

IN THE MATTER OF
WILLIAM G. AND BEATRICE M. RUETER
AND JOHNATHON AND ELIZABETH BRETT
LEGAL OWNERS FOR SPECIAL HEARING
ON THE PROPERTY LOCATED AT
918 GREENSPRING ROAD

8TH ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT

* BEFORE THE
* BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO.: 21-306-SPH

* * * * *

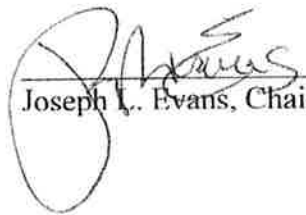
ORDER OF DISMISSAL

This matter comes to the Board of Appeals by way of an appeal filed by Johnathon and Elizabeth Brett, and William and Beatrice Rueter, Legal Owners, from a decision of the Administrative Law Judge dated February 14, 2022, in which the requested zoning relief was dismissed as moot, and denied.

WHEREAS, the Board is in receipt of a letter of withdrawal dated October 11, 2022 by Johnathon and Elizabeth Brett (a copy of which is attached hereto and made a part hereof); and

IT IS THEREFORE ORDERED this 22nd day of May, 2024 by the Board of Appeals of Baltimore County that, in accordance with Board of Appeals Rules of Practice and Procedure, Rule 3.b.2, the Petition for Special Hearing filed in Case No. 21-306-SPH be and the same are hereby **WITHDRAWN AND DISMISSED without prejudice.**

**BOARD OF APPEALS
OF BALTIMORE COUNTY**



Joseph L. Evans, Chair



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

May 22, 2024

William G. and Beatrice M. Rueter
918 Greenspring Valley Road
Lutherville, Maryland 21093

Johnathon W. and Elizabeth D. Brett
918 Greenspring Valley Road
Lutherville, Maryland 21093

RE: In the Matter of: *Johnathon and Elizabeth Brett and
William and Beatrice Rueter – Legal Owners*
Case No.: 21-306-SPH

Dear Messrs. Rueter and Brett:

Enclosed please find a copy of the Order of Dismissal issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, **WITH A PHOTOCOPY PROVIDED TO THIS OFFICE CONCURRENT WITH FILING IN CIRCUIT COURT.** Please note that all **Petitions for Judicial Review filed from this decision should be noted under the same civil action number.** If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

A handwritten signature in cursive script, reading "Krysundra Cannington".

Krysundra "Sunny" Cannington
Legal Administrative Secretary

KLC/taz
Enclosure
Duplicate Original Cover Letter

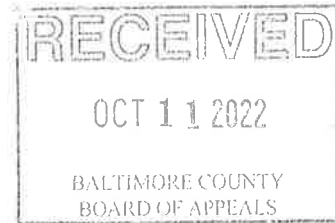
c: Bruce E. Doak
Office of People's Counsel
Maureen E. Murphy, Chief Administrative Law Judge
Stephen Lafferty, Director/Department of Planning
C. Pete Gutwald, Director/PAI
James R. Benjamin, Jr., County Attorney/Office of Law

Dale Lucas
Douglas Carroll
Steven Silverman

October 11, 2022

Baltimore County Office of Zoning

111 W. Chesapeake Avenue
Towson, MD 21204



Re: Case # 21-306-SPH

To whom it may concern,

I am writing this letter to request that Case # 21-306-SPH be withdrawn.

Thank you for your attention to this request.

Sincerely yours,

Johnathon & Elizabeth Brett

A handwritten signature in cursive script, reading "Johnathon Wesley Brett".

A handwritten signature in cursive script, reading "Elizabeth Brett".

October 11, 2022

Baltimore County Office of Zoning

111 W. Chesapeake Avenue
Towson, MD 21204

Re: Case # 21-306-SPH

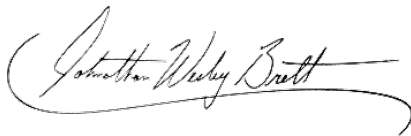
To whom it may concern,

I am writing this letter to request that Case # 21-306-SPH be withdrawn.

Thank you for your attention to this request.

Sincerely yours,

Johnathon & Elizabeth Brett

A handwritten signature in cursive script, reading "Johnathon Wesley Brett". The signature is written in dark ink and features a long, sweeping horizontal line that extends to the right.A handwritten signature in cursive script, reading "Elizabeth Brett". The signature is written in dark ink and is positioned below the first signature.

MM
1/10/22

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(918 Greenspring Valley Road)		
8th Election District	*	OFFICE OF
2 nd Council District		
William and Beatrice Rueter	*	ADMINISTRATIVE HEARINGS
Jonathan and Elizabeth Brett		
Legal Owners	*	FOR BALTIMORE COUNTY
	*	Case No: 2021-0306-SPH
Petitioners		
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Special Hearing filed by William and Beatrice Rueter, and Johnathon and Elizabeth Brett, legal owners and Petitioners (“Petitioners”) for the property at 918 Greenspring Valley Road, Lutherville (the “Property”). The Special Hearing was filed pursuant to the Baltimore County Zoning Regulations (“BCZR”), §104.1 and §500.7 to affirm that three (3) existing dwellings located on a single 8.476 acre parcel of land are non-conforming.

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. Johnathon and Elizabeth Brett appeared in support of the Petition along with Bruce E. Doak, licensed surveyor, with Bruce E. Doak Consulting who prepared and sealed a site plan (the “Site Plan”). (Pet. Ex. 1).

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), the Department of Environmental Protection and Sustainability (“DEPS”) and the Development Plan Review (“DPR”) which agencies did not oppose the requested relief.

FACTS AND EVIDENCE

Mr. Doak proffered the merits of the case by way of the Petitioners’ exhibits. The Petitioners purchased the Property on April 5, 2021. (Pet. Ex.2). An aerial photograph of the

current improvements was provided which show the 14,080 sf 3-story, single family home (addressed as 918) (the "Main Home"); a 2-story detached garage in the front yard (the "Main Garage") (addressed as 926); and a 2,000 sf, 2-story single family home with its own detached garage (addressed as 924) (the "Gate House"). (Pet. Exs. 2, 3). Notwithstanding 3 separate addresses, the only dwelling that is listed with SDAT is the Main House.

The Property is 8.47 acres +/- and is currently accessed via two (2) separate, private driveways. (Pet. Ex. 1). Apparently, the Property was already subdivided into 2 lots under BCZR, §1A01.3.B.1 (lots with gross acreage between 2-100 acres may only be subdivided into 2 lots) to create the lot for 930 Greenspring Valley Rd. That adjacent property is improved with a house, and shares one of the private driveways with the Property (the "Shared Driveway"). As such, subdividing the Property again is not an option. The Gate House faces the Shared Driveway which then branches off to access the Main House/Main Garage, and then to 930 Greenspring Valley Rd. (Pet. Ex. 1, 3). A second private driveway off Greenspring Valley Rd. traverses past the rear side of the Gate House and then to the Main House/Main Garage (the "Estate Entrance Driveway"). (*Id.*).

Street view photographs of all 3 structures were provided with a key sheet showing the location of each. (Pet. Ex. 4A-4H). The Main Garage is a 3-car garage with a brick façade matching the Main Home. (Pet. Exs. 4D-4F). Photographs of the Gate House and its detached garage also show brick façades. (Pet. Exs. 4G, 4H). Additionally, several newspaper clippings from various years were provided. (Pet. Ex6).

Petitioners testified that they purchased the Property by way of mortgage and when they attempted to refinance or obtain another mortgage, they were informed that the Main Garage and Gate House are illegal under BCZR, §1A01.3.B.4 and need to be approved as non-conforming.

The proffered argument was that since the Main House was constructed on or about 1923 (SDAT) (otherwise known as "Brandonwood Estate"), the Main Garage and Gate House must have also been constructed on or about 1923. Petitioner characterized the Main Garage as a 'carriage house' and said it was 'reasonable to assume' that an apartment on the first floor of the Main Garage had been used by a caretaker since 1939. They added that they had read the history of the Property and that this was in evidence.

Dale Lucas, the owner of 913 Greenspring Valley Rd., initially testified that in 1965, when a heavy snow storm broke off a section of pine trees on the Property, he brought a chain saw to help break up the branches. In 1965, he recalled being inside of a first floor apartment in the Main Garage where a caretaker had been living. He also testified that he had been hired by the former owners of the Property on a regular basis to remove snow and that all 3 structures were used as dwellings. Mr. Lucas and Carol Lucas executed an Affidavit wherein they certify and affirm that all 3 structures have been used as dwelling units since prior to 1965 until the present. (Pet. Ex. 5). With regard to the Gate House, Mr. Lucas testified that the mother of the prior owner lived in the Gate House.

The present zoning for the Property is Resource Conservation – Agricultural (RC 2) which permits only 1 dwelling per lot. (BCZR, §1A01.3.B.4). Mr. Doak stated that the zoning of the Property in 1945 was RDP (Rural-Planning Deferred), and remained RDP in 1955 when the BCZR was changed. He added that the RDP zone permitted 3 separate dwelling units on this Property. However, at the request of the undersigned, the Office of Zoning (OZR) confirmed that the zoning for this Property between 1945-1955 was 'A' Residence Zone ('Cottage') which permitted by right only one (1) detached dwelling occupied by one (1) family:

11. Dwelling, Single-Family: A detached dwelling arranged

or used for occupancy by one family.

12. Dwelling: Two-Family: A detached dwelling arranged or used for occupancy by not more than two families as separate housekeeping units, and with not more than one entrance on any side. Such a dwelling shall have one housekeeping unit over the other.

¹ In 1955, when the BCZR was changed, OZR confirmed that the 'A' Residence Zone for this Property was changed to an 'R-40' Zone which remained in place for the years spanning 1955-1970. As with the 'A' Residence Zone, the R-40 Zone only permitted one (1) detached dwelling occupied by one (1) family by right as follows:

R. 40 Zone – Residence, One-Family

Section 200- USE REGULATIONS

The following uses only are permitted:

200.1 –One-family detached dwellings.

² The definition of One-Family Dwelling in the R.40 Zone is as follows:

Dwelling, One-Family: A detached building arranged or used for occupancy by one family.

¹ BCZR, Section II – Zones enacting in 1945 states:

"For the purposes of these regulations, the County is hereby divided into Seven (7) Zones as follows:

"A" Residence Zone – (Cottage)

"B" Residence Zone – (Semi-detached)

"C" Residence Zone – (Apartment)

"D" Residence Zone – (Group)

"E" Residence Zone – Commercial Zone

"F" Residence Zone – Light Industrial Zone

"G" Residence Zone – Heavy Industrial Zone

² BCZR was amended in 1955 replacing the A-G zoning classification of the 1945 BCZR with the following set of classifications:

"R.40" Zone – Residence, one-family (1 acre)

"R.20" Zone – Residence, one-family (0.5 acre)

"R.10" Zone – Residence, one-family (0.25 acre)

"R.6" Zone – Residence, one and two-family

"R.G" Zone – Residence, group house

"R.A." Zone – Residence, apartment

The OZR provided Zoning Maps which confirmed that it was not until 1971, and continuing through 1975, that the Property was zoned "RDP" (Rural-Deferred-Planning). And yet, in the RDP Zone, only one (1) detached dwelling occupied by one (1) family by right was permitted as follows:

1A00.2 – Use Regulations. [Bill No. 100, 1970]

A. Uses Permitted as of Right. The following uses, only, are permitted as of right in R.D.P. zones:

* * * *

2. One-family detached dwellings.

Finally, in 1976, when the Resource Conservation Zone- Agricultural (RC2) was created, it again permitted only one principal dwelling per lot, and has been applied to the Property since that time.

SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, §500.7 as follows:

The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, "the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would be consistent with the spirit and intent of the regulations." *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016).

A valid and lawful nonconforming use is established if the owner can demonstrate that *before and at the time* of the adoption of a new zoning classification/ordinance, the property was being used in a *lawful* manner that, by later legislation, became non-permitted. *Trip Assoc., Inc. v. Mayor and City Council of Baltimore*, 392 Md. 563, 569 (2006). In Baltimore County, the law regarding nonconforming uses is set forth in BCZR, §104.1 and provides:

A nonconforming use (as defined in Section 101) may continue except as otherwise specifically provided in these regulations, provided that upon any change from such nonconforming use to any other use whatsoever or any abandonment or discontinuance of such nonconforming use for a period of one year or more, the right to continue or resume such nonconforming use shall terminate.

The definition of non-conforming use in BCZR, §101.1 is:

NONCONFORMING USE — A legal use that does not conform to a use regulation for the zone in which it is located or to a special regulation applicable to such a use. A specifically named use described by the adjective "nonconforming" is a nonconforming use.

The issue is not the Main House as that qualified as the one (1) permitted dwelling which existed prior to 1945. The Main House does not need affirmation as a nonconforming use even after 1945 and that request will be dismissed as moot. As to the Main Garage and Gate House, evidence was missing as to whether either or both were used as non-conforming dwellings prior to, and after, 1945. The definition of nonconforming use in BCZR, §101.1 makes clear, the use of the structures as 'non-conforming' dwellings must be legal after 1945 up through 1976 when the RC2 zone prohibited more than one (1) principal dwelling. Unfortunately, contrary to the Petitioners' assertion that the BCZR permitted 3 dwelling units on this Property prior to the creation of the RC2 Zone in 1976, only one (1) detached dwelling occupied by one (1) family was permitted by right in each of the prior zones ('A' Residence; R-40 Zone; RDP Zone) beginning in

1945 up to 1976. Thus, to the extent that either of the dwelling uses in those structures began after 1945, they were illegal at their inception. *Arundel Corp. v. Board of Zoning Appeals of Howard County*, 255 Md. 78 (1969) (a use cannot be non-conforming if it was not a legally permitted use at the time the regulation was enacted). (See also *In the Matter of Richard Niehaus*, CBA-14-015-SPHA; *In The Matter of Irvin M. Baddock, Sahbi Hookah, Inc.*, Case No.: 16-089-SPH; *aff'd*, Circuit Court for Baltimore County, Case No.: 03-C-17-000957 (2017); Pet. Writ. Cert., denied, 463 Md. 545, 206 A.2d 325 (2019)).

Assuming *arguendo* that the prior zoning classifications permitted more than one (1) dwelling unit on the Property after 1945 and through 1976 as Petitioners contend, the burden of proof is on the Petitioner to convincingly establish nonconforming use status for the Main Garage and Gate House (separately and individually) from the first date of use as a dwelling, and then chronologically for each year up to the present. Proof of nonconforming use status for an older property can be challenging where persuasive evidence is missing and a property has changed owners. Nonconforming uses are disfavored under the law. *County Council of Prince George's County v. E.L. Gardner, Inc.*, 293 Md. 259, 443 A.2d 114 (1982).

While the evidence did not establish a date of construction for the Main Garage, the 1955-1970 BCZR Zoning Map provided by OZR for this Property does show the Main Garage was in existence at that time. However, the existence of the Main Garage on the Zoning Map does not prove that it was continuously and uninterrupted used as a dwelling prior to 1945, or that the use continued uninterruptedly, without abandonment or discontinuance, for a period of one year or more, from 1945 up to the present. The testimony and evidence was scant and speculative. Mr. Lucas testified that his earliest memory was that, in 1965, he recalled personally observing a caretaker occupying a first floor apartment in the Main Garage. His Affidavit also states that 1965

was the first time he had “enter[ed] the dwellings at Brandonwood..... at which time it was clear they had been in use for some time.” (Pet. Ex. 5). Mr. Lucas’ recollections while performing snow plow services over the years at the Property does not rise to the level of proof that is required. Moreover, I find the Affidavit contains general and unsubstantiated assertions about the “dwellings” and their use, and is insufficient to prove the Main Garage’s use as a dwelling as required under BCZR §104.1.

Even more problematic for the Petitioners is the alleged use of the Gate House as a dwelling. No evidence was produced as to the date of its construction, much less any evidence as to the first date that the Gate House was used as a dwelling. The testimony was that the mother of the prior owners resided there, but no information was provided as to any time periods.

In Case No.: 07-274-A, the former owners of the Property, along with architect Donald Huber, did obtain an uncontested variance to construct a detached garage in the front yard of the Gate House near the Shared Driveway. (Pet. Ex. 4G). The site plan submitted in the 2007 case (the “2007 Site Plan”) shows the Gate House and proposed detached garage location. The 2007 Site Plan also showed a *proposed* driveway connection to the Estate Entrance Driveway. Notably, the Main Garage is identified in both the Opinion and Order as well as the 2007 Site Plan only as: a “1 Story Brick Garage with a Loft”; it was not labeled as an apartment. For unexplained reasons, the nonconforming use status for neither the Gate House, nor the Main Garage, was addressed in the Opinion and Order. I will not infer, from the 2007 Case, that the approved variance legitimizes the use of the Gate House as a dwelling under BCZR, §104.1.

While it is undisputed that the Gate House existed in the 2007 case, the evidence was entirely lacking on its existence or use as a dwelling prior to 2007. Remarkably, the 1955-1970 Baltimore County Zoning Maps, the 1971-1975 Zoning Maps, as well as the 1976-2022 Zoning

Maps provided by OZR, do not show any building for the Gate House, much less even a typically-sized “gate house” that might be found at the entrance to an estate. Again, the Gate House is not listed with SDAT as a separate taxable dwelling (which Petitioners attribute the inability to further subdivide). Assuming that a typical “gate house” was, at some point, located at the Estate Entrance Driveway, there was no evidence as its removal, or its conversion into a dwelling. When compared to the testimony and Affidavit provided here, the foregoing Zoning Maps do not corroborate that evidence. I cannot glean from newspaper clippings or real estate listings, or what the Petitioners may have read about the Property’s history, any substantive information required to prove nonconforming use status for the Gate House.

Accordingly, as with the Main Garage, I find that the Petitioners have failed to meet the burden of proof required to establish that the Gate House was used as dwelling prior to, and after 1945, or that it has continued uninterruptedly and continuously, without abandonment or interruption, for a period of 1 year or more, up to the present. For the reasons set forth herein, I also find that the Petition for Special Hearing is not consistent with the spirit and intent of the BCZR and as such, must be denied.

THEREFORE, ORDERED this 14th day of **February, 2022** by this Administrative Law Judge that the Petition for Special Hearing pursuant to the BCZR, §104.1 and §500.7 to affirm that the Main House has been used as an existing dwelling is hereby **DISMISSED AND MOOT** for the reasons set forth herein; and it is

FURTHER ORDERED, that the Petition for Special Hearing to affirm that the Main Garage and Gate House (as those structures are defined herein) located on a single 8.476 acre parcel of land are non-conforming be, and they are each hereby, **DENIED**.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

A handwritten signature in cursive script that reads "Maureen E. Murphy". The signature is written in dark ink and is positioned above a horizontal line.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL
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Fax 410-823-4236



PETER MAX ZIMMERMAN
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CAROLE S. DEMILIO
cdemilio@baltimorecountymd.gov
Deputy People's Counsel

October 6, 2022

HAND DELIVERED

Deborah C. Dopkin, Esquire, Board Chair
Board of Appeals of Baltimore County
105 West Chesapeake Avenue, Suite 203
Towson, Maryland 21204

Re: PETITION FOR SPECIAL HEARING
William & Beatrice Reuter and
Johnathon & Elizabeth Brett– Legal Owners/Petitioners
918 Greenspring Valley Road
Case No.: 2021-306-SPH,
Public Hearing Scheduled October 12, 2022

Dear Chair Dopkin:

William and Beatrice Rueter, and Johnathon and Elizabeth Brett filed a petition for special hearing ‘... to affirm three existing dwellings located on a single 8.476 acre parcel of land as nonconforming.’ The three designated dwellings include the main home, the main garage apartment, and a gate house dwelling. The petition comes under Baltimore County Zoning Regulation (BCZR) Sec. 500.7. It is effectively a petition for declaratory judgment. Antwerpen v. Baltimore County 163 Md. App. 194, 209 (2005).

The property is located at 918 Greenspring Valley Road and is zoned R.C. 2, Agricultural. The R.C. 2 Zone has a limit of one principal dwelling per lot. BCZR Sec. 1A01.3.B.4.

* * *

This letter provides a sketch of anticipated issues and relevant documents. We hope the County Board of Appeals (CBA) finds this helpful. Among other things, it should facilitate a streamlined opening statement and review of exhibits. This letter also alerts Petitioners to our office's baseline position and encapsulates our perspective.

* * *

Administrative Law Judge (ALJ) Maureen E. Murphy conducted a public hearing and subsequently issued her opinion and order denying the nonconforming use petition on February 14, 2022. The Rueters and Bretts filed an appeal. The appeal is *de novo* pursuant to County Charter Section 604 and County Code Sec. 32-3-401.

The relevant nonconforming use law includes the definition of nonconforming use and pertinent controls. BCZR Secs. 101.1, 104.1. Our office reviews nonconforming use cases, including property location and characteristics, zoning history, background facts, and applicable law. This shapes a baseline for analysis.

Consistent with BCZR Sec. 104.1, Petitioner must prove strictly a continuous (without one-year interruption) legal nonconforming use back to the relevant legal baseline, discussed below. They must also prove there has been no change to such nonconforming use.

* * *

The Property: The attachments to this letter begin with ADC Map 50. The My Neighborhood Map confirms the zone is R.C. 2.

As ALJ Murphy described the situation, aerial and ground level photograph exhibits show a 14,080sf 3-story single family home (the “main” dwelling); a 2-story detached garage in the front yard; and a 2-story single family home with its own detached garage (with a 924 address, but apparently no separate SDAT Data.).

The attached SDAT Real Property Data refer to just the main single-family dwelling, built in 1923. The dimensions are as described above, along with additional details. The current owners acquired the property by deed dated September 25, 2020. Book 44451, Pages 342-57.

The attached 2020 deed includes an affidavit that the property will be the purchasers’ principal residence for at least 7 months of the year following the conveyance. There is no reference to any apartment or multiple dwellings. The deed also refers to a use in common drive with the owners of the 2.8 parcel lying northwest. This is the 930 Greenspring Valley Road property, currently owned by Kevin and Desiree Plank., with a 14,827sf dwelling. We have not seen anything in the earlier deed history to describe multiple dwellings or apartments.

* * *

Zoning History. There is no dispute about zoning history back to January 2, 1945, the inaugural BCZR date. Here is what we found, based on the attached maps:

January 2, 1945: "A" Residence Zone. The 1945 Regulations are in Appendix K of the current BCZR. As we read Section III, "A" Residence Zone, and Section I, Definitions, Subsection 12, "Dwelling, Two-Family," there were permitted effectively duplex dwellings, "one housekeeping unit over the other."

March 30, 1955: R.40 Zone, Residence, One and Two-Family. This zone allowed for "One-family detached dwellings," with a minimum lot area of 40,000 square feet. BCZR 200.1; 202.1.

March 24, 1971-76: R.D.P. Zone. This also permitted "One-family detached dwellings," with a minimum lot acreage of 1-acre. BCZR Secs. 1A00.2.A.2; 1A00.3.B.1.

1976-present: We attach the 1976 and 2020 (My Neighborhood) maps for the sake of economy. There was no change in the years between.

According to ALJ Murphy's opinion, Petitioners contended the 1945-76 Zones ("A" Residence, R.40, and R.D.P.) permitted three dwellings on a single lot. This office concurs with ALJ Murphy's opinion that these various zones do not allow apartments or multiple dwellings on a single lot. Pages 6-7. So it looks like the zoning baseline to demonstrate a nonconforming use is 1945.

ALJ Murphy also reviewed the evidence and added Petitioners did not meet their burden to show continuous use of each dwelling each year from 1976 to date. Page 7.

* * *

Documents: We always ask for documentary history. So far, we have not seen documentary exhibits or proof to show a past triple dwelling and/or apartment use.

Overview and Case Law: This is another nonconforming use case where purchasers must prove nonconforming uses going back many decades. The attached County Board of Appeals (CBA) decision in the Panchigar case, 248 Clyde Avenue in Lansdowne is an example. Case No. 2020-207-SPH (July 15, 2021). The CBA denied the petition to establish a nonconforming apartment use in the garage of a single-family dwelling. Their decision effectively affirmed another decision by ALJ Maureen E. Murphy dated December 22, 2020.

It is difficult to prove a nonconforming use in such cases. The burden of proof is strict. The law intends nonconforming uses to disappear over time even if they ever existed. See Prince George's County v. E.L. Gardner 293 Md. 259 (1982); Purich v.

Deborah C. Dopkin, Esquire, Board Chair

October 6, 2022

Page 4

Draper Properties 395 Md. 694 (2006). The CBA addressed the subject extensively in In the Matter of William Lagna CBA Case No. 2012-239-SPH (2013), A. Belt, Chair, M. Murphy, W. Grier); affirmed, Circuit Court No. 03-C-13—01192 (Ballou-Watts, J.); CSA 2016 WL 327029 (2016), (Woodward, Arthur, Zarnoch, JJ.).

* * *

Lately, the majority of nonconforming use petitions tend to involve requests for multiple dwellings and/or apartments in residential zones, often filed by recent purchasers. The subject property has gone through a number of changes of ownership prior to Petitioners' 2020 acquisition. Ideally, property owners who believe they have nonconforming uses should file their petition as soon as reasonably possible after the relevant zoning legislation. If they do not, later purchasers are at a disadvantage.

The BCZR Sec. 500.7 special hearing process has been available since the 1955 BCZR revision. Page 68. The 1945 BCZR included a general authority for the then Zoning Commissioner to hold hearings. Page 19, Para. 8. The legislative comprehensive zoning map process has always included substantial public notice and hearings.

* * *

Once again, it is hoped that this letter will assist the CBA as the case approaches.

Very truly yours,

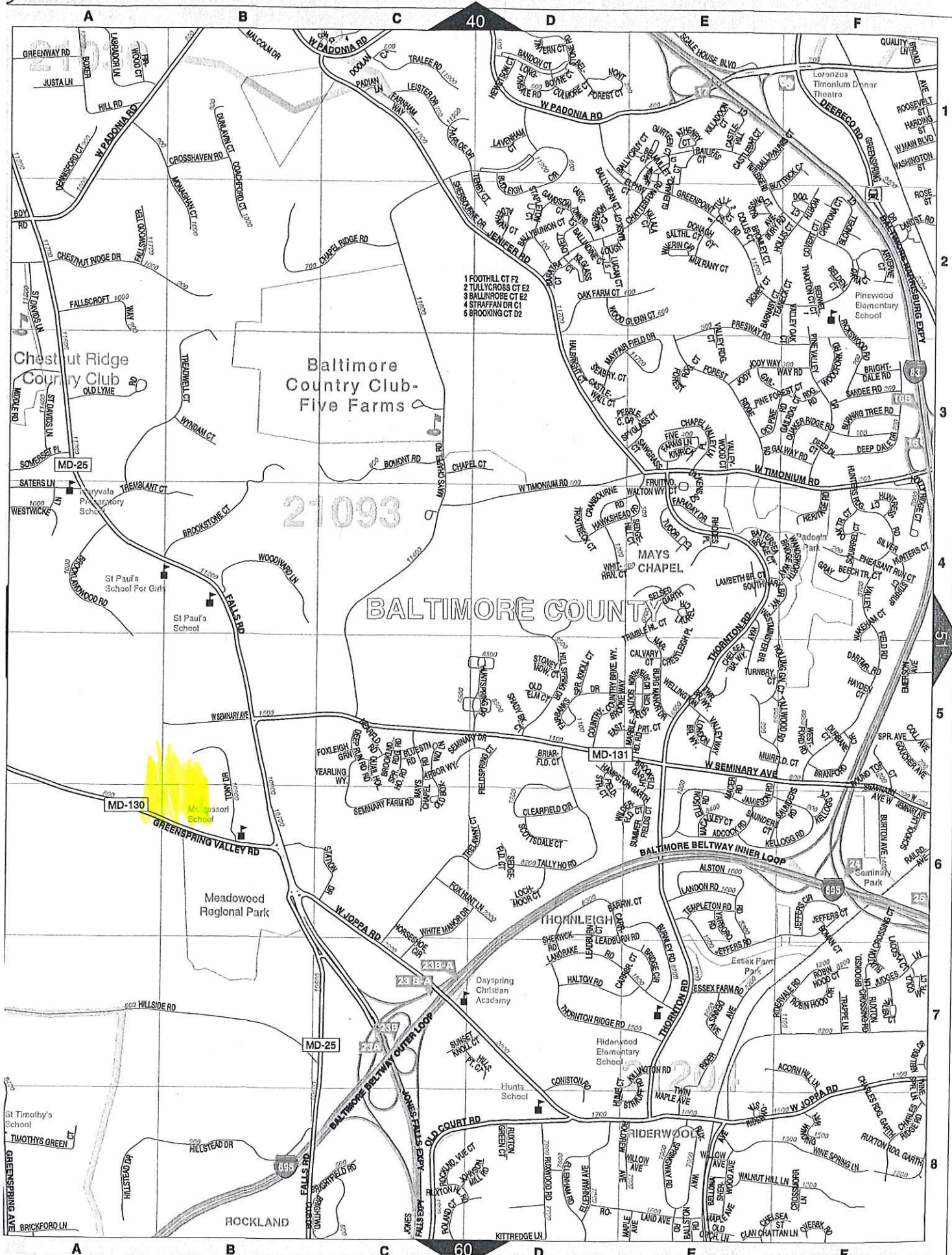


Peter Max Zimmerman

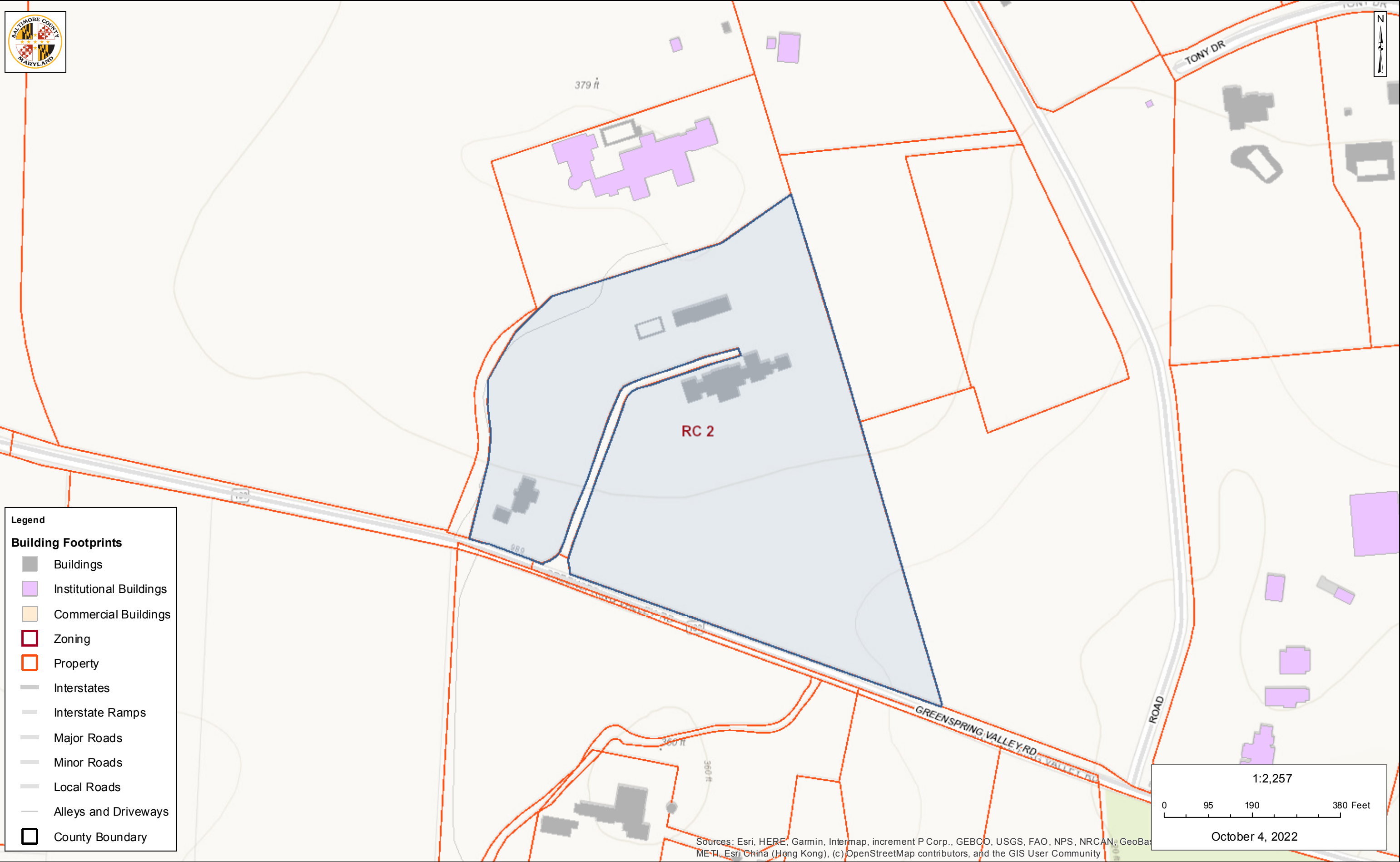
People's Counsel for Baltimore County

PMZ/rmw

cc: Bruce Doak, Representative for Petitioner(s) bdoak@bruceedoakconsulting.com
Dale Lucas, dalelucas@live.com
Steven Silverman, ssilverman@silvermanthompson.com
Renee Hamidi, renee@thevpc.org
Johnathon and Elizabeth Brett, jbrett87@gmail.com; ElizabethDBrett@gmail.com
Jack Calkins, jcalc1105@aol.com
Douglas Carroll, dgcarroll3@gmail.com
Jeffrey Perlow, Zoning Supervisor, jperlow@baltimorecountymd.gov
Peter Gutwald, Director of PAI, cpgutwald@baltimorecountymd.gov



Baltimore County - My Neighborhood

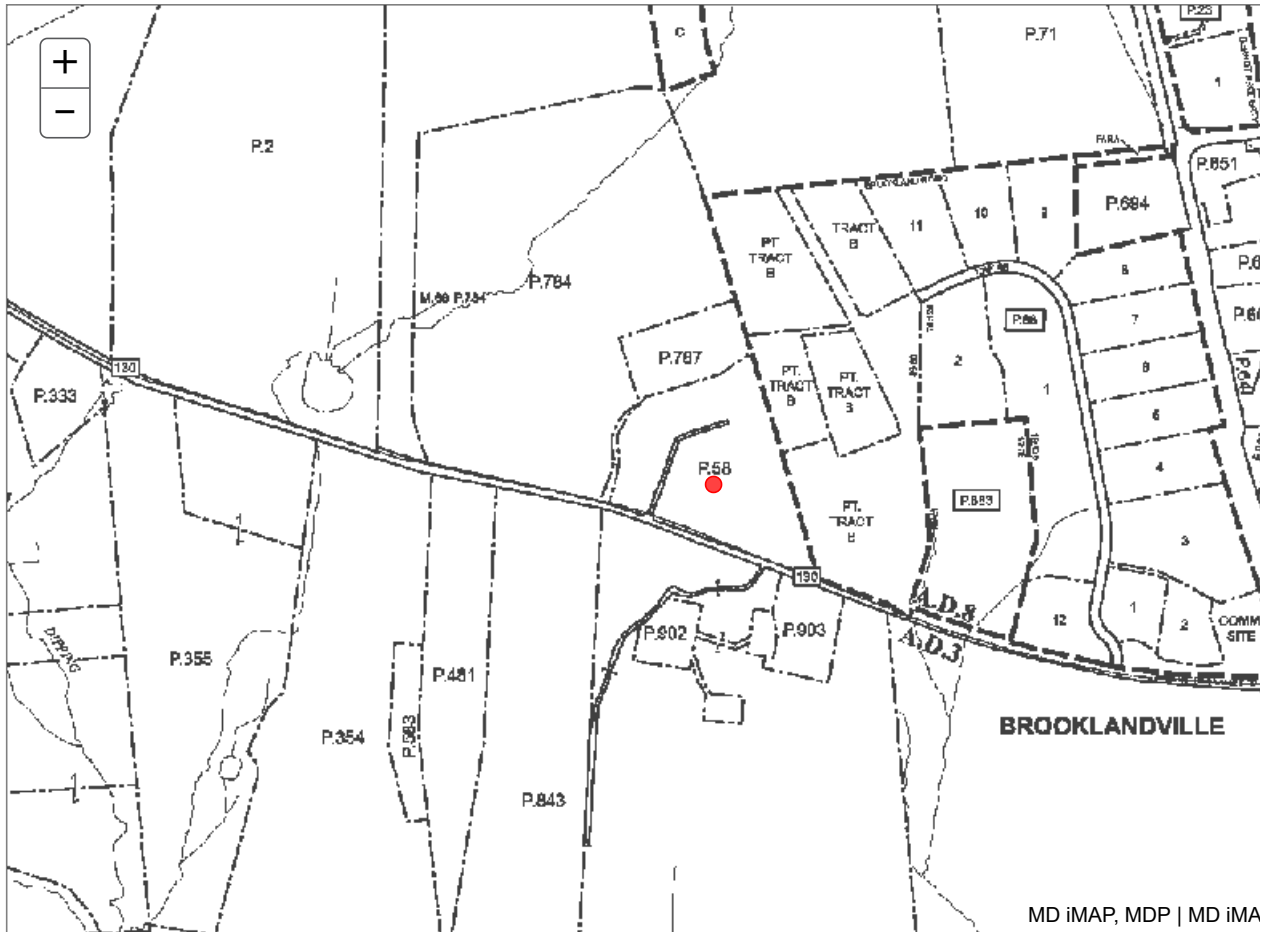


Baltimore County - My Neighborhood



Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration			
Special Tax Recapture: None									
Account Identifier:			District - 08 Account Number - 1600010062						
Owner Information									
Owner Name:			BRETT JOHNATHON W BRETT ELIZABETH D RUETER WILLIAM G RUETER BEATRICE M			Use: RESIDENTIAL Principal Residence: YES			
Mailing Address:			918 GREENSPRING VALLEY RD LUTHERVILLE TIMONIUM MD 21093-3609			Deed Reference: /44451/ 00342			
Location & Structure Information									
Premises Address:			918 GREENSPRING VALLEY RD LUTHERVILLE TIMONIUM 21093-3609			Legal Description: 8.476 AC NS VALLEY R 1750 W OF FALLS ROAD			
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0060	0013	0058	8090180.04	0000				2020	Plat Ref:
Town: None									
Primary Structure Built			Above Grade Living Area		Finished Basement Area		Property Land Area		County Use
1923			14,080 SF		600 SF		8.4700 AC		04
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
2 1/2	YES	STANDARD UNIT	BRICK/	8	11 full/ 4 half	1Att/1Det			
Value Information									
			Base Value		Value		Phase-in Assessments		
					As of 01/01/2020		As of 07/01/2021 As of 07/01/2022		
Land:			742,000		742,000				
Improvements			1,732,700		957,400				
Total:			2,474,700		1,699,400		1,699,400		
Preferential Land:			0		0				
Transfer Information									
Seller: CROMPTON GEORGIA R TRUSTEE				Date: 04/05/2021			Price: \$1,700,000		
Type: ARMS LENGTH IMPROVED				Deed1: /44451/ 00342			Deed2:		
Seller: CROMPTON ROBERT H, III				Date: 05/28/2020			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /42893/ 00386			Deed2:		
Seller: CROMPTON ROBERT H 3RD				Date: 12/28/2012			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /32979/ 00491			Deed2:		
Exemption Information									
Partial Exempt Assessments:			Class			07/01/2021		07/01/2022	
County:			000			0.00			
State:			000			0.00			
Municipal:			000			0.00 0.00		0.00 0.00	
Special Tax Recapture: None									
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application						Date:			

District: **08** Account Number: **1600010062**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).

