



JOHN A. OLSZEWSKI, JR.
County Executive

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

July 6, 2023

Shelton and Bettye Haynes – sheltonh224@gmail.com
9616 Fable Drive
Owings Mills, MD 21117

RE: Petition for Administrative Variance
Case No. 2023-0120-A
Property: 9616 Fable Drive

Dear Mr. and Mrs. Haynes:

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:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(9616 Fable Drive)		
2 nd Election District	*	OFFICE OF ADMINISTRATIVE
4 th Council District		
Shelton & Bettye Haynes	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2023-0120-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Shelton and Bettye Haynes (“Petitioners”) for the property located at 9616 Fable Drive, Owings Mills, Maryland (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed deck with a rear yard setback of 2.4 ft. in lieu of the required 22.5 ft.

The Property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence (the “Site Plan”). (Pet. Ex. 4). Aerial photographs were submitted showing the location of the Property in a residential neighborhood. (Pet. Exs. 1, 2). Along the street side where the Property is located are 10 homes (9600-9618) in which 7 of those 10 homes have rear facing decks. (Pet. Ex. 2). Street view photographs were submitted showing the rear of the home slopes down severely into the Forest Buffer Easement area. (Pet. Exs. 3A-3E). The Forest Buffer Easement area (3.1398 acres +/-) also contains storm water management device(s), all of which are maintained by a private homeowner’s association (3.8071 acres +/-). The Property was created as Lot 163 on the Amended Plat 2 of 4 recorded in Land Records of Baltimore County on March 3, 2004 (SM 76, folio 99). (Pet. Ex. 5). Unlike the adjoining properties shown on the

Amended Plat, the Property, although rectangularly-shaped, is not symmetrical on all sides. There were no adverse Zoning Advisory Committee (“ZAC”) comments submitted by any of the County reviewing agencies.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on June 10, 2023, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented. The Petitioners have filed the supporting affidavit as required by Baltimore County Code (“BCC”), §32-3-303.

Based upon the information available, the Amended Plat indicates that the Property is unique from adjoining properties in that it is not a symmetrical rectangle. The severe slope in the rear of the Property and its immediate connection to Forest Buffer Easement area which cannot be developed, adds to its irregularity. These unique features create a practical difficulty in improving the rear yard for its use and enjoyment. There is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of BCZR, §307.1. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 6th day of **July, 2023**, by the Administrative Law Judge for Baltimore County Zoning Regulations ("BCZR"), to permit a proposed deck with a rear yard setback of 2.4 ft. in lieu of the required 22.5 ft., be, and it is, hereby **GRANTED**; and,

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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



MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw



ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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 9616 Fable Drive, Owings Mills MD 21117 Currently Zoned DR 5.5
Deed Reference 20886 / 0556 10 Digit Tax Account # 2 2 0 0 0 2 3 5 9 6
Owner(s) Printed Name(s) Shelton A Haynes & Bettye L Haynes

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

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. X **ADMINISTRATIVE VARIANCE** from Section(s)

1B02.3.C.1. → To permit a proposed deck with a rear setback of 2.4 feet in lieu of the required 22.5 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

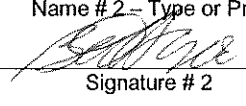
2. ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: *(indicate type of work in this space: i.e., to raze, alter or construct addition to building)*

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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.

