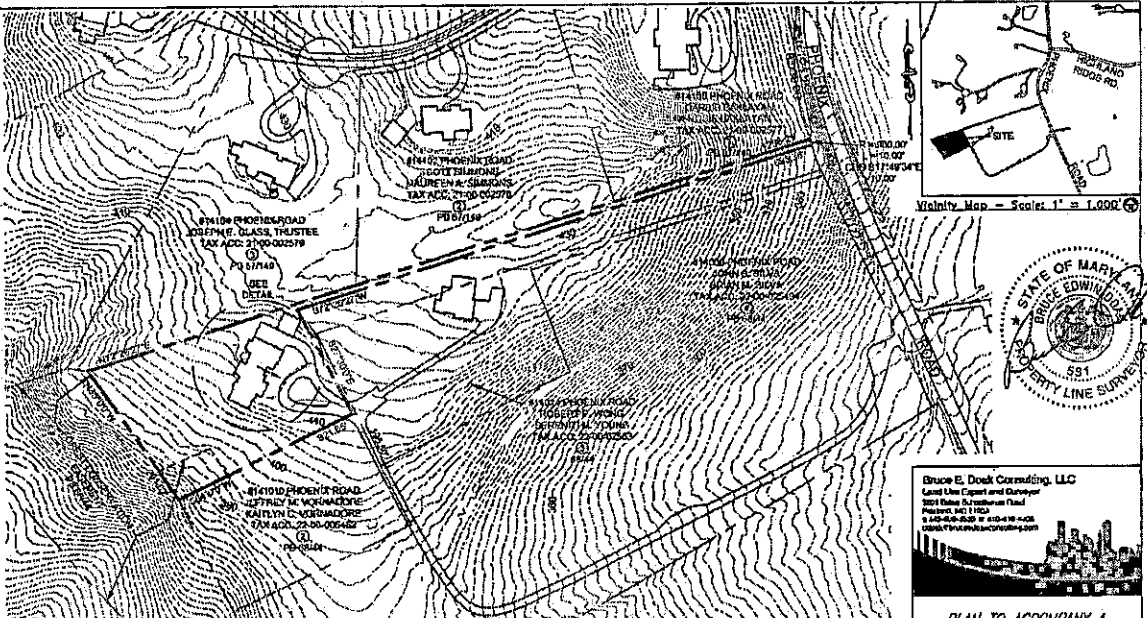
PROPOSED DEVELOPMENT

To build a two-story garage that will be used exclusively



PROPOSED 31x31
2 STORY GARAGE

KEY PLAN



Inset Map - Scale: 1" = 1,000'



**PLAN TO ACCOMPANY A
ZONING PETITION
FOR
10111 PHOENIX ROAD**

DALTON COUNTY, MARYLAND
3rd ELECTION DISTRICT 3rd COUNCILMAN DISTRICT

Date: 6/9/20
Scale: 1" = 100'



nd

Parcels - Tax parcel

Greenspring Title Company, Inc.
File No. G15-10075
Tax ID # 08-2200025461

This Deed, made this 18th day of September, 2015, by and between Grant Austin Pivec, Joy Pons Pivec, David J. Pivec and Sharon P. Pivec, GRANTORS, and Arthur W. Nauman and Sahar Farouk Nauman, GRANTEES.

Whereas, by Power of Attorney dated September 15, 2015 and intended to be recorded immediately prior hereto among the Land Records of Baltimore County, Maryland, the said Grant Austin Pivec was appointed Power of Attorney for David J. Pivec.

Whereas, by Power of Attorney dated September 15, 2015 and intended to be recorded immediately prior hereto among the Land Records of Baltimore County, Maryland, the said Grant Austin Pivec was appointed Power of Attorney for Sharon P. Pivec.

Witnesseth —

That in consideration of the sum of One Million Two Hundred Forty-Five Thousand and 00/100 Dollars (\$1,245,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

Being known and designated as Lot 1 as shown on a plat entitled, "Helfrich Property", which plat is recorded among the Land Records of Baltimore County in Liber SM 68, folio 44. The improvements thereon being known as No. 14012 Phoenix Road, Phoenix, Maryland 21131.
TAX ID # 08-2200025461

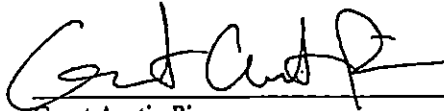
BEING the fee simple property which, by Deed dated July 30, 2012, and recorded in the Land Records of the County of Baltimore, Maryland, in Liber 32509, Folio 162, was granted and conveyed by Grant Pivec, David J. Pivec, and Sharon P. Pivec unto Grant Austin Pivec, Joy Pons Pivec, David J. Pivec, and Sharon P. Pivec.

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

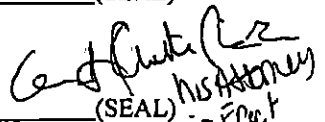
To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Arthur W. Nauman and Sahar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

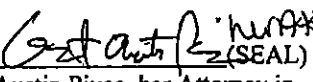
And the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant Specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

In Witness Whereof, Grantors have caused this Deed to be properly executed and sealed the day and year first above written.

 (SEAL)
Grant Austin Pivec

 (SEAL)
Joy Pons Pivec

David J Pivec by  (SEAL) his Attorney in Fact
David J. Pivec, by Grant Austin Pivec, his Attorney in Fact

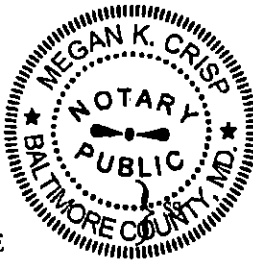
Sharon P Pivec by  (SEAL) her Attorney in Fact
Sharon P. Pivec, by Grant Austin Pivec, her Attorney in Fact

STATE OF MARYLAND
COUNTY OF BALTIMORE

} ss

I hereby certify that on this 17th day of September, 2015, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Grant Austin Pivec individually and as attorney-in-fact for David J. Pivec and Sharon P. Pivec, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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

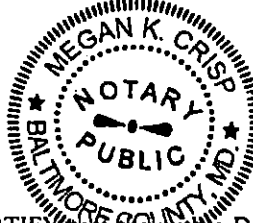


Megan K. Crisp
Notary Public
My Commission Expires: 6/6/19

STATE OF MARYLAND
COUNTY OF BALTIMORE

I hereby certify that on this 17th day of September, 2015, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Joy Pons Pivec known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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



Megan K. Crisp
Notary Public
My Commission Expires: 6/6/19

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Gary S. Blibaum
Gary S. Blibaum

AFTER RECORDING, PLEASE RETURN TO:
Greenspring Title Company, Inc.
40 York Road, Suite 300
Towson, MD 21204

AFTER RECORDING, PLEASE RETURN TO:
Greenspring Title Company, Inc.
40 York Road, Suite 300
Towson, MD 21204

**MARYLAND
FORM
WH-AR**

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

2015

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor **Grant Austin Pivec**

2. Reasons for Exemption

Resident Status

☒

I, Transferor, am a resident of the State of Maryland.

☐

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

☐

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 and is currently recorded as such with the State Department of Assessments and Taxation.

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

3a. Individual Transferors

Witness Megan X Crisp

Grant Austin Pivec

Name

Grant Austin Pivec

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

MARYLAND
FORM
WH-AR**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence****2015**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor **Joy Pons Pivec**

2. Reasons for Exemption

Resident Status ☒ I, Transferor, am a resident of the State of Maryland.

☐ Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence ☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 and is currently recorded as such with the State Department of Assessments and Taxation.

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

3a. Individual Transferors

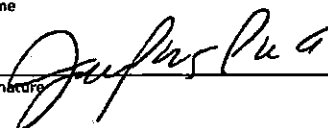
Witness



Joy Pons Pivec

Name

Signature


3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

File No. G15-10075

OWNER OCCUPANCY AFFIDAVIT

Arthur W. Nauman and Sahar Farouk Nauman, the Grantees in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by us.

WITNESS:

Megan K. Crisp
As to All

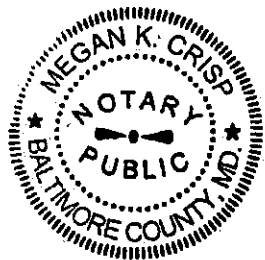
Arthur W. Nauman (SEAL)
Arthur W. Nauman

Sahar Farouk Nauman (SEAL)
Sahar Farouk Nauman, by Arthur W.
Nauman, her Attorney in Fact Arthur W. Nauman
Attorney in Fact

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, that on this 18th day of September, 2015, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Arthur W. Nauman individually and to be the person whose name is subscribed as attorney in fact for Sahar Farouk Nauman, the parties herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing to be their act, and in my presence signed and sealed the same.