10f2

Certified Title Corporation
 File No. P-20MD13309
 Tax ID # 08-1600010062
 Underwriter: First American Title Insurance Company

LR - Deed (w Taxes)
 Recording only ST20.00
 Name: BRETT
 Ref:
 LR - Deed (with Taxes)
 Surcharge 40.00
 LR - Deed State
 Transfer Tax 8,500.00
 LR - NR Tax - 1kd 0.00
 SubTotal: 8,560.00
 Total: 8,620.00
 04/05/2021 11:25
 CC03-NR
 #14727826 CC0301 -
 Baltimore
 County/CC03.01.16 -
 Register 16

This Deed, made this th 25 day of September (month), 2020 (year), by and between Georgia R. Crompton and James S.R. Rose as Trustees of the Trust under Article Second under the Will of Robert H. Crompton III, Georgia R. Crompton, Andrew C. Crompton, James S.R. Crompton, William R. Crompton, Robert Henry Crompton, IV, Georgia R. Crompton, Thomas S. Crompton and Georgia R. Crompton as Custodian of Thomas S. Crompton pursuant to the Maryland Uniform Transfer to Minors Act GRANTOR(S), and Johnathon W Brett and Elizabeth D Brett and William G Rueter and Beatrice M Rueter, GRANTEE(S).

- Witnesseth -

That for and in consideration of the sum of One Million Seven Hundred Thousand Dollars and No Cents (\$1,700,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor(s) do grant and convey to the said Johnathon W Brett and Elizabeth D Brett, Husband and Wife, Tenants by the Entirety and William G Rueter and Beatrice M Rueter, Husband and Wife, Tenants by the Entirety, To be held together with as joint tenants with rights of survivorship, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

All that lot of ground situate in the Baltimore County, State of Maryland, and described as follows, that is to say:

Beginning for the same at a stone heretofore set on the northeast side of Valley Road, at the beginning of a parcel of land which by a Deed dated May 7, 1954 and recorded among the Land Records of Baltimore County in Liber G.L.E. 2478, folio 305, was conveyed by the Union Trust Company of Maryland, Trustee to Foster T. Fenton and Wife running thence with and binding on the first line and on a part of the second line of said parcel of land, as the courses are referred to the true meridian and binding on the northeast side of Valley Road, the two following courses and distances viz: North 69 degrees 51 minutes West 772.42 feet and North 77 degrees 46 minutes 40 seconds West 43.05 feet, thence leaving said road and running for lines of division parallel with and distant 12 feet measured southeasterly at a right angle to the last, through the seventeenth lines of a parcel of land which by a Deed dated August 2, 1972 and recorded among the Land records of Baltimore County in Liber E.H.K., Jr. 5289, folio 334 was conveyed by Foster T. Fenton to George Lloyd Bunting and wife, the eleven following courses and distances viz: North 21 degrees 39 minutes 40 seconds East 118.63 feet; North 15 degrees 42 minutes 20 seconds East 22 feet; North 4 degrees 54 minutes 20 seconds East 20.46 feet; North 6 degrees 29 minutes 40 seconds West 50.71 feet; North 1 degree 51 minutes 30 seconds West 28.33 feet; North 9 degrees 27 minutes 20 seconds East 22.49 feet; North 22 degrees 07 minutes 30 seconds East 32.87 feet; North 29 degrees 43 minutes 50 seconds east 23.17 feet; North 39 degrees 32 minutes 40 seconds East 22.65 feet; North 52 degrees 04 minutes 40 seconds east 50.88 feet; and North 69 degrees 39 minutes 30 seconds east 15.25 feet, thence continuing to run for lines of division the six following courses and distances viz: North 61 degrees 54 minutes 20 seconds east 19.96 feet; North 27 degrees 21 minutes 30 seconds West 11.89 feet; North 69 degrees 52 minutes 50 seconds east 55.76 feet; North 76 degrees 24 minutes 30 seconds east 134.09 feet; North 73 degrees 44 minutes east 114.17 feet; and North 56 degrees 59 minutes 30 seconds East

240 MD Deed Individual

146.07 feet to a pipe set in the thirteenth Line of the aforesaid parcel of land which was conveyed by the Union Trust Company of Maryland, Trustee to Foster T. Fenton and wife, thence running with and binding on a part of said thirteenth line and on the fourteenth line of said parcel of land the two following courses and distances viz: South 16 degrees 46 minutes 20 seconds East 284.58 feet to a stone heretofore set and South 16 degrees 13 minutes 30 seconds east 537.88 feet to a stone heretofore set at the beginning of the third line of a parcel of land containing 0,024 of an acre more or less and described in a Deed dated January 3, 1987 and recorded among the Land Records of Baltimore County in Liber O.T.G. 4713, folio 133 which was conveyed by Fenco, Inc. to Francis Carroll Fenton et al, thence running with and binding on the third and last lines of said parcel of land the two following courses and distances viz; South 16 degrees 13 minutes 30 seconds East 41.71 feet and South 24 degrees 45 minutes West 4 feet to a stone heretofore set on the northeast side of the Valley Road and thence running with and binding on the first line of said last mentioned parcel of land and binding on the northeast side of the Valley Road, North 69 degrees 51 minutes West 45 feet to the place of beginning. Containing 8.476 acres of land more or less.

Subject to and together with the right and use thereof in common with the owners of a parcel of land containing 2.815 acres more or less. lying northwest of and adjacent to the herein described parcel of land to the existing macadam drive which leads in a northerly direction from the Valley Road to the aforesaid 2.815 acres parcel, the center line of said drive being described as follows to wit:

Beginning for the same at a point on the northeast side of the Valley Road and in the second line of a parcel of land which by a deed dated May 7, 1954 and recorded among the Land Records of Baltimore County in Liber G.L.B. 2478, folio 305 was conveyed by the Union Trust Company of Maryland, trustee to Foster T. Fenton and wife, said point of beginning being distant North 77 degrees 46 minutes 40 seconds West, as the courses in this description are referred to the true meridian, 30.36 feet from the beginning of said second line and thence leaving the Valley Road and running and binding on the center line of the existing macadam drive, the twelve following courses and distances viz: North 19 degrees 46 minutes 30 seconds East 120 feet, North 9 degrees 33 minutes 30 seconds East 40 feet; North 4 degrees 02 minutes 30 seconds West 50 feet; North 1 degree 55 minutes 30 seconds East 49.52 feet; North 19 degrees 00 minutes east 25 feet; North 34 degrees 30 minutes 30 seconds east 30 feet; North 52 degrees 23 minutes 30 seconds east 60 feet; North 62 degrees 38 minutes 30 seconds east 50 feet; North 71 degrees 53 minutes 10 seconds east 50 feet; North 76 degrees 46 minutes 10 seconds east 130 feet; North 72 degrees 20 minutes 10 seconds east 43.36 feet; and North 17 degrees 40 minutes 50 seconds west 20.80 feet to intersect the eighteenth or North 73 degrees 44 minutes east 114.17 feet line of the herein described parcel of land.

****FOR INFORMATIONAL PURPOSES ONLY****

The improvements thereon being known as: 918 Greenspring Valley Road,
Brooklandville, MD 21022

BEING the same property conveyed to Georgia R. Crompton and James S. R. Rose as Trustees of the Trust under Article Second under the Will of Robert H. Crompton III from Georgia R. Crompton and James S. R. Rose, Personal Representatives of the Estate of Robert H. Crompton, III by Deed dated February 16, 2020 and recorded May 28, 2020 Book 42893, Page 386, in the Land Records of Baltimore County, MD

Tax ID#: 08-1600010062

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 **Johnathon W Brett and Elizabeth D Brett, Husband and Wife, Tenants by the Entirety and William G Rueter and Beatrice M Rueter, Husband and Wife, Tenants by the Entirety ,To be held together with as joint tenants with rights of survivorship, in fee simple.**

And the Grantor(s) 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 will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

Grantor(s) hereby declare and affirm that the property herein described, in the State of Maryland, has not been occupied by a tenant for a period of at least six months prior to the date hereof.

As Witness the hands and seals of said Grantor(s), the day and year first above written.

WITNESS:

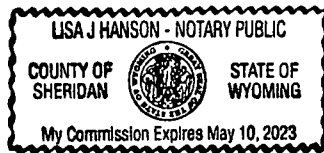
9/25/20

James S.R. Rose (Seal)
James S.R. Rose as Trustee of the Trust under
Article Second under the Will of Robert H.
Crompton II

STATE OF Wyoming
COUNTY OF Sheridan

I hereby certify that on this 25 day of September, in the year 2020, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared James R. Rose the Grantor(s) herein, known to me (or satisfactorily proven) to be the persons whose names subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

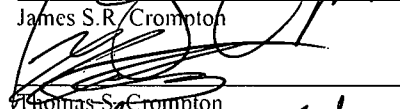
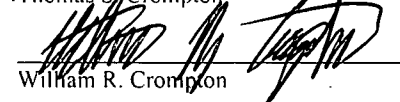
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Lisa J. Hanson
Notary Public
My commission expires May 10, 2023

As Witness the hands and seals of said Grantor(s), the day and year first above written.

WITNESS:

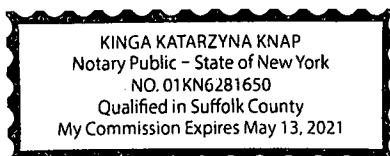
 (Seal)
James S.R. Crompton
 (Seal)
Thomas S. Crompton
 (Seal)
William R. Crompton

STATE OF NEW YORK

COUNTY OF SUFFOLK

I hereby certify that on this 26th day of September, in the year 2020, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared James S.R. Crompton, Thomas Crompton, William Crompton the Grantor(s) herein, known to me (or satisfactorily proven) to be the persons whose names subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their 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.




Notary Public
My commission expires 05/13/2021

As Witness the hands and seals of said Grantor(s), the day and year first above written.

WITNESS:

[Signature]

[Signature]

[Signature]

[Signature] (Seal)
Georgia R. Crompton as Trustee of the Trust
under Article Second under the Will of Robert
H. Crompton III

[Signature] (Seal)
Georgia R. Crompton (Mother) *

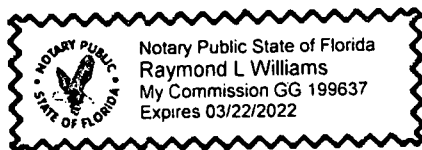
[Signature] (Seal)
Georgia R. Crompton (Daughter)

*** Individually and As Custodian
of Thomas S. Crompton**

STATE OF Florida
COUNTY OF Duval

I hereby certify that on this 21st day of Sept, in the year 2020, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Georgia R. Crompton the Grantor(s) herein, known to me (or satisfactorily proven) to be the persons whose names subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their 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.



[Signature]
Notary Public
My commission expires 3/22/22

As Witness the hands and seals of said Grantor(s), the day and year first above written.

WITNESSES:

[Signature]
[Signature]

[Signature] (Seal)
 Andrew C. Crompton

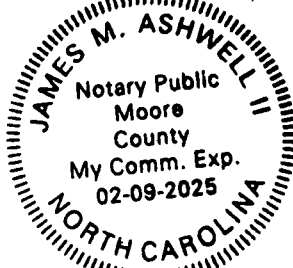
[Signature] (Seal)
 Robert Henry Crompton IV

STATE OF North Carolina

COUNTY OF Moore

I hereby certify that on this 25th day of September, in the year 2020, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Andrew C. Crompton, Robert H. Crompton IV the Grantor(s) herein, known to me (or satisfactorily proven) to be the persons whose names subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their 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.



[Signature]
 Notary Public
 My commission expires 2/9/2025

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]
 Attorney Stephen B. Miller

AFTER RECORDING, PLEASE RETURN TO:
 Certified Title Corporation
 11459 Cronhill Drive
 Suite M
 Owings Mills, MD 21117

2021
MARYLAND
FORM
MW506E

**Certificate of
Full or Partial Exemption
For Calendar Year 2021**

DO NOT WRITE OR STAPLE IN THIS SPACE

NR202731

NOTE: Copy B of this form must accompany the deed or other instrument of transfer when the documents are presented to the Clerk of the Circuit Court for recordation.

Failure to provide this certificate may result in the deed or other instrument of transfer being rejected by the Clerk of the Circuit Court when presented for recordation. If Certificate grants a partial exemption, payment in the amount on line 3 and a Form MW506NRS must also be presented to the Clerk of the Circuit Court.

The Comptroller's decision to issue or deny a Certificate of Full or Partial Exemption and the determination of the amount of tax to be withheld if a partial exemption is granted are final and not subject to appeal.

Transferor/Seller's Information

Name (If joint, give first names and initials of both) William	Last Name Crompton	
Name (Corporation, Partnership, Trust, Estate, etc.)		
T/A or C/O or Fiduciary		Federal Employer I.D. Number
Current Address (Number and street) PO Box 869		
City, State and Zip Code (province, postal code and country) Bridgehampton, NY 11932		
Transferor/Seller's Entity Type ☒ Individual/ Estate/ Trust ☐ Business		Ownership Percentage 1%

Property Information

Description of Property (Include address, or district, subdistrict and lot numbers if no address is available) 918 Greenspring Valley Road Brooklandville, MD 21022	Date of Closing 10/23/2020
	Property Account ID Number

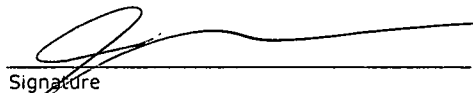
Comptroller's Certification

Pursuant to §10-912 of the Tax-General Article, Annotated Code of Maryland, I hereby certify that, with respect to the sale or transfer of the property described above, as such sale or transfer is described in the Form MW506AE filed by the Transferor/Seller, the sale or transfer of the property is:

- ☒ Fully exempt from the withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland.
- ☐ NOT exempt from the withholding requirements and tax is required to be withheld on the total payment amount, or
- ☐ Partially exempt from the withholding requirements.

The following amount of tax is required to be withheld:

- Enter the amount subject to tax. 1 _____
- Enter tax rate, whichever applies
 - If transferor/seller is a business entity, enter 8.25% } 2 _____
 - If transferor/seller is an individual, enter 8.0% }
- Amount of tax to be withheld at closing. (Line 1 multiplied by line 2) 3 _____


Signature

Revenue Administrator
Title

March 9, 2021
Date

Copy B - File with the Clerk of the Circuit Court when the deed or other instrument of transfer is presented for recordation

*** VOID AFTER 60 DAYS FROM DATE OF ISSUE**

2021
MARYLAND
FORM
MW506E

**Certificate of
Full or Partial Exemption
For Calendar Year 2021**

DO NOT WRITE OR STAPLE IN THIS SPACE

NR202732

NOTE: Copy B of this form must accompany the deed or other instrument of transfer when the documents are presented to the Clerk of the Circuit Court for recordation.

Failure to provide this certificate may result in the deed or other instrument of transfer being rejected by the Clerk of the Circuit Court when presented for recordation. If Certificate grants a partial exemption, payment in the amount on line 3 and a Form MW506NRS must also be presented to the Clerk of the Circuit Court.

The Comptroller's decision to issue or deny a Certificate of Full or Partial Exemption and the determination of the amount of tax to be withheld if a partial exemption is granted are final and not subject to appeal.

Transferor/Seller's Information

Name (If joint, give first names and initials of both) Thomas S.	Last Name Crompton	
Name (Corporation, Partnership, Trust, Estate, etc.)		
T/A or C/O or Fiduciary		Federal Employer I.D. Number
Current Address (Number and street) 8002 James Island Trail		
City, State and Zip Code (province, postal code and country) Jacksonville, FL 32256		
Transferor/Seller's Entity Type ☒ Individual/ Estate/ Trust ☐ Business		Ownership Percentage 1%

Property Information

Description of Property (Include address, or district, subdistrict and lot numbers if no address is available) 918 Greenspring Valley Road Brooklandville, MD 21022	Date of Closing 10/23/2020
	Property Account ID Number

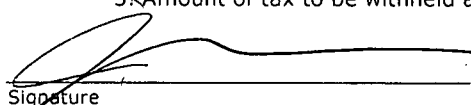
Comptroller's Certification

Pursuant to §10-912 of the Tax-General Article, Annotated Code of Maryland, I hereby certify that, with respect to the sale or transfer of the property described above, as such sale or transfer is described in the Form MW506AE filed by the Transferor/Seller, the sale or transfer of the property is:

- ☒ Fully exempt from the withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland.
- ☐ NOT exempt from the withholding requirements and tax is required to be withheld on the total payment amount, or
- ☐ Partially exempt from the withholding requirements.

The following amount of tax is required to be withheld:

1. Enter the amount subject to tax. 1 _____
2. Enter tax rate, whichever applies
 - a. If transferor/seller is a business entity, enter 8.25% } 2 _____
 - b. If transferor/seller is an individual, enter 8.0% }
3. Amount of tax to be withheld at closing. (Line 1 multiplied by line 2) 3 _____


Signature

Revenue Administrator
Title

March 9, 2021
Date

Copy B - File with the Clerk of the Circuit Court when the deed or other instrument of transfer is presented for recordation

*** VOID AFTER 60 DAYS FROM DATE OF ISSUE**

2021
MARYLAND
FORM
MW506E

**Certificate of
Full or Partial Exemption
For Calendar Year 2021**

DO NOT WRITE OR STAPLE IN THIS SPACE

NR202733

NOTE: Copy B of this form must accompany the deed or other instrument of transfer when the documents are presented to the Clerk of the Circuit Court for recordation.

Failure to provide this certificate may result in the deed or other instrument of transfer being rejected by the Clerk of the Circuit Court when presented for recordation. If Certificate grants a partial exemption, payment in the amount on line 3 and a Form MW506NRS must also be presented to the Clerk of the Circuit Court.

The Comptroller's decision to issue or deny a Certificate of Full or Partial Exemption and the determination of the amount of tax to be withheld if a partial exemption is granted are final and not subject to appeal.

Transferor/Seller's Information

Name (If joint, give first names and initials of both) Andrew	Last Name Crompton	
Name (Corporation, Partnership, Trust, Estate, etc.)		
T/A or C/O or Fiduciary		Federal Employer I.D. Number
Current Address (Number and street) 1106 Fuelid Avenue, #348		
City, State and Zip Code (province, postal code and country) Charlotte, NC 28203		
Transferor/Seller's Entity Type ☒ Individual/ Estate/ Trust ☐ Business		Ownership Percentage 1%

Property Information

Description of Property (Include address, or district, subdistrict and lot numbers if no address is available) 918 Greenspring Valley Road Brooklandville, MD 21022	Date of Closing 10/23/2020
	Property Account ID Number

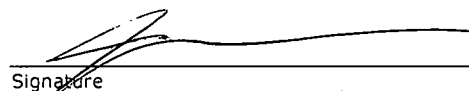
Comptroller's Certification

Pursuant to §10-912 of the Tax-General Article, Annotated Code of Maryland, I hereby certify that, with respect to the sale or transfer of the property described above, as such sale or transfer is described in the Form MW506AE filed by the Transferor/Seller, the sale or transfer of the property is:

- ☒ Fully exempt from the withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland.
- ☐ NOT exempt from the withholding requirements and tax is required to be withheld on the total payment amount, or
- ☐ Partially exempt from the withholding requirements.

The following amount of tax is required to be withheld:

1. Enter the amount subject to tax. 1 _____
2. Enter tax rate, whichever applies
 - a. If transferor/seller is a business entity, enter 8.25% } 2 _____
 - b. If transferor/seller is an individual, enter 8.0% }
3. Amount of tax to be withheld at closing. (Line 1 multiplied by line 2) 3 _____

	Revenue Administrator	March 9, 2021
Signature	Title	Date

Copy B - File with the Clerk of the Circuit Court when the deed or other instrument of transfer is presented for recordation

*** VOID AFTER 60 DAYS FROM DATE OF ISSUE**

2021
MARYLAND
FORM
MW506E

**Certificate of
Full or Partial Exemption
For Calendar Year 2021**

DO NOT WRITE OR STAPLE IN THIS SPACE

NR202734

NOTE: Copy B of this form must accompany the deed or other instrument of transfer when the documents are presented to the Clerk of the Circuit Court for recordation.

Failure to provide this certificate may result in the deed or other instrument of transfer being rejected by the Clerk of the Circuit Court when presented for recordation. If Certificate grants a partial exemption, payment in the amount on line 3 and a Form MW506NRS must also be presented to the Clerk of the Circuit Court.

The Comptroller's decision to issue or deny a Certificate of Full or Partial Exemption and the determination of the amount of tax to be withheld if a partial exemption is granted are final and not subject to appeal.

Transferor/Seller's Information

Name (If joint, give first names and initials of both) Robert H.	Last Name Crompton	
Name (Corporation, Partnership, Trust, Estate, etc.)		
T/A or C/O or Fiduciary		Federal Employer I.D. Number
Current Address (Number and street) 90 Washington Street		
City, State and Zip Code (province, postal code and country). New York, NY 10006		
Transferor/Seller's Entity Type ☒ Individual/ Estate/ Trust ☐ Business		Ownership Percentage 1%

Property Information

Description of Property (Include address, or district, subdistrict and lot numbers if no address is available) 918 Greenspring Valley Road Brooklandville, MD 21022	Date of Closing 10/23/2020
	Property Account ID Number

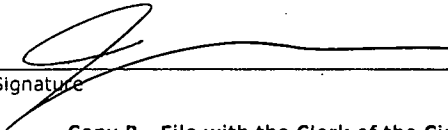
Comptroller's Certification

Pursuant to §10-912 of the Tax-General Article, Annotated Code of Maryland, I hereby certify that, with respect to the sale or transfer of the property described above, as such sale or transfer is described in the Form MW506AE filed by the Transferor/Seller, the sale or transfer of the property is:

- ☒ Fully exempt from the withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland.
- ☐ NOT exempt from the withholding requirements and tax is required to be withheld on the total payment amount, or
- ☐ Partially exempt from the withholding requirements.

The following amount of tax is required to be withheld:

- Enter the amount subject to tax. 1 _____
- Enter tax rate, whichever applies
 - If transferor/seller is a business entity, enter 8.25% } 2 _____
 - If transferor/seller is an individual, enter 8.0% }
- Amount of tax to be withheld at closing. (Line 1 multiplied by line 2) 3 _____

	Revenue Administrator	March 9, 2021
Signature	Title	Date

Copy B - File with the Clerk of the Circuit Court when the deed or other instrument of transfer is presented for recordation

*** VOID AFTER 60 DAYS FROM DATE OF ISSUE**

2021
MARYLAND
FORM
MW506E

**Certificate of
Full or Partial Exemption
For Calendar Year 2021**

DO NOT WRITE OR STAPLE IN THIS SPACE

NR202735

NOTE: Copy B of this form must accompany the deed or other instrument of transfer when the documents are presented to the Clerk of the Circuit Court for recordation.

Failure to provide this certificate may result in the deed or other instrument of transfer being rejected by the Clerk of the Circuit Court when presented for recordation. If Certificate grants a partial exemption, payment in the amount on line 3 and a Form MW506NRS must also be presented to the Clerk of the Circuit Court.

The Comptroller's decision to issue or deny a Certificate of Full or Partial Exemption and the determination of the amount of tax to be withheld if a partial exemption is granted are final and not subject to appeal.

Transferor/Seller's Information

Name (If joint, give first names and initials of both) James	Last Name Crompton	
Name (Corporation, Partnership, Trust, Estate, etc.)		
T/A or C/O or Fiduciary		Federal Employer I.D. Number
Current Address (Number and street) 19 Dutch Street		
City, State and Zip Code (province, postal code and country) New York, NY 10038		
Transferor/Seller's Entity Type ☒ Individual/ Estate/ Trust ☐ Business		Ownership Percentage 1%

Property Information

Description of Property (Include address, or district, subdistrict and lot numbers if no address is available) 918 Greenspring Valley Road Brooklandville, MD 21022	Date of Closing 10/23/2020
	Property Account ID Number

Comptroller's Certification

Pursuant to §10-912 of the Tax-General Article, Annotated Code of Maryland, I hereby certify that, with respect to the sale or transfer of the property described above, as such sale or transfer is described in the Form MW506AE filed by the Transferor/Seller, the sale or transfer of the property is:

- ☒ Fully exempt from the withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland.
- ☐ NOT exempt from the withholding requirements and tax is required to be withheld on the total payment amount, or
- ☐ Partially exempt from the withholding requirements.

The following amount of tax is required to be withheld:

1. Enter the amount subject to tax. 1 _____
2. Enter tax rate, whichever applies
 - a. If transferor/seller is a business entity, enter 8.25% } 2 _____
 - b. If transferor/seller is an individual, enter 8.0% }
3. Amount of tax to be withheld at closing. (Line 1 multiplied by line 2) 3 _____

Signature _____

Revenue Administrator
Title _____

March 9, 2021
Date _____

Copy B - File with the Clerk of the Circuit Court when the deed or other instrument of transfer is presented for recordation

*** VOID AFTER 60 DAYS FROM DATE OF ISSUE**

DO NOT WRITE OR STAPLE IN THIS SPACE

2021
MARYLAND
FORM
MW506E

**Certificate of
Full or Partial Exemption
For Calendar Year 2021**

NR202736

NOTE: Copy B of this form must accompany the deed or other instrument of transfer when the documents are presented to the Clerk of the Circuit Court for recordation.

Failure to provide this certificate may result in the deed or other instrument of transfer being rejected by the Clerk of the Circuit Court when presented for recordation. If Certificate grants a partial exemption, payment in the amount on line 3 and a Form MW506NRS must also be presented to the Clerk of the Circuit Court.

The Comptroller's decision to issue or deny a Certificate of Full or Partial Exemption and the determination of the amount of tax to be withheld if a partial exemption is granted are final and not subject to appeal.

Transferor/Seller's Information

Name (If joint, give first names and initials of both) Georgia	Last Name Crompton	
Name (Corporation, Partnership, Trust, Estate, etc.)		
T/A or C/O or Fiduciary		Federal Employer I.D. Number
Current Address (Number and street) 8002 James Island Trail		
City, State and Zip Code (province, postal code and country) Jacksonville, FL 32256		
Transferor/Seller's Entity Type ☒ Individual/ Estate/ Trust ☐ Business		Ownership Percentage 1%

Property Information

Description of Property (Include address, or district, subdistrict and lot numbers if no address is available) 918 Greenspring Valley Road Brooklandville, MD 21022	Date of Closing 10/23/2020
	Property Account ID Number

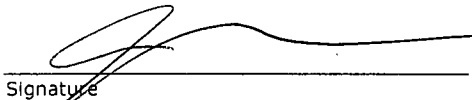
Comptroller's Certification

Pursuant to §10-912 of the Tax-General Article, Annotated Code of Maryland, I hereby certify that, with respect to the sale or transfer of the property described above, as such sale or transfer is described in the Form MW506AE filed by the Transferor/Seller, the sale or transfer of the property is:

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1. Enter the amount subject to tax. 1 _____
2. Enter tax rate, whichever applies
 - a. If transferor/seller is a business entity, enter 8.25% } 2 _____
 - b. If transferor/seller is an individual, enter 8.0% }
3. Amount of tax to be withheld at closing. (Line 1 multiplied by line 2) 3 _____

	Revenue Administrator	March 9, 2021
Signature	Title	Date

Copy B - File with the Clerk of the Circuit Court when the deed or other instrument of transfer is presented for recordation

*** VOID AFTER 60 DAYS FROM DATE OF ISSUE**

2021
MARYLAND
FORM
MW506E

**Certificate of
Full or Partial Exemption
For Calendar Year 2021**

DO NOT WRITE OR STAPLE IN THIS SPACE

NR202667

NOTE: Copy B of this form must accompany the deed or other instrument of transfer when the documents are presented to the Clerk of the Circuit Court for recordation.

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The Comptroller's decision to issue or deny a Certificate of Full or Partial Exemption and the determination of the amount of tax to be withheld if a partial exemption is granted are final and not subject to appeal.

Transferor/Seller's Information

Name (If joint, give first names and initials of both) Georgia R.	Last Name Crompton	
Name (Corporation, Partnership, Trust, Estate, etc.)		
T/A or C/O or Fiduciary		Federal Employer I.D. Number
Current Address (Number and street) 8002 James Island Trail		
City, State and Zip Code (province, postal code and country) Jacksonville, FL 32256		
Transferor/Seller's Entity Type ☒ Individual/ Estate/ Trust ☐ Business		Ownership Percentage 47%

Property Information

Description of Property (Include address, or district, subdistrict and lot numbers if no address is available) 918 Greenspring Valley Road Brooklandville, MD 21022	Date of Closing 10/23/2020
	Property Account ID Number

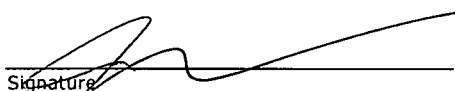
Comptroller's Certification

Pursuant to §10-912 of the Tax-General Article, Annotated Code of Maryland, I hereby certify that, with respect to the sale or transfer of the property described above, as such sale or transfer is described in the Form MW506AE filed by the Transferor/Seller, the sale or transfer of the property is:

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The following amount of tax is required to be withheld:

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2. Enter tax rate, whichever applies
 - a. If transferor/seller is a business entity, enter 8.25% }2 _____
 - b. If transferor/seller is an individual, enter 8.0% }
3. Amount of tax to be withheld at closing. (Line 1 multiplied by line 2) 3 _____

	Revenue Administrator	March 16, 2021
Signature	Title	Date

Copy B - File with the Clerk of the Circuit Court when the deed or other instrument of transfer is presented for recordation

*** VOID AFTER 60 DAYS FROM DATE OF ISSUE**

2021
MARYLAND
FORM
MW506E

**Certificate of
Full or Partial Exemption
For Calendar Year 2021**

DO NOT WRITE OR STAPLE IN THIS SPACE

NR202666

NOTE: Copy B of this form must accompany the deed or other instrument of transfer when the documents are presented to the Clerk of the Circuit Court for recordation.