Owner(s)/Petitioner(s):

<u>Shelton A. Haynes</u>	/	<u>Bettye L. Haynes</u>
Name #1 – Type or Print		Name #2 – Type or Print
	/	
Signature #1		Signature #2
<u>9616 Fable Drive</u>		<u>Owings Mills Maryland</u>
Mailing Address		City State
<u>21117</u> / <u>(410) 984-9369</u>	/	<u>sheltonh224@gmail.com</u>
Zip Code	Telephone #'s (Cell and Home)	Email Address

Attorney for Owner(s)/Petitioner(s):

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Representative to be Contacted:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

Case Number 2023-0120-A Filing Date 5 / 31 / 23 Estimated Posting Date 6 / 11 / 23 Reviewer JS

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: <u>9616 Fable Drive</u>	<u>Owings Mills</u>	<u>Maryland</u>	<u>21117</u>
Print or Type Address of Property	City	State	Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an **Administrative Variance** at the above address. **(Clearly state practical difficulty or hardship here)**

- 1) A variance is necessary for 9616 Fable Drive to enjoy the same basic property rights available to identically-zoned properties on the same block and in the community. There are 10 homes on the even side of the 9600 block of Fable Drive (9600 through 9618). All of the homes back to HOA open space, a 3 acre forest buffer, and a storm water management pond. See Exhibit 1. 7 of the 10 homes, 70%, currently enjoy rear decks. See Exhibit 2.
- 2) The requested variance will not be detrimental or injurious to property or improvements in the vicinity / community, nor to the public health, safety, or general welfare.
- 3) Due to the topography, the slope of the lot is such that a strict application of the zoning ordinance would deprive the owner of full use of the property; a privilege currently enjoyed by others in the community having identical zoning. See photo labeled "9616 Fable Dr - Rear -Facing East."

SEE ATTACHMENT

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Signature of Owner (Affiant)

Shelton A. Haynes

Name - Print or Type

Signature of Owner (Affiant)

Bettye L. Haynes

Name - Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of May, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Shelton A. Haynes and Bettye L. Haynes

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Huntley D. Brown
Notary Public

05/07/2027
My Commission Expires

HUNTLEY D BROWN
NOTARY PUBLIC
PRINCE GEORGES COUNTY
MARYLAND
My Commission Expires 05/07/2027

**ADMINISTRATIVE ZONING PETITION
ADDENDUM**

Address 9616 Fable Drive, Owings Mills MD 21117
Currently Zoned: DR 5.5
Deed Reference: 20886 / 0556
10 Digit Tax Account # 2200023596
Owners Printed Names Shelton A Haynes & Bettye L Haynes

Administrative Variance request: To install a new deck and patio

Summary

Given the rear setback, lot size, sloping topography, and the builder's placement of the home, there is no room to expand the use of the lot in a reasonable manner without the approval of a variance. Without the requested approval, the homeowner would be deprived of the same rights commonly enjoyed by other homeowners in the community that are identically zoned. (See Exhibit 2). As previously mentioned, neighboring identically zoned properties have expanded the use of their lots in the same manner as requested in this petition, and thus, no special privilege would be conferred upon this lot or owner.

Overall, granting this variance to install a deck and patio would be in harmony with the spirit of the community without any injurious impact or detriment to neighboring properties, the community, or the general welfare of the public.

2023-0120-A

THE ZONING PETITION PROPERTY DESCRIPTION

ZONING PROPERTY DESCRIPTION FOR 9616 Fable Drive, Owings Mills, MD 21117

Beginning at a point on the southwest corner side of Fable Drive which is 50 feet wide at the distance of 194.6 feet east of the centerline of Dark Star Way which is 50 feet wide.

Being Lot No. 163, Section One in the subdivision of Villages of Winterset as recorded in Baltimore County Plat Book No.067, Folio106, Plat 2 of 4, containing 5,527 S.F. or .1268 acres, located in the 02 Election District and 04 Council District.

2023-0120-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0120 -A Address 9616 FABLE DRIVE

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/31/23 Posting Date: 6/11/23 Closing Date: 6/26/23

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2023 - 0120 -A Address 9616 FABLE DRIVE

Petitioner's Name: HAYNES Telephone (Cell) _____

Posting Date: 6/11/23 Closing Date: 6/26/23

Wording for Sign: To Permit _____

_____ To permit a proposed deck with a rear setback of 2.4 feet in lieu of the required 22.5 feet. _____

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: 2023-0120-A
Property Address: 9616 FABLE DRIVE
OWINGS MILLS, MD 21117
Legal Owners (Petitioners): SHELTON + BETTYE HAYNES
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): SHELTON HAYNES
Address: 9616 FABLE DRIVE
OWINGS MILLS, MD 21117
Telephone Number: 410-984-9369

*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.



