



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 BONITA AVENUE which is presently zoned RC2
 Deed References: 38921 1151 10 Digit Tax Account # 25 00004798
 Property Owner(s) Printed Name(s) F. WHITTINGTON FOSTER, NATHANIEL WHITTINGTON FOSTER & LOUISE C. FOSTER

(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:

THE ANNELUDA LAND COMPANY, LLC

Name- Type or Print 1 Courtney Jenkins III Title GIP
 Signature [Signature]

12606 GARRISON FOREST ROAD OWINGS MILLS MD
 Mailing Address City State

21117 X 410-404-5458
 Zip Code Telephone # Email Address

COURT.JENKINS@CUSHWAKE.COM
 Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2024-0207-SPH Filing Date 1/17/24

Legal Owners (Petitioners):

LOUISE C. FOSTER X LOUISE C. FOSTER
 NAME #3 SIGNATURE #3

F. WHITTINGTON FOSTER NATHANIEL WHITTINGTON FOSTER
 Name #1 - Type or Print Name #2 - Type or Print
[Signature] X Nathaniel Whittington Foster
 Signature #1 Signature #2

12501 BONITA AVENUE REISTERSTOWN MD
 Mailing Address City State

21136 X 410 960 2956
 Zip Code Telephone # Email Address
FOSTER.WHIT@GMAIL.COM

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING, LLC
 Name - Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREEHOLD MD
 Mailing Address City State

21053 410-419-4906
 Zip Code Telephone # Email Address

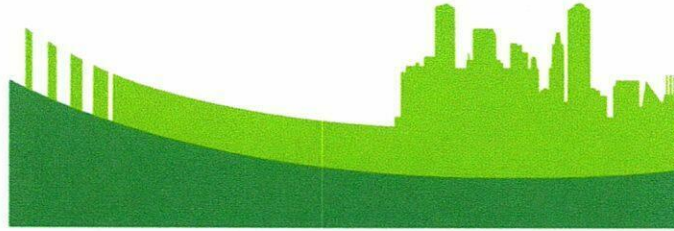
BD@BRUCEDOAKCONSULTING.COM
 Do Not Schedule Dates: Reviewer JK

Zoning Hearing Petitions Being Requested

Case # _____

Special Hearing to permit the non-density transfer of a 27.6 acre +- parcel of land from a 245.982 acre property (parcel 400) owned by F. Whittington Foster, Nathaniel Whittington Foster and Louise C. Foster to an adjoining 158.299 acre property (parcel 402) owned by The Annieluda Land Company, LLC.

Both properties are zoned RC 2 and in a conservation easement. No density exists on either property, therefore the proposed non-density transfer will not affect the density on either.



Zoning Description

Bonita Avenue- 245.982 Acres
Fourth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point on the southwest side of Bonita Avenue, 1,437 feet, more or less, southwesterly from the centerline of Worthington Avenue, thence leaving Bonita Avenue and running on the outlines of the property, the following courses and distances, viz.

- 1) South 72 degrees 31 minutes 44 seconds East 166.87 feet
- 2) South 16 degrees 53 minutes 55 seconds West 1929.99 feet
- 3) South 63 degrees 35 minutes 13 seconds West 2047.40 feet
- 4) South 87 degrees 02 minutes 00 seconds West 69.70 feet
- 5) South 16 degrees 18 minutes 00 seconds West 109.10 feet
- 6) South 05 degrees 42 minutes 00 seconds West 91.40 feet
- 7) South 49 degrees 31 minutes 00 seconds West 114.59 feet
- 8) South 29 degrees 32 minutes 00 seconds West 106.22 feet
- 9) South 29 degrees 32 minutes 00 seconds West 89.89 feet
- 10) South 15 degrees 03 minutes 50 seconds East 61.69 feet
- 11) South 28 degrees 47 minutes 22 seconds West 102.48 feet
- 12) South 11 degrees 11 minutes 46 seconds West 67.20 feet
- 13) South 06 degrees 03 minutes 05 seconds West 134.16 feet
- 14) South 36 degrees 58 minutes 46 seconds West 88.52 feet
- 15) South 18 degrees 31 minutes 46 seconds West 77.35 feet
- 16) South 56 degrees 31 minutes 17 seconds East 945.06 feet to a point in or near Garrison Forest Road, thence running in Garrison Forest Road, the following courses and distances, viz.
- 17) South 39 degrees 00 minutes 35 seconds West 203.38 feet
- 18) North 81 degrees 51 minutes 30 seconds West 14.24 feet
- 19) South 24 degrees 44 minutes 00 seconds West 85.60 feet
- 20) South 21 degrees 47 minutes 13 seconds West 64.76 feet
- 21) South 19 degrees 01 minute 40 seconds West 100.02 feet
- 22) South 18 degrees 46 minutes 00 seconds West 50.05 feet
- 23) South 22 degrees 38 minutes 00 seconds West 50.00 feet
- 24) South 25 degrees 52 minutes 52 seconds West 40.20 feet
- 25) South 36 degrees 34 minutes 52 seconds West 75.00 feet
- 26) South 45 degrees 03 minutes 52 seconds West 100.00 feet
- 27) South 48 degrees 31 minutes 52 seconds West 188.40 feet and

28) South 48 degrees 20 minutes 52 seconds West 122.29 feet, thence leaving Garrison Forest Road and continuing to run on the outlines