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The Comptroller's decision to issue or deny a Certificate of Full or Partial Exemption and the determination of the amount of tax to be withheld if a partial exemption is granted are final and not subject to appeal.

Transferor/Seller's Information

Name (If joint, give first names and initials of both)	Last Name	
Name (Corporation, Partnership, Trust, Estate, etc.) Trust u/a Second u/w/o Robert H. Crompton III		
T/A or C/O or Fiduciary Georgia R. Crompton, Trustee		Federal Employer I.D. Number 35-7218724
Current Address (Number and street) 8002 James Island Trail		
City, State and Zip Code (province, postal code and country) Jacksonville, FL 32256		
Transferor/Seller's Entity Type ☒ Individual/ Estate/ Trust ☐ Business		Ownership Percentage 47%

Property Information

Description of Property (Include address, or district, subdistrict and lot numbers if no address is available) 918 Greenspring Valley Road Brooklandville, MD 21022	Date of Closing 10/23/2020
	Property Account ID Number

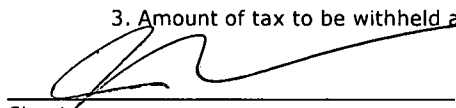
Comptroller's Certification

Pursuant to §10-912 of the Tax-General Article, Annotated Code of Maryland, I hereby certify that, with respect to the sale or transfer of the property described above, as such sale or transfer is described in the Form MW506AE filed by the Transferor/Seller, the sale or transfer of the property is:

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 - b. If transferor/seller is an individual, enter 8.0% }
3. Amount of tax to be withheld at closing. (Line 1 multiplied by line 2) 3 _____

	Revenue Administrator	March 16, 2021
Signature	Title	Date

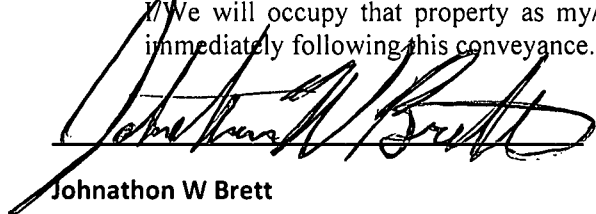
Copy B - File with the Clerk of the Circuit Court when the deed or other instrument of transfer is presented for recordation

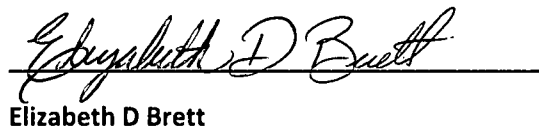
*** VOID AFTER 60 DAYS FROM DATE OF ISSUE**

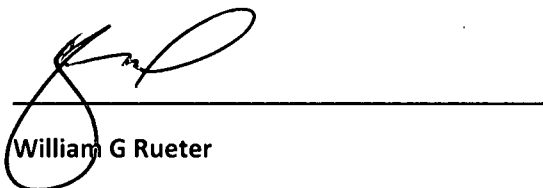
AFFIDAVIT OF
PRIMARY RESIDENCE

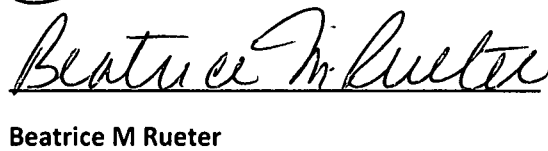
THE UNDERSIGNED EACH STATE UNDER OATH AS FOLLOWS:

1. The undersigned **Johnathon W Brett, Elizabeth D Brett, ~~William G Rueter~~, and Beatrice M Rueter** are the Owner(s) of residentially improved real property located at **918 Greenspring Valley Road**
2. The undersigned state that the above referenced property will be their principal residence which ~~if~~ we will occupy that property as my/our principal residence for at least 7 of the 12 months immediately following this conveyance.


Johnathon W Brett


Elizabeth D Brett

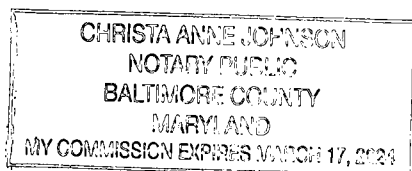

William G Rueter


Beatrice M Rueter

STATE OF MD

COUNTY OF Baltimore

Subscribed and Sworn to before me, a Notary Public in and for the State of MD, aforesaid
CountyBaltimore, this 3rd day of December, 2020.





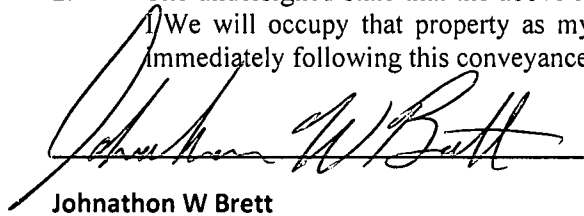
Notary Public

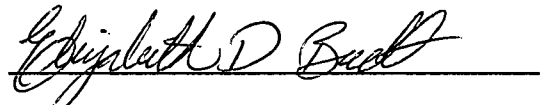
My Commission Expires: 3-17-24

AFFIDAVIT OF
PRIMARY RESIDENCE

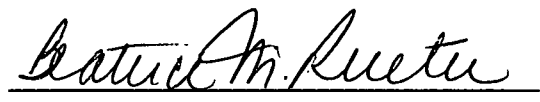
THE UNDERSIGNED EACH STATE UNDER OATH AS FOLLOWS:

1. The undersigned **Johnathon W Brett, Elizabeth D Brett, William G Rueter, and Beatrice M Rueter** are the Owner(s) of residentially improved real property located at **918 Greenspring Valley Road**
2. The undersigned state that the above referenced property will be their principal residence which We will occupy that property as my/our principal residence for at least 7 of the 12 months immediately following this conveyance.


Johnathon W Brett


Elizabeth D Brett

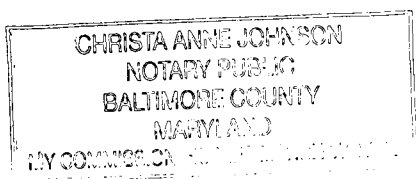

William G Rueter

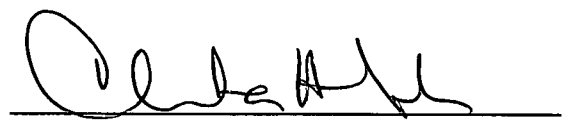

Beatrice M Rueter

STATE OF MD

COUNTY OF Baltimore

Subscribed and Sworn to before me, a Notary Public in and for the State of MD, aforesaid
CountyBaltimore, this 3rd day of December, 2020.




Notary Public
My Commission Expires: 3-17-24

State of Maryland Land Instrument Intake Sheet

[] Baltimore City [X] County: Baltimore
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	
	2	Deed of Trust		Lease			
2	Conveyance						
	Check Box	Improved Sale		Unimproved Sale		Multiple	
		Arms-Length [1]		Arms-Length [2]		Arms Length [3]	
3	Tax Exemptions	Recordation					
	(if Applicable)	State Transfer					
	Cite or Explain Authority	County Transfer					
4	Consideration and Tax Calculations	Consideration		Amount		Finance Office Use Only	
		Purchase Price/Consideration		\$ \$1,700,000.00		Transfer and Recordation Tax Consideration	
		Any New Mortgage		\$ \$1,190,000.00		Transfer Tax Consideration	
		Balance of Existing Mortgage		\$		x () % = \$ 25170.00	
		Other:		\$		Less Exemption Amount - \$	
		Other:		\$		Total Transfer Tax = \$	
		Full Cash Value		\$		Recordation Tax Consideration	
						x () per \$500 = \$ 8500.00	
						TOTAL DUE \$	
5	Fees	Amount of Fees		Doc. 1		Doc. 2	
		Recording Charge		\$ 20.00		\$ 20.00	
		Surcharge		\$ 40.00		\$ 40.00	
		State Recordation Tax		\$ 8,500.00			
		State Transfer Tax		\$ 8,500.00			
		County Transfer Tax		\$ 25,170.00			
		Other		\$			
		Other		\$			
6	Description of Property	District	Property Tax ID No.(1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
		08	1600010062	Book 42893, Page 386	60	58	[] (5)
		Subdivision Name		Lot (3a)	Block(3b)	Sect/AR(3c)	Plat Ref.
							SqFt/Acreage(4)
		Location/Address of Property Being Conveyed (2)					
		918 Greenspring Valley Road, Brooklandville, MD 21022					
		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:			
		If Partial Conveyance, List Improvements Conveyed:					
7	Transferred From	Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)		
		Georgia R. Crompton and James S.R. Rose as Trustees of			Johnathon W Brett		
					Elizabeth D Brett		
		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)		
		Johnathon W Brett			First National Bank of PA		
		Elizabeth D Brett					
		New Owner's (Grantee) Mailing Address					
		918 Greenspring Valley Road, Brooklandville, MD 21022					
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	
		Name: Stanley Leazer				[] Hold for Pickup	
		Firm: Certified Title Corporation				[] Return Address Provided	
		Address: 11459 Cronhill Drive, Suite M, Owings Mills, MD 21117					
		Phone: Telephone: 410-902-5884 Fax: 410-902-8547					
		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 required)					
		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.:					
		Year		Geo.		Map	
		Land		Zoning		Sub	
		Buildings		Use		Block	
		Total		Town Cd.		Lot	
						Occ. Cd.	
		REMARKS: INITIAL					
		T.P. ART 12-108					
		DOOR 2					
		Initial					
		Date					

8TH DISTRICT "A" 1945

ZONING DEPARTMENT

BALTIMORE COUNTY

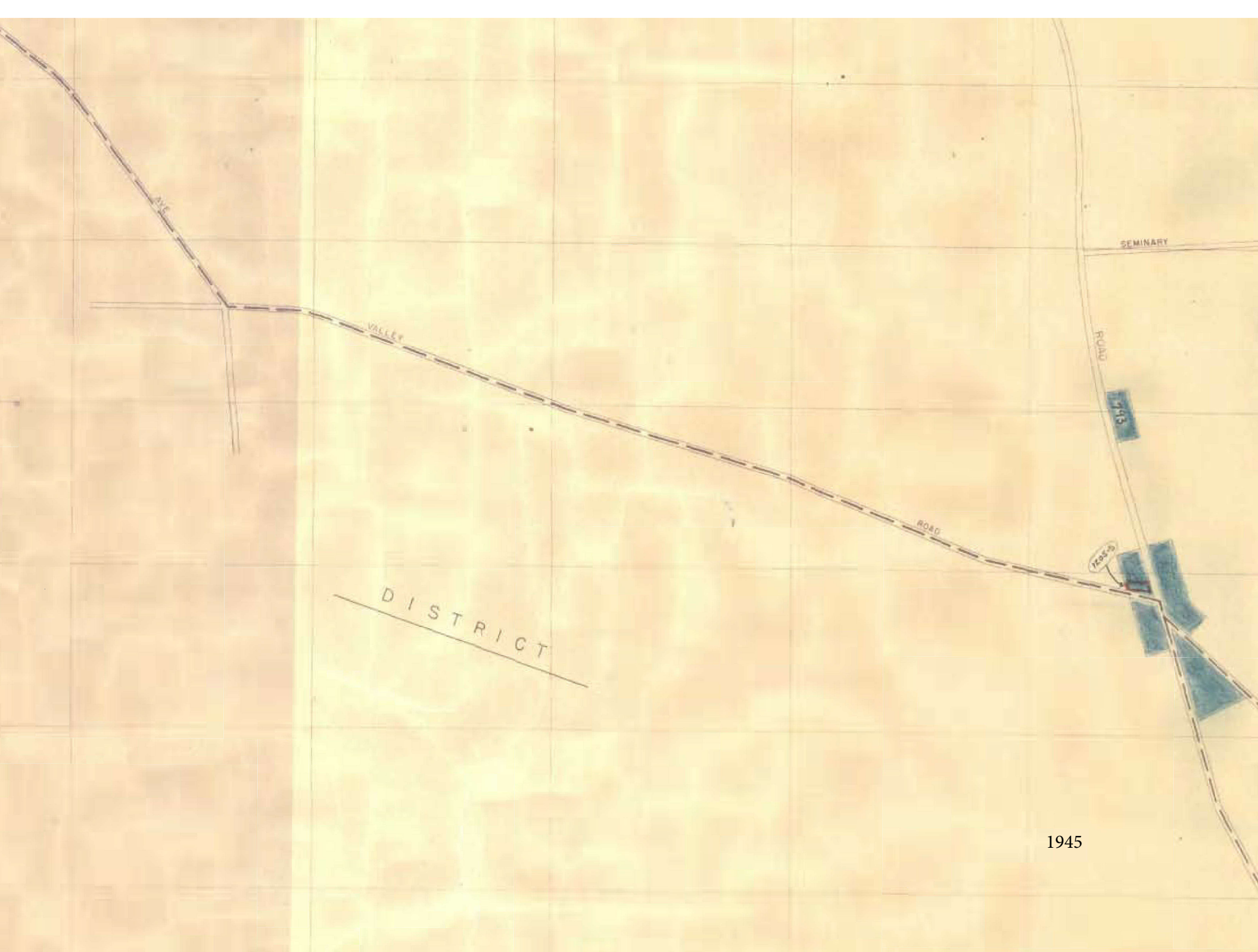
USE DISTRICT MAP

EIGHTH ELECTION DISTRICT OF BALTIMORE COUNTY



LEGEND

-  - "A" RESIDENCE ZONE - R. 6.
-  - "B" RESIDENCE ZONE - R. 6.
-  - "C" RESIDENCE ZONE - R. 1 A.
-  - "D" RESIDENCE ZONE - R. 6.
-  - "E" COMMERCIAL ZONE - B. 1.
-  - "F" INDUSTRIAL ZONE - B. 1.



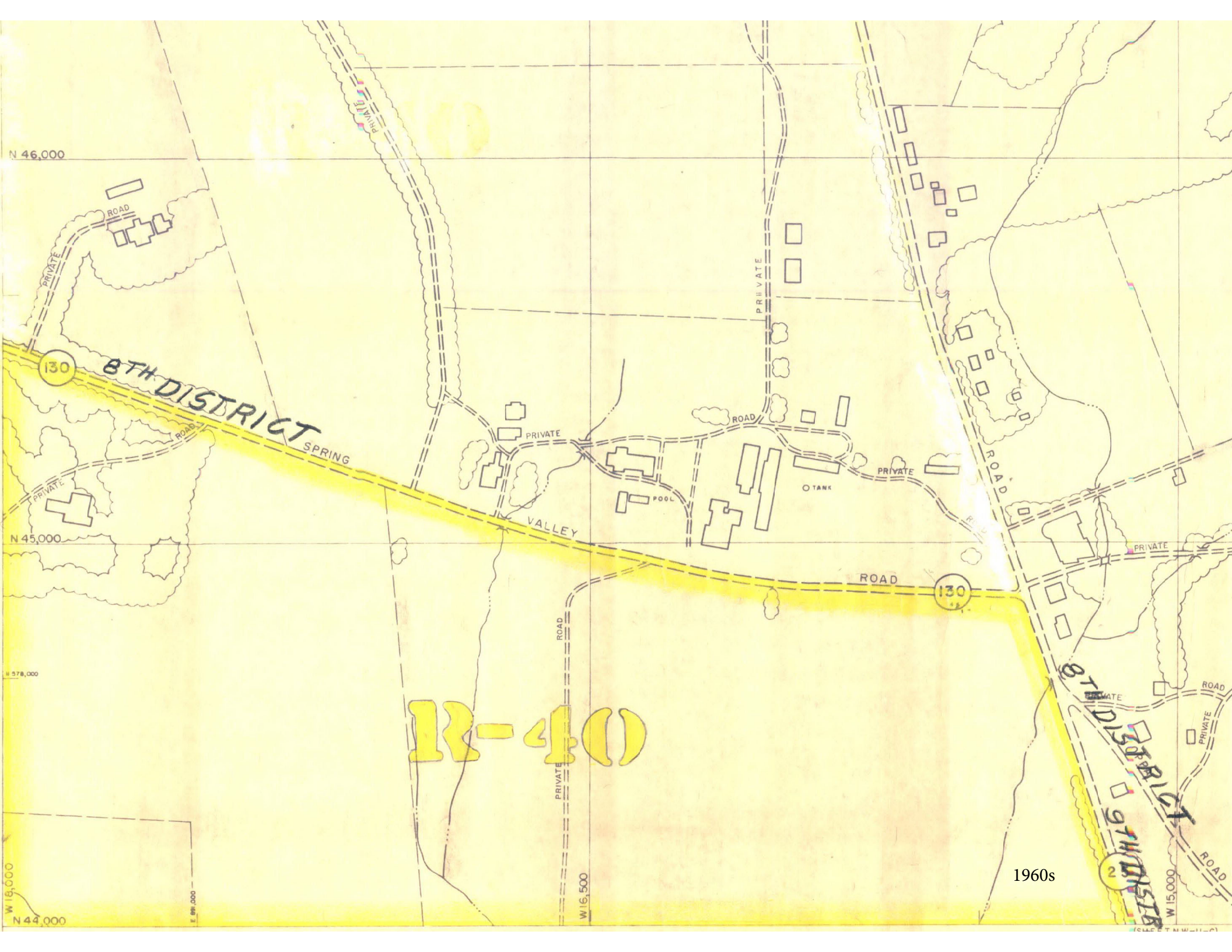
1945

N 46,000

N 45,000

N 578,000

N 44,000
W 16,000
E 899,000



R-40

1960s

8TH DISTRICT
9TH DISTRICT
2

N 46,000

N 45,000

N 578,000

R. D. P.

ALLS

130

SPRING

98-294
SPHX
00-446-SPH

PRIVATE

89-171-SPH

VALLEY

84-99A

89-380-SPH

07-315-SPH

64-158-R

79-74 X

72-66-R

99-197-SPH

76-16
N4544
W1523

5053 X

4722

78-149XASPH

87-342-SPH

BR

BR-CR

1205

EXPRESSWAY

PRIVATE

1101-S

86-452-A

95-387A

BE

CR

1971

N 46,000

N 45,000

N 578,000

130

PRIVATE

ROAD

SPRING

PRIVATE

VALLEY

POOL

79-74 X
N45220
W15635

TANK

PRIVATE

130

D.R. 16

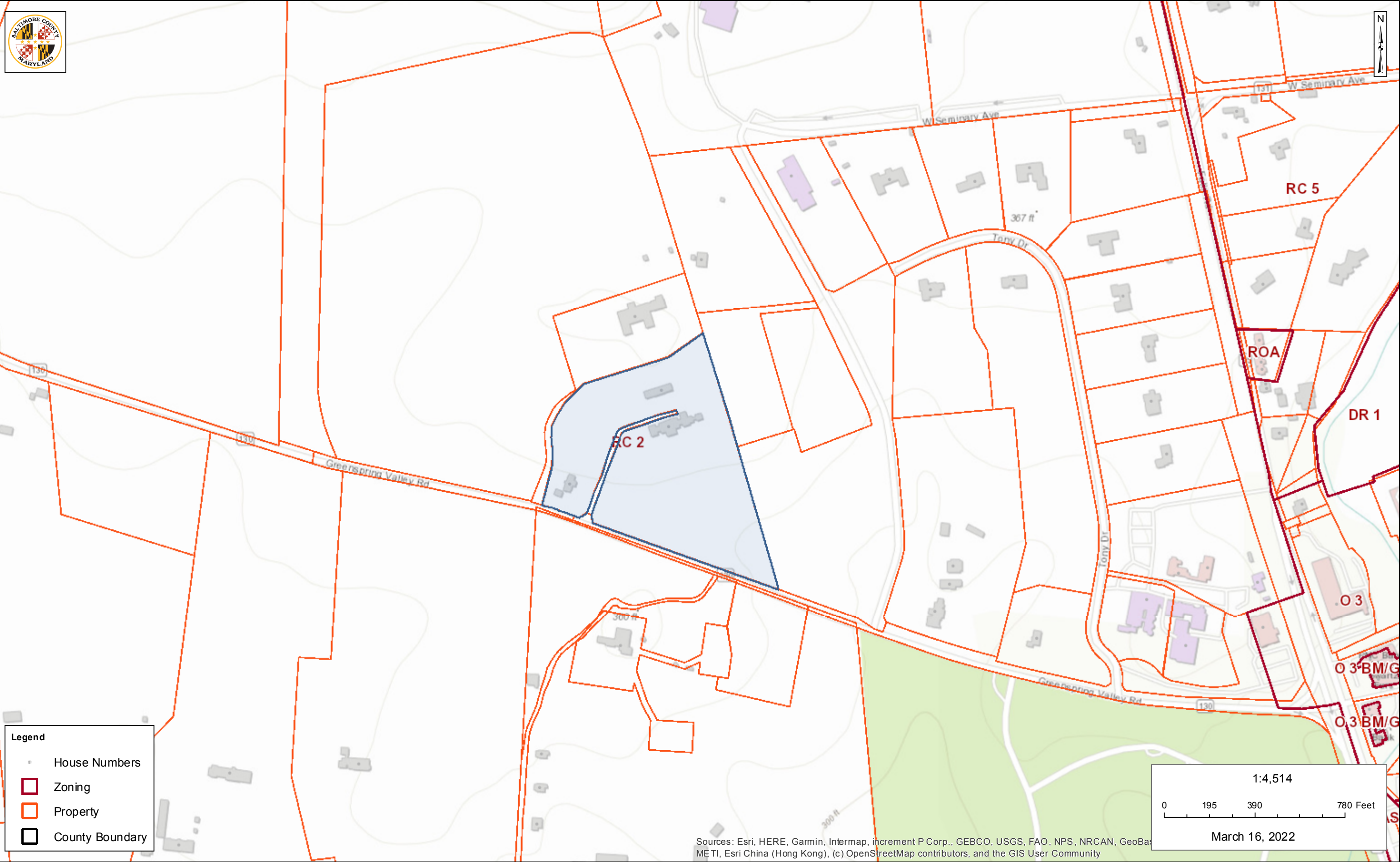
78-149XAS
N4508
W1544

R.C.2

EXPRESSWAY

78-181RXA

Baltimore County - My Neighborhood





Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

June 9, 2022

NOTICE OF POSTPONEMENT AND REASSIGNMENT

IN THE MATTER OF: William G. and Beatrice M. Rueter
Johnathon W. and Elizabeth D. Brett – Legal Owners
21-306-SPH 918 Greenspring Road
8th Election District; 2nd Council District

Re: Petition for Special Hearing pursuant to BCZR §104.1 and §500.7 to affirm that three (3) existing dwellings located on a single 8.476 acre parcel of land are non-conforming.

2/14/22 Opinion and Order of the Administrative Law Judge wherein the Petition for Special Hearing pursuant to BCZR §104.1 and §500.7 to affirm that the Main House has been used as an existing dwelling was DISMISSED AND MOOT; and the Petition for Special Hearing to affirm that the Main Garage and Gate House (as those structures are defined) located on a single 8.476 acre parcel of land are non-conforming was DENIED.

This matter was assigned for hearing on July 27, 2022 and has been postponed by request of Counsel. This matter has been

REASSIGNED FOR: OCTOBER 12, 2022, AT 10:00 A.M.

The above scheduled hearing will be held remotely using WebEx for audio and video participation. **Call-in information and a link to the hearing will be posted on our web calendar at www.baltimorecountymd.gov/departments/appeals the night before.**

A complete set of exhibits must be emailed at least 48 hours before the hearing to appealsboard@baltimorecountymd.gov in a format that complies with MDEC (Maryland Electronic Court) standards.

NOTICE:

- This appeal is an evidentiary hearing. Parties should consider the advisability of retaining an attorney.
- Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.
- No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).
- If you require special accommodations, please contact this office at least one week prior to hearing date.

Notice of Postponement and Reassignment
In the matter of: William and Beatrice Reuter
Johnathon and Elizabeth Brett – Legal Owners and Petitioners
Case number: 21-306-SPH
June 9, 2022
Page 2

If you do not have access to a computer or smart device, please contact our office for the call-in information the day before the scheduled hearing.

Krysundra Cannington, Administrator

c. Legal Owners/Petitioners, *pro se*

: William and Beatrice Reuter
: Johnathon and Elizabeth Brett

Dale Lucas
Douglas Carroll
Steven Silverman
Bruce Doak/Bruce E. Doak Consulting, LLC

Office of People's Counsel
Paul M. Mayhew, Managing Administrative Law Judge
Stephen Lafferty, Director/Department of Planning
C. Pete Gutwald, Director/PAI
Nancy C. West, Assistant County Attorney/Office of Law
James R. Benjamin, Jr., County Attorney/Office of Law



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL
Jefferson Building
105 West Chesapeake Avenue, Suite 204
Towson, Maryland 21204
410-887-2188
Fax 410-823-4236



PETER MAX ZIMMERMAN
pzimmerman@baltimorecountymd.gov
People's Counsel

CAROLE S. DEMILIO
cdemilio@baltimorecountymd.gov
Deputy People's Counsel

June 1, 2022

Krysundra "Sunny" Cannington, Administrator
Board of Appeals of Baltimore County
105 West Chesapeake Avenue, Suite 203
Towson, MD 21204

Re: William & Beatrice Reuter and Johnathan & Elizabeth Brett
918 Greenspring Valley Road
Case No.: 2021-306-SPH

Dear Ms. Cannington:

This office plans to participate in the above-referenced matter involving Petitioners' appeal of Administrative Law Judge Maureen E. Murphy's decision to deny their special hearing request to determine nonconforming use status. However, we respectfully must request a postponement of the hearing set for July 27, 2022 due to a previously scheduled vacation. I will be away from July 17th through July 31st, 2022.

I have contacted consultant Bruce Doak, who has appeared as a representative for Petitioners. He tells me that he and Petitioners are agreeable to a postponement.

Because of their own various travel plans, they ask that the hearing be rescheduled after September 26 and/or into October or thereafter as may be reasonably convenient.

Our office will of course be pleased to cooperate on the scheduling situation.

Thank you for your consideration.

Sincerely,

Peter Max Zimmerman
People's Counsel for Baltimore County

Krysundra "Sunny" Cannington, Administrator

June 1, 2022

Page 2

cc: Bruce Doak, Representative for Petitioner(s), BDoak@bruceedoakconsulting.com
Elizabeth D. Brett, elizabethdbrett@gmail.com
Dale Lucas, dalelucas@live.com
Steven Silverman, ssilverman@silvermanthompson.com
Renee Hamidi, reenehamidi@gmail.com
Jonathan Brett, -jbrett87@gmail.com
Jack Calkins, Jcalk1105@aol.com
Douglas Carroll, dgcarroll3@gmail.com
William & Beatrice Reuter, sent via first class mail



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

May 27, 2022

NOTICE OF ASSIGNMENT

IN THE MATTER OF: William G. and Beatrice M. Reuter
Johnathon W. and Elizabeth D. Brett – Legal Owners
21-306-SPH 918 Greenspring Road
8th Election District; 2nd Council District

Re: Petition for Special Hearing pursuant to BCZR §104.1 and §500.7 to affirm that three (3) existing dwellings located on a single 8.476 acre parcel of land are non-conforming.

2/14/22 Opinion and Order of the Administrative Law Judge wherein the Petition for Special Hearing pursuant to BCZR §104.1 and §500.7 to affirm that the Main House has been used as an existing dwelling was DISMISSED AND MOOT; and the Petition for Special Hearing to affirm that the Main Garage and Gate House (as those structures are defined) located on a single 8.476 acre parcel of land are non-conforming was DENIED.

ASSIGNED FOR: JULY 27, 2022, AT 10:00 A.M.

The above scheduled hearing will be held remotely using WebEx for audio and video participation. **Call-in information and a link to the hearing will be posted on our web calendar at www.baltimorecountymd.gov/departments/appeals the night before.**

A complete set of exhibits must be emailed at least 48 hours before the hearing to appealsboard@baltimorecountymd.gov in a format that complies with MDEC (Maryland Electronic Court) standards.

NOTICE:

- This appeal is an evidentiary hearing. Parties should consider the advisability of retaining an attorney.
- Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.
- No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).
- If you require special accommodations, please contact this office at least one week prior to hearing date.

If you do not have access to a computer or smart device, please contact our office for the call-in information the day before the scheduled hearing.

Krysundra Cannington, Administrator

Notice of Assignment

In the matter of: William and Beatrice Reuter

Johnathon and Elizabeth Brett – Legal Owners and Petitioners

Case number: 21-306-SPH

May 27, 2022

Page 2

c. Legal Owners/Petitioners, *pro se*

: William and Beatrice Reuter

: Johnathon and Elizabeth Brett

Dale Lucas

Douglas Carroll

Steven Silverman

Office of People's Counsel

Paul M. Mayhew, Managing Administrative Law Judge

Stephen Lafferty, Director/Department of Planning

C. Pete Gutwald, Director/PAI

Nancy C. West, Assistant County Attorney/Office of Law

James R. Benjamin, Jr., County Attorney/Office of Law

IN THE MATTER OF
WILLIAM G. AND BEATRICE M. RUETER
AND JOHNATHON AND ELIZABETH BRETT
LEGAL OWNERS FOR SPECIAL HEARING
ON THE PROPERTY LOCATED AT
918 GREENSPRING ROAD

8TH ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT

* BEFORE THE
* BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO.: 21-306-SPH

* * * * *

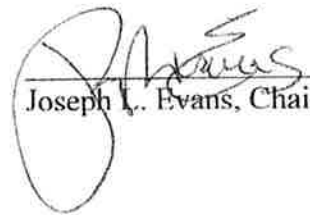
ORDER OF DISMISSAL

This matter comes to the Board of Appeals by way of an appeal filed by Johnathon and Elizabeth Brett, and William and Beatrice Rueter, Legal Owners, from a decision of the Administrative Law Judge dated February 14, 2022, in which the requested zoning relief was dismissed as moot, and denied.

WHEREAS, the Board is in receipt of a letter of withdrawal dated October 11, 2022 by Johnathon and Elizabeth Brett (a copy of which is attached hereto and made a part hereof); and

IT IS THEREFORE ORDERED this 22nd day of May, 2024 by the Board of Appeals of Baltimore County that, in accordance with Board of Appeals Rules of Practice and Procedure, Rule 3.b.2, the Petition for Special Hearing filed in Case No. 21-306-SPH be and the same are hereby **WITHDRAWN AND DISMISSED without prejudice.**

**BOARD OF APPEALS
OF BALTIMORE COUNTY**

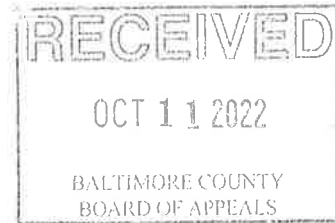


Joseph L. Evans, Chair

October 11, 2022

Baltimore County Office of Zoning

111 W. Chesapeake Avenue
Towson, MD 21204



Re: Case # 21-306-SPH

To whom it may concern,

I am writing this letter to request that Case # 21-306-SPH be withdrawn.

Thank you for your attention to this request.

Sincerely yours,

Johnathon & Elizabeth Brett

A handwritten signature in cursive script, reading "Johnathon Wesley Brett". The signature is fluid and extends to the right with a long, sweeping underline.

A handwritten signature in cursive script, reading "Elizabeth Brett". The signature is also fluid and extends to the right with a long, sweeping underline.



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

May 22, 2024

William G. and Beatrice M. Rueter
918 Greenspring Valley Road
Lutherville, Maryland 21093

Johnathon W. and Elizabeth D. Brett
918 Greenspring Valley Road
Lutherville, Maryland 21093

RE: In the Matter of: *Johnathon and Elizabeth Brett and
William and Beatrice Rueter – Legal Owners*
Case No.: 21-306-SPH

Dear Messrs. Rueter and Brett:

Enclosed please find a copy of the Order of Dismissal issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, **WITH A PHOTOCOPY PROVIDED TO THIS OFFICE CONCURRENT WITH FILING IN CIRCUIT COURT.** Please note that all **Petitions for Judicial Review** filed from this decision should be noted under the same civil action number. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

A handwritten signature in cursive script, reading "Krysundra Cannington".

Krysundra "Sunny" Cannington
Legal Administrative Secretary

KLC/taz
Enclosure
Duplicate Original Cover Letter

c: Bruce E. Doak
Office of People's Counsel
Maureen E. Murphy, Chief Administrative Law Judge
Stephen Lafferty, Director/Department of Planning
C. Pete Gutwald, Director/PAI
James R. Benjamin, Jr., County Attorney/Office of Law

Dale Lucas
Douglas Carroll
Steven Silverman

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(918 Greenspring Valley Road)		
8th Election District	*	OFFICE OF
2 nd Council District		
William and Beatrice Rueter	*	ADMINISTRATIVE HEARINGS
Jonathan and Elizabeth Brett		
<i>Legal Owners</i>	*	FOR BALTIMORE COUNTY
	*	Case No: 2021-0306-SPH
Petitioners		
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Special Hearing filed by William and Beatrice Rueter, and Johnathon and Elizabeth Brett, legal owners and Petitioners ("Petitioners") for the property at 918 Greenspring Valley Road, Lutherville (the "Property"). The Special Hearing was filed pursuant to the Baltimore County Zoning Regulations ("BCZR"), §104.1 and §500.7 to affirm that three (3) existing dwellings located on a single 8.476 acre parcel of land are non-conforming.

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. Johnathon and Elizabeth Brett appeared in support of the Petition along with Bruce E. Doak, licensed surveyor, with Bruce E. Doak Consulting who prepared and sealed a site plan (the "Site Plan"). (Pet. Ex. 1).

Zoning Advisory Committee ("ZAC") comments were received from the Department of Planning ("DOP"), the Department of Environmental Protection and Sustainability ("DEPS") and the Development Plan Review ("DPR") which agencies did not oppose the requested relief.

FACTS AND EVIDENCE

Mr. Doak proffered the merits of the case by way of the Petitioners' exhibits. The Petitioners purchased the Property on April 5, 2021. (Pet. Ex.2). An aerial photograph of the

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Date

2/14/22

By

D. Mignon

current improvements was provided which show the 14,080 sf 3-story, single family home (addressed as 918) (the "Main Home"); a 2-story detached garage in the front yard (the "Main Garage") (addressed as 926); and a 2,000 sf, 2-story single family home with its own detached garage (addressed as 924) (the "Gate House"). (Pet. Exs. 2, 3). Notwithstanding 3 separate addresses, the only dwelling that is listed with SDAT is the Main House.