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353

<https://www.baltimorecountymd.gov>

Cashier: Shaun C.
26-May-2023 3:31:51P

Transaction **101792**

1 Custom Item \$75.00

Total **\$75.00**

DEBIT CARD SALE \$75.00
VISA 4642

Retain this copy for statement
validation

Station: Permit Processing - Mini

26-May-2023 3:32:13P
\$75.00 | Method: EMV
US DEBIT XXXXXXXXXXXX4642
SHELTON HAYNES JR
Reference ID: 314600542888
Auth ID: 074068
MID: *****2995
AID: A0000000980840
AthNtwkNm: VISA
RtInd: CREDIT
SIGNATURE VERIFIED

***** REPRINT *****

Clover ID: 29BZFRZ8SBQ96
Payment BCWZDY3MG6EPM

CERTIFICATION OF POSTING

RE: Case No. 2023-0120 – A

Petitioner: Haynes

Closing Date: 6/26/23

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)

were posted conspicuously on the property located at _____

9616 Fable Drive – Front, northwest side of property (1 of 3)

9616 Fable Drive – Front, southeast side of property (2 of 3)

9616 Fable Drive – Close up of sign wording (3 of 3)

on 6/10/23

Sincerely,

Richard E. Hoffman (signed) 6/10/23

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Certification of Posting

Case No 2023-0120-A



9616 Fable Drive – front, northwest side of property (1of 3)

Richard E. Hoffman (signed) 6/10/23

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

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 # 2023-0120-A
Address: 9616 FABLE DR
Legal Owner: Shelton and Bettye Haynes

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

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Special Tax Recapture: None

Account Identifier: District - 02 Account Number - 2200023596

Owner Information

Owner Name:	HAYNES SHELTON A HAYNES BETTYE L	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	9616 FABLE DRIVE OWINGS MILLS MD 21117-4795	Deed Reference:	/39486/ 00131

Location & Structure Information

Premises Address:	9616 FABLE DR OWINGS MILLS 21117-4795	Legal Description:	.1288 AC 9616 FABLE DR NES VILLAGES OF WINTERSET
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	2
0066	0012	0633	2050071.04	0000	1		163	2022	Plat Ref:	0067/ 0106

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1999	2,995 SF		5,527 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNITS	SIDING/4	3 full/ 1 half	1 Attached		

Value Information

	Base Value	Value	Phase-In Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	103,500	103,500		
Improvements	306,200	338,900		
Total:	409,700	442,400	420,600	431,500
Preferential Land:	0	0		

Transfer Information

Seller: WILLIAMS TROY D	Date: 10/06/2017	Price: \$390,000
Type: NON-ARMS LENGTH OTHER	Deed1: /39486/ 00131	Deed2:

Seller: WILLIAMS TROY D	Date: 10/31/2011	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /31342/ 00318	Deed2:

Seller: MOORE DARRYL C,SR	Date: 11/17/2006	Price: \$500,000
Type: ARMS LENGTH IMPROVED	Deed1: /24787/ 00635	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:



Google Maps

9616 Fable Dr

Aerial Map

EXHIBIT 2



Imagery ©2023 Google, Imagery ©2023 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2023 50 ft

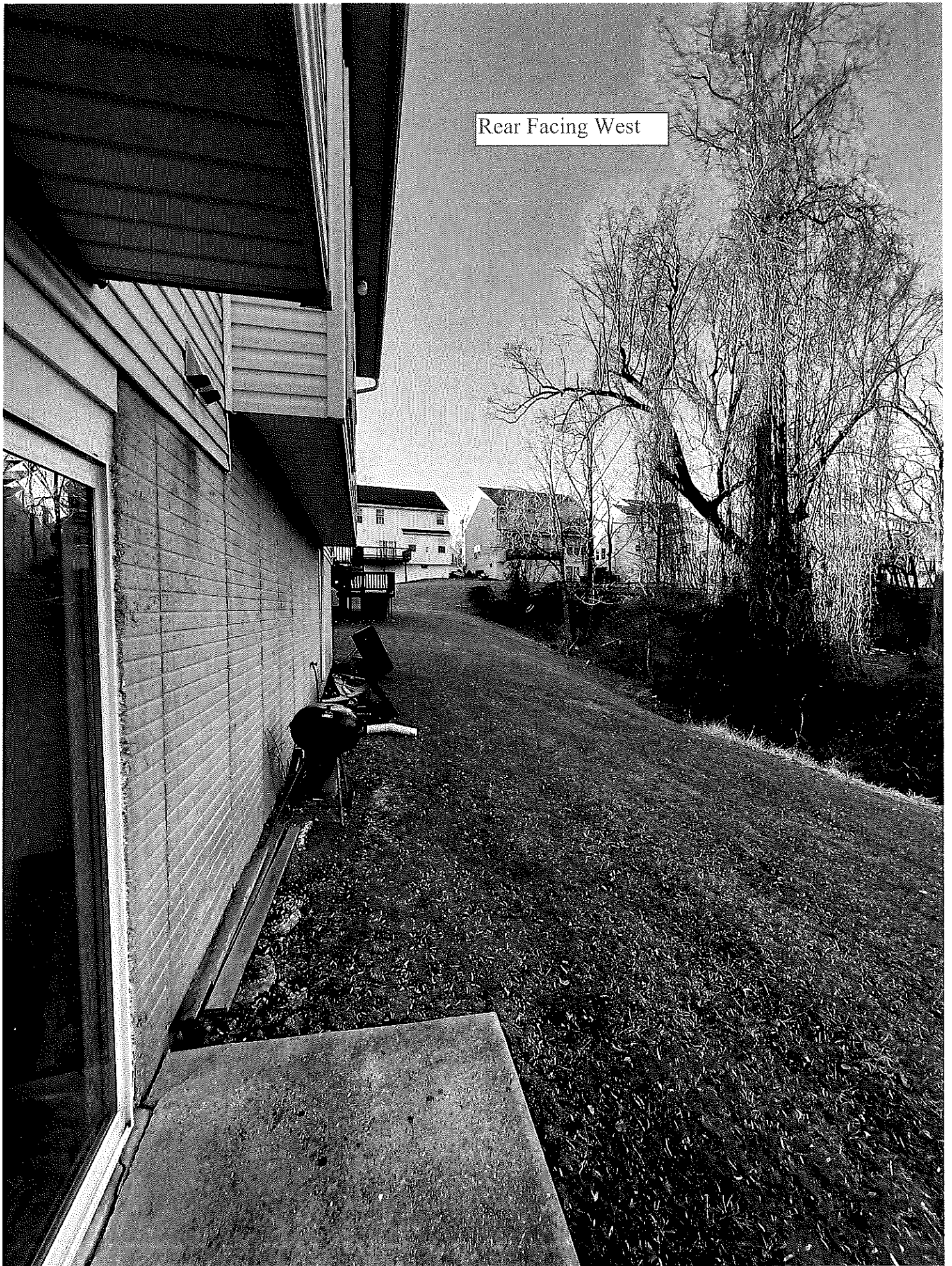
9616 FABLE DR - REAR OF PROPERTY - FACING SOUTH



9616 FABLE DR - REAR OF PROPERTY - FACING WEST



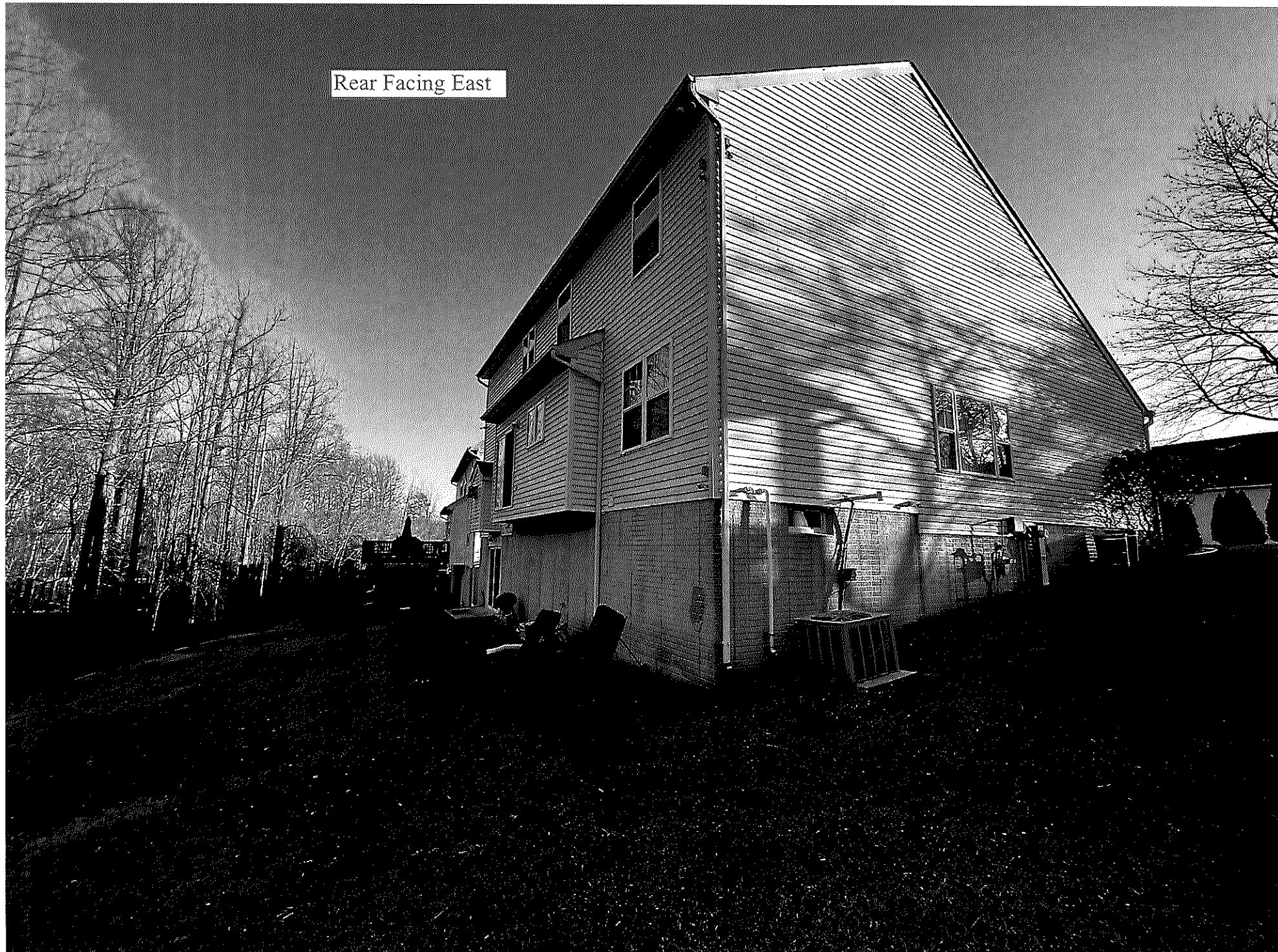
Rear Facing West



9616 FABLE DR - REAR OF PROPERTY - FACING EAST



Rear Facing East





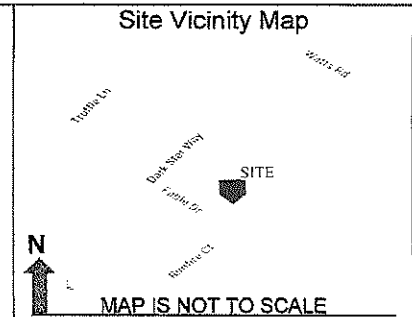
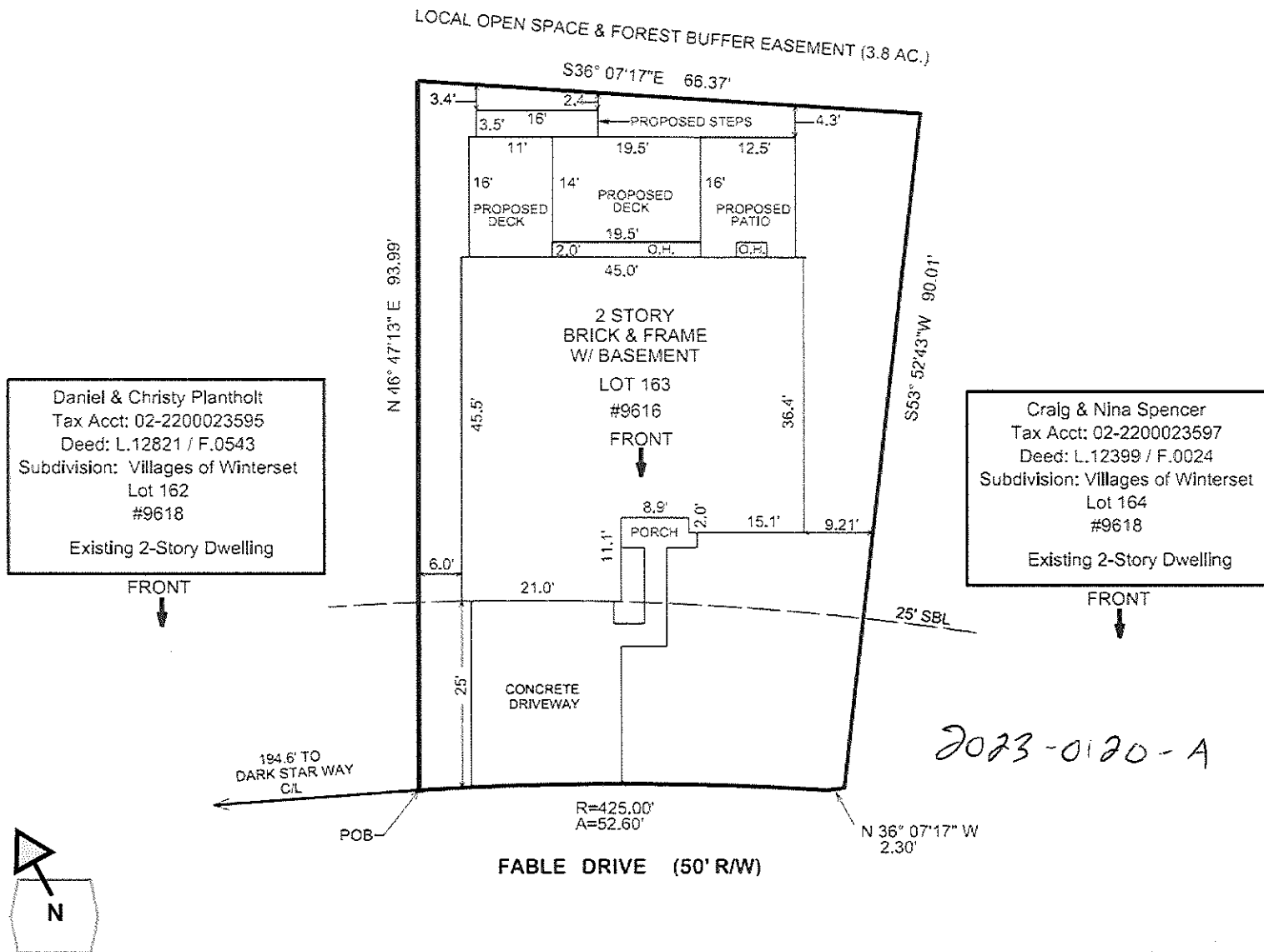
Imagery ©2023 Google, Imagery ©2023 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2023 100 ft

066C2
NW 10-J
1990-0189-SPH
4 CD
PAI # 020403

TRUFFLE LN
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FABLE DR
RIMFIRE CT
RUNNYMEADE RD
WATTS RD

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Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
Address 9616 Fable Drive Owings Mills MD 21117 Owners(s) Name(s) Shelton & Bettie Haynes
Subdivision Name Villages of Winterset Lot # 163 Block # NA Section # 1
Plat Book # 0067 Folio # 0106 10 Digit Tax # 02-2200023596 Deed Reference# 39486 / 0131



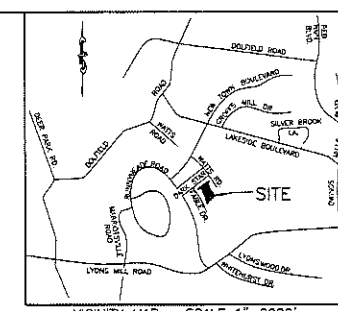
Zoning Map # _____
Zoning DR 5.5
Election District 02
Council District 04
Lot Area Acreage 0.1268
Lot Square Footage 5,527
Historic (Yes or No) No
CBCA (Yes or No) No
Flood Plain (Yes or No) No
Utilities – Mark with (X)
Water is:
Public X Private _____
Sewer is:
Public X Private _____
Prior Hearing (Yes or No) Yes
If (Yes) list Case Number(s)
and order result(s) below:
1995-0131-XA
1990-0189-SPH
1991-0490-A
Violation Case Number(s)
NA

Plan Drawn By Shelton Haynes Date 05/14/23 Scale: 1 inch = 30 Feet

MARYLAND STATE GRID MERIDIAN 180 83

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SECTION ONE
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PB S.M. 67 F 108

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VICINITY MAP SCALE 1"=2000'

NOTES:

- HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AND FOREST CONSERVATION AREAS IN THE ON EASEMENTS, GREENWAY AREAS IN THE ON EASEMENTS, AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW DITTED, SHOWN HEREON ARE RESERVED TO THE OWNER AND, EXCEPT FOR THOSE INDICATED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, OR HIS PERSONAL REPRESENTATIVE, AND ASSIGNED WMA, CONVEY SAID AREAS BY DEED, TO BALTIMORE COUNTY, MARYLAND AT NO COST. UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORMWATER MANAGEMENT PONDS AND FACILITIES.
- STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE WITH THE RECORDING OF THIS PLAT. THE FEE SAMPLE TITLE TO THE DEEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
- THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-216.
- THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE DEPARTMENT OF PLANNING AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
- THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
- THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- THE 7TH REFINEMENT OF THE CDS PLAN FOR THIS PLAT WAS APPROVED 9/17/03.
- EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS A RESULT OF AN INTERPRETATION ONLY OF CURRENT APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
- THIS SITE IS LOCATED IN WARDENSD 86.
- DEED REFERENCE: 18-044-1/2000
- TAX ACCOUNT NUMBER: 2-2200023753.
- THIS SITE IS LOCATED IN THE OWNERS FALLS SEWERAGE.
- TOTAL AREA OF LOTS = 0.550 AC.
- THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. NONSUCH BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
- CBS-CAPPED IRON BAR SET.
- ANY LIMIT OF WETLAND 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.
- THERE SHALL BE NO CLEARING, CHAINING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- ANY FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

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