



JOHN A. OLSZEWSKI, JR.
County Executive

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

January 25, 2023

Dana Honeycutt – danahoney424@yahoo.com
Aaron Honeycutt – ahoneycutt224@gmail.com
Belinda Sanders – belinda38super@yahoo.com
4110 Wards Chapel Road
Millersville, MD 21104

RE: Petition for Special Exception
Case No. 2022-0297-X
Property: 1608 E. Joppa 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 black ink that reads "Paul M. Mayhew".

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm
Enclosure

IN RE: PETITION FOR SPECIAL EXCEPTION*	BEFORE THE
(4110 Wards Chapel Road)	
2nd Election District	*
4 th Council District	
Dana and Aaron Honeycutt	*
<i>Legal Owners</i>	
	*
	OFFICE OF
	ADMINISTRATIVE HEARINGS
	FOR BALTIMORE COUNTY
Petitioners	*
	Case No. 2022-0297-X

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Exception filed on behalf of Dana and Aaron Honeycutt, legal owners (“Petitioners”) for the property known as 4110 Wards Chapel Road, Marriottsville. The Special Exception petition was filed to allow a mobile home on the tract of from one to 25 acres, outside the Metropolitan District of Baltimore County, pursuant to the Baltimore County Zoning Regulations (“BCZR”) §§ 1A01.2.C.28 and 415.1.D.

Due to COVID-19, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. There were no adverse Zoning Advisory Committee (“ZAC”) comments received from any of the County reviewing agencies.

RECORD EVIDENCE

The Petitioner, Aaron Honeycutt, attended the hearing in support of the Petition. The site plan prepared and sealed by Land Surveyor, Michael Moskunas, was admitted as Petitioners’ Exhibit 1. Mr. Honeycutt explained that he has met with all his adjoining neighbors and that they are in support of the special exception relief. A petition of support was signed by these neighbors and was admitted as Petitioners’ Exhibit 2.

Mr. Honeycutt explained that the subject site is approximately 4.5 acres gross and is zoned RC2. It lies outside the Metropolitan District. There are two lots on the site and he and Belinda Sanders live in an existing dwelling on one of the lots. His mother, Dana Honeycutt, intends to move into the proposed modular home, where they will be able to assist her with her needs as she grows older. Mr. Honeycutt explained that the proposed home is actually a modular structure that will be delivered to the site in two sections and finished on site. It will sit on a permanent foundation and will have a pitched roof and other enhanced architectural features. He further explained that he is a professional landscape designer and arborist and that they intend to install substantial landscaping around the new home.

SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272 (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

Based on the record evidence, including the testimony and exhibits, I find that the special exception relief should be granted in this case. Specifically, I find that the proposed modular home and landscaping will be architecturally compatible with the surrounding properties and will have no greater impacts at this site than are inherent in the use.

THEREFORE, IT IS ORDERED this 25th day of **January, 2023**, by this Administrative Law Judge, that the Petition for Special Exception to allow a mobile home on the tract of from one to 25 acres, outside the Metropolitan District of Baltimore County, pursuant to the Baltimore County Zoning Regulations ("BCZR") §§ 1A01.2.C.28 and 415.1.D is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

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

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm

#2

ZONING NOTICE

CASE # 2022-0297-X

A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD

PLACE: FOR INFO ON HOW TO PARTICIPATE IN THE HEARINGS
GO TO WWW.BALTIMORECOUNTYMD.GOV/ADMIN/HEARINGS NO LATER
THAN 48 HOURS PRIOR TO THE HEARING. YOU MAY ALSO CALL 410-887-3868
EXT. 0

DATE AND TIME: WEDNESDAY JANUARY 25, 2023 1:30 PM

REQUEST: SPECIAL EXCEPTION FOR A MOBILE HOME ON A
TRACT FROM ONE TO 25 ACRES, OUTSIDE THE METROPOLITAN
DISTRICT OF BALTIMORE COUNTY PURSUANT TO BCZR
1A01.2.C.2B AND 415.1.D

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

ZONING NOTICE

#1

CASE # 2022-0297-X

A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD

PLACE: FOR INFO ON HOW TO PARTICIPATE IN THE HEARINGS
GO TO WWW.BALTIMORECOUNTYMD.GOV/ADMINHEARINGS NO LATER THAN
48 HOURS PRIOR TO THE HEARING DATE. YOU MAY ALSO CALL 410-867-3868 EXT. 0

DATE AND TIME: WEDNESDAY JANUARY 25, 2023 1:30 PM

REQUEST: SPECIAL EXCEPTION FOR A MOBILE HOME ON A
TRACT FROM ONE TO 25 ACRES OUTSIDE THE METROPOLITAN
DISTRICT OF BALTIMORE COUNTY, PURSUANT TO SECTIONS BCZR
JAO1.2.C.28 AND 415.11.D

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 1-20-23

RE: Case Number: 2022-0277-X RECERT

Petitioner/Developer: Honeycutt

Date of Hearing/Closing: 1-25-23 1:30 PM

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 410 Wards Chapel Rd

The signs(s) were posted on RECERT 1-20-23
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

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: January 17, 2023

SUBJECT: DEPS Comment for Zoning Item: 2022-0297-X
Address: 4110 Wards Chapel Rd.
Legal Owner: Dana and Aaron Honeycutt

Zoning Advisory Committee Meeting of Dec. 19, 2022.

