



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 18, 2023

Michael and Eric Naylor- miken@directormortgageloans.com
19 Glenberry Court
Phoenix, MD 21131

RE: Petition for Special Hearing
Case No. 2023-0118-SPH
Property: 10 Glenberry Court

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". The signature is written in a cursive style.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dln
Enclosure

C: Patrick Moore – patrickmoore7@yahoo.com

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(19 Glenberry Court)		
10 th Election District	*	OFFICE OF
3rd Council District		
Michael and Erin Naylor	*	ADMINISTRATIVE HEARINGS
Legal Owners		
	*	FOR BALTIMORE COUNTY
Petitioners		
	*	Case No. 2023-0118-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petition for Special Hearing filed on behalf of Michael Naylor, Erin Naylor, his wife, legal owners (“Petitioner”) for the property located at 19 Glenberry Court, Phoenix (the “Property”). The Petition for Special Hearing was filed pursuant to Baltimore County Zoning Regulations (“BCZR”), §500.7 to permit an accessory building (pool house/rec room) with a full bathroom, wet bar and second electrical meter. No living quarters or cooking facilities are being proposed.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Petitioner, Michael Naylor appeared in support of the Petition, *pro se*. There were no Protestants or interested citizens in attendance at the hearing.

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

The Property is 3.0 acres +/- and is improved with a single family home constructed in 1989, as well as a detached 1-story, 698 sf recreational structure used for indoor/outdoor golf (the “Golf House”). The Golf House has a full bathroom and a wet bar. Petitioners have also installed a hot tub on the deck area of the home; there is no pool on the Property. The Property is zoned

Resource Conservation, Rural Conservation and Residential (RC6). Mr. Naylor indicated that when the hot tub was installed, an additional electrical meter was required as the existing home does not have sufficient service for the hot tub and Golf House. He explained that if the home was constructed today, it would have had increased service and he would not need to request a second meter. Mr. Naylor made clear that there are no bedroom(s) or kitchen facilities and that the Golf House would not be used as a dwelling. The photographs submitted reflect the same.

SPECIAL HEARING

A “special hearing” request under BCZR §500.7 “is, in legal effect, a request for a declaratory judgment.” *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). This regulation gives the Administrative Law Judge the authority to interpret the county zoning regulations and to grant appropriate relief based on those interpretations. Further, “the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing [request] 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).

BCZR, §1A07.3.A.7.f accessory structures including ‘recreational amenities’ which are accessory to a dwelling are permitted by right in the RC6 zone. An ‘accessory structure’ is defined in BCZR, §101.1 as one which is subordinate in area, extent and purpose to the principal use:

ACCESSORY USE OR STRUCTURE — A use or structure which: (a) is customarily incident and subordinate to and serves a principal use or structure; (b) is subordinate in area, extent or purpose to the principal use or structure; (c) is located on the same lot as the principal use or structure served; and (d) contributes to the comfort, convenience or necessity of occupants, business or industry in the principal use or structure served; except that, where specifically provided in the applicable regulations, accessory off-street parking need not be located on the same lot. An accessory building, as defined above, shall be considered an accessory

structure. A trailer may be an accessory use or structure if hereinafter so specified. An ancillary use shall be considered as an accessory use; however, a use of such a nature or extent as to be permitted as a "use in combination" (with a service station) shall be considered a principal use.

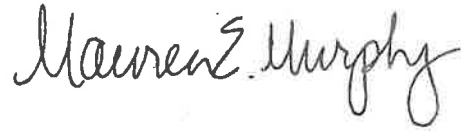
As applied here, I find that the Golf House meets the definition of an accessory structure as it is subordinate in size and scope, and incidental to the principal dwelling. As shown in the photographs, there are no bedroom(s) or any kitchen facilities. There is a wet bar for entertaining as well as a full bathroom which is needed for use with the hot tub. The second meter is needed for both the Golf House and hot tub. In the Order, I will impose the customary restrictions on not using the Golf House as a dwelling.

THEREFORE, IT IS ORDERED this 18th day of **August, 2023** by this Administrative Law Judge, that the Petition for Special Hearing per BCZR §500.7 §500.7 to permit an accessory building (pool house/rec room) with a full bathroom, wet bar and second electrical meter, be and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. 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.
2. Petitioners and/or subsequent owners shall not convert the accessory building into a dwelling unit or apartment. The proposed accessory building shall not contain any sleeping quarters, living area, and/or kitchen facilities. The accessory building may have a wet bar and a full bathroom.
3. The accessory building shall also not be used for commercial or industrial purposes.