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



Megan K. Crisp
Notary Public

My Commission Expires: 6/6/19

(Type or Print in Black Ink Only—All Copies Must Be Legible)

1 Type(s) of Instruments		() Check Box if addendum Intake Form is Attached.)					
2 Conveyance Type Check Box		1 Deed	Mortgage Lease	3 Other DOT	Other		
3 Tax Exemptions (if applicable) Cite or Explain Authority		2 Deed of Trust	Unimproved Sale Arms-Length [2]	Multiple Accounts Arms-Length [3]	Not an Arms-Length Sale [9]		
4 Consideration and Tax Calculations		Recordation		00 pm			
		State Transfer		1			
		County Transfer					
		Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration			
		Purchase Price/Consideration	\$ 1,245,000.00	Transfer Tax Consideration \$			
		Any New Mortgage	\$ 1,120,500.00	X () % = \$ 18345.00			
		Balance of Existing Mortgage	\$	Less Exemption Amount - \$			
		Other:	\$	Total Transfer Tax = \$			
		Other:	\$	Recordation Tax Consideration \$			
		Full Cash Value:	\$	X () per \$500 = \$ 6225.00			
		TOTAL DUE		\$			
5 Fees		Amount of Fees		Doc. 1 Doc. 2			
		Recording Charge		\$ 60.00 \$ 60.00			
		Surcharge		\$			
		State Recordation Tax		\$ 6,225.00			
		State Transfer Tax		\$ 6,225.00			
		County Transfer Tax		\$ 18,345.00			
		Other		\$			
		Other		\$			
		Agent:					
		Tax Bill:					
		C.B. Credit:					
		Ag. Tax/Other:					
6 Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).		District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
		08	2200025461				(S)
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.
							SqFU/Acreage (4)
		Location/Address of Property Being Conveyed (2)					
		14012 Phoenix Road, Phoenix, MD 21131					
		Other Property Identifiers (if applicable)					
		Water Meter Account No.					
		Residential ☒ or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount:					
		Partial Conveyance? ☐ Yes ☒ No Description/Amt. of SqFU/Acreage Transferred:					
		If Partial Conveyance, List Improvements Conveyed:					
7 Transferred From		Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)		
		Grant Austin Pivec Joy Pons Pivec			Arthur W. Nauman		
		Sharon P. Pivec David J. Pivec			Sahar Farouk Nauman		
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)			Doc. 2 - Owner(s) of Record, if Different from Grantor(s)		
8 Transferred To		Doc. 1 - Grantee(s) Name(s)			Doc. 2 - Grantee(s) Name(s)		
		Arthur W. Nauman			Sandy Spring Bank		
		Sahar Farouk Nauman					
		New Owner's (Grantee) Mailing Address					
		14012 Phoenix Road, Phoenix, MD 21131					
9 Other Names to Be Indexed		Doc. 1 - Additional Names to be Indexed (Optional)			Doc. 2 - Additional Names to be Indexed (Optional)		
10 Contact/Mail Information		Instrument Submitted By or Contact Person					☐ Return to Contact Person
		Name: M. Crisp					☐ Hold for Pickup
		Firm Greenspring Title Company, Inc.					☒ Return Address Provided
		Address: 40 York Road, Suite 300, Towson, MD 21204					
		Phone: (410) 580-0377					
11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
		Assessment Information					
		Will the property being conveyed be the grantee's principal residence?					
		Does transfer include personal property? If yes, identify:					
		Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).					
		Assessment Use Only - Do Not Write Below This Line					
		Terminal Verification Agricultural Verification Whole Part Tran. Process Verification					
		Transfer Number Date Received					
		Assigned Property No.:					
		Sub Block					
		Plat Lot					
		Section Occ. Cd.					
		Ex. Cd.					

RECORDING FEE 20.00
 IR TAX STATE 6,225.00
 NON-RESIDENT 17,379.14
 TOTAL 23,664.14
 Reg# B006 Rcpt # 17166
 JLE LL Bk # 583
 Nov 16, 2015 02:15 PM

County, Maryland
 \$22,570.00
 19652025461
 RECORDATION TAXES

Validation
 CK
 20

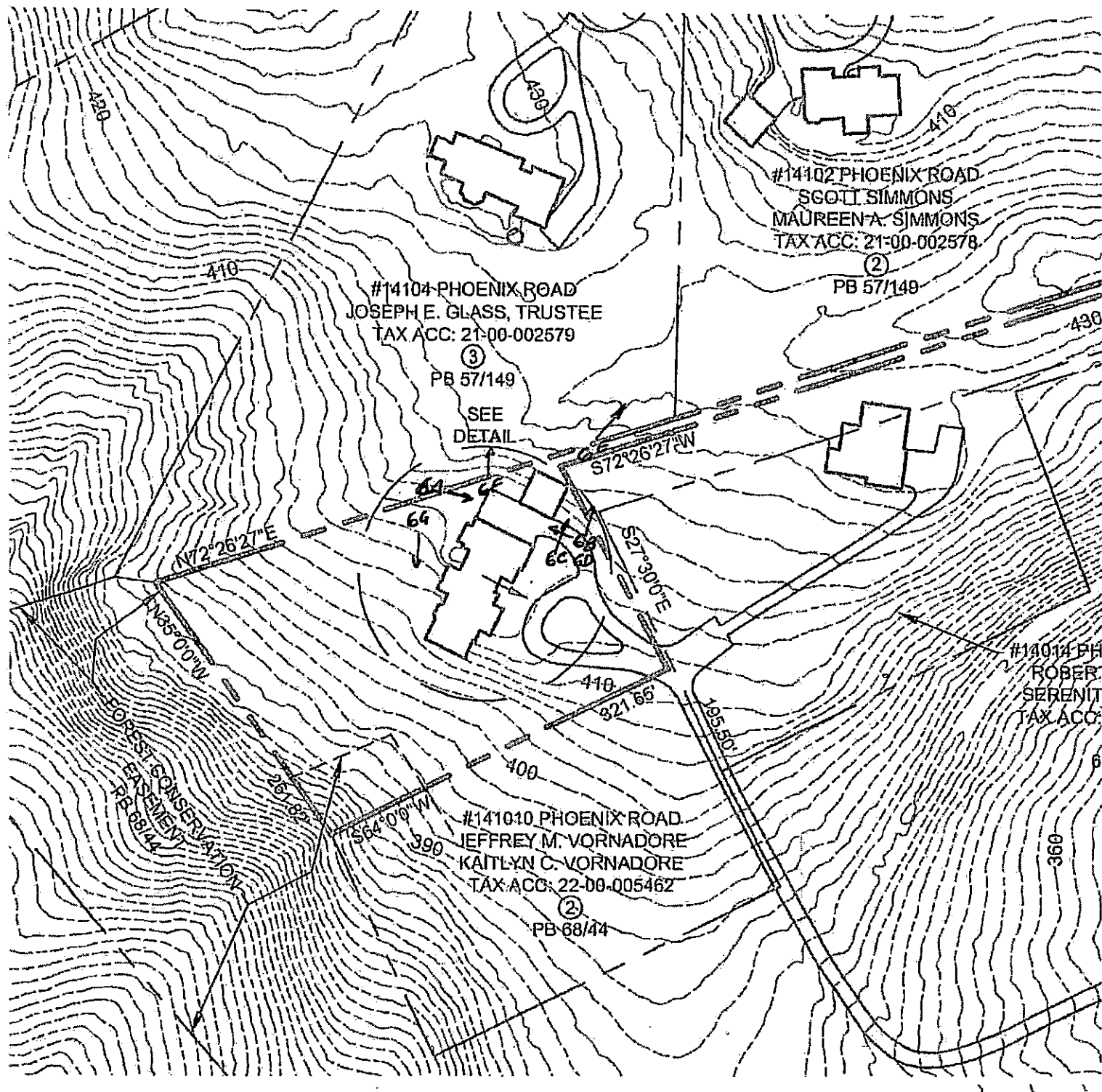
REMARKS

3

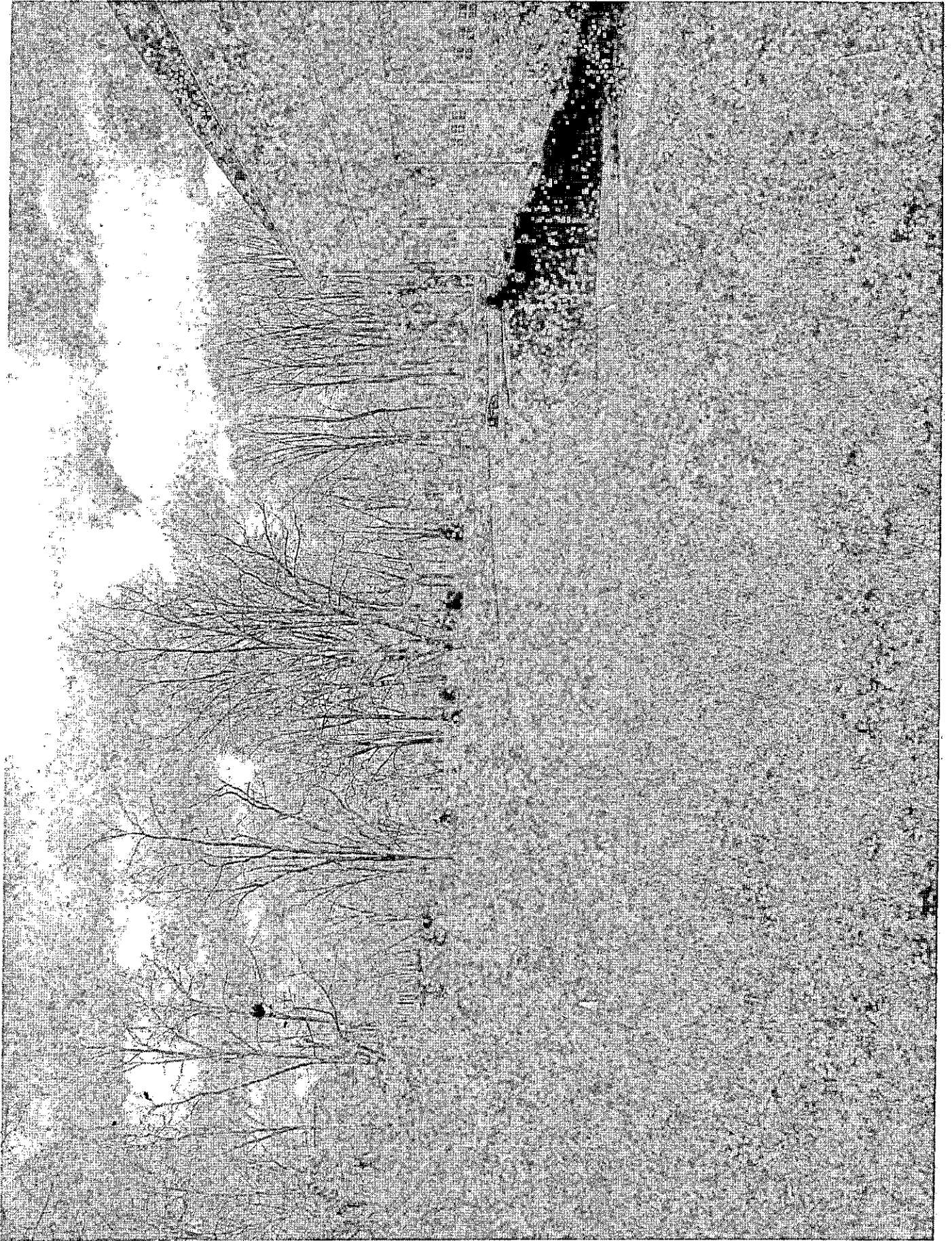
Each instrument should be itemized in accordance with Section No. 1 of the Intake Sheet.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

