



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

January 2, 2024

David Cook, Jr. & Jean T. Cook – d.cook56@comcast.net
5902 Trumps Mill Road
Baltimore, MD 21206

RE: Petition for Administrative Variance
Case No. 2023-0249-A
Property: 5902 Trumps Mill Road

Dear Mr. and Mrs. Cook:

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
Chief Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(5902 Trumps Mill Road)		
14 th Election District	*	OFFICE OF ADMINISTRATIVE
6 th Council District		
David Cook, Jr. & Jean Cook	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0249-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, David Cook, Jr. and Jean Cook (“Petitioners”) for the property located at 5902 Trumps Mill Road, Rapseburg (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §400.1, to permit a proposed accessory building (shed) to be located in the front yard in lieu of the required rear yard placement. The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioners’ Exhibit 1. Street view photographs of the Property were provided. (Pet. Ex. 2A-2D).

There were two Zoning Advisory Comments (“ZAC”) received from the Department of Environmental Protection and Sustainability (“DEPS”) dated December 8, 2023 indicating the Development of the Property must comply with the Regulations of the Protection for Water, Quality, Streams, Wetland and Floodplains [Sections 33-3-101 through 33-3-12 of the Baltimore County Code (“BCC”)]. An additional DEPS comment reads as follows:

There is a 100-foot forest buffer that extends onto this Property from the stream along the rear property line. If the shed is located in the front yard as proposed in the zoning request, it will be located outside the forest buffer, it will require compliance with the County’s Forest Buffer Regulations and a forest buffer variance.

A ZAC comment was also received from the Department of Public Works and Transportation (“DPWT”) dated December 12, 2023 and states as follows:

There is an existing shed shown on the plan submitted that is in the non-tidal special flood hazard area (flood plain) per FEMA FIRM 2400100410G dated 11/2/23. The property does not show any zoning cases that allowed the shed to be placed in the special flood hazard area. This shed must be removed from the special flood hazard area since there is no development allowed in this area by code 32-4-414. We take no exceptions to this proposed development since it is out of the special flood hazard area.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on December 9, 2023 and December 21, 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 affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”).

Based upon the DPWT ZAC comment, there is an existing shed in the rear yard which is located in a non-tidal special flood hazard area (flood plain) per FEMA FIRM 2400100410G dated 11/2/23, and must be removed from that area whether or not the second shed is constructed/installed in the front yard. This will be a condition of approval. According to the DPWT ZAC comment, the Site Plan here incorrectly identifies the FEMA Flood Hazard FIRM 240010-0410-F revised September 26, 2008.

Petitioners contend that, due to personal medical reasons limiting the ability to walk on slopes, Petitioner needs to locate the second shed in the front yard. The photographs provided appear to show a concrete foundation in the location where the proposed shed is to be located; There was no explanation for the concrete pad. That fact notwithstanding, I am inclined to grant the Variance relief upon the condition that the shed to be constructed/installed in the front yard, shall be removed when the Petitioners are no longer legal owners of the Property. With those

conditions in the Order, in the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR, subject to the conditions. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners. I find that 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.

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 2nd day of **January, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §400.1, to permit a proposed accessory building (shed) to be located in the front yard in lieu of the required rear yard placement, be and it is hereby, **GRANTED.**

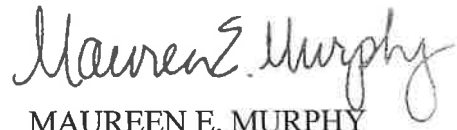
The relief granted herein shall be condition upon and subject to the following:

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.
2. The Site Plan is attached hereto and shall be incorporated herein in its entirety.
3. As a condition of approval herein, when the Petitioners cease to be the legal owners of the Property, the shed located in front yard shall be removed along with any concrete foundation.
4. As a condition of approval herein and prior to the construction/installation of the shed in the front yard, the shed located in the rear yard shall be removed from the non-tidal special flood hazard

area (flood plain) in accordance with FEMA FIRM 2400100410G dated 11/2/23 and BCC, §32-4-414. DPWT shall confirm removal of the rear yard shed prior to construction/installation of the shed in the front yard.

5. Petitioners must comply with the DEPS and DPWT ZAC comments that are attached hereto and made a part hereof.

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


MAUREEN E. MURPHY
Chief 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 5902 Trumps Mill Rd Raspeburg MD 21206 Currently Zoned Residential DR3.5
Deed Reference L47409, F. 224 10 Digit Tax Account # 1 4 1 8 0 1 3 6 9 3
Owner(s) Printed Name(s) David A. Cook Jr. Jean T Cook

(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 ar:

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

BCZR: 400.1 → To permit a proposed shed to be located in the front yard in lieu of the required rear yard placement.

