



JOHN A. OLSZEWSKI, JR.
County Executive

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

June 13, 2023

Walter & Sharon Beaumont – sharonbeau@gmail.com
Justin Tagg – tagg5656@gmail.com

RE: Petitions for Special Hearing
Case Nos. 2023-0088- SPH & 2023-0089-SPH
Property: 12601 Manor Road and 12535 Manor 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 "Maureen E. Murphy".

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm
Enclosure

c: Bernadette Moskunas – siteriteinc@aol.com

IN RE: PETITIONS FOR SPECIAL HEARING *	BEFORE THE
(12601 Manor Road)	
(12535 Manor Road) *	OFFICE OF
10 th Election District	
3 rd Council District *	ADMINISTRATIVE HEARINGS
Sharon Beautmont & Justin Tagg and *	FOR BALTIMORE COUNTY
Walter & Sharon Beaumont	
Legal Owners/Petitioners *	Case Nos. 2023-0088-SPH &
	2023-0089-SPH

* * * * *

OPINION AND ORDER

The above-captioned cases came before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing filed by legal owners and Petitioners, Sharon Beautmont and Justin Tagg, her nephew for 12601 Manor Rd. (Case No.: 2023-0088-A) (the “12601 Manor Rd.”), and by legal owners and Petitioners, Walter Beaumont and Sharon Beaumont, husband and wife for 12535 Manor Rd. (Case No. 2023-0089-A) (the “12535 Manor Rd.”). The Petitions were filed pursuant to the Baltimore County Zoning Regulations (“BCZR”) §500.7 requesting approval of a non-density transfer of 17.5-acre parcel of land from 12601 Manor Rd. to a 2.66-acre parcel, owned by Walter and Sharon Beaumont 12535 Manor Rd., and to approve an amendment to the site plan in previous Case No. 1994-0326-SPH to permit a reconfiguration of the property known as 12535 Manor Road, containing 2.66 acres, more or less, to create one lot containing 20.16 acres, more or less.

On June 8, 2023, public WebEx virtual hearings were conducted separately at 1:30 p.m. and 2:30 p.m., in lieu of in-person hearings. The Petitions were properly advertised and posted. The Petitioners did not appear at either hearing. Bernadette Moskunus of Site Rite Inc., the surveying

firm who prepared a site plan, appeared on behalf of the Petitioners at both hearings (the “Site Plan”). (Pet. Ex. 5). ¹ No Protestants or interested persons attended the hearings.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) and the Department of Environmental Protection and Sustainability (“DEPS”) which agencies did not oppose the requested relief. Department of Public Works and Transportation (“DPWT”) prepared identical comments dated May 2, 2023 which were received by OAH on June 7, 2023. Petitioners were shown the comments at the hearing. The DPWT comments read as follows:

1) Case #2023-0088-SPH, 12601 Manor Rd.:

- A) Lot Line adjustments are considered development according to county code. A riverine flood plain that meets the qualifications of a Baltimore County flows overland on the property. Based on Baltimore County Code 32-4-414, development in a riverine flood plain is prohibited. A riverine flood study based on ultimate land use conditions according to the Department of Permits, Approvals and Inspections Bureau of Development Plans Review (DPR) Policy Manual and DPWT Design Manual must be submitted and “Accepted for Filing” by DPR before the approval of the Special Hearing.

2) Case #2023-0089-SPH, 12535 Manor Rd.:

- A) Lot Line adjustments are considered development according to county code. A riverine flood plain that meets the qualifications of a Baltimore County flows overland on the property. Based on Baltimore County Code 32-4-414, development in a riverine flood plain is prohibited. A riverine flood study based on ultimate land use conditions according to the Department of Permits, Approvals and Inspections Bureau of Development Plans Review (DPR) Policy Manual and DPWT Design Manual must be submitted and “Accepted for Filing” by DPR before the approval of the Special Hearing.

Ms. Moskunas explained that both parcels at issue here (12601 Manor Rd. and 12535 Manor Rd.) were part of a larger 45.295 acre +/- parcel owned by Samuel M. Tagg and known as

¹ The exhibits are the same for both cases.