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

Reviewer: Earl D. Wrenn

ZONING NOTICE

CASE # 2022-0297-X

A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD

PLACE: FOR INFO ON HOW TO PARTICIPATE IN THE HEARINGS
GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMIN HEARINGS NO LATER THAN
48 HOURS PRIOR TO THE HEARING DATE. YOU MAY ALSO CALL 410-861-3868 EXT. 0

DATE AND TIME: WEDNESDAY JANUARY 25, 2023 1:30 PM

REQUEST: SPECIAL EXCEPTION FOR A MOBILE HOME ON A
TRACT FROM ONE TO 25 ACRES, OUTSIDE THE METROPOLITAN
DISTRICT OF BALTIMORE COUNTY, PURSUANT TO SECTIONS BCZR
1A01.2.C.28 AND 415.1.1.D

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 12-31-22

RE: Case Number: 2022-0297-X

Petitioner/Developer: Honeycutt

Date of Hearing/Closing: Wed. Jan 25, 2023 1:30 PM

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 410 Wards Chapel Rd

The signs(s) were posted on 12-31-22
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

~~410-343-1443~~ 443-834-8162
(Telephone Number of Sign Poster)

ZONING NOTICE

#2

CASE # 2022-0297-X

A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD

PLACE: FOR INFO. ON HOW TO PARTICIPATE IN THE HEARINGS
GO TO WWW.BALTIMORECOUNTYMD.GOV/ADMINHEARINGS NO LATER
THAN 48 HOURS PRIOR TO THE HEARING. YOU MAY ALSO CALL 410-381-3863
EXT. 0

DATE AND TIME: WEDNESDAY JANUARY 25, 2023 1:30 PM

REQUEST: SPECIAL EXCEPTION FOR A MOBILE HOME ON A
TRACT FROM ONE TO 25 ACRES, OUTSIDE THE METROPOLITAN
DISTRICT OF BALTIMORE COUNTY, PURSUANT TO BCZR
1A01.2.C.28 AND 415.1.D

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
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DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING December 19, 2022
FORMAL OR INFORMAL RESPONSE DUE AT December 26, 2022 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

* Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), klewis@baltimorecountymd.gov
* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
* PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
* PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.gov
* PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
* Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
* Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovement@baltimorecountymd.gov
* County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov
tbostwick@baltimorecountymd.gov
* Mike Ruby (Newspaper), mildmanneredcomm@aol.com
+ People's Counsel, rwheatley@baltimorecountymd.gov
+ IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
+ Kathy Are, kare@baltimorecountymd.gov
& State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
& Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
& PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov
People's Counsel (Peter Zimmerman), MS #4204 pzimmerman@baltimorecountymd.gov
Planning Office (Jenifer Nugent), MS # 4101, jnugent@baltimorecountymd.gov; Henry Ayakwah hayakwah@baltimorecountymd.gov; Taylor Bensley tbensley@baltimorecountymd.gov
DEPS (Jeff Livingston) – 2 copies of each, MS # 1319, jlivingston@baltimorecountymd.gov; Steve Ford, sford@baltimorecountymd.gov
IF FLOODPLAIN, Maryland Department of the Environment, kevin.wagner@maryland.gov
Public Works (Terry Curtis), MS #1315, tcurtis@baltimorecountymd.gov
* IF ELDERLY HOUSING, Community Development, MS #1102M
* IF TOWER, Tower Coordinator, c/o OIT, MS #2007
IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

ZAC AGENDA

Case Number: 2022-0290

Reviewer: Gary Hucik

Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL

Type: SPECIAL HEARING, SPECIAL EXCEPTION

Legal Owner: Patricia Loomer/ The Baltimore Province of the Sisters of Notre Dame de Namur, Inc.

Contract Purchaser: Jonathan A. Cordish

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 1531 GREENSPRING VALLEY RD

Location: Property located on the South side of Greenspring Valley Rd. West 2015 feet to the centerline of Nacirema Lane.

Existing Zoning: RC 2

Area: 19.9179 ACRES

Proposed Zoning:

SPECIAL HEARING:

- 1.) BCZR 409.6 and 409.12: To approve the parking as shown on the site plan and/or for a modified parking plan.
- 2.) For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

SPECIAL EXCEPTION:

- 1.) BCZR 1A01.2.C.(25): For continuing education and internship programs associated with Stevenson University.
- 2.) For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Attorney: Lawrence E. Schmidt

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2022-0293-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Robert Dory and Yvonne Higgins
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 5903 LORELEY BEACH RD

Location: Property located on the South side of Loreley Beach Rd. West 1,108 feet of the centerline of North Loreley Beach Rd.