5	(Continued) Fees	Amount of Fees	Doc. 3	Doc. 4	Doc. 5	Doc. 6
		Recording Charge	\$ 60.00	\$	\$	\$
		Surcharge	\$	\$	\$	\$
		State Recordation Tax	\$	\$	\$	\$
		State Transfer Tax	\$	\$	\$	\$
		County Transfer Tax	\$	\$	\$	\$
		Other	\$	\$	\$	\$
		Other	\$	\$	\$	\$
7	(Continued) Transferred From	Doc. 3 – Grantor(s) Names(s)		Doc. 4 – Grantor(s) Names(s)		
		Arthur W. Nauman				
		Seher Ferouk Nauman				
		Doc. 5 – Grantor(s) Names(s)		Doc. 6 – Grantor(s) Names(s)		
		Doc. 3 – Owners(s) of Record, if Different from Grantor(s)		Doc. 4 – Owners(s) of Record, if Different from Grantor(s)		
		Doc. 5 – Owners(s) of Record, if Different from Grantor(s)		Doc. 6 – Owners(s) of Record, if Different from Grantor(s)		
8	(Continued) Transferred To	Doc. 3 – Grantee(s) Names(s)		Doc. 4 – Grantee(s) Names(s)		
		Sandy Spring Bank				
		Doc. 5 – Grantee(s) Names(s)		Doc. 6 – Grantee(s) Names(s)		
		Doc. 3 – Additional Names to be Indexed (Optional)		Doc. 4 – Additional Names to be Indexed (Optional)		
		Doc. 5 – Additional Names to be Indexed (Optional)		Doc. 6 – Additional Names to be Indexed (Optional)		
9	(Continued) Other Names to be Indexed	Doc. 3 – Additional Names to be Indexed (Optional)		Doc. 4 – Additional Names to be Indexed (Optional)		
		Doc. 5 – Additional Names to be Indexed (Optional)		Doc. 6 – Additional Names to be Indexed (Optional)		
	Special Instructions	Special Recording Instructions (if any)				

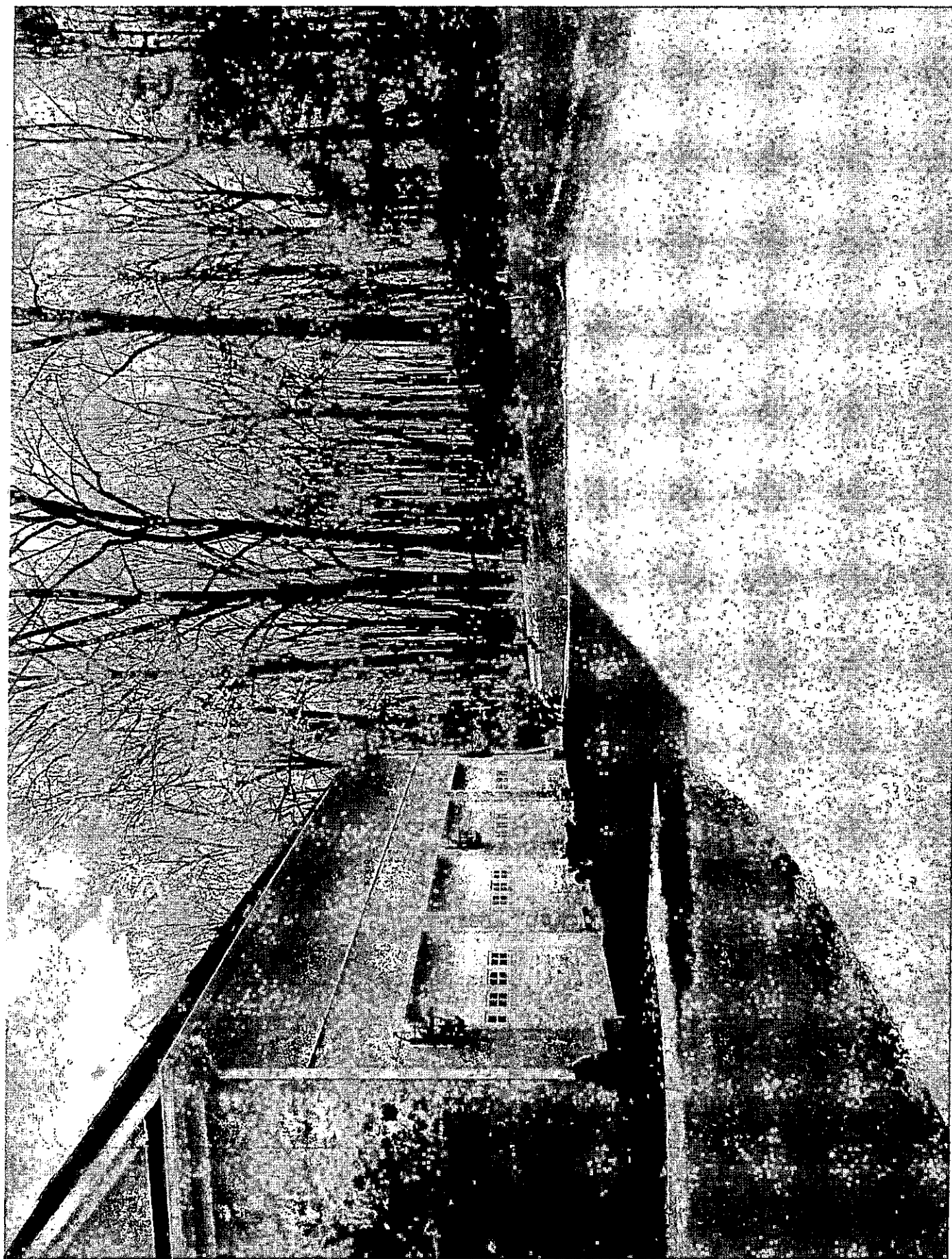
REGISTRATION TAX NOT REQUIRED
Director of Budget and Finance
BALTIMORE COUNTY, MARYLAND
1.P. ART 12-108
NOV 2 3 4 5 6
Date 10-19-15