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)

or 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):

David Alanzo Cook Jr, JEAN T. COOK
Name #1 – Type or Print Name #2 – Type or Print
David A. Cook Jr, Jean T Cook
Signature #1 Signature #2
5902 Trumps Mill Rd Raspeburg MD
Mailing Address City State
21206, 410 918-8027, d.cook56@comcast.net
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 2023-0244-A Filing Date 12 / 1 / 23 Estimated Posting Date 12 / 10 / 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: 5902 Trumps Mill Rd Raspeburg MD 21206
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)

I am a 68 year old man with medical issues with my legs & feet. P.A.D.'s & Bi-Internal Diabetic neuropathy, which limits my ability to walk only short distances on level ground. My property is mostly on a hill with the exception of the front and a portion of the side yard. I've had 3 surgeries on my legs 2x right leg 1x left leg. Diabetic neuropathy only worsens with age. My portion of Trump Mill Rd is private and has no access for the community. I only have 2 neighbors of which I have spoken to about location of my shed. Neither has any objection to the placement of it. They both have sheds that break the front line of their homes to which I have no objection to.

Thank you for your consideration

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

David A. Cook Jr.
Signature of Owner (Affiant)

Jean Cook
Signature of Owner (Affiant)

David A. Cook Jr.
Name - Print or Type

JEAN COOK
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 19 day of October, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Melicia Labriel

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

AS WITNESS my hand and Notaries Seal

Melicia Labriel
Notary Public

2-5-27

My Commission Expires



5902 Trumps Mill Road

(14-18-013693) & (14-18-013691)

2023-0249-A

Property Description

Located on the southwest side of Trumps Mill Road (25' row), approximately 471feet +/- east of the intersection with East Avenue (20' row).

All that lot or parcel of ground situate, lying and being in the Fourteenth Election District of Baltimore County, State of Maryland, and described as follows:

BEGINNING for the same at a point in the center of Trump Mill Road, said point being in the second or South 61 degrees 44 minutes West 455 foot line of the land which by deed dated December 15, 1953 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2405, folio 533, was conveyed by George W. Chapman, Jr. and wife to Carl M. Knobel and wife, at the distance of 20.06 feet from the end of said second line, thence leaving the outline of the aforesaid deed and leaving Trump Mill Road and running for lines of division the two following courses and distances, viz: (1) North 30 degrees 49 minutes 10 seconds West 523.87 feet; (2) North 59 degrees 10 minutes 50 seconds East 247.10 feet to the west side of a 10 foot road and right-of-way as granted and set forth in a deed dated March 13, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3968, folio 307, from Carl M. Knobel, et al, to Baltimore Gas and Electric Company, running thence on the westernmost side of said 10 foot road and right-ofway the two following courses and distances, as now surveyed: (1) by a curve to the right with a radius of 2447.59 feet for a distance of 14.17 feet (the chord of said arc being South 33 degrees 37 minutes 21 seconds East 14.17 feet); (2) South 33 degrees 27 minutes 24 seconds East 196.07 feet, thence leaving said road and right-of-way and running for lines of division the two following courses and distances, viz: (1) South 59 degrees 10 minutes 50 seconds West 246.83 feet; (2) South 30 degrees 49 minutes 10 seconds East 313.07 feet to the center of Trump Mill Road and to intersect the second line of the aforesaid deed Chapman, Jr. to Knobel, running thence on the center of Trump Mill Road and binding on a part of the aforesaid second line, as now surveyed, South 54 degrees 38 minutes 50 seconds West 10.03 feet to the place of beginning. Containing 1.287 acres of land, more or less.

TOGETHER WITH the right to the use in common with others entitled thereto of the said 10 foot road and right-of-way.

SUBJECT TO and together with an easement 10 feet wide running along the westernmost side of the said 10 foot road referred to hereinabove from Trump Mill Road in a northerly direction as more particularly described in Deed and Agreement dated March 13, 1962 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 3968, folio 307, between Carl M. Knobel, et al, and Baltimore Gas and Electric Company, and which said easement shall also extend across the said 10 foot road to the north of and adjacent to the drainage and utility easement granted to Baltimore County, Maryland to manhole No. 23598 as more particularly described in a Deed and Agreement dated July 12, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3878, folio 160, between Carl M. Knobel and wife and Baltimore County, Maryland, which said easement hereby granted is for the use of utilities.

SAVING AND EXCEPTING all that portion of land conveyed to Baltimore County, Maryland on May 30, 1973 by a Deed and Agreement recorded among the Land Records of Baltimore County, Maryland in Liber 5367, folio 545, and described as follows:

FIRST: BEING an easement 5 feet wide across the property described above, said easement containing 0.024 acre, more or less, (1,052 square feet, more or less), as shown shaded and indicated "UTILITY EASEMENT", on Baltimore County Bureau of Land Acquisition Drawing No. RW 72-328-3, which is recorded among the Land Records of Baltimore County in Liber 5367, folio 547.