Existing Zoning: RC 2 **Area:** 23,120 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1.) BCZR 400.1: To permit a proposed accessory building (detached garage, with storage loft) to be located in the front yard (road side) of the dwelling in lieu of the required rear yard (waterfront).

2.) BCZR 400.3: To permit the proposed accessory building with a height of 20 feet in lieu of the maximum allowed height of 15 feet.

3.) BCZR 1A01.3.B.3. and 1992 ZCPM Policy 400.1.d(2): (Double frontage lot): To permit a street centerline setback of 17 feet in lieu of the required 75 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 01/09/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2022-0294-SPH **Reviewer:** Mitchell Kellman
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL HEARING
Legal Owner: 1215 York Road LLC.
Contract Purchaser: Two Farms Inc.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 3

Property Address: 1215 YORK RD

Location: Property located on the corner of East side of York Rd., South side of Greenridge Rd.

Existing Zoning: BL/RO

Area: 1.54 ACRES

Proposed Zoning:

SPECIAL HEARING:

BCZR 500.7: To determine whether or not the Zoning Commissioner should approve a use (Electrical Vehicle Charging Stations) which is not clearly addressed in the Baltimore County Zoning Regulations. Further, can a "Development Plan" be processed if a specific use is not addressed or permitted within a specific zone.

Attorney: J. Carroll Holzer

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2022-0295-A **Reviewer:** Shaun Crawford

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

Type: VARIANCE

Legal Owner: Dorothy and Edwin Hayes

Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 12 **Council Dist:** 7

Property Address: 525 BAYSIDE DR

Location: Property located at the beginning at the West side of Bayside Rd. at a distance of 482 feet Northwest of Winona Ave.

Existing Zoning: DR 5.5

Area: 6,550 SQ FT

Proposed Zoning:

VARIANCE:

BCZR 417.4: To permit the replacement of existing non-conforming mooring piles supporting an existing pier, platform, boat lift, and boat house as much as 14 feet beyond a divisional property line as established in lieu of maintaining the required 10 foot setback.

Attorney: TIM KOTORCO

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2022-0296-A **Reviewer:** Jason Seidelman
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE
Legal Owner: Eric and Rachel Zak
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 808 REISTERSTOWN RD

Location: Property located on the Southwest corner of intersection of Reisterstown Rd. (65 feet) and Hawthorne Ave. (50 feet)

Existing Zoning: BL **Area:** 0.242 ACRES

Proposed Zoning:

VARIANCE:

- 1.) BCZR 232.1: To permit a front setback of 10 feet to the property line and 31 feet to the centerline of the road in lieu of the required 10 feet and 40 feet respectively.
- 2.) BCZR 232.2.B: To permit a side-street setback of 0 feet in lieu of the required 10 feet.
- 3.) BCZR 409.6: To permit 17 parking spaces in lieu of the required 29 spaces.
- 4.) BCZR 409.8.A.1: To permit no additional landscaping be added in lieu of the requirement(s) of the Baltimore County Landscaping Manual.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2022-0297-X **Reviewer:** Shaun Crawford

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

Type: SPECIAL EXCEPTION

Legal Owner: Dana and Aaron Honeycutt

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 2 **Council Dist:** 4

Property Address: 4110 WARDS CHAPEL RD

Location: Property located beginning at West side of Wards Chapel Rd., which is about 20 feet in width, at a distance of 259 feet South of Liberty Dam Rd.

Existing Zoning: RC 2

Area: 4.51 ACRES

Proposed Zoning:

SPECIAL EXCEPTION:

A mobile home on a tract of from one to 25 acres, outside the Metropolitan District of Baltimore County, pursuant to sections BCZR 1A01.2.C.28 and 415.1.D.

Attorney: Not Available

Prior Zoning Cases: None

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 twenty (20) days before the hearing.*

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

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

For Newspaper Advertising:

Case Number: 2022-0297-X

Property Address: 4110 Woods Chapel

Legal Owners (Petitioners): Aaron + Dana Honeycutt

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Aaron Honeycutt

Address: 4106 Woods Chapel Rd

Marysville, MD 21104

Telephone Number: 410-371 8029 / 443-375-2922

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

56'-0"

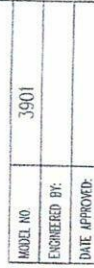


3901/5628 (1,493 SQ. FT.) 4BEDROOM - 2BATHS

DIVISIONS		REVISIONS		SKYLINE	
231	SUGARCREEK				
233	ARKANSAS CITY				
235	SAN JACINTO				
237	WOODLAND				
239	OCALA				
X 241	LEOLA				
243	LANCASTER				
245	MCMINNVILLE				
		BOX LENGTH		DRAWING NUMBER	
		56'-0"		28-19061	
		DESCRIPTION		SHEET	
		5628-40K3981 (28-19061) 4224/2022		OF	
				DRAWING NUMBER	
				28-19061	
				WIND ZONE	
				15#	
				DATE: 02/10/2022	
				ROOF ZONE	