The Property is 8.47 acres +/- and is currently accessed via two (2) separate, private driveways. (Pet. Ex. 1). Apparently, the Property was already subdivided into 2 lots under BCZR, §1A01.3.B.1 (lots with gross acreage between 2-100 acres may only be subdivided into 2 lots) to create the lot for 930 Greenspring Valley Rd. That adjacent property is improved with a house, and shares one of the private driveways with the Property (the "Shared Driveway"). As such, subdividing the Property again is not an option. The Gate House faces the Shared Driveway which then branches off to access the Main House/Main Garage, and then to 930 Greenspring Valley Rd. (Pet. Ex. 1, 3). A second private driveway off Greenspring Valley Rd. traverses past the rear side of the Gate House and then to the Main House/Main Garage (the "Estate Entrance Driveway"). (*Id.*).

Street view photographs of all 3 structures were provided with a key sheet showing the location of each. (Pet. Ex. 4A-4H). The Main Garage is a 3-car garage with a brick façade matching the Main Home. (Pet. Exs. 4D-4F). Photographs of the Gate House and its detached garage also show brick façades. (Pet. Exs. 4G, 4H). Additionally, several newspaper clippings from various years were provided. (Pet. Ex6).

Petitioners testified that they purchased the Property by way of mortgage and when they attempted to refinance or obtain another mortgage, they were informed that the Main Garage and Gate House are illegal under BCZR, §1A01.3.B.4 and need to be approved as non-conforming.

The proffered argument was that since the Main House was constructed on or about 1923 (SDAT) (otherwise known as "Brandonwood Estate"), the Main Garage and Gate House must have also been constructed on or about 1923. Petitioner characterized the Main Garage as a 'carriage house' and said it was 'reasonable to assume' that an apartment on the first floor of the Main Garage had been used by a caretaker since 1939. They added that they had read the history of the Property and that this was in evidence.

Dale Lucas, the owner of 913 Greenspring Valley Rd., initially testified that in 1965, when a heavy snow storm broke off a section of pine trees on the Property, he brought a chain saw to help break up the branches. In 1965, he recalled being inside of a first floor apartment in the Main Garage where a caretaker had been living. He also testified that he had been hired by the former owners of the Property on a regular basis to remove snow and that all 3 structures were used as dwellings. Mr. Lucas and Carol Lucas executed an Affidavit wherein they certify and affirm that all 3 structures have been used as dwelling units since prior to 1965 until the present. (Pet. Ex. 5). With regard to the Gate House, Mr. Lucas testified that the mother of the prior owner lived in the Gate House.

The present zoning for the Property is Resource Conservation – Agricultural (RC 2) which permits only 1 dwelling per lot. (BCZR, §1A01.3.B.4). Mr. Doak stated that the zoning of the Property in 1945 was RDP (Rural-Planning Deferred), and remained RDP in 1955 when the BCZR was changed. He added that the RDP zone permitted 3 separate dwelling units on this Property. However, at the request of the undersigned, the Office of Zoning (OZR) confirmed that the zoning for this Property between 1945-1955 was 'A' Residence Zone ('Cottage') which permitted by right only one (1) detached dwelling occupied by one (1) family:

11. Dwelling, Single-Family: A detached dwelling arranged

or used for occupancy by one family.

12. Dwelling: Two-Family: A detached dwelling arranged or used for occupancy by not more than two families as separate housekeeping units, and with not more than one entrance on any side. Such a dwelling shall have one housekeeping unit over the other.

¹ In 1955, when the BCZR was changed, OZR confirmed that the 'A' Residence Zone for this Property was changed to an 'R-40' Zone which remained in place for the years spanning 1955-1970. As with the 'A' Residence Zone, the R-40 Zone only permitted one (1) detached dwelling occupied by one (1) family by right as follows:

R. 40 Zone -- Residence, One-Family

Section 200- USE REGULATIONS

The following uses only are permitted:

200.1 --One-family detached dwellings.

² The definition of One-Family Dwelling in the R.40 Zone is as follows:

Dwelling, One-Family: A detached building arranged or used for occupancy by one family.

¹ BCZR, Section II -- Zones enacting in 1945 states:

"For the purposes of these regulations, the County is hereby divided into Seven (7) Zones as follows:

"A" Residence Zone - (Cottage)

"B" Residence Zone - (Semi-detached)

"C" Residence Zone - (Apartment)

"D" Residence Zone - (Group)

"E" Residence Zone - Commercial Zone

"F" Residence Zone - Light Industrial Zone

"G" Residence Zone - Heavy Industrial Zone

² BCZR was amended in 1955 replacing the A-G zoning classification of the 1945 BCZR with the following set of classifications:

"R.40" Zone -- Residence, one-family (1 acre)

"R.20" Zone -- Residence, one-family (0.5 acre)

"R.10" Zone -- Residence, one-family (0.25 acre)

"R.6" Zone -- Residence, one and two-family

"R.G" Zone -- Residence, group house

"R.A." Zone - Residence, apartment

The OZR provided Zoning Maps which confirmed that it was not until 1971, and continuing through 1975, that the Property was zoned "RDP" (Rural-Deferred-Planning). And yet, in the RDP Zone, only one (1) detached dwelling occupied by one (1) family by right was permitted as follows:

1A00.2 – Use Regulations. [Bill No. 100, 1970]

A. Uses Permitted as of Right. The following uses, only, are permitted as of right in R.D.P. zones:

* * * *

2. One-family detached dwellings.

Finally, in 1976, when the Resource Conservation Zone- Agricultural (RC2) was created, it again permitted only one principal dwelling per lot, and has been applied to the Property since that time.

SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, §500.7 as follows:

The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, "the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would be consistent with the spirit and intent of the regulations." *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016).

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Date

By

2/14/22
J. Mignone

A valid and lawful nonconforming use is established if the owner can demonstrate that *before and at the time* of the adoption of a new zoning classification/ordinance, the property was being used in a *lawful* manner that, by later legislation, became non-permitted. *Trip Assoc., Inc. v. Mayor and City Council of Baltimore*, 392 Md. 563, 569 (2006). In Baltimore County, the law regarding nonconforming uses is set forth in BCZR, §104.1 and provides:

A nonconforming use (as defined in Section 101) may continue except as otherwise specifically provided in these regulations, provided that upon any change from such nonconforming use to any other use whatsoever or any abandonment or discontinuance of such nonconforming use for a period of one year or more, the right to continue or resume such nonconforming use shall terminate.

The definition of non-conforming use in BCZR, §101.1 is:

NONCONFORMING USE — A legal use that does not conform to a use regulation for the zone in which it is located or to a special regulation applicable to such a use. A specifically named use described by the adjective "nonconforming" is a nonconforming use.

The issue is not the Main House as that qualified as the one (1) permitted dwelling which existed prior to 1945. The Main House does not need affirmation as a nonconforming use even after 1945 and that request will be dismissed as moot. As to the Main Garage and Gate House, evidence was missing as to whether either or both were used as non-conforming dwellings prior to, and after, 1945. The definition of nonconforming use in BCZR, §101.1 makes clear, the use of the structures as 'non-conforming' dwellings must be legal after 1945 up through 1976 when the RC2 zone prohibited more than one (1) principal dwelling. Unfortunately, contrary to the Petitioners' assertion that the BCZR permitted 3 dwelling units on this Property prior to the creation of the RC2 Zone in 1976, only one (1) detached dwelling occupied by one (1) family was permitted by right in each of the prior zones ('A' Residence; R-40 Zone; RDP Zone) beginning in

1945 up to 1976. Thus, to the extent that either of the dwelling uses in those structures began after 1945, they were illegal at their inception. *Arundel Corp. v. Board of Zoning Appeals of Howard County*, 255 Md. 78 (1969) (a use cannot be non-conforming if it was not a legally permitted use at the time the regulation was enacted). (See also *In the Matter of Richard Niehaus*, CBA-14-015-SPHA; *In The Matter of Irvin M. Baddock, Sahbi Hookah, Inc.*, Case No.: 16-089-SPH; *aff'd*, Circuit Court for Baltimore County, Case No.: 03-C-17-000957 (2017); Pet. Writ. Cert., denied, 463 Md. 545, 206 A.2d 325 (2019)).

Assuming *arguendo* that the prior zoning classifications permitted more than one (1) dwelling unit on the Property after 1945 and through 1976 as Petitioners contend, the burden of proof is on the Petitioner to convincingly establish nonconforming use status for the Main Garage and Gate House (separately and individually) from the first date of use as a dwelling, and then chronologically for each year up to the present. Proof of nonconforming use status for an older property can be challenging where persuasive evidence is missing and a property has changed owners. Nonconforming uses are disfavored under the law. *County Council of Prince George's County v. E.L. Gardner, Inc.*, 293 Md. 259, 443 A.2d 114 (1982).

While the evidence did not establish a date of construction for the Main Garage, the 1955-1970 BCZR Zoning Map provided by OZR for this Property does show the Main Garage was in existence at that time. However, the existence of the Main Garage on the Zoning Map does not prove that it was continuously and uninterrupted used as a dwelling prior to 1945, or that the use continued uninterruptedly, without abandonment or discontinuance, for a period of one year or more, from 1945 up to the present. The testimony and evidence was scant and speculative. Mr. Lucas testified that his earliest memory was that, in 1965, he recalled personally observing a caretaker occupying a first floor apartment in the Main Garage. His Affidavit also states that 1965

2/14/22
J. M. Mangan

was the first time he had “enter[ed] the dwellings at Brandonwood..... at which time it was clear they had been in use for some time.” (Pet. Ex. 5). Mr. Lucas’ recollections while performing snow plow services over the years at the Property does not rise to the level of proof that is required. Moreover, I find the Affidavit contains general and unsubstantiated assertions about the “dwellings” and their use, and is insufficient to prove the Main Garage’s use as a dwelling as required under BCZR §104.1.

Even more problematic for the Petitioners is the alleged use of the Gate House as a dwelling. No evidence was produced as to the date of its construction, much less any evidence as to the first date that the Gate House was used as a dwelling. The testimony was that the mother of the prior owners resided there, but no information was provided as to any time periods.

In Case No.: 07-274-A, the former owners of the Property, along with architect Donald Huber, did obtain an uncontested variance to construct a detached garage in the front yard of the Gate House near the Shared Driveway. (Pet. Ex. 4G). The site plan submitted in the 2007 case (the “2007 Site Plan”) shows the Gate House and proposed detached garage location. The 2007 Site Plan also showed a *proposed* driveway connection to the Estate Entrance Driveway. Notably, the Main Garage is identified in both the Opinion and Order as well as the 2007 Site Plan only as: a “1 Story Brick Garage with a Loft”; it was not labeled as an apartment. For unexplained reasons, the nonconforming use status for neither the Gate House, nor the Main Garage, was addressed in the Opinion and Order. I will not infer, from the 2007 Case, that the approved variance legitimizes the use of the Gate House as a dwelling under BCZR, §104.1.

While it is undisputed that the Gate House existed in the 2007 case, the evidence was entirely lacking on its existence or use as a dwelling prior to 2007. Remarkably, the 1955-1970 Baltimore County Zoning Maps, the 1971-1975 Zoning Maps, as well as the 1976-2022 Zoning

2/14/22
[Signature]

Maps provided by OZR, do not show any building for the Gate House, much less even a typically-sized "gate house" that might be found at the entrance to an estate. Again, the Gate House is not listed with SDAT as a separate taxable dwelling (which Petitioners attribute the inability to further subdivide). Assuming that a typical "gate house" was, at some point, located at the Estate Entrance Driveway, there was no evidence as its removal, or its conversion into a dwelling. When compared to the testimony and Affidavit provided here, the foregoing Zoning Maps do not corroborate that evidence. I cannot glean from newspaper clippings or real estate listings, or what the Petitioners may have read about the Property's history, any substantive information required to prove nonconforming use status for the Gate House.

Accordingly, as with the Main Garage, I find that the Petitioners have failed to meet the burden of proof required to establish that the Gate House was used as dwelling prior to, and after 1945, or that it has continued uninterruptedly and continuously, without abandonment or interruption, for a period of 1 year or more, up to the present. For the reasons set forth herein, I also find that the Petition for Special Hearing is not consistent with the spirit and intent of the BCZR and as such, must be denied.

THEREFORE, ORDERED this 14th day of **February, 2022** by this Administrative Law Judge that the Petition for Special Hearing pursuant to the BCZR, §104.1 and §500.7 to affirm that the Main House has been used as an existing dwelling is hereby **DISMISSED AND MOOT** for the reasons set forth herein; and it is

FURTHER ORDERED, that the Petition for Special Hearing to affirm that the Main Garage and Gate House (as those structures are defined herein) located on a single 8.476 acre parcel of land are non-conforming be, and they are each hereby, **DENIED**.

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Date

By

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

Maureen E. Murphy

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm

ORDER RECEIVED FOR FILING

Date

By

2/14/22

BRUNAN



JOHN A. OLSZEWSKI, JR.
County Executive

February 14, 2022

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

William & Beatrice Reuter
Johnathan & Elizabeth Brett – elizabethdbrett@gmail.com

RE: Petition for Special Hearing
Case No. 2021-0306SPH
Property: 918 Greenspring Valley Road

Dear Petitioners:

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

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

Sincerely,

A handwritten signature in cursive script that reads "Maureen E. Murphy".

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm

Enclosure

c: Bruce E. Doak – bdoak@bruceedoakconsulting.com
Dale Lucas – dalelucas@live.com
Steven Silverman – ssilverman@silvermanthompson.com
Renee Hamidi – reenehamidi@gmail.com
Jonathan Brett – jbrett87@gmail.com
Jack Calkins – jcalk1105@aol.com
Douglas Carroll – dgcarroll3@gmail.com

Tammy Zahner

From: Peoples Counsel
Sent: Thursday, October 6, 2022 12:55 PM
To: Appeals Board
Cc: BDoak@bruceedoakconsulting.com
Subject: William & Beatrice Reuter and Johnathan & Elizabeth Brett- 918 Greenspring Valley Road - Case No. : 2021-306-SPH
Attachments: PC5- Zoning History Maps.pdf; PC CBA Exhibit List - 2021-306-SPH.docx; PC1 - ADC Map 50.pdf; PC2-MyNeighborhood Maps.pdf; PC3- SDAT - 918 Greenspring Valley Rd.pdf; PC4- Deed 44451-342 - 918 Greenspring Valley Rd.pdf

Good Afternoon,

Attached you will find our office's proposed exhibits 1-5 and our exhibit list for use at the WebEx hearing in the above-mentioned case on October 12, 2022.

Please let me know if you have any problems opening the documents.

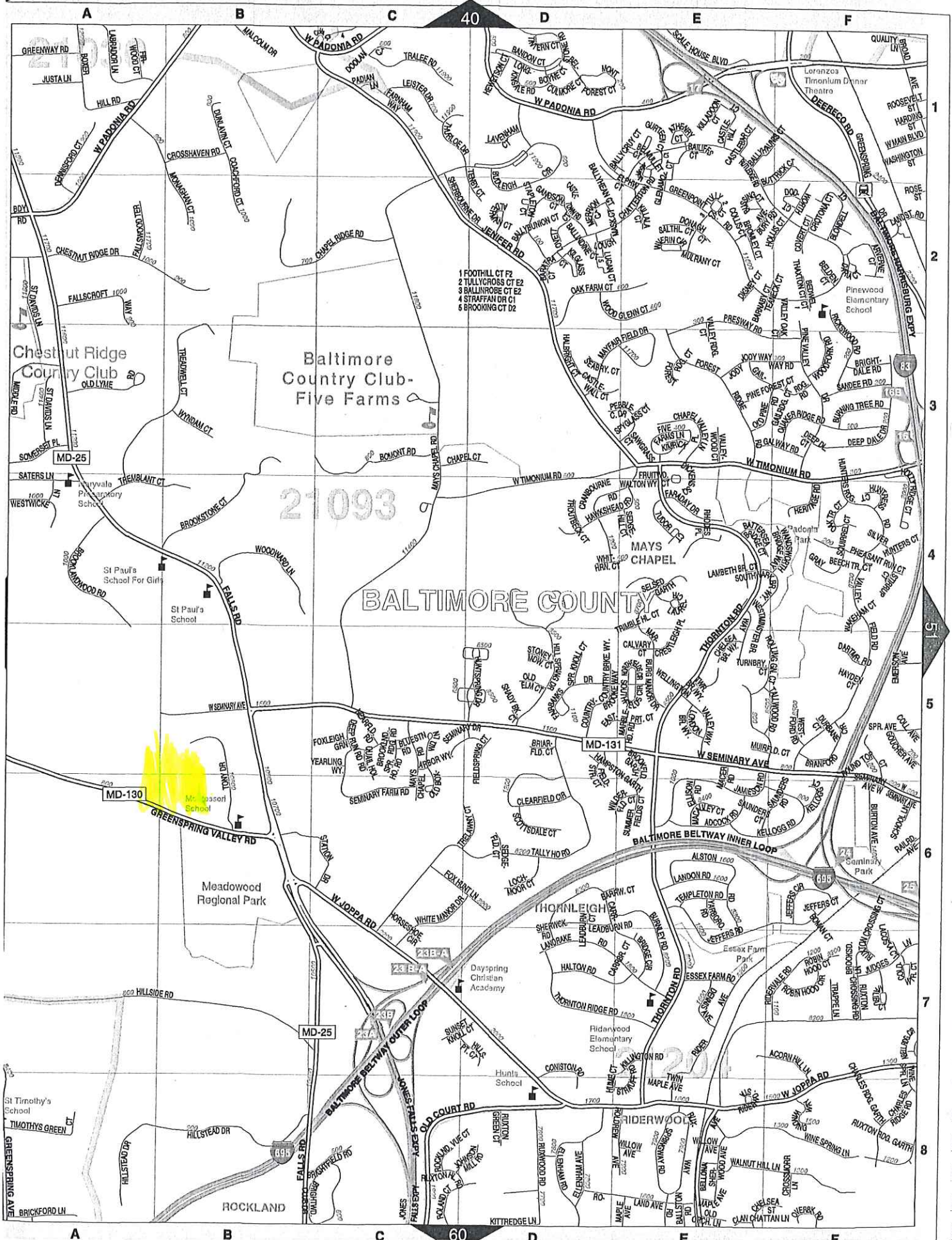
Thank you in advance.

Rebecca Wheatley, Legal Secretary
Office of People's Counsel
105 W. Chesapeake Avenue, Suite 204
Towson, Maryland 21204
410-887-2188

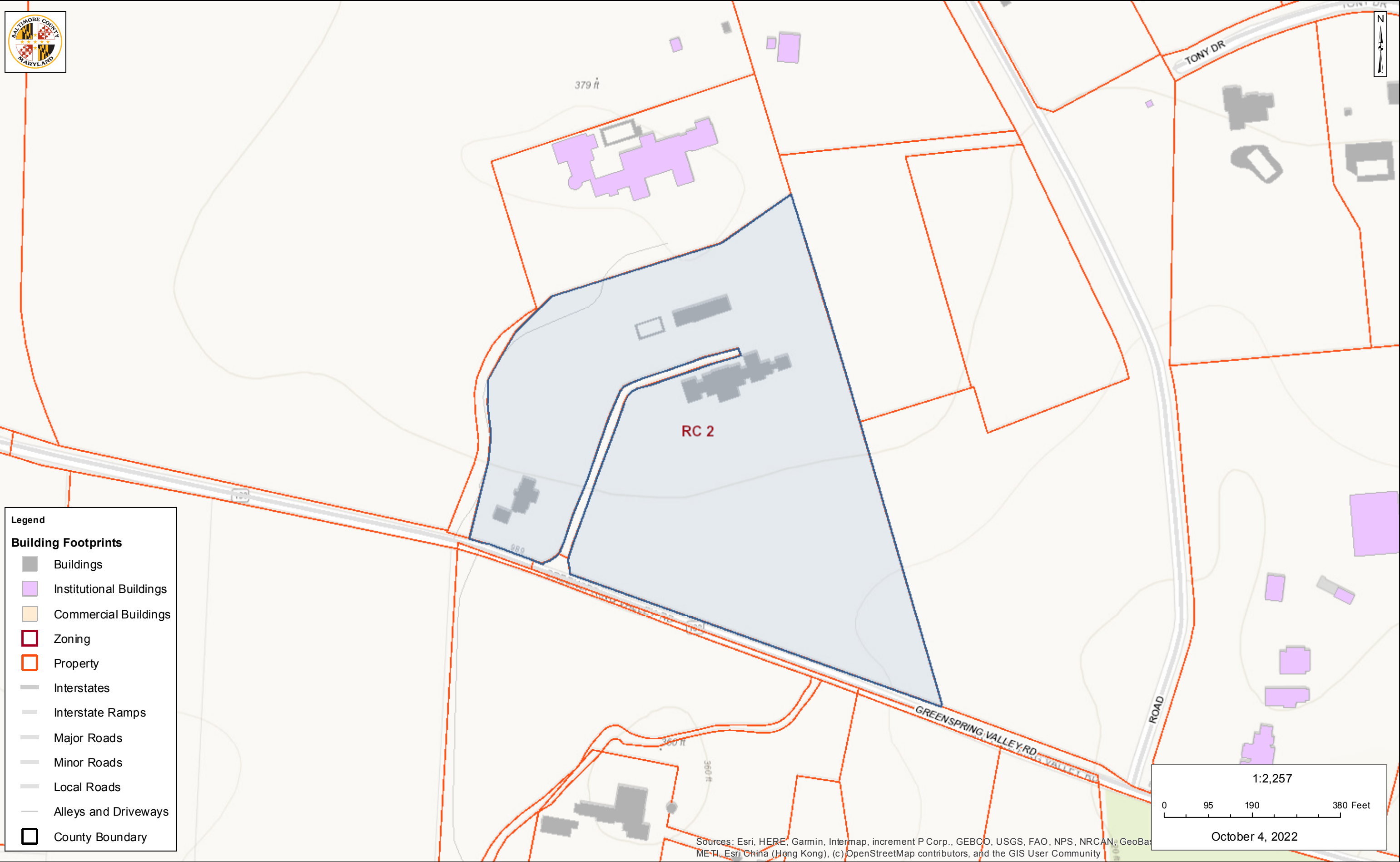
People's Counsel Exhibit List

Case No. 2021-306-SPH

1. ADC Map 50
2. MyNeighborhood Maps – Zoning & Aerial
3. SDAT for 918 Greenspring Valley Road
4. Deed 44451 -342
5. Zoning History Maps



Baltimore County - My Neighborhood



Baltimore County - My Neighborhood



Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 08 Account Number - 1600010062

Owner Information

Owner Name: BRETT JOHNATHON W BRETT ELIZABETH D RUETER WILLIAM G RUETER BEATRICE M

Mailing Address: 918 GREENSPRING VALLEY RD LUTHERVILLE TIMONIUM MD 21093-3609

Use: RESIDENTIAL

Principal Residence: YES

Deed Reference: /44451/ 00342

Location & Structure Information

Premises Address: 918 GREENSPRING VALLEY RD LUTHERVILLE TIMONIUM 21093-3609

Legal Description: 8.476 AC NS VALLEY R 1750 W OF FALLS ROAD

Map: 0060

Grid: 0013

Parcel: 0058

Neighborhood: 8090180.04

Subdivision: 0000

Section:

Block:

Lot:

Assessment Year: 2020

Plat No: Plat Ref:

Town: None

Primary Structure Built 1923

Above Grade Living Area 14,080 SF

Finished Basement Area 600 SF

Property Land Area 8.4700 AC

County Use 04

Stories 2 1/2

Basement YES

Type STANDARD UNIT

Exterior Quality BRICK/ 8

Full/Half Bath 11 full/ 4 half

Garage 1Att/1Det

Last Notice of Major Improvements

Value Information

Base Value

Value

Phase-in Assessments

Land: 742,000

Improvements 1,732,700

Total: 2,474,700

Preferential Land: 0

As of 01/01/2020 742,000

As of 07/01/2021 957,400

As of 07/01/2022 1,699,400

1,699,400

1,699,400

Transfer Information

Seller: CROMPTON GEORGIA R TRUSTEE

Type: ARMS LENGTH IMPROVED

Date: 04/05/2021

Deed1: /44451/ 00342

Price: \$1,700,000

Deed2:

Seller: CROMPTON ROBERT H, III

Type: NON-ARMS LENGTH OTHER

Date: 05/28/2020

Deed1: /42893/ 00386

Price: \$0

Deed2:

Seller: CROMPTON ROBERT H 3RD

Type: NON-ARMS LENGTH OTHER

Date: 12/28/2012

Deed1: /32979/ 00491

Price: \$0

Deed2:

Exemption Information

Partial Exempt Assessments: Class

County: 000

State: 000

Municipal: 000

07/01/2021 0.00

07/01/2022 0.00

0.00|0.00

0.00|0.00

Special Tax Recapture: None

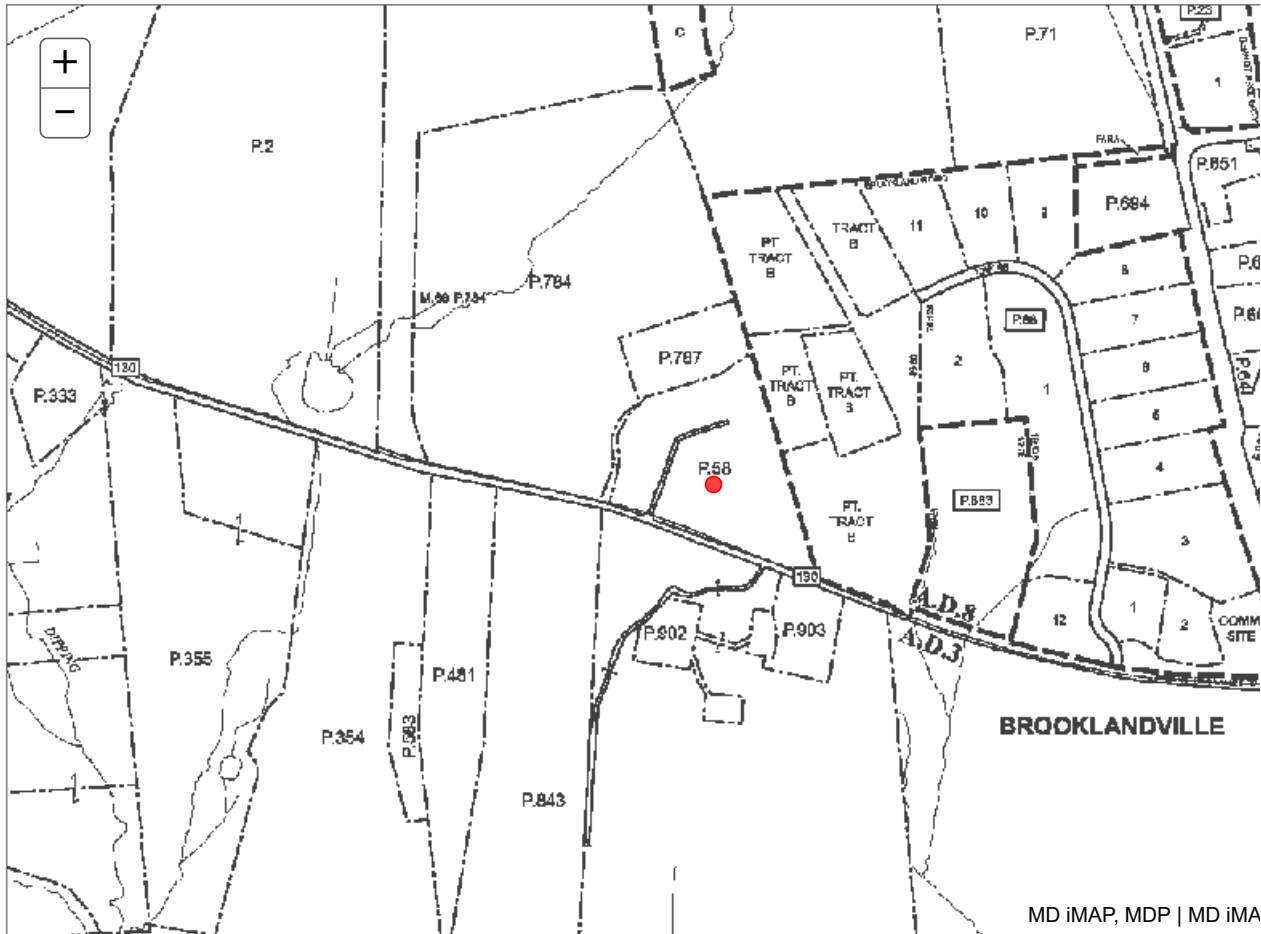
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

District: **08** Account Number: **1600010062**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).

10f2

Certified Title Corporation
 File No. P-20MD13309
 Tax ID # 08-1600010062
 Underwriter: First American Title Insurance Company

LR - Deed (w Taxes)
 Recording only ST20.00
 Name: BRETT
 Ref:
 LR - Deed (with Taxes)
 Surcharge 40.00
 LR - Deed State
 Transfer Tax 8,500.00
 LR - NR Tax - 1kd 0.00
 SubTotal: 8,560.00
 Total: 8,620.00
 04/05/2021 11:25
 CC03-NR
 #14727826 CC0301 -
 Baltimore
 County/CC03.01.16 -
 Register 16

This Deed, made this th 25 day of September (month), 2020 (year), by and between Georgia R. Crompton and James S.R. Rose as Trustees of the Trust under Article Second under the Will of Robert H. Crompton III, Georgia R. Crompton, Andrew C. Crompton, James S.R. Crompton, William R. Crompton, Robert Henry Crompton, IV, Georgia R. Crompton, Thomas S. Crompton and Georgia R. Crompton as Custodian of Thomas S. Crompton pursuant to the Maryland Uniform Transfer to Minors Act GRANTOR(S), and Johnathon W Brett and Elizabeth D Brett and William G Rueter and Beatrice M Rueter, GRANTEE(S).

- Witnesseth -

That for and in consideration of the sum of One Million Seven Hundred Thousand Dollars and No Cents (\$1,700,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor(s) do grant and convey to the said Johnathon W Brett and Elizabeth D Brett, Husband and Wife, Tenants by the Entirety and William G Rueter and Beatrice M Rueter, Husband and Wife, Tenants by the Entirety, To be held together with as joint tenants with rights of survivorship, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

All that lot of ground situate in the Baltimore County, State of Maryland, and described as follows, that is to say:

Beginning for the same at a stone heretofore set on the northeast side of Valley Road, at the beginning of a parcel of land which by a Deed dated May 7, 1954 and recorded among the Land Records of Baltimore County in Liber G.L.E. 2478, folio 305, was conveyed by the Union Trust Company of Maryland, Trustee to Foster T. Fenton and Wife running thence with and binding on the first line and on a part of the second line of said parcel of land, as the courses are referred to the true meridian and binding on the northeast side of Valley Road, the two following courses and distances viz: North 69 degrees 51 minutes West 772.42 feet and North 77 degrees 46 minutes 40 seconds West 43.05 feet, thence leaving said road and running for lines of division parallel with and distant 12 feet measured southeasterly at a right angle to the last, through the seventeenth lines of a parcel of land which by a Deed dated August 2, 1972 and recorded among the Land records of Baltimore County in Liber E.H.K., Jr. 5289, folio 334 was conveyed by Foster T. Fenton to George Lloyd Bunting and wife, the eleven following courses and distances viz: North 21 degrees 39 minutes 40 seconds East 118.63 feet; North 15 degrees 42 minutes 20 seconds East 22 feet; North 4 degrees 54 minutes 20 seconds East 20.46 feet; North 6 degrees 29 minutes 40 seconds West 50.71 feet; North 1 degree 51 minutes 30 seconds West 28.33 feet; North 9 degrees 27 minutes 20 seconds East 22.49 feet; North 22 degrees 07 minutes 30 seconds East 32.87 feet; North 29 degrees 43 minutes 50 seconds east 23.17 feet; North 39 degrees 32 minutes 40 seconds East 22.65 feet; North 52 degrees 04 minutes 40 seconds east 50.88 feet; and North 69 degrees 39 minutes 30 seconds east 15.25 feet, thence continuing to run for lines of division the six following courses and distances viz: North 61 degrees 54 minutes 20 seconds east 19.96 feet; North 27 degrees 21 minutes 30 seconds West 11.89 feet; North 69 degrees 52 minutes 50 seconds east 55.76 feet; North 76 degrees 24 minutes 30 seconds east 134.09 feet; North 73 degrees 44 minutes east 114.17 feet; and North 56 degrees 59 minutes 30 seconds East

240 MD Deed Individual

146.07 feet to a pipe set in the thirteenth Line of the aforesaid parcel of land which was conveyed by the Union Trust Company of Maryland, Trustee to Foster T. Fenton and wife, thence running with and binding on a part of said thirteenth line and on the fourteenth line of said parcel of land the two following courses and distances viz: South 16 degrees 46 minutes 20 seconds East 284.58 feet to a stone heretofore set and South 16 degrees 13 minutes 30 seconds east 537.88 feet to a stone heretofore set at the beginning of the third line of a parcel of land containing 0,024 of an acre more or less and described in a Deed dated January 3, 1987 and recorded among the Land Records of Baltimore County in Liber O.T.G. 4713, folio 133 which was conveyed by Fenco, Inc. to Francis Carroll Fenton et al, thence running with and binding on the third and last lines of said parcel of land the two following courses and distances viz; South 16 degrees 13 minutes 30 seconds East 41.71 feet and South 24 degrees 45 minutes West 4 feet to a stone heretofore set on the northeast side of the Valley Road and thence running with and binding on the first line of said last mentioned parcel of land and binding on the northeast side of the Valley Road, North 69 degrees 51 minutes West 45 feet to the place of beginning. Containing 8.476 acres of land more or less.