Any appeal of this decision must be filed 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 19 Glenberry Ct Phoenix MD 21131 Currently Zoned Residential
Deed Reference 40422/Y 00235 10 Digit Tax Account # 2100000343
Owner(s) Printed Name(s) Michael + Erin Naylor

(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

PLEASE SEE ATTACHED

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)

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):

Michael Naylor, Erin Naylor
Name #1 - Type or Print _____ Name #2 - Type or Print _____
[Signature] [Signature]
Signature #1 _____ Signature #2 _____
19 Glenberry Ct Phoenix MD
Mailing Address _____ City _____ State _____
21131, 410-746-4809, miken@directmortgage
Zip Code _____ Telephone #'s (Cell and Home) _____ Email Address _____
loans.com

Representative to be contacted: *miken@directmortgage

Michael Naylor
Name - Type or Print _____
[Signature]
Signature _____
19 Glenberry Ct Phoenix MD
Mailing Address _____ City _____ State _____
21131, 410 746 4809, same as above
Zip Code _____ Telephone # _____ Email Address _____

Case Number 2023-0118-SP-1 Filing Date 5, 26, 23 Do Not Schedule Dates _____ Reviewer SL

Attachment Special Hearing

Michael & Erin Naylor
19 Glenberry Court, 21131

Special Hearing:

BCZR 500.7 to permit a detached accessory building (pool house/rec room) with a full bathroom, wet bar, and second meter. No living quarters or cooking facilities are being proposed.

ZONING PROPERTY DESCRIPTION FOR **19 Glenberry Ct. Phoenix, MD 21131**

All that lot of ground being located in Baltimore county Maryland and being described as follows, that is to say, being known and designated as LOT 9 as shown on a plat entitled "Section Two Brookfield", as recorded among the land records of baltimore county plat book 57 folio 17. The improvement being know as 19 Glenberry court Phoenix MD 21131

Part A

Beginning at a point on the northside of Glenberry Ct which is 50 feet wide at the distance of *2,999 feet* east of the centerline of Old York Road.

PART B

OPTION 3: (Minor Subdivision Lot Sample): THIS IS A SAMPLE ONLY:

Thence the following courses and distances: (1st Point of Call- "POC") N.58° 46'10" E 29.54' (2nd POC) N10° 46'10" E 165', (3rd POC) N 65° 4' W 468.50', and (4th POC) S 9° 35'48" E 465.57', (5th POC) S 72° 16'9' E 182' back to the point of beginning, as recorded in Deed Liber 40422 , Folio 235, containing 3.002 acres. Located in the 10th Election District and 3rd Council District. Also known as Lot # 9 in the minor subdivision of Brookfield, minor subdivision # 10020028.04, as maintained by the Development Management Division of the Department of Permits, Approvals and Inspections.

2023.0118.SPH

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

No. 220100

Date: 5/25/23

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 100 75 SC

Total: ~~\$ 100~~ \$75.00 SC

Rec From: The Naylor

For: 19 Glenberry Ct
SPH

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

SC

MICHAEL NAYLOR
ERIN NAYLOR
19 GLENBERRY CT
PHOENIX, MD 21131-1413

65-270/550

789



Pay to the
Order of

Baltimore County

Date

5/25/23

\$ 75.00

Seventy Five and 00/100

Dollars

Heat
Reactive
Ink

TRUIST

SIGNATURE ADVANTAGE

Memo

⑆055002707⑆1000149476698⑆0789

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

ZONING NOTICE

#2

CASE # 2023-0118-SPH

A PUBLIC HEARING WILL BE HELD BY
THE 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 410-887-3868 EXT. 0

DATE AND TIME: WEDNESDAY AUGUST 16, 2023 10AM

REQUEST: SPECIAL HEARING TO PERMIT A DETACHED

ACCESSORY BUILDING (POOL HOUSE/REC ROOM) WITH A FULL

BATHROOM, WET BAR AND SECOND ELECTRICAL METER. NO

LIVING QUARTERS OR COOKING FACILITIES ARE BEING PROPOSED.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING DATE, CALL 800-339-1111.
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW.

HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 8-11-23

RE: Case Number: 2023-0118-SPH RECERT

Petitioner/Developer: Naylor

Date of Hearing/Closing: Aug 16, 2023 10AM

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 19 Glenberry Ct

The sign(s) were posted on RECRT 8-11-23
(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)

#1

ZONING NOTICE

CASE # 2023-0118-SPH

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
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PROPOSED.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
DO NOT REMOVE THIS SIGN AND POST 7-10 DAY OF HEARING UNDER PENALTY OF LAW
TO CONFIRM HEARING CALL 887-3391

HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # 2023-0113-SPH

A PUBLIC HEARING WILL BE HELD BY
THE 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-BA7-3668 EXT. 0

DATE AND TIME: WEDNESDAY AUGUST 16, 2023 10AM

REQUEST: SPECIAL HEARING TO PERMIT A DETACHED
ACCESSORY BUILDING (POOL HOUSE/REC ROOM) WITH A FULL
PATHROOM, WET BAR AND SECOND ELECTRICAL METER NO
LIVING QUARTERS OR COOKING FACILITIES ARE BEING PROPOSED

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING DATE CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL 1 DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date. 7/26/23

RE: Case Number: 2023-0118-SPT

Petitioner/Developer: Naylor

Date of Hearing/Closing: 8-16-23 10AM

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 19 Glenberry Ct.

The signs(s) were posted on 7-26-23

(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 MEMORANDUM

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

DATE: 6/14/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0118-SPH

INFORMATION:

Property Address: 19 Glenberry Court
Petitioner: Michael & Erin Naylor
Zoning: RC 6
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a Special Hearing under Section 500.7 BCZR to permit a detached accessory building (pool house/rec room) with a full bathroom, wet bar, and second meter. No living quarters or cooking facilities are being proposed.

The subject property is situated at the end of the Glenberry Court Panhandle in the Phoenix area of Baltimore County. It encompasses a parcel of approximately 3.0 acres, which is zoned R.C.6. The surrounding area features a combination of forested areas, rural residential properties, and an industrial site, for equipment and material storage yards.

According to the applicant in an email message, the County denied him a permit. This denial came despite passing the electrical inspection a few months ago. The reason for the denial was the question of occupancy in the new structure. Applicant was advised to pursue a special hearing to present evidence that the structure is not intended for living and will not be used as a residence.

The structure in question is a Golf House, primarily utilized for hitting golf balls and occasionally hosting social gatherings with friends. It lacks any residential amenities such as an oven, bedroom, or bed. In fact, approximately 60% of the flooring is a putting green, clearly indicating its purpose as a recreational space rather than a living area. Given the specialized design and focus on golfing activities, it is evident that the structure is not suitable or intended for habitation. See the images below demonstrating why the building cannot be used for residential purposes.

Exterior View of the building for the proposed pool house



Interior view of the building for the proposed pool house

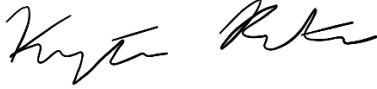


In the R.C. 6 Zone, the Baltimore County Council aims to preserve and protect the ecosystem, water quality, and biodiversity in the primary conservancy area. In the secondary conservancy area, the focus is on maintaining the rural character and preserving natural, agricultural, and historic resources. The development areas prioritize well-designed, rural residential development while preserving the traditional features and incorporating natural elements. Efforts are made to limit traffic growth and maintain the rural scale of area roads.

The requested relief does not affect the intent of the zoning therefore, the Department of Planning does not have any objection to it and defers the decision to the Administrative Law Judge.

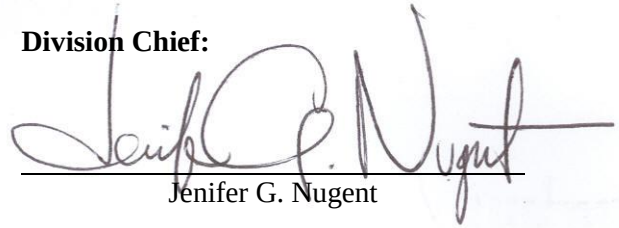
For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Krystle Ptchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Michael Naylor

Joe Wiley & Abigail Rogers, Community Planner

Ngone Seye Diop, Community Planning Division Chief

Jeff Perlow, Zoning Review

Kristen Lewis, Zoning Review

Office of Administrative Hearings

People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: June 8, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0118-SPH
Address: 19 GLENBERRY CT
Legal Owner: Michael and Erin Naylor

Zoning Advisory Committee Meeting of June 12, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits,
Approvals & Inspections

May 3, 2023

Michael Naylor
19 Glenberry Court
Phoenix, Maryland 21131

RE: Request for 2nd Electrical Meter in Accessory Building

Dear Mr. Naylor,

Your request to Jeff Perlow, Supervisor of Zoning Review has been referred to me for a response. After careful consideration of all available records the following has been determined.