Honeysutt

2022-02-17-X

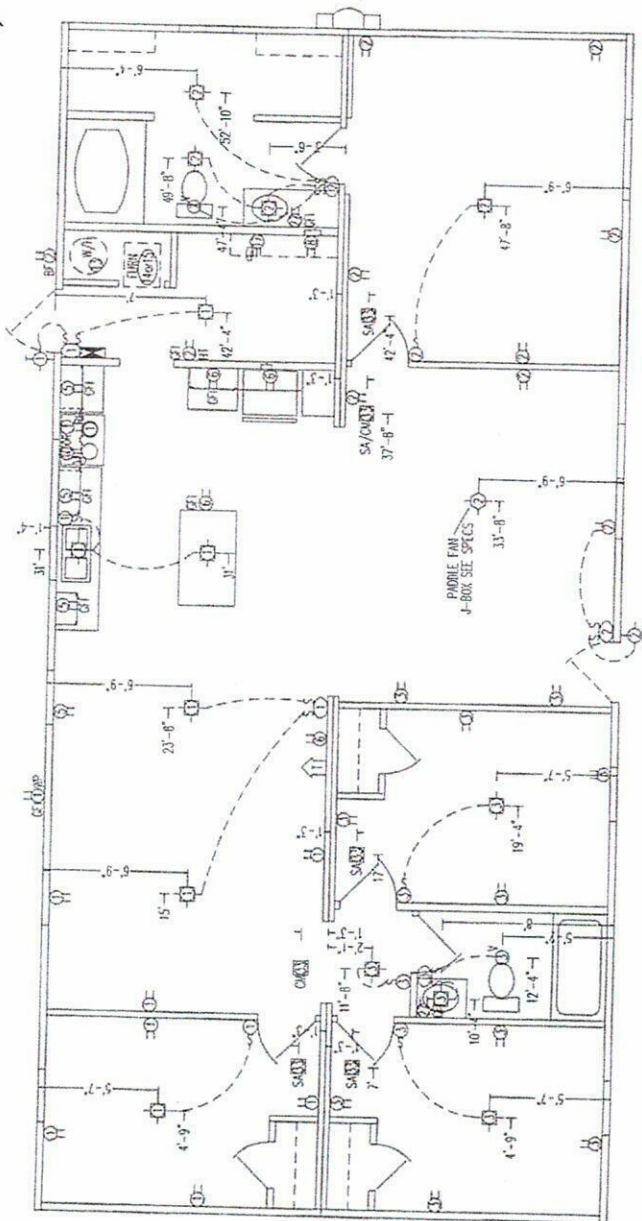


PIER POINT LAYOUT (PIERS @ I-BEAM & CENTERLINE WITHOUT PERIMETER FOUNDATION)
NOTE: ALL UTILITY DROP MEASUREMENTS ARE APPROXIMATE.

☐ I-BEAM PIER SUPPORTS SEE INSTALLATION MANUAL TABLE 6, FIG 10		☐ SIDEWALL PIER SUPPORTS SEE INSTALLATION MANUAL TABLE 5, FIG. 9		☒ MATING LINE COLUMN SUPPORTS SEE INSTALLATION MANUAL TABLE 5, FIG. 9 & 10		DIVISIONS 231 SUGARCREEK 233 ARKANSAS CITY 235 SAN JACINTO 237 WOODLAND 239 OCALA X 241 LEOLA 243 LANCASTER 245 MCMINNVILLE		REVISIONS		DATE APPROVED:	
1) THIS DOCUMENT IS SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION. FOR PROPER SETUP AND SITE INSTALLATION REFER TO THE INSTALLATION MANUAL. 2) ALL ASPECTS OF THE FOUNDATION CONSTRUCTION ARE PERFORMED ON-SITE AND ARE SUBJECT TO THE REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION. 3) THE PIER SPACING SHOWN IS SUGGESTIVE ONLY. THE ACTUAL PIER SPACING, AND FOOTING SIZE IS TO BE DETERMINED BASED ON THE ACTUAL SITE CONDITIONS, ROOF LIVE LOAD ZONE AND SOIL BEARING CAPACITY. REFER TO THE INSTALLATION MANUAL FOR FURTHER DETAILS. MAXIMUM PIER SPACING AT MAIN BEAMS IS TO BE 10'-0" o.c. STATE OR LOCAL INSTALLATIONS REQUIREMENTS MAY BE MORE STRINGENT. 4) ALL DIMENSIONS MUST BE VERIFIED BEFORE FOUNDATION CONSTRUCTION IS STARTED.						DIM BY MSB		DATE: 02/27/2022		SKYLINE DRAWN BY: SC ZONE DATE: 02/10/2022 ROOF ZONE 201/sjp SHEET OF	
BOX LENGTH						DESCRIPTION		CHB MODEL NUMBER		DRAWING NUMBER	
56'-0"						5628-40W3881		(28-196841)323/2022		28-19061	