Plan to Accompany Site Photos

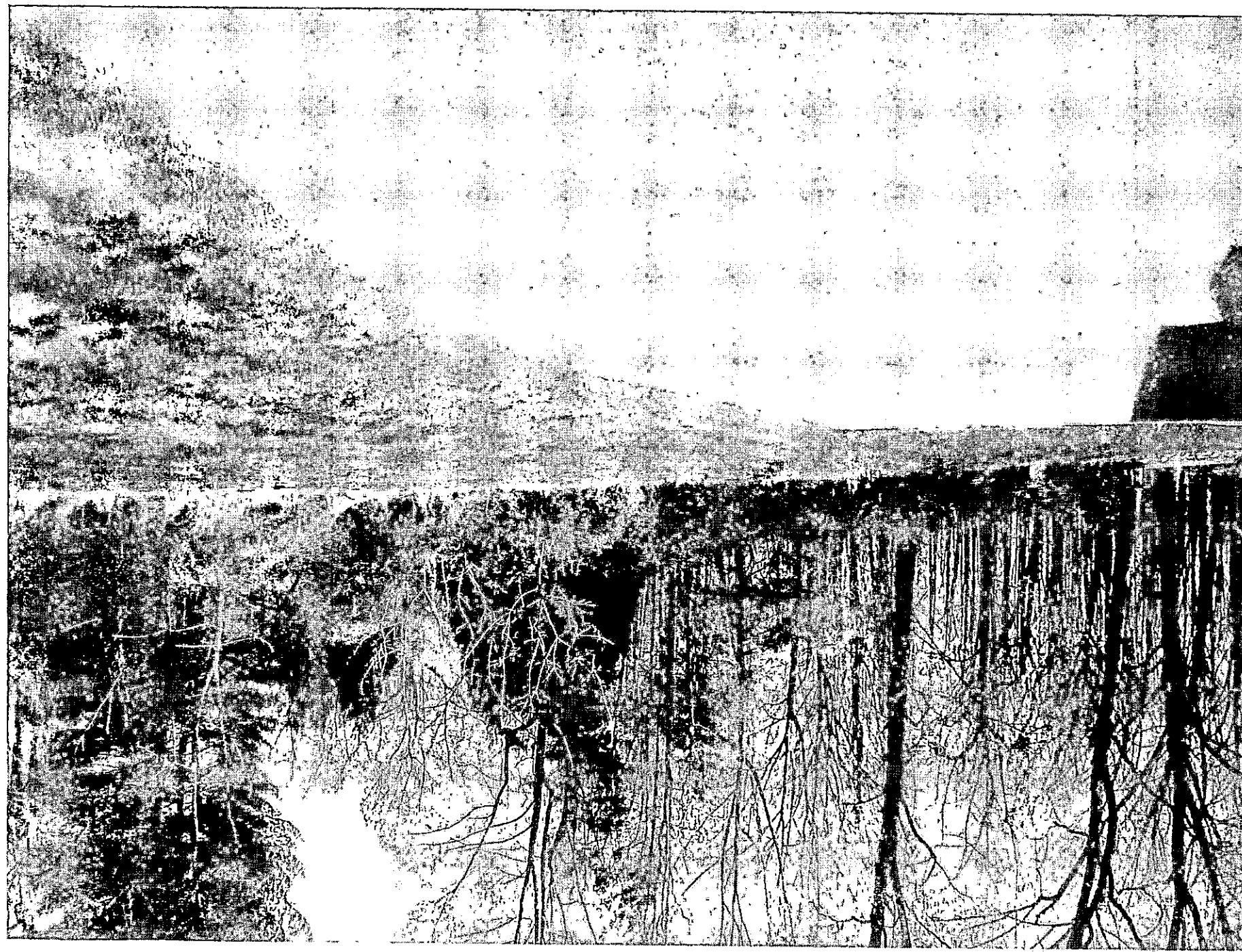


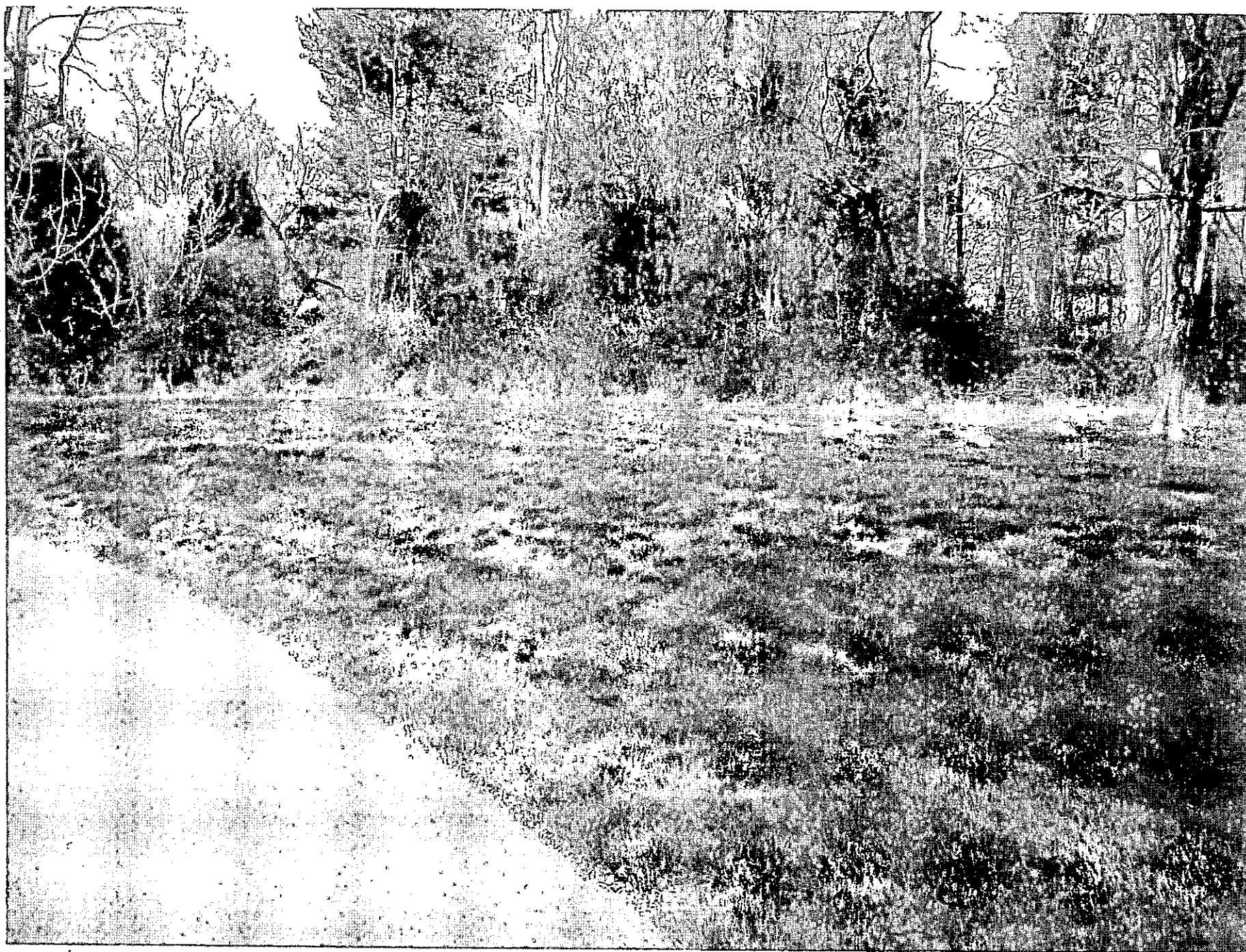
Ex. 6A



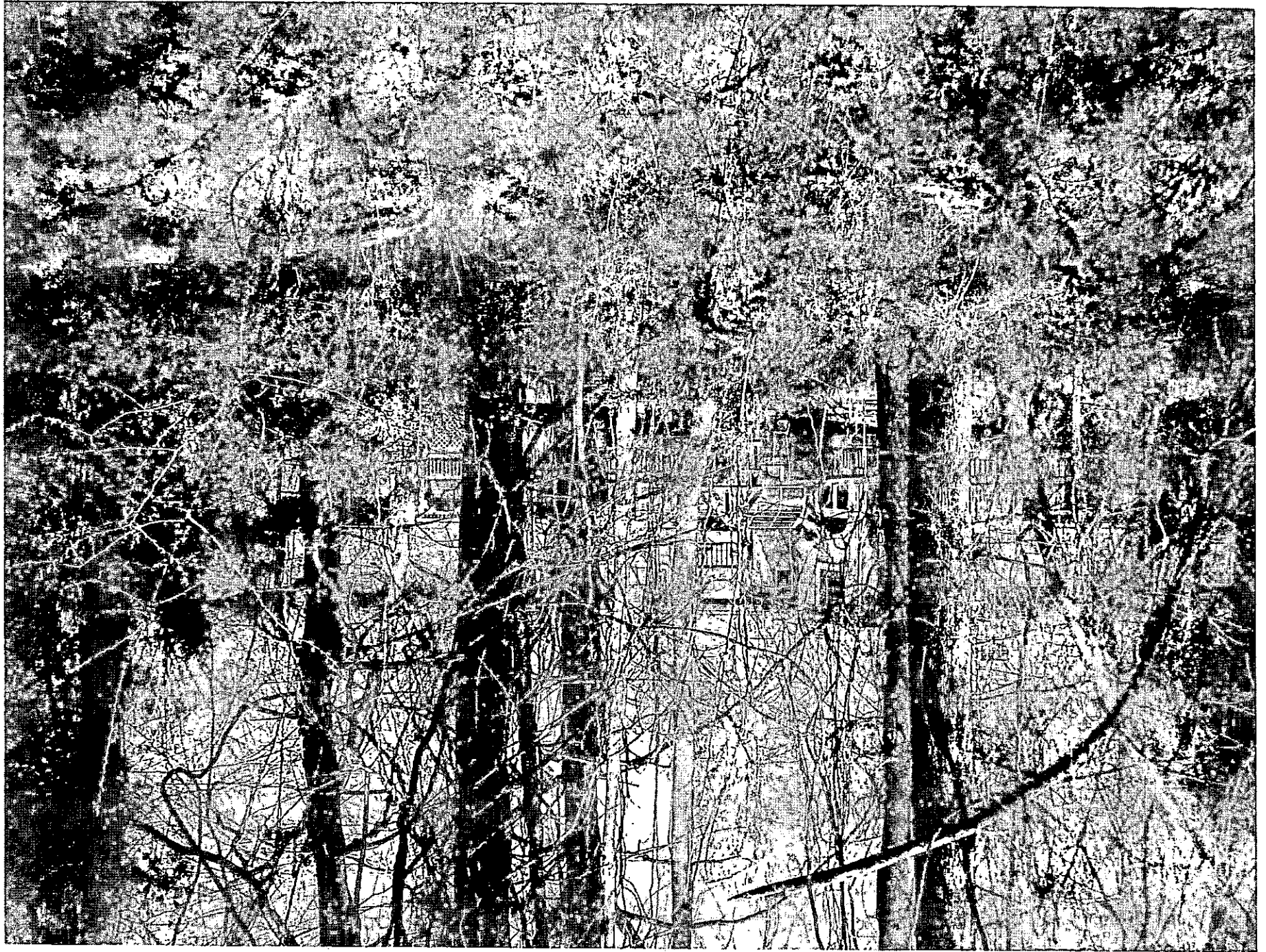
EX 6B

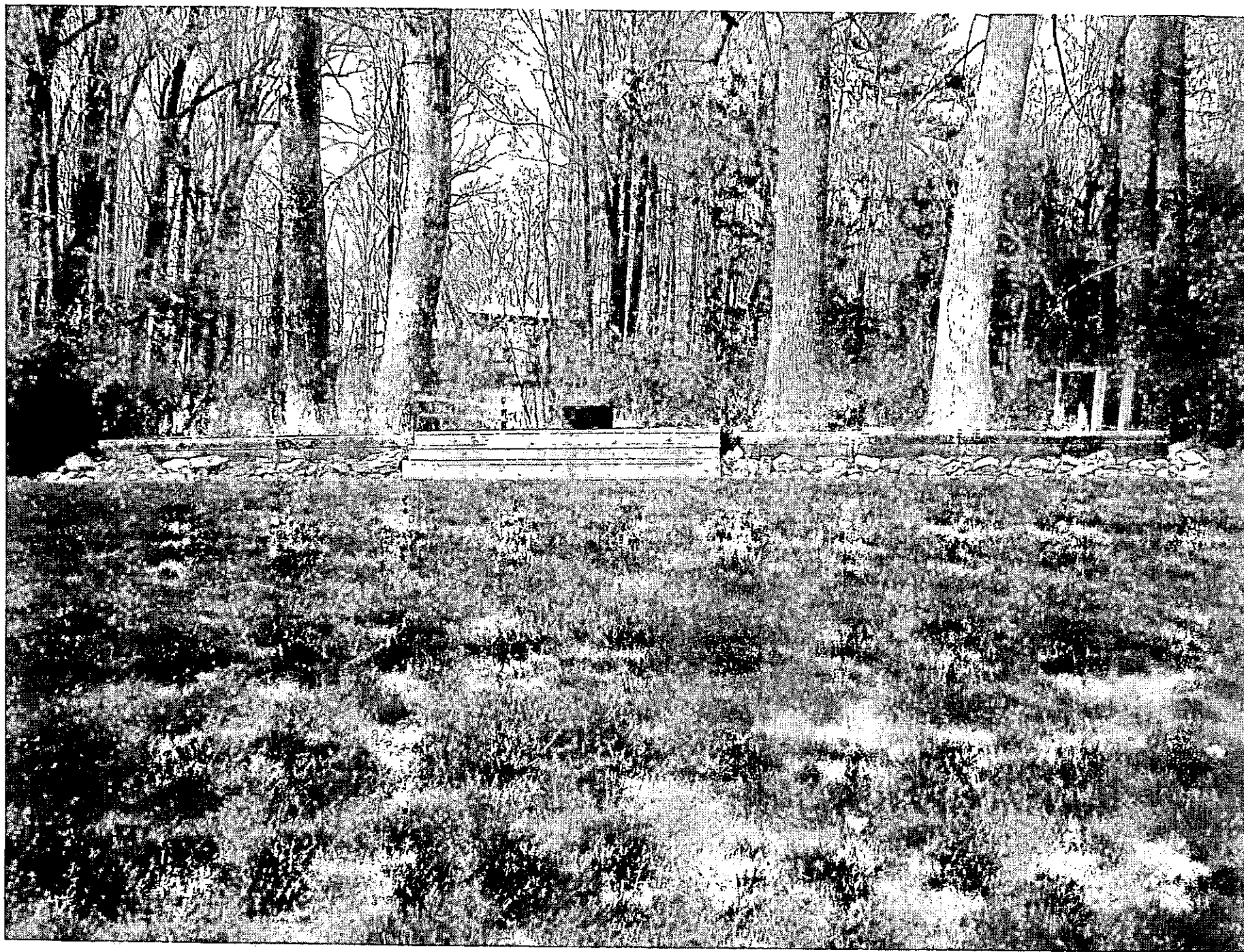
Ex 6C



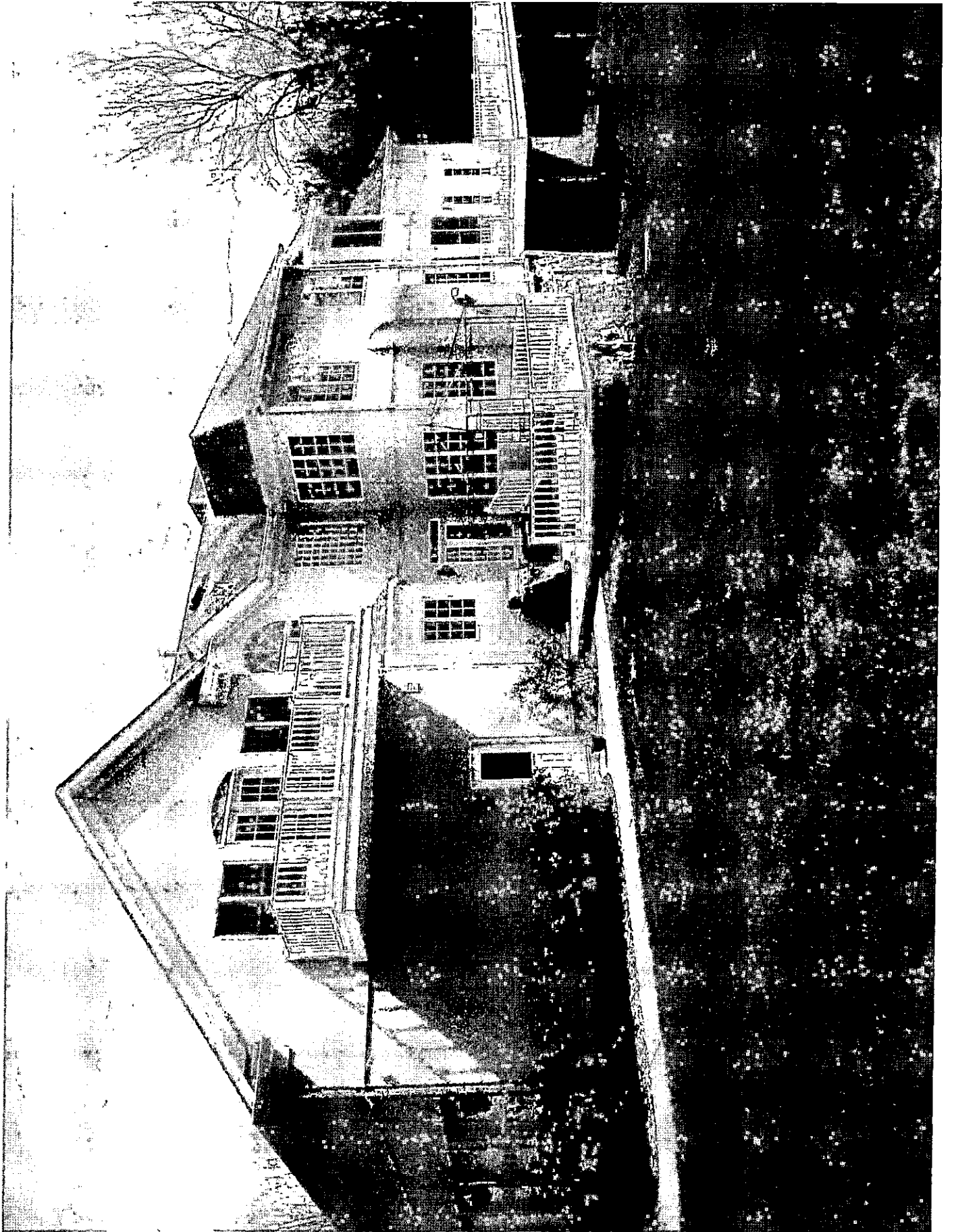


Ex 6D





Ex 6F



Ex 64

VINCENT GREENE ARCHITECTS VINCENT GREENE ARCHITECTS

TOP OF SLOPE

SLOPE

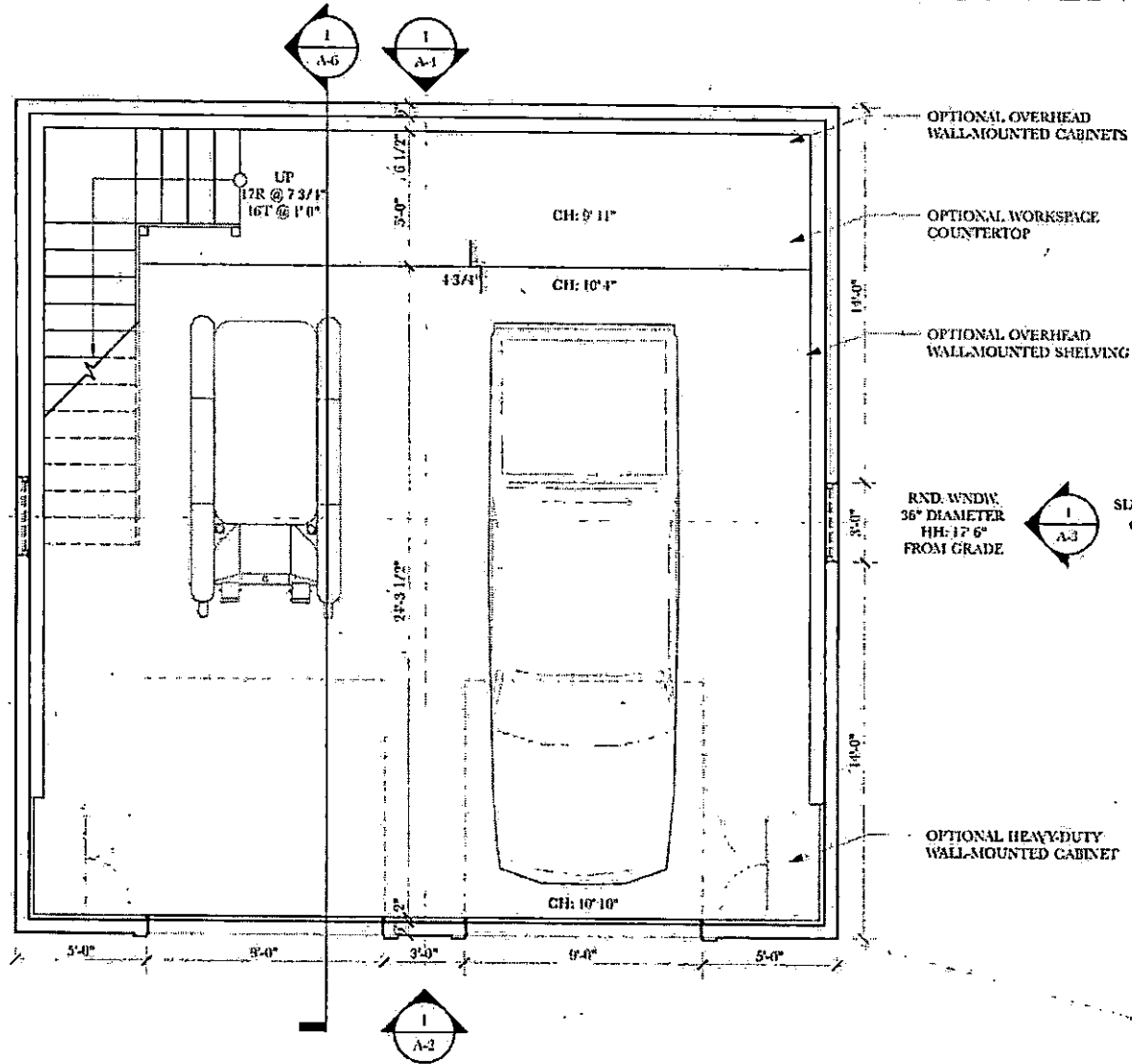


RND. WNDW.
36" DIAMETER
HH: 17' 6"
FROM GRADE

GRADE/EXITING DRIVEWAY



PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SLOPE