SECOND: BEING an easement 5 feet wide, said easement being the southwesternmost one-half of a 10 foot right-of-way immediately adjacent to the easement firstly above described, as shown shaded and indicated "UTILITY EASEMENT", on Baltimore County Bureau of Land Acquisition Drawing No. RW 72-328-3, which is recorded among the Land Records of Baltimore County in Liber 5367, folio 547.

The improvements thereon being known as 5902 Trumps Mill Road, Baltimore, Maryland - 21206.

HOMEOWNER'S POLICY OF TITLE INSURANCE
For a one-to-four family residence

Issued By

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Parcel # 14-1418013691

PARCEL NO. II: BEGINNING for the same at a point in the center of Trump Mill Road, said point being in the second or south 61degrees 44 minutes West 455 foot line of the land which by deed dated December 15, 1953 and recorded among the Land Records of Baltimore County in Liber G.L.B. NO. 2405, folio 533, was conveyed by George W. Chapman, Jr. and wife to Carl M. Knobel and wife at the distance of 30.09 feet from the end of said second line, thence leaving the outline of the aforesaid deed and leaving the outline of the aforesaid deed and leaving Trump Mill Road and running for lines of division the two following courses and distances, viz : 1) North 30 degrees 49 minutes 10 seconds West 313.07 feet; (2) North 59 degrees 10 minutes 50 seconds East 246.82 feet to the west side of a 10 foot road and right-of-way as granted and set forth in a deed dated March 13, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3968, folio 307, from Carl M. Knobel, et al, to Baltimore Gas and Electric Company, running thence and binding on the westernmost side of said 10 foot road and right-of-way the three following courses and distances, as now surveyed; (1) South 33 degrees 27 minutes 24 seconds East 128.69 feet; (2) by a curve to the right with a radius of 99.12 feet for a distance of 64.43 feet (the chord of said arc being South 14 degrees 50 minutes 11 seconds East 63.30 feet); (3) South 3 degrees 47 minutes 02 seconds West 35.00 feet thence leaving said road and right-of-way and running for lines of division the two following courses and distances, viz : (1) North 79 degrees 27 minutes 00 seconds West 273.74 feet; (2) South 30 degrees 49 minutes 10 seconds East 275.00 feet to the center of Trump Mill Road and to intersect the second line of the aforesaid deed Chapman, Jr. to Knobel, running thence on the aforesaid deed Chapman, Jr. to Knobel, running thence on the center of Trump Mill Road and binding on a part of the aforesaid second line, as now surveyed, south 54 degree 38 minutes 50 seconds West 20.03 feet to the place of beginning. Containing 0.827 acres of land, more or less.

The improvements thereon being known as Trumps Mill Road, Jarrettsville. Maryland - 21084.



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 5902 Trumps Mill Rd Raspeburg MD 21206 Currently Zoned Residential DR3.5
Deed Reference L47469 , F.224 10 Digit Tax Account # 1 4 1 8 0 1 3 6 9 3
Owner(s) Printed Name(s) David A. Cook Jr. Jean T Cook

(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 a:

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

BCZR: 400.1 → To permit a proposed shed to be located in the front yard in lieu of the required rear yard placement.

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):

David Alanzo Cook Jr , JEAN T. COOK
Name #1 – Type or Print Name #2 – Type or Print
David A. Cook Jr , Jean T Cook
Signature #1 Signature #2
5902 Trumps Mill Rd Raspeburg MD
Mailing Address City State
21206 , 410 918-8027 , d.cook56@comcast.net
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 2023-0849-A Filing Date 12 / 1 / 23 Estimated Posting Date 12 / 10 / 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.

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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)

I am a 68 year old man with medical issues with my legs & feet. P.A.D.'s & Bi-Interal Diabetic neuropathy, which limits my ability to walk only short distances on level ground. My property is mostly on a hill with the exception of the front and a portion of the side yard. I've had 3 surgeries on my legs 2x right leg 1x left leg. Diabetic neuropathy only worsens with age. My portion of Trump Mill Rd is private and has no access for the community. I only have 2 neighbors of which I have spoken to about location of my shed. Neither has any objection to the placement of it. They both have sheds that break the front line of their homes to which I have no objection to.

Thank you for your consideration

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

David A. Cook Jr.
Signature of Owner (Affiant)

David A. Cook Jr.
Name - Print or Type

Jean Cook
Signature of Owner (Affiant)

JEAN COOK
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 19 day of October, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Melicia Labriel

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

AS WITNESS my hand and Notaries Seal

Melicia Labriel
Notary Public

2-5-27

My Commission Expires



5902 Trumps Mill Road

(14-18-013693) & (14-18-013691)

2023-0249-A

Property Description

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TOGETHER WITH the right to the use in common with others entitled thereto of the said 10 foot road and right-of-way.

SUBJECT TO and together with an easement 10 feet wide running along the westernmost side of the said 10 foot road referred to hereinabove from Trump Mill Road in a northerly direction as more particularly described in Deed and Agreement dated March 13, 1962 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 3968, folio 307, between Carl M. Knobel, et al, and Baltimore Gas and Electric Company, and which said easement shall also extend across the said 10 foot road to the north of and adjacent to the drainage and utility easement granted to Baltimore County, Maryland to manhole No. 23598 as more particularly described in a Deed and Agreement dated July 12, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3878, folio 160, between Carl M. Knobel and wife and Baltimore County, Maryland, which said easement hereby granted is for the use of utilities.

SAVING AND EXCEPTING all that portion of land conveyed to Baltimore County, Maryland on May 30, 1973 by a Deed and Agreement recorded among the Land Records of Baltimore County, Maryland in Liber 5367, folio 545, and described as follows:

FIRST: BEING an easement 5 feet wide across the property described above, said easement containing 0.024 acre, more or less, (1,052 square feet, more or less), as shown shaded and indicated "UTILITY EASEMENT", on Baltimore County Bureau of Land Acquisition Drawing No. RW 72-328-3, which is recorded among the Land Records of Baltimore County in Liber 5367, folio 547.

SECOND: BEING an easement 5 feet wide, said easement being the southwesternmost one-half of a 10 foot right-of-way immediately adjacent to the easement firstly above described, as shown shaded and indicated "UTILITY EASEMENT", on Baltimore County Bureau of Land Acquisition Drawing No. RW 72-328-3, which is recorded among the Land Records of Baltimore County in Liber 5367, folio 547.

The improvements thereon being known as 5902 Trumps Mill Road, Baltimore, Maryland - 21206.

HOMEOWNER'S POLICY OF TITLE INSURANCE
For a one-to-four family residence

Issued By

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Parcel # 14-1418013691

PARCEL NO. II: BEGINNING for the same at a point in the center of Trump Mill Road, said point being in the second or south 61degrees 44 minutes West 455 foot line of the land which by deed dated December 15, 1953 and recorded among the Land Records of Baltimore County in Liber G.L.B. NO. 2405, folio 533, was conveyed by George W. Chapman, Jr. and wife to Carl M. Knobel and wife at the distance of 30.09 feet from the end of said second line, thence leaving the outline of the aforesaid deed and leaving the outline of the aforesaid deed and leaving Trump Mill Road and running for lines of division the two following courses and distances, viz : 1) North 30 degrees 49 minutes 10 seconds West 313.07 feet; (2) North 59 degrees 10 minutes 50 seconds East 246.82 feet to the west side of a 10 foot road and right-of-way as granted and set forth in a deed dated March 13, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3968, folio 307, from Carl M. Knobel, et al, to Baltimore Gas and Electric Company, running thence and binding on the westernmost side of said 10 foot road and right-of-way the three following courses and distances, as now surveyed; (1) South 33 degrees 27 minutes 24 seconds East 128.69 feet; (2) by a curve to the right with a radius of 99.12 feet for a distance of 64.43 feet (the chord of said arc being South 14 degrees 50 minutes 11 seconds East 63.30 feet); (3) South 3 degrees 47 minutes 02 seconds West 35.00 feet thence leaving said road and right-of-way and running for lines of division the two following courses and distances, viz : (1) North 79 degrees 27 minutes 00 seconds West 273.74 feet; (2) South 30 degrees 49 minutes 10 seconds East 275.00 feet to the center of Trump Mill Road and to intersect the second line of the aforesaid deed Chapman, Jr. to Knobel, running thence on the aforesaid deed Chapman, Jr. to Knobel, running thence on the center of Trump Mill Road and binding on a part of the aforesaid second line, as now surveyed, south 54 degree 38 minutes 50 seconds West 20.03 feet to the place of beginning. Containing 0.827 acres of land, more or less.

The improvements thereon being known as Trumps Mill Road, Jarrettsville. Maryland - 21084.

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0249 -A Address 5902 TRUMPS MILL ROAD

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

Filing Date: 12/1/23 Posting Date: 12/10/23 Closing Date: 12/25/23

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 - 0249 -A Address 5902 TRUMPS MILL ROAD

Petitioner's Name: COOK Telephone (Cell) 410-918-8027

Posting Date: 12/10/23 Closing Date: 12/25/23

Wording for Sign: To Permit _____

— To permit a proposed shed to be located in the front yard in lieu of the required rear yard placement. -

Revised 1/2022

**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: 2023-0249-A
Property Address: 5902 TRUMPS MILL ROAD
Legal Owners (Petitioners): DAVID JR. + JEAN COOK
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): DAVID COOK, JR.
Address: 5902 TRUMPS MILL ROAD
RASPEBURG, MD 21206

Telephone Number: 410-918-8027

*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.