Honeycomb

2022.0297.x



NOTES:

- SEE DETAIL K-31 or K-31-C (CANADA PARKS) FOR MASTER LEGEND
- SEE SPECS FOR THE FOLLOWING USAGE (OPT or STD)
BATH LAV LIGHT KITCHEN FLUORESCENT LIGHTS CARBON MONOXIDE ALARMS
BATH VENT FAN/LIGHT PADDLE FAN
TUB/SHOWER LIGHT DRYER RECEPT
KITCHEN SINK LIGHT FREEZER RECEPT
- ITEM IS OPTIONAL UNLESS SPECIFIED OTHERWISE. SEE SPECS FOR USAGE REQUIREMENTS
- FOR VENT/LIGHT COMBINATIONS USE LOCATION FOR STANDARD LIGHT. SEE SPECS FOR USAGE REQUIREMENTS
- SMOKE ALARMS ARE INTERCONNECTED WITH 14/3 ga. WIRE

DIVISIONS

231 SUGARCREEK
233 ARKANSAS CITY
235 SAN JACINTO
237 WOODLAND
239 OCALA
X 241 LEOOLA
243 LANCASTER
245 WCMINNVILLE

REVISIONS

NO.	DESCRIPTION	DATE
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NO.	DESCRIPTION	DATE
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NO.	DESCRIPTION	DATE
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NO.	DESCRIPTION	DATE
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NO.	DESCRIPTION	DATE
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NO.	DESCRIPTION	DATE
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5628-4C13901 (28-19685) 3/23/2022

56'-0"

28-19061

SKYLINE

DRAWN BY: SAC

DATE: 02/10/2022

WIND ZONE 15f

ROOF ZONE 5M

SHEET 1 OF 1

DRAWING NUMBER

Honeycott

2022-0297-X

After Recording, Return To:
Aaron Patrick Honeycutt
Dana Honeycutt
Belinda Sanders

ZONING DESCRIPTION

LAKESIDE TITLE COMPANY

File No. MD70386-GD

Tax ID # 02-0218100050, 02-0218100051

Insurer: First American Title Insurance Company

Property Address: 4106 Wards Chapel Road, Marriottsville, MD 21104

THIS DEED, made this 28th day of **January, 2022**, by and between **Connie L. Bialecki** as Personal Representative of **The Estate of Hilda E. Reisberg**, GRANTOR, and **Aaron Patrick Honeycutt and Dana Honeycutt and Belinda Sanders**, GRANTEES.

WHEREAS, on August 6, 2021, the Orphans' Court of the County of Baltimore, State of Maryland (the "Court") granted administration of the Estate of the Decedent to **Connie L. Bialecki** as Personal Representative of the Estate of the Decedent in Estate No. 214504.

WHEREAS, Grantor in the capacity as Personal Representative in the Estate of the Decedent has complete and full power and authority by law, to grant and convey the entire fee simple estate in the hereinafter described property; and

WHEREAS, as part of the administration of the Estate of the Decedent, Grantor desires to convey the entire fee simple estate in the hereinafter described property to the Grantees. Under Item Two of the Last Will and Testament of the decedent, the property described herein was specifically devised to her three children, Connie L. Bialecki, Deborah H. Maeder and Michael Carl Bialecki and they joint in in the execution of this deed to evidence their consent to the sale.

WITNESSETH, That for and in consideration of the sum of **Three Hundred Forty Thousand Dollars and No Cents (\$340,000.00)**, the receipt whereof is hereby acknowledged, the said Grantor as Personal Representative of the Estate of the Decedent, do hereby grant and convey to Aaron Patrick Honeycutt and Dana Honeycutt and Belinda Sanders, **as joint tenants, and not as tenants in common, their assigns, and unto the survivor of them, and the survivor's personal representatives and assigns,** in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

~~PARCEL #1~~

~~BEGINNING for the same at a point in the Ward's Chapel - Marriottsville Road, said point being in the 13th line Of the whole tract, of which the land now being described is a Part, distant 38.5 feet and South 27-1/2 degrees West from the beginning of the said thirteenth line, and running with the said line and with the said road, (1) South 27-1/2 degrees West 120 feet; thence leaving the road~~

iron pin set on the margin of the said road, 363 feet to the place of beginning and containing one acre of land, more or less.

BEING that property, which by Deed dated February 17, 1954, and recorded among the Land Records of Baltimore County in Liber 2436 at folio 73, was granted and conveyed by Harry Reisberg and Edna Louise Reisberg, unto Donald H. Reisberg and Hilda E. Reisberg, his wife. Whereas the said Donald H. Reisberg having since departed this life on or about April 21, 2015, thereby vesting fee simple title to Hilda E. Reisberg, surviving tenant by the entirety. Whereas the said Hilda E. Reisberg having since departed this life on or about July 4, 2021. See Estate No. 214504 filed in the Orphans' Court for Baltimore County wherein Connie L. Bialecki was appointed Personal Representative.