Subject to and together with the right and use thereof in common with the owners of a parcel of land containing 2.815 acres more or less. lying northwest of and adjacent to the herein described parcel of land to the existing macadam drive which leads in a northerly direction from the Valley Road to the aforesaid 2.815 acres parcel, the center line of said drive being described as follows to wit:

Beginning for the same at a point on the northeast side of the Valley Road and in the second line of a parcel of land which by a deed dated May 7, 1954 and recorded among the Land Records of Baltimore County in Liber G.L.B. 2478, folio 305 was conveyed by the Union Trust Company of Maryland, trustee to Foster T. Fenton and wife, said point of beginning being distant North 77 degrees 46 minutes 40 seconds West, as the courses in this description are referred to the true meridian, 30.36 feet from the beginning of said second line and thence leaving the Valley Road and running and binding on the center line of the existing macadam drive, the twelve following courses and distances viz: North 19 degrees 46 minutes 30 seconds East 120 feet, North 9 degrees 33 minutes 30 seconds East 40 feet; North 4 degrees 02 minutes 30 seconds West 50 feet; North 1 degree 55 minutes 30 seconds East 49.52 feet; North 19 degrees 00 minutes east 25 feet; North 34 degrees 30 minutes 30 seconds east 30 feet; North 52 degrees 23 minutes 30 seconds east 60 feet; North 62 degrees 38 minutes 30 seconds east 50 feet; North 71 degrees 53 minutes 10 seconds east 50 feet; North 76 degrees 46 minutes 10 seconds east 130 feet; North 72 degrees 20 minutes 10 seconds east 43.36 feet; and North 17 degrees 40 minutes 50 seconds west 20.80 feet to intersect the eighteenth or North 73 degrees 44 minutes east 114.17 feet line of the herein described parcel of land.

****FOR INFORMATIONAL PURPOSES ONLY****

The improvements thereon being known as: 918 Greenspring Valley Road,
Brooklandville, MD 21022

BEING the same property conveyed to Georgia R. Crompton and James S. R. Rose as Trustees of the Trust under Article Second under the Will of Robert H. Crompton III from Georgia R. Crompton and James S. R. Rose, Personal Representatives of the Estate of Robert H. Crompton, III by Deed dated February 16, 2020 and recorded May 28, 2020 Book 42893, Page 386, in the Land Records of Baltimore County, MD

Tax ID#: 08-1600010062

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 **Johnathon W Brett and Elizabeth D Brett, Husband and Wife, Tenants by the Entirety and William G Rueter and Beatrice M Rueter, Husband and Wife, Tenants by the Entirety ,To be held together with as joint tenants with rights of survivorship, in fee simple.**

And the Grantor(s) 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 will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

Grantor(s) hereby declare and affirm that the property herein described, in the State of Maryland, has not been occupied by a tenant for a period of at least six months prior to the date hereof.

As Witness the hands and seals of said Grantor(s), the day and year first above written.

WITNESS:

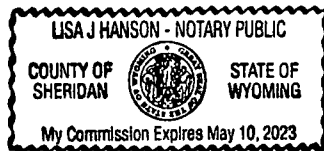
9/25/20

James S.R. Rose (Seal)
James S.R. Rose as Trustee of the Trust under
Article Second under the Will of Robert H.
Crompton II

STATE OF Wyoming
COUNTY OF Sheridan

I hereby certify that on this 25 day of September, in the year 2020, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared James R. Rose the Grantor(s) herein, known to me (or satisfactorily proven) to be the persons whose names subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

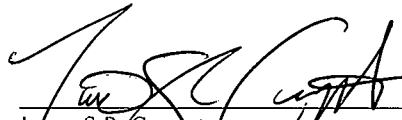
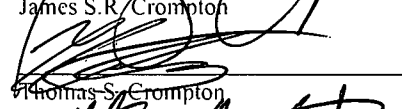
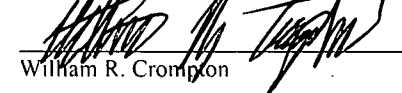
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Lisa J. Hanson
Notary Public
My commission expires May 10, 2023

As Witness the hands and seals of said Grantor(s), the day and year first above written.

WITNESS:

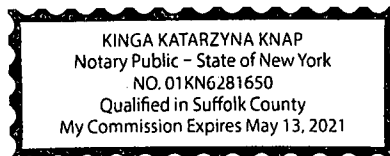
 (Seal)
James S.R. Crompton
 (Seal)
Thomas S. Crompton
 (Seal)
William R. Crompton

STATE OF NEW YORK

COUNTY OF SUFFOLK

I hereby certify that on this 26th day of September, in the year 2020, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared James S.R. Crompton, Thomas Crompton, William Crompton the Grantor(s) herein, known to me (or satisfactorily proven) to be the persons whose names subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their 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.




Notary Public
My commission expires 05/13/2021

As Witness the hands and seals of said Grantor(s), the day and year first above written.

WITNESS:

[Signature]

[Signature]

[Signature]

[Signature] (Seal)
Georgia R. Crompton as Trustee of the Trust
under Article Second under the Will of Robert
H. Crompton III

[Signature] (Seal)
Georgia R. Crompton (Mother) *

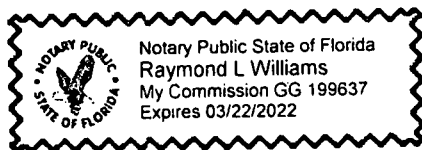
[Signature] (Seal)
Georgia R. Crompton (Daughter)

*** Individually and As Custodian
of Thomas S. Crompton**

STATE OF Florida
COUNTY OF Duval

I hereby certify that on this 21st day of Sept, in the year 2020, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Georgia R. Crompton the Grantor(s) herein, known to me (or satisfactorily proven) to be the persons whose names subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their 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.



[Signature]
Notary Public
My commission expires 3/22/22

As Witness the hands and seals of said Grantor(s), the day and year first above written.

WITNESSES:

[Signature]
[Signature]

[Signature] (Seal)
 Andrew C. Crompton

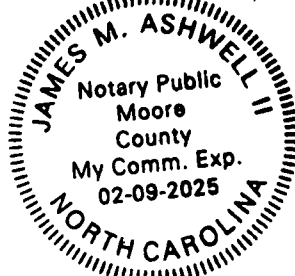
[Signature] (Seal)
 Robert Henry Crompton IV

STATE OF North Carolina

COUNTY OF Moore

I hereby certify that on this 25th day of September, in the year 2020, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Andrew C. Crompton, Robert H. Crompton IV the Grantor(s) herein, known to me (or satisfactorily proven) to be the persons whose names subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their 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.



[Signature]
 Notary Public
 My commission expires 2/9/2025

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]
 Attorney Stephen B. Miller

AFTER RECORDING, PLEASE RETURN TO:
 Certified Title Corporation
 11459 Cronhill Drive
 Suite M
 Owings Mills, MD 21117

2021
MARYLAND
FORM
MW506E

**Certificate of
Full or Partial Exemption
For Calendar Year 2021**

DO NOT WRITE OR STAPLE IN THIS SPACE

NR202731

NOTE: Copy B of this form must accompany the deed or other instrument of transfer when the documents are presented to the Clerk of the Circuit Court for recordation.

Failure to provide this certificate may result in the deed or other instrument of transfer being rejected by the Clerk of the Circuit Court when presented for recordation. If Certificate grants a partial exemption, payment in the amount on line 3 and a Form MW506NRS must also be presented to the Clerk of the Circuit Court.

The Comptroller's decision to issue or deny a Certificate of Full or Partial Exemption and the determination of the amount of tax to be withheld if a partial exemption is granted are final and not subject to appeal.

Transferor/Seller's Information

Name (If joint, give first names and initials of both) William	Last Name Crompton	
Name (Corporation, Partnership, Trust, Estate, etc.)		
T/A or C/O or Fiduciary		Federal Employer I.D. Number
Current Address (Number and street) PO Box 869		
City, State and Zip Code (province, postal code and country) Bridgehampton, NY 11932		
Transferor/Seller's Entity Type ☒ Individual/ Estate/ Trust ☐ Business		Ownership Percentage 1%

Property Information

Description of Property (Include address, or district, subdistrict and lot numbers if no address is available) 918 Greenspring Valley Road Brooklandville, MD 21022	Date of Closing 10/23/2020
	Property Account ID Number

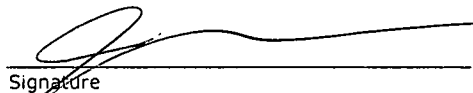
Comptroller's Certification

Pursuant to §10-912 of the Tax-General Article, Annotated Code of Maryland, I hereby certify that, with respect to the sale or transfer of the property described above, as such sale or transfer is described in the Form MW506AE filed by the Transferor/Seller, the sale or transfer of the property is:

- ☒ Fully exempt from the withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland.
- ☐ NOT exempt from the withholding requirements and tax is required to be withheld on the total payment amount, or
- ☐ Partially exempt from the withholding requirements.

The following amount of tax is required to be withheld:

1. Enter the amount subject to tax. 1 _____
2. Enter tax rate, whichever applies
 - a. If transferor/seller is a business entity, enter 8.25% } 2 _____
 - b. If transferor/seller is an individual, enter 8.0% }
3. Amount of tax to be withheld at closing. (Line 1 multiplied by line 2) 3 _____


Signature

Revenue Administrator
Title

March 9, 2021
Date

Copy B - File with the Clerk of the Circuit Court when the deed or other instrument of transfer is presented for recordation

*** VOID AFTER 60 DAYS FROM DATE OF ISSUE**

2021
MARYLAND
FORM
MW506E

**Certificate of
Full or Partial Exemption
For Calendar Year 2021**

DO NOT WRITE OR STAPLE IN THIS SPACE

NR202732

NOTE: Copy B of this form must accompany the deed or other instrument of transfer when the documents are presented to the Clerk of the Circuit Court for recordation.

Failure to provide this certificate may result in the deed or other instrument of transfer being rejected by the Clerk of the Circuit Court when presented for recordation. If Certificate grants a partial exemption, payment in the amount on line 3 and a Form MW506NRS must also be presented to the Clerk of the Circuit Court.

The Comptroller's decision to issue or deny a Certificate of Full or Partial Exemption and the determination of the amount of tax to be withheld if a partial exemption is granted are final and not subject to appeal.

Transferor/Seller's Information

Name (If joint, give first names and initials of both) Thomas S.	Last Name Crompton	
Name (Corporation, Partnership, Trust, Estate, etc.)		
T/A or C/O or Fiduciary		Federal Employer I.D. Number
Current Address (Number and street) 8002 James Island Trail		
City, State and Zip Code (province, postal code and country) Jacksonville, FL 32256		
Transferor/Seller's Entity Type ☒ Individual/ Estate/ Trust ☐ Business		Ownership Percentage 1%

Property Information

Description of Property (Include address, or district, subdistrict and lot numbers if no address is available) 918 Greenspring Valley Road Brooklandville, MD 21022	Date of Closing 10/23/2020
	Property Account ID Number

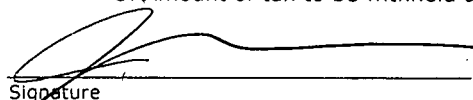
Comptroller's Certification

Pursuant to §10-912 of the Tax-General Article, Annotated Code of Maryland, I hereby certify that, with respect to the sale or transfer of the property described above, as such sale or transfer is described in the Form MW506AE filed by the Transferor/Seller, the sale or transfer of the property is:

- ☒ Fully exempt from the withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland.
- ☐ NOT exempt from the withholding requirements and tax is required to be withheld on the total payment amount, or
- ☐ Partially exempt from the withholding requirements.

The following amount of tax is required to be withheld:

1. Enter the amount subject to tax. 1 _____
2. Enter tax rate, whichever applies
 - a. If transferor/seller is a business entity, enter 8.25% } 2 _____
 - b. If transferor/seller is an individual, enter 8.0% }
3. Amount of tax to be withheld at closing. (Line 1 multiplied by line 2) 3 _____


Signature

Revenue Administrator
Title

March 9, 2021
Date

Copy B - File with the Clerk of the Circuit Court when the deed or other instrument of transfer is presented for recordation

*** VOID AFTER 60 DAYS FROM DATE OF ISSUE**

2021
MARYLAND
FORM
MW506E

**Certificate of
Full or Partial Exemption
For Calendar Year 2021**

DO NOT WRITE OR STAPLE IN THIS SPACE

NR202733

NOTE: Copy B of this form must accompany the deed or other instrument of transfer when the documents are presented to the Clerk of the Circuit Court for recordation.

Failure to provide this certificate may result in the deed or other instrument of transfer being rejected by the Clerk of the Circuit Court when presented for recordation. If Certificate grants a partial exemption, payment in the amount on line 3 and a Form MW506NRS must also be presented to the Clerk of the Circuit Court.

The Comptroller's decision to issue or deny a Certificate of Full or Partial Exemption and the determination of the amount of tax to be withheld if a partial exemption is granted are final and not subject to appeal.

Transferor/Seller's Information

Name (If joint, give first names and initials of both) Andrew	Last Name Crompton	
Name (Corporation, Partnership, Trust, Estate, etc.)		
T/A or C/O or Fiduciary		Federal Employer I.D. Number
Current Address (Number and street) 1106 Fuelid Avenue, #348		
City, State and Zip Code (province, postal code and country) Charlotte, NC 28203		
Transferor/Seller's Entity Type ☒ Individual/ Estate/ Trust ☐ Business		Ownership Percentage 1%

Property Information

Description of Property (Include address, or district, subdistrict and lot numbers if no address is available) 918 Greenspring Valley Road Brooklandville, MD 21022	Date of Closing 10/23/2020
	Property Account ID Number

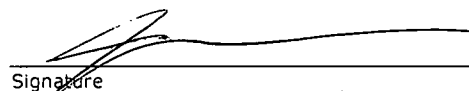
Comptroller's Certification

Pursuant to §10-912 of the Tax-General Article, Annotated Code of Maryland, I hereby certify that, with respect to the sale or transfer of the property described above, as such sale or transfer is described in the Form MW506AE filed by the Transferor/Seller, the sale or transfer of the property is:

- ☒ Fully exempt from the withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland.
- ☐ NOT exempt from the withholding requirements and tax is required to be withheld on the total payment amount, or
- ☐ Partially exempt from the withholding requirements.

The following amount of tax is required to be withheld:

1. Enter the amount subject to tax. 1 _____
2. Enter tax rate, whichever applies
 - a. If transferor/seller is a business entity, enter 8.25% } 2 _____
 - b. If transferor/seller is an individual, enter 8.0% }
3. Amount of tax to be withheld at closing. (Line 1 multiplied by line 2) 3 _____

	Revenue Administrator	March 9, 2021
Signature	Title	Date

Copy B - File with the Clerk of the Circuit Court when the deed or other instrument of transfer is presented for recordation

*** VOID AFTER 60 DAYS FROM DATE OF ISSUE**

2021
MARYLAND
FORM
MW506E

**Certificate of
Full or Partial Exemption
For Calendar Year 2021**

DO NOT WRITE OR STAPLE IN THIS SPACE

NR202734

NOTE: Copy B of this form must accompany the deed or other instrument of transfer when the documents are presented to the Clerk of the Circuit Court for recordation.

Failure to provide this certificate may result in the deed or other instrument of transfer being rejected by the Clerk of the Circuit Court when presented for recordation. If Certificate grants a partial exemption, payment in the amount on line 3 and a Form MW506NRS must also be presented to the Clerk of the Circuit Court.

The Comptroller's decision to issue or deny a Certificate of Full or Partial Exemption and the determination of the amount of tax to be withheld if a partial exemption is granted are final and not subject to appeal.

Transferor/Seller's Information

Name (If joint, give first names and initials of both) Robert H.	Last Name Crompton	
Name (Corporation, Partnership, Trust, Estate, etc.)		
T/A or C/O or Fiduciary		Federal Employer I.D. Number
Current Address (Number and street) 90 Washington Street		
City, State and Zip Code (province, postal code and country) New York, NY 10006		
Transferor/Seller's Entity Type ☒ Individual/ Estate/ Trust ☐ Business		Ownership Percentage 1%

Property Information

Description of Property (Include address, or district, subdistrict and lot numbers if no address is available) 918 Greenspring Valley Road Brooklandville, MD 21022	Date of Closing 10/23/2020
	Property Account ID Number

Comptroller's Certification

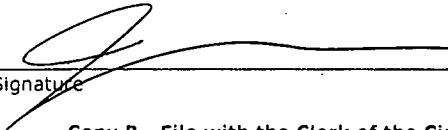
Pursuant to §10-912 of the Tax-General Article, Annotated Code of Maryland, I hereby certify that, with respect to the sale or transfer of the property described above, as such sale or transfer is described in the Form MW506AE filed by the Transferor/Seller, the sale or transfer of the property is:

- ☒ Fully exempt from the withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland.
- ☐ NOT exempt from the withholding requirements and tax is required to be withheld on the total payment amount, or
- ☐ Partially exempt from the withholding requirements.

The following amount of tax is required to be withheld:

1. Enter the amount subject to tax. 1 _____
2. Enter tax rate, whichever applies

a. If transferor/seller is a business entity, enter 8.25% }	2 _____
b. If transferor/seller is an individual, enter 8.0%	
3. Amount of tax to be withheld at closing. (Line 1 multiplied by line 2) 3 _____

	Revenue Administrator	March 9, 2021
Signature	Title	Date

Copy B - File with the Clerk of the Circuit Court when the deed or other instrument of transfer is presented for recordation

*** VOID AFTER 60 DAYS FROM DATE OF ISSUE**

2021
MARYLAND
FORM
MW506E

**Certificate of
Full or Partial Exemption
For Calendar Year 2021**

DO NOT WRITE OR STAPLE IN THIS SPACE

NR202735

NOTE: Copy B of this form must accompany the deed or other instrument of transfer when the documents are presented to the Clerk of the Circuit Court for recordation.

Failure to provide this certificate may result in the deed or other instrument of transfer being rejected by the Clerk of the Circuit Court when presented for recordation. If Certificate grants a partial exemption, payment in the amount on line 3 and a Form MW506NRS must also be presented to the Clerk of the Circuit Court.

The Comptroller's decision to issue or deny a Certificate of Full or Partial Exemption and the determination of the amount of tax to be withheld if a partial exemption is granted are final and not subject to appeal.

Transferor/Seller's Information

Name (If joint, give first names and initials of both) James	Last Name Crompton	
Name (Corporation, Partnership, Trust, Estate, etc.)		
T/A or C/O or Fiduciary		Federal Employer I.D. Number
Current Address (Number and street) 19 Dutch Street		
City, State and Zip Code (province, postal code and country) New York, NY 10038		
Transferor/Seller's Entity Type ☒ Individual/ Estate/ Trust ☐ Business		Ownership Percentage 1%

Property Information

Description of Property (Include address, or district, subdistrict and lot numbers if no address is available) 918 Greenspring Valley Road Brooklandville, MD 21022	Date of Closing 10/23/2020
	Property Account ID Number

Comptroller's Certification

Pursuant to §10-912 of the Tax-General Article, Annotated Code of Maryland, I hereby certify that, with respect to the sale or transfer of the property described above, as such sale or transfer is described in the Form MW506AE filed by the Transferor/Seller, the sale or transfer of the property is:

- ☒ Fully exempt from the withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland.
- ☐ NOT exempt from the withholding requirements and tax is required to be withheld on the total payment amount, or
- ☐ Partially exempt from the withholding requirements.

The following amount of tax is required to be withheld:

1. Enter the amount subject to tax. 1 _____
2. Enter tax rate, whichever applies
 - a. If transferor/seller is a business entity, enter 8.25% } 2 _____
 - b. If transferor/seller is an individual, enter 8.0% }
3. Amount of tax to be withheld at closing. (Line 1 multiplied by line 2) 3 _____

Signature

Revenue Administrator

March 9, 2021

Title

Date

Copy B - File with the Clerk of the Circuit Court when the deed or other instrument of transfer is presented for recordation

*** VOID AFTER 60 DAYS FROM DATE OF ISSUE**

DO NOT WRITE OR STAPLE IN THIS SPACE

2021
MARYLAND
FORM
MW506E

**Certificate of
Full or Partial Exemption
For Calendar Year 2021**

NR202736

NOTE: Copy B of this form must accompany the deed or other instrument of transfer when the documents are presented to the Clerk of the Circuit Court for recordation.

Failure to provide this certificate may result in the deed or other instrument of transfer being rejected by the Clerk of the Circuit Court when presented for recordation. If Certificate grants a partial exemption, payment in the amount on line 3 and a Form MW506NRS must also be presented to the Clerk of the Circuit Court.

The Comptroller's decision to issue or deny a Certificate of Full or Partial Exemption and the determination of the amount of tax to be withheld if a partial exemption is granted are final and not subject to appeal.

Transferor/Seller's Information

Name (If joint, give first names and initials of both) Georgia	Last Name Crompton	
Name (Corporation, Partnership, Trust, Estate, etc.)		
T/A or C/O or Fiduciary		Federal Employer I.D. Number
Current Address (Number and street) 8002 James Island Trail		
City, State and Zip Code (province, postal code and country) Jacksonville, FL 32256		
Transferor/Seller's Entity Type ☒ Individual/ Estate/ Trust ☐ Business		Ownership Percentage 1%

Property Information

Description of Property (Include address, or district, subdistrict and lot numbers if no address is available) 918 Greenspring Valley Road Brooklandville, MD 21022	Date of Closing 10/23/2020
	Property Account ID Number

Comptroller's Certification

Pursuant to §10-912 of the Tax-General Article, Annotated Code of Maryland, I hereby certify that, with respect to the sale or transfer of the property described above, as such sale or transfer is described in the Form MW506AE filed by the Transferor/Seller, the sale or transfer of the property is:

- ☒ Fully exempt from the withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland.
- ☐ NOT exempt from the withholding requirements and tax is required to be withheld on the total payment amount, or
- ☐ Partially exempt from the withholding requirements.

The following amount of tax is required to be withheld:

1. Enter the amount subject to tax. 1 _____
2. Enter tax rate, whichever applies
 - a. If transferor/seller is a business entity, enter 8.25% } 2 _____
 - b. If transferor/seller is an individual, enter 8.0% }
3. Amount of tax to be withheld at closing. (Line 1 multiplied by line 2) 3 _____

Signature _____ Title **Revenue Administrator** Date **March 9, 2021**

Copy B - File with the Clerk of the Circuit Court when the deed or other instrument of transfer is presented for recordation

*** VOID AFTER 60 DAYS FROM DATE OF ISSUE**

2021
MARYLAND
FORM
MW506E

**Certificate of
Full or Partial Exemption
For Calendar Year 2021**

DO NOT WRITE OR STAPLE IN THIS SPACE

NR202667

NOTE: Copy B of this form must accompany the deed or other instrument of transfer when the documents are presented to the Clerk of the Circuit Court for recordation.

Failure to provide this certificate may result in the deed or other instrument of transfer being rejected by the Clerk of the Circuit Court when presented for recordation. If Certificate grants a partial exemption, payment in the amount on line 3 and a Form MW506NRS must also be presented to the Clerk of the Circuit Court.

The Comptroller's decision to issue or deny a Certificate of Full or Partial Exemption and the determination of the amount of tax to be withheld if a partial exemption is granted are final and not subject to appeal.

Transferor/Seller's Information

Name (If joint, give first names and initials of both) Georgia R.	Last Name Crompton	
Name (Corporation, Partnership, Trust, Estate, etc.)		
T/A or C/O or Fiduciary		Federal Employer I.D. Number
Current Address (Number and street) 8002 James Island Trail		
City, State and Zip Code (province, postal code and country) Jacksonville, FL 32256		
Transferor/Seller's Entity Type ☒ Individual/ Estate/ Trust ☐ Business		Ownership Percentage 47%

Property Information

Description of Property (Include address, or district, subdistrict and lot numbers if no address is available) 918 Greenspring Valley Road Brooklandville, MD 21022	Date of Closing 10/23/2020
	Property Account ID Number

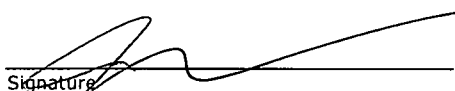
Comptroller's Certification

Pursuant to §10-912 of the Tax-General Article, Annotated Code of Maryland, I hereby certify that, with respect to the sale or transfer of the property described above, as such sale or transfer is described in the Form MW506AE filed by the Transferor/Seller, the sale or transfer of the property is:

- ☒ Fully exempt from the withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland.
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- ☐ Partially exempt from the withholding requirements.

The following amount of tax is required to be withheld:

1. Enter the amount subject to tax.1 _____
2. Enter tax rate, whichever applies
 a. If transferor/seller is a business entity, enter 8.25% }2 _____
 b. If transferor/seller is an individual, enter 8.0% }
3. Amount of tax to be withheld at closing. (Line 1 multiplied by line 2) 3 _____

	Revenue Administrator	March 16, 2021
Signature	Title	Date

Copy B - File with the Clerk of the Circuit Court when the deed or other instrument of transfer is presented for recordation

*** VOID AFTER 60 DAYS FROM DATE OF ISSUE**

2021
MARYLAND
FORM
MW506E

**Certificate of
Full or Partial Exemption
For Calendar Year 2021**

DO NOT WRITE OR STAPLE IN THIS SPACE

NR202666

NOTE: Copy B of this form must accompany the deed or other instrument of transfer when the documents are presented to the Clerk of the Circuit Court for recordation.

Failure to provide this certificate may result in the deed or other instrument of transfer being rejected by the Clerk of the Circuit Court when presented for recordation. If Certificate grants a partial exemption, payment in the amount on line 3 and a Form MW506NRS must also be presented to the Clerk of the Circuit Court.

The Comptroller's decision to issue or deny a Certificate of Full or Partial Exemption and the determination of the amount of tax to be withheld if a partial exemption is granted are final and not subject to appeal.

Transferor/Seller's Information

Name (If joint, give first names and initials of both)	Last Name	
Name (Corporation, Partnership, Trust, Estate, etc.) Trust u/a Second u/w/o Robert H. Crompton III		
T/A or C/O or Fiduciary Georgia R. Crompton, Trustee		Federal Employer I.D. Number 35-7218724
Current Address (Number and street) 8002 James Island Trail		
City, State and Zip Code (province, postal code and country) Jacksonville, FL 32256		
Transferor/Seller's Entity Type ☒ Individual/ Estate/ Trust ☐ Business		Ownership Percentage 47%

Property Information

Description of Property (Include address, or district, subdistrict and lot numbers if no address is available) 918 Greenspring Valley Road Brooklandville, MD 21022	Date of Closing 10/23/2020
	Property Account ID Number

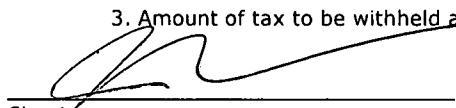
Comptroller's Certification

Pursuant to §10-912 of the Tax-General Article, Annotated Code of Maryland, I hereby certify that, with respect to the sale or transfer of the property described above, as such sale or transfer is described in the Form MW506AE filed by the Transferor/Seller, the sale or transfer of the property is:

- ☒ Fully exempt from the withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland.
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3. Amount of tax to be withheld at closing. (Line 1 multiplied by line 2) 3 _____

	Revenue Administrator	March 16, 2021
Signature	Title	Date

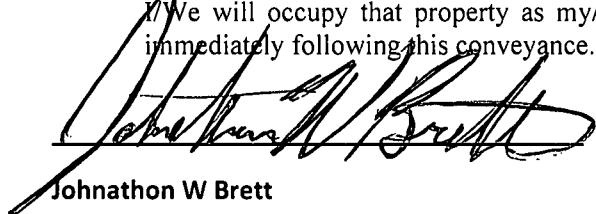
Copy B - File with the Clerk of the Circuit Court when the deed or other instrument of transfer is presented for recordation

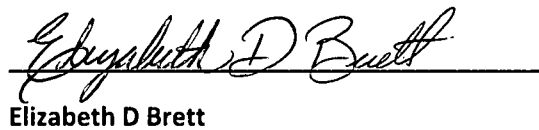
*** VOID AFTER 60 DAYS FROM DATE OF ISSUE**

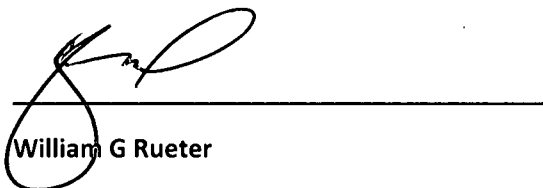
AFFIDAVIT OF
PRIMARY RESIDENCE

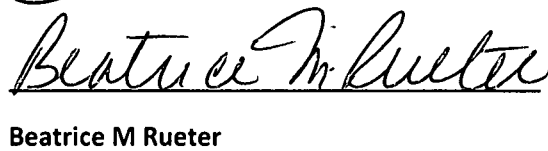
THE UNDERSIGNED EACH STATE UNDER OATH AS FOLLOWS:

1. The undersigned **Johnathon W Brett, Elizabeth D Brett, ~~William G Rueter~~, and Beatrice M Rueter** are the Owner(s) of residentially improved real property located at **918 Greenspring Valley Road**
2. The undersigned state that the above referenced property will be their principal residence which ~~if~~ we will occupy that property as my/our principal residence for at least 7 of the 12 months immediately following this conveyance.


Johnathon W Brett


Elizabeth D Brett

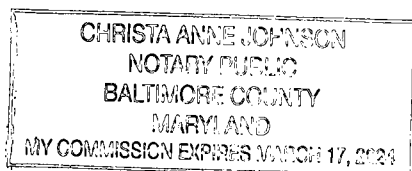

William G Rueter

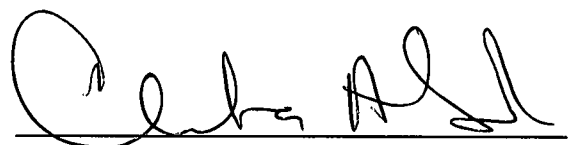

Beatrice M Rueter

STATE OF MD

COUNTY OF Baltimore

Subscribed and Sworn to before me, a Notary Public in and for the State of MD, aforesaid
CountyBaltimore, this 3rd day of December, 2020.





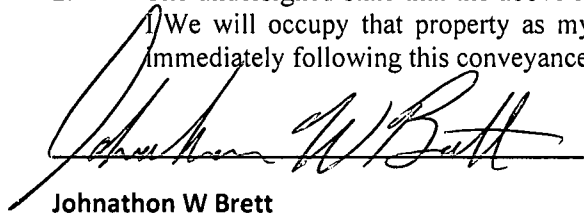
Notary Public

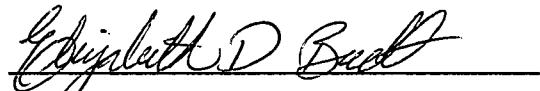
My Commission Expires: 3-17-24

AFFIDAVIT OF
PRIMARY RESIDENCE

THE UNDERSIGNED EACH STATE UNDER OATH AS FOLLOWS:

1. The undersigned **Johnathon W Brett, Elizabeth D Brett, William G Rueter, and Beatrice M Rueter** are the Owner(s) of residentially improved real property located at **918 Greenspring Valley Road**
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Johnathon W Brett


Elizabeth D Brett

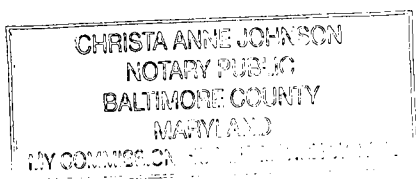

William G Rueter

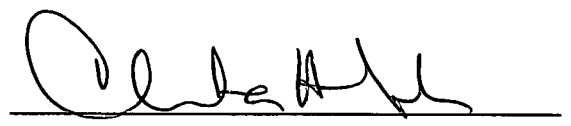

Beatrice M Rueter

STATE OF MD

COUNTY OF Baltimore

Subscribed and Sworn to before me, a Notary Public in and for the State of MD, aforesaid
CountyBaltimore, this 3rd day of December, 2020.