RND. WNDW.
36" DIAMETER
HH: 17' 6"
FROM GRADE

OPTIONAL HEAVY-DUTY
WALL-MOUNTED CABINET

OPTIONAL OVERHEAD
WALL-MOUNTED SHELVING

OPTIONAL WORKSPACE
COUNTERTOP

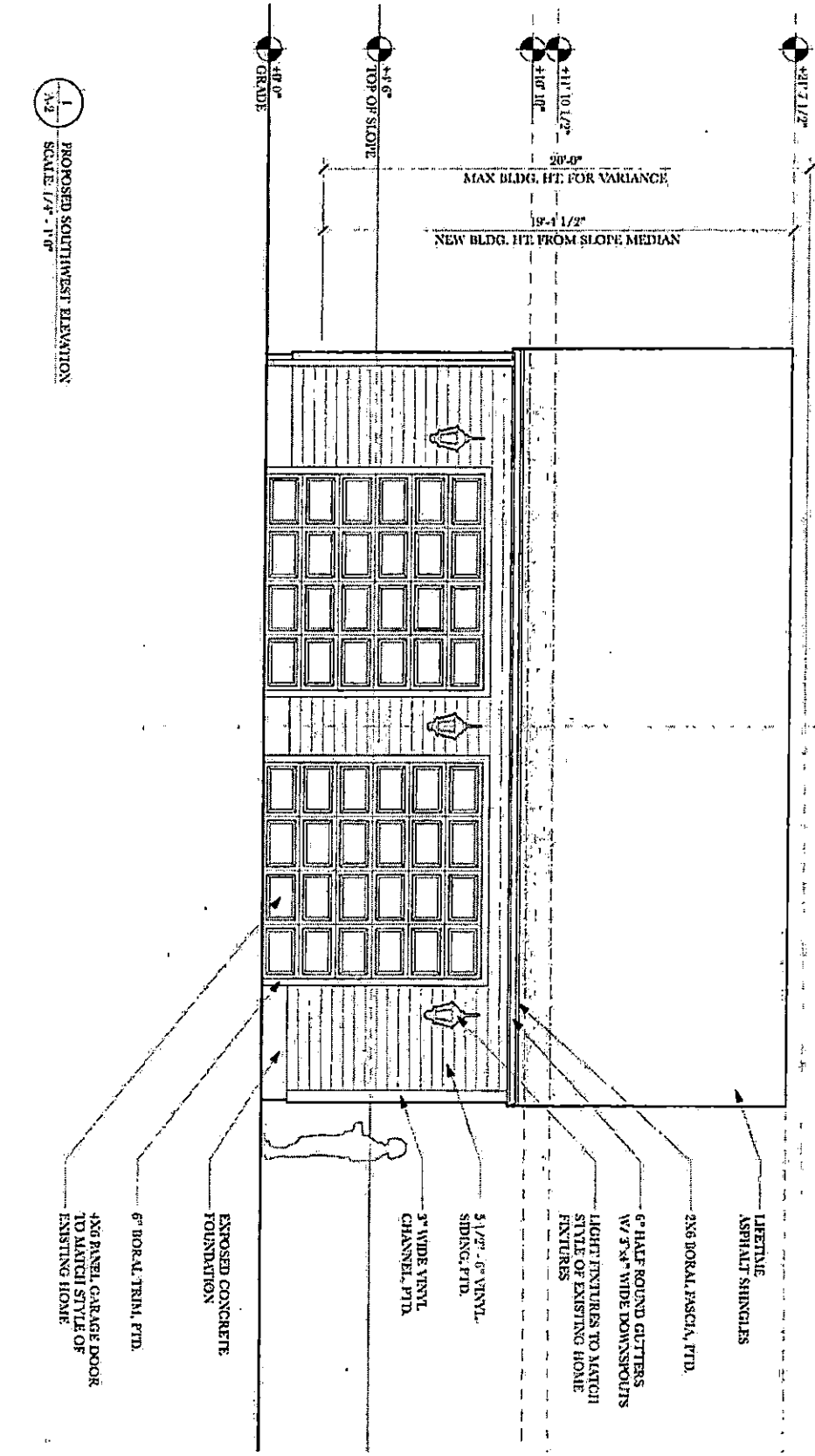
OPTIONAL OVERHEAD
WALL-MOUNTED CABINETS

DRAWING # A-1	DATE: C 2019 GREENE ARCH SCALE: 1/8" = 1'-0" DRAWN: 07/2020	DRAWING TITLE: DETACHED GARAGE PROPOSED FIRST FLOOR PLAN	PROJECT NAME: NAUMAN RESIDENCE 14012 PHOENIX ROAD PHOENIX, MARYLAND 21131
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Ex. 7

SCATELICHVINCENTGREENESLATELICHVINCENTGREENE

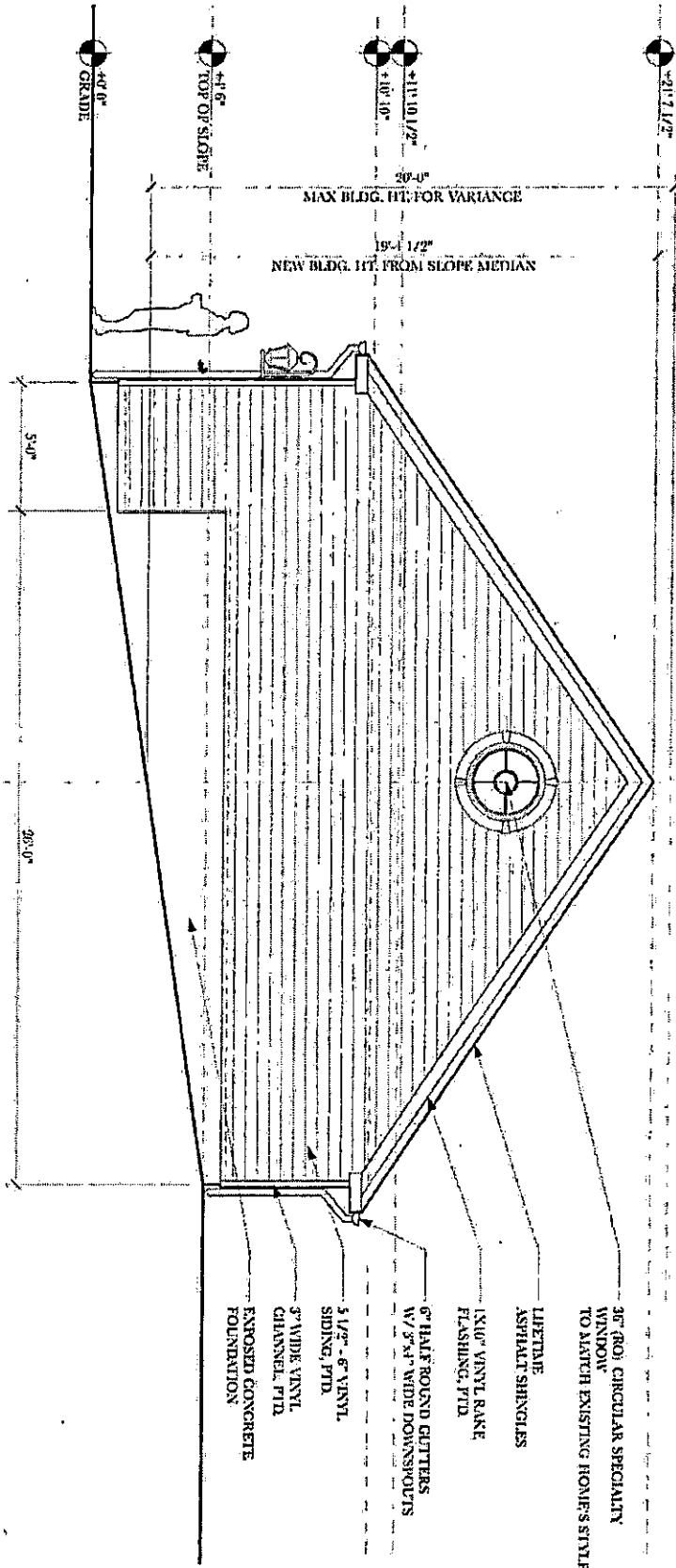
1
A-2
PROPOSED SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



PROJECT NAME:	DRAWING TITLE:	© 2019 GREENARCH	DATE:	DRAWING NO:
NAUMAN RESIDENCE 14012 PHOENIX ROAD PHOENIX, MARYLAND 21131	DETACHED GARAGE PROPOSED SOUTHWEST ELEVATION	SCALE: 1/4" = 1'-0"	CREATED: 06/20/2020	A-2
			REVISED: 07/21/2020	

SLC3E1HCRVINCNTGRNEESL3E1HCRVINCNTGRNEE

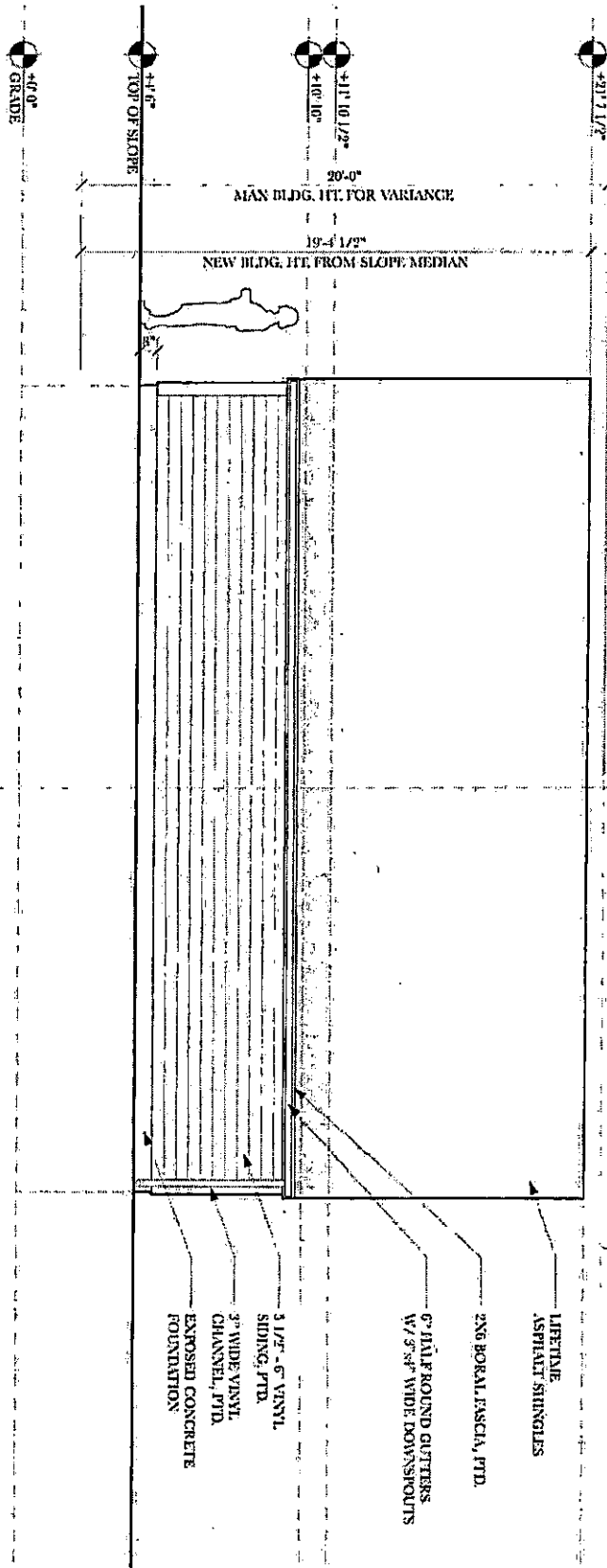
PROPOSED SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



- 36" (R) CIRCULAR SPECIALTY WINDOW TO MATCH EXISTING HOME'S STYLE
- LIFETIME ASPHALT SHINGLES
- 1X10" VINYL RAKE FLASHING, PTD
- 6" HALF ROUND GUTTERS W/ 5X4" WIDE DOWNSPOUTS
- 5 1/2" - 6" VINYL SIDING, PTD
- 3" WIDE VINYL CHANNEL, PTD
- EXPOSED CONCRETE FOUNDATION

PROJECT NAME:	DRAWING TITLE:	DATE:	DRAWING #:
NAUMAN RESIDENCE 14012 PHOENIX ROAD PHOENIX, MARYLAND 21131	DETACHED GARAGE PROPOSED SOUTHEAST ELEVATION	© 2019 GREENEARCH SCALE: 1/4" = 1'-0" CREATED: 06/30/2019 REVISED: 07/21/2020	A-3

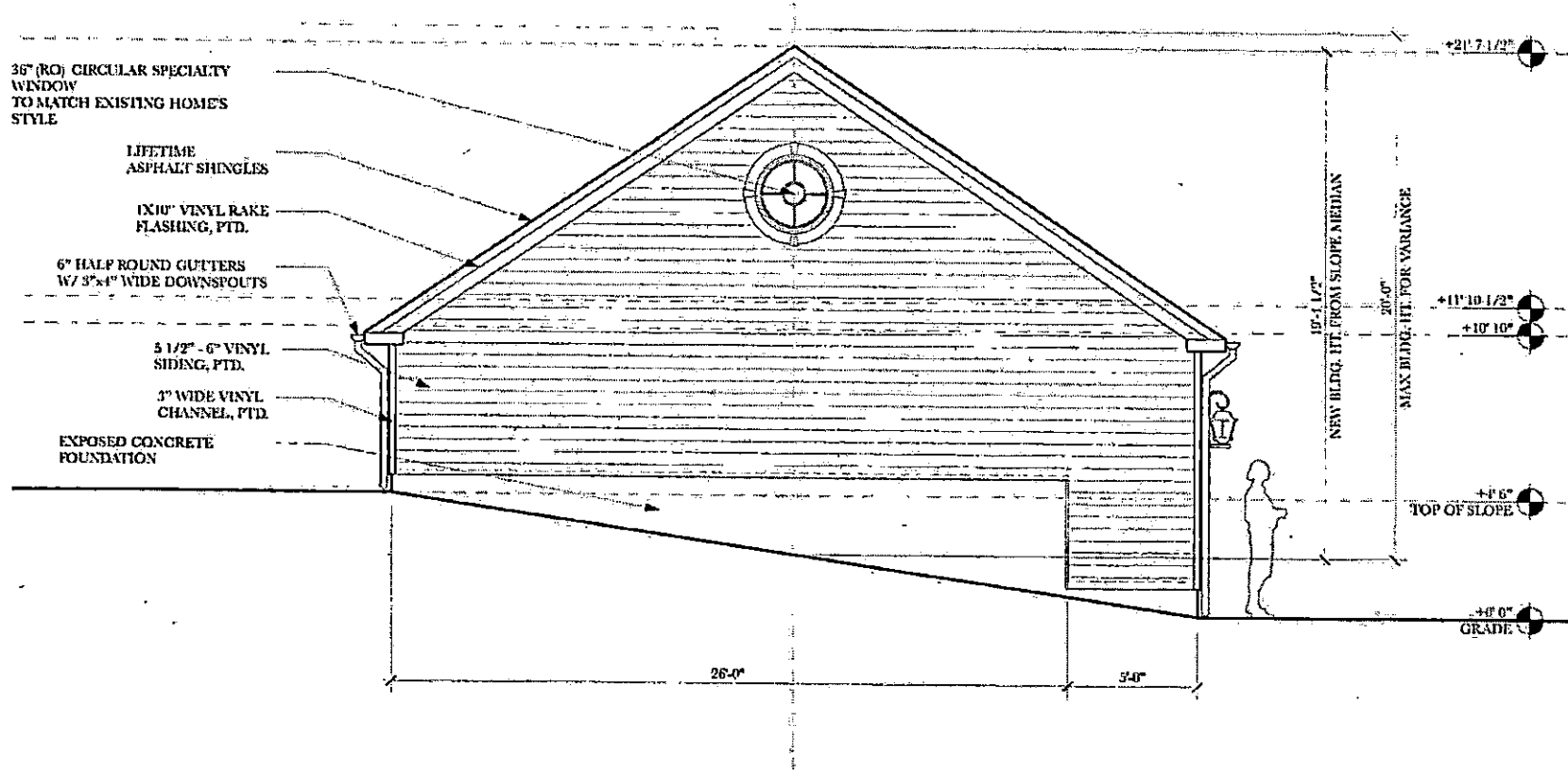
STCJLHCRVINCNTGRENESTCJLHCRVINCNTGRENE



PROPOSED NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT NAME:	DRAWING TITLE:	DATE:	DRAWING #:
NAUMAN RESIDENCE 14012 PHOENIX ROAD PHOENIX, MARYLAND 21131	DETACHED GARAGE PROPOSED NORTHEAST ELEVATION	0 2019 GREENEARCH II SCALE: 1/4" = 1'-0" CREATED: 06/20/2020 REVISED: 07/21/2020	A-4

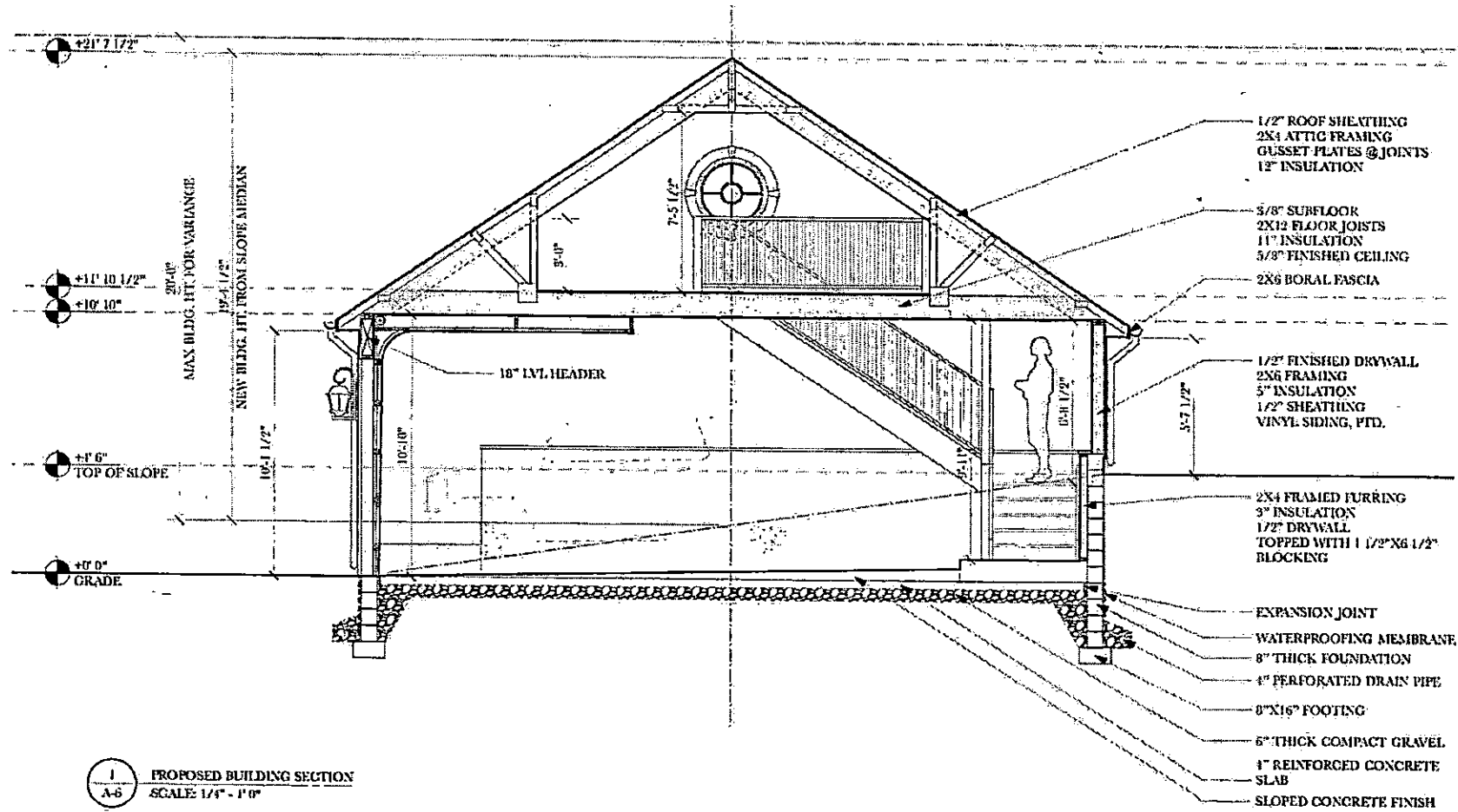
ENGINEERS VINCENT GREENE ARCHITECTS



1
A-5
PROPOSED NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT NAME: NAUMAN RESIDENCE 14012 PHOENIX ROAD PHOENIX, MARYLAND 21131	DRAWING TITLE: DETACHED GARAGE PROPOSED NORTHWEST ELEVATION	© 2019 GREEN ARCH	DATE:	DRAWING #: A-5
		SCALE: 1/4" = 1'-0"	CREATED BY: JWG	
			REVISED BY: JWG	