PARCEL #2

BEGINNING for the same at a point in the Ward's Chapel Road, which point is in the thirteenth or South 27-1/2 degrees West, 17.4 perch line of the whole tract described in the deed from Sallie E. Baker and others to Anton Reisberg and wife, dated August 26, 1915, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 450, folio 256 etc., it being also the point of beginning of the Donald H. Reisberg lot, and thence running with the said lot, reversely, (I) North 59 degrees West passing over an iron pin set on the west margin of the said Ward's Chapel Road, 363 feet to an iron pin; (2) South 272 degrees West, 120 feet to an iron pin; (3) South 59 degrees East passing over an iron pin set on the said west margin of the said road 363 feet to a point in the road, intersecting the said South 2n- degrees West, 17.4 perch line of the said who tract; thence running with the said line and said road, (4) South 27-1/2 degrees West, 128.6 feet to the end of the said line; thence running with a part of the fourteenth or South 50-1/4 degrees West, 34.5 perch line and with the said road, (5) South 50-1/4 degrees West, 20 feet; thence leaving the road and running by a line of division, (6) North 64-1/2 degrees West passing over an iron pin set in concrete on the west margin of the road, 681.5 feet to an iron pin set in the easternmost outline of the William Martin Groves and wife's lot; thence running with the said line, (7) North 25-1/4 degrees East, 44.7 feet to an iron pin set for the beginning of the said line; thence running by a line of division so as to exclude a small parcel to be conveyed to Groves, (8) North 69-1/2 degrees East, 491.5 feet to an iron pin; thence running with the Groves roadway, (9) South 88 degrees 35 minutes East, 396 feet to a point in the said Ward's Chapel Road; thence, (10) South 28 degrees West, 243.5 feet to the end of the twelfth line of the said whole tract; (II) South 27-1/2 degrees West, 38.5 feet to the beginning and containing 4.51 acres of land, more or less.

BEING that property which, by Deed dated November 11, 1960, and recorded among the Land Records of Baltimore County in Liber 3780 at folio 432, was granted and conveyed by Harry Reisberg and Edna L. Reisberg, unto Donald H. Reisberg and Hilda E. Reisberg, his wife. Whereas the said Donald H. Reisberg having since departed this life on or about April 21, 2015, thereby vesting fee simple title to Hilda E. Reisberg, surviving tenant by the entirety. Whereas the said Hilda E. Reisberg having since departed this life on or about July 4, 2021. See Estate No. 214504 filed in the Orphans' Court for Baltimore County wherein Connie L. Bialecki was appointed Personal Representative.

TOGETHER WITH the buildings and improvements thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises, unto and to the use of the said Aaron Patrick Honeycutt and Dana Honeycutt and Belinda Sanders, as joint tenants, and not as tenants in common, their assigns, and unto the survivor of them, and the survivor's personal representatives and assigns, in fee simple.

GRANTEE (BUYER) INITIALS

 _____

AND Grantor hereby covenants to execute such further assurances of the same as may be requisite.

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

WARDS CHAPEL RD

Tax Account Number	0218100051
Owner Name	HONEYCUTT AARON PATRICK HONEYCUTT DANA ET AL
Premise Address	WARDS CHAPEL RD
Tax Map	0066
Parcel	0252
Real Property Report	More info
StreetView	Click for StreetView
PermitReview	Permit Review Tool URL

ZONING INFORMATION

Zoning	RC 2
--------	----------------------

SCHOOL DISTRICTS

Elementary School District	Hernwood ES
Middle School District	Deer Park MS
High School District	New Town HS

CIVIC - GOVERNMENT

Police Precinct	Woodlawn
Councilmanic District	4
Congressional District	7
Legislative District	10
Election District	2
Voting Precinct	02-021
Highway Shop District	REISTERSTOWN

ECONOMIC

Commercial Revitalization District	No Feature Found
Enterprise Zone	No Feature Found
Economic Park Center Name	No Feature Found
Economic Park Center Type	No Feature Found

ENVIRONMENTAL

Watershed Name	Liberty Reservoir
Watershed Name	Patapsco River
River Basin Name	Patapsco River
Subshed Name	Falls Run
Subshed Name	Liberty Reservoir
Soil Name	Legore silt loam, 8 to 15 percent slopes
Soil Name	Glenelg loam, 3 to 8 percent slopes
Soil Name	Glenelg loam, 0 to 3 percent slopes
Soil Name	Manor loam, 3 to 8 percent slopes

HISTORIC

National Register Historic District	No Feature Found
Baltimore County Historic District	No Feature Found
Landmark Name	No Feature Found
MIHP Number	No Feature Found

LAND MANAGEMENT

URDL Land Type	Rural
Growth Tier Description	Preservation and conservation areas - No major subdivisions on septic

ZONING CASE HISTORY

Zoning History Case Number

No Feature Found

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 02 Account Number - 0218100051

