

M E M O R A N D U M

DATE: March 15, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0226-SPH – Appeal Period Expired

The appeal period for the above-referenced cases expired on March 12, 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 SPECIAL HEARING	*	BEFORE THE
(21201 West Liberty Road)	*	OFFICE OF
7th Election District	*	ADMINISTRATIVE HEARINGS
3 rd Council District	*	FOR BALTIMORE COUNTY
Herbert Schafer, Jr.	*	
Legal Owner	*	
Petitioner	*	Case No. 2020-0226-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Special Hearing filed by Herbert Schafer, Jr. The Special Hearing was filed pursuant to the Baltimore County Zoning Regulations ("BCZR") § 500.7 to request a non-density transfer of a 33.837 acre parcel of land from Herbert Schafer, Jr. (Parcel 213) to Herbert Schafer, Jr. (Parcel 247).

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 Petitioner's Exhibit 1.

A Substantive Zoning Advisory Committee ("ZAC") comment was received from the Department of Environmental Protection and Sustainability ("DEPS") and from the Department of Planning ("DOP"). They did not oppose the requested relief subject to proposed conditions, which will be incorporated into the Order. A neighbor, Celia Davis, attended the hearing for informational purposes and upon learning of the relief requested she voiced no objections.

The Petitioner Herbert Schafer, Jr., appeared. Bruce Doak of Bruce E. Doak Consulting, LLC assisted the Petitioner in explaining the Site Plan and the requested relief. The subject property is approximately 37.937 acres and is split zoned RC 7 and RC 2.

Date 2/10/21
By J. Mynon

Mr. Doak explained that Mr. Schafer owns in Case No. 95-260-SPH the property was configured in its current condition. The special hearing relief requested in this case would allow a non-density transfer of 33.837 acres from parcel 213 to parcel 247, both owned by Mr. Schafer. This would leave 4.11 acres around the old farmhouse, barn, and outbuildings at 21201 West Liberty Road (parcel 213) and transfer the rest to 21113 West Liberty Road (parcel 247). No additional density would be generated by this transfer. Because there is a forest buffer easement covering part of the land to be conveyed, it was agreed that the Petitioner would have prepared an Addendum to be incorporated into this Order, and made part of any contract and deed of sale for the property at 21113 West Liberty Road. This Addendum, which will be admitted as Petitioner's Exhibit 8, requires any buyer of the property to acknowledge that the property is subject to the forest buffer easement, and further requires them to acknowledge that they must, at their sole cost, grant and convey this easement to the County.

THEREFORE, IT IS ORDERED this 10th day of **February, 2021** by this Administrative Law Judge, that the Petition for Special Hearing seeking relief from the BCZR § 500.7 to request a non-density transfer of a 33.837 acre parcel of land from Herbert Schafer, Jr. (Parcel 213) to Herbert Schafer, Jr. (Parcel 247).is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner must comply with the DEPS ZAC comment, a copy of which are attached hereto and incorporated herein. Specifically, they must promptly record in the Land Records the forest buffer easement(s) that were erroneously not previously filed.
- Petitioner shall not convey the property at 21113 West Liberty Avenue unless the Addendum (Exhibit 8) is fully executed and incorporated into the contract of sale and fully complied with. The Addendum is attached hereto and incorporated herein.

ORDER RECEIVED FOR FILING

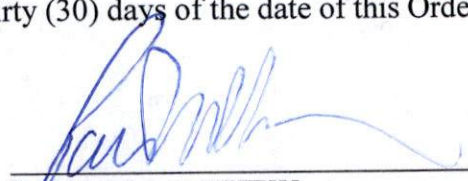
Date

2/10/21

By

D. Mignon

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 2/10/21
By Drummond



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 21201 WEST LIBERTY ROAD which is presently zoned RC2 i RC7

Deed References: 43041/253 10 Digit Tax Account # 1700009892

Property Owner(s) Printed Name(s) HERBERT SCHAFER JR

(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)

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):

HERBERT SCHAFER JR.

Name #1 - Type or Print Name #2 - Type or Print

☒ Herbert Schaffer Jr. Signature #1 Signature #2

21201 WEST LIBERTY ROAD BARTON MD
Mailing Address City State

21120 / 410-329-8209 /
Zip Code Telephone # Email Address

BLACKGOLDFARMNS@GMAIL.COM

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

BDOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2020-0206-SPH Filing Date 9/9/20

Do Not Schedule Dates: Reviewer JS

Zoning Hearing Petitions Being Requested

Special Hearing to request non-density transfer of a 33.837 acre parcel of land from Herbert Schaffer, Jr. (parcel 213) to Herbert Schaffer, Jr. (parcel 247).

2020-0726-SPH

#21113 West Liberty Road

Parcel 247 (JLE 42887/ 405)

Beginning at a point in the bed of West Liberty Road, thence leaving West Liberty Road and running with and binding on the outlines of the subject property, the four following courses and distances, viz

- 1) North 57 degrees 29 minutes 25 seconds East 1050.00'
 - 2) North 32 degrees 30 minutes 35 seconds West 200.00'
 - 3) South 57 degrees 29 minutes 25 seconds West 550.00'
 - 4) South 69 degrees 13 minutes 41 seconds West 410.47' to a point in the bed of West Liberty Road, thence running in the bed of West Liberty Road and continuing to run and bind on the outlines of the subject property, the following course and distance,
 - 5) South 13 degrees 25 minutes 16 seconds East 300.00'
- To the point of beginning.

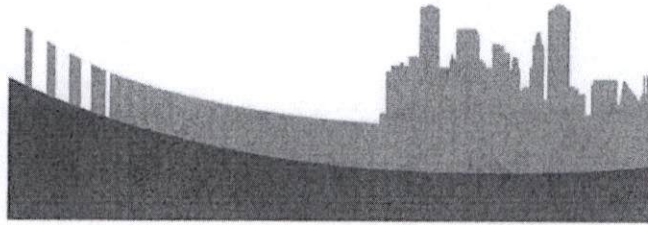
Containing 5.075 Acres, more or less.

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 0026-SPH



1/12/21

CERTIFICATE OF POSTING

December 19, 2020

January 6, 2021 amended for second inspection

Re:

Zoning Case No. 2020- 0226- SPH

Legal Owner: Herbert Schaffer, Jr.

Hearing date: January 12, 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 **21201 West Liberty Road**.

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

The subject property was also inspected on **January 6, 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. 2020-0226-SPH

21201 West Liberty 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: TUESDAY JANUARY 12, 2021 10:00 AM

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS,
PLEASE GO TO WWW.BALTIMORECOUNTYMD.GOV/ADMIN/HEARINGS.
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND
THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-587-3658, EXT. 0.

REQUESTS:

Special Hearing to request a non-density transfer of a
33.387 acre parcel of land from Herbert Schaffer Jr.
(parcel 213) to Herbert Schaffer Jr. (parcel 247)

ZONING NOTICE

CASE NO. 2020-0226-SPH

21201 West Liberty Road

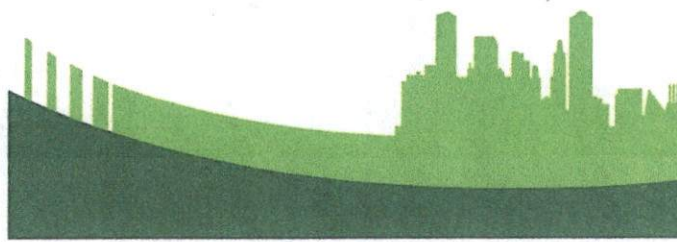
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410-887-3868, EXT. 0.

REQUESTS:

Special Hearing to request a non-density transfer of a
33.387 acre parcel of land from Herbert Schaffer, Jr.
(parcel 213) to Herbert Schaffer, Jr. (parcel 247)



Zoning Description

West Liberty Road
Seventh Election District Third Councilmanic District
Baltimore County, Maryland

#21201 West Liberty Road

Parcel 213 (JLE 43041/ 253)

Beginning at a point in the bed of West Liberty Road, approximately 150 feet south of the centerline of Harris Mill Road, thence running in the bed of West Liberty Road, the nine following courses and distances, viz

- 1) South 24 degrees 37 minutes 36 seconds East 274.46'
- 2) South 19 degrees 32 minutes 22 seconds East 120.10'
- 3) South 09 degrees 24 minutes 05 seconds East 107.74'
- 4) South 03 degrees 58 minutes 59 seconds West 96.57'
- 5) South 16 degrees 30 minutes 27 seconds West 126.51'
- 6) South 23 degrees 59 minutes 30 seconds West 189.85'
- 7) Southwesterly R= 400' A= 217.53'
Chd= South 08 degrees 24 minutes 44 seconds West 214.86'
- 8) South 12 degrees 45 minutes 43 seconds East 100.29'
- 9) South 13 degrees 25 minutes 16 seconds East 88.42'

thence leaving West Liberty Road and continuing to run with and bind on the outlines of the subject property, the eleven following courses and distances, viz.

- 10) North 69 degrees 13 minutes 41 seconds East 410.47'
 - 11) North 57 degrees 29 minutes 25 seconds East 550.00'
 - 12) South 32 degrees 30 minutes 35 seconds East 200.00'
 - 13) North 57 degrees 29 minutes 25 seconds East 554.28'
 - 14) North 28 degrees 14 minutes 53 seconds West 800.20'
 - 15) North 01 degree 46 minutes 43 seconds East 636.04'
 - 16) South 70 degrees 53 minutes 55 seconds West 409.65'
 - 17) South 20 degrees 38 minutes 55 seconds West 189.00'
 - 18) South 73 degrees 23 minutes 55 seconds West 267.14'
 - 19) North 66 degrees 40 minutes 16 seconds West 183.21'
 - 20) South 36 degrees 13 minutes 59 seconds West 421.42'
- to the point of beginning.

Containing 37.937 Acres, more or less.

2020-0226-SPH



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: 2020-0226-SPH

21201 West Liberty Road
East side of Liberty Road, south east Bond Road
7th Election District – 3rd Councilmanic District
Legal Owners: Herbert Schaffer, Jr.

Special Hearing to request a non-density transfer of a 33.387 acre parcel of land from Herbert Schaffer Jr., (parcel 213) to Herbert Schaffer, Jr. (parcel 247).

Hearing: Tuesday, January 12, 2021 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

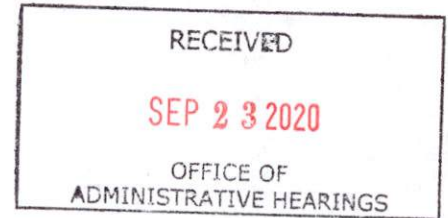
MM:kl

C: Herbert Schaffer, Jr., 21201 West Liberty Road, Parkton 21120
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., DECEMBER 23, 2020

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 23, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0226-SPH
Address 21201 West Liberty Road
(Schafer Property)

Zoning Advisory Committee Meeting of **September 14, 2020.**

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

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

1. These lots are part of a minor subdivision plan known as the Rehrey Property (minor sub number 94-196-M). One of the requirements of this particular minor subdivision was that a Forest Buffer Easement(s) be recorded in Land Records. The plan submitted does not show the approved Forest Buffer Easement(s) and it also states that those easements have not been recorded in Land Records. EIR is requesting, as part of any decision issued by the Office of Administrative Law, that the owner(s) of these properties are required to record the easements in Land Records and copies of the recorded documents forwarded to EPS- Environmental Impact Review.
2. Please be advised, in the event that this project is not pursued, the Forest Buffer Easement(s) must be recorded in the Land Records, and documentation of recordation must be provided to EPS-Environmental Impact Review.

REVIEWER: Thomas Panzarella Environmental Impact Review



CERTIFICATE OF POSTING

December 19, 2020

_____ amended for second inspection

Re:

Zoning Case No. 2020- 0226- SPH

Legal Owner: Herbert Schaffer, Jr.

Hearing date: January 12, 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 **21201 West Liberty Road.**

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. 2020-0226-SPH

21201 West Liberty 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: TUESDAY JANUARY 12, 2021 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 request a non-density transfer of a
33.387 acre parcel of land from Herbert Schaffer, Jr.
(parcel 213) to Herbert Schaffer, Jr. (parcel 247)**

20210112

ZONING NOTICE

CASE NO. 2020-0226-SPH

21201 West Liberty Road

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REQUESTS:

**Special Hearing to request a non-density transfer of a
33.387 acre parcel of land from Herbert Schaffer, Jr.
(parcel 213) to Herbert Schaffer, Jr. (parcel 247)**

The Daily Record

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

PUBLISHER'S AFFIDAVIT

Order #: 11944925
Case #: 2020-0226-SPH
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2020-0226-SPH

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:

12/23/2020



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: 2020-0226-SPH

21201 West Liberty Road

East side of Liberty Road, south east Bond Road

7th Election District - 3rd Councilmanic District

Legal Owners: Herbert Schaffer, Jr.

Special Hearing to request a non-density transfer of a 33.387 acre parcel of land from Herbert Schaffer Jr., (parcel 213) to Herbert Schaffer, Jr. (parcel 247).

Hearing: Tuesday, January 12, 2021 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

d23



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 16, 2020

NOTICE OF ZONING HEARING

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A handwritten signature in dark ink, appearing to read "Michael Mallinoff", is written over a light blue horizontal line.

Michael Mallinoff
Director

MM:kl

C: Herbert Schaffer, Jr., 21201 West Liberty Road, Parkton 21120
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., DECEMBER 23, 2020

TO: THE DAILY RECORD
Wednesday, December 23, 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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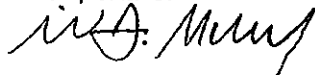
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Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

**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/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) 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: 2020-0226-11 SPH
Property Address: 21201 WEST LIBERTY ROAD
Property Description: 37.937 ACRE PARCEL OF LAND, 150' SOUTH OF
HARRIS MILL ROAD
Legal Owners (Petitioners): HERBERT SCHAFFER, JR.
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRUCE E. DOAK
Company/Firm (if applicable): _____
Address: 3801 BAKER SCHOOLHOUSE ROAD
FREELAND MO 21053

Telephone Number: 410-419-4906

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

No. 198828

Date: 9/9/20

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

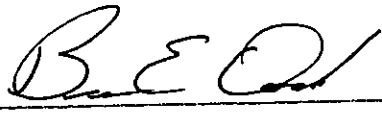
Rec From: SCHAFER

For: 2020-0226-X SPH

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		2477 15-3/540 429
Date 9/07/20		
Pay to the Order of	BALTIMORE COUNTY MARYLAND	\$ 75.00
SEVENTY FIVE AND 00/1000		Dollars
 PNCBANK PNC Bank, N.A. 040		
For	SCHAFER - ZONING FEE	
⑆054000030⑆ 5336741067⑈		2477



JOHN A. OLSZEWSKI, JR.
County Executive

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

January 4, 2021

Bruce Doak,
3801 Baker Schoolhouse Road
Freeland MD 21053

RE: Case Number: 2020-0226-SPH, 21201 West Liberty 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 September 09, 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 23, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0226-SPH
Address 21201 West Liberty Road
(Schafer Property)

Zoning Advisory Committee Meeting of **September 14, 2020**.

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

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

1. These lots are part of a minor subdivision plan known as the Rehrey Property (minor sub number 94-196-M). One of the requirements of this particular minor subdivision was that a Forest Buffer Easement(s) be recorded in Land Records. The plan submitted does not show the approved Forest Buffer Easement(s) and it also states that those easements have not been recorded in Land Records. EIR is requesting, as part of any decision issued by the Office of Administrative Law, that the owner(s) of these properties are required to record the easements in Land Records and copies of the recorded documents forwarded to EPS- Environmental Impact Review.
2. Please be advised, in the event that this project is not pursued, the Forest Buffer Easement(s) must be recorded in the Land Records, and documentation of recordation must be provided to EPS-Environmental Impact Review.

REVIEWER: Thomas Panzarella Environmental Impact Review

1-12-21
10 Am

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 9/25/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-226

INFORMATION:

Property Address: 21201 West Liberty Road

Petitioner: Herbert Schafer, Jr.

Zoning: RC 2 & RC 7

Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a Special Hearing to request a non-density transfer of a 33.837 acre parcel of land from Herbert Schafer, Jr. (parcel 213) to Herbert Schafer, Jr. (parcel 247).