Unfortunately, Zoning cannot grant your request for a second meter at this time. The accessory building already has a wet bar and full bath, two major elements of an accessory dwelling unit. We believe to grant the second meter request with the aforementioned elements would exceed our interpretation of the Baltimore County Zoning Regulations. Although we cannot approve this request, a special hearing maybe applied for a different determination, and allow the second meter.

Should you have any additional questions or concerns, I can be reached at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "Shaun Crawford", is written over a horizontal line.

Shaun Crawford
Project Manager, Zoning Review

SC/23-0394

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 10 Account Number - 2100000343

Owner Information

Owner Name: NAYLOR MICHAEL K Use: RESIDENTIAL
NAYLOR ERIN M Principal Residence: YES
Mailing Address: 19 GLENBERRY CT Deed Reference: /40422/ 00235
PHOENIX MD 21131-1413

Location & Structure Information

Premises Address: 19 GLENBERRY CT Legal Description: 3.002 AC
PHOENIX 21131-1413 19 GLENBERRY CT
BROOKFIELD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0035 0016 0337 10020028.04 0000 2 9 2023 Plat Ref: 0057/ 0017

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1989 4,752 SF 3.0000 AC 04

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
2 YES STANDARD UNITBRICK/ 6 4 full/ 1 half 1 Attached
FRAME

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2022	07/01/2023
Land:	237,600	234,000		
Improvements	640,300	670,200		
Total:	877,900	904,200	877,900	886,667
Preferential Land:	0	0		

Transfer Information

Seller: ANGELOS MICHAEL P	Date: 06/27/2018	Price: \$910,000
Type: ARMS LENGTH IMPROVED	Deed1: /40422/ 00235	Deed2:
Seller: MALLOY PATRICK C	Date: 01/08/2010	Price: \$803,750
Type: ARMS LENGTH IMPROVED	Deed1: /29064/ 00464	Deed2:
Seller: CRAWFORD KENNETH WILLIAM	Date: 02/28/2003	Price: \$635,000
Type: NON-ARMS LENGTH OTHER	Deed1: /17598/ 00599	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

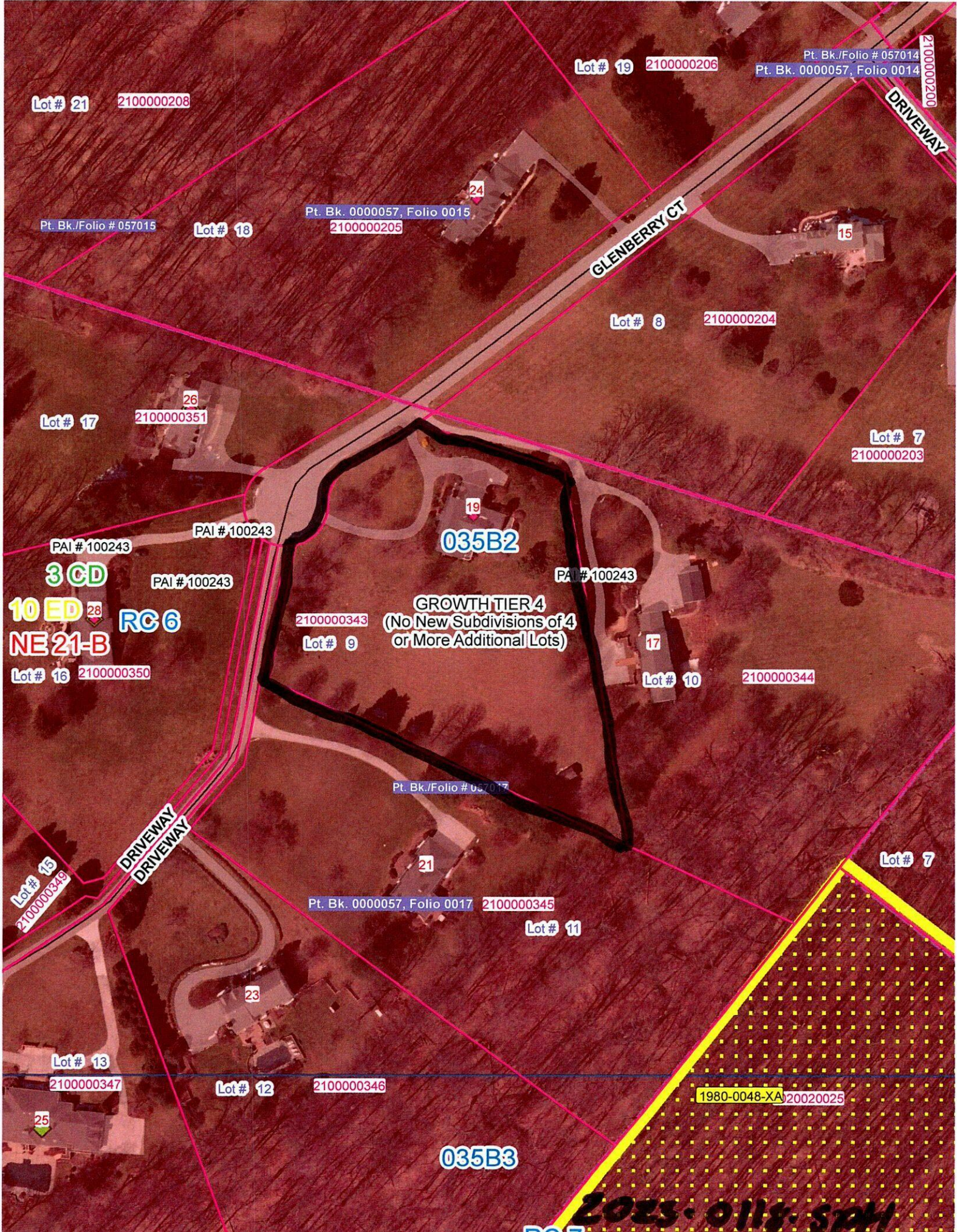
Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:



Lot # 21 2100000208

Lot # 19 2100000206

Pt. Bk./Folio # 057014
Pt. Bk. 0000057, Folio 0014

Pt. Bk./Folio # 057015

Lot # 18

Pt. Bk. 0000057, Folio 0015
2100000205

GLENBERRY CT

Lot # 8 2100000204

Lot # 17 2100000351

Lot # 7
2100000203

PAI # 100243

PAI # 100243

PAI # 100243

3 CD
10 ED
NE 21-B
RC 6

035B2

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

2100000343

Lot # 9

Lot # 16 2100000350

Lot # 10 2100000344

Pt. Bk./Folio # 057017

Pt. Bk. 0000057, Folio 0017 2100000345

Lot # 11

Lot # 7

Lot # 15
2100000349

DRIVEWAY
DRIVEWAY

Lot # 13
2100000347

Lot # 12 2100000346

1980-0048-XA 20020025

035B3

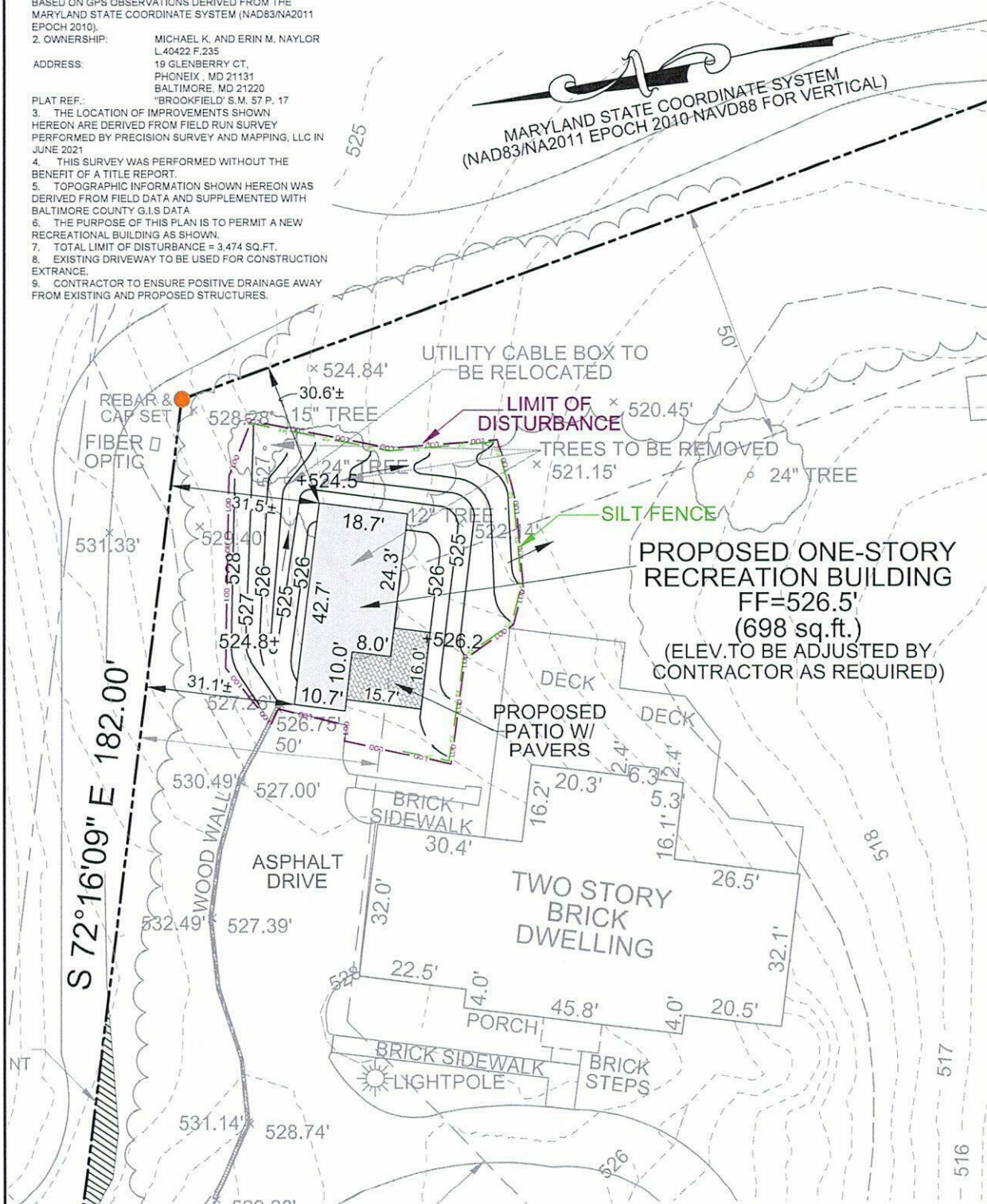
2023-0118-SPH
RC 7

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	68.29'	63.11'	N 37°53'36" E	78°15'29"
C2	50.00'	52.36'	50.00'	N 28°45'52" E	60°00'00"
C3	938.24'	67.55'	67.53'	N 56°42'07" E	4°07'30"

GENERAL NOTES

- COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS DERIVED FROM THE MARYLAND STATE COORDINATE SYSTEM (NAD83/NA2011 EPOCH 2010).