Owner Information

Owner Name: HONEYCUTT AARON PATRICK Use: RESIDENTIAL
HONEYCUTT DANA ET AL Principal Residence: NO
Mailing Address: 4106 WARDS CHAPEL RD Deed Reference: /46521/ 00261
MARRIOTTSTVILLE MD 21104-1208

Location & Structure Information

Premises Address: WARDS CHAPEL RD Legal Description: 4.51 AC SWS
MARRIOTTSTVILLE 21104-1208 WARDS CHAPEL RD
3960 S LIBERTY RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0066 0019 0252 2050076.04 0000 2022 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
4.5100 AC 04

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

Value Information

	Base Value	Value As of 01/01/2022	Phase-in Assessments As of 07/01/2022 As of 07/01/2023	
Land:	108,900	108,900		
Improvements	0	0		
Total:	108,900	108,900	108,900	108,900
Preferential Land:	0	0		

Transfer Information

Seller: REISBERG HILDA E	Date: 03/08/2022	Price: \$340,000
Type: ARMS LENGTH MULTIPLE	Deed1: /46521/ 00261	Deed2:
Seller: REISBERG HARRY	Date: 11/17/1960	Price: \$4,510
Type: NON-ARMS LENGTH OTHER	Deed1: /03780/ 00432	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2022	07/01/2023
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:

2022-0297-X



Lot # 2 2200025236

PAI # 020465

PAI # 020465

PAI # 020465

PAI # 020465

Pt. Bk./Folio # MP90398

Lot # 1 2200025235

NW 9-M

2200026678

4116

NW 9-L

4116

2300010085

4124

WARDS CHAPEL RD

4 CD

RC 2

0223500140

4110 0218100051

2400004556

Lot # 1

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

2 ED 066A3

0218100050

4106

Lot # 2 2500001705

Pt. Bk. 0000035, Folio 0145

PAI # 020196

Pt. Bk./Folio # 035145A

PAI # 020196

NW 8-M

Lot # 1

1600008080

4016

0218100691

0218100690

PAI # 020642

PAI # 020642

Pt. Bk./Folio # MP02072

PAI # 020642

NW 8-L

Lot # 2

2400002973

4105

2022-0297-X



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353

<https://www.baltimorecountyr.gov>

Cashier: Jeffrey P.

Transaction **101539**

Total	\$75
CREDIT CARD SALE	\$75
VISA 2499	

Retain this copy for statement
validation

Station: Permit Processing - Mil

09-Dec-2022 3:24:32P

\$75.00 | Method: EMV

Visa Credit XXXXXXXXXXXX249

AARON P HONEYCUTT

Reference ID: 234300534422

Auth ID: 09635D

MID: *****2995

AID: A0000000031010

AthNtwkNm: VISA

SIGNATURE VERIFIED

Payment TGK7YC5Q2J490

Clover Privacy Policy

<https://clover.com/privacy>

2022 - 0297-X



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 4110 Wards Chapel Rd. Millersville MD Currently Zoned RC 2
Deed Reference 46521 / 261 10 Digit Tax Account # 02-0218100050/02-0218100051
Owner(s) Printed Name(s) Aaron P. Honeycutt, Dana M.H. Honeycutt, Belinda Sanders

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

- ☐ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
- ☒ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for a Mobile Home on a tract of from one to 25 acres, outside the Metropolitan District of Baltimore County, pursuant to Sections 1A01.2, C.28; 415.1.D, BC2R.
- ☐ 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)

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

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound 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):

Dana M.H. Honeycutt , Aaron Honeycutt
Name #1 - Type or Print Name #2 - Type or Print
Dana M.H. Honeycutt , Aaron Honeycutt
Signature #1 Signature #2
4106 Wards Chapel Rd. Millersville MD.
Mailing Address City State
21104 , 301-602-7922 , Danahoney424@yahoo.com
Zip Code Telephone #'s (Cell and Home) Email Address

Representative to be contacted:

Dana Honeycutt
Name - Type or Print
Signature _____
4106 Wards Chapel Rd. Millersville MD
Mailing Address City State
21104 , 301-602-7922 , Danahoney424@yahoo.com
Zip Code Telephone # Email Address

CASE NUMBER 2022-0299-X Filing Date 12/13/22 Do Not Schedule Dates _____ Reviewer SC
Belinda Sanders Bel Sanders
Name #3 Signature #3 443-375-2922
Page 1 of 2



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 4106 Wards Chapel Road, Mannevilleville MD Currently Zoned RC 2
Deed Reference 46521 1 261 10 Digit Tax Account # 02-0218100050 02-0218100051
Owner(s) Printed Name(s) Aaron Honeycutt Belinda Sanders Dana Honeycutt

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. X a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
a Mobile Home on a tract of from one to 25 acres, outside the Metropolitan District of Baltimore County, pursuant to Sections 1A01.2.C.28; 415.1.D, BCZR.
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)

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

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound 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):