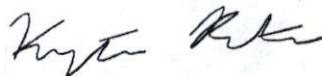
A site visit was conducted on September 22, 2020. There are currently two residences, both located off of West Liberty Road at 21201 and 21111 respectively. Deer Creek meanders through the northern portion of the property. Though not shown on the plan submitted, there is a Forest Buffer Easement on a portion of the property roughly from Deer Creek to the northern property line as well as along portions of the unnamed tributary. The remainder of the property is agricultural land. There is a BGE transmission line easement which crosses the property as well.

This property was the subject of Case No. 95-260-SPH which resulted in the current configuration of the 5.075 acre lot around the residence at 21111 West Liberty Road and a 37.937 acre lot around the residence at 21201 West Liberty Road. The current request is to reconfigure the property into a 4.11 acre lot around the residence at 21201 West Liberty Road and a parcel of 38.902 acres with the residence at 21111 West Liberty Road. West Liberty Road is a Baltimore County Scenic Route and this request should have no visual impact along the roadway.

The Department has no objection to granting the requested relief.

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

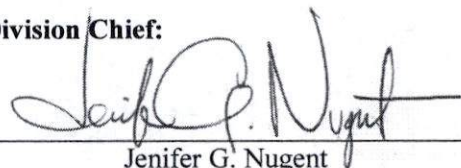
Prepared by:



Krystle Patchak

CPG/JGN/KP/

Division Chief:



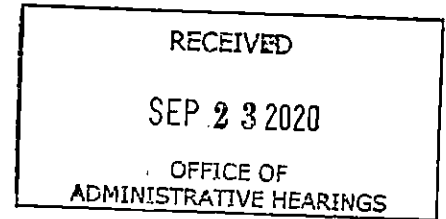
Jenifer G. Nugent

Date: 9/25/2020
Subject: ZAC # 20-226
Page 2

c: Megan Benjamin
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: September 23, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0226-SPH
Address 21201 West Liberty Road
(Schafer Property)

Zoning Advisory Committee Meeting of **September 14, 2020**.

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

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

1. These lots are part of a minor subdivision plan known as the Rehrey Property (minor sub number 94-196-M). One of the requirements of this particular minor subdivision was that a Forest Buffer Easement(s) be recorded in Land Records. The plan submitted does not show the approved Forest Buffer Easement(s) and it also states that those easements have not been recorded in Land Records. EIR is requesting, as part of any decision issued by the Office of Administrative Law, that the owner(s) of these properties are required to record the easements in Land Records and copies of the recorded documents forwarded to EPS- Environmental Impact Review.
2. Please be advised, in the event that this project is not pursued, the Forest Buffer Easement(s) must be recorded in the Land Records, and documentation of recordation must be provided to EPS-Environmental Impact Review.

REVIEWER: Thomas Panzarella Environmental Impact Review

ORDER RECEIVED FOR FILING

Date

By SPH
C:\Users\jdwiley\AppData\Local\Microsoft\Windows\NetCache\Content.Outlook\M00Z6SWN\ZAC 20-0226-SPH 21201 W. Liberty Road

ADDENDUM # _____

BUYER: _____
SELLER: Herbert J. Schafer, Jr.
PROPERTY: 21113 West Liberty Road, Parkton, Maryland 21120
DATE: _____, 202__

For valuable consideration, receipt of which is hereby acknowledged, we, the undersigned parties, hereby agree as follows:

1. Plans and County Easement.

a. Buyer acknowledges that the Property is subject to all easements, restrictions, terms, conditions and other matters shown on (a) the Minor Subdivision Plan of the Property and (b) the Plan to Accompany Zoning Petition, including without limitation, a forest buffer easement in favor of Baltimore County, Maryland (the "County"). Buyer also acknowledges Buyer's receipt and review of the Minor Subdivision Plan and the Plan to Accompany Zoning Petition, copies of which are attached hereto, respectively, as Exhibit A and Exhibit B.

b. Buyer agrees that Buyer shall be responsible, at Buyer's sole cost and expense, to grant and convey to the County the forest buffer easement encumbering the Property and such other or further documentation as may be required by the County in connection therewith.

2. Conflicts. In the event of any inconsistency or conflict between the Contract and this Addendum, this Addendum shall govern and control.

3. Counterparts. This Addendum may be signed in counterparts, which when taken together shall constitute one instrument. Signatures obtained and/or delivered by facsimile, by portable document format or by other electronic means shall be deemed to be originals.

4. Miscellaneous. All other terms and conditions of the Contract shall remain the same and in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Addendum as of the date first written above.

Buyer:

Seller:

Date: _____, 202__

Herbert J. Schafer, Jr.
Date: _____, 202__

Date: _____, 202__

ORDER RECEIVED FOR FILING

Date: 2/10/21
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 21201 WEST LIBERTY ROAD which is presently zoned RC2 & RC7

Deed References: 93041/253 10 Digit Tax Account # 1700009892

Property Owner(s) Printed Name(s) HERBERT SCHAFER JR.

(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)

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):

HERBERT SCHAFER JR.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

21201 WEST LIBERTY ROAD PRAIRIE MD

Mailing Address

City

State

21120 / 410-329-8209 /

Zip Code

Telephone #

Email Address

BLACKGOLDFARMHS @ GMAIL.COM

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING LLC

Name - Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD

Mailing Address

City

State

21053 / 410-419-4906 /

Zip Code

Telephone #

Email Address

BD@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2020-0226-SPH Filing Date 9/9/20

Do Not Schedule Dates: _____ Reviewer JS

ZAC AGENDA

Case Number: 2020-0225-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Glenn Henley
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 13402 B MANOR RD
Location: West side of Manor Road 658 feet North of Dulaney Valley Road.

Existing Zoning: RC 6 **Area:** 3.5 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 and 400.3 to approve an accessory structure (garage) in the right side yard in lieu of the required rear yard and at a total height of 22 feet in lieu of the required maximum height of 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/05/2020

Miscellaneous Notes:

Case Number: 2020-0226-SPH **Reviewer:** Jason Seidelman
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING
Legal Owner: Herbert Schafer
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 7 **Council Dist:** 3

Property Address: 21201 WEST LIBERTY RD
Location: East side of West Liberty Road (20') 1290' South East of Bond Road (20').

Existing Zoning: RC 7, RC 2 **Area:** 37.937 AC

Proposed Zoning:

SPECIAL HEARING:

To request a non-density transfer of a 33.837 acre parcel of land from Herbert Schaffer, Jr. (parcel 213) to Herbert Schaffer, Jr. (parcel 247).

Attorney: Not Available

Prior Zoning Cases: 1995-0260-SPH

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

CASE NO. 2020-

1/12/11 @ 10:50
0220-SPH

CHECKLIST

✓ 1 tr
✓ order

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

DEVELOPMENT PLANS REVIEW

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

DEPS

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

FIRE DEPARTMENT

PLANNING

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

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

Comment

No object

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. 1995-0210-SPH)

NEWSPAPER ADVERTISEMENT

Date:

12/23/20

SIGN POSTING (1st)

Date:

12/19/20

by B Dook

SIGN POSTING (2nd)

Date:

1/10/21

by " "

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any:

Req. to testify by
Cecelia Davis

Donna Mignon

From: Paul Mayhew
Sent: Sunday, February 7, 2021 9:06 AM
To: Donna Mignon
Subject: Fwd: Case No. 2020-0266 - West Liberty Road
Attachments: Shafer Contract Addendum v1.docx; REHREY_MINORSUB.pdf; Shafer West Liberty zoning plan 8 22 20 Exhibit 1.pdf

Please print

Get [Outlook for iOS](#)

From: Bruce Doak <bdoak@bruceedoakconsulting.com>
Sent: Saturday, February 6, 2021 9:54:59 AM
To: Paul Mayhew <pmayhew@baltimorecountymd.gov>
Cc: Bob Porter <bporter@porterlawllc.com>
Subject: Re: Case No. 2020-0266 - West Liberty Road

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

Good morning Mr. Mayhew,

We have been working on the enclosed contract addendum and feel this is what you need for your order and also for the sale of the proposed lot.

Bob Porter 443-465-9252 bporter@porterlawllc.com is the attorney that did the good job understanding everything and preparing the addendum.
You can contact him if you need something else.

Thanks for allowing us to add this to your order.

With regards,

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

On Jan 21, 2021, at 11:37 AM, Paul Mayhew <pmayhew@baltimorecountymd.gov> wrote:

Bruce,

You were supposed to send me some proposed language for this Order to be included in the contract of sale requiring purchaser to acknowledge that they must file acknowledgement of conservation easement.

Paul M. Mayhew
Managing Administrative Law Judge
105 West Chesapeake Ave., Suite 103
Towson, Maryland 21204
410-887-3868
pmayhew@baltimorecountymd.gov



Practice social distancing and
wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



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Edit Panelist Invitation List

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

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

Panelists to Invite

Name	Email address	Phone number	Language	Time Zone	Locale
☐ <u>Donna Mignon</u> (Alternate Host)	dmignon@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Maureen Murphy</u> (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Bruce Doak</u>	bdoak@bruceedoakconsulting.com	1-	English	New York Time	U.S.
☐ <u>Herbert Schafer, Jr.</u>	blackgoldfarmhs@gmail.com	1-	English	New York Time	U.S.
☐ <u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒ <u>Celia Davis</u>	cdavis2501@gmail.com	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](#)

V.m. rec'd
on 1-11-21
Am.
to send
her
invite.

Donna Mignon

From: Bruce Doak <bdoak@bruceedoakconsulting.com>
Sent: Monday, January 11, 2021 12:46 PM
To: Donna Mignon
Cc: Administrative Hearings, Drew Burgess
Subject: Case #2020-0226-SPH

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,

My client, who is the owner, is unable to participate in the hearing on his own.

Will you please email Drew Burgess drew@homesbyriley.com an invite as a panelist so Mr. Schafer can attend from Drew's computer?

Thank you so much.

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

✓
Invited
1-11-21
dw

Edit Panelist Invitation List

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

Panelists to Invite

Name	Email address	Phone number	Language	Time Zone	Locale
☐ Donna Mignon (Alternate Host)	dmignon@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.
☐ Bruce Doak	bdoak@bruceedoakconsulting.com	1-	English	New York Time	U.S.
☐ Celia Davis	cdavis2501@gmail.com	1-	English	New York Time	U.S.
☐ Herbert Schafer, Jr.	blackgoldfarmhs@gmail.com	1-	English	New York Time	U.S.
☐ Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ Drew Burgess	drew@homesbyriley.com	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](#)

Debra Wiley

From: Administrative Hearings
Sent: Monday, January 11, 2021 9:46 AM
To: Celia Davis; Administrative Hearings
Subject: RE: Case No. 2020-0226-SPH
Attachments: Message from "RNP002673F6C9D3"

Ms. Davis,

Your WebEx invitation was sent this morning.

Please find attached information pertaining to the above-referenced case.

If this paperwork does not answer your question, you can feel free to reach out to Mr. Doak, who's representing Mr. Schafer or you can wait until the hearing to ask these questions.

Thank you for contacting the Office of Administrative Hearings, and have a great and safe day.

From: Celia Davis <cdavis2501@gmail.com>
Sent: Friday, January 8, 2021 4:41 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Case No. 2020-0226-SPH

CAUTION: This message from cdavis2501@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Dear Sir or Madam:

I would like to be able to attend the virtual hearing scheduled for Tuesday January 12, 2021, at 10:00 a.m. in the above-captioned case. If possible, could you send me a link to the Webex meeting information?

My husband Paul E. Davis and I are the owners of an adjacent parcel located at 2501 Bond Road, Parkton, MD 21120.

My questions are:

1. What is the current zoning for the existing 56 acre parcel at issue?
2. Is the land now part of a Resource Conservation Zone?
3. What would be the end result of a "non-density transfer"?
4. Is it anticipated that any development will impact the water quality of Deer Creek, running through the property?

Thank you for your assistance with my inquiries!

Sincerely, Celia Anderson Davis
2501 Bond Rd, Parkton, MD 21120
(410) 357-5757

Debra Wiley

From: Kristen L Lewis
Sent: Friday, December 18, 2020 9:05 AM
To: Debra Wiley; Donna Mignon
Subject: Webex 2020-0226-SPH

Good morning,

Here is another one (several more to follow). Thanks again,

Case Number: 2020-0226-SPH
21201 West Liberty Road
Petitioner's: Herbert Schafer, Jr. – blackgoldfarmhs@gmail.com
Rep- Bruce Doak – Bdoak@bruceedoakconsulting.com
Hearing – 1/12/21 at 10:00 a.m.

Kristen Lewis
PAI – Zoning Review
410-887-3391

Debra Wiley

Subject: Web seminar scheduled: Zoning Hearing - Case No. 2020-0226-SPH - 21201 W. Liberty Rd. - Herbert Schafer, Jr.
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e3a9c0f664fc1d9733ab2ea1d569f7bf9>
Start: Tue 1/12/2021 10:00 AM
End: Tue 1/12/2021 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: Debra Wiley (dwiley@baltimorecountymd.gov)

Event number (access code): 180 726 7409

Tuesday, January 12, 2021 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e3a9c0f664fc1d9733ab2ea1d569f7bf9>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e121398fcb3158d470e128d69429>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1807267409@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 140969

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

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e0f9d6bcd1cf7084cdca9477496848e5c>

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

Debra Wiley

From: Debra Wiley
Sent: Friday, December 18, 2020 9:14 AM
To: Kristen L Lewis
Cc: Donna Mignon
Subject: Link - Case No. 2020-0226-SPH

Event Information

Event: Zoning Hearing - Case No. 2020-0226-SPH - 21201 W. Liberty Rd. - Herbert Schafer, Jr
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e5a564>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eb099b>
Date and time: Tuesday, January 12, 2021 10:00 am
Eastern Standard Time (New York, GMT-05:00)
Duration: 1 hour
Description: Zoning Hearing
Case No. 2020-0226-SPH
21201 West Liberty Road
Herbert Schafer, Jr.
Event number: 180 726 7409
Event password: 1234
Host key: 302429
Panelist Info:
Panelist password:
Panelist numeric password: 140969
Video Address: 1807267409@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: 180 726 7409

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
☐	<u>Donna Mignon</u> (Alternate Host)	dmignon@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Maureen Murphy</u> (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Bruce Doak</u>	bdoak@bruceedoakconsulting.com	1-	English	New York Time	U.S.
☐	<u>Herbert Schafer, Jr.</u>	blackgoldfarmhs@gmail.com	1-	English	New York Time	U.S.

New Panelist

Full name: (required)

Email address: (required)

Phone number:

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

Language: English ▼

Locale: U.S. ▼

☐ Add new panelist in my address book

☐ Invite as alternate host

Debra Wiley

From: Debra Wiley
Sent: Friday, December 18, 2020 9:19 AM
To: Kristen L Lewis
Cc: Donna Mignon
Subject: UPDATED LINK - Case No. 2020-0226-SPH

Event Information

Event: Zoning Hearing - Case No. 2020-0226-SPH - 21201 W. Liberty Rd. - Herbert Schafer, Jr
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e5a564>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eb099b>
Date and time: Tuesday, January 12, 2021 10:00 am
Eastern Standard Time (New York, GMT-05:00)
Duration: 1 hour
Description: Zoning Hearing
Case No. 2020-0226-SPH
21201 West Liberty Road
Herbert Schafer, Jr.
Event number: 180 726 7409
Event password: 1234
Host key: 302429
Alternate Host: Donna Mignon, Henry Ayakwah, Maureen Murphy
Panelist Info:
Panelist password:
Panelist numeric password: 140969
Video Address: 1807267409@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: 180 726 7409

Donna Mignon

From: Donna Mignon
Sent: Wednesday, February 10, 2021 8:53 AM
To: 'blackgoldfarmhs@gmail.com'
Subject: FW: Case No: 2020-0226-SPH- 21201 West Liberty Road
Attachments: Order-2020-0226-SPH.pdf

From: Donna Mignon
Sent: Wednesday, February 10, 2021 8:51 AM
To: 'blackgoldfarmhs@gmail.com' <blackgoldfarmhs@gmail.com>
Cc: 'Bruce Doak' <bdoak@bruceedoakconsulting.com>; 'cdavis2501@gmail.com' <cdavis2501@gmail.com>; Debra Wiley <dwiley@baltimorecountymd.gov>; County Council (countycouncil@baltimorecountymd.gov) <countycouncil@baltimorecountymd.gov>; Henry Ayakwah <hayakwah@baltimorecountymd.gov>; Jeffery Livingston (jlivingston@baltimorecountymd.gov) <jlivingston@baltimorecountymd.gov>; Jenifer G. Nugent <jnugent@baltimorecountymd.gov>; Peter Max Zimmerman (pzimmerman@baltimorecountymd.gov) <pzimmerman@baltimorecountymd.gov>; Rebecca Wheatley (rwheatley@baltimorecountymd.gov) <rwheatley@baltimorecountymd.gov>; Vishnubhai K Desai (vdesai@baltimorecountymd.gov) <vdesai@baltimorecountymd.gov>
Subject: Case No: 2020-0226-SPH- 21201 West Liberty Road

Good Morning,
Please see the attached. Thank you.
Have a good day.