‘Stone Manor Farms’. Stone Manor Farms is still a working tree farm. Sharon Beaumont, and her brother Russell M. Tagg (who is now deceased) inherited all of Samuel M. Tagg’s land upon his death. Petitioner Justin Tagg is Russell M. Tagg’s son, and he inherited his father’s estate. Additionally, there is a northern parcel known as “Parcel 1” also owned by Sharon Beaumont and Justin Tagg.

Out of the larger parcel of land, Samuel M. Tagg created two (2) lots which became known as 12535 Manor Rd. (Lot 2) (2.66.16 acres +/-), and 12539 Manor Rd. (Lot 1) (2.0459 acres +/-) by recording a Plat of Stone Manor Farms – Section One in the Land Records of Baltimore County (EHK, Jr. 44, folio 48) on March 30, 1979. (Pet. Ex. 3). Subsequently, on November 3, 1981, Samuel M. Tagg recorded an Amended Plat for Stone Manor Farms – Section One in the Land Records of Baltimore County (EHK, Jr. 48, folio 62) to remove 12535 Manor Rd. (Lot 2) as a buildable lot and to return it to agricultural use. As a result of the Amended Plat, the total amount of agricultural land increased to 43.249 acres +/-.

In 1994, apparently there was a change in plans for 12535 Manor Rd. (Lot 2) because Samuel M. Tagg filed a Petition for Special Hearing in Case No. 1994-326-SPH seeking approval to again use it as a buildable lot for residential purposes. As a result of that approval, Sharon Beaumont, and her husband Walter Beaumont, constructed a home at 12535 Manor Rd. to live in. Additionally, they also owned the adjoining lot/home located at 12539 Manor Rd. which is currently being used as a rental property.

Subsequently, on August 1, 2018, Sharon Beaumont and Russell M. Tagg filed a ‘Minor Subdivision for 12601 and 12607 Manor Rd.’ (PAI #11-1173; Project No.: 18-044-M), to carve out a 2.4364 acre +/- parcel to be addressed as 12607 Manor Rd., leaving 12601 Manor Rd. with 31.8134 acres +/- . 12601 Manor Rd. is still the working tree farm and is improved with a single

family home and barn which is currently rented to a farmer. 12607 Manor Rd. is also improved with a single family home which is owned and occupied by Justin Tagg who manages the tree farm.

As shown on the Minor Subdivision Plat/Site Plan, the far eastern portion of 12601 Manor Rd. (17.5 acres) is unimproved and was placed in a Forest Buffer Easement as recorded by Deed in Land Records of Baltimore County (JLE Liber 43965, folio 19) (the "17.5 acre non-density parcel"). That 17.5 acre non-density parcel is not developable. In order to more evenly distribute the acreage of land between the current owners, Sharon Beaumont and Justin Tagg, the Petitioners, seek approval in both of the above-referenced Cases to transfer the 17.5 acre non-density parcel from 12601 Manor Rd. to 12535 Manor Rd. This will result in Sharon Beaumont and Justin Tagg each owning 20 acres +/- . Ms. Moskunas stated that the appropriate deeds will be recorded.

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 compatible with the community and generally consistent with the spirit and intent of the regulations.” *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016).

I find that the requested relief in the above captioned cases, to transfer the 17.5 acre non-density parcel from 12601 Manor Rd. to 12535 Manor Rd. should be granted. While DPWT indicated in its comment that lot lines are being adjusted, there is no development taking place now, or in the future, for the 17.5 acre non-density parcel, which is protected in perpetuity by the recorded Forest Buffer Easement Deed. Additionally, the County agencies reviewed the Minor Subdivision Plat in 2021 and if a flood plain study was to be required, it would have been part of that process. With this transfer of land to 12535 Manor Rd., there is no change to the Forest Buffer. As such, a flood plain study will not be required. Likewise, DEPS’ concern was future development which is not an issue.

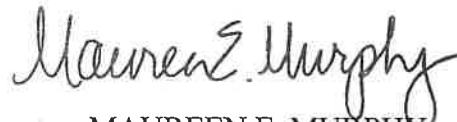
I find that, based on the facts presented, the requested relief is compatible with the surrounding community and generally consistent with the spirit and intent of the BCZR. Accordingly, it will be granted.