Aaron Honeycutt Belinda Sanders
Name #1 - Type or Print Name #2 - Type or Print

Aaron Honeycutt B. C. Sanders
Signature #1 Signature #2

4106 Wards Chapel Rd Mannevilleville MD
Mailing Address City State

21104 410-371-8029 ahoneycutt224@gmail.com
Zip Code Telephone #s (Cell and Home) Email Address

Representative to be contacted:

Dana Honeycutt
Name - Type or Print

Dana Honeycutt
Signature

4106 Wards Chapel Rd Mannevilleville MD
Mailing Address City State

21104 301-602-7922 Danahoney424@yahoo
Zip Code Telephone # Email Address

CASE NUMBER 2022-0257-X Filing Date 12/13/22 Do Not Schedule Dates

Reviewer SC

Dana Honeycutt Dana Honeycutt
Name #3 Signature #3

Baltimore County Zoning
111 W. Chesapeake Avenue
Towson, Maryland

4106 Wards Chaple Road
Marriottsville, MD 21104
Permit number R22-08451
Tax Properties 02-0218100050, 02-0218100051

Letter of Intent for Special Exception

Dec 6, 2022

This is Belinda Sanders and Aaron Honeycutt, we purchased this property with the intent of making arrangements to have Dana Honeycutt come and live close to us. Dana (MOM) currently lives in South Carolina alone, she gets around really well, but her health has come under attack in the recent years and keeping her close with the ability to know she is ok and near by so we can assist as needed. After 2 heart attacks, 76 and living alone is not a very smart idea. Aarons brother, Michael Honeycutt suffers from advanced stages of Parkinson disease. Dana purchased larger home knowing it would accommodate her son when he needs it with his disability. We have vested all avenues in this task. The house on the property is too small to have her move in with us. Building a home on the property seemed the perfect idea. After a lot of research and speaking to several employees, verifying many times it was our understanding that the home (Mobile home) could be put on the property as long as it was placed on a permanent foundation.

We started to apply for this permit 9 months ago. The property was given the address of 4110 Wards Chapel road, for her home. The well has been drilled, perk tests done, the perimeter of the dwelling have been marked. The modular home is coming in 2 separated parts (this home has been paid for in full) and will be placed on a permanent foundation. Anything coming in parts is not a trailer. This home has to be put together. Then once the home is set up on permanent foundation the sprinkler system will be installed. The electric has to be put in, well has to be dug to house and the septic has to be place, which will be in our back field that is open. The home was built with 2 X 10s and extra installation. Crown peak with shutters were added. Dana Honeycutt has been up to the zoning department several time out to Site rite several times, We have been sent back and forth to get everything and we have done everything that has been asked of us for the permits. After all corresponding and talking to everyone and completing our task list we were only waiting for the last permit.

Currently, we have 5.5 acres of property. The house at the address of 4106 sits on an acre of that property (Which is marked in the site plan). The house has a separated lot of 1 acre and the remaining 4.5 acres is open land with a few trees. One side of the property we do have a small garden that we tend. The side of the house opposite where the home will be located is a beautiful flower garden. Dana Honeycutts home would have not be detrimental to the primary agricultural uses in its vicinity. The property we bought was in dire need of many updates and the acres surrounding the home was in bad shape, we have worked so hard to bring the beauty back into the property and Dana has been a part of that.

We have placed everything in this property, over 200 thousand to date, so that we will be able to take care of his brother and mother in declining years, when they will need assistance. We are asking the county to allow us to continue with the permit as the home is set to be delivered Dec 21,2022.

We appreciate the consideration in advance.

Belinda Sanders 443-375-2922 Belinda38super@yahoo.com
Aaron Honeycutt 410-371-8029 ahoneycutt224@gmail.com

2022-0297-X

PROPERTY ADDRESS	TYPES OF INFORMATION	EXISTS (Y/N)	AS PER D.E.P.R.M. FILES	AS PER PROPERTY OWNER	LOCATED BY SURVEY	UNKNOWN
Chapel Road	WELL	Y	X			
	SEPTIC	Y	X			
	U.S.T.					X
Chapel Road	WELL	Y	X			
	SEPTIC	Y				X
	U.S.T.		(Above Ground Oil Tank Shown)			X
Chapel Road	WELL	Y	X		X	
	SEPTIC	Y	X		X	
	U.S.T.					X
Chapel Road	WELL	Y	X			
	SEPTIC	Y	X			
	U.S.T.					X
Chapel Road	WELL	Y	X			
	SEPTIC	Y	X			
	U.S.T.					X
Chapel Road	WELL	Y	X			
	SEPTIC	Y	X			
	U.S.T.					X
SOILS CHART						
Symbol	Soil Name	Hydrologic Soil Group				
GdA	Glenns Loom (0 - 3% Slopes)	B				
GdB	Glenns Loom (3 - 8% Slopes)	B				
LeC	Laguna Silt Loom (8 - 15% Slopes)	C				
MaB	Manor Loom (3 - 8% Slopes)	B				
MaD	Manor Loom (15 - 25% Slopes)	B				
RdD	Relay Gravelly Loom (15 - 25% Slopes) Very Stony	C				

