



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 11, 2023

Stephanie Kelly – sckelly2008@gmail.com
Eric Thomas – clearwaterllc@gmail.com

RE: Petitions for Special Hearing & Variance
Case No. 2023-0137-SPHA
Property: 1619 Holly Tree 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:dml
Enclosure

c: Patrick Richardson – rick@richardsonengineering.net

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(1619 Holly Tree Road)	*	OFFICE OF
15 th Election District		
5 th Council District	*	ADMINISTRATIVE HEARINGS
Stephanie Kelly.		
Legal Owner	*	FOR BALTIMORE COUNTY
Eric Thomas		
Contract Purchaser	*	
 Petitioners	 *	 Case No. 2023-0137-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed on behalf of the Petitioners, Stephanie Kelly, legal owner, and Eric Thomas, contract purchaser (“Petitioners”) for the property located at 1619 Holly Tree Road, Bowleys Quarters (the “Property”). The Special Hearing was filed pursuant to Baltimore County Zoning Regulations (“BCZR”), §1A04.3.B.1.b(1) to alter the minimum lot size requirement (from a net lot area of .24 acres in lieu of the minimum required lot area of 1.5 acres) for a proposed dwelling on a single lot of record that is not a subdivision and that is in existence prior to September 2, 2003. Petitioners also seek Variance relief was also requested from BCZR, §1A04.3.B.2.b to permit a proposed dwelling with a side yard setback as close as 10 ft. in lieu of the minimum required 50 ft., and if necessary (in the alternative to the Special Hearing), a net lot area of .24 acres in lieu of the minimum required lot area of 1.5 acres.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Eric Thomas appeared on behalf of the Petitioners along with Patrick Richardson, PE of Richardson Engineering who prepared a site plan (the “Site Plan”). (Pet. Ex. 1). There were no Protestants or interested citizens at the hearing.

Zoning Advisory Committee ("ZAC") comments were received from the Department of Planning ("DOP"), Department of Environmental Protection and Sustainability ("DEPS") and Department of Public Works and Transportation ("DPW&T") they did not oppose the requested relief.

The Property is a vacant lot measuring 0.24 acres +/- (10, 500 sf) which is near, but does not abut, Galloway Creek. (Pet. Ex.1, 4). It was created as Lot 93 on the Revised Plat 3 of Bowleys Quarters dated April 25, 1930 as recorded in Land Records of Baltimore County (Liber 9, folio 56). The Property is zoned Resource Conservation, Rural Residential (RC 5).

Mr. Thomas desires to construct a new 2-story, 1,350 sf home on the Property which is smaller than the required 1.5 acres. Additionally, the width of the lot is 50 ft. and cannot meet the 50 ft. setback requirements. The Property is rectangular in shape; it is smaller than at least two (2) other properties along Holly Tree Rd. which utilize double lots.

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).

The Property here cannot meet the 1.5 acre minimum lot size. If the Petition for Special Hearing is not granted, a home could not be constructed on the Property. Because this Property was created in 1930, prior to the BCZR and the RC5 zone, Special Hearing relief should be granted. I find the construction of a home on the Property is compatible with the community and generally consistent with the spirit and intent of the regulations.

VARIANCE

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 Property is unique in that it is a 50 ft. wide lot which is smaller than at least 2 other properties along Holly Tree Rd. which utilize double wide lots. The small lot size creates a practical difficulty for the Petitioner in not being able to construct a modest size home near Galloway Creek. I also find that the requested Variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the lack of opposition.

THEREFORE, IT IS ORDERED this 11th day of **September, 2023** by this Administrative Law Judge, that the Petition for Special Hearing from the BCZR §500.7 to alter the minimum lot size requirement (from a net lot area of .24 acres in lieu of the minimum required lot area of 1.5

acres) for a proposed dwelling on a single lot of record that is not a subdivision and that is in existence prior to September 2, 2003 pursuant to the Baltimore County Zoning Regulations (BCZR”) § 1A04.3.B.1.b(1) is hereby, **GRANTED**; and

IT IS FURTHER ORDERED that Variance relief from BCZR, § 1A04.3.B.2.b to permit a proposed dwelling with a side yard setback as close as 10 feet in lieu of the minimum required 50 ft., and if necessary (in the alternative to the Special Hearing), a net lot area of .24 acres in lieu of the minimum required lot area of 1.5 acres 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 must comply with the DOP, DPR/DPWT and the DEPS ZAC comments which are attached hereto and made a part hereto.

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


MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 7/5/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0137-SPHA

INFORMATION:

Property Address: 1619 Holly Tree Road
Petitioner: Stephanie C. Kelly
Zoning: RC 5
Requested Action: Special Hearing and Variance

The Department of Planning has reviewed the petition for the following:

Special Hearing & Variance - From Sections 1A04.3.B.1.b (1) & 1A04.3.B.2.b of the BCZR -

- a. To permit a proposed dwelling in a single lot of record that is not a subdivision and that is in existence prior to September 2, 2003.
- b. To permit a side set back as close as 10 feet in lieu of the required 50 feet and a net lot area of 10,500 (.24 acres) square feet in lieu of the minimum required lot area of 65340 (1.5 acres) square feet

The property is located at the intersection of Holly Tree Road and Burk Road, within the Bowleys Quarters area of Baltimore County. Positioned along Galloway Creek, the property encompasses approximately 0.24 acres of land and is zoned as RC 5. Currently, it is unimproved. Galloway Creek, neighboring single-family homes, and preserved forested areas characterizes the surrounding area.

The establishment of the RC 5 zoning classification was a direct response to concerns surrounding inefficient and disorderly rural-residential development, as well as the inadequate sizing of lots for on-lot sewer and water systems. These issues have the potential to impose significant financial burdens and compromise the safety and well-being of local residents. The primary objective of designating specific areas suitable for rural-residential development is to channel future growth towards these designated regions and prevent chaotic and unplanned development patterns. The RC 5 zoning classification effectively serves this purpose by providing appropriate areas for rural-residential development, minimizing encroachments on natural resources, and enforcing minimum lot sizes to ensure the effective functioning of on-lot sewer and water systems.

The requests for relief are not uncommon for the area. The Department of Planning has no objections to the requests subject to the following condition:

1. This site is subject to the RC 5 Performance Standards as listed in Section 1A04.4 of the BCZR. Architectural elevations must be submitted to the Department of Planning for review at permitting.

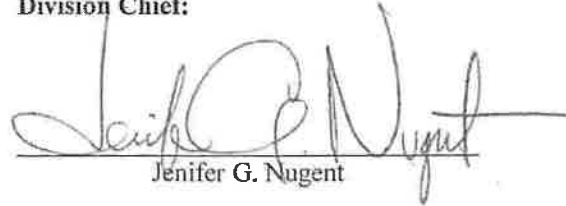
For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

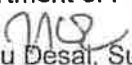
SL/JGN/KP

c: Richardson Engineering, LLC
Michael Thomas, 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

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 20, 2023
Item No. 2023-0137-SPHA

DATE: June 30, 2023

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

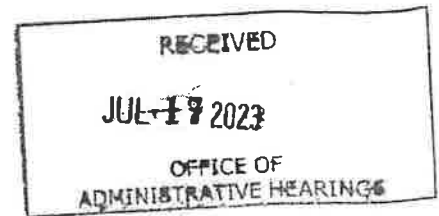
DPW&T Comments:

- A) The entire property is within the Tidal Special Flood Hazard Area Zone AE (BFE=8.5) per panel FIRM 2400100445F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 40-15 (the latest edition of the Baltimore county Code) and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended. Proposed Dwelling is located to the landward side of the LiMWA as shown on FIRM 2400100445G dated 5/5/14 as amended by LOMR 19-03-1117P effective 7/29/2019 and LOMR 19-03-1183P effective 12/31/19.

VKD: JK
cc: file

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: July 17, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0137-SPHA
Address: 1619 HOLLY TREE RD
Legal Owner: Stephanie Kelly

Zoning Advisory Committee Meeting of July 3, 2023.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. Critical Area lot coverage (defined in State of Maryland Natural Resources Article §8-1802(a)(17)) is limited to 25% (2,625 square feet), or a maximum of 31.25% (3,281 square feet), if approved, and with mitigation for the amount over 25%. Also, file information and mapped soils on and near the property indicate that wetland areas may exist on or near the property. No stream/wetland delineation has been received to evaluate the property for environmental constraints, including any required Critical Area buffer. Without an approved stream, wetland, and buffer delineation, or any required Critical Area variance review, it cannot be determined that the relief requested by the applicant will result in minimal adverse impacts to water quality. Other types of setback relief may be necessary if the location of any environmental resources requires a change in the dwelling location.

2. Conserve fish, wildlife, and plant habitat; and

Because there has been no evaluation of environmental resource delineations, the conservation of fish, plant, and wildlife habitat related to this proposal cannot be

determined at this time. The applicant must submit a stream/wetland delineation, buffer determination to this office so that the proposed development can be evaluated. The Critical Area review may require the applicant to request other setback relief.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

As submitted, the Critical Area information is incomplete, and therefore it cannot be determined if the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis, Environmental Impact Review

CERTIFICATE OF POSTING

2023-0137-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Stephen Kelly
Eric Thomas

August 31, 2023

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1619 Holly Tree Road ***SIGN 1***

August 10, 2023

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

August 10, 2023

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2023-0137-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Stephen Kelly
Eric Thomas

August 31, 2023

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1619 Holly Tree Road ***SIGN 2***

August 10, 2023

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,



(Signature of Sign Poster) August 10, 2023
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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: July 17, 2023

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As submitted, the Critical Area information is incomplete, and therefore it cannot be determined if the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis, Environmental Impact Review

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 7/5/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0137-SPHA

INFORMATION:

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Petitioner: Stephanie C. Kelly
Zoning: RC 5
Requested Action: Special Hearing and Variance

The Department of Planning has reviewed the petition for the following:

Special Hearing & Variance - From Sections 1A04.3.B.1.b (1) & 1A04.3.B.2.b of the BCZR -

- a. To permit a proposed dwelling in a single lot of record that is not a subdivision and that is in existence prior to September 2, 2003.
- b. To permit a side set back as close as 10 feet in lieu of the required 50 feet and a net lot area of 10,500 (.24 acres) square feet in lieu of the minimum required lot area of 65340 (1.5 acres) square feet

The property is located at the intersection of Holly Tree Road and Burk Road, within the Bowleys Quarters area of Baltimore County. Positioned along Galloway Creek, the property encompasses approximately 0.24 acres of land and is zoned as RC 5. Currently, it is unimproved. Galloway Creek, neighboring single-family homes, and preserved forested areas characterizes the surrounding area.

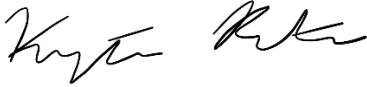
The establishment of the RC 5 zoning classification was a direct response to concerns surrounding inefficient and disorderly rural-residential development, as well as the inadequate sizing of lots for on-lot sewer and water systems. These issues have the potential to impose significant financial burdens and compromise the safety and well-being of local residents. The primary objective of designating specific areas suitable for rural-residential development is to channel future growth towards these designated regions and prevent chaotic and unplanned development patterns. The RC 5 zoning classification effectively serves this purpose by providing appropriate areas for rural-residential development, minimizing encroachments on natural resources, and enforcing minimum lot sizes to ensure the effective functioning of on-lot sewer and water systems.

The requests for relief are not uncommon for the area. The Department of Planning has no objections to the requests subject to the following condition:

1. This site is subject to the RC 5 Performance Standards as listed in Section 1A04.4 of the BCZR. Architectural elevations must be submitted to the Department of Planning for review at permitting.

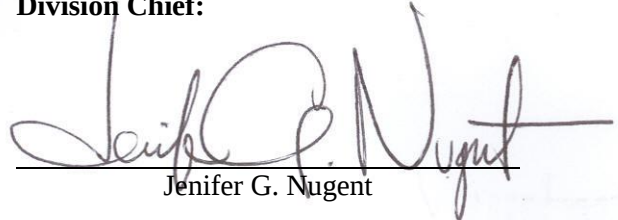
For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Richardson Engineering, LLC
Michael Thomas, 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



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 1619 Holly Tree Road Currently Zoned RC-5

Deed Reference 37804/ 138 10 Digit Tax Account # 2500015303

Owner(s) Printed Name(s) Stephanie C. Kelly

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

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

1. X **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 lot in the Bowleys Quarters Area in conformance with Section 1A04.3.B.1.b

2. **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X **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:

Eric Thomas
Name - Type or Print

Signature
931 Sahlin Farm Rd Annapolis MD
Mailing Address City State
21401 / 443-864-8311 / clearwater1c@gmail.com
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):

Stephanie C. Kelly /
Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2
12 Causey Avenue Milford DE
Mailing Address City State
19963 410-830-0239 sckelly2009@GMAIL.COM
Zip Code Telephone #'s (Cell and Home) Email Address

Representative to be contacted:

Richardson Engineering, LLC
Name - Type or Print

Signature
7 Deneison Street Timonium MD
Mailing Address City State
21093 / 410-560-1502 / rick@richardsonengineering.net
Zip Code Telephone # Email Address

Case Number 2023-0137-JP4A Filing Date 6 / 6 / 23 Do Not Schedule Dates Reviewer gh

2023-0137-SPHA (Attachment)

Special Hearing to alter the minimum lot size requirement (from a net lot area of .24 acres in lieu of the minimum required lot area of 1.5 acres) for a proposed dwelling on a single lot of record that is not a subdivision and that is in existence prior to September 2, 2003, pursuant to Section 1A04.3.B.1.b.(1) of the BCZR.

Variance from Section 1A04.3.B.2.b of the BCZR, to permit a proposed dwelling with a side yard setback as close as 10 feet in lieu of the minimum required 50 feet, and if necessary (in the alternative to the Special Hearing), a net lot area of .24 acres in lieu of the minimum required lot area of 1.5 acres.

VOID

2023-0137-SPHA

Special Hearing & Variance; from sections: 1A04.3.B.1.b (1) & 1A04.3.B.2.b of the BCZR:

To permit a proposed dwelling in a single lot of record that is not a subdivision and that is in existence prior to September 2, 2003.

To permit a side set back as close as 10 feet in lieu of the required 50 feet and a net lot area of 10,500 (.24 acres) square feet in lieu of the minimum required lot area of 65340 (1.5 acres) square feet.



Richardson
ENGINEERING

CIVIL | COMMERCIAL
RESIDENTIAL
INDUSTRIAL

RICHARDSON ENGINEERING, LLC.
7 DENEISON ST. | TIMONIUM, MD 21093
410-560-1502 | RICHARDSONENGINEERING.NET

**ZONING PROPERTY DESCRIPTION FOR
1619 HOLLY TREE ROAD
15th ELECTION DISTRICT
5th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Located on the East side of Holly Tree Road approximately 210+/- feet South of the intersection of Holly Tree Road and Burke Road. Being Lot #93 as shown on the plat of "Plat No. 3, Plat of Bowley's Quarters", which is recorded among the land records of Baltimore County in Plat Book W.H.M. No. 9, Folio 56.

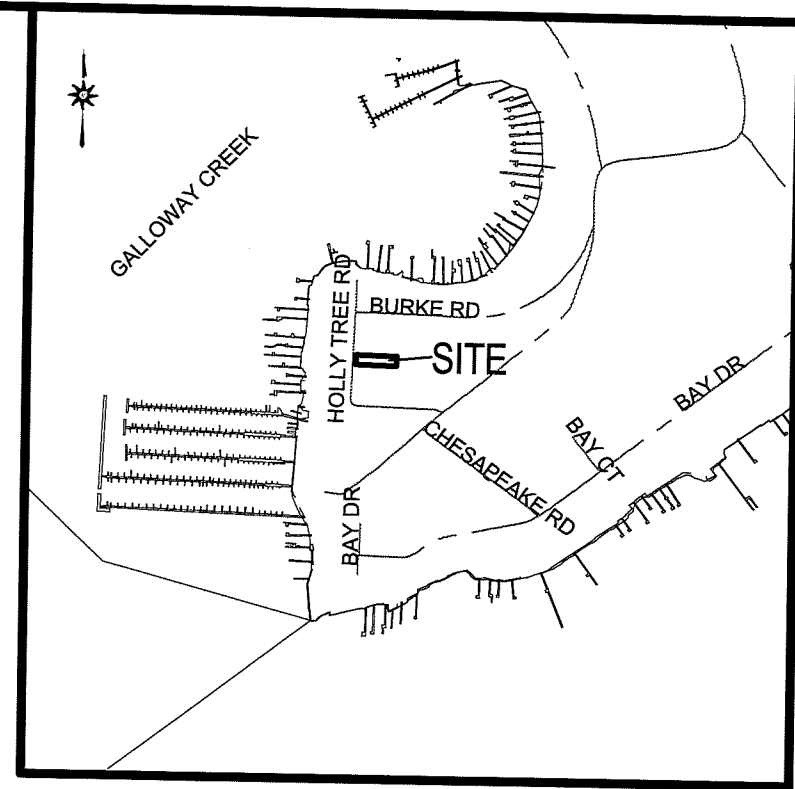
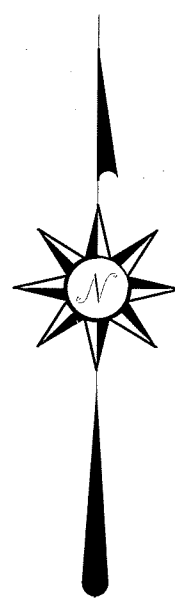
Containing a net area of 10,500 square feet or 0.24 acres +/-.



PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NUMBER 16597,
EXPIRATION DATE: 08-15-2023

2023-0137-SP4A



VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES:

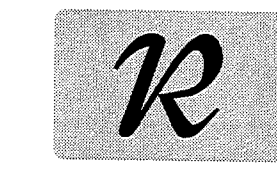
OWNER: STEPHANIE CARLYN KELLY
12 CAUSEY AVENUE
MILFORD DE 19963
CONTRACT PURCHASER:
ERIC THOMAS
931 SAHLIN FARM ROAD
ANNAPOLIS, MD 21401

1. SITE AREA:
NET: 10,500 Sq.Ft. or 0.24 Ac.±
GROSS: 11,250 Sq.Ft. or 0.26 Ac.±
 2. EXISTING BUILDING AREA: 0 Sq.Ft.
 3. UTILITIES
PUBLIC WATER
PUBLIC SEWER
 4. DEED REF: 37804/138
 5. TAX ACCOUNT: 2500015303
 6. COUNCILMANIC DISTRICT: 5TH
 7. REGIONAL PLANNING DISTRICT: WINDLASS
 8. CENSUS TRACT: 4518.02
 9. WATERSHED: MIDDLE RIVER
 10. EXISTING ZONING: RC 5
 11. TAX MAP #98, GRID #11, PARCEL #16, PLAT #9/56, LOT #93
 12. PRIOR PERMITS ON FILE: NONE ON FILE
 13. THE SITE DOES LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 14. SOME OF THE SITE LIES WITHIN ZONE AE (S EL) ON AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 2400100445G, DATED MAY 5, 2014.
 15. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
 16. BASIC SERVICE MAPS (2022)
- | TYPE | DEFICIENT | (Y/N) | NOTE |
|----------------|-----------|-------|------|
| WATER | | N | |
| SEWER | | N | |
| TRANSPORTATION | | N | |

AREAS:
EXISTING—
DWELLING = 0 SQ.FT.
DRIVEWAY = 0 SQ.FT.
TOTAL = 0 SQ.FT.
PROPOSED—
DWELLING = 1,350 SQ.FT.
DRIVEWAY = 720 SQ.FT.
WALK = 40 SQ.FT.
TOTAL = 2,110 SQ.FT.

LOT COVERAGE:
EXISTING = 0 SQ.FT. / 10,500 X 100 = 0%
PROPOSED = 2,110 SQ.FT. / 10,500 X 100 = 20.1%

COVERAGE IN BUFFER:
EXISTING: DWELLING: 0 SQ.FT.
PROPOSED: DWELLING: 0 SQ.FT.



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PLAN TO ACCOMPANY ZONING PETITION
FOR
THOMAS RESIDENCE
"BOWLEYS QUARTERS"
1619 HOLLY TREE ROAD

BALTIMORE COUNTY MARYLAND
15H ELECTION DISTRICT 5TH COUNCILMANIC DISTRICT

REVISIONS			DRAWN BY:	CHECKED BY:	SCALE:
			LNR	PCR	1" = 20'
			DATE:	JOB NO.:	SHEET NO.:
			05-31-23	23086	1 OF 1