Notary Public
My Commission Expires: 3-17-24

State of Maryland Land Instrument Intake Sheet

[] Baltimore City [X] County: Baltimore

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	
	2	Deed of Trust		Lease			
2	Conveyance						
	Check Box	Improved Sale		Unimproved Sale		Multiple	
		Arms-Length [1]		Arms-Length [2]		Arms Length [3]	
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	
		Purchase Price/Consideration		\$ \$1,700,000.00		Transfer and Recordation Tax Consideration	
		Any New Mortgage		\$ \$1,190,000.00		Transfer Tax Consideration	
		Balance of Existing Mortgage		\$		x () % = \$ 25170.00	
		Other:		\$		Less Exemption Amount - \$	
						Total Transfer Tax = \$	
		Other:		\$		Recordation Tax Consideration	
						x () per \$500 = \$ 8500.00	
		Full Cash Value		\$		TOTAL DUE \$	
5	Fees	Amount of Fees		Doc. 1		Doc. 2	
		Recording Charge		\$ 20.00		\$ 20.00	
		Surcharge		\$ 40.00		\$ 40.00	
		State Recordation Tax		\$ 8,500.00			
		State Transfer Tax		\$ 8,500.00			
		County Transfer Tax		\$ 25,170.00			
		Other		\$			
		Other		\$			
6	Description of Property	District	Property Tax ID No.(1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
		08	1600010062	Book 42893, Page 386	60	58	[] (5)
		Subdivision Name		Lot (3a)	Block(3b)	Sect/AR(3c)	Plat Ref.
							SqFt/Acreage(4)
		Location/Address of Property Being Conveyed (2)					
		918 Greenspring Valley Road, Brooklandville, MD 21022					
		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:			
		If Partial Conveyance, List Improvements Conveyed:					
7	Transferred From	Doc. 1 – Grantor(s) Name(s)			Doc. 2 – Grantor(s) Name(s)		
		Georgia R. Crompton and James S.R. Rose as Trustees of			Johnathon W Brett		
					Elizabeth D Brett		
		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)		
		Johnathon W Brett			First National Bank of PA		
		Elizabeth D Brett					
		New Owner's (Grantee) Mailing Address					
		918 Greenspring Valley Road, Brooklandville, MD 21022					
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	
		Name: Stanley Leazer				[] Hold for Pickup	
		Firm: Certified Title Corporation				[] Return Address Provided	
		Address: 11459 Cronhill Drive, Suite M, Owings Mills, MD 21117					
		Phone: Telephone: 410-902-5884 Fax: 410-902-8547					
		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 required)			
		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.:					
		Year	Land	Geo.	Map	Sub	Block
		Buildings		Zoning	Grid	Plat	Lot
		Total		Use	Parcel	Section	Occ. Cd.
				Town Cd.			
		REMARKS: INITIAL					
		T.P. ART 12-108					
		DOOR 2					
		Initial					
		Date					

8TH DISTRICT "A" 1945

ZONING DEPARTMENT

BALTIMORE COUNTY

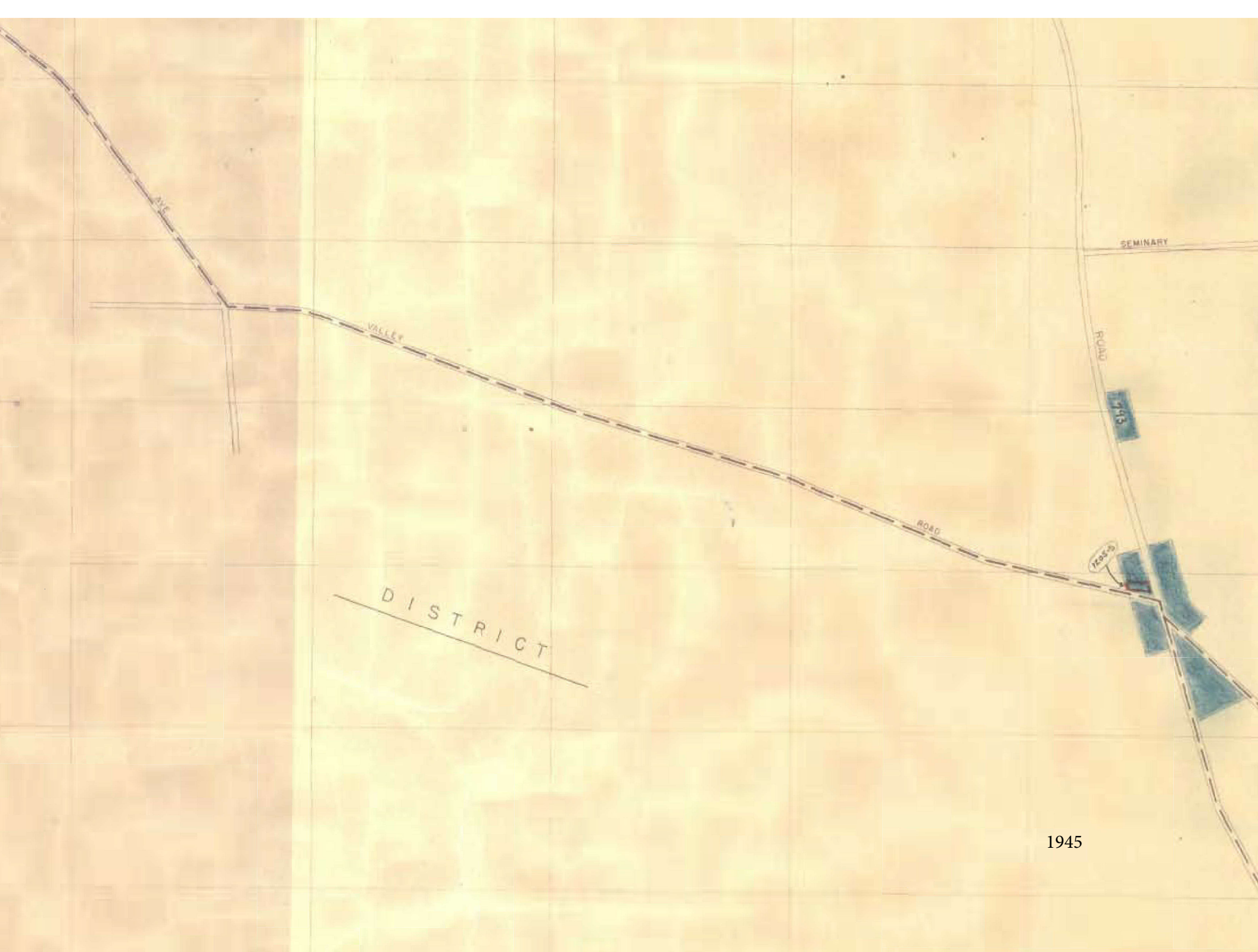
USE DISTRICT MAP

EIGHTH ELECTION DISTRICT OF BALTIMORE COUNTY



LEGEND

-  - "A" RESIDENCE ZONE - R. 6.
-  - "B" RESIDENCE ZONE - R. 6.
-  - "C" RESIDENCE ZONE - R. 1 A.
-  - "D" RESIDENCE ZONE - R. 6.
-  - "E" COMMERCIAL ZONE - B. 1.
-  - "F" INDUSTRIAL ZONE - B. 1.



1945

N 46,000

N 45,000

N 578,000

N 44,000

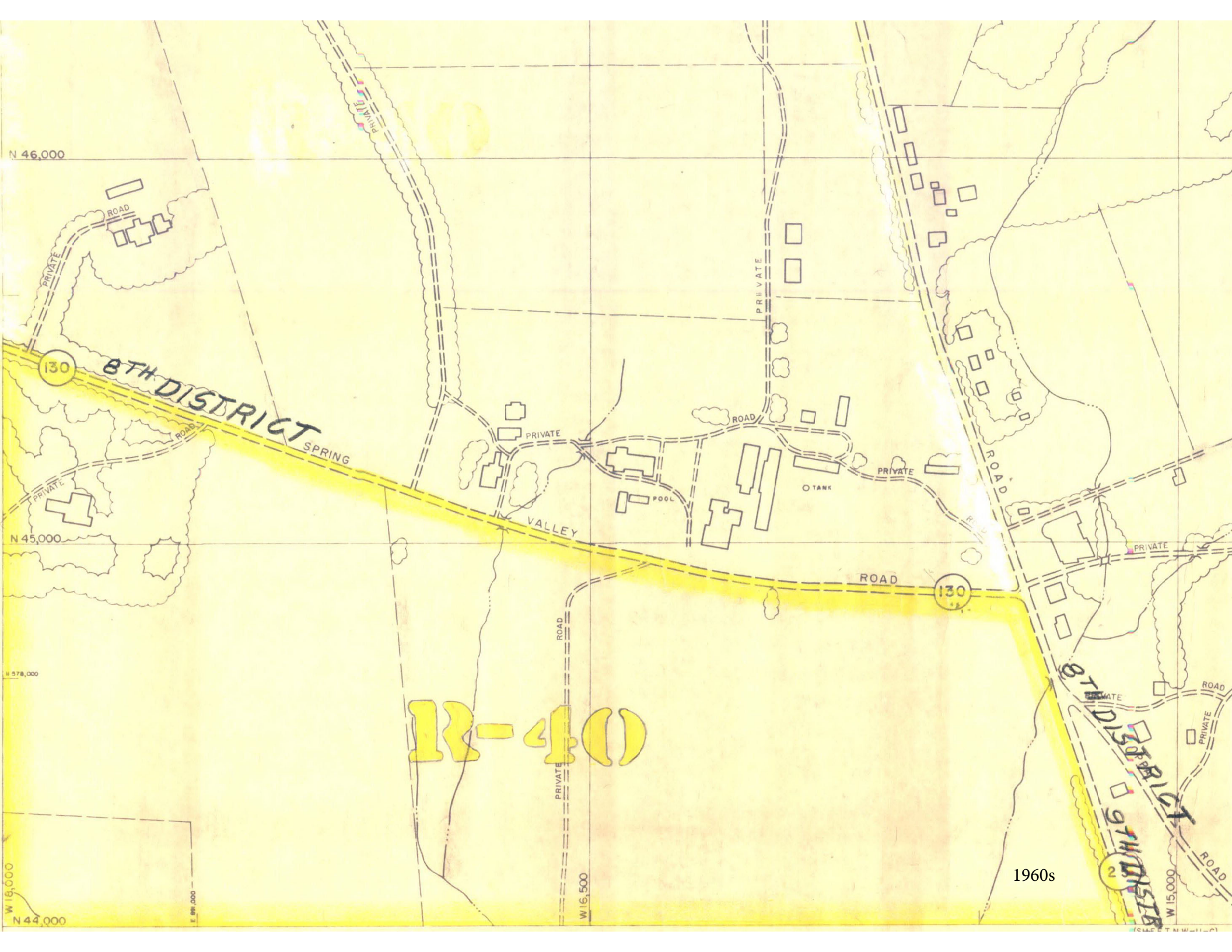
E 899,000

W 16,500

W 15,000

12-40

1960s



N 46,000

N 45,000

N 578,000

R. D. P.

ALLS

130

SPRING

98-294
SPHX
00-446-SPH

PRIVATE

89-171-SPH

VALLEY

84-99A

89-380-SPH

07-315-SPH

64-158-R

79-74 X

72-66-R

99-197-SPH

76-16
N4544
W1523

5053 X

4722

78-149XASPH

87-342-SPH

BR

BR-CR

1205

130

5105

4299-X

PRIVATE

1101-S

86-452-A

95-387A

BE

CR

EXPRESSWAY

1971

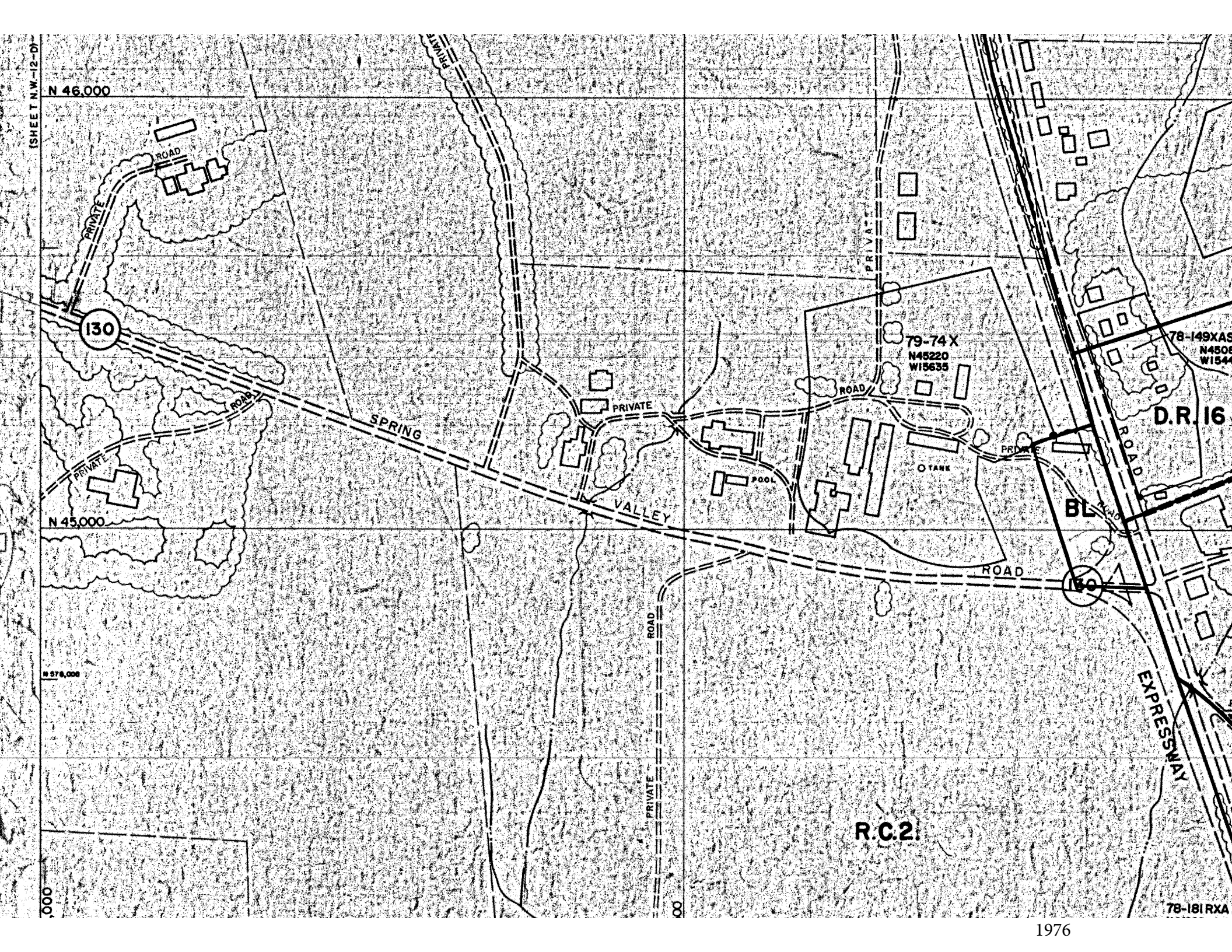
R.C.2.

D.R. 16

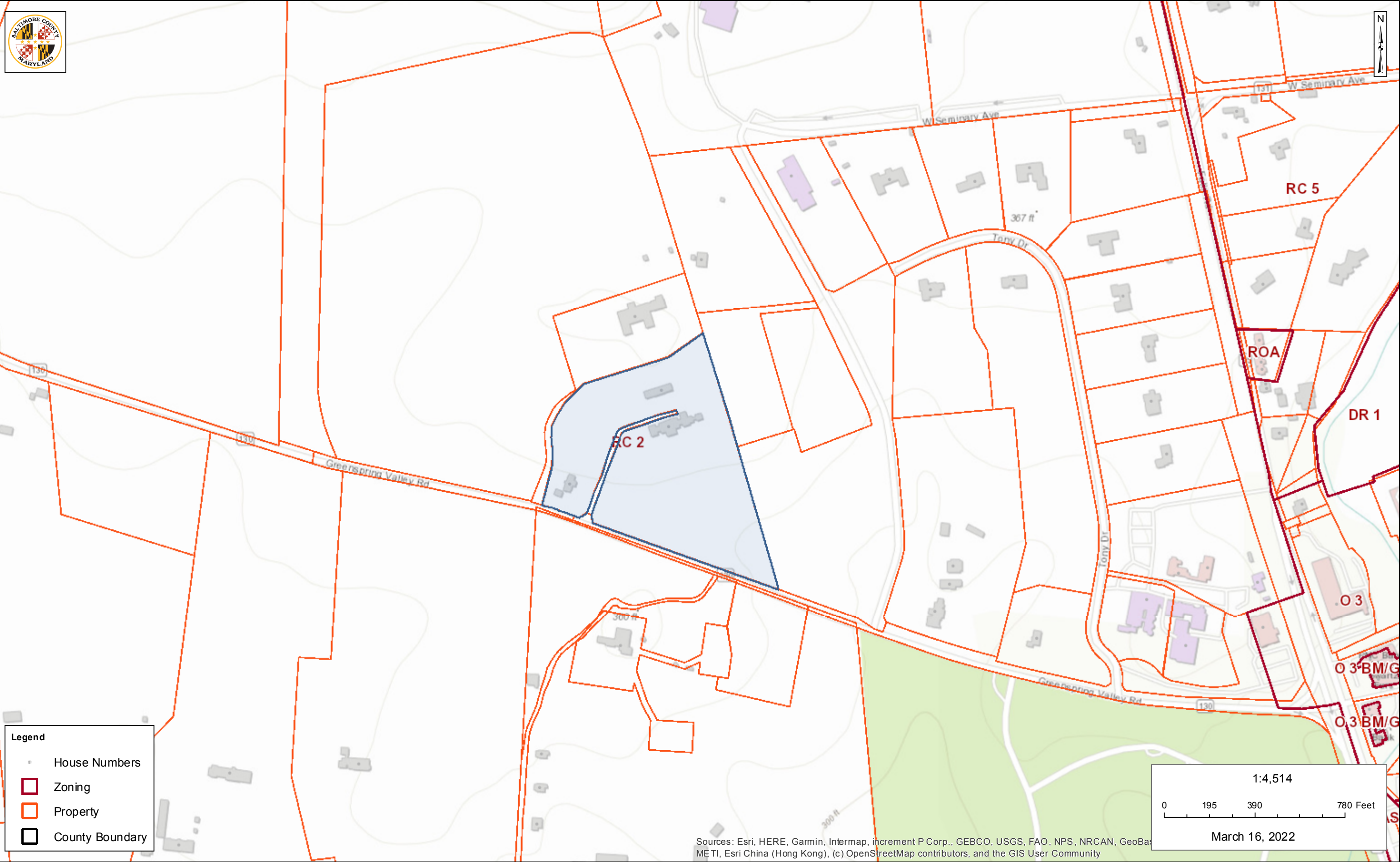
78-149XAS
N4508
W1544

78-181 RXA

1976



Baltimore County - My Neighborhood



Event Information



Event: Zoning Hearing - Case No: 2021-0306-SPH - 918 Greenspring Valley Road - Owners: William & Beatrice Rueter, Jonathan & Elizabeth

Type: Listed Event

Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ec9a5006aae16be2648b5f5e8ba11f29f>

Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ead54e06044a44bacd96d0c1826895dd0>

Date and time: Monday, January 10, 2022 1:30 pm
Eastern Standard Time (New York, GMT-05:00)

Duration: 1 hour

Description: Zoning Hearing
Case No: 2021-0306-SPH
Address: 918 Greenspring Valley Road
Owners: William & Beatrice Rueter, Johnathan & Elizabeth Brett

Event number: 2300 650 4171

Event password: 1234

Host key: 567840

Alternate Host: Deb Wiley, Maureen Murphy, Paul Mayhew

Panelist Info:

Panelist password:

Panelist numeric password: 658396

Video Address: 23006504171@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: 2300 650 4171

Maximum number of registrants: 10000

Destination address after event:

Host image:

Attendee list available for viewing by: Host, presenter and panelists only

Event material: None

Post-event survey: No

Email configured: Pending, Approved, Rejected

Start Event Now

You can start the event by clicking Start Now.

Start Now

Send Event Email

You can send event emails by clicking Send Emails.

Send Emails

Registration Information

Registration ID required: No

Password required: No

Password:

Approval required: No

Custom registration form: No

After registration, go to URL:

1/10
1:30

Manage Registrations

Delete Event

Edit Event

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Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Paul Mayhew (Alternate Host)	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Bruce Doak	bdoak@bruceedoakconsulting.com	1-	New York Time	English	U.S.
Elizabeth Brett	elizabethdbrett@gmail.com	1-	New York Time	English	U.S.

Donna Mignon

From: Donna Mignon
Sent: Wednesday, December 8, 2021 1:50 PM
To: Kristen L Lewis; Debra Wiley
Subject: LINK - RE: Webex 2021-0306-SPH

[Top of Form](#)

Event Information

Event: Zoning Hearing - Case No: 2021-0306-SPH - 918 Greenspring Valley Road - C Jonathan & Elizabet

Type: Listed Event

Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTIC>

Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTIC>

Date and time: Monday, January 10, 2022 1:30 pm
Eastern Standard Time (New York, GMT-05:00)

Duration: 1 hour

Description: Zoning Hearing
Case No: 2021-0306-SPH
Address: 918 Greenspring Valley Road
Owners: William & Beatrice Rueter, Johnathan & Elizabeth Brett

Event number: 2300 650 4171

Event password: 1234

Host key: 567840

Alternate Host: Deb Wiley, Maureen Murphy, Paul Mayhew

Panelist Info:

Panelist password:

Panelist numeric password: 658396

Video Address: 23006504171@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: 2300 650 4171

Maximum number of registrants: 10000

Destination address after event:

Host image:

Attendee list available for viewing by: Host, presenter and panelists only

Event material: None

Post-event survey: No

Email configured: Pending, Approved, Rejected

Registration Information

Registration ID required: No

Password required: No

Password:

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

Bottom of Form
Top of Form

Bottom of Form
© 2021 Cisco and/or its affiliates. All rights reserved. [Privacy Statement](#)[Terms of Service](#)

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Wednesday, December 8, 2021 1:43 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Webex 2021-0306-SPH

Good afternoon,

Below is another case needing a webex created. Thank you.

Case 2021-0306-SPH
918 Greenspring Valley Road
Owners: William & Beatrice Rueter, Johnathan & Elizabeth Brett – elizabethdbrett@gmail.com
Bruce Doak – bdoak@bruceedoakconsulting.com
1/10/22 at 1:30 p.m.

Kristen Lewis-Coles
Legal Secretary
PAI – Zoning Review

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - Case No: 2021-0306-SPH - 918 Greenspring Valley Road - Owners: William & Beatrice Rueter, Jonathan & Elizabet
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e80ce48759ecf3975fdc50e87e14c8c0c>
Start: Mon 1/10/2022 1:30 PM
End: Mon 1/10/2022 2:30 PM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: webex

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

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

Host: Donna Mignon (dmignon@baltimorecountymd.gov)
Event number (access code): 2300 650 4171

Monday, January 10, 2022 1:30 pm, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e80ce48759ecf3975fdc50e87e14c8c0c>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e071400de632a8eea42f0ab7c84e14c8c0c>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 23006504171@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 658396

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

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e6b06ea07d7b3201fa7b4296180a34e20>

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

Attendance Program Name**Event Name**

1	Zoning Hearing - Case No: 2021-0306-SF
2	Zoning Hearing - Case No: 2021-0306-SF
3	Zoning Hearing - Case No: 2021-0306-SF
4	Zoning Hearing - Case No: 2021-0306-SF
5	Zoning Hearing - Case No: 2021-0306-SF
6	Zoning Hearing - Case No: 2021-0306-SF
7	Zoning Hearing - Case No: 2021-0306-SF
8	Zoning Hearing - Case No: 2021-0306-SF

Event Start Date	Event Star FirstName	LastName Company
January 10, 2022 New York Time	1:30 pm N Bruce	Doak
January 10, 2022 New York Time	1:30 pm N Dale	Lucas
January 10, 2022 New York Time	1:30 pm N Maureen	Murphy
January 10, 2022 New York Time	1:30 pm N Steven	Silverman
January 10, 2022 New York Time	1:30 pm N DOUGLAS	CARROLL
January 10, 2022 New York Time	1:30 pm N Johnathon	Brett
January 10, 2022 New York Time	1:30 pm N Johnathon	Brett
January 10, 2022 New York Time	1:30 pm N Renee	Hamidi

Email	Join Time	Leave Time	Attendance	Chat	Chat sent	Question
bdoak@bruceedoakconsulting.com	1:21 pm N	2:26 pm N	64.0 mins	N/A	N/A	N/A
dalelucas@live.com	1:37 pm N	2:26 pm N	48.0 mins	N/A	N/A	N/A
mmurphy@baltimorecountymd.gov	1:15 pm N	2:26 pm N	70.0 mins	N/A	N/A	N/A
ssilverman@silvermanthompson.com	1:28 pm N	2:26 pm N	57.0 mins	N/A	N/A	N/A
dgcarrill3@gmail.com	1:36 pm N	2:26 pm N	49.0 mins	N/A	N/A	N/A
jbrett87@gmail.com	1:21 pm N	1:22 pm N	1.0 min	N/A	N/A	N/A
jbrett87@gmail.com	1:23 pm N	2:26 pm N	62.0 mins	N/A	N/A	N/A
reenehamidi@gmail.com	1:27 pm N	2:26 pm N	58.0 mins	N/A	N/A	N/A

[illegible]

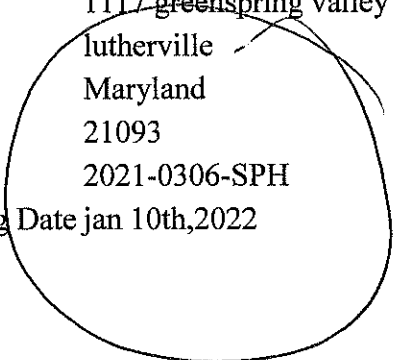
Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Sunday, January 9, 2022 11:55 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	douglas
Last Name	carroll
Email	dgcarroll3@gmail.com
Phone	4107909140
Address	1117 greenspring valley
City	lutherville
State	Maryland
ZIP Code	21093
Case Number	2021-0306-SPH
Scheduled Hearing Date	jan 10th,2022



[\(https://baltimorecountymd.webex.com/\)](https://baltimorecountymd.webex.com/)

Webex Events (classic)

New User Reference

<https://help.webex.com/art>

Attend an Event

List of Events

</ec3300/eventcenter/event/e>
theAction=listevents_date&sit

Unlisted Events

</ec3300/eventcenter/enroll/j>
siteurl=baltimorecountymd)

Event Recordings

Event Information

Event:Zoning Hearing - Case No: 2021-0301
Jonathan & Elizabet**Type:**

Listed Event

Event address for attendees:<https://baltimorecountymd.webex.com>**Event address for panelists:**<https://baltimorecountymd.webex.com>**Date and time:**Monday, January 10, 2022 1:30 pm
Eastern Standard Time (New York, G

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Paul Mayhew (Alternate Host)	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Bruce Doak	bdoak@bruceedoakconsulting.com	1-	New York Time	English	U.S.
Dale Lucas	dalelucas@live.com	1-	New York Time	English	U.S.
Douglas Carroll	dgcarroll3@gmail.com	1-	New York Time	English	U.S.
Elizabeth Brett	elizabethdbrett@gmail.com	1-	New York Time	English	U.S.
Steven Silverman	ssilverman@silvermanthompson.com	1-	New York Time	English	U.S.

From: webmaster@baltimorecountymd.gov
Sent: Sunday, January 9, 2022 3:47 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Deirdre
Last Name	Smith
Email	farmerdsm@gmail.com
Phone	410-790-9141
Address	1117 Greenspring Valley Road
City	Lutherville
State	Maryland
ZIP Code	21093
Case Number	20210306SPH
Scheduled Hearing Date	1/10/2022

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>Deb Wiley</u> (Alternate Host)	dwiley@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>Paul Mayhew</u> (Alternate Host)	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Bruce Doak</u>	bdoak@bruceedoakconsulting.com	1-	English	New York Time	U.S.
☐	<u>Dale Lucas</u>	dalelucas@live.com	1-	English	New York Time	U.S.
☐	<u>Douglas Carroll</u>	dgcarroll3@gmail.com	1-	English	New York Time	U.S.
☐	<u>Elizabeth Brett</u>	elizabethdbrett@gmail.com	1-	English	New York Time	U.S.
☐	<u>Steven Silverman</u>	ssilverman@silvermanthompson.com	1-	English	New York Time	U.S.
☒	<u>Deirdre Smith</u>	farmerdsm@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](#)

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Tuesday, January 4, 2022 1:49 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Steven
Last Name	Silverman
Email	ssilverman@silvermanthompson.com
Phone	410-385-2226
Address	201 N Charles Street
City	Baltimore
State	Maryland
ZIP Code	21201
Case Number	2021-0306-SPH
Scheduled Hearing Date	January 10, 2022



(https://baltimorecountymd.webex.com/)

Webex Events (classic)

New User Reference
(https://help.webex.com/)

Attend an Event

List of Events
(/ec3300/eventcenter/ever
theAction=listevents_date8

Unlisted Events
(/ec3300/eventcenter/enrc
siteurl=baltimorecountymd)

Event Recordings
(/ec3300/eventcenter/reco
theAction=archive)

Search
(/ec3300/eventcenter/ever
siteurl=baltimorecountymd)

Host an Event

Schedule an Event
(/ec3300/eventcenter/sche
actionType=schedule&serv

Event Information

Event:	Zoning f Jonatha
Type:	Listed E
Event address for attendees:	https://b
Event address for panelists:	https://b
Date and time:	Monday, Eastern
Duration:	1 hour
Description:	Zoning f Case No Address Owners:
Event number:	2300 65
Event password:	1234
Host key:	567840
Alternate Host:	Deb Wilk
Panelist Info:	

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Paul Mayhew (Alternate Host)	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Bruce Doak	bdoak@bruceedoakconsulting.com	1-	New York Time	English	U.S.
Dale Lucas	dalelucas@live.com	1-	New York Time	English	U.S.
Elizabeth Brett	elizabethdbrett@gmail.com	1-	New York Time	English	U.S.
Steven Silverman	ssilverman@silvermanthompson.com	1-	New York Time	English	U.S.

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Tuesday, January 4, 2022 8:45 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Dale
Last Name	Lucas
Email	dalelucas@live.com
Phone	4103211202
Address	913 Greenspring Valley Rd., p.o.box 1248
City	Brooklandville
State	Maryland
ZIP Code	21022
Case Number	2021-0306-sph
Scheduled Hearing Date	01/10/2022

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Paul Mayhew (Alternate Host)	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Bruce Doak	bdoak@bruceedoakconsulting.com	1-	New York Time	English	U.S.
Dale Lucas	dalelucas@live.com	1-	New York Time	English	U.S.
Elizabeth Brett	elizabethdbrett@gmail.com	1-	New York Time	English	U.S.



(https://baltimorecountymd.webex.com/)

Webex Events (classic)

New User Reference

(https://help.webex.com/)

Attend an Event

List of Events

(/ec3300/eventcenter/ever
theAction=listevents_date8

Unlisted Events

(/ec3300/eventcenter/enrc
siteurl=baltimorecountymd/

Event Recordings

(/ec3300/eventcenter/reco
theAction=archive)

Search

(/ec3300/eventcenter/ever
siteurl=baltimorecountymd/

Host an Event

Schedule an Event

(/ec3300/eventcenter/sche
actionType=schedule&serv

Edit Event

Basic Information:

* Event type: Online Event

* Event name: Zoning Hearin

☒ Listed on pRegistration: ☒ Required

* Event password: 1234

Date & Time:

* Start date: January ▼

* Start time: 1 ▼ 30 ▼ (

Estimated duration: 1 hour ▼ (

* Time zones: New York (Ea

☐ Attendees

Email reminder: Send me a rei

Donna Mignon

From: Administrative Hearings
Sent: Monday, January 3, 2022 11:22 AM
To: 'Bruce Doak'
Cc: Debra Wiley
Subject: Case 2021-0306-SPH

Good Morning:

As you are aware, a virtual Webex hearing has been scheduled for January 10, 2022 at 1:30 p.m. You should have received an invitation in an email which invited you to this hearing when the event was created on or about December 8, 2021.

Please email any and all hearing exhibits, documents, site plans, photographs or evidence of any kind that you wish to present at the hearing to our office . The documents must be submitted in PDF format at **least two full business days** in advance of the hearing to : Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov

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

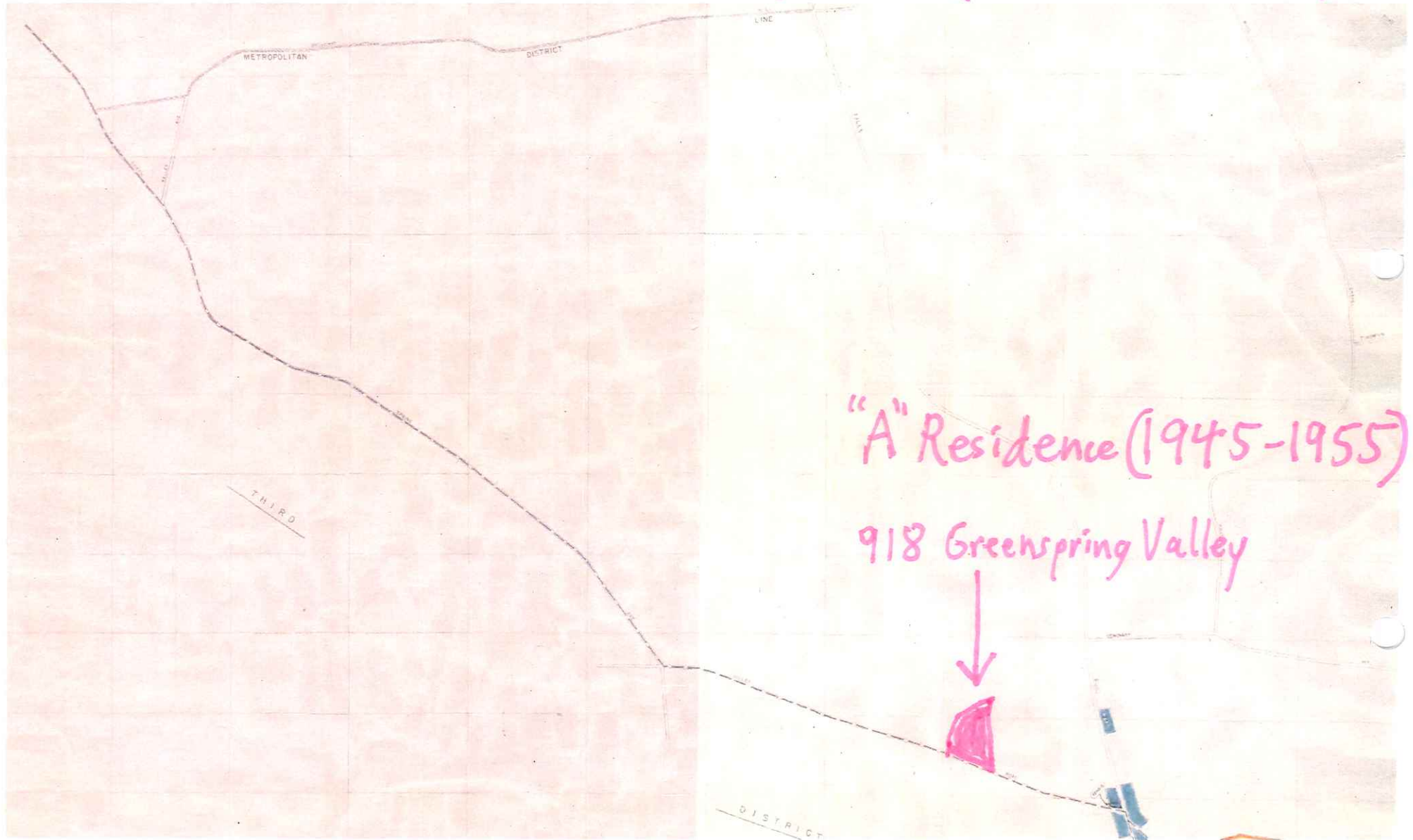
You can find more information on our website at: <https://www.baltimorecountymd.gov/departments/adminhearings/devzoninghearings.html>

Please bring a hard copy of all exhibits and drop off in our lobby (address below) at least two full business days before the hearing date.

Thank you.

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

918 Greenspring Valley Rd (2021-0306-SPH)



"A" Residence (1945-1955)

918 Greenspring Valley

"A" Residence from 1945-1955

918 Greenspring Valley Rd. (2021-0306-SPH)

8TH DISTRICT 'A' 1945

ZONING DEPARTMENT

BALTIMORE COUNTY

USE DISTRICT MAP

EIGHTH ELECTION DISTRICT OF BALTIMORE COUNTY

SCALE

100 200 300 400 500
FEET TO ONE INCH

LEGEND

-  - "A" RESIDENCE ZONE - R.S.
-  - "B" RESIDENCE ZONE - R.G.
-  - "C" RESIDENCE ZONE - R.A.
-  - "D" RESIDENCE ZONE - R.G.
-  - "E" COMMERCIAL ZONE - B.L.
-  - "F" INDUSTRIAL ZONE - M.L.