- OWNERSHIP: MICHAEL K. AND ERIN M. NAYLOR
L-40422 F. 235
19 GLENBERRY CT.
PHONEIX, MD 21131
BALTIMORE, MD 21220
- PLAT REF.: "BROOKFIELD" S.M. 57 P. 17
- THE LOCATION OF IMPROVEMENTS SHOWN HEREON ARE DERIVED FROM FIELD RUN SURVEY PERFORMED BY PRECISION SURVEY AND MAPPING, LLC IN JUNE 2021.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- TOPOGRAPHIC INFORMATION SHOWN HEREON WAS DERIVED FROM FIELD DATA AND SUPPLEMENTED WITH BALTIMORE COUNTY G.I.S DATA.
- THE PURPOSE OF THIS PLAN IS TO PERMIT A NEW RECREATIONAL BUILDING AS SHOWN.
- TOTAL LIMIT OF DISTURBANCE = 3,474 SQ.FT.
- EXISTING DRIVEWAY TO BE USED FOR CONSTRUCTION ENTRANCE.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED STRUCTURES.



DATE	9/27/21
SCALE	1"=30'
DESIGNED BY	
DRAWN BY	JRO

PERMIT PLAN ENLARGEMENT
MICHAEL K. AND ERIN M. NAYLOR
PROPERTY
LOT 9 OF PLAT "BROOKFIELD" S.M. 57 P. 17
19 GLENBERRY CT., PHONEIX, MARYLAND 21131
DEED REF.: LIBER 40422 FOLIO 235
BALTIMORE COUNTY, MARYLAND

2023. 0818-5 PM