



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

March 29, 2024

Alexander and Kathleen Garland – [alexgarland862@gmail.com](mailto:alexgarland862@gmail.com)  
2927 Cotter Road  
Manchester, MD 21102

Daniel and Julianne Poindexter – [danielpoindexter@gmail.com](mailto:danielpoindexter@gmail.com)  
3019 Cotter Road  
Manchester, MD 21102

RE: Petition for Special Hearing  
Case No. 2024-0018-SPH  
Property: 2927 Cotter 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 blue ink signature of Derek J. Baumgardner, consisting of a stylized 'D' and 'B' intertwined.

DEREK J. BAUMGARDNER  
Administrative Law Judge  
for Baltimore County

DJB:dlm  
Enclosure

c: Bruce E. Doak – [bdoak@bruceedoakconsulting.com](mailto:bdoak@bruceedoakconsulting.com)  
Nico – [naraya3@students.towson.edu](mailto:naraya3@students.towson.edu)  
Jeffrey Livingston - [jlivingston@baltimorecountymd.gov](mailto:jlivingston@baltimorecountymd.gov)

Office of Administrative Hearings  
105 West Chesapeake Avenue, Suite 103 / Towson, Maryland 21204 / Phone 410-887-3868  
[www.administrativehearings@baltimorecountymd.gov](http://www.administrativehearings@baltimorecountymd.gov)

|                                             |   |                                |
|---------------------------------------------|---|--------------------------------|
| IN RE: <b>PETITIONS FOR SPECIAL HEARING</b> | * | BEFORE THE                     |
| <b>(2927 Cotter Road)</b>                   |   |                                |
| 6 <sup>th</sup> Election District           | * | OFFICE OF                      |
| 3 <sup>rd</sup> Council District            |   |                                |
| Alexander and Kathleen Garland              | * | ADMINISTRATIVE HEARINGS        |
| <i>Legal Owners</i>                         |   |                                |
| Daniel & Julianne Poindexter                | * | FOR BALTIMORE COUNTY           |
| <i>Contract Purchaser/Lessee</i>            |   |                                |
|                                             | * | <b>Case Nos. 2024-0018-SPH</b> |
| <b>Petitioners</b>                          |   |                                |
| * * * * *                                   |   |                                |

### **OPINION AND ORDER**

The above-captioned case came before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Hearing filed by legal owners Alexander and Kathleen Garland (2927 Cotter Road) and Daniel & Julianne Poindexter (3019 Cotter Road) (collectively “the Petitioners”) for the properties located at 2927 & 3019 Cotter Road, Manchester, Baltimore County, Maryland (“the Properties”). The Petition was filed pursuant to the Baltimore County Zoning Regulations (“BCZR”) §500.7 to permit the non-density transfer of a 0.66 of an acre +/- parcel of land from a 8.395 acre property (parcel 56) owned by the Garlands to an adjoining 3.090 acre property (parcel 189) owned by the Poindexters. Both properties are split-zoned RC-4/RC-8 and the proposed land transfer will not impact the available residential density on either parcel.

A public hearing was conducted on March 8, 2024, using the virtual platform WebEx in lieu of an in-person hearing. The Petition was properly advertised and posted. Petitioners appeared at the hearing along with Bruce E. Doak of Bruce E. Doak Consulting, LLC, who prepared the site plan and assisted the Petitioners in presenting their case. There were no neighbors, Protestants, or interested citizens who appeared at the hearing.

Petitioner submitted the following exhibits which were admitted into the record: (1) Site Plan; (2) SDAT report; (3) GIS; (4) GIS aerial photograph; (5) site photographs. The file includes

the following County Exhibits: (1) Zoning Advisory Committee (“ZAC”) comments; (2a) Department of Environmental Protection and Sustainability (“DEPS”) comment; (2b) Department of Environmental Protection and Sustainability (“DEPS”) revised comment; (3) Development Plans Review (DPR) comments. County agency reports did not object to the requested relief but DEPS requested conditions of approval with regard to compliance with county and state conservation laws and to future recordation.

### **Findings of Fact**

Parcel 56 is an 8.395-acre split-zoned RC-2/RC-8 property (Garlands) improved with a single-family home and accessory structures. Parcel 189 is a 3.090-acre split-zoned RC-2/RC-8 property (Poindexters) improved with a single-family home and accessory structures. The Petition proposes to transfer and convey 0.66 acres from Parcel 56 to Parcel 189. Mr. Doak proffered that the purpose of this request is to correct what was intended to be a conveyance of the subject 0.66 acres under a 2021 conveyance, in which a former horse pasture with run shed were intended to be conveyed to the Poindexters from a predecessor to title. A subsequently conducted survey showed the error, and the 0.66 acres of property remained on Parcel 56. Petitioners corroborated this pattern of facts supporting the purpose of the Petition.

### **Conclusions of Law**

#### **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 proposed transfer of land is a non-density transfer in that the resulting lots will have no more or less acreage for purposes of increasing or decreasing available residential density for future subdivision on either lot. The effect of the transfer for purposes of land use regulation in Baltimore County is *de minimis* and acts to cure a defect in the intent of the original conveyance of fee simple title. Both properties are under permitted use as single-family residential dwellings and will remain so. For these reasons, I find that the requested relief is compatible with the community and generally consistent with the spirit and intent of the Baltimore County Zoning Regulations and the Baltimore County Code.

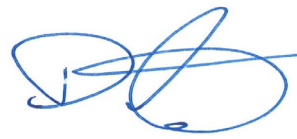
THEREFORE, IT IS ORDERED this **29th** day of **March 2024**, by this Administrative Law Judge that the Petitions for Special Hearing pursuant to BCZR §500.7 to permit the non-density transfer of a 0.66 of an acre +/- parcel of land from a 8.395 acre property (Parcel 56) to an adjoining 3.090 acre property (Parcel 189) 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. The subject transfer shall be fully and lawfully recorded in the land records of Baltimore County. Failure to properly record this transfer shall void the approval granted herein; and
3. The properties are and remain subject to Article 33, Title 3 and Article 33, Title 6 of the Baltimore County Code, and must satisfy all aforementioned requirements prior to any future development.

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



DEREK J. BAUMGARDNER  
Administrative Law Judge  
for Baltimore County

DJB/dlm



# PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 2927 COTTER ROAD which is presently zoned RCB  
 Deed References: 95781/351 10 Digit Tax Account # 25 00 00 3545  
 Property Owner(s) Printed Name(s) ALEXANDER W. GARLAND & KATHLEEN E. GARLAND

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED PAGE

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

3. ☐ **a Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:  
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded 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:

## Legal Owners (Petitioners):

DANIEL J. POINDEXTER & JULIANNE M. POINDEXTER

Name- Type or Print

ALEXANDER W. GARLAND / KATHLEEN E. GARLAND

Name #1 - Type or Print

Name #2 - Type or Print

[Signature]

Signature

[Signature]

Signature #1

[Signature]

Signature #2

3019 COTTER ROAD MANCHESTER MO

Mailing Address

City

State

2927 COTTER ROAD MANCHESTER MO

Mailing Address

City

State

21102 / 816-853-5543 /

Zip Code

Telephone #

Email Address

DANIELPOINDEXTER@GMAIL.COM

Attorney for Petitioner:

21102 / 410-365-2190 / alexgarland862@gmail.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING LLC

Name - Type or Print

Name- Type or Print

Signature

Signature

Mailing Address

City

State

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Zip Code

Telephone #

Email Address

CASE NUMBER 2024-0018-SPM

Filing Date 1/17/24

Do Not Schedule Dates:

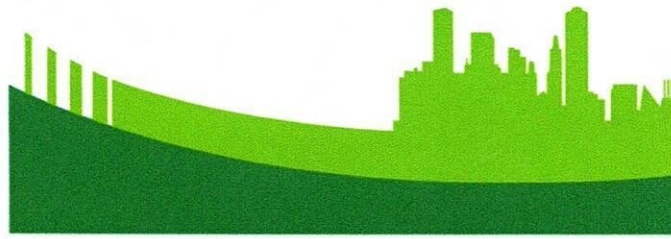
Reviewer TR

## Zoning Hearing Petitions Being Requested

Case # 2024-0018-SP14

Special Hearing to permit the non-density transfer of a 0.66 of an acre +\_ parcel of land from a 8.395 acre property (parcel 56) owned by Garland to an adjoining 3.090 acre property (parcel 189) owned by Poindexter.

Both properties are zoned RC 4 & RC 8 and the proposed non-density transfer will not affect the density on either.



## **Zoning Description-Garland Property**

#2927 Cotter Road  
Sixth Election District Third Councilmanic District  
Baltimore County, Maryland

Beginning at a point on the south side of Cotter Road, approximately 2,770 feet, more or less, easterly from the centerline of Rockdale Road, thence leaving Cotter Road and running with and binding on the outlines of the subject property, the five following courses and distances, viz. 1) South 03 degrees 30 minutes 36 seconds West 530.11 feet, 2) South 73 degrees 59 minutes 31 seconds East 171.00 feet, 3) South 73 degrees 59 minutes 31 seconds East 205.80 feet, 4) South 73 degrees 59 minutes 31 seconds East 207.22 feet, 5) North 33 degrees 28 minutes 01 second East 404.95 feet to the south side of Cotter Road, thence binding on said south side and continuing to bind on the outlines, the three following courses and distances, viz. 6) North 52 degrees 56 minutes 16 seconds West 198.00 feet, 7) North 52 degrees 56 minutes 16 seconds West 206.40 feet and 8) Northwesterly by a line curving to the left with a radius of 570.00 feet for a distance of 455.04 feet and a chord of North 75 degrees 48 minutes 28 seconds West 443.05 feet to the point of beginning.

Containing 8.395 acres of land, more or less.

**This description is part of a zoning petition and is not intended for any conveyance purposes.**

Bruce E. Doak Consulting, LLC  
3801 Baker Schoolhouse Road  
Freeland, MD 21053

410-419-4906 cell / 443-900-5535 office  
bdoak@bruceedoakconsulting.com



2024-0018-SPH

**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/neighborhood 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 fifteen (15) 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: 2024-0018-SPH

Property Address: ① 2927 COTTER ROAD      ② 3019 COTTER ROAD

Property Description: ① 8.395 AC. PARCEL OF LAND - SOUTH SIDE OF COTTER ROAD  
② 3.090 AC PARCEL OF LAND - SOUTH SIDE OF COTTER ROAD

Legal Owners (Petitioners): ① ALEXANDER W. GARIANO & KATHLEEN E. GARIANO

Contract Purchaser/Lessee: ② DANIEL J. POWDERTON & JULIANNE M. POWDERTON

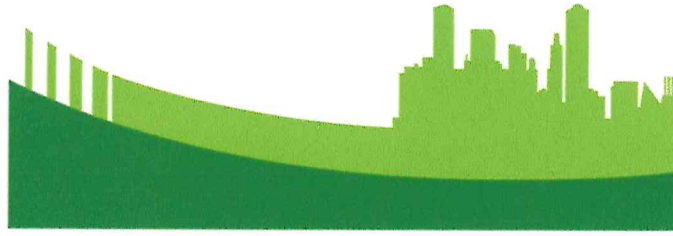
PLEASE FORWARD ADVERTISING BILL TO:

Name: BRUCE E. DOAK

Company/Firm (if applicable): BRUCE E. DOAK CONSULTING, LLC

Address: 3801 BAKER SCHOOLHOUSE ROAD  
FREELAND MO 21053

Telephone Number: 410-419-4906



## CERTIFICATE OF POSTING

February 12, 2024

\_\_\_\_\_ amended for second inspection

Re:

Zoning Case No. 2024-0018-SPH

Legal Owner: Alexander & Kathleen Garland

Hearing date: March 08, 2024

Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Jeff Perlow

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **2927 Cotter Road**.

The signs were initially posted on **February 11, 2024**.

The subject property was also inspected on \_\_\_\_\_.

Sincerely,

A handwritten signature in blue ink, appearing to read 'B. E. Doak', with a stylized flourish at the end.

Bruce E. Doak

MD Property Line Surveyor #531

**See the attached sheets for the photos of the posted signs**

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

410-419-4906 cell / 443-900-5535 office

[bdoak@bruceedoakconsulting.com](mailto:bdoak@bruceedoakconsulting.com)

# ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a hearing virtually via WebEx, and/or in-person upon request (see below) for the Property identified herein as follows:

## CASE # 2024-0018-SPH

2927 Cotter Road, Manchester, Maryland 21102  
Council District 3, Election District 6  
Legal Owners: Alexander & Kathleen Garland

PETITION REQUEST: SPECIAL HEARING: FROM BALTIMORE COUNTY ZONING REGULATIONS (BCZR) 550.7: TO PERMIT THE NON-DENSITY TRANSFER OF A 0.66 OF AN ACRE +/- PARCEL OF LAND FROM A 8.395 ACRE PROPERTY (PARCEL 56) OWNED BY GARLAND TO AN ADJOINING 3.090 ACRE PROPERTY (PARCEL 189) OWNED BY POINDEXTER. BOTH PROPERTIES ARE ZONED RC-4 & RC -8 AND THE PROPOSED NON-DENSITY TRANSFER WILL NOT AFFECT THE DENSITY OF EITHER.

Hearing Date: Friday, March 08, 2024 at 10:00 a.m.

If an in-person hearing has been requested in writing and granted, the hearing location is: The Jefferson Building, 105 W. Chesapeake Ave., Hearing Room 205, Towson, MD 21204. Please contact the Office of Administrative Hearings a few days prior to the hearing to confirm the hearing format at the phone number or email address shown below.

105 West Chesapeake Avenue, Suite 101 / Towson, Maryland 21204 / Phone 410-887-3668, ext.0  
Office of Administrative Hearings  
Email: [administrativehearings@baltimorecounty.md.gov](mailto:administrativehearings@baltimorecounty.md.gov)

HANDICAPPED ACCESSIBLE

# ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a hearing virtually via WebEx, and/or in-person upon request (see below) for the Property identified herein as follows:

## CASE # 2024-0018-SPH

2927 Cotter Road, Manchester, Maryland 21102

Council District 3, Election District 6

Legal Owners: Alexander & Kathleen Garland

PETITION REQUEST: SPECIAL HEARING: FROM BALTIMORE COUNTY ZONING REGULATIONS (BCZR) 550.7: TO PERMIT THE NON-DENSITY TRANSFER OF A 0.66 OF AN ACRE +/- PARCEL OF LAND FROM A 8.395 ACRE PROPERTY (PARCEL 56) OWNED BY GARLAND TO AN ADJOINING 3.090 ACRE PROPERTY (PARCEL 189) OWNED BY POINDEXTER. BOTH PROPERTIES ARE ZONED RC-4 & RC-8 AND THE PROPOSED NON-DENSITY TRANSFER WILL NOT AFFECT THE DENSITY OF EITHER

Hearing Date: Friday, March 08, 2024 at 10:00 a.m.

If an in-person hearing has been requested in writing and granted, the hearing location is: The Jefferson Building, 105 W. Chesapeake Ave., Hearing Room 205, Towson, MD 21204. Please contact the Office of Administrative Hearings 5-6 days prior to the hearing to confirm the hearing format at the phone number or email address shown below.

Office of Administrative Hearings  
105 W. Chesapeake Ave., Room 205  
Towson, MD 21204  
Phone: 410-386-7300  
Email: [ah@baltimorecountymd.gov](mailto:ah@baltimorecountymd.gov)

# ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a hearing virtually via WebEx, and/or in-person upon request (see below) for the Property identified herein as follows:

## CASE # 2024-0018-SPH

2927 Cotter Road, Manchester, Maryland 21102

Council District 3, Election District 6

Legal Owners: Alexander & Kathleen Garland

PETITION REQUEST: *SPECIAL HEARING*: FROM BALTIMORE COUNTY ZONING REGULATIONS (BCZR) 550.7: TO PERMIT THE NON-DENSITY TRANSFER OF A 0.66 OF AN ACRE +/- PARCEL OF LAND FROM A 8.395 ACRE PROPERTY (PARCEL 56) OWNED BY GARLAND TO AN ADJOINING 3.090 ACRE PROPERTY (PARCEL 189) OWNED BY POINDEXTER. BOTH PROPERTIES ARE ZONED RC-4 & RC -8 AND THE PROPOSED NON-DENSITY TRANSFER WILL NOT AFFECT THE DENSITY OF EITHER.

Hearing Date: Friday, March 08, 2024 at 10:00 a.m.

If an in-person hearing has been requested in writing and granted, the hearing location is: The Jefferson Building, 105 W. Chesapeake Ave., Hearing Room 205, Towson, MD 21204. Please contact the Office of Administrative Hearings a few days prior to the hearing to confirm the hearing format at the phone number or email address shown below.

Office of Administrative Hearings  
105 West Chesapeake Avenue, Suite 103 / Towson, Maryland 21204 / Phone 410-887-3868, ext.0  
Email: [administrativehearings@baltimorecountymd.gov](mailto:administrativehearings@baltimorecountymd.gov)

HANDICAPPED ACCESSIBLE

# ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a hearing virtually via WebEx, and/or in-person upon request (see below) for the Property identified herein as follows:

## CASE # 2024-0018-SPH

2927 Cotter Road, Manchester, Maryland 21102  
Council District 3, Election District 6

Legal Owners: Alexander & Kathleen Garland

PETITION REQUEST: *SPECIAL HEARING*; FROM BALTIMORE COUNTY ZONING REGULATIONS (BCZR) 550.7: TO PERMIT THE NON-DENSITY TRANSFER OF A 0.66 OF AN ACRE +/- PARCEL OF LAND FROM A 8.395 ACRE PROPERTY (PARCEL 56) OWNED BY GARLAND TO AN ADJOINING 3.090 ACRE PROPERTY (PARCEL 189) OWNED BY POINDEXTER. BOTH PROPERTIES ARE ZONED RC-4 & RC -8 AND THE PROPOSED NON-DENSITY TRANSFER WILL NOT AFFECT THE DENSITY OF EITHER

**Hearing Date:** Friday, March 08, 2024 at 10:00 a.m.

If an in-person hearing has been requested in writing and granted, the hearing location is: The Jefferson Building, 105 W. Chesapeake Ave., Hearing Room 205, Towson, MD 21204. Please contact the Office of Administrative Hearings a few days prior to the hearing to confirm the hearing format at the phone number or email address shown below.

Office of Administrative Hearings  
105 West Chesapeake Avenue, Suite 103, Towson, Maryland 21204, Phone 410.581.2868 ext. 205  
Email: [administrativehearings@baltimorecountymd.gov](mailto:administrativehearings@baltimorecountymd.gov)

HANDICAPPED ACCESSIBLE

## BALTIMORE COUNTY, MARYLAND

### Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge  
Office of Administrative Hearings

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

DATE: March 15, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0018-SPH **REVISED**  
Address: 2927 COTTER RD  
Legal Owner: Alexander & Kathleen Garland

Zoning Advisory Committee Meeting of February 6, 2024.

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).  
- Jannifer D. Anderson – *Environmental Impact Review (EIR)*
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).  
- Jannifer D. Anderson – *Environmental Impact Review (EIR)*

#### Additional Comments:

The application for the Non-Density Transfer cites Section 500.7 of the Zoning Regulations of Baltimore County which grants the Zoning Commissioner, "...the power to conduct such other hearings and pass orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations...". While the Department of Environmental Protection & Sustainability (EPS) offers no objection to the issue of making a ruling on the density component of the request EPS offers the above comments from the EPS Environmental Impact Review section indicating that the property is subject to the EPS regulations found in Article 33 Title 3 and Article 33 Title 6 and requests that the order be conditioned to require the applicants to address all EPS regulations prior to the recordation of the new parcels of land.

Further, the parcel of land on petitioner's exhibit, "Plan to Accompany a Zoning Petition for 2927 Cotter Road" and identified as "Lot 1 Camel's Hill" is recorded on a Record Plat in Plat Book E.H.K., Jr. 36/119

(attached) which shows that the property known as 3019 Cotter Road was part of Lot 1 of Camel's Hill. It is unclear when or by what development pathway the property at 3019 Cotter Road was subdivided from Lot 1 of Camel's Hill but EPS respectfully requests that the order be conditioned to require that the applicant apply for and receive an appropriate exemption from the Development Regulations as described in sections 32-4-106 through 32-7-107.1 of the Baltimore County Code prior to recording the new parcels.

## BALTIMORE COUNTY, MARYLAND

### Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge  
Office of Administrative Hearings

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

DATE: February 13, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0018-SPH  
Address: 2927 COTTER RD  
Legal Owner: Alexander & Kathleen Garland

Zoning Advisory Committee Meeting of February 6, 2024.

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).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

#### Additional Comments:

Reviewer: Jannifer Anderson

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** February 7, 2024

**FROM:** Vishnu Desai, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
Case 2024-0018-SPH

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

**DPR:** No comment.

**DPW-T:** No Exception taken

**Landscaping:** No comment.

**Recreations & Parks:** No Greenways affected.

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

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

**DATE:** 2/5/2024

**FROM:** Steve Lafferty  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 2024-0018-SPH

**INFORMATION:**

**Property Address:** 2927 Cotter Road  
**Petitioner:** Alexander & Kathleen Garland  
**Zoning:** RC 8  
**Requested Action:** Special Hearing

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

*Special Hearing -*

- a. To permit the non-density transfer of a 0.66 of an acre +- parcel of land from a 8.395 acre property (parcel 56) owned by Garland to an adjoining 3.090 acre property (parcel 189) owned by Poindexter.
- b. Both properties are zoned RC 4 & RC 8 and the proposed non-density transfer will not affect the density on either.

The property is situated on Cotter Road in the Manchester region of Baltimore County. Spanning approximately 8.40 acres, the RC 8-zoned parcel features a residential dwelling. Surrounding the property are residential homes, farms, and areas designated for forest conservation.

BCZR Section 1A09.1.A.1 Findings and Legislative Goals states that ...resource preservation areas containing valuable cultural, historic, recreational, and environmental resources that must be protected for the well-being of the local and larger communities. Although these areas are mainly situated in rural Baltimore County, certain environmentally significant areas are scattered throughout the county and need to be safeguarded. To allow controlled development that is compatible with both rural and urban communities while preserving environmental resources, the R.C.8 Zone permits limited development.

The legislative goals for the R.C.8 Zone seek to protect and preserve the area's natural resources and character. The Section aim to safeguard the ecosystem's functioning and maintain water quality, forests, and historic sites. Additionally, the goals strive to provide quality recreational experience and preserve remaining prime soils. The regulation also promotes sustainable development practices, limit traffic growth, and enhance local character and environmental protection. These objectives must be considered when evaluating proposed developments to ensure they align with the goals and protect the area's resources for future generations.

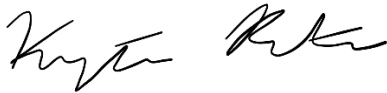
The intent of the R.C.8 Z is that the unique characteristics are maintained, and its natural, historic, cultural, and recreational resources must be conserved. Compliance with state and federal mandates for protecting natural resources and rural legacy must be prioritized, and building locations should be harmonized with site conditions. Development should be restricted in scale and intensity to preserve the traditional character of communities, and traffic growth should be limited to maintain the scale and character of area roads.

The petitioner plans to demonstrate the necessary unreasonable hardship or practical difficulty for granting this variance at the upcoming hearing, although no clear hardship or difficulty has been identified from the available documents or information. However, the review of relevant guidance, like community plans, doesn't mandate denying the requested variance. The relief for the non-density transfer of a 0.66-acre parcel from Garland's 8.395-acre property to Poindexter's adjoining 3.090-acre property, both zoned RC 4 & RC 8, doesn't compromise the RC 8 zone's character and zone. This transfer is designed to reallocate land without impacting the involved properties' density.

The Department of Planning does not object to the requested relief and defer all decision makings to the Administrative Law Judge.

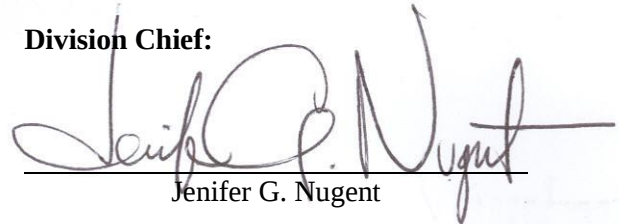
For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

**Prepared by:**



Krystle Patchak

**Division Chief:**



Jenifer G. Nugent

SL/JGN/KP

c: Bruce E. Doak, Bruce E. Doak Consulting LLC  
Joseph Wiley and Abigail Rogers, Community Planners  
Jeff Perlow, Zoning Review  
Kristen Lewis, Zoning Review  
Office of Administrative Hearings  
People's Counsel for Baltimore County

0601074025

NW 36-G

061200220

Pt. Bk./Folio # 035006

Lot # 1 1600004866  
Pt. Bk. 0000035, Folio 0006

PAI # 060010

Lot # 2 1600001593  
Pt. Bk. 0000034, Folio 0049  
Pt. Bk./Folio # 034049

PAI # 060010

3006

DRIVEWAY  
DRIVEWAY

1600004867

Pt. Bk./Folio # 001447  
06-0000100

2008-0045-SPH

RC 4

COTTER RD

RC 8

RC 7

3 CD  
005C3  
6 ED

3019

2021-0189-A

2500003544

Pt. Bk. 0000036, Folio 0119

PAI # 060035  
2500002544  
PAI # 060035

Pt. Bk./Folio # 036119

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

2927

NW 35-G

0607000050

RC 4

2008-0045-SPH 0618000101

PAI # 060303

PAI # 060303

PAI # 060303  
Pt. Bk./Folio # 001476

PAI # 060303

2024-0018-SPH

Real Property Data Search ( )  
Search Result for BALTIMORE COUNTY

|                          |                                            |                                              |
|--------------------------|--------------------------------------------|----------------------------------------------|
| <a href="#">View Map</a> | <a href="#">View GroundRent Redemption</a> | <a href="#">View GroundRent Registration</a> |
|--------------------------|--------------------------------------------|----------------------------------------------|

**Special Tax Recapture: None**

**Account Identifier:** District - 06 Account Number - 2500003544

**Owner Information**

|                         |                                              |                                                            |
|-------------------------|----------------------------------------------|------------------------------------------------------------|
| <b>Owner Name:</b>      | POINDEXTER DANIEL J<br>POINDEXTER JULIANNE M | <b>Use:</b> RESIDENTIAL<br><b>Principal Residence:</b> YES |
| <b>Mailing Address:</b> | 3019 COTTER RD<br>MANCHESTER MD 21102-       | <b>Deed Reference:</b> /43883/ 00047                       |

**Location & Structure Information**

|                          |                                     |                                                                                |
|--------------------------|-------------------------------------|--------------------------------------------------------------------------------|
| <b>Premises Address:</b> | 3019 COTTER RD<br>MANCHESTER 21102- | <b>Legal Description:</b> 3.090A PRTL1&ADJLND<br>3019 COTTER RD<br>CAMELS HILL |
|--------------------------|-------------------------------------|--------------------------------------------------------------------------------|

**Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:**  
0005 0024 0189 6020004.04 0000 2023 Plat Ref: 0036/ 0119

**Town:** None

|                                |                                |                               |                           |                   |
|--------------------------------|--------------------------------|-------------------------------|---------------------------|-------------------|
| <b>Primary Structure Built</b> | <b>Above Grade Living Area</b> | <b>Finished Basement Area</b> | <b>Property Land Area</b> | <b>County Use</b> |
| 1901                           | 2,169 SF                       | 266 SF                        | 3.1000 AC                 | 04                |

|                |                     |                        |                       |               |                                          |
|----------------|---------------------|------------------------|-----------------------|---------------|------------------------------------------|
| <b>Stories</b> | <b>BasementType</b> | <b>ExteriorQuality</b> | <b>Full/Half Bath</b> | <b>Garage</b> | <b>Last Notice of Major Improvements</b> |
| 2              | YES                 | STANDARD UNITFRAME/4   | 2 full/ 1 half        | 1 Detached    |                                          |

**Value Information**

|                           | Base Value | Value<br>As of<br>01/01/2023 | Phase-in Assessments<br>As of<br>07/01/2023      As of<br>07/01/2024 |         |
|---------------------------|------------|------------------------------|----------------------------------------------------------------------|---------|
| <b>Land:</b>              | 103,400    | 119,700                      |                                                                      |         |
| <b>Improvements</b>       | 272,000    | 313,600                      |                                                                      |         |
| <b>Total:</b>             | 375,400    | 433,300                      | 394,700                                                              | 414,000 |
| <b>Preferential Land:</b> | 0          | 0                            |                                                                      |         |

**Transfer Information**

|                                    |                             |                         |
|------------------------------------|-----------------------------|-------------------------|
| <b>Seller:</b> KOPPEL WALTER B     | <b>Date:</b> 01/04/2021     | <b>Price:</b> \$650,000 |
| <b>Type:</b> NON-ARMS LENGTH OTHER | <b>Deed1:</b> /43883/ 00047 | <b>Deed2:</b>           |
| <b>Seller:</b> KOPPEL WALTER B     | <b>Date:</b> 08/25/2016     | <b>Price:</b> \$422,000 |
| <b>Type:</b> NON-ARMS LENGTH OTHER | <b>Deed1:</b> /37920/ 00293 | <b>Deed2:</b>           |
| <b>Seller:</b> WEST CAROL H        | <b>Date:</b> 02/06/2015     | <b>Price:</b> \$165,000 |
| <b>Type:</b> NON-ARMS LENGTH OTHER | <b>Deed1:</b> /35826/ 00267 | <b>Deed2:</b>           |

**Exemption Information**

|                                    |              |            |            |
|------------------------------------|--------------|------------|------------|
| <b>Partial Exempt Assessments:</b> | <b>Class</b> | 07/01/2023 | 07/01/2024 |
| <b>County:</b>                     | 000          | 0.00       |            |
| <b>State:</b>                      | 000          | 0.00       |            |
| <b>Municipal:</b>                  | 000          | 0.00 0.00  | 0.00 0.00  |

**Special Tax Recapture: None**

**Homestead Application Information**

**Homestead Application Status:** Approved 08/27/2021

**Homeowners' Tax Credit Application Information**

**Homeowners' Tax Credit Application Status:** No Application **Date:**

2024-0018-SPH

Real Property Data Search ( )  
Search Result for BALTIMORE COUNTY

[View Map](#)
[View GroundRent Redemption](#)
[View GroundRent Registration](#)

**Special Tax Recapture:** None

**Account Identifier:** District - 06 Account Number - 2500003545

### Owner Information

**Owner Name:** GARLAND ALEXANDER W  
GARLAND KATHLEEN E  
**Mailing Address:** 2927 COTTER RD  
MANCHESTER MD 21102-  
**Use:** RESIDENTIAL  
**Principal Residence:** YES  
**Deed Reference:** /45781/ 00351

### Location & Structure Information

**Premises Address:** 2927 COTTER RD  
MANCHESTER 21102-  
**Legal Description:** 8.395A LT2 & PRTL1  
2927 COTTER RD  
CAMELS HILL

**Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:**  
0005 0024 0056 6020004.04 0000 2023 Plat Ref: 0036/ 0119

**Town:** None

| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| 1974                    | 1,725 SF                |                        | 8.4000 AC          | 04         |

| Stories | Basement Type | Exterior Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|---------|---------------|------------------|----------------|--------|-----------------------------------|
| 2       | YES           | STANDARD UNIT    | FRAME/4        | 1 full | 1 Detached                        |

### Value Information

|                           | Base Value | Value<br>As of<br>01/01/2023 | Phase-in Assessments<br>As of<br>07/01/2023 | As of<br>07/01/2024 |
|---------------------------|------------|------------------------------|---------------------------------------------|---------------------|
| <b>Land:</b>              | 134,200    | 155,400                      |                                             |                     |
| <b>Improvements</b>       | 235,100    | 245,300                      |                                             |                     |
| <b>Total:</b>             | 369,300    | 400,700                      | 379,767                                     | 390,233             |
| <b>Preferential Land:</b> | 0          | 0                            |                                             |                     |

### Transfer Information

|                                            |                             |                         |
|--------------------------------------------|-----------------------------|-------------------------|
| <b>Seller:</b> WEST CAROL H TRUSTEE        | <b>Date:</b> 11/09/2021     | <b>Price:</b> \$337,500 |
| <b>Type:</b> NON-ARMS LENGTH OTHER         | <b>Deed1:</b> /45781/ 00351 | <b>Deed2:</b>           |
| <b>Seller:</b> WEST CAROL H                | <b>Date:</b> 03/20/2019     | <b>Price:</b> \$0       |
| <b>Type:</b> NON-ARMS LENGTH OTHER         | <b>Deed1:</b> /41238/ 00061 | <b>Deed2:</b>           |
| <b>Seller:</b> WEST CAROL H WEST RICHARD W | <b>Date:</b> 01/07/2008     | <b>Price:</b> \$0       |
| <b>Type:</b> NON-ARMS LENGTH OTHER         | <b>Deed1:</b> /26551/ 00044 | <b>Deed2:</b>           |

### Exemption Information

| Partial Exempt Assessments: | Class | 07/01/2023 | 07/01/2024 |
|-----------------------------|-------|------------|------------|
| <b>County:</b>              | 000   | 0.00       |            |
| <b>State:</b>               | 000   | 0.00       |            |
| <b>Municipal:</b>           | 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:**

2024-0018-SPH

**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/neighbor 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 fifteen (15) 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: 2024-0018-SPH

Property Address: ① 2927 COTTER ROAD      ② 3019 COTTER ROAD

Property Description: ① 8.395 AC. PARCEL OF LAND - SOUTH SIDE OF COTTER ROAD  
② 3.090 AC PARCEL OF LAND - SOUTH SIDE OF COTTER ROAD

Legal Owners (Petitioners): ① ALEXANDER W. GARIANO & KATHLEEN E. GARIANO

Contract Purchaser/Lessee: ② DANIEL J. POWDERTON & JULIANNE M. POWDERTON

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRUCE E. DIAK

Company/Firm (if applicable): BRUCE E. DIAK CONSULTING, LLC

Address: 3801 BAKER SCHOOLHOUSE ROAD  
FREELAND MO 21053

Telephone Number: 410-419-9906

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

No. 229499

Date: 1/12/24

| Fund | Dept | Unit | Sub Unit | Rev<br>Source/<br>Obj | Sub<br>Rev/<br>Sub Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|-----------------------|------------------------|----------|---------|--------|
| 001  | 806  | 0000 |          | 6150                  |                        |          |         | 75.00  |
|      |      |      |          |                       |                        |          |         |        |
|      |      |      |          |                       |                        |          |         |        |
|      |      |      |          |                       |                        |          |         |        |
|      |      |      |          |                       |                        |          |         |        |

Total: 75.00

Rec From: BRUCE E DOAK

For: 2927/3019 COTTER ROAD

TC 24-0034

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

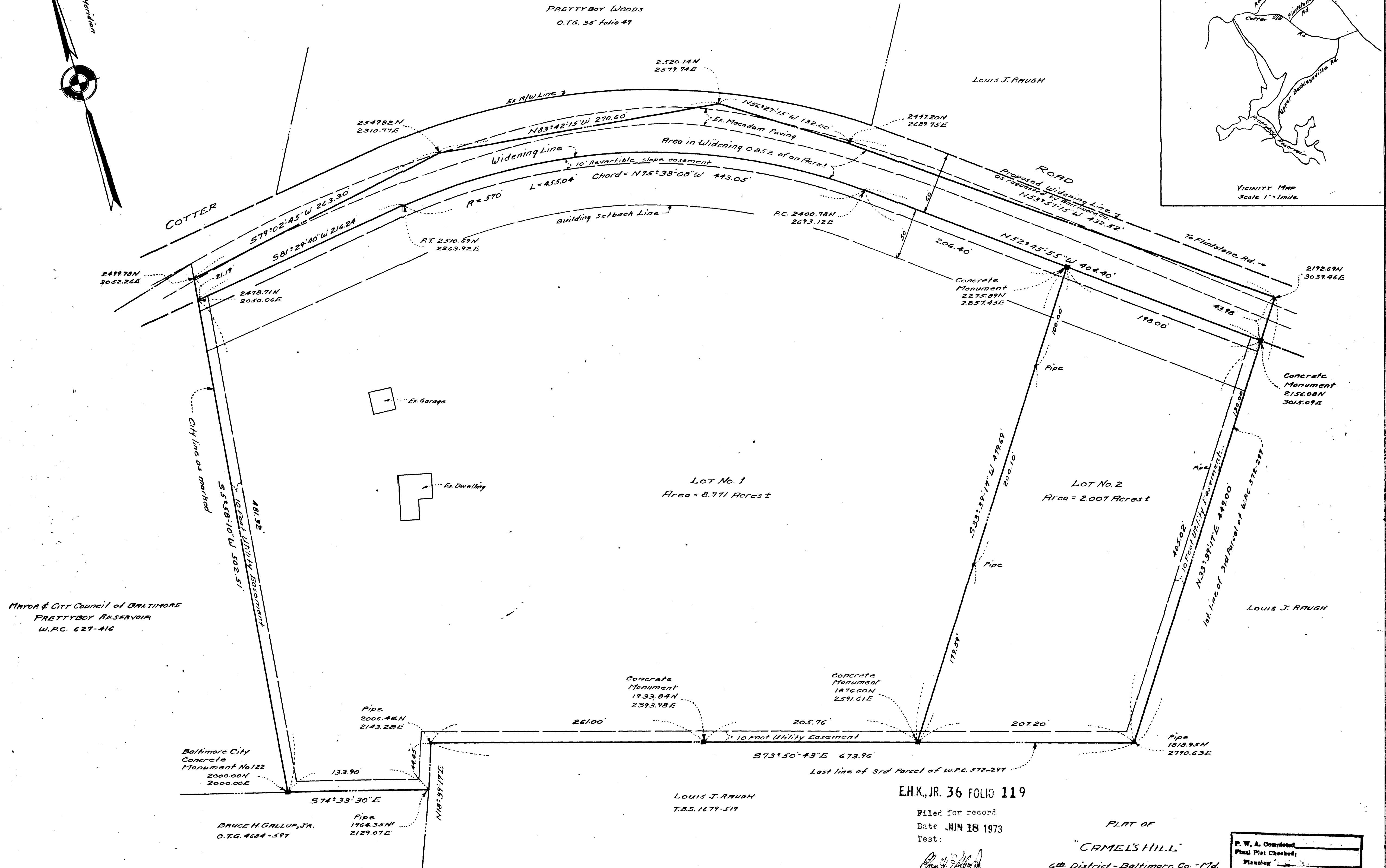
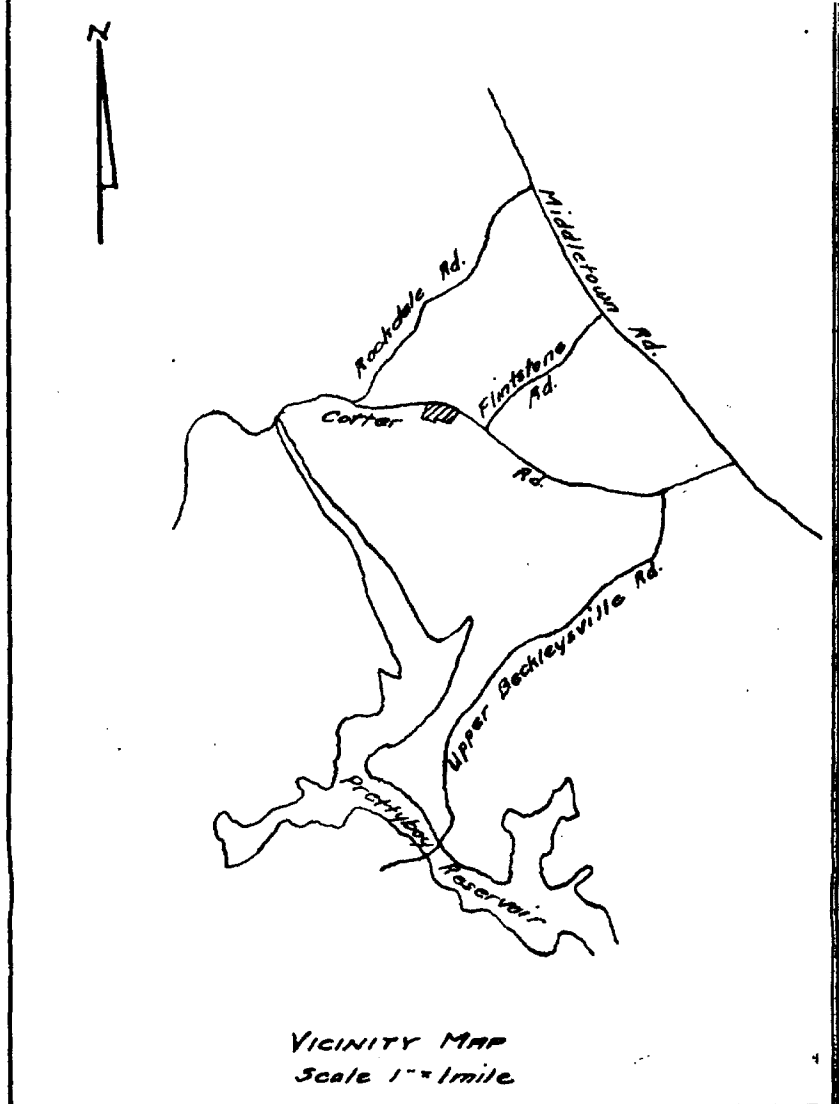
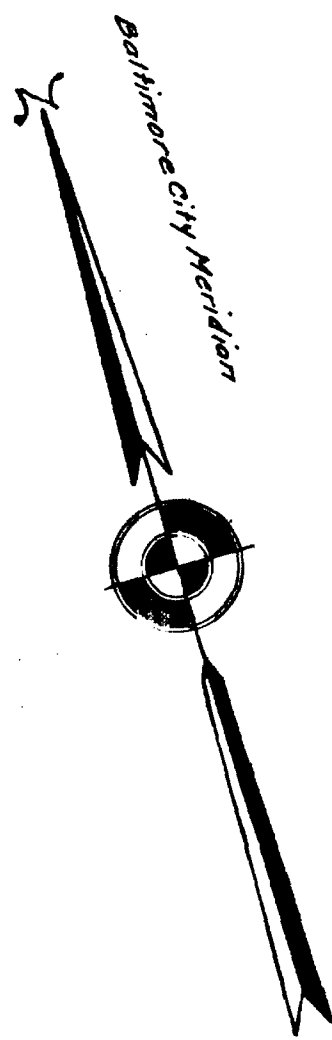
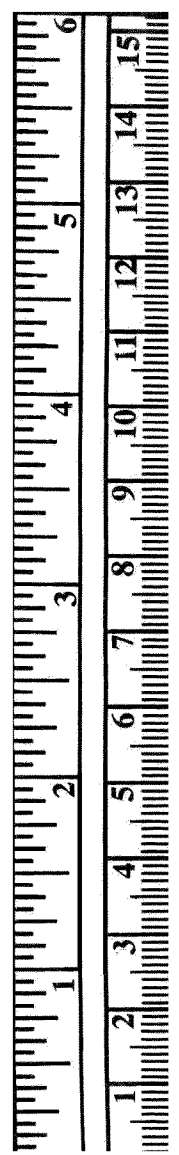
PLEASE PRESS HARD!!!!

CASHIER'S  
VALIDATION

TC

|                                                                                                                          |  |                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------|
| <b>BRUCE E DOAK</b> 12-12<br><b>BRUCE E DOAK CONSULTING</b><br>3801 BAKER SCHOOLHOUSE RD<br>FREELAND, MD 21053-9738      |  | 3096<br>15-3/540<br>429                                                               |
| Pay to the<br>Order of <u>BALTIMORE COUNTY MD</u>                                                                        |  | Date <u>1/08/24</u>                                                                   |
| <u>SEVENTY FIVE AND 00/100</u>                                                                                           |  | \$ <u>75.00</u>                                                                       |
|                                                                                                                          |  | Dollars                                                                               |
|  <b>PNCBANK</b><br>PNC Bank, N.A. 040 |  |                                                                                       |
| For <u>POINT-EXTORZIONING FEE</u>                                                                                        |  |  |
| ⑆054000030⑆ 5336741067⑆ 3096                                                                                             |  |                                                                                       |

2024-6018-SPH



MAYOR & CITY COUNCIL OF BALTIMORE  
PRETTYBOY RESERVOIR  
W.P.C. 627-416

Baltimore City  
Concrete  
Monument No. 122  
2000.00N  
2000.00E

BRUCE H. GALLUP, JR.  
O.T.G. 4604-597

Pipe  
2006.46N  
2143.28E

Concrete  
Monument  
1933.84N  
2393.98E

Concrete  
Monument  
1876.60N  
2591.61E

Pipe  
1818.95N  
2790.63E

Concrete  
Monument  
2156.68N  
3015.09E

NOTES  
The streets and/or roads as shown hereon and maintained thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use, the fee simple title thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.  
Bearings shown hereon are based on the meridian as established by Baltimore City.  
Coordinates shown hereon are based on an assumed system.  
For title see T.B.S. 1874-192

APPROVED - BALTIMORE COUNTY HEALTH DEPARTMENT  
M.E. Deane J. Hoop 5/16/73  
Deputy State & County Officer Date  
APPROVED - BALTIMORE COUNTY PLANNING BOARD  
William Adams 5-17-73  
Director Date  
APPROVED - HIGHWAY DEPARTMENT OF BALTIMORE COUNTY  
FOR STREET ALIGNMENT & LOCATION  
Shirley B. Herring 5/17/73  
Road Engineer Date

DENSITY CALCULATIONS  
Gross Residential Area 10.978 Acres ±  
Number of Lots 2  
Gross Residential Density 0.18  
Existing Zoning R.D.P.  
OWNERS CERTIFICATE  
The requirements of Section 12-2, Article 17 of the Annotated Code of Maryland, (Flick 1947 Supplement) as far as they relate to the preparation of this plat have been complied with.  
Robert A. Marshall May 17/73  
Norma G. Marshall May 17/73  
Carter Road  
Millers, Maryland 21107

EHK, JR. 36 FOLIO 119  
Filed for record  
Date JUN 18 1973  
Test:  
Clerk

PLAT OF  
"CAMEL'S HILL"  
6th District - Baltimore Co. - Md.

P. W. A. Completed  
Final Plat Checked  
Planning  
Engineering  
Street Names  
House Nos.



Scale 1"=50' Feb. 20, 1973  
DOLLENBERG BROTHERS  
Surveyors & Civil Engrs.  
709 Washington Ave.  
Towson, Md. 21204

1. Ownership: Daniel J. Poindexter & Julianne M. Poindexter  
3019 Cotter Road Manchester, MD 21102  
Deed references: JLE 43883/ 47  
Area: 3.090 acres (per deed)  
Tax Map / Parcel / Tax account #: 05 / 189 / 25-00-003544  
Ownership: Alexander W. Garland & Kathleen E. Garland  
2927 Cotter Road Manchester, MD 21102  
Deed references: JLE 45781/351 Lot 1 "Camel's Hill" PB 36/119  
Area: 8.395 acres (per deed)  
Tax Map / Parcel / Tax account #: 05 / 56 / 25-00-003545

2. Election District: 6 Councilmanic District: 3  
ADC Map: 4118K2 GIS tile: 005C3 Position sheet: 140NW27  
Census tract: 4060000 Census block: 2400540600001044  
Schools: Prettyboy ES Hereford MS Hereford HS
3. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tiles 005C3 and the information provided by Baltimore County on the internet.
4. Improvements: Single family dwelling & garage. The existing dwelling and garage will remain.

Zoning: R.C. 4 & R.C. 8  
Case 2021-0189-A Permitted a accessory structure (pool) in the side and rear yards of #3019  
Cotter Road

35' from the right of way of a public street  
80' from a principal building  
50' from the rear property line

Max. building envelope: 20,000 sf      Max. dwelling footprint size: 5,000 sf

## Watershed: Prettboy Reservoir URDL land type: 1

1. The existing dwellings are currently served by a private well and septic system.
2. There are no septic system components in the proposed non-density transfer area
3. There are no underground storage tanks on the subject properties.
4. The subject properties are not in the Chesapeake Bay Critical Area.
5. The subject properties are not located within a 100 year flood plain.

1. The subject dwelling is not historic. The subject property is not in a historic district.

Existing:  
Parcel 189- 3.090 Ac  
Parcel 56- 8.395 Ac

Parcel 189- 3.75 Ac  
Parcel 56- 7.735 Ac

The non-density transfer does not effect the density rights for either parcel (Sec. 1A09.7.B.1 BCZR).

Garland Property

Parcel 56

8.395 AC  
-0.66 AC  
7.735 AC

Parcel 189

3.090 AC  
+0.66 AC  
3.75 AC

ROAD

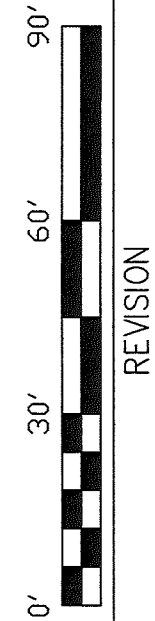
CUTTER

1 2 3 4 5 6 7 8

0.66 AC

0.66 AC

|    |                                                  |         |
|----|--------------------------------------------------|---------|
| 1. | North 33 degrees 28 minutes 01 seconds East      | 404.95' |
| 2. | North 52 degrees 56 minutes 16 seconds West      | 198.00' |
| 3. | North 52 degrees 56 minutes 16 seconds West      | 206.40' |
| 4. | Northwesterly Radius 570.00' Arc 455.04          |         |
|    | Chrd North 75 degrees 48 minutes 28 seconds West | 443.05' |
| 5. | South 03 degrees 30 minutes 36 seconds West      | 530.11' |
| 6. | South 73 degrees 59 minutes 31 seconds East      | 171.00' |
| 7. | South 73 degrees 59 minutes 31 seconds East      | 205.80' |
| 8. | South 73 degrees 59 minutes 31 seconds East      | 207.22' |



PLAN TO ACCOMPANY A  
ZONING PETITION  
FOR  
#2927 COTTER ROAD

|                 |
|-----------------|
| Date: 1/13/24   |
| Scale: 1" = 30' |

2024-0018-SPH