THEREFORE, IT IS ORDERED this 13th day of **June 2023**, by this Administrative Law Judge that the Petitions for Special Hearing pursuant to BCZR §500.7 to approve the transfer of 17.5 acre non-density parcel owned by Sharon Beaumont and her nephew, Justin Tagg, to 12535 Manor Road owned by Walter Beaumont and Sharon Beaumont, husband and wife, and to approve an amendment to the site plan in previous Case No. 1994-0326-SPH to permit a reconfiguration of 12535 Manor Road from a lot containing 2.66 acres +/-, to a lot containing 20.16 acres +/-, be, and it 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 their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

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".

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm



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 12601 Manor Road Currently Zoned RC2
Deed Reference 46685 / 200 10 Digit Tax Account # 1120000025
Owner(s) Printed Name(s) Sharon Beaumont and Justin Tagg

(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:

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 a non-density transfer of 17.5 acre parcel of land to a 2.66 acre parcel, owned by Walter and Sharon Beaumont, known as #12535 Manor Road

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 hearing"

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):

Sharon Beaumont / Justin Tagg
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 _____ Signature #2 _____
12607 Manor Road Glen Arm MD
Mailing Address _____ City _____ State _____
21057 / 443-824-0503 (Justin) / tagg5656@gmail.com
Zip Code _____ Telephone #'s (Cell and Home) _____ Email Address _____

Representative to be contacted:

Site Rite Surveying, Inc. c/o Bernadette Moskunus
Name - Type or Print _____
Signature _____
200 E. Joppa Road Room 105 Towson, MD
Mailing Address _____ City _____ State _____
21286 / 410-339-5413 / siteriteinc@aol.com
Zip Code _____ Telephone # _____ Email Address _____

Case Number 2023-0088-SPH Filing Date 4/24/23 Do Not Schedule Dates _____ Reviewer SC

ZONING PROPERTY DESCRIPTION FOR #12601 MANOR ROAD

Beginning at a point on the east side of Manor Road which is 70 feet wide at a distance of 666 feet north of the centerline of Windmere Parkway which is 50 feet wide.

Thence the following courses and distances:

- North 20 degrees 10 minutes 23 seconds East, 157.80 feet
- Curve to the right with a radius of 2290.00 feet and length 309.09 feet
- South 59 degrees 48 minutes 02 seconds East, 134.91 feet
- North 76 degrees 23 minutes 07 seconds East, 70.48 feet
- South 67 degrees 08 minutes 17 seconds East, 174.65 feet
- North 30 degrees 53 minutes 37 seconds East, 256.33 feet
- South 59 degrees 48 minutes 02 seconds East, 608.7 feet
- South 29 degrees 55 minutes 47 seconds West, 57.75 feet
- South 63 degrees 01 minutes 42 seconds East, 396.00 feet
- South 31 degrees 27 minutes 59 seconds East, 609.24 feet
- South 38 degrees 34 minutes 55 seconds West, 810.46 feet
- North 50 degrees 17 minutes 34 seconds West, 641.84 feet
- North 39 degrees 38 minutes 04 seconds East, 359.85 feet
- North 50 degrees 57 minutes 46 seconds West, 499.48 feet
- South 39 degrees 02 minutes 19 seconds West, 300.00 feet
- North 50 degrees 57 minutes 41 seconds West, 629.41 feet

to the point of beginning as recorded in Deed Liber 46685, Folio 200, containing 31.8137 acres, more or less. Located in the 11th Election District, 3rd Council District.

Michael V. Moskunas
Professional Land Surveyor
Reg. No. 21175

Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 105
Towson, MD 21286
(410)339-5413

This description is for zoning purposes only and is not to be used for conveyance of land.

2023-0088-SPH

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: June 7, 2023

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 8, 2023
Item No. 2023-0088-SPH

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPW&T Comments:

Lot Line adjustments are considered development according to county code. A riverine flood plain that meets the qualifications of a Baltimore County flows overland on the property. Based on Baltimore County Code 32-4-414, development in a riverine flood plain is prohibited. A riverine flood study based on ultimate land use conditions according to the Department of Permits, Approvals and Inspections Bureau of Development Plans Review (DPR) Policy Manual and DPW&T Design Manual must be submitted and "Accepted for Filing" by DPR before the approval of the Special Hearing.