Revised 3/2022



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353
WWW.BALTIMORECOUNTYMD.GO
V

Cashier: Jason S.
27-Nov-2023 10:28:37A

Transaction **102054**

1 Petition Before ALJ \$75.00

Total **\$75.00**

DEBIT CARD SALE \$75.00
VISA 7991

Retain this copy for statement
validation

Station: Permit Processing - Mini

27-Nov-2023 10:28:57A
\$75.00 | Method: EMV
US DEBIT XXXXXXXXXXXX7991
DAVID COOK
Reference ID: 333100553564
Auth ID: 043177
MID: *****2995
AID: A0000000980840
AthNtwkNm: VISA
RtInd: CREDIT
SIGNATURE

Clover ID: 43XEWWAZ1QAVG
Payment K6X7EDE6X5PRA

Clover Privacy Policy
<https://clover.com/privacy>

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: December 8, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0249-A
Address: 5902 TRUMPS MILL RD.
Legal Owner: David & Jean Cook, Jr.

Zoning Advisory Committee Meeting of December 12, 2023.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

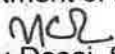
There is a 100-foot forest buffer that extends onto this property from the stream along the rear property line. If the shed is located in the front yard as proposed in the zoning request, it will be located outside the forest buffer. If the property owner was required to locate the shed behind the house in the rear yard and it was proposed in the forest buffer, it will require compliance with the County's Forest Buffer Regulations and a forest buffer variance.

Reviewer: Gris Batchelder

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 December 12, 2023
Item No. 2023-0249-A

DATE: December 12, 2023

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

DPW-T: There is an existing shed shown on the plan submitted that is in the non-tidal special flood hazard area (flood plain) per FEMA FIRM 2400100410G dated 11/2/23. The property does not show any zoning cases that allowed the shed to be placed in the special flood hazard area. This shed must be removed from the special flood hazard area since there is no development allowed in this area by code 32-4-414. We take no exception to the proposed development since it is out of the special flood hazard area.

DPR: N/C

Landscape: N/C

Rec & Parks: N/C & No Greenways affected

VKD: JK
cc: file

CERTIFICATE OF POSTING

CASE NO. 2023-0249-A

PETITIONER/DEVELOPER

David Cook

DATE OF HEARING/CLOSING

December 25, 2023

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

5902 Trumps Mill Road

Sign 1

THE SIGN(S) POSTED ON December 9, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

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For December 12, 2023
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BALTIMORE COUNTY, MARYLAND

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FROM: Jeff Livingston, Department of Environmental Protection and
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Reviewer: Gris Batchelder

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 - 14 **Account Number -** 1418013693

Owner Information

Owner Name:	COOK DAVID A JR COOK JEAN T ETAL	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	5902 TRUMPS MILL RD BALTIMORE MD 21206-1435	Deed Reference:	/47409/ 00224

Location & Structure Information

Premises Address:	5902 TRUMPS MILL RD BALTIMORE 21206-1435	Legal Description:	10FT R/W 5902 TRUMPS MILL RD NWS 120FT E SHADY SPRING RD
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0081	0024	0818	14020022.04	0000				2024	
									Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1966	1,479 SF	1200 SF	1.1300 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	STANDARD UNIT	BRICK/	4	2 full	1 Carport	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2023	07/01/2024
Land:	91,100	91,100		
Improvements	128,600	128,600		
Total:	219,700	219,700	219,700	
Preferential Land:	0			

Transfer Information

Seller: CATTERTON ANTIONETTE T	Date: 09/30/2022	Price: \$486,000
Type: ARMS LENGTH MULTIPLE	Deed1: /47409/ 00224	Deed2:

Seller: CATTERTON ANTIONETTE T	Date: 09/14/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /22540/ 00097	Deed2:

Seller: REBSAMEN ROSE M	Date: 01/30/2004	Price: \$140,000
Type: ARMS LENGTH IMPROVED	Deed1: /19519/ 00335	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	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:**