"A" Residence from 1945-1955

"A" Residence Zone

App. K

APPENDIX K

App. K

5. Apartment House: A detached building used and/or arranged for occupancy as dwellings for three or more families as separate housekeeping units. All such housekeeping units shall have unity in use and be supplied, in common, with heat, sewerage and/or other public convenience or utilities.
6. Basement or Cellar: That portion of a building below the first floor joists the floor of which is more than one-half the clear ceiling height below the adjacent ground.
7. Building: A structure having a roof supported by columns or walls for the shelter, support, or inclosure of persons, animals, or chattels. When any portion thereof is completely separated from all other portions by a division wall from the ground up to the roof and without any door or other openings, such portion shall be deemed a separate building.
8. Building Line: A line beyond which the foundation wall of a building shall not project.
9. Courts: An open, unoccupied space, other than a yard, on the same lot with a building, opening upon a street, alley, yard, lot line or setback, and which is bounded on two or more sides by such building.
10. Depth of Lot: The mean horizontal distance between the front line and the rear lot line.
11. Dwelling, Single Family: A detached dwelling arranged or used for occupancy by one family.
12. Dwelling, Two-Family: A detached dwelling arranged or used for occupancy by not more than two families as separate housekeeping units, and with not more than one entrance on any side. Such a dwelling shall have one housekeeping unit over the other.
13. Dwelling, Semi-detached: Two (single or two family) dwelling² designed and erected, side by side, as a single detached building and with not more than two entrances on any one side, such (single or two-family) dwellings shall be separated by a solid fire-proof partition wall from foundation to roof.
14. Dwelling, Group House: Not less than three or more than seven (single or two-family) dwellings designed and erected as a single detached building and with not more than one entrance for each (single or two family) dwelling on any one side, such (single or two family) dwellings shall be separated by a solid fireproof partition wall from foundation to roof.
15. Garage, Private: An accessory building used only for storage of not more than three motor driven vehicles, only one of which may be a commercial vehicle.
16. Garage, Public-Storage: Garage other than a private garage in which the repair facilities are incidental to its primary use for storage.
17. Garage, Public Service: A garage other than a private or public storage garage where motor driven vehicles are stored, equipped for operation, repaired, or kept for remuneration, hire or sale.
18. Height of Building: The vertical distance measured from the average ground level at the front of the building to the highest point of the building.

2. Editor's Note—So in original. Apparently should read "dwellings."

32. Trailer: A vehicle used, or intended for use as a conveyance upon the public street or highways, so designed, constructed, reconstructed, or added to by means of portable accessories in such manner as will permit the occupancy thereof as a movable dwelling or sleeping place.
33. Trailer Camp: Any land upon which, habitually or infrequently, one or more trailer or house cars, when detached from its automobile, or means of locomotion, or a combined car and house trailer, are placed or located, and whether or not used for occupancy as³ dwelling or otherwise, and shall include any structure or building used as a service building for such camp or intended for use as a part of the equipment of such camp.
34. Wayside Stand: A temporary structure including tables, or other method for display and sale of farm products or commodities.
35. Yard: An open space on the same lot as the building and unoccupied and unobstructed from the ground up (except such accessory buildings, or projections as are expressly permitted in these regulations) and not including a court.
36. Yard, Front: A yard extending across the full width of the lot and measured between the front lot line and the foundation wall of the building.
37. Yard, Rear: A yard extending across the full width of the lot measured between the rear lot line and the main building.
38. Yard, Side: A yard extending from the front yard to the rear yard and measured from the side lot line to the building.
39. Zone: An area for which the regulations governing the use of buildings and land are identical.

SECTION II — ZONES

For the purposes of these regulations, the County is hereby divided into Seven (7) Zones as follows:

- "A" Residence Zone — (Cottage)
- "B" Residence Zone — (Semi-detached)
- "C" Residence Zone — (Apartment)
- "D" Residence Zone — (Group)
- "E" Commercial Zone.
- "F" Light Industrial Zone.
- "G" Heavy Industrial Zone.

3. **Editor's Note**—So in original. Apparently the word "a" is missing.

SECTION III — "A" RESIDENCE ZONE

- A. Use Regulations: In any "A" Residence Zone, except as hereinafter expressly provided, no building or land shall be used and no building or structure shall be hereafter erected, altered, repaired or used except for one or more of the following uses:
1. Church, parochial school, convent or monastery.
 2. Dwelling, single family.
 3. Dwelling, two-family.
 4. Farming and buildings incidental thereto.
 5. Home Occupations, provided that no sign or signs shall be displayed on the lot so used exceeding a total of two square feet in area, not projecting more than one foot beyond the building, and not illuminated.
 6. Professional office when situated in the building used by practitioner as his or her private dwelling, provided that no name plate shall be displayed exceeding two square feet in area.
 7. Public park or playground.
 8. Public building.
 9. Public water works or reservoir.
 10. Trailer, one unoccupied, for storage only.
 11. Tourist home.
 12. Truck garden.
 13. Accessory building and uses incident to any of the above uses when located on the same lot and in the rear yard and not involving the conduct of a retail business, and which may include:
 - (a) Any accessory building when located not less than 60 feet from front lot line and in case of a corner lot where rear lot line abuts on side line of lot adjoining on rear, no accessory building shall be less than 25 feet from the side street line except when built as a part of the main building, provided, however, that any accessory building which is erected within 60 feet of any side street line shall not be less than 10 feet from the rear lot line. In case of a corner lot where rear line of lot abuts on rear line of lot adjoining on rear, no accessory building shall be less than 15 feet from the side street line and in no case shall an accessory building be located within two feet of any lot line.
 - (b) Poultry house, provided use is of a private nature only and no poultry or eggs are sold, provided, however, that any poultry yard, run or enclosure, shall be, in its entirety, within the rear yard of such lot.
 14. Telephone and telegraph lines, electric light and power lines on public highways or carrying less than 5,000 volts on poles, underground conduits, cables and gas, sewer and water mains and pipes, provided that no building or structure except such poles shall be erected, altered, repaired or used in connection therewith without the issuance of a special permit as provided in Section XIII — Sub-section I.

- B. Height Regulations: No building shall exceed a height of forty feet or three stories.
- C. Area Regulations: The minimum dimensions of yards, and the minimum lot area, except as provided in Section IX, shall be as follows:
1. Lot Area: Each dwelling hereafter erected shall be located on a lot having an area of not less than five thousand square feet and a width of not less than fifty feet at the front building line. No yard space or minimum area required for a building or use by these regulations shall be considered as any part of the yard space or minimum area for another building or use.
 2. Front Yard: The building line shall set back from the front lot line to provide for a front yard not less than twenty-five feet in depth, provided that when the majority of residential buildings on one side of a street between two intersecting streets, have been lawfully built with different front yard depths than the aforesaid twenty-five feet, then no building hereafter erected or altered shall have a less front yard than the average depth of said actual front yards of buildings immediately to either side of said building; and, provided, further that no building shall be required by the regulations to set back more than fifty feet in any case, and provided further that these regulations shall not be construed as to reduce to less than 22 feet the buildable width of a corner lot.
 3. Side Yard: There shall be a side yard not less than seven feet in width along each side lot line, except in case of a corner lot the side yard along the side street shall not be less than fifteen feet.
 4. Rear Yard: There shall be a rear yard, having a minimum average depth of twenty feet but in no case less than fifteen feet in depth at any one point.
 5. No portion of an alley shall be considered as any part of any side or rear yard.
 6. No dwelling shall be built on a lot which does not abut upon and front directly on a public street, or adequate rural right-of-way.

SECTION IV — "B" RESIDENCE ZONE

- A. Use Regulations: Except as hereinbefore expressly provided, no building or structure or land shall be used and no building or structure shall be hereafter erected, altered, repaired or used except for one or more of the following uses:
1. Any use permitted in an "A" Residence Zone, any such use to be subject to the same conditions and limitations set forth as to such use in section III-A of these regulations:
 2. Children's Home.
 3. Dwelling — semi-detached.
 4. Fraternity or Sorority House.
 5. Orphanage.
 6. Tea Room, when operated as a home occupation.

918 Greenspring Valley
"R-40" Zone (1955-1970)

PHOTOGRAMMETRIC MAP OF
RE COUNTY METROPOLITAN AREA

16 R-40 from 1955-1970

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'		
		DATE OF PHOTOGRAPH	BR OKLAHOMA	N. W.
		APRIL 10	8 TH DISTRICT	12-C

Copyright by Photogrammetric Methods, Inc.
AERO SERVICE CORPORATION-PHILADELPHIA, PA.

DEFINITIONS

Convalescent Home: This term includes rest homes, nursing homes, convalescent homes for children, and homes providing chronic and convalescent care. It does not include a "care home" as defined by the Maryland State Health Department, which merely provides board, shelter, and personal services in a protective environment for persons not gainfully employed.

Density, Gross: The acres within each separate zone in a project divided into the dwelling units in each such zone, including not more than half the width of bordering streets and alleys.

Density, Net: Net Density is based on the area of the lot or lots involved. Offstreet parking space shall be considered part thereof only if contained therein.

Dwelling: A building or portion thereof which provides living facilities for one or more families.

Dwelling, One-Family: A detached building arranged or used for occupancy by one family.

Dwelling, Two-Family: A building arranged or used for occupancy by two families as separate housekeeping units. It may be either a duplex or a semi-detached dwelling.

Dwelling, Duplex: A two-family detached building with one housekeeping unit over the other.

Dwelling, Semi-detached: A building that has two one-family housekeeping units erected side by side on adjoining lots, separated from each other by an approved masonry party wall extending from the basement or cellar floor to the roof along the dividing lot line, and separated from any other building by space on all sides.

Dwelling, Group House: A building that has not less than three nor more than six one-family housekeeping units erected in a row as a single building, on adjoining lots, each being separated from the adjoining unit or units by an approved masonry party wall or walls extending from the basement or cellar floor to the roof along the dividing lot line, and each such building being separated from any other building by space on all sides.

ART. 2—ZONES: USE, HEIGHT, AND AREA REGULATIONS

R. 40 Zone—Residence, One-Family

Section 200—USE REGULATIONS

The following uses only are permitted:

200.1—One-family detached dwellings.

200.2—Conversion of a one-family dwelling as conditioned in Section 402.

200.3—Churches and other buildings for religious worship, including church schools and private schools.

200.4—Trailers, as limited by Section 415.

200.5—Country club, golf course, or other outdoor recreation clubs, including club house, and quasi-public camps, including day camps, but no such use shall be located on less than 3 acres, and no building or parking lot thereon shall be located within 60 feet of any property line.

200.6—Community building, swimming pool, or other structural or land use devoted to civic, social, recreational and educational activities of the community.

200.7—Offices of a doctor or dentist but with no hospital facilities, and offices or studios of a lawyer, architect, engineer, or artist, when these or offices of similar professions are situated in the same dwelling used by any of the foregoing persons as his residence. Not more than 25% of the floor area of the dwelling shall be used for offices or studios; not more than one non-resident professional associate and two non-resident employees shall be permitted. Signs are prohibited except as noted in Section 413.

200.8—Home occupations, as heretofore defined in Section 101, provided that no sign shall be displayed except as noted in Section 413.

200.9—Accessory buildings and uses as limited by Section 400.

200.10—Hospitals, Class A, as defined in Section 101 and as limited by Section 407.

200.11—Public utility uses as follows:

- a. Telephone and telegraph lines.
- b. Electric light and power lines, including transformers and transformer banks, when located on poles, on or contiguous

R. 40 ZONE

to public highways, alleys, rear lot lines, railroad rights-of-way or if carrying less than 35,000 volts.

- c. Conduits, cables; gas, sewer, storm drain, and water mains—all located underground.
- d. Railroad.

200.12—Farming, as defined in Section 101 and as conditioned in Section 404.

200.13—Signs in accordance with the provisions of Section 413.

200.14—Excavations, uncontrolled.

200.15—Special Exceptions: The following uses when permitted as Special Exceptions (see Sections 270 and 502):

Airport;
Boarding or rooming houses;
Boat yard and/or marine railway;
Cemetery (see Section 401);
Conservatory, music and the arts;
Convalescent home;
Conversion of a dwelling into a tea room or restaurant as conditioned in Section 402;
Excavations, controlled (see Section 403);
Funeral establishment;
Golf driving range, miniature golf, and baseball batting range;
Hospital, Class B (see Section 407);
Kennel, but not on a lot of less than 3 acres, and not closer than 50 feet to a property line;
Laboratory;
Poultry, commercial killing of, but only on a farm (see Section 404);
Private colleges, nursery or dancing schools, dormitories, and fraternity and sorority houses, but excluding business and trade schools;
Public utility uses other than those noted in Section 200.11 (see Section 411);
Race track, commercial;
Radio studio;
Riding stable, commercial;
Sanitary landfill (see Section 412);
Shooting range;
Television studio;

R. 40 ZONE

Theatre, drive-in;
Tourist home;
Trailer park;
Volunteer fire company;
Wireless transmitting and receiving structure.

Section 201—HEIGHT REGULATIONS

No building shall exceed a height of 35 feet or 3 stories, except as provided in ARTICLE 3.

Section 202—AREA REGULATIONS

Minimum requirements, except as provided in ARTICLE 3, shall be as follows:

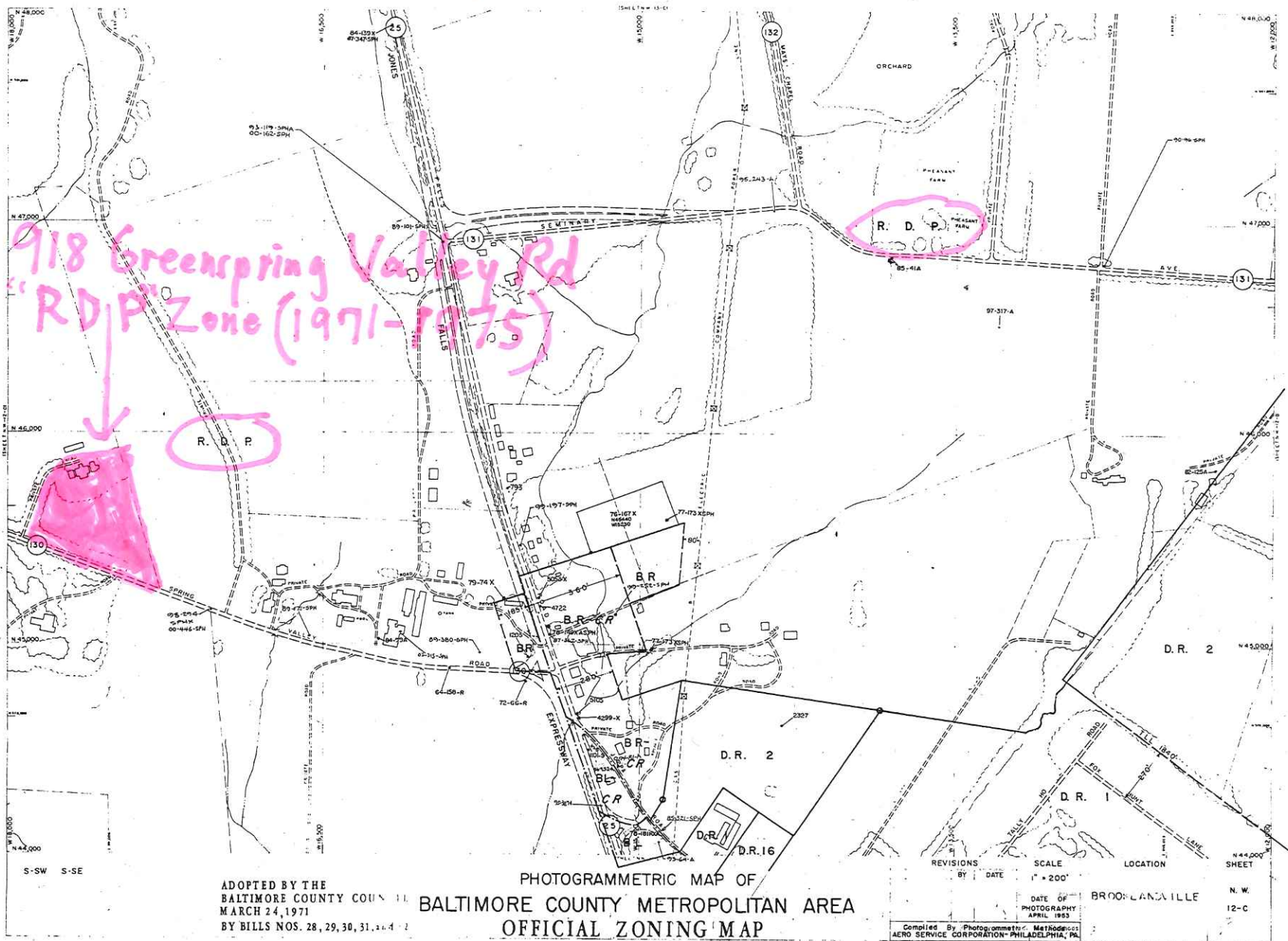
202.1—Lot Area and Width—Each principal building hereafter erected shall be located on a lot having an area of not less than 40,000 square feet and a width at the front building line of not less than 150 feet, except that for two or more lots in the same ownership, and in the same tract, a minimum lot area of 30,000 square feet is permitted if the average of all the lot sizes in the same ownership and in the same tract equals 40,000 square feet or more. A wedge shaped lot at the end of a cul-de-sac street may have a width at the front building line of not less than 100 feet (see Section 304).

202.2—Front Yard—For dwellings, the front building line shall be not less than 50 feet from the front lot line and not less than 75 feet from the center line of the street; for other principal buildings—70 feet from the front lot line and not less than 95 feet from the center line of the street.

202.3—Side Yards—For dwellings, 20 feet wide for one side yard and not less than 50 feet for the sum of both, except that for a corner lot the building line along the side street shall be not less than 50 feet from the side lot line and not less than 75 feet from the center line of the street; for other principal buildings—40 feet wide, except that for a corner lot the building line along the side street shall be not less than 65 feet from the side lot line and not less than 90 feet from the center line of the street.

202.4—Rear Yard—50 feet deep.

918 Greenspring Valley Rd. (2021-0306 SPH)



"RDP" from 1971-1975

ARTICLE 1A—RURAL AND RURAL-SUBURBAN LOW-INTENSITY ZONES
[Bill No. 100, 1970.]

Section 1A00—R.D.P. ZONES (RURAL: DEFERRED-PLANNING). [Bill No. 100, 1970.]

1A00.1—General Provisions. [Bill No. 100, 1970.]

- 1.¹ Purpose. The R.D.P. zoning classification is established, pursuant to the legislative findings set forth above,² in order to:
 - a. Prevent untimely urban development of relatively open rural land; and
 - b. Foster conditions favorable to agriculture and other low-intensity uses appropriate in rural areas, considering both the magnitude of total land acreage needed for such uses and the current prospective needs for developable urban land.
[Bill No. 100, 1970.]
2. Intent as to application of R.D.P. zoning classification to property or removal therefrom. It is intended:
 - a. That rural land shall be classified within R.D.P. zones unless the Capital Budget and Five-Year Capital Program of Baltimore County and duly adopted official Baltimore County master plans, including the "county plan" required under Article 43, Section 387C of the Annotated Code of Maryland, 1957 (1965 Replacement Volume) as amended, all consistently indicate that such land is to be serviced by public sewerage and water-supply systems and, in the case of those said documents which determine the timing of construction, also consistently provide for the adequacy and availability of service to said land by such systems within a period of six years after the time of consideration with respect to zoning classification; provided further, however, that such nonserviced land as is specifically herein described (in this Subparagraph 3³ or other provisions in these regulations) as being appropriately otherwise classified shall also be excepted from the category of land which shall be classified as R.D.P.;
 - b. That land classified as R.D.P. shall not be reclassified (rezoned) until such time as the documents hereinabove noted have been officially changed or replaced in kind and thereby then indicate possible appropriateness of reclassification under the criteria hereinbefore stated;

1. The line designating this subparagraph and those immediately following as parts of a Paragraph "A" was deleted from Bill No. 100, 1970 by amendment after introduction.
2. Findings deleted from Bill No. 100, 1970 by amendment after introduction.
3. Now Subparagraph 2, as a result of amendment of Bill No. 100, 1970 after introduction.

- c. That reclassification of land as R.D.P. shall not represent a commitment by Baltimore County with respect to type of future development, but only that more particular planning for the use of such land shall be executed in the future; and
- d. That certain distinct existing areas of compact development, such as certain approved subdivisions or the immediate environs of typical rural business centers, are not normally to be classified as R.D.P.
[Bill No. 100, 1970.]
3. Special Policy for Certain Developments. In view of possible over-riding public benefits to be derived from certain large-scale unit developments, the establishment of such developments is hereby excepted from application of the policy hereinbefore stated to the extent indicated under Section 430 ("Unit Developments"). [Bill No. 100, 1970.]
- B.⁴ Locational Requirement. No R.D.P. zone shall be established or re-established within the urban-rural demarcation line, but said line may be re-established to include an R.D.P. zone or part thereof existing at the time said line is re-established. [Bill No. 100, 1970.]

1A00.2—Use Regulations. [Bill No. 100, 1970.]

- A.⁵ Uses Permitted as of Right. The following uses, only, are permitted as of right in R.D.P. zones:
 1. Farms, or, on existing undersized lots, limited-acreage wholesale flower farms.⁶
 2. One-family detached dwellings.
 3. Churches or other buildings for religious worship.
 4. Trailers (see Section 415).
 5. Research institutes, as defined in Section 101 and as permitted and regulated in D.R. 1 zones (see Section 418).
 6. Hospitals.
 7. Telephone, telegraph, electrical-power or other electrical lines, all underground with the exception of such lines as are permitted above ground in D.R. zones.
 8. Other cables; conduits; gas, water, or sewer mains; or storm-drain systems: all underground.
 9. Railroads or other transportation lines.

4. Line designating preceding provisions as Paragraph "A" deleted---see note 1 above.

5. All provisions of this paragraph from Bill No. 100, 1970.

6. Since a limited-acreage wholesale flower farm consists of less than three acres of land (see Section 101), and since the minimum lot size in R.D.P. zones is one acre (rather than ten acres, as set forth in Bill No. 100, 1970 before amendment), there is a question as to the effect of the phrase "on existing undersized lots".

10. Animal boarding places (regardless of class), kennels, veterinarians' offices or veterinarians, subject to the provisions of Section 421.
11. Excavations, uncontrolled.
12. Schools, except business or trade schools or such schools as are permitted as special exceptions (Paragraph 8, below), but including schools for agricultural training.
13. Accessory uses or buildings (not subject to the provisions of Section 400), including, but not limited to:
 - a. An office or studio of a doctor, dentist, lawyer, architect, engineer, artist, musician, or other professional person, provided that such office or studio is established within the same building as that serving as his bona fide residence; does not occupy more than 25 per cent of the total floor area of such residence as existing on the effective date of this provision;⁷ and does not involve the employment of more than one nonresident professional associate nor two other nonresident employees; provided, further, that signs relative to such use shall be prohibited except as noted in Section 413.
 - b. Home occupations as defined in Section 101, also subject to the sign provisions of Section 413.
 - c. Parking space, including residential-garage space.

B.⁸ Uses Permitted by Special Exception. The following uses, only, are permitted as special exceptions:

1. Airports
2. Antique shops (see Section 402B).
3. Boat yards.
4. Cemeteries.
5. Commercial beaches
6. Community buildings, swimming pools, or other structural or land uses devoted to civic, social, recreational, or educational activities.
7. Conservatories for music or other arts.
8. Dwellings or other buildings converted to tea rooms or restaurants, as provided in Subsection 402.3, or tea rooms or restaurants expressly constructed for such purpose, but otherwise subject to the same such restrictions.
9. Excavations, controlled (see Section 403), provided renovation or appropriate adaptation of the land is assured within a reasonable time, as determined by the Zoning Commissioner.
10. Golf courses, country clubs, or other outdoor recreation clubs; also quasi-public camps, including day camps.

⁷ Regarding the effective date of the provisions of Bill No. 100, 1970, see note 3, Section 100.

⁸ All provisions of this paragraph from Bill No. 100, 1970.

11. Golf driving ranges, miniature-golf ranges, or baseball-batting ranges.
12. Helistops.
13. Marinas.
14. Public-utility uses not permitted as of right.
15. Residential art salons (see Section 402C).
16. Riding stables (commercial or noncommercial).
17. Sanitary landfills (see Section 412).
18. Shooting ranges.
19. Volunteer-fire-company facilities.
20. Wireless transmitting and receiving structures, except that a radio antenna in conjunction with transmitting and receiving facilities used by a resident amateur radio operator possessing an amateur radio operator's license issued by the Federal Communications Commission shall be considered an accessory structure or, if attached to another structure, an accessory use; and, as such, is permitted without a special exception, provided: (a) that if it is an accessory structure, it shall be subject to the provisions of Section 400; (b) that if it is a rigid-structure antenna, it shall be no higher than 100 feet or the horizontal distance to the nearest property line, whichever is less, above grade level, and no supporting structure thereof shall be closer than 50 feet to any property line; and, further, (c) that it does not extend closer to the street on which the lot fronts than the front building line
21. Large-scale unit developments, as provided in Section 430

1A00.3—Height and Area Regulations. [Bill No. 100, 1970.]

- A. Height. No structure in an R.D.P. zone shall exceed a height of 35 feet, except as otherwise specifically provided in these Zoning Regulations (see Section 300). [Bill No. 100, 1970.]
- B. Area Regulations. [Bill No. 100, 1970.]
 1. Lot Area. No lot less than 1 acre in net area shall be hereafter created in an R.D.P. zone, subject to attaining percolation tests satisfactory to the Baltimore County Department of Health and conforming to the applicable health requirements. [Bill No. 100, 1970.]
 2. Minimum Linear Dimension. Except as otherwise provided in Subparagraph 3, below, the minimum linear dimension of any lot hereafter created in an R.D.P. zone shall be 150 feet. For the purposes of these regulations, the minimum linear dimension of any lot shall be the diameter of the largest circle in a horizontal plane which may be inscribed within the lot boundaries. [Bill No. 100, 1970.]
 3. The minimum distance between any building in an R.D.P. zone and any lot line other than a street line shall be 50 feet; the minimum distance between the building and the center line of any street shall be 75 feet. [Bill No. 100, 1970.]



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 14, 2022

William G. & Beatrice M. Reuter
Johnathan W. & Elizabeth D. Brett – elizabethdbrett@gmail.com
918 Greenspring Valley Road
Lutherville, MD 21093



RE: **APPEAL TO BOARD OF APPEALS**
Petition for Special Hearing
Case No. 2021-0306-SPH
Property: 918 Greenspring Valley Road

Dear Petitioners:

Please be advised that an appeal of the above-referenced case was filed in this Office on March 11, 2022. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

Sincerely,


PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Attachment

c: ✓ Board of Appeals
People's Counsel

APPEAL TO BOARD OF APPEALS

Case No. 2021-0306-SPH

Page 2

Bruce E. Doak – bdoak@bruceedoakconsulting.com

Dale Lucas – dalelucas@live.com

Steven Silverman – ssilverman@silvermanthompson.com

Renee Hamidi – reenehamidi@gmail.com

Jonathan Brett – jbrett87@gmail.com

Jack Calkins – jcalc1105@aol.com

Douglas Carroll – dgcarroll3@gmail.com

APPEAL

**Petition for Special Hearing
Case No.: 2021-0306-SPH
918 Greenspring Valley Road
8th Election District, 2nd Council District**

Petition for Special Hearing –10/21/21

Zoning Description of Property (1 page)

Notice of Webex Zoning Hearing – 12/8/2021

Certification of Publication – *The Daily Record* Newspaper – 12/21/21

Certification of Posting by Bruce E. Doak – 12/18/21 & 1/5/22

Entry of Appearance by People's Counsel –10/26/21

Attendance Sheet

Zoning Advisory Committee Comments



Petitioner's Exhibits:

1. Plan to Accompany a Zoning Petition
2. SDAT Report
3. GIS Aerial Photo
4. Site Photos (4A-4H)
5. Affidavit for Nonconforming Use
6. Misc. Items

Miscellaneous:

1. Miscellaneous
2. WebEx

Cover Letter and Administrative Law Judge's Opinion and Order – February 14, 2022
(DISMISSED AND MOOT & DENIED)

Notice of Appeal & Check No. 251 for \$300 - Received on 3/11/22 from Elizabeth Brett

Cashier's Receipt No. 203925 – \$300

Materials Sent to BOA Folder on 3/11/22

Donna Mignon

From: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Sent: Monday, February 14, 2022 2:49 PM
To: elizabethdbrett@gmail.com
Cc: bruce doak (bdoak@bruceedoakconsulting.com); dalelucas@live.com; ssilverman@silvermanthompson.com; reneehamidi@gmail.com; jbrett87@gmail.com; jcalc1105@aol.com; dgcarroll3@gmail.com; Debra Wiley; County Council; Henry Ayakwah; Jeffery Livingston; Jenifer G. Nugent; Peoples Counsel; Peter Max Zimmerman; Rebecca Wheatley; Vishnubhai K Desai
Subject: Case No: 2021-0306-SPH 918 Greenspring Valley Road
Attachments: 2021-0306-SPH.pdf

Good Afternoon,

Please find attached ALJ Murphy's Opinion and Order in reference to the above matter.

Have a great and safe day.

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

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

Page 1 of 1

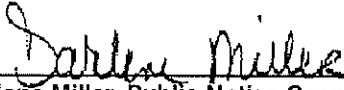
PUBLISHER'S AFFIDAVIT

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:

12/21/2021

Order #: 12062929
Case #: 2021-0306-SPH
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2021-0306-SPH



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 on the property identified herein as follows:

CASE NUMBER: 2021-0306-SPH

918 Greenspring Valley Road

Northeast side of Greenspring Valley Road, 350 ft. from Falls Road

8th Election District - 2nd Councilmanic District

Legal Owners: William & Beatrice Reuter, Johnathan & Elizabeth Brett

Special Hearing to affirm that three existing dwellings located on a single 8.476 acre parcel of land are non-conforming.

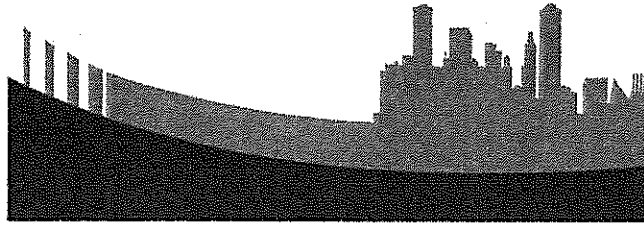
Hearing: Monday, January 10, 2022 at 1:30 p.m.

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

Pete Gutwald

Director of Permits, Approvals and Inspections for Baltimore County

421



CERTIFICATE OF POSTING

December 18, 2021

January 07, 2022 amended for second inspection

Re:

Zoning Case No. 2021-0306-SPH

Legal Owner: Johnathan & Elizabeth Brett, et al

Hearing date: January 10, 2022

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Jeff Perlow

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 **918 Greenspring Valley Road**.

The signs were initially posted on **December 18, 2021**.

The subject property was also inspected on **January 05, 2022**.

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. 2021-0306-SPH

918 Greenspring Valley Road

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

DATE & TIME: MONDAY, JANUARY 18, 2022 1:30 PM

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS
PLEASE GO TO WWW.BALTIMORECOUNTYGOVERNMENT.ORG/ADMIN/HEARINGS
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION
AND THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
810-467-2700, EXT. 11

REQUESTS:

OFFICIAL REQUEST TO AFFIRM THAT THREE EXISTING DWELLINGS
LOCATED ON A SINGLE 2.400 ACRES PARCEL OF LAND ARE NOW
REPRESENTATIVE

ZONING NOTICE

CASE NO. 2021-0306-SPH

918 Greenspring Valley Road

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

DATE & TIME: MONDAY JANUARY 10, 2022 1:30 PM

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

REQUESTS:

**SPECIAL HEARING TO AFFIRM THAT THREE EXISTING DWELLINGS
LOCATED ON A SINGLE 8.476 ACRE PARCEL OF LAND ARE NON-
CONFORMING.**

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
918 Greenspring Valley Rd; NE/S of Greenspring		
Valley Road, 350' from Falls Road	*	OF ADMINSTRATIVE
8 th Election & 2 nd Councilmanic Districts		
Legal Owner(s): William & Beatrice Rueters	*	HEARINGS FOR
and Johnathan & Elizabeth Brett		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2021-306-SPH

* * * * *

ENTRY OF APPEARANCE

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

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of October, 2021, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, BDoak@bruceedoakconsulting.com, Representative for Petitioner(s).

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



JOHN A. OLSZEWSKI, JR.
County Executive

JOANNE R. RUND, Chief
Fire Department

October 22, 2021

To: Zoning Advisory Committee
Baltimore County Office Building
111 W. Chesapeake Avenue, Room 123
Towson, Maryland 21204
Attention: Zoning Review

Distribution Meeting of: **October 25, 2021**

Formal or Informal Response Due: **November 1, 2021**

Item No.:

Administrative Variance: 2021-0299-A, 2021-0303-A.

Variance: 2021-0291-SPHASA, 2021-0301-SPHA, 2021-0304-SPHA, 2021-0307-A.

Special Hearing: 2021-0291-SPHASA (X2), 2021-0301-SPHA, 2021-0304-SPHA,
2021-0305-0306-SPH.

Special Variance: 2021-0291-SPHASA.

Comments:

The Baltimore County Fire Marshal's Office has no comments at this time on the above listed case numbers.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Secretary
Tim Smith, P.E.
Administrator

October 27, 2021

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

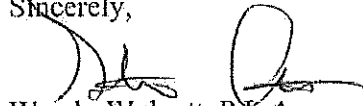
Dear Ms. Lewis:

We have reviewed the site plan that accompanied the petition for Special Hearing Variance Case number referenced below, which was received on October 25, 2021. A field inspection and internal review reveals that road entrance on to Greenspring Valley Rd. (MD 130) consistent with current State Highway Administration guidelines. No entrance improvements will be required. Therefore, SHA has no objection to approval for Special Hearing, Case Number 2021-0306-SPH.

William and Beatrice Rueter and Johnathan and Elizabeth Brett
918 Greenspring Valley Rd.

If there are any questions, please contact Mr. Steven Autry at 410-229-2335, or toll free (in Maryland only) at 1-800-735-2258 (x2335), or via email at sautry@mdot.maryland.gov

Sincerely,



Wendy Wolcott, P.E.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

Attachment

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

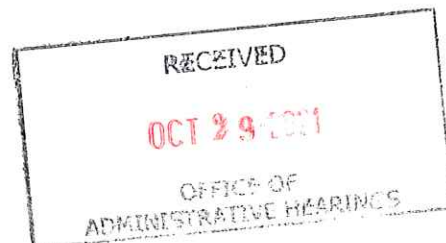
DATE: October 29, 2021

SUBJECT: DEPS Comment for Zoning Item # 2021-0306-SPH
Address 918 Greenspring Valley Road
(Rueter & Brett Property)

Zoning Advisory Committee Meeting of **November 1, 2021.**

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

Reviewer: Steve Ford



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals
EFC for VKD

DATE: Nov 18, 2021

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 1, 2021
Item Nos. 2021-0301-SPHA, 0303-A, 0304-A, 0305-SPH, 0306-SPH
& 0307-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

* * * * *

VKD: cen

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 12/13/2021

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 21-0306



INFORMATION:

Property Address: 918 Greenspring Valley Road
Petitioner: Jonathon & Elizabeth Brett; William & Beatrice Rueter
Zoning: RC 2
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a Special Hearing to affirm that three existing dwellings located on a single 8.476 acre parcel of land are non-conforming, pursuant to sections 104.1 & 500.7 of the BCZR.