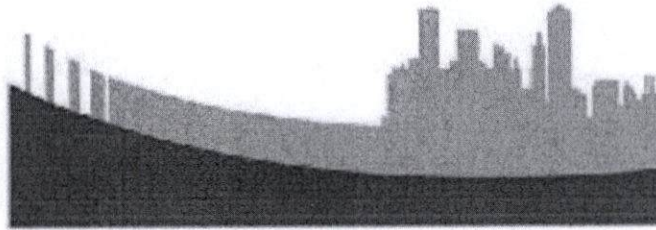
Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Donna Mignon

From: Donna Mignon
Sent: Wednesday, February 10, 2021 8:51 AM
To: 'blackgoldfarmshs@gmail.com'
Cc: 'Bruce Doak'; 'cdavis2501@gmail.com'; Debra Wiley; County Council (countycouncil@baltimorecountymd.gov); Henry Ayakwah; Jeffery Livingston (jlivingston@baltimorecountymd.gov); Jenifer G. Nugent; Peter Max Zimmerman (pzimmerman@baltimorecountymd.gov); Rebecca Wheatley (rwheatley@baltimorecountymd.gov); Vishnubhai K Desai (vdesai@baltimorecountymd.gov)
Subject: Case No: 2020-0226-SPH- 21201 West Liberty Road
Attachments: Order-2020-0226-SPH.pdf

Good Morning,
Please see the attached. Thank you.
Have a good day.

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



03-15-21

2/10/21
DM

CASE #2020- 0226 - SPH EXHIBITS
(In the order of submittal)

- 1) Plan to Accompany a Zoning Petition
- 2) My Neighborhood GIS aerial photo
- 3) Prior zoning case #95-260-SPH opinion
- 4) Prior zoning case #95-260-SPH plan vs current plan
- 5) 42887/ 405 lot title deed
- 6) 43041/ 253 farm title deed
- 7) Sketch showing Forest Buffer Easement to be recorded

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. Ownership: Western L. Schuler, Jr.
23113 West Liberty Road Parcel 247 / 23123 West Liberty Road Parcel 248
2. Address: 23113 West Liberty Road Parcel 247 / 23123 West Liberty Road Parcel 248
3. Deed reference: 42857/405 Parcel 147 / 42857/233 Parcel 248
4. Area: 3.075 Ac Parcel 147 / 27.857 Ac Parcel 248
5. Tax Map / Parcel / Tax account: 08 / 247 / 23-00-003150 Parcel 247
08 / 248 / 23-00-003150 Parcel 248
6. Elevation District: 7 - Crossroads District
COC Map 420064 - C-10-0088 - Reshown sheet: 1-0985
Census tract: 47002 Census block: 1-005-0002
Schools: Severn District 13 - Harford MS - Harford HS
The boundary shown herein is from the deed recorded in the Land Records of Baltimore County.
All other information shown herein was taken from Baltimore County GIS Use 00883 and the information provided by Baltimore County on the Internet.
7. Improvements: Parcel 247: Single family dwelling & shed. The existing dwelling and shed will remain.
Parcel 248: Single family dwelling & shed. The existing dwelling and shed will remain.

OFFICE OF ZONING

Zoning: R.C.2 B.R.C.7
Parcel 247: There are no previous zoning cases.
Parcel 248: Case 41584-2005-10 - variance petition on adjoining property - no longer exists.
Case 4195-0250-071 - creation of a new-dwelling parcel (shaded area).

Existing: Parcel 247 23113 West Liberty Road 3.075 Ac.
Parcel 248 23123 West Liberty Road 27.857 Ac.

Proposed: Parcel 247 23113 West Liberty Road 3.075 Ac.
Parcel 248 23123 West Liberty Road 27.857 Ac.

ENVIRONMENTAL IMPACT

- Waterbody: Loch Raven Reservoir - LRRS, land type: 1
1. The existing dwellings currently serviced by a private well and septic system.
 2. There are no underground storage tanks on the subject property.
 3. The subject properties are not in the Chesapeake Bay Critical Area.
 4. The subject properties are not located within a 100-year flood plain.
 5. The Forest Buffer/Equipment shown on former Subdivision Plat entitled "Baldwin Property" 400-220-248 were not recorded.

OFFICE OF PLANNING

Regional Planning District: Harford / Maryland Line District Code: 203

Geograph: Tier: 4

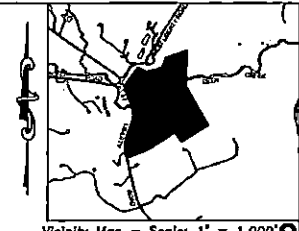
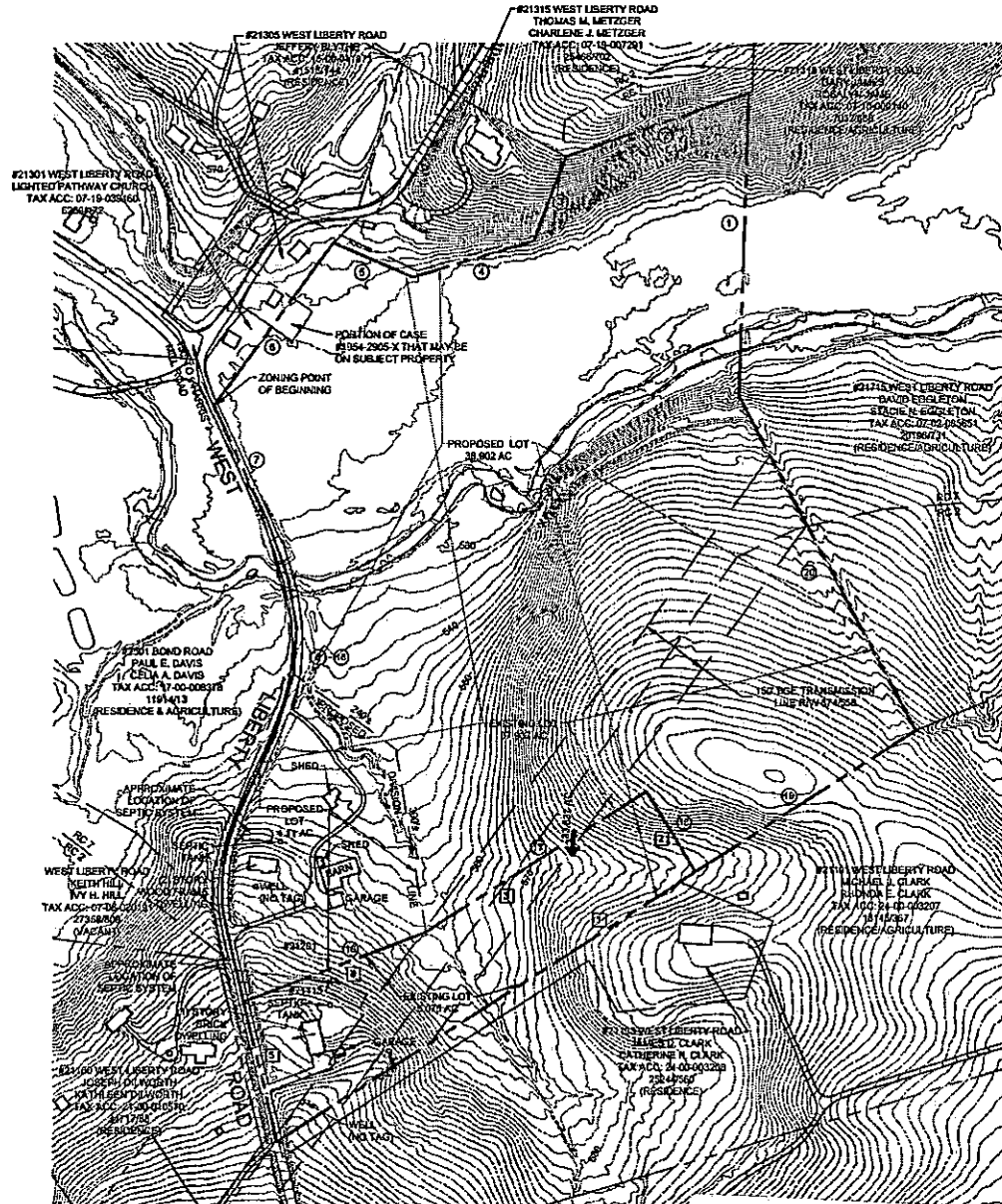
1. The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

To transfer a 3.075 acre non-diversity parcel of land to the adjoining owner (same ownership).

Parcel 247 (3.075 AC) 42857/405
1) North 01 degrees 45 minutes 43 seconds East 338.04'
2) South 70 degrees 15 minutes 53 seconds West 408.58'
3) South 20 degrees 38 minutes 55 seconds West 123.50'
4) South 78 degrees 23 minutes 55 seconds West 257.14'
5) North 66 degrees 40 minutes 38 seconds West 123.17'
6) South 38 degrees 11 minutes 58 seconds West 421.42'
7) South 14 degrees 17 minutes 38 seconds East 274.46'
8) South 19 degrees 21 minutes 22 seconds East 338.32'
9) South 18 degrees 24 minutes 55 seconds East 327.74'
10) South 02 degrees 58 minutes 39 seconds West 38.52'
11) South 18 degrees 55 minutes 17 seconds West 128.82'
12) South 16 degrees 12 minutes 35 seconds West 128.02'
13) South 16 degrees 12 minutes 35 seconds West 128.02'
14) South 12 degrees 45 minutes 42 seconds East 100.27'
15) South 23 degrees 25 minutes 18 seconds East 88.42'
16) North 65 degrees 11 minutes 41 seconds East 412.87'
17) North 57 degrees 59 minutes 35 seconds East 532.09'
18) South 32 degrees 52 minutes 15 seconds East 200.00'
19) North 57 degrees 59 minutes 35 seconds East 534.13'
20) North 18 degrees 14 minutes 51 seconds West 302.23'
3.075 Acres ±

Parcel 248 (27.857 AC) 42857/233
1) North 57 degrees 24 minutes 15 seconds East 1050.20'
2) North 51 degrees 30 minutes 15 seconds West 203.00'
3) South 57 degrees 23 minutes 25 seconds East 150.00'
4) North 68 degrees 11 minutes 41 seconds East 121.57'
5) South 13 degrees 25 minutes 16 seconds East 300.00'
27.857 Acres ±



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

BRUCE E. DODD CONSULTING, LLC
Land Use Expert and Surveyor
3801 Dulles Station Road
Farmingdale, MD 21052
443-955-5335 or 410-418-4922
bruce@doddconsulting.com

PLAN TO ACCOMPANY A
ZONING PETITION
FOR
SHAWNEE PROPERTIES
WEST LIBERTY ROAD
BALTIMORE COUNTY, MARYLAND
7th ELECTION DISTRICT 3rd COUNCILMANS DISTRICT

Date: 8/23/20
Scale: 1" = 120'

PETITIONER'S

EXHIBIT NO.



id

Parcels - Tax parcel



PETITIONER'S

EXHIBIT NO.

2

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
W/S Liberty Rd, 110' S of c/l
inters. Bond & W. Liberty Rds * ZONING COMMISSIONER
21113 W. Liberty Road
7th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District
James J. Rehrey, Petitioner * CASE No. 95-260-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 21113 W. Liberty Road in the northeast section of Baltimore County. The Petition is filed by James J. Rehrey, property owner. Approval is sought for a subdivision of the subject property and to approve the R.C.2 portion of lot No. 1 as non-density. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case was the property owner, James J. Rehrey. Also appearing in support of the Petition was Dennis Glorioso, Mr. Rehrey's son in-law, and Bruce Doak, a Registered Professional Surveyor with the firm of Gerhold, Cross and Etzel. Mr. Doak prepared the site plan. There were no other interested persons or Protestants present.

Testimony and evidence presented was that the entire subject site is 43.105 acres. The tract is split zoned R.C.2 and R.C.4. The predominant northern portion of the site is zoned R.C.4 and contains 34.069 acres. The smaller portion to the south zoned R.C.2 is 8.918 acres in area.

The subject tract lies adjacent to West Liberty Road not far from the Harford County/Baltimore County line. Moreover, the Mason/Dixon line separating Maryland and Pennsylvania lies not far from the site to the north. Presently, the site is improved with an existing two story dwelling which

PETITIONER'S

EXHIBIT NO. 3

20

bears the address 21113 W. Liberty Road. A small shed and large barn are also present on the tract, as is a small building which presently serves as a dwelling. This building is shown on the plan as a future shed and for reasons explained, hereinafter, is due to be converted into a shed pending approval of the subject zoning Petition.

As noted above, the Petitioner proposes subdividing the subject property into two lots. As clearly shown on the site plan, a parcel to be known as lot No. 1 is to be created and will contain 5.075 acres. This lot will contain both R.C.2 and R.C.4 land. Approximately 2.369 acres of lot No. 1 will be zoned R.C.4 and 2.706 acres will be zoned R.C.2. The Petitioner proposes constructing a single family dwelling thereon as shown on the site plan. The proposed dwelling will be known as 21111 W. Liberty Road and will be occupied by Mr. Rehrey. He anticipates selling the balance of the tract, which is shown in the plan as the "remaining tract" and contains 37.937 acres. The remaining tract will largely be made up of property zoned R.C.4, however, a portion of same will be zoned R.C.2.

As noted hereinabove, the Petitioner seeks special hearing relief so as to approve the R.C.2 portion of lot No. 1 as non-density. The proposed dwelling to be known as 21111 W. Liberty Road will be on that portion of lot No. 1 zoned R.C.4. The section of lot No. 1, zoned R.C.2, will be unimproved. Lot No. 1 will not be farmed and is not considered prime agricultural land. It is primarily comprised of woods, a stream and steep slopes and is not practical for farming. That portion of the lot to be cleared to make room for the proposed dwelling, septic system and other attendant improvements, is zoned R.C.4.

The Petitioner seeks special hearing relief so as to avoid the result otherwise required by Section 1A00.5 of the BCZR. That regulation states that when a single tract is divided by a zone boundary, so as to result in

ORDER FOR FILING

Date

By

3/30/91
M. G. Gosh

3/30/95
M. Grant

Notwithstanding my approval of the Petition, additional comments are offered regarding two other issues which were raised at the hearing. A Zoning Plans Advisory Committee (ZAC) comment was submitted by the Department of Environmental Protection and Resource Management (DEPRM). That comment noted that the two acre portion of lot No. 1, which encompasses the R.C.2 portion of the land, exceeds 60,000 sq. ft. DEPRM's policy is to discourage a subdivision which would result in that portion of the lot, zoned R.C.2, being greater than 60,000 sq. ft. Although this policy is based upon sound reasons, the actual use of this site and its topography are

considerations which support a departure from this policy in this case. As noted above, that portion of lot No. 1 containing the R.C.2 acreage is not suitable for farming and will not be developed. I find no potential adverse affect to agricultural resources or uses by the granting of the special hearing.

A second issue raised relates to the small structure near the existing dwelling. As noted above, this structure is presently occupied, however, is shown on the plan as a future shed. In that the site plan submitted for consideration need be approved as part of the grant of the special hearing, my Order will require the conversion of the building from a dwelling to a shed. The County agencies which reviewed this plan no doubt observed that notation on the plan showing the proposed conversion and their review may have been different if they had been advised that the dwelling was to remain. Thus, I will require the Petitioner to comply with its notes as shown on the plan and complete the conversion.

However, I remind the Petitioner that the BCZR does allow tenant dwellings on R.C.2 and R.C.4 properties. The Petitioner should be aware that a tenant dwelling could remain, if the Petitioner submitted the requisite request for same through the Office of Zoning Administration and Development Management (ZADM) and complied with the requirements of the BCZR and supporting regulations and policies. (See Section 1A01.2.B.7 of the BCZR as to tenant dwellings in R.C.2 zones and Section 1A03.4.B.7 as to R.C.4 zones)

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30th day of March, 1995 that, pursuant to the Petition for Special Hearing, approval to allow a subdivision of the subject site so as to permit

the R.C.2 portion of lot No. 1 as containing no density, be and is hereby
GRANTED subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

RECEIVED FOR FILING
Date 3/30/95
By M. Hawk

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 29, 1995

Mr. James J. Rehrey
21113 W. Liberty Road
West Liberty, Maryland 21120

RE: Petitions for Special Hearing
Case No. 95-260-SPH
Property: 21113 W. Liberty Road, Parkton

Dear Mr. Rehrey:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm

att.

cc: Mr. Bruce Doak, Gerhold, Cross and Etzel, Ltd.



Petition for Special Hearing

95-260-SPH

to the Zoning Commissioner of Baltimore County

for the property located at 21113 West Liberty Road
which is presently zoned RC1 and RC2

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

to approve the R.C. 2 portion on lot 1 as "non-density"

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee.

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

We do solemnly declare and affirm, under the penalty of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

James J. Rehney

(Type or Print Name)

X. James Rehney

Signature

(Type or Print Name)

Signature

21113 West Liberty Road 357-5320

Address Phone No.

West Liberty MD

City State Zipcode

Name, Address and phone number of representative to be contacted.

Bernard Cross & Stager Ltd.

Name

320 E. Towson town Blvd. 823-4470

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following date _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: Jhr DATE 1-25-95

#261

GORDON T. LANGDON
DENNIS M. MILLER
EDWARD F. DETACK-LOHR
BRUCE R. DOAK

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-8318

410-823-4470
FAX 410-823-4473

EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP K. CROSS
OF COUNSEL
JOHN F. ETZEL
WILLIAM G. ULRICH

January 16, 1995

Zoning Description for 21113 West Liberty Road

Beginning at a point in or near the centerline of West Liberty Road which ultimate right-of-way is 60 feet wide at a distance of 110 feet more or less south of the centerline intersection of Bond Road and West Liberty road. As recorded in Deed Liber E.H.K.Jr. 6430 folio 301 and described as follows, to wit: binding in or near the centerline of said West Liberty Road, the following nine courses and distances, viz: 1) South 24 degrees 37 minutes 36 seconds East 274.46 feet, thence 2) South 19 degrees 32 minutes 22 seconds East 120.10 feet, thence 3) South 09 degrees 24 minutes 05 seconds East 107.74 feet, thence 4) South 03 degrees 58 minutes 59 seconds West 96.57 feet, thence 5) South 16 degrees 30 minutes 27 seconds west 126.51 feet, thence 6) South 23 degrees 59 minutes 30 seconds West 189.85 feet, thence 7) by a curve to the left having a radius of 400.00 feet for an arc length of 217.53 feet being subtended by a chord bearing South 08 degrees 24 minutes 44 seconds West 214.86 feet, thence 8) South 12 degrees 45 minutes 43 seconds East 100.29 feet, and 9) South 13 degrees 25 minutes 16 seconds East 388.42 feet, thence leaving said road and binding on the outlines of the herein referred deed the following eight courses and distances, viz: 10) North 57 degrees 29 minutes 25 seconds East 1604.28 feet, thence 11) North 28 degrees 14 minutes 53 seconds West 800.20 feet, thence 12) North 01 degrees 46 minutes 43 seconds East 636.04 feet, thence 13) South 70 degrees 53 minutes 55 seconds West 409.65 feet, thence 14) South 20 degrees 38 minutes 55 seconds West 189.00 feet, thence 15) South 73 degrees 23 minutes 55 seconds West 267.14 feet, thence 16) South 66 degrees 40 minutes 16 seconds West 183.21 feet, and 17) South 36 degrees 13 minutes 59 seconds West 421.42 feet to the place of beginning.



261

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-260-SP#

District 7th Date of Posting 7/19/95
Posted for: Special Hearing
Petitioner: Loraine L. Roberts
Location of property: 2113 W. Liberty Rd. w/s
Location of Signs: Facing road way on property being zoned
Remarks: _____
Posted by [Signature] Date of return: 7/17/95
Number of Signs: 1

MICROFILMED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #85-280 (H.C. 2)
(Item #81)

21113 W. Liberty Road

W. Liberty Road, 110' x 75' S
of .01 Intersection Bond
Road and W. Liberty Road
7th Election District
3rd Councilmanic
Legal Owner(s):

James J. Rehrey

Hearing: Monday,
February 27, 1995, at
10:00 a.m. in Rm. 118, Old
Courthouse.

Special Hearing to approve
the H.C.-2 portion on Lot 1 as
"non-density".

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Hand-
capped Accessible; for special ac-
commodations Please Call
887-3353.

(2) For information concern-
ing the file and/or hearing, please
call 887-3391.
2/130 February 9.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/10, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/9, 1995.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

Publication

1995 FEB 9



**Zoning Administration &
Development Management**
111 West Chesapeake Avenue
Towson, Maryland 21204

2.61

receipt
95-260-SPH

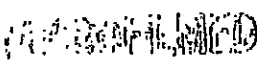
Account: R-001-6150

Number

Date 1-25-95

James L. Jacoby _____
SPC 1121 (030) _____
Pension (080) _____

3114
7113 601.57
2.51 101.50
50.00
35.00
35.00



03A03#0029AFCRCC

BA 1002#46PND1-25-95

\$09.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 261

Petitioner: SAME AS BELOW

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JAMES J. REHREY

ADDRESS: 21113 WEST LIBERTY ROAD

WEST LIBERTY, MARYLAND 21120

PHONE NUMBER: 410-357-5320

AJ:ggs

(Revised 04/09/93)

TO: PUTUMENT PUBLISHING COMPANY
February 9, 1995 Issue - Jeffersonian

Please forward billing to:

James J. Rehrey
21113 W. Liberty Road
West Liberty, MD 21120
357-5320

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-260-SPH (Item 261)
21113 W. Liberty Road
W/S Liberty Road, 110' +/- S of c/l intersection Bond Road and W. Liberty Road
7th Election District - 3rd Councilmanic
Legal Owner(s): James J. Rehrey
HEARING: MONDAY, FEBRUARY 27, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve the R.C.-2 portion on Lot 1 as "non-density".

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

FEBRUARY 2, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-260-SPH (Item 261)
21113 W. Liberty Road
W/S Liberty Road, 110' +/- S of c/l intersection Bond Road and W. Liberty Road
7th Election District - 3rd Councilmanic
Legal Owner(s): James J. Rehrey
HEARING: MONDAY, FEBRUARY 27, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve the R.C.-2 portion on Lot 1 as "non-density".

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: James J. Rehrey
Gerhold, Cross & Etzel, Ltd.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 21, 1995

Mr. James Rehrey
21113 West Liberty Road
West Liberty, Maryland 21120

RE: Item No.: 261
Case No.: 95-260SPH
Petitioner: James Rehrey

Dear Mr. Rehrey:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 25, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., 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. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

STANDARD

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: February 13, 1995
Zoning Administration and Development Management

FROM: *PWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for February 13, 1995
Items 246, 256, 257, 260, 261 and 263

The Developers Engineering Section has reviewed
the subject zoning item and we have no comments.

RWB:sw

100-111111

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: February 9, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 261, 264, 269, and 273

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Cary L. Kerns

PK/JL

ITEM261/PZONE/TXTJWL

MICROFILMED



**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

2-7-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: \$ 261 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/07/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF FEB. 6, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 246, 252, 253, 254, 255,
256, 257, 258, 259, 260, 261 AND 263.

RECEIVED

FEB 8 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director February 23, 1995
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson *JLP/lms*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #261 - Rehrey Property
21113 West Liberty Road
Zoning Advisory Committee Meeting of February 6, 1995

Agricultural Preservation Program

This request has been reviewed for agricultural purposes and prime and productive soils.

There is no basis in this request for protecting or furthering agricultural uses in the RC-2 zone. Furthermore, the 2 acre size exceeds the 60,000 square feet policy recommendation. The location, however, is such that there is no significant detrimental impact on agricultural resources. Recommend that 2 acres be reduced to 60,000 square feet if decision is made on nonagricultural basis to grant this request.

Ground Water Management

Revised site plans must be submitted and a well must be drilled which meets the minimum yield of one gallon per minute prior to approval of a building permit.

JLP:sp

REHREY/DEPRM/TXTSBP

RECEIVED
FEB 24 1995

ZADM

MICROFILMED

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
21113 W. Liberty Road, W/S Liberty Road,		
110'+/- S of c/l intersection Bond Road	*	ZONING COMMISSIONER
and W. Liberty Road, 7th Election Dist.,		
3rd Councilmanic	*	OF BALTIMORE COUNTY
James J. Rehrey	*	CASE NO. 95-260-SPH
Petitioner	*	

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of February, 1995, a copy of the foregoing Entry of Appearance was mailed to Gerhold, Cross & Etzel, Ltd., 320 W. Towsontown Blvd., Towson, MD 21286, representative for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

ZONING ADMINISTRATION & DEVELOPMENT MANAGEMENT

BALTIMORE COUNTY DEVELOPMENT PROCESS

CONCEPT TIMELINE - Approximately Sixty (60) Days

<u>Legislative Mandate</u>	<u>Activity</u>	<u>Coordinating Agency</u>
Optional	INFORMATIONAL CONFERENCE <u>Scheduled</u> on Tuesdays at half-hour intervals. <u>Purpose:</u> For applicant to learn about County policies, standards and legislation.	ZADM
Optional	PRECONCEPT PLAN CONFERENCE <u>Scheduled</u> on Tuesdays at 45 minute intervals. <u>Attended by:</u> OPZ, DPW, DEPRM & ZADM <u>Purpose:</u> For the applicant and relevant County agencies to discuss concept plan requirements.	ZADM
Required prior to COMMUNITY INPUT MEETING and filing of Development Plan	CONCEPT PLAN CHECKPRINT <u>Purpose:</u> Two (2) copies of a concept plan checkprint must be submitted to ZADM for review. Plan is reviewed and returned to applicant within five (5) working days.	ZADM
Required prior to COMMUNITY INPUT MEETING and filing of Development Plan	CONCEPT PLAN - Plans to be accepted for distribution for review by agencies. Number of plans to be determined by ZADM.	ZADM

MICROFILMED

cont'd

To be held within ten (10) working days of acceptance date of concept plan.

CONCEPT PLAN CONFERENCE

Scheduled on Mondays by ZADM

ZADM

Attended by: DPW, OPZ, DEPRM, ZADM, et al; Chaired by ZADM.

Purpose: - For the applicant to receive plan review comments.
- For OPZ to identify parties to be invited to Community Input Meeting.
- Referral to Planning Board to resolve Master Plan conflicts.
- Determine date and location of CIM.

Within ten (10) working days of Concept Plan Conference.

POSTING of property for CIM

ZADM

Purpose: To advise the public of the date, time and location of the CIM.

Ten (10) days prior to CIM

INVITATION OF COUNTY AGENCIES TO CIM

Director of ZADM

Purpose: Any party may request a reviewing agency representative to attend the CIM.

Held between 21 and 30 days after Posting

COMMUNITY INPUT MEETING (CIM)

ZADM

Scheduled by the applicant in the vicinity of the proposed development or in Towson, if no other meeting site can be arranged.

Purpose: For the applicant to present the Concept Plan for comment and discussion by any party. Minutes will be recorded by ZADM representative.

As required by the Director of ZADM

ADDITIONAL COMMUNITY INPUT MEETING

ZADM

Purpose: If any comments or conditions are unresolved, an additional CIM may be necessary.

ZONING ADMINISTRATION & DEVELOPMENT MANAGEMENT

BALTIMORE COUNTY DEVELOPMENT PROCESS

DEVELOPMENT TIMELINE - Approximately Sixty (60) Days

<u>Legislative Mandate</u>	<u>Activity</u>	<u>Coordinating Agency</u>
Must be submitted within twelve (12) months of CIM	DEVELOPMENT PLAN CHECKPRINT <u>Purpose:</u> Two (2) copies of a development plan checkprint must be submitted for ZADM to review the plan for general conformance with the Concept Plan presented at the CIM.	ZADM
Within fifteen (15) days of receipt of the Development Plan	DEVELOPMENT PLAN To be accepted for distribution for review by agencies.	ZADM
Held between twenty-one (21) and thirty (30) days after the plan has been accepted, i.e. posted.	SCHEDULE OF HEARING OFFICER'S HEARING	ZADM
At least twenty (20) working days before Hearing	<u>POSTING</u> FOR Development Plan Hearing <u>Purpose:</u> To advise public of the date, time and place of the Hearing Officer's Hearing.	ZADM
Fifteen (15) days prior to Hearing	ADVERTISEMENT OF HEARING <u>Purpose:</u> To advertise notices of Zoning Actions only, such as; special exceptions, variances, etc	ZADM
At least ten (10) working days prior to Hearing Officer's Hearing	DEVELOPMENT PLAN CONFERENCE Notice of the conference shall be posted in the County Office Building. Written notice shall be sent to all known parties. <u>Purpose:</u> To resolve any conflict between agency comments or resolve comments raised by any party at the CIM.	ZADM

cont'd

At least five (5) working days prior to Hearing Officer's Hearing

AGENCY COMMENTS, RESPONSES, COMPATIBILITY RECOMMENDATIONS, CRITICAL AREA FINDINGS

All Agencies

The above must be submitted in writing to the Hearing Officer.

Held in accordance with above schedule

Hearing Officer's Hearing

Zoning Commissioner or Deputy Zoning Commissioner

Within fifteen (15) days of Hearing

Final Action by Hearing Officer

The Hearing Officer must make a decision on the Development Plan submitted within fifteen (15) days of the hearing or the plan is deemed to be approved as submitted.

Within five (5) working days final action

Plan approved by the Hearing Officer forwarded to County Agencies
Copies of the approved plan with the Hearing Officer's Order affixed must be sealed and certified to be in accordance with the Hearing Officer's order and all agency comments.

Within thirty (30) days of final action

Appeals - Any aggrieved party may file any appeal with the Board of Appeals within 30 days of final action.

Within ten (10) days of Notice of Appeal

Petition setting forth grounds of appeal must be filed with the Board of Appeals.

Not less than forty-five (45) days and no more than sixty (60) days of final action

Board of Appeals Hearing

Five (5) years from final action

Plan Approval Expiration

Approved plans are valid for a period of five (5) years from date of final action.

TENANT FARMER'S DWELLINGS

(also see RM-13.6 tenant trailers)

- A. Tenant dwellings are permitted only on farms, and may only be occupied by a tenant farmer whose principal vocation would be farming on the property. (See definition of farm in Section 101, B.C.Z.R.)
- B. Tenant dwellings are permitted in the D.R. zones under farms (Section 1B01.1.A.7) and in the R.C. Zones under the following sections:
- 1A01.2.B.7.i (R.C.2)
 - 1A02.3.B.7 (R.C.3)
 - 1A03.4.B.7 (R.C.4)
 - 1A04.3.B.6 (R.C.5)
 - 1A05.2.A.4 (R.C. 20 & 50)
- C. The Zoning Commissioner requires that the property be a bona fide farm and the occupant of the dwelling be a bona fide tenant farmer. In all cases, a tenant affidavit must be filled out and signed by the owner of the property and a copy of the deed to the property attached. This will be kept on file in the Office of ZADM. On small acreage farms or farmettes additional documentation or a special hearing may be required to justify a tenant farmer. Verification and/or recommendation by the Agricultural Land Preservation Advisory Board may be requested regarding the farm use and the need for an on-site tenant.

CONTACT PERSON FOR THE AGRICULTURAL LAND PRESERVATION ADVISORY BOARD:

Wallace S. Lippincott, Jr. (887-2904)
Program Administrator
Agricultural Preservation Program
Department of Environmental Protection
and Resource Management (DEPRM)

AFFIDAVIT

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this _____ day of _____, 19____
before me, the subscriber, a Notary Public in and for the State and County
aforesaid, personally appeared _____

_____, and having been duly sworn, states as follows:

1. That (he/she/they) (is/are) the owner(s) of _____ acres of land
located at _____, in the _____ Election
District of Baltimore County which was acquired on _____ by
Deed dated _____ and recorded among the Land Records
of Baltimore County in Liber _____, No. _____, folio _____, a copy of which
is attached hereto.

2. That the primary use of the aforementioned property will be that of a
farm as defined in Section 101 of the Baltimore County Zoning Regulations.

3. That the owners in accordance with the application of building permit
will construct _____

4. That any tenant houses which will be constructed pursuant to any
approval and/or permit issued by Baltimore County will be occupied at all
times by a farmer whose principal vocation will be farming of the above-
described property.

5. With regard to the construction of any tenant house, I understand that
I cannot transfer ownership of said tenant house separate and apart from a
conveyance of all of the property described in paragraph No. 1 hereof without,
prior thereto, complying with the requirements of the subdivision regulations.
I understand that any transfer or conveyance of a part of the property on which
is located a tenant house for which an approval or permit is now being
granted without complying with the requirements of the subdivision regula-
tions (inclusive of approval of a subdivision plat by the Planning Board) is a
violation of the law. I will not transfer or convey any part of my property
without complying with the requirement of the subdivision regulations.

Owners

AS WITNESS my hand and Notarial Seal the day and year first above written

TENANT FARMER'S DWELLINGS
BALTIMORE COUNTY, MARYLAND

TO BE SUPPLIED BY
THE APPLICANT

INTER-OFFICE CORRESPONDENCE

TO Wallace S. Lippincott, Jr.
Program Administrator
Agricultural Preservation Program
Department of Environmental Protection
and Resource Management (DEPRM)
FROM Arnold Jablon, Director
Zoning Administration and Development
Management (ZADM)

Date _____

SUBJECT Application for tenant ☐ Dwelling ☐ Trailer

Election District _____											
Owner: _____	Phone # _____										
Address: _____	Tax Account Number										
_____	<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>										

Pursuant to the Zoning Commissioner's policies this office is officially requesting verification of the legitimacy of a farm use and the need for an on-site full time tenant farmer on the above referenced property. In the judgement of the Director and/or the Zoning Commissioner, in consideration of your findings, a special hearing may be required before the Zoning Commissioner prior to any zoning approvals. We are submitting a copy of:

1. the signed and notarized tenant affidavit
2. the deed and property site plans map block parcel
3. the state tax map for that area

--	--	--	--

We appreciate your verification and/or recommendations concerning this property.

LEGITIMACY OF A FARM USE

☐ Yes ☐ No ☐ Comment _____

NEED FOR AN ON-SITE TENANT FARMER

☐ Yes ☐ No ☐ Comment _____

Signed: _____

Date: _____

Representative of the Agricultural
Land Preservation Board for
Baltimore County

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

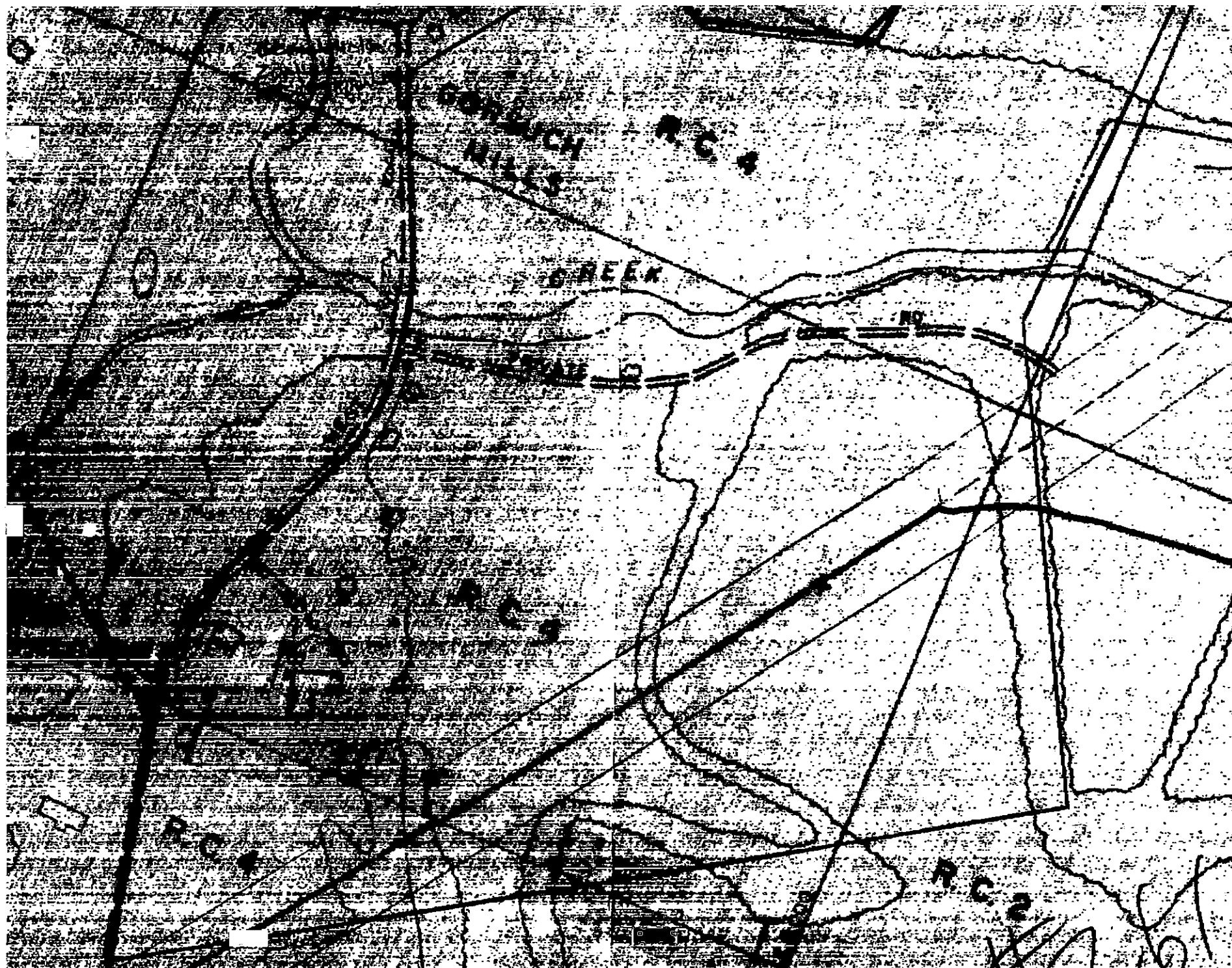
Dennis Glorioso

James Rehney

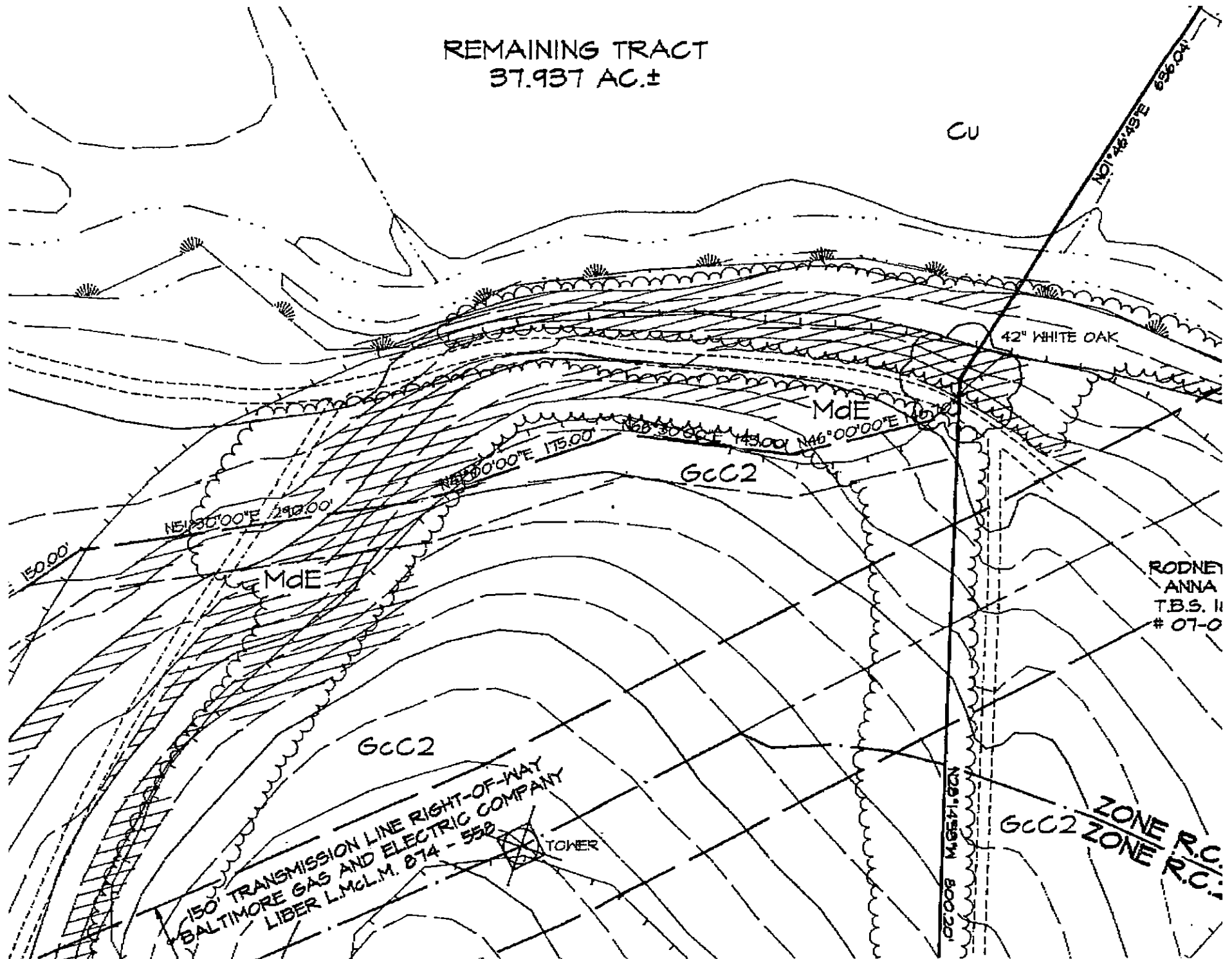
Bruce Deak -

21201 W. Liberty RD Parkton

21153 W. Liberty Rd Parkton 21211

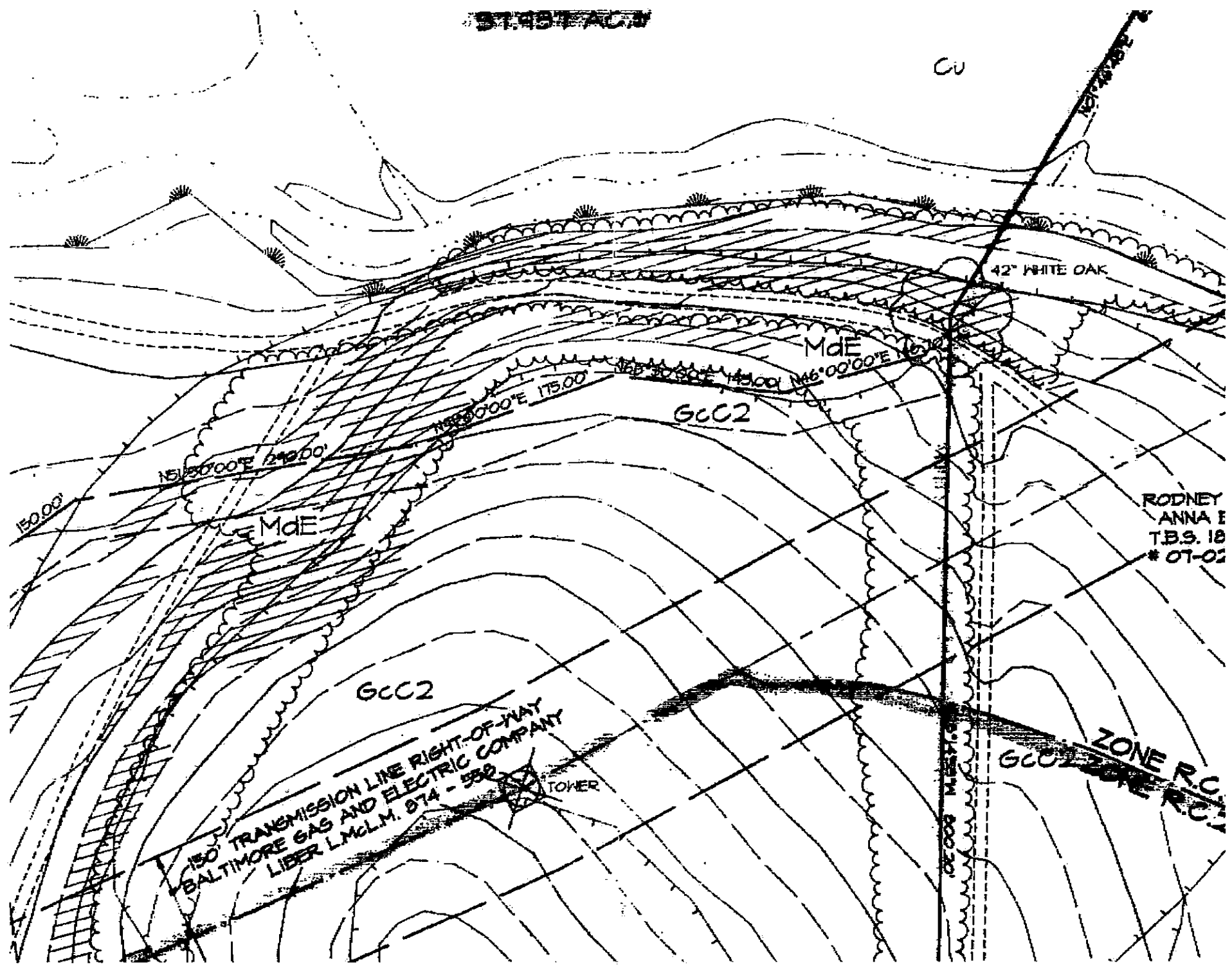


REMAINING TRACT
37.937 AC.±



ST. 181 ACN

CU



150' TRANSMISSION LINE RIGHT-OF-WAY
BALTIMORE GAS AND ELECTRIC COMPANY
LIBER L.M.L.M. 874 - 538

TOWER

RODNEY
ANNA E
T.B.S. 18
07-02

ZONE R/C
GCC2

; relief so as to avoid the result
BCZR. That regulation states
zone boundary, so as to result in

discourage a subdivision which would result in t
zoned R.C.2, being greater than 60,000 sq. f
based upon sound reasons, the actual use of this s

-3-

ment
r
oning

(410) 887-4386

9, 1995



Petition for Special

to the Zoning Commissioner of Baltimore County

for the property located at 21113 West Li
which is

This Petition shall be filed with the Office of Zoning Administration & Development Manager.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described
hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the
to determine whether or not the Zoning Commissioner should approve

WEST LIBERTY, MARYLAND 211

PHONE NUMBER: 410-357-5320

AJ:ggs

(Re)



Printed on Recycled Paper

ment
tration
ement

(410) 887-3353

1995

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPOND

MS-110EF

JLP:sp

REHREY/DEPRM/TXTSBP

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Dennis Glorioso

21201 W. Liberty Rd.

James Rehrey

21113 W. Liberty Rd.

Bruce Deak -

revised 11/26/93

DWELLINGS

(see RM-13.6 tenant trailers)

on farms, and may
principal vocation

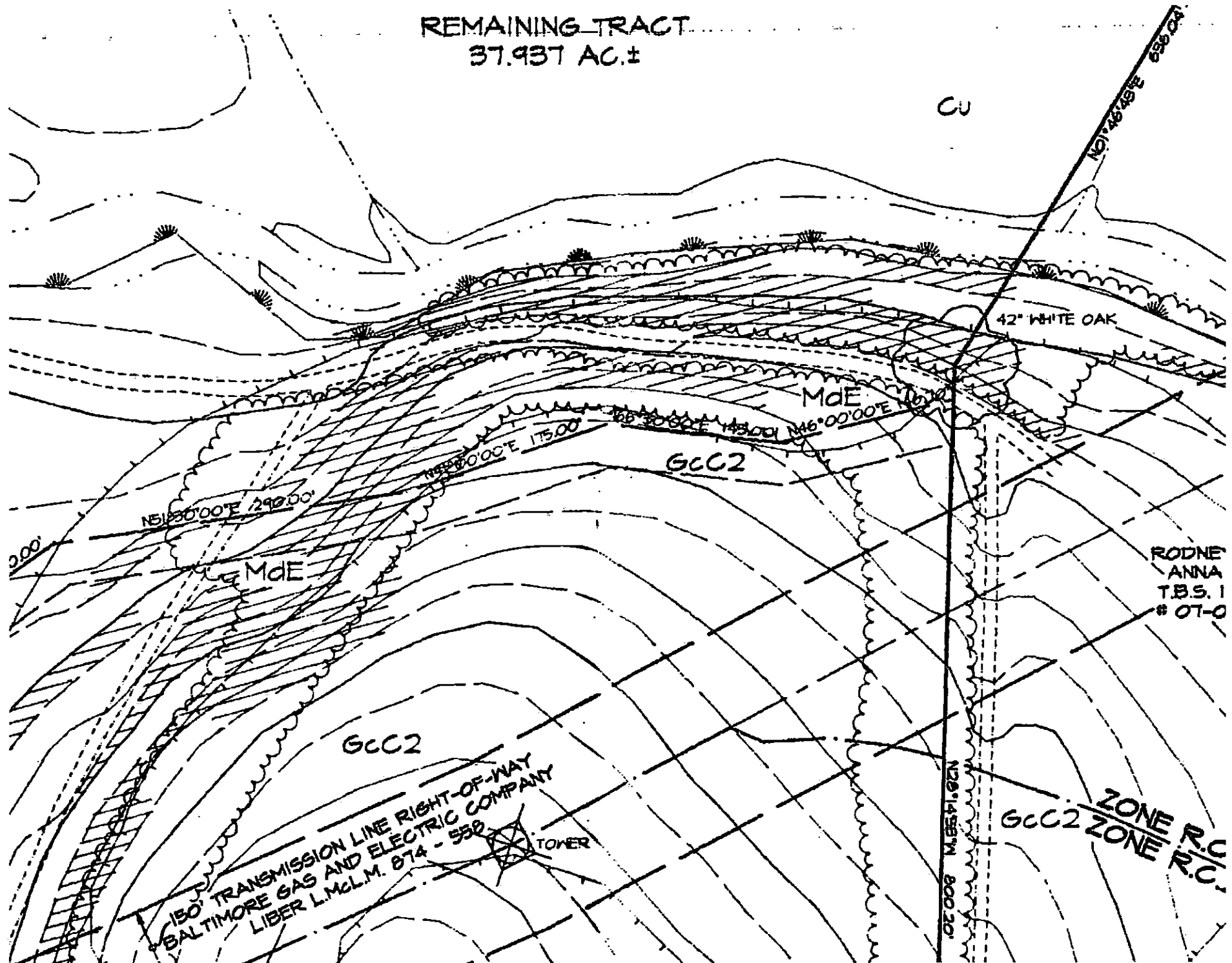
definition of farm
ction 101, B.C.Z.R.)

a D.R. zones under
Zones under the



REMAINING TRACT
37.937 AC.±

CU



ح

42" WHITE OAK

MdE

GCC2

MdE

GCC2

ROC
AN
TB
00

~~ZONE~~
~~GCC~~

150 TRANSMISSION LINE RIGHT-OF-WAY
BALTIMORE GAS AND ELECTRIC COMPANY
LIBER. L.M.C. 874 - 558

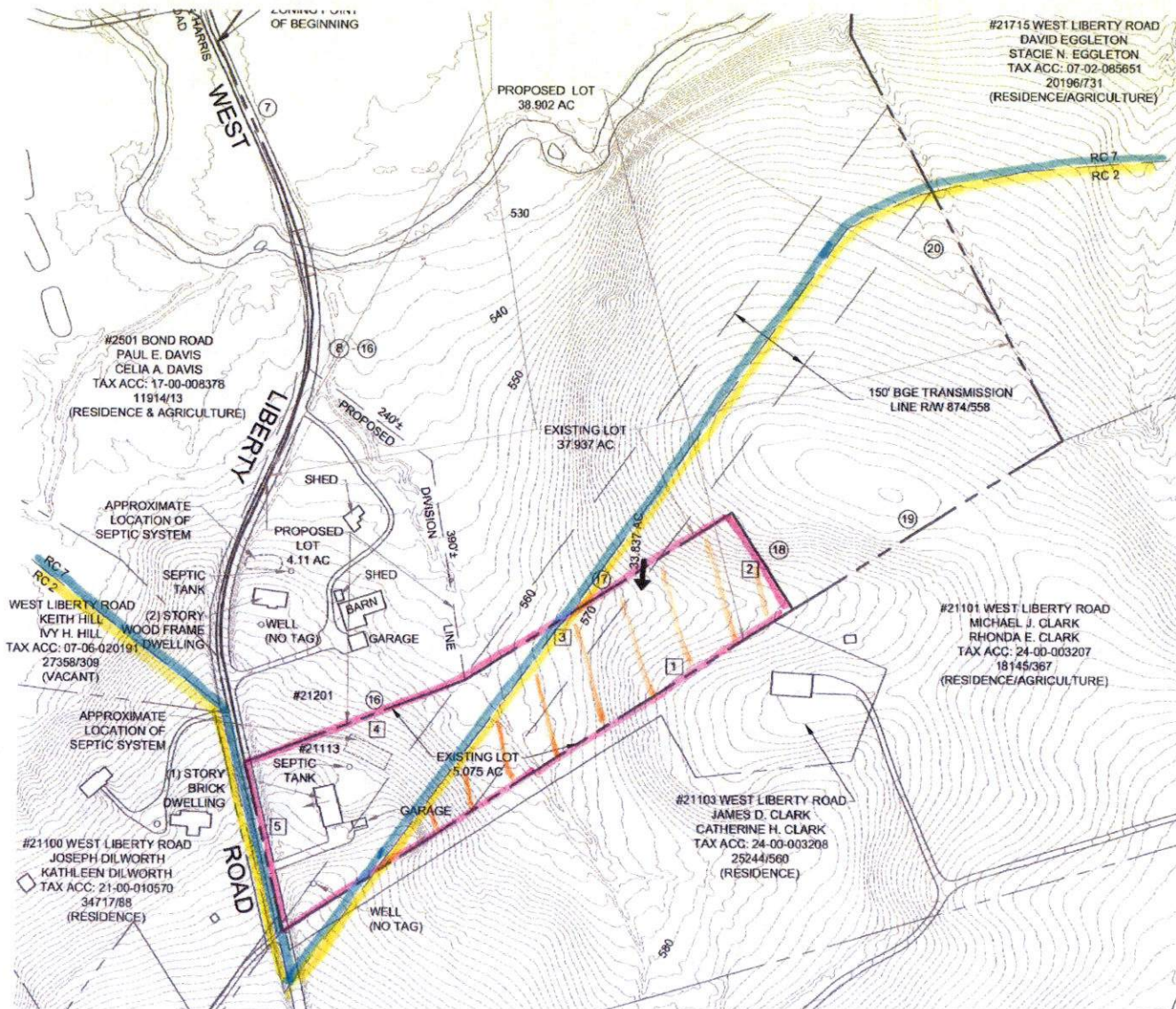
Plat entitled "Rehrey Property" #94-196-M

Code: 303

erty is not in a historic district.

PMENT

joining owner (same ownership)



CASE # 95-260-SPH
PERTAINING TO EXISTING REQUEST

Lot 1
5.075 AC LOT

RC 7 ZONE
RC 2 ZONE
NON-DENSITY PORTION
OF 5.075 AC LOT

EXHIBIT 4B

BOOK: 42887 PAGE: 405

Lakeside Title Company
 File No. MD52657
 Tax ID # 07-2200023159
 Insurer Commonwealth Land Title Insurance Company
 Property Address 21113 West Liberty Road, Parkton, MD 21120

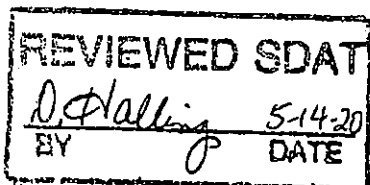
LR - Deed (w Taxes)
 Recording only \$720.00
 Name: SCHAFER
 Ref:
 LR - Deed (with Taxes)
 Surcharge 40.00
 LR - Deed State
 Transfer Tax 1,575.00
 LR - NK Tax - 1kd 0.00
 SubTotal: 1,635.00
 Total: 1,635.00
 05/27/2020 11:33
 CC03-LL
 #13706005 CC0301 -
 Baltimore
 County/CC03-01.06 -
 Register 06

THIS DEED, made this 7th day of April, 2020, by and between Sylvia M. Rehrey, GRANTOR, and Herbert J. Schafer Jr., GRANTEE.

WITNESSETH, That for and in consideration of the sum of Three Hundred Fifteen Thousand Dollars and No Cents (\$315,000.00), the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Herbert J. Schafer Jr., as sole owner, his personal representatives and assigns, in fee simple, all that certain lot of ground lying and being situate in the State of Maryland, County of Baltimore and described as follows, that is to say:

All that lot of ground situate in the Seventh Election District of Baltimore, County, State of Maryland and being known as Lot 1 as shown on Minor Subdivision Plat entitled, "Rehrey Property", made a part of Deed recorded in Liber 11068, folio 376, and filed in the records of the Baltimore County Department of Environmental Protection and Resource Management No. 94-196-M and more particularly described as follows:

BEGINNING for the same at a railroad spike, now set, on the centerline of West Liberty Road and at the beginning of the sixteenth or North 57 degrees 46 minutes 08 seconds East 1605.40 foot line of a parcel of land which by a Deed dated September 3, 1982 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 6430 folio 301 was conveyed by James J. Rehrey and Sylvia M. Rehrey, his wife, to C. Joseph Vickers Jr. and Catherine R. Vickers, his wife, said railroad spike also being on the northwest right-of-way line of an electrical transmission line right-of-way, 150 feet wide, which by a Deed dated March 30, 1931 was recorded among the Land Records of Baltimore County in Liber L.McL.M. No. 874 folio 558 was granted by Cecil W. Davis, unmarried, to the Susquehanna Transmission Company of Maryland (now Baltimore Gas Electric Company) and running thence and leaving said road and electrical transmission line right-of-way line and crossing said electrical transmission line right-of-way, 150 feet wide, and running with and binding on a part of said sixteenth line, as the courses are now referred to the Maryland State Grid Meridian and as now surveyed, 1) North 57 degrees 29 minutes 25 seconds East 1050.00 feet to a point in a blazed 15 inch tree, thence leaving the aforesaid sixteenth line and running for lines of division, now made in 1995, the three following courses and distances, viz: 2) North 32 degrees 30 minutes 35 seconds West 200.00 feet to a bar and cap, now set in a farm field, 3) South 57 degrees 29 minutes 25 seconds West, recrossing the aforesaid electrical transmission line right-of-way, 150 feet wide, 550.00 feet to a bar and cap, now set, and 4) South 69 degrees 13 minutes 41 seconds West 410.47 feet to a railroad spike, now set, in the aforesaid West Liberty Road and in the fifteenth line of the aforesaid



Agricultural Transfer Tax
 Not Applicable

Signature [Signature] Date 5-14-20

PETITIONER'S

EXHIBIT NO. 5

parcel of land in the deed from Rehrey to Vickers and thence running with and binding on a part of said fifteenth line and binding in or near the center of said West Liberty Road, S) South 13 degrees 25 minutes 16 seconds East 300.00 feet to the place of beginning. Containing 5.075 acres of land, more or less.

SUBJECT to an electrical transmission line right-of-way, 150 feet wide, which by a deed dated March 30, 1931, and recorded among the Land Records of Baltimore County in Liber L.McL.M. No. 874 folio 558 was granted by Cecil W. Davis, unmarried, to the Susquehanna Transmission Company of Maryland.

SUBJECT to a Forest Buffer Easement Area containing 1.53 Acres of land, more or less, as shown and laid out on a "Minor Subdivision" Plat entitled "Rehrey Property" filed in the records of the Baltimore County Department of Environmental Protection and Resource Management No. 94-196-M.

BEING that property, which by Deed dated June 2, 1995, and recorded among the Land Records of Baltimore County in Liber 11068 at folio 376, was granted and conveyed by James J. Rehrey, Sylvia M. Rehrey and Catherine R. Vickers, unto Sylvia M. Rehrey.

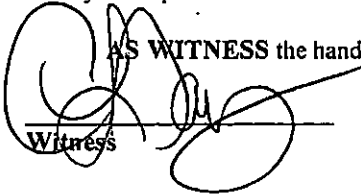
TOGETHER WITH the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining. Subject to any and all covenants, restrictions, easements and agreements of record.

TO HAVE AND TO HOLD the said lot 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 **Herbert J. Schafer Jr.**, as sole owner, his personal representatives and assigns, in fee simple.

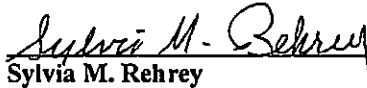
[SIGNATURE(S) AND ACKNOWLEDGEMENT(S) ON FOLLOWING PAGE(S)]

BOOK: 42887 PAGE: 407

AND the Grantor hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.


Witness

AS WITNESS the hand and seal of said Grantor, the day and year first above written.

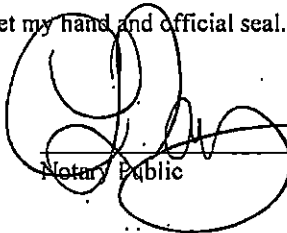
 (SEAL)
Sylvia M. Rehrey

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 7th day of April, 2020, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Sylvia M. Rehrey, the Grantor herein, 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.

My commission expires 9/20/22


Notary Public



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.

See Attached Signature
Attorney

AFTER RECORDING, RETURN TO:
Herbert J. Schafer Jr.
21113 West Liberty Road
Parkton, MD 21120

BOOK: 42887 PAGE: 408

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



Christine R. Sadler, Esquire

MARYLAND
FORM

WH-AR

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

2020

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.

Transferor Information

Name of Transferor Sylvia M. Rehrey

- 2. Description of Property** (Street address. If no address is available, include county, district, subdistrict and lot numbers).
21113 West Liberty Road, Parkton, MD 21120

3. Reasons for Exemption

Resident Status ☒ As of the date this form is signed, 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 (principal residence for 2 (two) of the last 5 (five) years) 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

Sylvia M. Rehrey

Name

**Date

Signature

4/7/20

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

BOOK: 42887 PAGE: 410

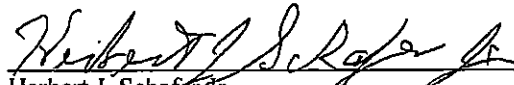
File No. MD52657

OWNER OCCUPANCY AFFIDAVIT

The undersigned grantee(s) hereby make oath or affirm under penalties of perjury that the property herein conveyed will be occupied by the grantee(s) as his/her/their principal residence for at least 7 of the 12 months following this conveyance.

WITNESS:

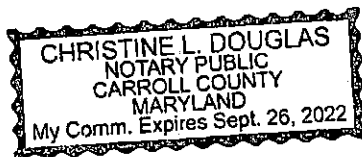
As to All

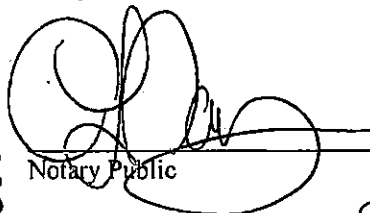

Herbert J. Schafer Jr.

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:

HEREBY CERTIFY, That on this 7th day of April, 2020, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Herbert J. Schafer Jr., the GRANTEE(S) herein, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

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




Notary Public

My Commission Expires: 9/26/22

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only. (Type or Print in Black Ink Only All Copies Must Be Legible)										
1	Type(s) of Instruments	() Check Box if Addendum Intake Form is Attached.)								
		1	Deed		Mortgage		Other		Other	
2	Conveyance Check Box	X	Deed of Trust		Lease		Multiple Arms Length [3]		Not an Arms-Length Sale [9]	
			Improved Sale		Unimproved Sale					
3	Tax (if Applicable) Cite or Explain	Recordation								
		State Transfer								
		County Transfer								
4	Consideration and Tax Calculations <i>Revised by SDAT</i>	Consideration		Amount		Finance Office Use Only				
		Purchase Price/Consideration		\$315,000.00		Transfer and Recordation Tax Consideration				
		Any New Mortgage				Transfer Tax Consideration		\$ 4395.00		
		Balance of Existing Mortgage				x () %		= \$		
		Other:				Less Exemption Amount		= \$		
		Other:				Total Transfer Tax		= \$		
						Recordation Tax Consideration		\$		
		Full Cash Value				x () per \$500		= \$ 1575.00		
				TOTAL DUE		\$				
5	Fees	Amount of Fees		Doc. 1		Doc. 2		Agent:		
		Recording Charge		\$20.00		\$				
		Surcharge		\$40.00		\$		Tax Bill:		
		State Recordation Tax		\$1,575.00		\$				
		State Transfer Tax		\$1,575.00		\$		C.B. Credit:		
		County Transfer Tax		\$4,395.00		\$				
		Other		\$		\$		Ag. Tax/Other:		
		Other		\$		\$				
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No.(1)	Grantor Liber/Folio	Map	Parcel	Var. LOG			
			07-2200023159	11068/376			1 (5)			
		Subdivision Name		Lot	Block(3b)	Sect/AR(	Plat Ref.	SqFt/Acreage(4)		
		Metes and Bounds		1			/			
		Location/Address of Property Being Conveyed (2)								
		21113 West Liberty Road, Parkton, MD 21120								
		Other Property Identifiers (if applicable)				Water Meter Account No.				
		Residential X or Non-Residential		Fee Simple X or Ground Rent		Amount: \$N/A				
		Partial Conveyance? Yes X No		Description/Amt. of SqFt/Acreage Transferred:			N/A			
If Partial Conveyance, List Improvements Conveyed: N/A										
7	Transferred From	Doc. 1 - Grantor(s) Name(s)				Doc. 2 - Grantor(s) Name(s)				
		Sylvia M. Rehrey								
		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)				
		Herbert J. Schafer Jr.								
		New Owner's (Grantee) Mailing Address								
		SAME AS PROPERTY ADDRESS								
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						X Return to Contact Person		
		Julie Liebrecht								
		Firm: Lakeside Title Company						Hold for Pickup		
		Address: 531 Old Westminster Pike, Suite 209, Westminster, MD 21157								
Phone: 410-992-1070 FAX 410-992-9409						Return Address Provided				
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	Assessment Information								
		X Yes No		Will the property being conveyed be the grantee's principal residence?						
		Yes X No		Does transfer include personal property? If yes, identify:						
		Yes X No		Was property surveyed? If yes, attach copy of survey (if recorded, no copy						
		Assessment Use Only - Do Not Write Below This Line								
[] Terminal Verification [] Agricultural Verification [] Whole [] Part [] Tran. Process Verification										
Transfer Number:		Date Received:		Deed Reference:		Assigned Property No.:				
Geo.		Map		Sub		Block				
Zoning		Grid		Plat		Lot				
Use		Parcel		Section		Occ. Cd.				

This Deed, made this 16 day of June, 2020 by and between Dennis Glorioso and Catherine V. Glorioso, parties of the first part, Grantors; and Herbert J. Schafer, Jr., as Sole Owner, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of FIVE HUNDRED NINETEEN THOUSAND AND 00/100 (\$519,000.00), 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 grant and convey to the said Herbert J. Schafer, Jr., as Sole Owner, his assigns, the survivor of him and the survivor's heirs, personal representatives 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:

BEGINNING for the same at a 442 inch White Oak tree standing on the north side of a farm road and on the south side of Deer Creek and at the beginning of a parcel of land which by Deed dated September 3, 1982 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 6430 folio 301 was conveyed by James J. Rehrey and Sylvia M. Rehrey, his wife to C. Joseph Vickers, Jr. and Catherine R. Vickers, his wife and running thence with and binding on the first through sixth lines of said parcel of land, as now surveyed, by Gerhold, Cross & Etzel, Ltd., and as the courses are now referred to the Maryland State Grid Meridian, the six following courses and distances, viz: 1) North 1 degree 46 minutes 43 seconds East, crossing said Deer Creek and passing over a stone at a distance of 620.79 feet, in all 636.04 feet, to a bar and cap, now set 2) South 70 degrees 53 minutes 55 seconds West 409.65 feet to a bar and cap, now set, 3) South 20 degrees 38 minutes 55 seconds West 189.00 feet to a one inch pipe, heretofore set, 4) South 73 degrees 23 minutes 55 seconds West 267.14 feet to a old pipe, theretofore set, 5) North 66 degrees 40 minutes 16 seconds West 183.21 feet to a bar and cap, now set, 6) South 36 degrees 13 minutes 59 seconds West 421.42 feet to a railroad spike, now set, in the center of West Liberty Road, thence binding in or near the center of said West Liberty Road and running with and binding on the seventh through thirteenth lines and on a part of the fifteenth line of the aforesaid parcel of land the nine following lines viz: 7) South 24 degrees 37 minutes 36 seconds East 274.46 feet, 8) South 19 degrees 32 minutes 22 seconds East 120.10 feet to a point in or near the center of the bridge over said Deer Creek, 9) South 9 degrees 24 minutes 05 seconds East 107.74 feet, 10) South 3 degrees 58 minutes 59 seconds West 96.57 feet, 11) South 16 degrees 30 minutes 27 seconds West 126.51 feet, 12) South 23 degrees 59 minutes 30 seconds West 189.85 feet, 13) Southwesterly by a line curving to the left having a radius of 400 feet for an arc distance of 217.53 feet (the chord of said arc bearing South 8 degrees 24 minutes 44 seconds West 214.86 feet) to a railroad spike, heretofore set, 14) nontangentially, South 12 degrees 45 minutes 43 seconds East 100.29 feet and 15) South 13 degrees 25 minutes 16 seconds East 88.42 feet to a railroad spike, now set, thence leaving said road and outlines and binding reversely on the fourth, third, and second lines of a parcel of land which by a Deed dated June 2, 1995 and recorded among the Land Records of Baltimore County in Liber S.M. No. 11068, folio 376 was conveyed by James R. Rehrey, Sylvia M. Rehrey and Catherine R. Vickers to Sylvia M. Rehrey, the three following courses and distances, viz: 16) North 69 degrees 13 minutes 41 seconds East 410.47 feet to a bar and cap, now set, 17) North 57 degrees 29 minutes 25 seconds East, crossing an electrical transmission line right-of-way, 150 feet wide, which by a Deed dated March 30, 1931 and recorded among the Land Records of Baltimore County in Liber L.McL.M. No. 874 folio 558 was granted by Cecil W. Davis, unmarried, to the Susquehanna Transmission Company of Maryland (now Baltimore Gas Electric Company) 550.00 feet to a bar and cap, now set, in a farm field, 18) South 32 degrees 30 minutes 35 seconds East 200.00 feet to a point in a blazed 15 inch tree in the sixteenth line of the aforesaid parcel of land which was conveyed by Rehrey to Vickers, and thence running with and binding on a part of said sixteenth line and running with and binding on the last line of said last mentioned parcel of land the two following courses and distances viz: 19) North 57 degrees 29 minutes 25 seconds East 554.28 feet to a bar and cap, now set 20) North 28 degrees 14 minutes 53 seconds West, recrossing the aforesaid Susquehanna Transmission Company of Maryland right-of-way, 150 feet wide, 800.20 feet to the place of beginning. Containing 37.937 Acres of Land, more or less. Also being Lot 2, as shown and laid out on a "Minor Subdivision" Plat entitled "Rehrey Property" filed in the Records of the Baltimore County Department of Environmental Protection & Resource Management No. 94-196-M

LR - Deed (w Taxes)
Recording only ST20.00
Name: SCHAFFER
Ref:
LR - Deed (with Taxes)
Surcharge 40.00
Deed State
Transfer Tax 2,595.00
NR Tax - 1kd 0.00
Total: 2,655.00
06/24/2020 10:48
CC03 - NR
13792152 CC0301 -
Baltimore
County/CC03.01.16 -
Register 16

FOR INFORMATIONAL PURPOSES ONLY

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE-LETTER ON TRANSMISSION

File No 20QBT-0283

REVIEWED SDAT

SIGNATURE *Herbert J. Schafer, Jr.*

PETITIONER'S

EXHIBIT NO. 6

The improvements thereon being known as: 21201 West Liberty Road.
Tax ID No: 07-1700004842

Being the same property which by deed dated July 19, 1995, and recorded among the Land Records of Baltimore County, Maryland on July 19, 1995, in Liber 11132, in Folio 363, was granted and conveyed by James J. Rehrey and Sylvia M. Rehrey and Catherine Vickers Glorioso unto Dennis Glorioso and Catherine V. Glorioso.

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 Herbert J. Schafer, Jr., as Sole Owner, his assigns, the survivor of him and the survivor's heirs, personal representatives and assigns, in fee simple.

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

As Witness the hands and seals of said Grantors, the day and year first above written.

Witness (SEAL)

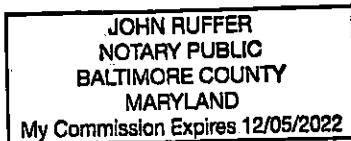
Dennis Glorioso (SEAL)
Dennis Glorioso

Witness (SEAL)

Catherine V. Glorioso (SEAL)
Catherine V. Glorioso

STATE OF MARYLAND
COUNTY OF Baltimore, to wit:

I hereby certify that on the 16 day of June, 2020, before me, the subscriber, a Notary Public, in and for the County aforesaid, personally appeared Dennis Glorioso and Catherine V. Glorioso, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.



As witness, my hand and notarial seal.

[Signature]
Signature of Notary Public
My Commission Expires: 12-5-22

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.

[Signature] (SEAL)
Stephen W. Little, Esq.

AFTER RECORDING, PLEASE RETURN TO:

Broadview Title
2015 Emmorton Road
Suite 102
Bel Air, MD 21015
Underwriter: Chicago Title Insurance Company

Deed - Individual

Maryland
FORM
WH-AR

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

2020

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 Dennis Glorioso

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

21201 West Liberty Road, Parkton, MD 21120

3. Reasons for Exemption

Resident Status



As of the date this form is signed, 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 (principal residence for 2 (two) of the last 5 (five) years) 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



Dennis Glorioso

Name

**Date

Signature

Dennis Glorioso 6/16/2020

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

Maryland
FORM
WH-AR

**Certification of Exemption from Withholding Upon
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2020

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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 Catherine V. Glorioso

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

21201 West Liberty Road, Parkton, MD 21120

3. Reasons for Exemption

Resident Status



As of the date this form is signed, 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 (principal residence for 2 (two) of the last 5 (five) years) 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



Catherine V. Glorioso

Name

Signature

**Date

6/16/2020

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

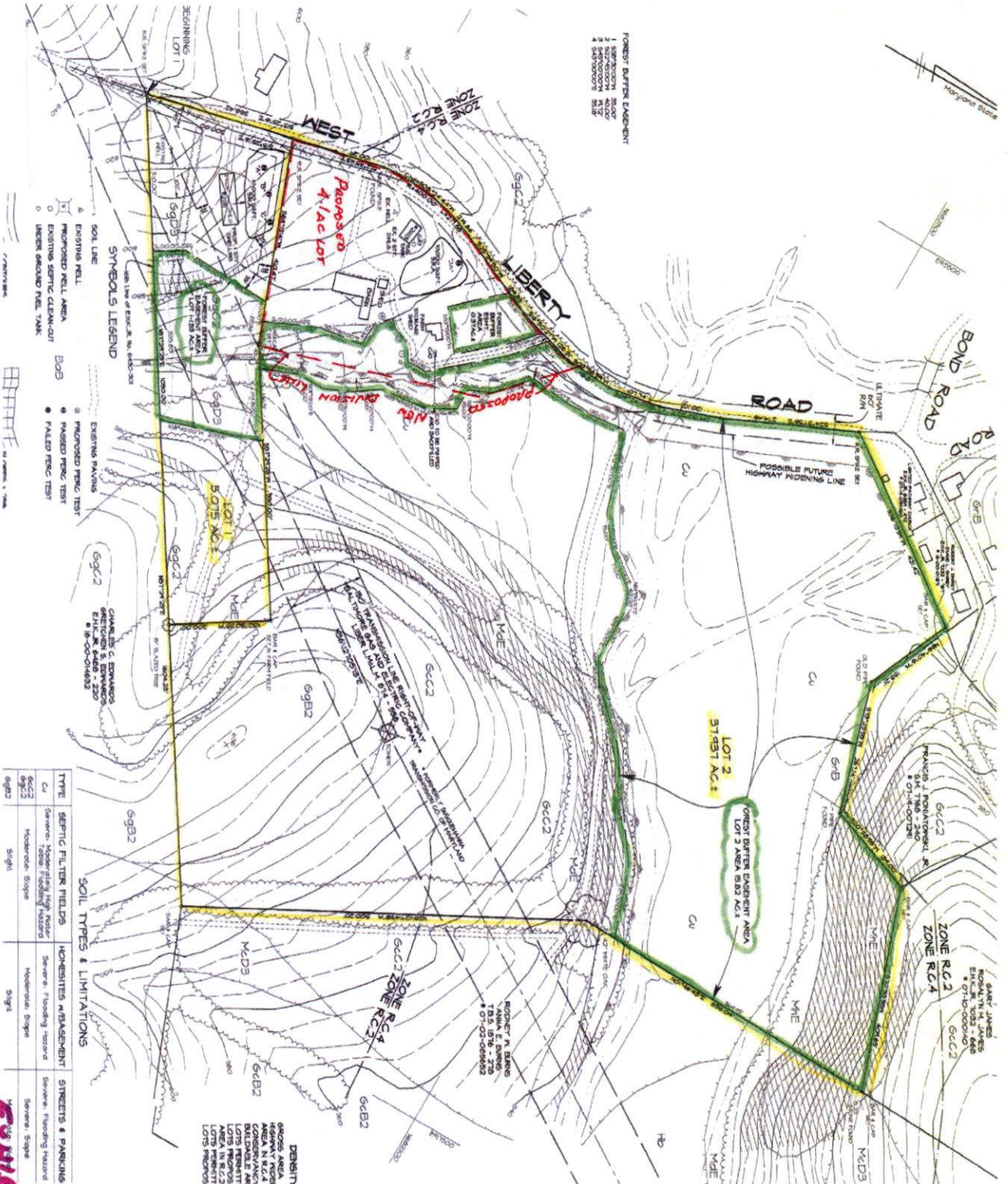
To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

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

Specs Reserved for Circuit Court Clerk Remitting Va

1	Type(s) of Instruments	☐ Check Box if addendum Intake Form is Attached.					
		☒ Deed	☐ Mortgage	☐ Other	☐ Other		
		☐ Deed of Trust	☐ Lease	☐	☐		
2	Conveyance Type Check Box	☒ Improved Sale Arms-Length [1]	☐ Unimproved Sale Arms-Length [2]	☐ Multiple Accounts Arms-Length [3]	☐ Not an Arms-Length Sale [9]		
3	Tax Exemptions (if applicable)	Recordation					
	Cite or Explain Authority	State Transfer					
		County Transfer					
4	Consideration and Tax Calculations	Consideration Amount			Finance Office Use Only Transfer and Recordation Tax Consideration		
		Purchase Price/Consideration	\$ 519,000.00		Transfer Tax Consideration	\$ 7785.00	
		Any New Mortgage	\$		X () %	= \$	
		Balance of Existing Mortgage	\$		Less Exemption Amount	= \$	
		Other:	\$		Total Transfer Tax	= \$	
		Other:	\$		Recordation Tax Consideration	\$	
		Full Cash Value:	\$		X () per \$500	= \$ 2595.00	
					TOTAL DUE	\$	
5	Fees SDAT	Amount of Fees		Doc. 1	Doc. 2	Agent:	
		Recording Charge	\$ 60.00			Tax Bill:	
		Surcharge	\$			C.B. Credit:	
		State Recordation Tax	\$ 2,595.00			Ag. Tax/Other:	
		State Transfer Tax	\$ 2,595.00				
		County Transfer Tax	\$ 7,785.00				
		Other	\$				
		Other	\$				
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	
		07-1700004842	11132 363				
	Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
			2				
	Location/Address of Property Being Conveyed (2)						
	21201 West Liberty Road, Parkton, MD 21120						
	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 SqFt/Acreage Transferred:						
Transferred From	Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)			
	Dennis Glorioso and Catherine V. Glorioso						
	Doc. 1 - Owner(s) of Record, if Different from Grantor(s)			Doc. 2 Owner(s) of Record, if Different from Grantor(s)			
Transferred To	Doc. 1 - Grantee(s) Name(s)			Doc. 2 - Grantee(s) Name(s)			
	Herbert J. Schafer, Jr.						
	New Owner's (Grantee) Mailing Address						
	21113 West Liberty Road, Parkton, MD 21120						
Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)			Doc. 2 - Additional Names to be Indexed (Optional)			
Contact/Mail Information	Instrument Submitted By or Contact Person					☒ Return to Contact Person	
	Name: Sue Britcher					☐ Hold for Pickup	
	Firm Broadview Title					☐ Return Address Provided	
	Address: 2015 Emmorton Road, Suite 102 Bel Air, MD 21015 Phone: (443) 512-8450						
11: IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
Assessment Information		Yes ☐ No ☒		Will the property being conveyed be the grantee's principal residence?			
		Yes ☐ No ☒		Does the transfer include personal property? If yes, identify:			
		Yes ☐ No ☒		Was property surveyed? If Yes, attach copy of survey (if recorded, no copy required).			
Assessment use only - Do Not Write Below This Line							
Terminal Verification		Agricultural Verification		Whole		Part	
Transfer Number		Date Received:		Deed Reference:		Assigned Property No.:	
Year	20	20		Geo.	Map	Sub	Block
Land				Zoning	Grid	Plat	Lot
Buildings				Use	Parcel	Section	Occ. Cd.
				Town Cd.	Ex. St.	Ex. Cd.	
REMARKS:							
ACCOUNT ON INDEMNITY							
Dept 7 701 6/23/2020							
RECEIPT # 02000							
REC 4502 WALKINNS							
6/23/2020 08:36:46							
BRIANESS							

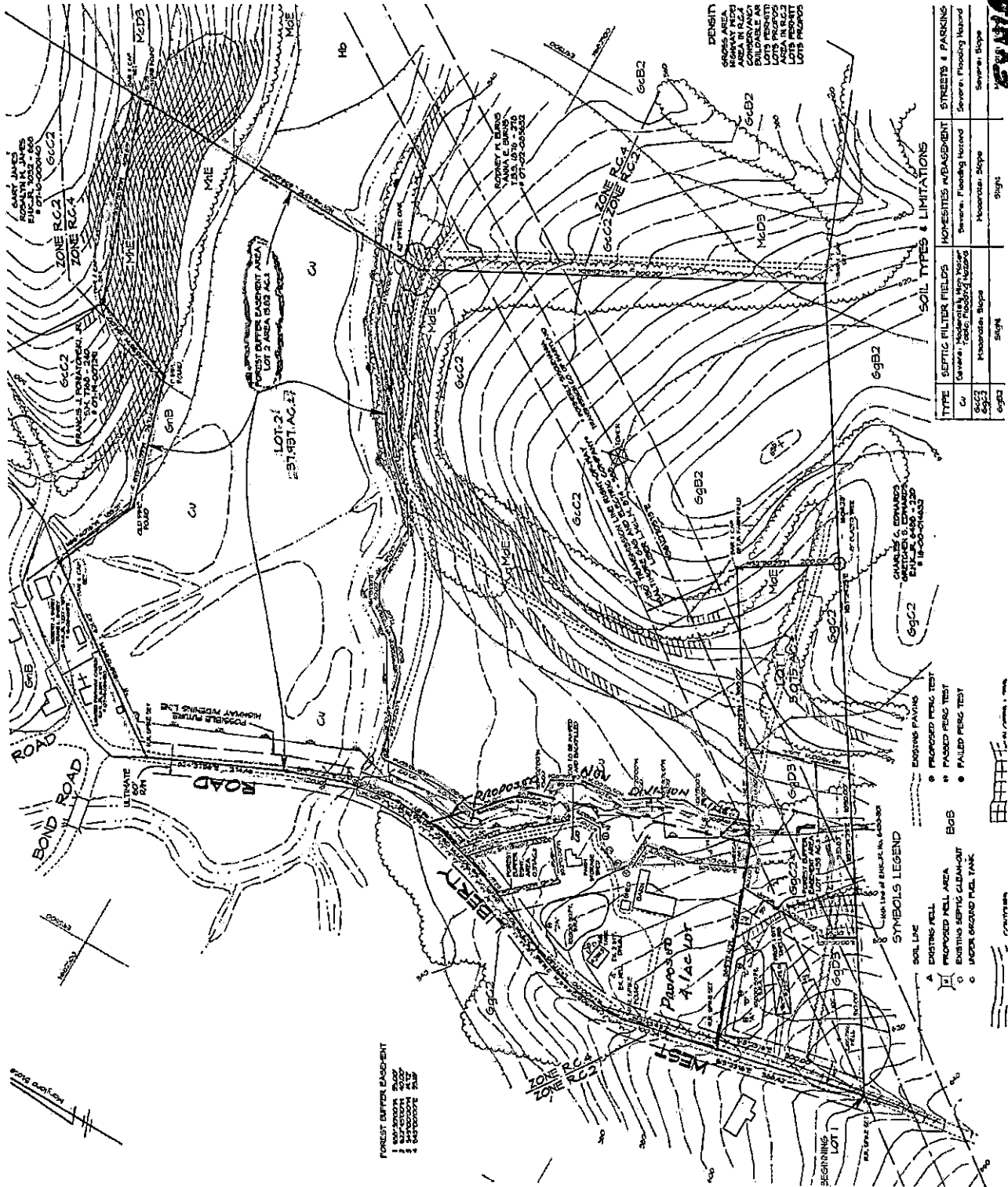
MORE COUNTY CIRCUIT COURT (Land Records) JLE 430741 P. 0257 MSA_CEE2_42898; Data available 07/01/2020. Printed 08/03/2020.



SKETCH SHOWING FOREST BUFFER EASEMENT
 TO BE RECORDED

Sketch Showing Forest Buffer Easement To Be Recorded

PLAN # 7



ADDENDUM # _____

BUYER: _____
SELLER: Herbert J. Schafer, Jr.
PROPERTY: 21113 West Liberty Road, Parkton, Maryland 21120
DATE: _____, 202__

For valuable consideration, receipt of which is hereby acknowledged, we, the undersigned parties, hereby agree as follows:

1. Plans and County Easement.

a. Buyer acknowledges that the Property is subject to all easements, restrictions, terms, conditions and other matters shown on (a) the Minor Subdivision Plan of the Property and (b) the Plan to Accompany Zoning Petition, including without limitation, a forest buffer easement in favor of Baltimore County, Maryland (the "County"). Buyer also acknowledges Buyer's receipt and review of the Minor Subdivision Plan and the Plan to Accompany Zoning Petition, copies of which are attached hereto, respectively, as Exhibit A and Exhibit B.

b. Buyer agrees that Buyer shall be responsible, at Buyer's sole cost and expense, to grant and convey to the County the forest buffer easement encumbering the Property and such other or further documentation as may be required by the County in connection therewith.

2. Conflicts. In the event of any inconsistency or conflict between the Contract and this Addendum, this Addendum shall govern and control.

3. Counterparts. This Addendum may be signed in counterparts, which when taken together shall constitute one instrument. Signatures obtained and/or delivered by facsimile, by portable document format or by other electronic means shall be deemed to be originals.

4. Miscellaneous. All other terms and conditions of the Contract shall remain the same and in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Addendum as of the date first written above.

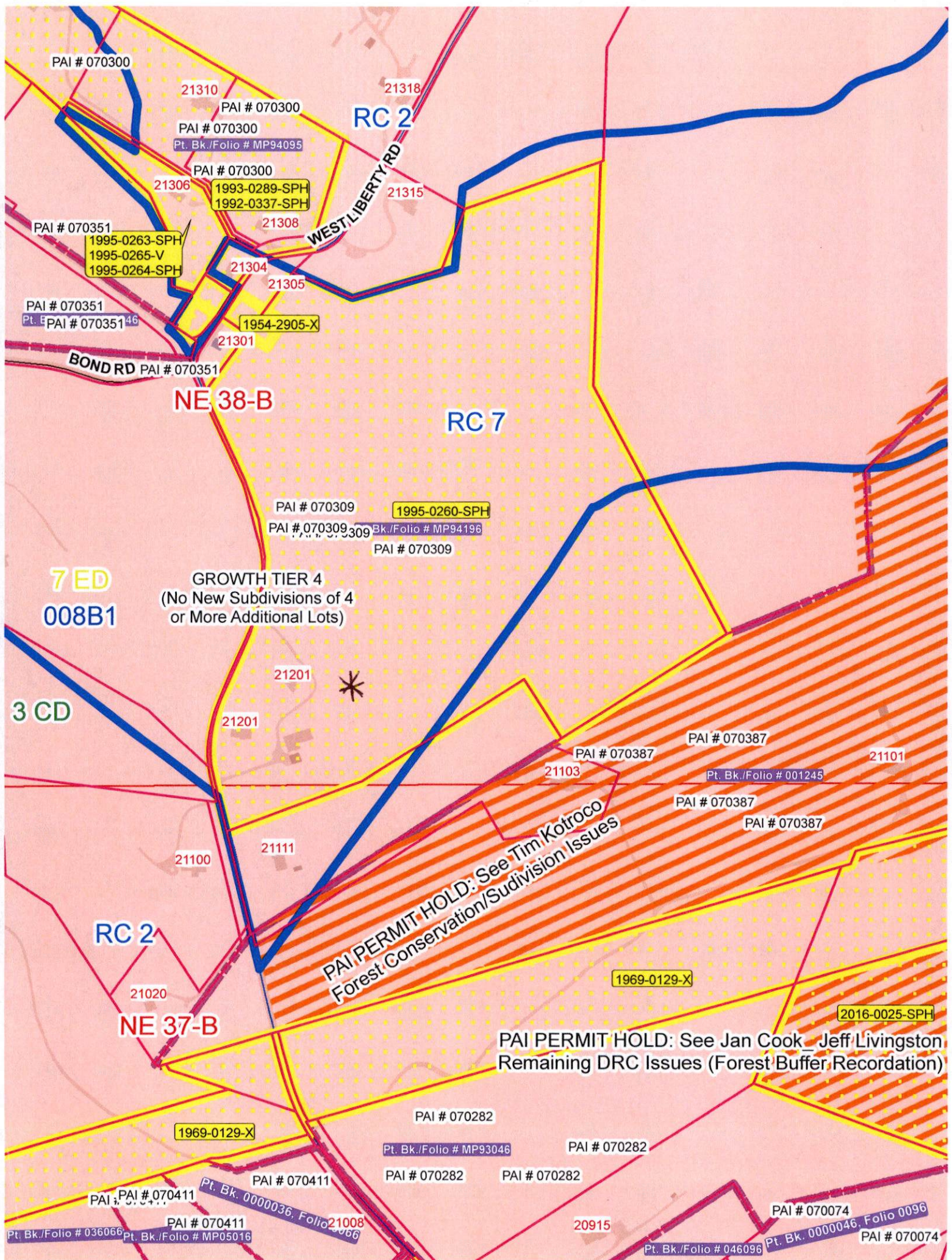
Buyer:

Seller:

Date: _____, 202__

Herbert J. Schafer, Jr.
Date: _____, 202__

Date: _____, 202__



GENERAL SITE INFORMATION

- Ownership: Herbert J. Schafer, Jr.
21111 West Liberty Road Parkton, MD 21120
- Address: 21113 West Liberty Road (parcel 247) / 21201 West Liberty Road (parcel 213)
- Deed references: 42887/ 405 (parcel 247) / 43041/ 253 (parcel 213)
- Area: 5.075 Ac (parcel 247) / 37.937 Ac (parcel 213)
- Tax Map / Parcel / Tax account #: 08 / 247 / 22-00-023159 (parcel 247)
08 / 213 / 17-00-004842 (parcel 213)
- Election District: 7 Councilmanic District: 3
ADC Map: 4009G8 GIS tile: 008B1 Position sheet: 149NE6
Census tract: 407002 Census block: 24005407002
Schools: Seventh District E5 Hereford MS Hereford HS
The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 008B1 and the information provided by Baltimore County on the internet.
- Improvements: Parcel 247- Single family dwelling & sheds. The existing dwelling and sheds will remain. Parcel 213- Single family dwelling & sheds. The existing dwelling and sheds will remain.

OFFICE OF ZONING

Zoning: R.C. 2 & R. C. 7
Parcel 247- There are no previous zoning cases.
Parcel 213- Case #1954-2905-X services station on adjoining property- no longer exists
Case #1995-0260-SPH creation of a non-density parcel (shaded area)

Existing: Parcel 247 #21113 West Liberty Road 5.075 Ac.
Parcel 213 #21201 West Liberty Road 37.937 Ac.

Proposed: Parcel 247 #21113 West Liberty Road 38.902 Ac.
Parcel 213 #21201 West Liberty Road 4.11 Ac. +-

ENVIRONMENTAL IMPACT

Watershed: Loch Raven Reservoir URDL land type: 1

- The existing dwellings currently serviced by a private well and septic system.
- There are no underground storage tanks on either of the subject properties.
- The subject properties are not in the Chesapeake Bay Critical Area.
- The subject properties are not located within a 100 year flood plain.
- The Forest Buffer Easements shown on Minor Subdivision Plat entitled "Rehrey Property" #94-196-M were not recorded.

OFFICE OF PLANNING

Regional Planning District: Hereford / Maryland Line District Code: 301

Growth Tier: 4

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

PROPOSED DEVELOPMENT

To transfer a 33.837 acre non-density parcel of land to the adjoining owner (same ownership).

Parcel 213 (JLE 43041/ 253)

- 1)North 01 degree 46 minutes 43 seconds East 636.04'
- 2)South 70 degrees 53 minutes 55 seconds West 409.65'
- 3)South 20 degrees 38 minutes 55 seconds West 189.00'
- 4)South 73 degrees 23 minutes 55 seconds West 267.14'
- 5)North 66 degrees 40 minutes 16 seconds West 183.21'
- 6)South 36 degrees 13 minutes 59 seconds West 421.42'
- 7)South 24 degrees 37 minutes 36 seconds East 274.46'
- 8)South 19 degrees 32 minutes 22 seconds East 120.10'
- 9)South 09 degrees 24 minutes 05 seconds East 107.74'
- 10) South 03 degrees 58 minutes 59 seconds West 96.57'
- 11) South 16 degrees 30 minutes 27 seconds West 126.51'
- 12) South 23 degrees 59 minutes 30 seconds West 189.85'
- 13) Southwesterly R= 400' A= 217.53'
- Chd= South 08 degrees 24 minutes 44 seconds West 214.86'
- 14) South 12 degrees 45 minutes 43 seconds East 100.29'
- 15) South 13 degrees 25 minutes 16 seconds East 88.42'
- 16) North 69 degrees 13 minutes 41 seconds East 410.47'
- 17) North 57 degrees 29 minutes 25 seconds East 550.00'
- 18) South 32 degrees 30 minutes 35 seconds East 200.00'
- 19) North 57 degrees 29 minutes 25 seconds East 554.28'
- 20) North 28 degrees 14 minutes 53 seconds West 800.20'

37.937 Acres +-

Parcel 247 (JLE 42887/ 405)

- 1)North 57 degrees 29 minutes 25 seconds East 1050.00'
- 2)North 32 degrees 30 minutes 35 seconds West 200.00'
- 3)South 57 degrees 29 minutes 25 seconds West 550.00'
- 4)South 69 degrees 13 minutes 41 seconds West 410.47'
- 5)South 13 degrees 25 minutes 16 seconds East 300.00'

5.075 Acres +-