Side view From Carport

2023-0249-A



← Car port

Front View From Drive way

2023-0249-A

5902 Trumps Mill Rd.



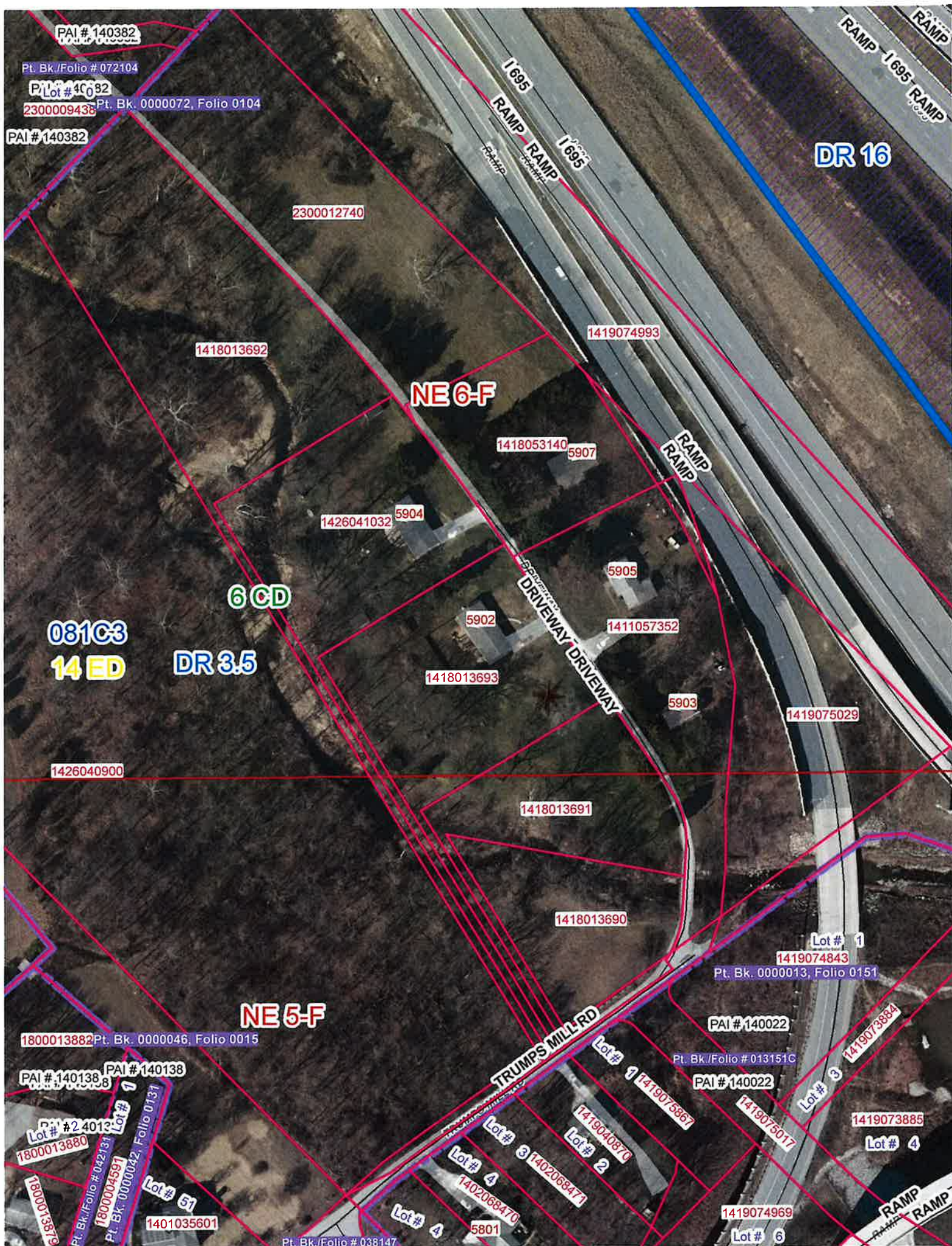
Front view of house From Driveway.