The property is located just west of St. Paul school. The area is agricultural to the west, and rural residential/institutional to the east. The property is also in the Greenspring Valley National Register Historic District. While the property is not a landmark, the main dwelling does have a MIHP inventory number.

The Department does not oppose the request. The Department did not find any evidence of permits for any new construction. All of the buildings can be seen on the 1996 aerial photos in GIS. The property recently sold and the new owners are making the property come under conformance for multiple dwellings on one lot. The real estate listing refers to the main dwelling, the gate house, and the apartment in the garage, listed as being built in 1923.

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

Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

SL/JGN/KP/

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

ZAC AGENDA

Case Number: 2021-0306-SPH **Reviewer:** Shaun Crawford
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING
Legal Owner: William and Beatrice Rueter and Johnathan and Elizabeth Brett
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 2

Property Address: 918 GREENSPRING VALLEY RD
Location: Property located on the Northeast side of Greenspring Valley Rd., 350 FT. from Falls Rd.

Existing Zoning: RC 2 **Area:** 8.47 ACRES

Proposed Zoning:

SPECIAL HEARING:

BCZR 104.1 and 500.7: To affirm that three existing dwellings located on a single 8.476 Acre parcel of land are non-conforming.

Attorney: Not Available

Prior Zoning Cases: 1984-0139-X; 1987-0347-SPH; 1989-0101-SPHX; 1993-0119-SPHA; 2000-0162-SPH; 2004-0553-X; 2007-0274-A; 2008-0345-SPHA; 2014-0024-SPH

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

**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: 2021-0306-SPH

Property Address: 918 GREENSPRING VALLEY ROAD LUTHERVILLE MD 21093

Property Description: 8.476 AC. PARCEL NORTH SIDE OF GREENSPRING
VALLEY ROAD 350' E WEST OF FALLS ROAD

Legal Owners (Petitioners): JONATHAN & ELIZABETH BRETT

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRUCE G. DOAK

Company/Firm (if applicable): BRUCE G. DOAK CONSULTING

Address: 3801 BAKER SCHOOLHOUSE ROAD
FREETLAND MD 21053

Telephone Number: 410-419-4906

Revised 5/20/2014

060A2

1600007393

8 ED

RD 2
060A3
2 CD

Pt. Bk./Folio # 001474

DRIVEWAY

2100003435

NW 12-D

0312074275

PAI # 038060

6 ED

2300006990

1998-0294-SPH
2013-0286-A

1998-0294-SPH
2013-0286-A

NW 12-C

1600010062

2007-0274-A

GREENSPRING VALLEY RD

GREENSPRING VALLEY RD

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

PAI # 080706

PAI # 080706

PAI # 080706

Pt. Bk. PAI # 080706¹¹

PAI # 080706

1900014559

1900014558

1984-0139-X
2014-0024-SPH
2008-0345-SPHA
1989-0101-SPHX
1993-0119-SPHA
2000-0162-SPH
1987-0347-SPH
2004-0553-X

1700007333
Pt. Bk. 0000039, Folio 0080

2200019492
2200019495
2200019498
2200019497
2200019493
1989-0171-SP

PAI # 080216
PAI # 080216

Pt. Bk./Folio # C017068

0313041350
R-1964-0158-A
R-1972-0066
2000-0446-SPH

11232

10915

Pt. Bk./Folio # 039080
1700007589

Lot # 11

2100005363

1800013459

11232

2008-0239-A

1600009880

918

918

10914

PAI # 080210

2400005854

Lot # 2

Pt. Bk./Folio # 076126

Pt. Bk. 0000076, Folio 0126

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 08 Account Number - 1600010062		
Owner Information		
Owner Name:	BRETT JOHNATHON W BRETT ELIZABETH D RUETER WILLIAM G RUETER BEATRICE M	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	918 GREENSPRING VALLEY RD LUTHERVILLE TIMONIUM MD 21093-3609	Deed Reference: /44451/ 00342
Location & Structure Information		
Premises Address:	918 GREENSPRING VALLEY RD LUTHERVILLE TIMONIUM 21093-3609	Legal Description: 8.476 AC NS VALLEY R 1750 W OF FALLS ROAD
Map: 0060	Grid: 0013	Parcel: 0058
Neighborhood: 8090180.04	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2020
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1923	14,080 SF	600 SF
Property Land Area	County Use	
8.4700 AC	04	
Stories	Basement	Type
2 1/2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
BRICK/	8	11 full/ 4 half
Garage	Last Notice of Major Improvements	
1Att/1Det		
Value Information		
	Base Value	Value
		As of
		01/01/2020
Land:	742,000	742,000
Improvements	1,732,700	957,400
Total:	2,474,700	1,699,400
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2021
		As of
		07/01/2022
		1,699,400
		1,699,400
Transfer Information		
Seller: CROMPTON GEORGIA R TRUSTEE	Date: 04/05/2021	Price: \$1,700,000
Type: ARMS LENGTH IMPROVED	Deed1: /44451/ 00342	Deed2:
Seller: CROMPTON ROBERT H, III	Date: 05/28/2020	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /42893/ 00386	Deed2:
Seller: CROMPTON ROBERT H 3RD	Date: 12/28/2012	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /32979/ 00491	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2021
State:	000	0.00
Municipal:	000	0.00
		0.00 0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		



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 918 GREENSPRING VALLEY ROAD which is presently zoned RC2

Deed References: 44451 / 342 10 Digit Tax Account # 1600010062

Property Owner(s) Printed Name(s) JOHNATHAN W. & ELIZABETH D. BRETT

(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):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 22-0306-SP4

Filing Date 10/21/21

Do Not Schedule Dates: _____

Reviewer SL

Zoning Hearing Petitions Being Requested

Special Hearing to affirm that three existing dwellings located on a single 8.476 acre parcel of land are non-conforming.

Pursuant to Sections 104.1 and 500.7 of the Baltimore County Zoning Regulations

2021-0306-SP17



Zoning Description
918 Greenspring Valley Road
Eighth Election District Second Councilmanic District
Baltimore County, Maryland

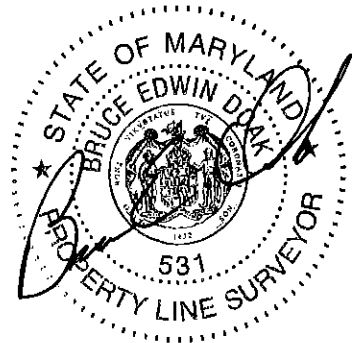
Beginning at a point on the northeast side of Greenspring Valley Road, being 350 feet+- from the centerline of Falls Road, thence leaving running on said road and running with and binding on the outlines of the subject property, the following course and distance, viz.

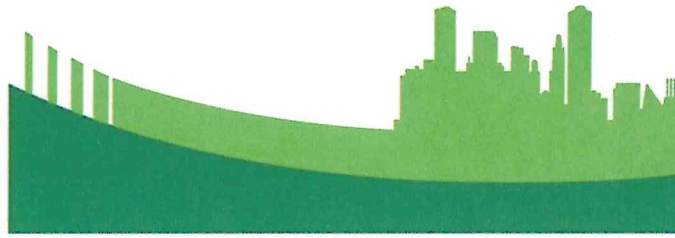
- 1) North 69 degrees 51 minutes West 772.42 feet, thence leaving said road and continuing to run and bind on the outlines of the subject property, the twenty three following courses and distances, viz.
- 2) North 77 degrees 46 minutes 40 seconds West 43.05 feet,
- 3) North 21 degrees 39 minutes 40 seconds East 118.63 feet,
- 4) North 15 degrees 42 minutes 20 seconds East 22 feet,
- 5) North 4 degrees 54 minutes 20 seconds East 20.46 feet,
- 6) North 6 degrees 29 minutes 40 seconds West 50.71 feet,
- 7) North 1 degree 51 minutes 30 seconds West 28.33 feet,
- 8) North 9 degrees 27 minutes 20 seconds East 22.49 feet,
- 9) North 22 degrees 07 minutes 30 seconds East 32.87 feet,
- 10) North 29 degrees 43 minutes 50 seconds East 23.17 feet,
- 11) North 39 degrees 32 minutes 40 seconds East 22.65 feet,
- 12) North 52 degrees 04 minutes 40 seconds East 50.88 feet,
- 13) North 69 degrees 39 minutes 30 seconds East 15.25 feet,
- 14) North 61 degrees 54 minutes 20 seconds East 19.96 feet,
- 15) North 27 degrees 21 minutes 30 seconds West 11.89 feet,
- 16) North 69 degrees 52 minutes 50 seconds East 55.76 feet,
- 17) North 76 degrees 24 minutes 30 seconds East 134.09 feet,
- 18) North 73 degrees 44 minutes East 114.17 feet,
- 19) North 56 degrees 59 minutes 30 seconds East 146.07 feet,
- 20) South 16 degrees 46 minutes 20 seconds East 284.58 feet,
- 21) South 16 degrees 13 minutes 30 seconds East 537.88 feet,
- 22) South 16 degrees 13 minutes 30 seconds East 41.71 feet,
- 23) South 24 degrees 45 minutes 00 seconds West 4 feet,
- 24) North 69 degrees 51 minutes 00 seconds West 45 feet to the point of beginning

Containing 8.476 acres of land, more or less.

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

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

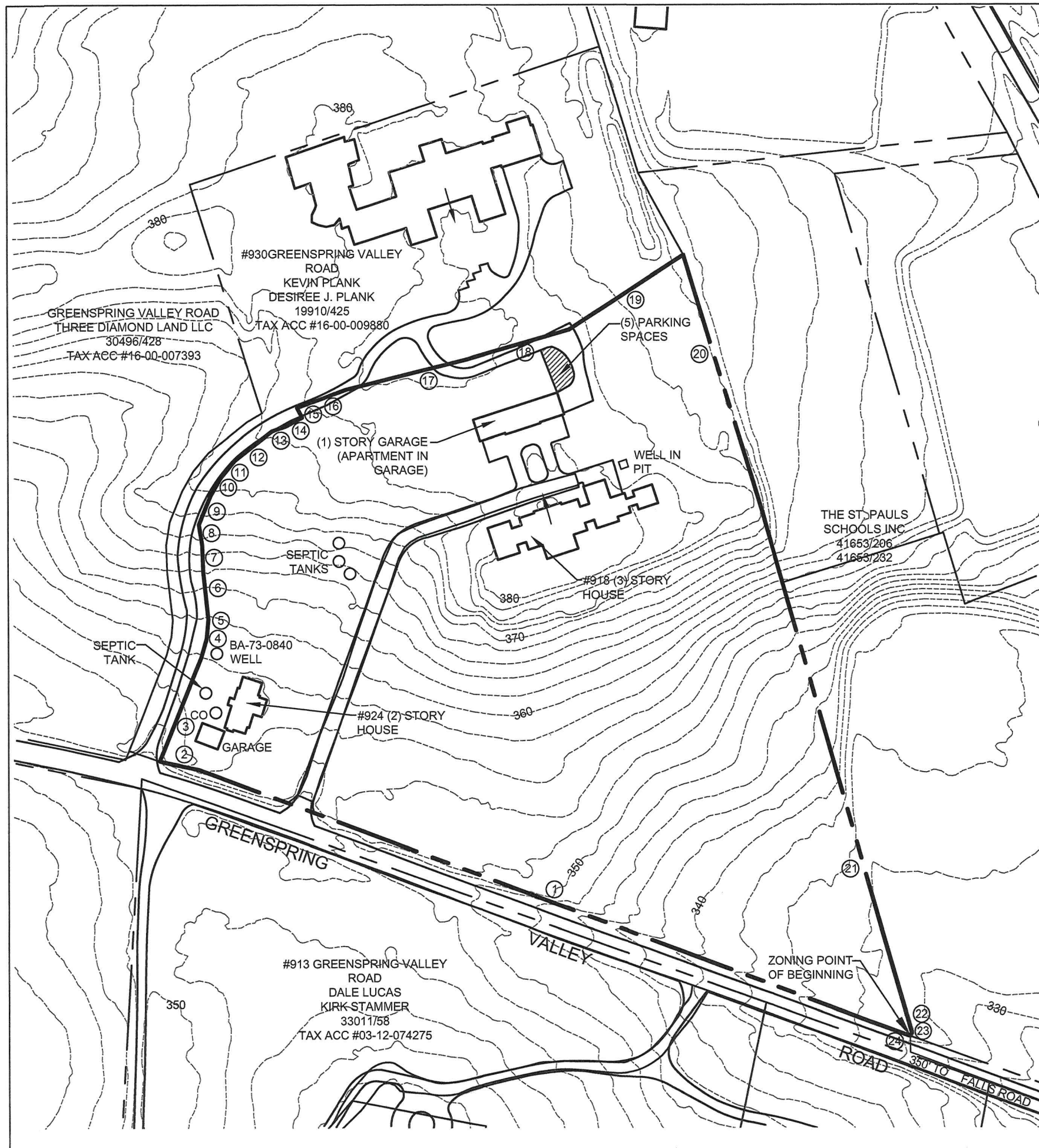




CASE #2021-0306-SPH EXHIBITS
(In the order of submittal)

- 1) Plan to Accompany a Zoning Petition
- 2) SDAT report
- 3) GIS aerial photo
- 4) Site Photos (#4A- #4H)
- 5) Affidavit for Nonconforming Use
- 6) Misc Items

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



SITE INFORMATION

1. Ownership: Jonathon W. & Elizabeth D. Brett, William G. & Beatrice M. Rueter
918 Greenspring Valley Road Lutherville, MD 21093
2. Address: 918 Greenspring Valley Road
3. Deed references: JLE 44451/ 342
4. Area: 8.476 acres
5. Tax Map / Parcel / Tax account #: 60 / 58 / 16-00-010062
6. Election District: 7 Councilmanic District: 3
ADC Map: 457883 GIS tile: 060A3 Position sheet: 46NW12
Census tract: 408302 Census block: 24005408302
Schools: Fort Garrison ES Pikesville MS Pikesville HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 060A3 and the information provided by Baltimore County on the internet.
8. Improvements: (2) Single family dwellings & (2) garages . All improvements will remain.

OFFICE OF ZONING

Zoning: R.C. 2

Case #2007-0274-A To permit an accessory structure (detached garage) to be located in the street side rear yard of the existing house (#924)- granted

R.C. 2 Setbacks for Residential Buildings

Front: 75 feet from the centerline of the road
Side / Rear: 35 feet from the property line

ENVIRONMENTAL IMPACT

Watershed: Jones Falls URDL land type: 1

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

OFFICE OF PLANNING

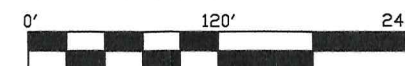
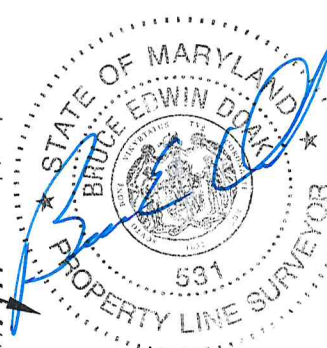
Regional Planning District: Chestnut Ridge District Code: 307

1. The subject dwelling is on the Maryland Historic Trust's list as item #BA-1598, known as Brandonwood.

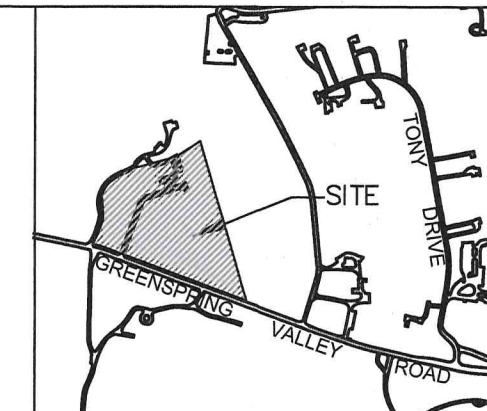
2. The subject property is located in the Greenspring Valley Historic District.

PROPOSED DEVELOPMENT

To continue the non-conforming use of three dwellings on the subject property.



REVISION



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

Bearings and Distances

- 1) North 69 deg 51 min West 772.42'
- 2) North 77 deg 46 min 40 sec West 43.05'
- 3) North 21 deg 39 min 40 sec East 118.63'
- 4) North 15 deg 42 min 20 sec East 22'
- 5) North 4 deg 54 min 20 sec East 20.46'
- 6) North 6 deg 29 min 40 sec West 50.71'
- 7) North 1 deg 51 min 30 sec West 28.33'
- 8) North 9 deg 27 min 20 sec East 22.49'
- 9) North 22 deg 07 min 30 sec East 32.87'
- 10) North 29 deg 43 min 50 sec East 23.17'
- 11) North 39 deg 32 min 40 sec East 22.65'
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- 13) North 69 deg 39 min 30 sec East 15.25'
- 14) North 61 deg 54 min 20 sec East 19.96'
- 15) North 27 deg 21 min 30 sec West 11.89'
- 16) North 69 deg 52 min 50 sec East 55.76'
- 17) North 76 deg 24 min 30 sec East 134.09'
- 18) North 73 deg 44 min East 114.17'
- 19) North 56 deg 59 min 30 sec East 146.07'
- 20) South 16 deg 46 min 20 sec East 284.58'
- 21) South 16 deg 13 min 30 sec East 537.88'
- 22) South 16 deg 13 min 30 sec East 41.71'
- 23) South 24 deg 45 min West 4'
- 24) North 69 deg 51 min West 45'

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

PLAN TO ACCOMPANY A ZONING PETITION

FOR

#918 GREENSPRING
VALLEY ROAD

BALTIMORE COUNTY, MARYLAND
8th ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT

Date: 10/19/21

Scale: 1"=120'

Pet Exhibit #1

Real Property Data Search (w1)

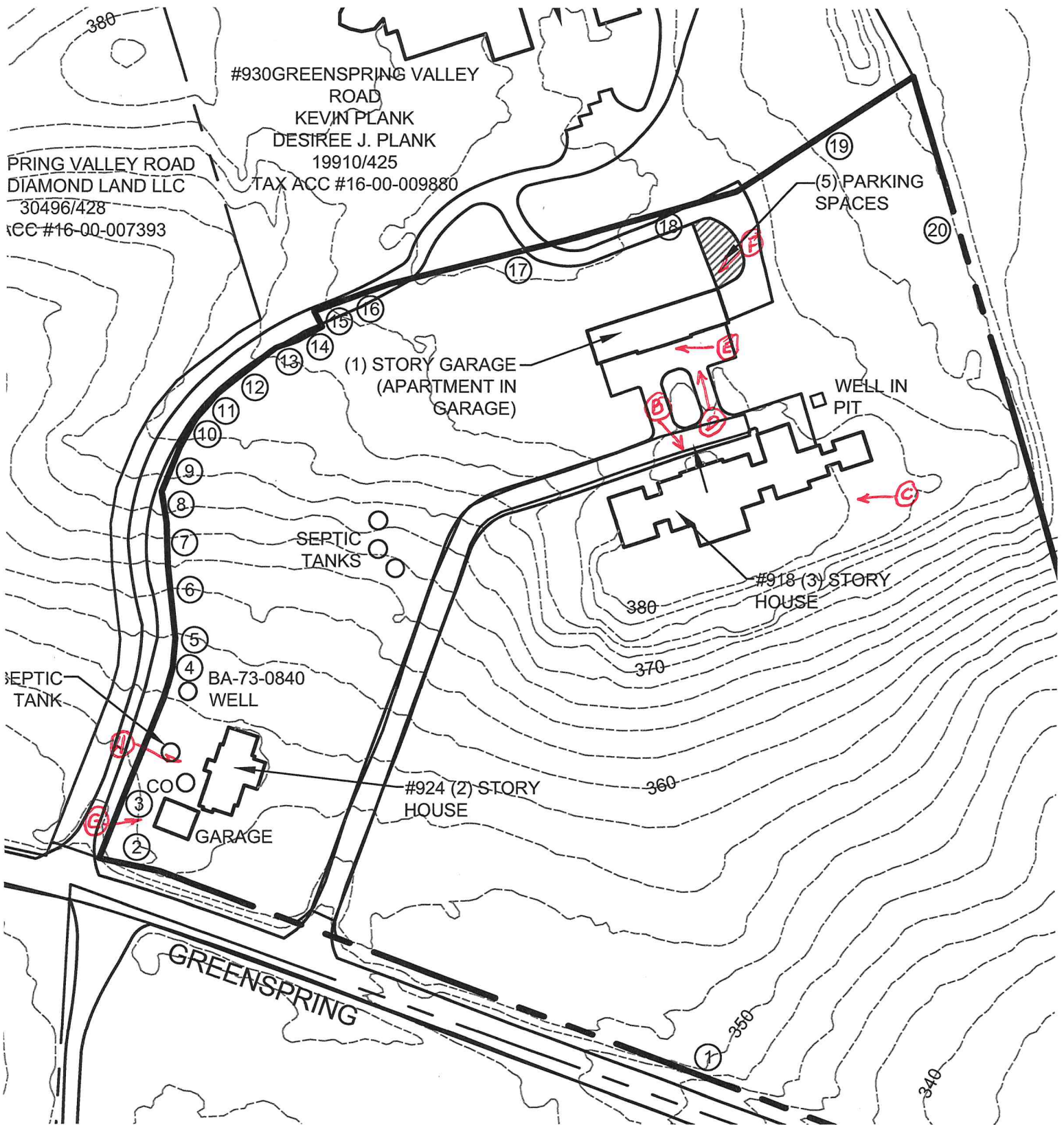
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 08 Account Number - 1600010062		
Owner Information		
Owner Name:	BRETT JOHNATHON W BRETT ELIZABETH D RUETER WILLIAM G RUETER BEATRICE M	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	918 GREENSPRING VALLEY RD LUTHERVILLE TIMONIUM MD 21093-3609	Deed Reference: /44451/ 00342
Location & Structure Information		
Premises Address:	918 GREENSPRING VALLEY RD LUTHERVILLE TIMONIUM 21093-3609	Legal Description: 8.476 AC NS VALLEY R 1750 W OF FALLS ROAD
Map: 0060	Grid: 0013	Parcel: 0058
Neighborhood: 8090180.04	Subdivision: 0000	Section: 0000
Block: 0000	Lot: 0000	Assessment Year: 2020
Plat No: 0000	Plat Ref: 0000	
Town: None		
Primary Structure Built 1923	Above Grade Living Area 14,080 SF	Finished Basement Area 600 SF
		Property Land Area 8.4700 AC
		County Use 04
Stories 2 1/2	Basement YES	Type STANDARD UNIT
Exterior BRICK/	Quality 8	Full/Half Bath 11 full/ 4 half
Garage 1Att/1Det	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	742,000	742,000
Improvements	1,732,700	957,400
Total:	2,474,700	1,699,400
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
		2,450,600
		1,699,400
Transfer Information		
Seller: CROMPTON GEORGIA R TRUSTEE	Date: 04/05/2021	Price: \$1,700,000
Type: ARMS LENGTH IMPROVED	Deed1: /44451/ 00342	Deed2:
Seller: CROMPTON ROBERT H, III	Date: 05/28/2020	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /42893/ 00386	Deed2:
Seller: CROMPTON ROBERT H 3RD	Date: 12/28/2012	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /32979/ 00491	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2020
State:	000	0.00
Municipal:	000	0.00
		0.00 0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		

DET. EXHIBIT #2



Pet Exhibit #3



SITE PHOTOS KEY SHEET PET. EXHIBIT #4A



PET EXHIBIT #4B



Pet. Exhibit # 4C



PET. EXHIBIT #4D



PET. EXHIBIT #4E



Pgt. EXHIBIT #4F



Pct. Exhibit # 96



PER EXHIBIT #44

AFFIDAVIT FOR NONCONFORMING USE.

I, Dale Lucas, of 913 Greenspring Valley Rd, 21093, am familiar with the property known as Brandonwood, located at 918 Greenspring Valley Road, Lutherville, Maryland.

The property known as Brandonwood is comprised of three separate structures that have all been used as dwelling units since before 1965. I own the property across the street from Brandonwood. Additionally, I have been employed by previous owners to maintain the grounds and do snow removal, so I am aware of the workings and goings-on at the property. My first opportunity to enter the dwellings at Brandonwood was in 1965 at which time it was clear they had been in use for some time.

I certify and affirm the subject property has been continuously used for residential purposes (three dwellings) from before 1965 until the present. These statements are true and correct to the best of my information and belief.

12/29/21
Date

Dale Lucas
Signature

Dale Lucas
Printed Name

12/30/21
Date

Carol Lucas
Witness Signature

Carol Lucas
Printed Name

GREEN SPRING VALLEY

An interesting 15 ACRE property with a spacious center hall 100 year old home, a beautifully situated SWIMMING POOL + an attractive 2 BRm. tenant house (\$150 a mo. income).—Five Bedroom—3 Bath main house (plus unused 3rd Floor area). 8 fireplaces, and unusually well proportioned 1st Floor rooms (23x16 ft. DEN w/fireplace. 23x16 ft. DRm., 22x16 ft. LRm. & Modern 17x17 ft. Kitchen. + laundry area & powder rm.) \$125,000. Call Mr. Cover at 433-7800 (EVES. 825-3758.).



Clipped By:

johnathonwbrett

Thu, Dec 30, 2021

8 UNITS FIGHT CLIPPER DUE \$75,000 FIRE IN FOR EUROPEAN VALLEY HOME HOP TOMORROW

Brandenwood Estate Once
Owned By F. C. Mc-
Cormack, Damaged

50-Room Mansion Is Re-
ported Property Of
Mrs. Roberts Now

The former home of Frederick C. McCormack, Brandenwood, an estate at Brooklandville, was badly damaged by fire last night despite efforts of three paid and five volunteer fire companies. Damage was estimated at \$75,000.

Two firemen were injured and two others overcome by smoke. Capt. Philip Kuntz, of the Owings Mills Volunteers, suffered cuts on the hand, and Gilbert Weiss, of the No. 1 Towson Company, sprained his wrist and cut his hand. Henry Reiser and Adolph Bayne, both of the No. 10 Towson Company, were overcome by smoke.

House Unoccupied

The fifty-room, three-story, brick mansion has been unoccupied since last fall. Mr. McCormack now lives at the Stone Hall estate, near Butler, Md.

The origin of the blaze was not determined. It was discovered at about 7 P. M. by the caretaker, Arthur Ledley, who lives in a small house near by.

Not long after dark the lights in Ledley's home failed, so he went to the main house to examine the fuse box. He went into the cellar and found it full of smoke.

The caretaker left the house, which is on the Valley road, about two-
(Continued on Page 13, Column 4)

World's Largest Flying
Boat To Make Leisurely
Trip Via Azores

21, Including Army, Navy
And CAA Personnel, To
Be On Test Cruise

The flying boat Yankee Clipper will take off tomorrow afternoon—weather permitting— from the Baltimore harbor on a leisurely shakedown flight to England and France.

The luxurious six liner, largest in the world, originally was scheduled to leave this afternoon, but the departure was postponed when clearances failed to arrive from two of the five European air bases which it will visit.

Today the Yankee Clipper will be taken aloft on some last-minute test flights, during which radio equipment will be calibrated with the Pan American stations in the Azores and Portugal. Then it will be ready to go.

Three officers of the armed forces and three officials of the Civil Aeronautics Authority will be aboard as observers on the Atlantic flight.

Twenty-One To Make Trip

Twenty-one persons will make the trip, including Pan American personnel and representatives of the manufacturers of the Yankee Clipper and its engines.

The passengers (all listed as "technical observers") will include:

Capt. Lawrence J. Case, Air Corps,
U. S. A.

Lieut. Ira E. Horne, U. S. N.

Commander L. T. Chalkley, chief of
(Continued on Page 16, Column 2)



Clipped By:

johnathonwbrett
Mon, Sep 20, 2021

A \$75,000 VALLEY FIRE



VALLEY FIRE — Eight fire companies fought a night blaze in the Valley home of Mrs. Desmond Roberts.

—○—
Mr. and Mrs. Foster Fenton, of Brookland-
ville, have returned from a visit to New
York city last week.
—○—



Clipped By:

johnathonwbrett
Sat, Jan 1, 2022

Mr. and Mrs. Foster T. Fenton and Miss Nancy Marley, of Brooklandville, left Thursday on a trip to Marathon, Fla.



Clipped By:

johnathonwbrett
Sat, Jan 1, 2022

—o—
Mr. and Mrs. Foster T. Fenton spent several days last week at Rehoboth Beach.

Before returning to their home at Brooklandville, Mr. and Mrs. Fenton attended the Talbot County Horse and Pony Show near Easton on Sunday.



Clipped By:

johnathonwbrett
Sat, Jan 1, 2022

MISS SARAH MORTON SWINDELL, debutante daughter of Mr. and Mrs. Robert Haldane Swindell, of St. Georges road, will be the guest of honor this afternoon at a cocktail party to be given by Mr. and Mrs. Ira Manning Parsons, of Linden Farm, Monkton, and Mr. and Mrs. Charles Edward Lenz at Sunset Hill, the Ruxton home of Mr. and Mrs. Lenz.

Miss Mary M. Wootton and Miss Eleanor White, of St. John's road, will sail Wednesday on the liner Queen Elizabeth for their annual visit to England.

Mr. and Mrs. George M. Shriver will entertain tomorrow evening at a buffet

supper at their home in Pikesville in honor of Mr. and Mrs. Foster T. Fenton and Miss Nancy Marley, of Brooklandville, who will leave shortly for a European tour.

Mr. and Mrs. John Broome Morsell will entertain at a supper dance this evening at their home, Buzzard Island, Calvert county, in honor of their daughter, Miss Amelia Bowie Morsell.

Mr. and Mrs. Charles Henderson, of Lloyd's Landing, Talbot county, were the house guests this week of Mr. and Mrs.



Clipped By:

johnathonwbrett
Sat, Jan 1, 2022

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

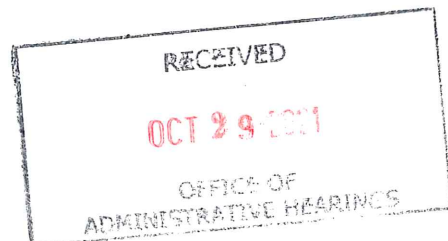
DATE: October 29, 2021

SUBJECT: DEPS Comment for Zoning Item # 2021-0306-SPH
Address 918 Greenspring Valley Road
(Rueter & Brett Property)

Zoning Advisory Committee Meeting of **November 1, 2021.**

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

Reviewer: Steve Ford



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 12/13/2021

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 21-0306

INFORMATION:

Property Address: 918 Greenspring Valley Road
Petitioner: Jonathon & Elizabeth Brett; William & Beatrice Rueter
Zoning: RC 2
Requested Action: Special Hearing

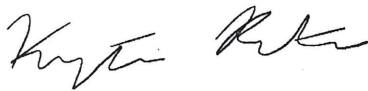
The Department of Planning has reviewed the petition for a Special Hearing to affirm that three existing dwellings located on a single 8.476 acre parcel of land are non-conforming, pursuant to sections 104.1 & 500.7 of the BCZR.

The property is located just west of St. Paul school. The area is agricultural to the west, and rural residential/institutional to the east. The property is also in the Greenspring Valley National Register Historic District. While the property is not a landmark, the main dwelling does have a MIHP inventory number.

The Department does not oppose the request. The Department did not find any evidence of permits for any new construction. All of the buildings can be seen on the 1996 aerial photos in GIS. The property recently sold and the new owners are making the property come under conformance for multiple dwellings on one lot. The real estate listing refers to the main dwelling, the gate house, and the apartment in the garage, listed as being built in 1923.

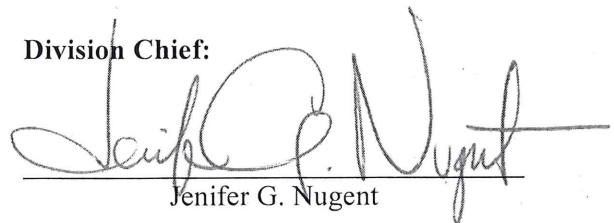
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP/

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: Nov 18, 2021

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 1, 2021
Item Nos. 2021-0301-SPHA, 0303-A, 0304-A, 0305-SPH, 0306-SPH
& 0307-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

*

*

*

*

*

VKD: cen

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Secretary
Tim Smith, P.E.
Administrator

October 27, 2021

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

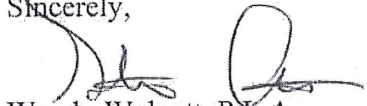
Dear Ms. Lewis:

We have reviewed the site plan that accompanied the petition for Special Hearing Variance Case number referenced below, which was received on October 25, 2021. A field inspection and internal review reveals that road entrance on to Greenspring Valley Rd. (MD 130) consistent with current State Highway Administration guidelines. No entrance improvements will be required. Therefore, SHA has no objection to approval for Special Hearing, Case Number 2021-0306-SPH.

William and Beatrice Rueter and Johnathan and Elizabeth Brett
918 Greenspring Valley Rd.

If there are any questions, please contact Mr. Steven Autry at 410-229-2335, or toll free (in Maryland only) at 1-800-735-2258 (x2335), or via email at sautry@mdot.maryland.gov

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

Attachment



JOHN A. OLSZEWSKI, JR.
County Executive

JOANNE R. RUND, Chief
Fire Department

October 22, 2021

To: Zoning Advisory Committee
Baltimore County Office Building
111 W. Chesapeake Avenue, Room 123
Towson, Maryland 21204
Attention: Zoning Review

Distribution Meeting of: **October 25, 2021**

Formal or Informal Response Due: **November 1, 2021**

Item No.:

Administrative Variance: 2021-0299-A, 2021-0303-A.

Variance: 2021-0291-SPHASA, 2021-0301-SPHA, 2021-0304-SPHA, 2021-0307-A.

Special Hearing: 2021-0291-SPHASA (X2), 2021-0301-SPHA, 2021-0304-SPHA,
2021-0305-0306-SPH.

Special Variance: 2021-0291-SPHASA.

Comments:

The Baltimore County Fire Marshal's Office has no comments at this time on the above listed case numbers.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor