



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

June 6, 2024

Michael and Christine Merryman – mdcsmbe@gmail.com
16518 Cedar Grove Road
Sparks, MD 21152

RE: Petition for Administrative Variance
Case No. 2024-0113-A
Property: 16518 Cedar Grove Road

Dear Petitioners:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in blue ink, appearing to read "Derek J. Baumgardner", is written over a blue circular stamp.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(16518 Cedar Grove Rd.)		
7 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Michael & Christie Merryman	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0113-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, Michael and Christine Merryman (“Petitioners”) for the property located at 16518 Cedar Grove Road, Sparks (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §400.1, to permit an accessory structure (in-ground swimming pool) in the side yard in lieu of the required rear yard.

The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioners’ Exhibit 1 (the “Site Plan”). Street view photographs of the Property were provided. (Pet. Exs. 2A-2C). No adverse Zoning Advisory Committee (“ZAC”) comments were submitted by any of the County reviewing agencies.

The Petitioners have filed the supporting affidavits as required by §32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested Variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the Site Plan, photographs, and affidavit submitted provide sufficient facts that comply with the requirements of BCZR, §307.1. Furthermore, strict compliance with the BCZR would result

in practical difficulty and/or unreasonable hardship upon the Petitioners.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on May 19, 2024 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

THEREFORE, IT IS ORDERED, this 6th day of **June, 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 an accessory structure (in-ground swimming pool) in the side yard in lieu of the required rear yard, be and it is hereby, **GRANTED**.

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:dlw

24-0310 MKK



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 16518 Cedar Grove Road, Sparks MD Currently Zoned RG-02
Deed Reference 29815 / 100237 10 Digit Tax Account # 2500007500
Owner(s) Printed Name(s) Michael Merryman and Christine Merryman

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

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

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

1. ☒ ADMINISTRATIVE VARIANCE from Section(s) 400.1, BCZR to permit an accessory structure (inground swimming pool) in the side yard in lieu of the required rear yard.

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):

Michael Merryman / Christine Merryman
Name #1 – Type or Print Name #2 – Type or Print

[Signature] / [Signature]
Signature #1 Signature #2

16518 Cedar Grove Rd Sparks MD
Mailing Address City State

21152 / 4436189797 / mdcsmbk@gmail.com
Zip Code Telephone #'s (Cell and Home) Email Address

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

N/A
Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be Contacted:

Christine Merryman
Name - Type or Print

[Signature]
Signature

16518 Cedar Grove Rd Sparks MD
Mailing Address City State

21152 / 4436189797 / mdcsmbk@gmail.com
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 2024-0113-A Filing Date 5/1/2024 Estimated Posting Date 5/12/24 Reviewer [Signature]

Closing 5/27/24

Revised 8/2022

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: 16518 Cedar Grove Rd Sparks MD 21152
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)

The rear of our home is a walkout basement to an active hay field. We have a 31 acre lot and for safety purposes with our children do not want a pool directly out our door. More importantly, this would be in an active hay field. We want to put the pool on the left side of the house to avoid our hay field and have it away from the children.

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

[Signature]
Signature of Owner (Affiant)

[Signature]
Signature of Owner (Affiant)

Cristine Merryman
Name - Print or Type

Michael Merryman
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 1 day of April, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Christine and Michael Merryman

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

12/13/27
My Commission Expires



March 25, 2024

PART A

Zoning Property Description for 16518 Cedar Grove Road, Sparks MD 21152

Beginning at a point on the South side of Cedar Grove Road which is 20' wide at the distance of 2,652' west of the nearest intersecting street Arden Valley Court which is 59.6' wide.

PART B

Thence the following courses and distances: 1) N78 44' 43"E 1079.78' to 2) S88 40' 35"W 280.40' to 3) N19 29'09"W 1029.76' to 4) S85 14'47"E 931.85' to 5) S17 28'50"E 496.30' to 6) S61 14'07"W 992.18' to 7) S59 54'46"E 148.10' to 8) N61 16'32"E 611.91' to 9) S60 00'12"E 506.96' to 10) N61 59'28"E 263.99' to 11) S19 41'16"E 426.85' to 12) N60 17'19"E 789.14' to 13) S33 15'41"E 1030.80' back to N78 44'43"E, as recorded in Deed Liber SM 22102 Folio 001, containing 31.80 acres in lot. Located in the 5th election district and 3rd council district. Also known as lot #2 in the minor subdivision case 07-270-A, as maintained by the Development Management Division of the Department of Permits, Approvals and Inspections.

2024-0113-A

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

No. **230459**

Date: **5/1/2024**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 75.00

Total: **\$ 75.00**

Rec
From:

MD Construction Services LLC

For:

**Administrative Zoning Variance
16518 Cedar Grove Rd
Zoning Case # 2024-0113-A**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

WNL

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024-0113-A Address: 16518 Cedar Grove Road

Contact Person: Michael Kellman Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/1/2024 Posting Date: 5/12/2024 Closing Date: 5/27/2024

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: 2024-0113-A Address: 16518 Cedar Grove Road
Petitioner's Name: Michael & Christine Merryman Telephone (Cell): 443-618-9797
Posting Date: 5/12/2024 Closing Date: 5/27/2024

Wording for Sign: To Permit an accessory structure
(Inground swimming pool) in the side yard in
lieu of the required rear yard.

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: 2024-0113-A
Property Address: 16518 Cedar Grove Road
Legal Owners (Petitioners): Michael Merryman & Christine Merryman
of Buffalo Run 1, LLC
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): N/A (above)
Address: Michael & Christine Merryman
16518 Cedar Grove Road
Sparks, MD 21152
Telephone Number: 443-618-9797

*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.

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Account Identifier: District - 05 Account Number - 2500007500

Owner Information

Owner Name: BUFFALO RUN I LLC Use: AGRICULTURAL
Principal Residence: NO
Mailing Address: 16518 CEDAR GROVE RD Deed Reference: //
SPARKS MD 21152-

Location & Structure Information

Premises Address: 16518 CEDAR GROVE RD Legal Description: 31.804AC
SPARKS 21152- 16518 CEDAR GROVE RD
4320FT E BENSON MILL RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: MS
0027 0005 0134 5050006.04 0000 2 2023 Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2020	1,616 SF	352 SF	31.8000 AC	05

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1 1/2	YES	STANDARD UNIT LOG/	5	3 full	1 Detached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2023	07/01/2024
Land:	100,000	104,500		
Improvements	405,500	526,900		
Total:	505,500	631,400	547,467	589,433
Preferential Land:	5,500	5,500		

Transfer Information

Seller: BUFFALO RUN I LLC	Date: 03/22/2019	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: //	Deed2:
Seller: BUFFALO RUN I LLC, ET AL	Date: 08/26/2010	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /29815/ 00237	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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	0.00 0.00

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Homestead Application Information

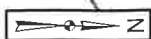
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0113-A

Baltimore County - My Neighborhood



Select a Property from the Map

Search

2014

[Reeford HS](#)

07.05

ECONOMIC



2024-0113-A

ARTICLES OF AMENDMENT
for a Limited Liability Company

RECEIVED
DEPARTMENT OF
ASSESSMENTS & TAXATION
2019 SEP 12 A 9:43

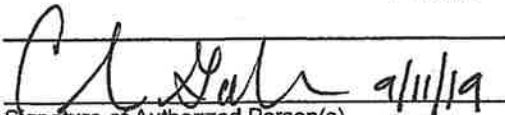
- (1) Buffalo Run I, LLC
Insert full name of the Limited Liability Company (LLC)

- (2) The Charter of the Limited Liability Company is hereby amended as follows

This letter is to request the split of ownership for the Buffalo Run I, LLC to reflect Michael Merryman as a 50% owner and Christine Gardner as a 50% owner. The authorized persons on this account will be Michael Merryman and Christine Gardner

- (3)  9/11/19
MWM

I hereby consent to serve as Resident Agent
for the above named Limited Liability Company

 9/11/19
Signature of Authorized Person(s) CMG

Signature required only for new resident agents

Revised 8/05

INSTRUCTIONS Limited Liability Company Articles of Amendment must be approved by the unanimous Consent of the members, signed by an authorized person, and filed with the Department of Assessments and Taxation at 301 W Preston Street, 8th Floor, and Baltimore, Maryland 21201. The Articles do not have to recite the approval of the members.

The above form may be used or a document may be created based on the above format. The filing fee for this document is \$100, however other fees may apply for related services from the Corporate Charter Division.

2024-0113-A

Maryland State Department of Assessments & Taxation

RESOLUTION TO CHANGE PRINCIPAL OFFICE OR RESIDENT AGENT

The directors/stockholders/general partner/authorized person of

Buffalo Run I, LLC

(Name of Entity)

organized under the laws of Maryland passed the following resolution:
(State)

(Check applicable boxes)

☒ The principal office is changed from: (old address)

1300 Cold Bottom Road

Sparks, MD 21152

to: (new address)

16518 Cedar Grove Road

Sparks, MD 21152

☒ The name and address of the resident agent is changed from:

Michael Merryman

1300 Cold Bottom Road, Sparks MD 21152

to:

Michael Merryman

16518 Cedar Grove Road, Sparks MD 21152

I certify under penalties of perjury the foregoing is true.

Signed

Secretary or Assistant Secretary
General Partner
Authorized Person

I hereby consent to my designation in this document as resident agent for this entity.

Signed

Resident Agent

CUST ID:0003844747
WORK ORDER:0005061324
DATE:01-21-2021 09:25 AM
AMT. PAID:\$25.00

2024-0113-A

CORPORATE CHARTER APPROVAL SHEET

2024-0113-A

**** KEEP WITH DOCUMENT ****

DOCUMENT CODE 80 BUSINESS CODE _____

W19524362

Close _____ Stock _____ Nonstock _____

P.A. _____ Religious _____

Merging/Converting _____

Surviving/Resulting _____



ID # W19524362 ACK # 1000362013068202
PAGES: 0002
BUFFALO RUN I, LLC

01/21/2021 AT 09:25 A WO # 0005061324

New Name _____

FEES REMITTED

Base Fee: _____
Org. & Cap. Fee: _____
Expedite Fee: _____
Penalty: _____
State Recordation Tax: _____
State Transfer Tax: _____
Certified Copies _____
Copy Fee: _____
Certificates _____
Certificate of Status Fee: _____
Personal Property Filings: _____
NP Fund: _____
Other: _____

TOTAL FEES: 25

☒ Change of Name
☒ Change of Principal Office
☒ Change of Resident Agent
☒ Change of Resident Agent Address
Resignation of Resident Agent
Designation of Resident Agent
and Resident Agent's Address
Change of Business Code
Adoption of Assumed Name
Other Change(s)

Credit Card _____ Check _____ Cash _____

Documents on _____ Checks

Approved By: 007

Keyed By: _____

COMMENT(S):

Code _____

Attention: _____

Mail: Names and Address

BUFFALO RUN I, LLC
16518 CEDAR GROVE ROAD
SPARKS MD 21152

Stamp Work Order and Customer Number HERE

CUST ID: 0003844747
WORK ORDER: 0005061324
DATE: 01-21-2021 09:25 AM
AMT. PAID: \$25.00

2024-0113-A

2024-0113-A



Maryland Certificate
STATE OF MARYLAND
Baltimore County



032021-003411

I HEREBY CERTIFY, that on this 02 day of October, 2021 at 5:00 () A.M. () P.M.,
at Sparks, Maryland, in accordance with the marriage license issued by the Clerk of the Circuit Court for
(City or Town where ceremony was performed)

Baltimore County, I united in marriage the following individuals:

Name:	CHRISTINE MARIE GARDNER	Birthplace:	MARYLAND
Residence:	16518 CEDAR GROVE ROAD SPARKS GLENCOE, MARYLAND 21152	Age:	31
		Marital Status:	SINGLE
Name:	MICHAEL WARFIELD MERRYMAN	Birthplace:	MARYLAND
Residence:	16518 CEDAR GROVE ROAD SPARKS GLENCOE, MARYLAND 21152	Age:	28
		Marital Status:	SINGLE

Relationship of the parties by blood or marriage: NONE

SIGNATURE OF AUTHORIZED OFFICIAL: Dennis Sawyer
Printed Name of Authorized Official: Dennis Sawyer Phone: 410-358-3809
Title: Ordained Minister
Address of Authorized Official: 7001 Copperwood way
City: Columbia State: Maryland Zip Code: 21046

Issued on 09/07/2021 10:08 AM
Ceremony may be performed only in Baltimore County, between 6:00 AM on the 9th day of September, 2021 and the 8th day of March, 2022.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/19/2024

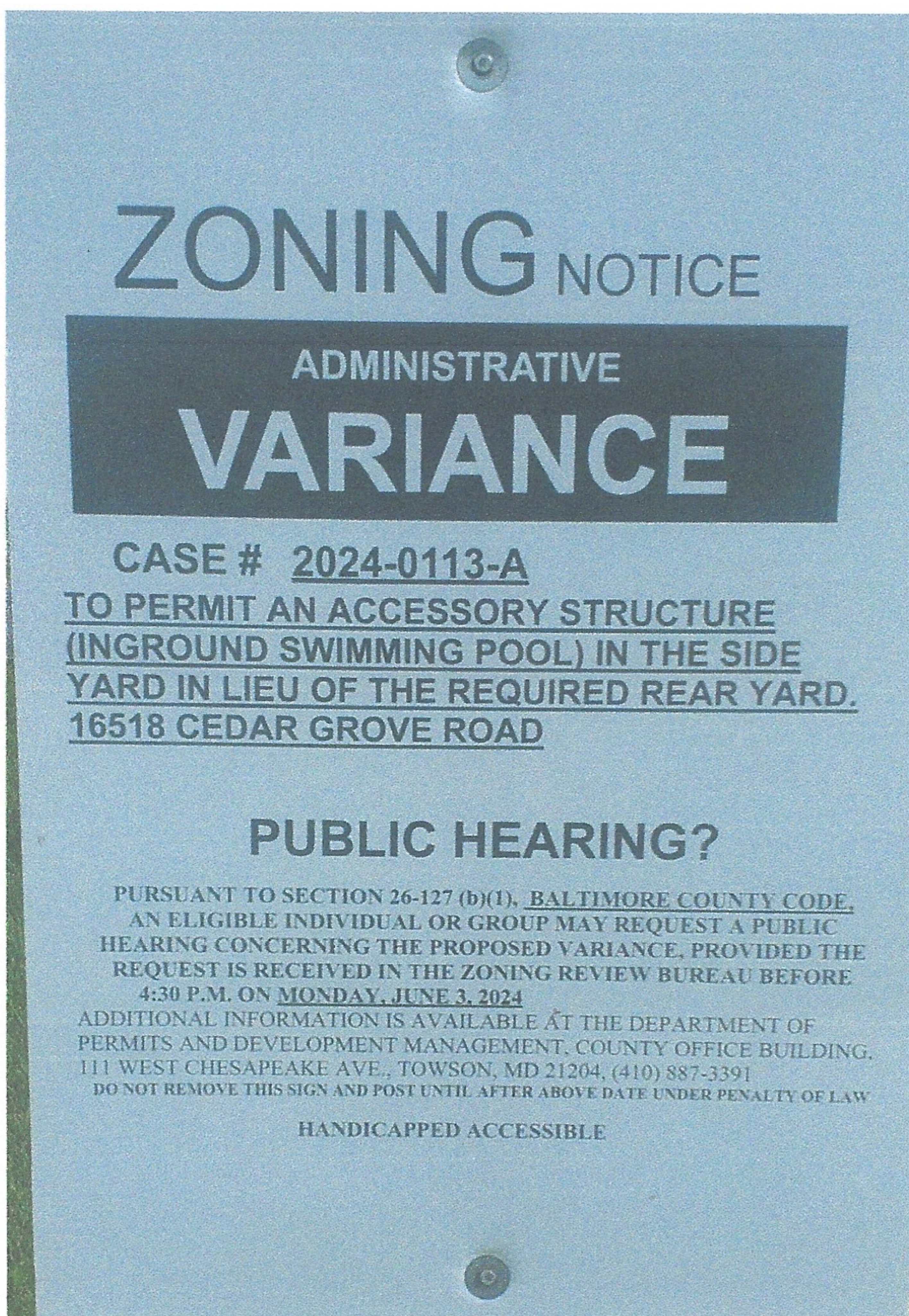
Case Number: 2024-0113-A

Petitioner / Developer: MICHAEL & CHRISTINE MERRYMAN

Date of Closing: JUNE 3, 2024

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
16518 CEDAR GROVE ROAD

The sign(s) were posted on: MAY 19, 2024



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

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: June 3, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0113-A
Address: 16518 CEDAR GROVE RD
Legal Owner: Michael & Christine Merryman

Zoning Advisory Committee Meeting of May 21, 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).

Additional Comments:

The GIS aerial taken in 2023 indicates that the Forest Buffer Easement shown on R.W. plat 09-049-06 and recorded at 28936/151 is being disturbed without authorization from DEPS and in violation of its Declaration of Protective Covenants. Environmental Impact Review (EIR) will not approve any permit at this property until it is brought into compliance with the above referenced law.

Reviewer: Glenn Shaffer

Additional Comments:

1. If the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:

- a. Ground Water Management approval must be obtained prior to approval of the building permit. Requirements for approval will include submission of a site plan that meets GWM site plan requirements.
- b. Areas to be graded must be clearly shown with existing and proposed topography.

Reviewer: Mia Lowery, L.E.H.S.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: May 15, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0113-A

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

DPR: No comment.

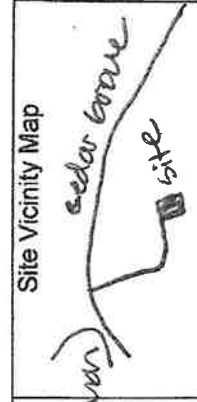
DPW-T: No exception taken.

Landscaping: No comment.

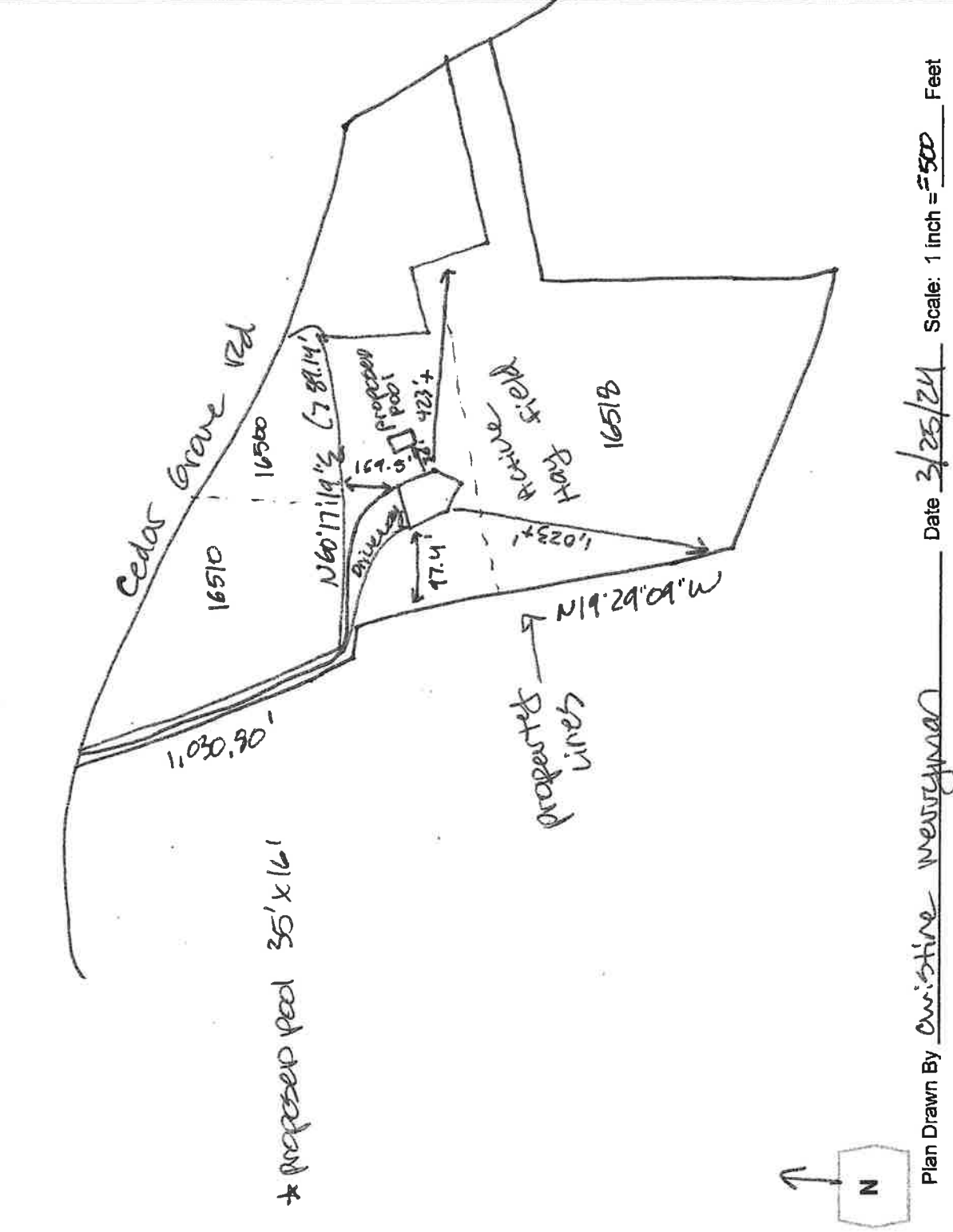
Recreations & Parks: No comment LOC & No Greenways affected.



Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X) _____
Address 16513 Cedar Grove Rd Owners(s) Name(s) Michael +
Subdivision Name N/A Lot # 2 Block # _____ Section # _____
Plat Book # _____ Folio # 250007500 Deed Reference# 0000010000

Site Vicinity Map


N  Cedar Grove Rd
MAP IS NOT TO SCALE
Zoning Map # 027C1
Zoning RC2
Election District 5
Council District 3
Lot Area Acreage 31.80
Lot Square Footage 1365203
Historic (Yes or No) NO
CBCA (Yes or No) NO
Flood Plain (Yes or No) NO
Utilities - Mark with (X)
Water is: _____
Public _____ Private X
Sewer is: _____
Public _____ Private X
Prior Hearing (Yes or No) NO
If (Yes) list Case Number(s) and order result(s) below:
Prior to us buying
it was case #
2007-0270-A
Violation Case Number(s) NONE



- GENERAL NOTES:**
- OWNERSHIP: BUFFALO RUN 1, LLC
1300 COLD BOTTOM ROAD
SPARKS, MD 21152
 - TAX ACCOUNT #: 2500007500
 - DEED REF: 29815/237
 - SITE AREA: 31.804 AC±
 - THE ENTIRE SITE IS ZONED RC-2.

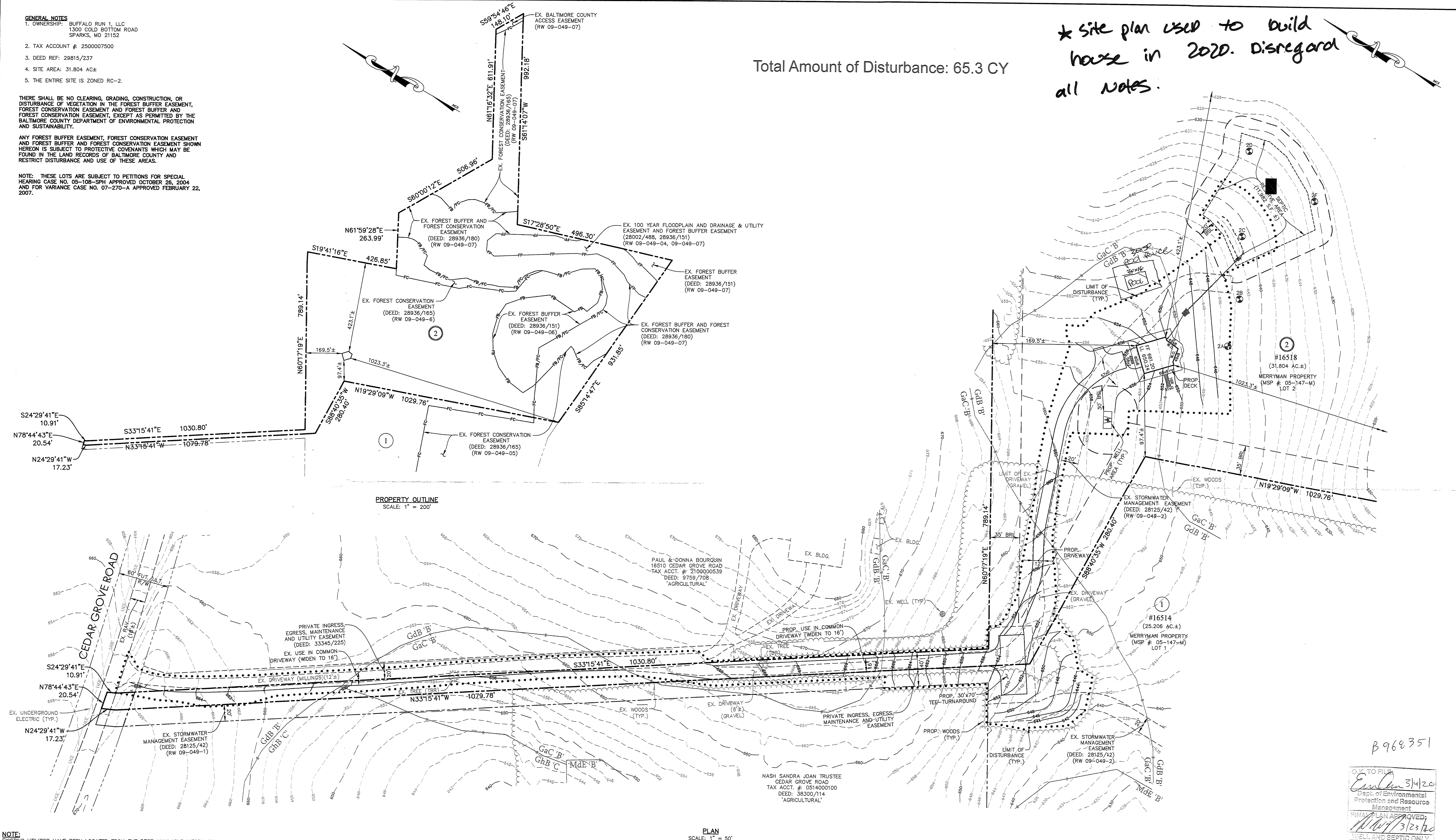
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT, FOREST CONSERVATION EASEMENT AND FOREST BUFFER AND FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.

ANY FOREST BUFFER EASEMENT, FOREST CONSERVATION EASEMENT AND FOREST BUFFER AND FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND RESTRICT DISTURBANCE AND USE OF THESE AREAS.

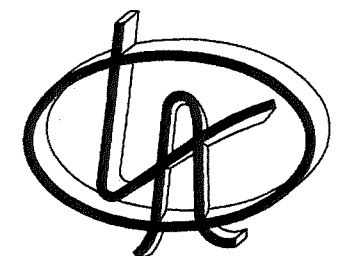
NOTE: THESE LOTS ARE SUBJECT TO PETITIONS FOR SPECIAL HEARING CASE NO. 05-108-SPH APPROVED OCTOBER 26, 2004 AND FOR VARIANCE CASE NO. 07-270-A APPROVED FEBRUARY 22, 2007.

Total Amount of Disturbance: 65.3 CY

* Site plan used to build house in 2020. Disregard all notes.



NOTE:
EXISTING UTILITIES HAVE BEEN LOCATED FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY THE EXISTENCE, SIZE, TYPE, DEPTH AND LOCATION OF ALL UTILITIES TO HIS OWN SATISFACTION PRIOR TO STARTING ANY WORK. ANY DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BEGINNING WORK.



LITTLE & ASSOCIATES
ENGINEERS~LAND PLANNERS~SURVEYORS
10710 GILROY ROAD
HUNT VALLEY, MD 21031
PHONE: (443)-705-5020 FAX: (443)-589-2401
LITTLE & ASSOCIATES IS A DIVISION OF CENTURY ENGINEERING, INC.

OWNER
BUFFALO RUN 1, LLC
C/O MICHAEL MERRYMAN & CHRISTINE GARDNER
1300 COLD BOTTOM ROAD
SPARKS, MD 21152
410-456-7875

LIMIT OF DISTURBANCE
TOTAL: 83,805 S.F.± OR 1.924 AC.±

NOTE: DESIGN AND DRAWING BASED ON THE MARYLAND COORDINATE SYSTEM HORIZONTAL - NAD 83/91, VERTICAL - NAVD 88

SITE PLAN TO ACCOMPANY BUILDING PERMIT APPLICATION
MERRYMAN PROPERTY
#16518 CEDAR GROVE ROAD

DISTRICT 5c3
SCALE: 1"=50'
PAI FILE # 05-0299
LOT #: 2
MSP #: 05-147-M
BALTIMORE COUNTY, MD
NOVEMBER 21, 2019
REVISED: MARCH 2, 2020