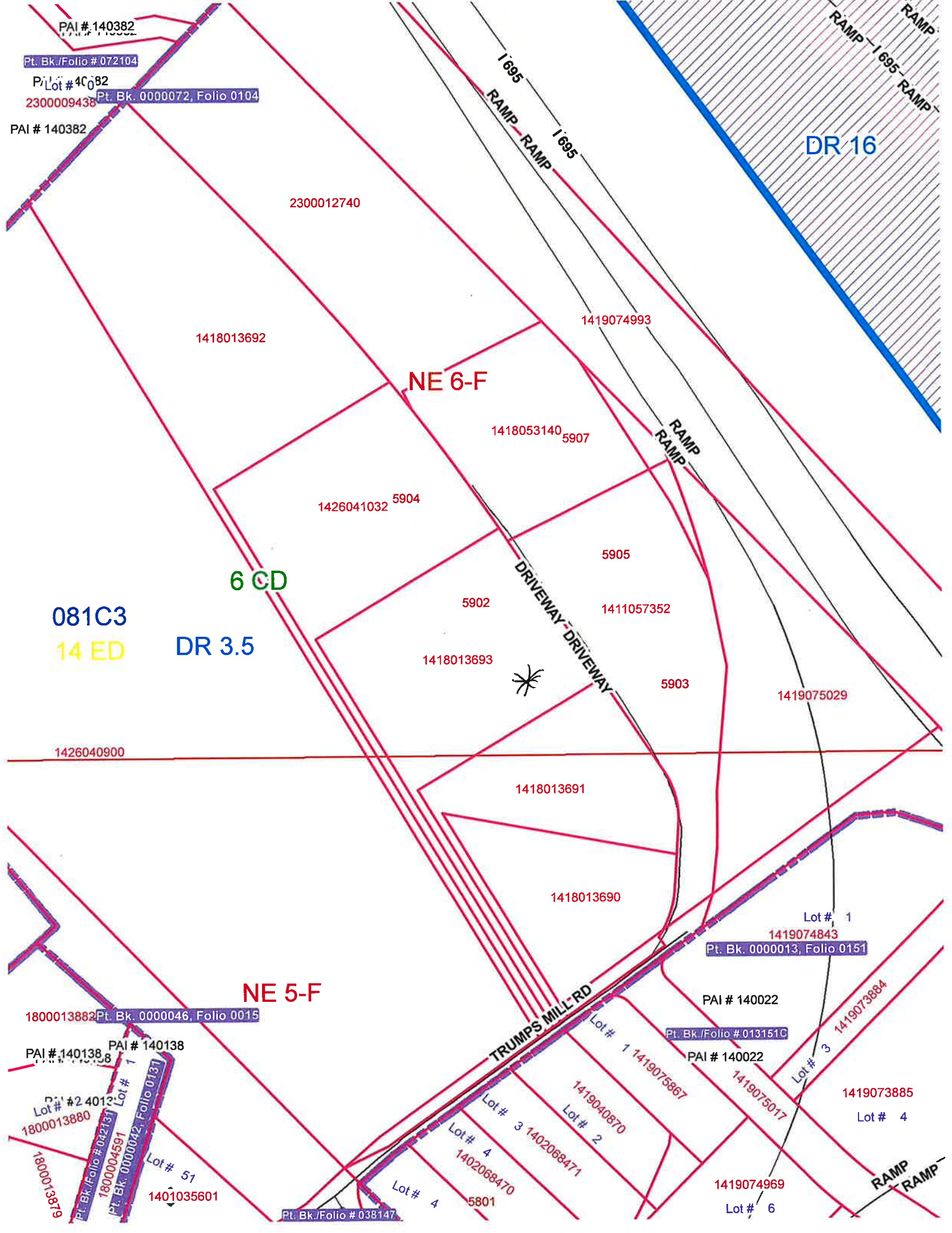
2023-0249-A



Corner View From Drive way

2023-0249-A





PAI # 140382

Pt. Bk./Folio # 072104

Lot # 4082

2300009438

Pt. Bk. 0000072, Folio 0104

PAI # 140382

2300012740

1418013692

NE 6-F

1419074993

1418053140 5907

1426041032 5904

6 CD

081C3

14 ED

DR 3.5

5902

5905

1411057352

1418013693

5903

1419075029

1426040900

1418013691

1418013690

NE 5-F

1800013882 Pt. Bk. 0000046, Folio 0015

PAI # 140138

PAI # 140138

Lot # 1

1800013880

1800013879

Pt. Bk./Folio # 042131

1800004591

Pt. Bk. 0000042, Folio 0131

Lot # 51

1401035601

Pt. Bk./Folio # 038147

TRUMPS MILL RD

Lot # 1

1419075867

1419040870

Lot # 2

1402068471

Lot # 3

1402068470

Lot # 4

5801

PAI # 140022

Pt. Bk./Folio # 013151C

PAI # 140022

1419075017

Lot # 3

1419073884

Lot # 4

1419073885

1419074969

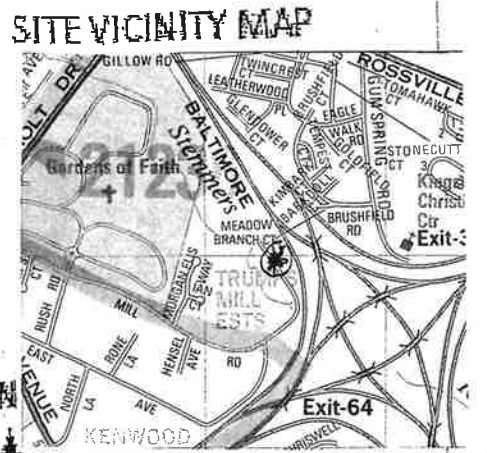
Lot # 6

DR 16

RAMP I 695 RAMP

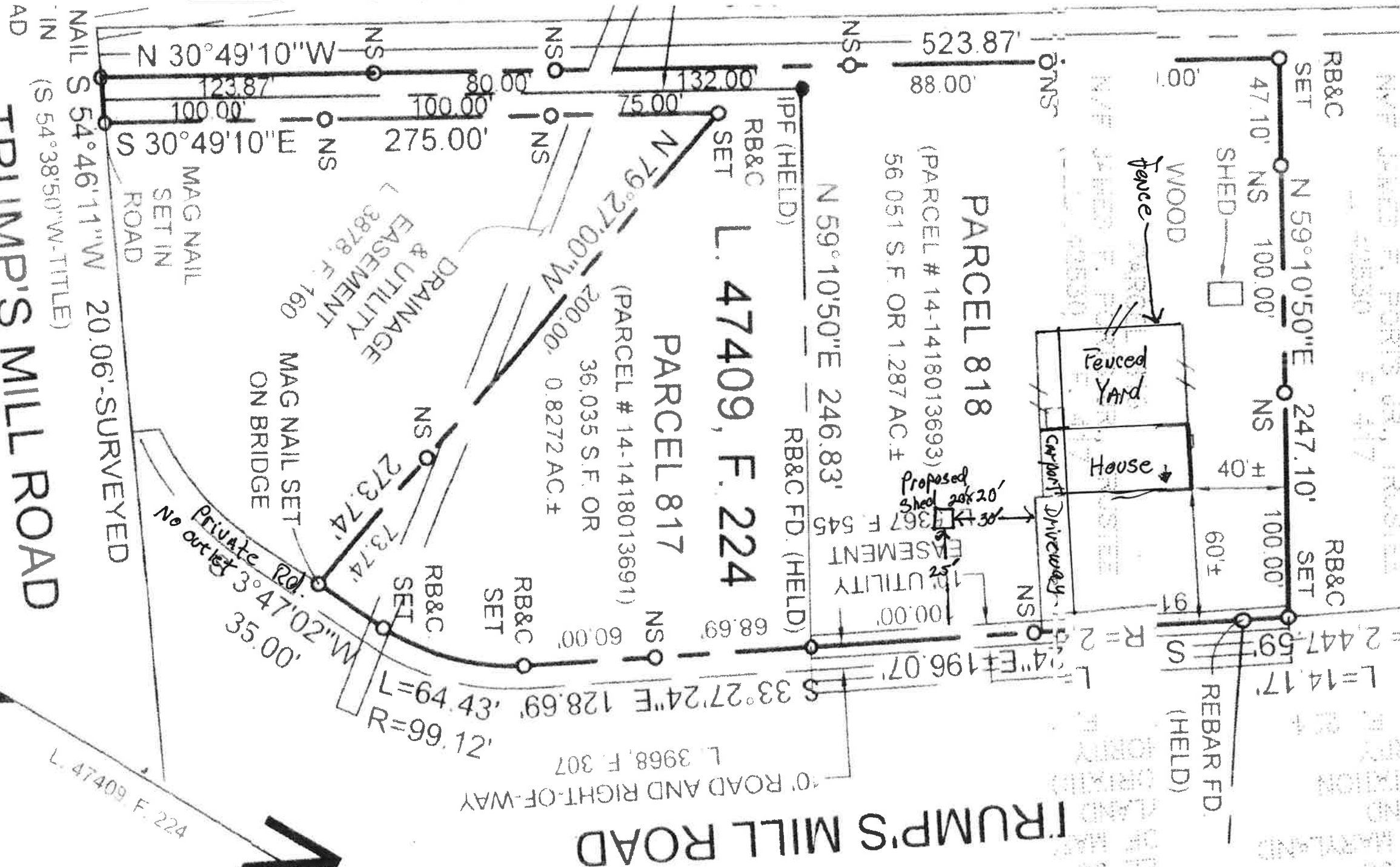
RAMP RAMP

ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 5902 Trumps Mill Rd. OWNER(S) NAME(S) David A. Cook Jr + Jean Theresa Cook
SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____
PLAT BOOK # 0000072 FOLIO # 0104 10 DIGIT TAX # 1418013691 DEED REF. # 47409100224



MAP IS NOT TO SCALE
ZONING MAP# 081C3
SITE ZONED DR 3.5
ELECTION DISTRICT 6CD
COUNCIL DISTRICT 14ED
LOT AREA ACREAGE 2.11
OR SQUARE FEET 92,086
HISTORIC? NO
IN CBQA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS: PUBLIC X PRIVATE _____
SEWER IS: PUBLIC X PRIVATE _____
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:



TRUMPS MILL ROAD

2023-0249-A

LOT DOES NOT APPEAR TO LIE WITHIN THE 100 YEAR
FLOOD PLAIN AS SHOWN ON THE FEMA FLOOD HAZARD
MAP. THIS PLAN IS REVISED SEPTEMBER 26, 2008

LOT DOES NOT APPEAR TO LIE WITHIN THE 100 YEAR
FLOOD PLAIN AS SHOWN ON THE FEMA FLOOD HAZARD
MAP. 240010-0410-F AS REVISED SEPTEMBER 26, 2008