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VKD: cen

cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director

DATE: June 7, 2023

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 8, 2023
Item No. 2023-0089-SPH

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPW&T Comments:

Lot Line adjustments are considered development according to county code. A riverine flood plain that meets the qualifications of a Baltimore County flows overland on the property. Based on Baltimore County Code 32-4-414, development in a riverine flood plain is prohibited. A riverine flood study based on ultimate land use conditions according to the Department of Permits, Approvals and Inspections Bureau of Development Plans Review (DPR) Policy Manual and DPW&T Design Manual must be submitted and "Accepted for Filing" by DPR before the approval of the Special Hearing.

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*

*

VKD: cen

cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

DATE: June 7, 2023

SUBJECT: Zoning Advisory Committee Meeting
For May 8, 2023
Item No. 2023-0092-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPW&T Comments:

A riverine flood plain that meets the qualifications of a Baltimore County flows overland very close to the property. Based on Baltimore County Code 32-4-414, development in a riverine flood plain is prohibited. A riverine flood study based on ultimate land use conditions according to the Department of Permits, Approvals and Inspections Bureau of Development Plans Review (DPR) Policy Manual and DPWT Design Manual must be submitted and "Accepted for Filing" by DPR before the approval of the Administrative Variance for the addition. The proposed addition must also meet DPW&T Design Manual Plate DF-1.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 7, 2023

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 8, 2023
Item No. 2023-0090-A, 0091-A, 0093-A

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

* * * * *

VKD: cen
cc: file

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
12601 Manor Road; E/S of Manor Road, * OF ADMINISTRATIVE
666' N of Windmere Parkway * HEARINGS FOR
10th Election & 3rd Councilmanic Districts *
Legal Owners: Sharon Beaumont & Justin Tagg*
Petitioner(s) * BALTIMORE COUNTY
* 2023-088-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
peoplescounsel@baltimorecountymd.gov

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of May, 2023, a copy of the foregoing Entry of Appearance was emailed to Site Rite Surveying Inc, 200 E. Joppa Road, Room 105, Towson, Maryland 21286, siteriteinc@aol.com , Representative for Petitioner(s).

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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
12535 Manor Road; E/S of Manor Road, * OF ADMINISTRATIVE
612' N of Windmere Parkway * HEARINGS FOR
10th Election & 3rd Councilmanic Districts * BALTIMORE COUNTY
Legal Owner(s): Walter & Sharon Beaumont *
Petitioner(s) *
2023-089-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
peoplescounsel@baltimorecountymd.gov

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of May, 2023, a copy of the foregoing Entry of Appearance was emailed to Site Rite Surveying Inc, 200 E. Joppa Road, Room 105, Towson, Maryland 21286, siteriteinc@aol.com , Representative for Petitioner(s).

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

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
11202 Garrison Forest Rd; W/S of Garrison		
Forest Rd, W/S of Garrison Forest Rd,	*	OF ADMINISTRATIVE
S of Crondall Lane		
4 th Election & 2 nd Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Jemicy School, Inc.		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2023-090-A

* * * * *

ENTRY OF APPEARANCE

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

[Peter Max Zimmerman/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
Peoplescounsel@baltimorecountymd.gov

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of May, 2023, a copy of the foregoing Entry of Appearance was emailed to David Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, dhkarceski@venable.com, Attorney for Petitioner(s).

[Peter Max Zimmerman/rmw](#)
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/ neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least 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: 0088
Case Number: 2023-0088-SPH
Property Address: 12601 Manor Road
Legal Owners (Petitioners): Sharon Beaumont and Justin Tagg
Contract Purchaser/Lessee: n/a

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Justin Tagg
Address: 12607 Manor Road
Glen Arm, MD 21057

Telephone Number: 443-824-0503

*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.

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Account Identifier: District - 11 Account Number - 1120000025

Owner Information

Owner Name:

BEAUMONT SHARON M
TAGG JUSTIN LOUIS ETAL

Use:

AGRICULTURAL
Principal Residence:NO

Mailing Address:

12607 MANOR RD
GLEN ARM MD 21057-9502

Deed Reference:

/46685/ 00200

Location & Structure Information

Premises Address:

12601 MANOR RD
GLEN ARM 21057-9502

Legal Description:

37.8536 AC
12601 MANOR RD ES
850FT S LONG GREEN RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:

0053 0009 0056 11070061.04 0000 2021 Plat Ref:

Town: None

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

1903 1,956 SF 37.8536 AC 05

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements

2 YES STANDARD UNIT/ 4 2 full

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2021	As of 07/01/2022	As of 07/01/2023
Land:	141,700	141,700		
Improvements	139,500	147,300		
Total:	281,200	289,000	286,400	289,000
Preferential Land:	11,700	11,700		

Transfer Information

Seller: BEAUMONT SHARON M Date: 04/08/2022 Price: \$0

Type: NON-ARMS LENGTH OTHER Deed1: /46685/ 00200 Deed2:

Seller: TAGG SAMUEL MELVIN Date: 10/13/2015 Price: \$0

Type: NON-ARMS LENGTH OTHER Deed1: /36758/ 00215 Deed2:

Seller: TAGG W SAMUEL AG USE 83-84 Date: 12/28/1971 Price: \$0

Type: NON-ARMS LENGTH OTHER Deed1: /04390/ 00257 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: AGRICULTURAL TRANSFER TAX

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No ApplicationDate:

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

No. 220044

Date: 4/24/23

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6186				\$ 75
↓	↓	↓		↓				\$ 75

Total: \$ 150.00

Rec From: Stone Manor Masonry LLC

For: Special Hearing

2023 0088 - SPH

2024 0089 SPH

DISTRIBUTION

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

GOLD - ACCOUNTING

CASHIER'S
VALIDATION

25

002175

Stone Manor Masonry LLC
12607 Manor Rd
Glen Arm, MD 21057-9502

DATE 3/10/23

PAY TO THE ORDER OF Baltimore County

\$ 75.00

SEVENTY-FIVE DOLLARS

FOR 12601 Filing

002175

SECURITY FEATURES INCLUDE TRUE WATERMARK, PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM

002174

Stone Manor Masonry LLC
12607 Manor Rd
Glen Arm, MD 21057-9502

DATE 3/10/23

PAY TO THE ORDER OF Baltimore County

\$ 75.00

SEVENTY-FIVE DOLLARS

FOR 12535 Filing

002174

SECURITY FEATURES INCLUDE TRUE WATERMARK, PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM

Legend

- House Numbers
- Zoning History Cases
- Zoning
- Property
- SWM Easements since 2008
- County Boundary

Scale: 1:4,514
0 195 390 780 Feet

Date: February 2, 2023

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Baltimore County Government, Harford County Government, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA }

- GENERAL NOTES:
1. TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM COUNTY GIS.
 2. BOUNDARY INFORMATION SHOWN HEREON BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY DAVAL & ASSOCIATES, PA AND IS IN THE MARYLAND COORDINATE SYSTEM AND NAVD 83.
 3. PROPERTY IS SERVED BY WELL AND SEPTIC.
 4. THERE ARE NO KNOWN EXISTING UNDERGROUND TANKS ON SITE.
 5. SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
 6. SITE IS NOT IN ANY MORTUARY AREA.
 7. THERE IS NO PUBLIC WATER AND SEWER SERVICE AVAILABLE TO THIS SITE. SURVEYOR CONFIRMS THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
 8. SOILS INFORMATION SHOWN HEREON TAKEN FROM USDA, NRCS.
 9. THERE ARE NO RARE, THREATENED OR ENDANGERED SPECIES HABITAT ON SITE.
 10. THE BUILDING ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE BUILDING ENVELOPE BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
 11. THE DEVELOPER SHALL NOT ALLOW ANY CABLE TELEVISION CABLES TO BE INSTALLED IN THIS SUBDIVISION WITHOUT THE REQUIRED COUNTY PERMITS BEING OBTAINED. BALTIMORE COUNTY WILL NOT ASSUME ANY RIGHT-OF-WAYS, EASEMENTS, OR MAINTENANCE OF ANY PUBLIC IMPROVEMENTS, WHERE SUCH CABLES HAVE BEEN INSTALLED WITHOUT A PERMIT UNTIL THE CABLES ARE SATISFACTORILY LOCATED.
 12. THE DEVELOPER IS RESPONSIBLE FOR THE TOTAL ACTUAL COST OF DRAINAGE FACILITIES REQUIRED TO CARRY THE STORM WATER RUNOFF THROUGH THE PROPERTY TO BE DEVELOPED TO A SUITABLE OUTFALL.
 13. THE DEVELOPER MUST PROVIDE NECESSARY DRAINAGE FACILITIES TO PREVENT CREATING ANY NUISANCES OR DAMAGES TO ADJACENT PROPERTIES, ESPECIALLY BY THE CONCENTRATION OF SURFACE WATERS.
 14. THERE ARE NO HISTORICAL OR ARCHAEOLOGICAL SITES OR STRUCTURES LOCATED ON THE PROPERTY.
 15. SEDIMENT CONTROL PROVISIONS WILL BE REQUIRED FOR THE BUILDING PERMIT APPLICATION AND FOR ANY GRADING INVOLVED.
 16. HIGHWAY WIDENING, SLOPE EASEMENTS, ACCESS EASEMENTS AND FOREST BUFFER EASEMENTS, NO MATTER HOW ENTITLED, AS SHOWN HEREON, ARE RESERVED UNTIL THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND.
 17. ANY NEW CONSTRUCTION WOULD REQUIRE STORM WATER MANAGEMENT TO BE ADDRESSED.
 18. MANOR ROAD IS A BALTIMORE COUNTY SCENIC ROUTE.
 19. THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

ZONING DENSITY NOTE:
THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE 1974. THE OWNERS SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED, OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.

FOREST CONSERVATION AND FOREST BUFFER NOTES: (via Eco-Science Professionals, Inc.)
FOREST BUFFER VARIANCE
TRACKING NO. 03-18-2893

a. On May 30, 2018, a variance was granted by Baltimore County Department of Environmental Protection and Sustainability from Baltimore County Code Article 33, Title 3 Protection of Water Quality, Streams, Wetlands and Floodplains for the continued existing use of 1.79 acres within the required Forest Buffer for a tree farm and maintenance of the farm pond and pond berm. Conditions were placed on the variance to reduce water quality impacts.

b. Other than the mowing, harvesting, and maintenance of conifers, all other Forest Buffer Easement covenants, conditions, and restrictions shall be applicable. When the agricultural uses on the property that are the subject of this variance cease, the continued existing use areas within the Forest Buffer must be allowed to regenerate to forest, and the covenants and restrictions would apply to the entire Forest Buffer Easement.

c. Forest Conservation not required (see Declaration of Intent, dated 8-27-18) on file.

STANDARD NON - DISTURBANCE NOTE:

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.

PROTECTIVE COVENANTS NOTE:

THE FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

GENERAL NOTES:

1. Existing Zoning: RC2 (053B2)
2. Lot Area: 31.8134 ACRES/
3. Existing Use: Single Family Dwelling (SFD)
Proposed Use: SFD
4. This property is not located in the CBCA, Flood Plain or Historic District
5. This property is serviced by private well and septic
6. There is no prior zoning history or violation(s)
7. This property is part of an approved Minor Sub Plan dated June 2021. Only Lot 2 is involved in the Special Hearing. Per DRC #013123B, a Special Hearing is required to approve a non-density transfer of 17.5 acres (shown in red on the plan) to #12535 Manor Road (2.66 acres)
8. This plan was prepared with the use of Public Records: title deeds, record plat, GIS Portal & Utility drawings. No Boundary Survey was completed by this firm; although, the field improvements were measured.

OWNER: Sharon Beaumont and Justin Tagg
12607 Manor Road
Glen Arm, MD 21057
Justin Tagg 443-624-0503

PLAN TO ACCOMPANY PETITION FOR
SPECIAL HEARING
BEAUMONT/TAGG PROPERTY
#12601 MANOR ROAD
TAX ACCT. NO. 1120000025
DEED REF: 46685/200
ELECTION DISTRICT NO. 11 C3
BALTIMORE COUNTY, MD
APRIL 4, 2023
SCALE: 1" = 100'
JOB #10867

Special Hearing plan prepared by:
Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 105
Towson, MD 21286
(410)339-5413

LEGEND	
PROPERTY LINE	---
FOREST BUFFER	---●---
PERMANENT PROTECTIVE SIGNAGE	●
EX. PAVING	---
EX. TREE LINE	~~~~~
EX. CLEANOUT	○ C/O
EX. WETLAND LOCATIONS	---
EX. WELL	○
EX. ZONING	---
EXISTING BUILDING	---

PHOEBE M. DEVOE
12531 MANOR ROAD
DEED REF: Liber 37750, folio 499
Tax. Acc No. 113040075