STELVINCENTGREENESTELVINCENTGREENE



1
A-6
PROPOSED BUILDING SECTION
SCALE: 1/4" = 1' 0"

PROJECT NAME:	NAUMAN RESIDENCE 14012 PHOENIX ROAD PHOENIX, MARYLAND 21131
DRAWING TITLE:	DETACHED GARAGE PROPOSED BUILDING SECTION
DRAWING #:	A-6
DATE:	
CREATED: 01/01/2020	
REVISED: 01/01/2020	
SCALE: 1/4" = 1' 0"	

GENERAL SITE INFORMATION

1. Ownership: Arthur W. Nauman & Sahar Farouk Nauman
14012 Phoenix Road Phoenix, MD 21131
2. Address: 14012 Phoenix Road Phoenix, MD 21131
3. Deed references: JLE 36882/ 284
4. Area: 2.000 acres (per PB 68/44)
5. Tax Map / Parcel / Tax account #: 43 / 01 / 22-00-025461
6. Election District: 8 Councilmanic District: 3
ADC Map: 4347A9 GIS tile: 042C1 Position sheet: 78NW1
Census tract: 408100 Census block: 240054081004000
Schools: Jacksonville ES Hereford MS Hereford HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 042C1 and the information provided by Baltimore County on the internet.
8. Improvements: Single family dwelling & parking area. The existing dwelling and parking area will remain.

OFFICE OF ZONING

Zoning: R.C. 6 There are no previous zoning cases on the subject parcels.

R.C. 4 Setbacks for Residential Buildings (per PB 68/44)

Front: 25 feet from the property line
Side: 25 feet from the property line
Rear: 50 feet from the property line

ENVIRONMENTAL IMPACT

Watershed: Loch Raven Reservoir URDL land type: 1

1. The existing dwelling is currently served by a private well and septic system.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.
5. The proposed garage will not interfere with the existing septic system or be in the approved septic preserve area.

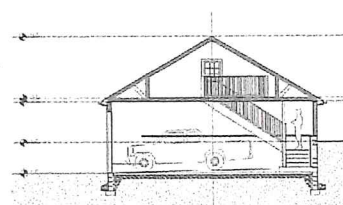
OFFICE OF PLANNING

Regional Planning District: Sparks District Code: 304

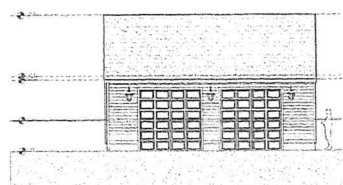
1. The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

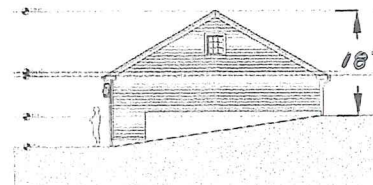
To build a two story garage that will be used residentially



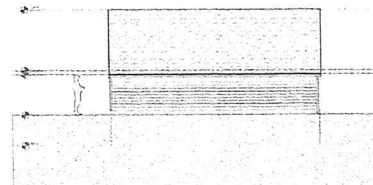
CROSS SECTION



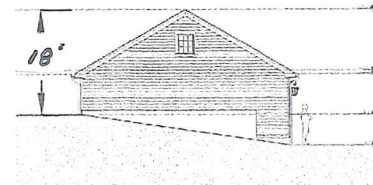
SOUTH SIDE



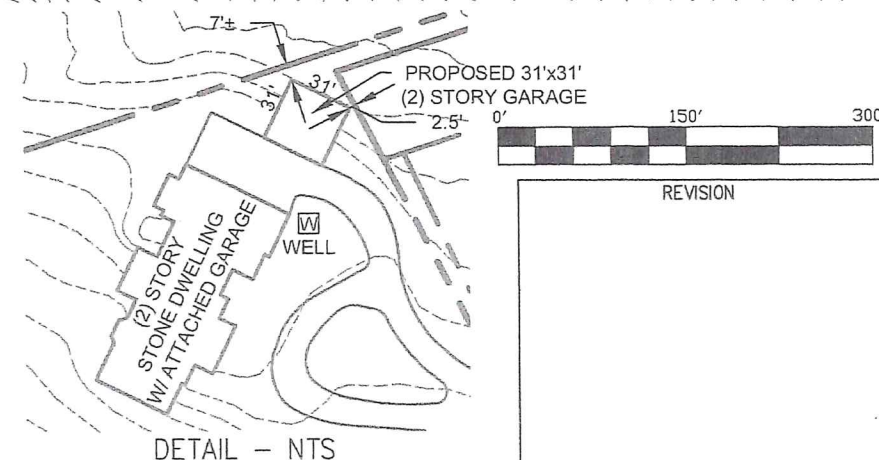
EAST SIDE



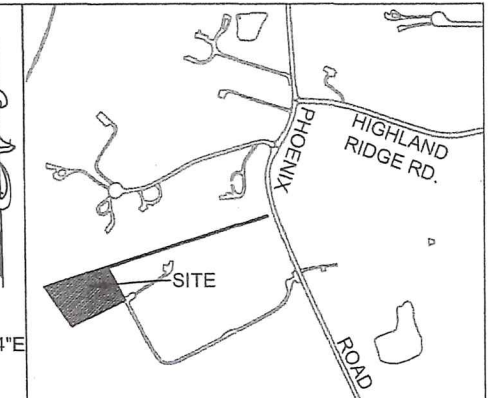
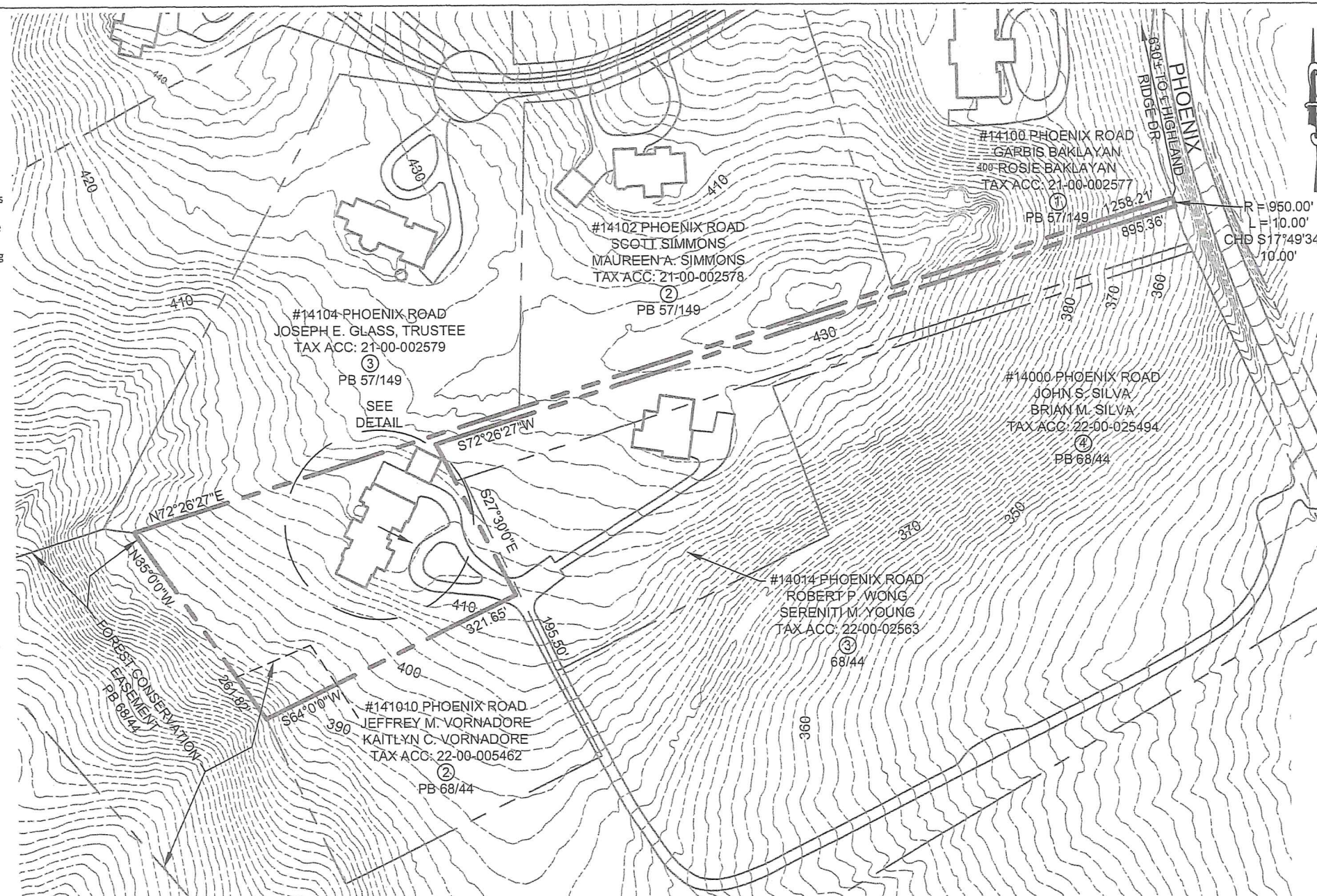
NORTH SIDE



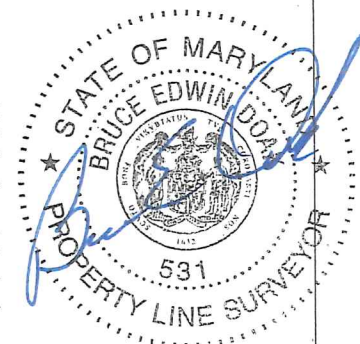
WEST SIDE



DETAIL - NTS



Vicinity Map - Scale: 1' = 1,000'



PLAN TO ACCOMPANY A
ZONING PETITION
FOR
#14012 PHOENIX ROAD

BALTIMORE COUNTY, MARYLAND
8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 8/5/20

Scale: 1"=150'

2020-0720-A