DEDICATION TABLE		RW	70-079	DEED REFERENCES:	
TYPE OF CONVEYANCE	NO	TOTAL AREA			
HIGHWAY WIDENING		0.311 AC±		JLE 43982-0229	
BALTIMORE COUNTY ACCESS EASEMENT		0.039 AC±		JLE 43965-0019	
FOREST BUFFER EASEMENT		13.381 AC±		JLE 43965-0019	

DATE	REVISION
08-10-20	REVISED LOT LINES BETWEEN LOTS 1 & 2 AND REVISED PER COUNTY COMMENTS
12-14-20	ADDED FOREST BUFFER EASEMENT LINE TABLE
02-22-21	PER COUNTY COMMENTS

MINOR SUBDIVISION OF
TAGG PROPERTY
12601/12607 MANOR ROAD
GLEN ARM, MD 21057

MAP: 0053, GRID: 0009, PARCEL: 56

11TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
SCALE: 1"=100'
Date: AUGUST 01, 2018

0 100 200 300

JOB#15057

SITE AREA

EXISTING ZONING: RC - 2
(SEE ZONING MAP, MY NEIGHBORHOOD
MAP NE - 18E)

GROSS AREA = 1,505,500 S F, 34.5815 AC+/-

HIGHWAY WIDENING = 13,563 S F, 0.3114 AC+/-

LOT AREAS:

LOT ONE = 106,131 S F, 2.4364 AC+/-

LOT TWO = 1,385,806 S F, 31.8137 AC+/-

OWNERS:
SHARON M. BEAUMONT AND RUSSELL M. TAGG PHONE NUMBER:410-361-1923
12601 MANOR ROAD
GLEN ARM, MD 21057
DEED REF: JLE 36758/215 (Parcel 2 only)
TAX NO. 1120000025

CENSUS TRACT - 4112.02
CENSUS BLOCK GROUP - 2
REGIONAL PLANNING DISTRICT - FORK
ELEMENTARY SCHOOL DISTRICT - CARROLL MANOR ES
MIDDLE SCHOOL DISTRICT - RIDGELY MS
HIGH SCHOOL DISTRICT - LOCH RAVEN HS
WATERSHED - LOCH RAVEN RESERVOIR

DRC HISTORY:

DRC NO. 111312B - approved Limited Exemption under
Section 32-4-106 (b) (5)

See PAI letter dated November 26, 2012.

ZONING & DEVELOPMENT PLAN HISTORY:

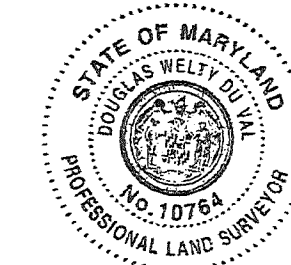
THERE ARE NO PRIOR GRG/DEVELOPMENT PLANS ON THIS SITE.

AGRICULTURAL NOTE

ANY DWELLING MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING, BUT NOT LIMITED TO, NOISE, ODORS, FUMES, DUST, THE OPERATIONS OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE, IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE, OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

NOTE:

BOTH HAND DUG WELLS AT 12601 MANOR ROAD
HAVE BEEN ABANDONED.



DOUGLAS M. DEVOE, L.S. 10784
EXPIRES/RENEWS 02-07-22

PAI # 11-1173

BALTIMORE COUNTY MINOR SUBDIVISION PROJECT NO. 18-044-M	
DEVELOPMENT REGULATIONS: ☐ EXEMPT FROM ARTICLE 32, TITLE 4, SUBTITLE 2, BCC ☐ PANHANDLE EXEMPT FROM SECTIONS 32-4-211 THROUGH 32-4-217 & SECTIONS 32-4-226 & 32-4-227, BCC	
REAL ESTATE COMPLIANCE CLEARANCE: INT: C.C. DATE: 6-1-2021	
PAI CERTIFICATION: ☒ APPROVED ☐ DISAPPROVED	
BY: Gary Schuch DATE: 6/7/21	OH SAK
APPROVED DEPS DATE: 6/4/21	
BY: D. Smith DATE: 6/4/21	

11TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
SCALE: 1"=100'
Date: AUGUST 01, 2018

0 100 200 300

JOB#15057