29) North 71 degrees 52 minutes 08 seconds West 3259.75 feet to a point in Bonita Avenue, thence running in or near Bonita Avenue

30) North 17 degrees 19 minutes 23 seconds East 557.57 feet, thence leaving Bonita Avenue and continuing to run on the outlines

31) North 72 degrees 50 minutes 13 seconds West 1273.06 feet

32) North 19 degrees 06 minutes 29 seconds East 979.27 feet

33) South 54 degrees 07 minutes 50 seconds East 359.36 feet

34) North 70 degrees 38 minutes 38 seconds East 112.00 feet

35) South 36 degrees 30 minutes 22 seconds East 45.00 feet

36) North 44 degrees 50 minutes 38 seconds East 210.00 feet

37) North 64 degrees 06 minutes 38 seconds East 144.97 feet

38) North 33 degrees 11 minutes 35 seconds East 163.02 feet

39) South 71 degrees 23 minutes 04 seconds East 59.25 feet to a point in Bonita Avenue, thence running in Bonita Avenue, the following courses and distances, viz.

40) North 13 degrees 06 minutes 26 seconds East 299.14 feet

41) Line curving to the left with a radius of 235.00 feet and an arc distance of 190.47 and a chord North 10 degrees 13 minutes 56 seconds West 185.30 feet

42) North 33 degrees 27 minutes 04 seconds West 77.46 feet

43) Line curving to the right with a radius of 200.00 feet and an arc distance of 289.95 feet and a chord North 08 degrees 04 minutes 55 seconds East 265.22 feet

44) North 48 degrees 48 minutes 34 seconds East 281.53 feet

45) North 55 degrees 03 minutes 34 seconds East 300.00 feet

46) North 60 degrees 03 minutes 34 seconds East 174.17 feet

47) North 54 degrees 30 minutes 29 seconds East 144.45 feet

48) North 17 degrees 53 minutes 48 seconds East 698.13 feet

49) North 17 degrees 18 minutes 22 seconds East 507.80 feet and

50) South 72 degrees 31 minutes 44 seconds East 813.82 feet to the point of beginning.

Containing 277.627 acres of land, more or less

Saving and excepting the following parcel of land.

1) South 88 degrees 16 minutes 36 seconds East 206.32 feet

2) South 49 degrees 49 minutes 11 seconds East 170.47 feet

3) South 56 degrees 51 minutes 11 seconds East 265.86 feet

4) South 60 degrees 12 minutes 11 seconds East 112.98 feet

5) South 72 degrees 17 minutes 11 seconds East 93.33 feet

6) South 58 degrees 53 minutes 11 seconds East 139.61 feet

7) North 00 degrees 01 minute 11 seconds West 444.62 feet

8) North 89 degrees 58 minutes 49 seconds East 1430.00 feet

9) South 00 degrees 01 minute 11 seconds East 842.00 feet

10) South 89 degrees 26 minutes 49 seconds West 1202.00 feet

11) North 34 degrees 12 minutes 11 seconds West 250.00 feet

12) South 89 degrees 03 minutes 49 seconds West 88.00 feet

13) North 79 degrees 47 minutes 11 seconds West 80.00 feet

14) North 58 degrees 53 minutes 11 seconds West 153.00 feet

15) North 72 degrees 17 minutes 11 seconds West 91.00 feet

- 16) North 60 degrees 12 minutes 11 seconds West 140.00 feet
- 17) North 56 degrees 51 minutes 11 seconds West 284.00 feet
- 18) North 49 degrees 49 minutes 11 seconds West 113.00 feet
- 19) North 88 degree 16 minutes 36 seconds West 119.75 feet and
- 20) North 03 degrees 04 minutes 52 seconds West 100.35 feet

Containing 31.645 acre of land, more or less.

In all containing 245.982 acres of land, more or less.

This description is part of a zoning hearing 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

**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: 2024-0207-SPH
Property Address: BONITA AVENUE
Property Description: 27.6 ACRE PARCEL - SOUTH SIDE OF BONITA AVE.
1437' ± WEST OF WORTHINGTON AVENUE
Legal Owners (Petitioners): F. WHITTINGTON FOSTER et al
Contract Purchaser/Lessee: THE ANNIELUKA LAND COMPANY LLC

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRUCE E. DOAK
Company/Firm (if applicable): BRUCE E. DOAK CONSULTING, LLC
Address: 3801 BAKER SCHOOLHOUSE ROAD
FREEMAN MD 21053
Telephone Number: 410-419-4906

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 - 04 Account Number - 2500004798

Owner Information

Owner Name: FOSTER F WHITTINGTON Use: AGRICULTURAL
FOSTER NATHANIEL WHITTINGTON ET AL Principal Residence: NO
Mailing Address: 12501 BONITA AVE Deed Reference: /38921/ 00151
REISTERSTOWN MD 21136-3844

Location & Structure Information

Premises Address: 12627 BONITA AVE Legal Description: 245.982AC
REISTERSOWN 21136- ES BONITA AVE
1500FT S WORTHINGTON AVE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0049	0009	0400	4020022.04	0000				2025	
									Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
	5,613 SF		245.9800 AC	05

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2024	07/01/2025
Land:	202,400	202,400		
Improvements	307,600	307,600		
Total:	510,000	510,000	510,000	
Preferential Land:	49,400			

Transfer Information

Seller: FOSTER F WHITTINGTON	Date: 05/03/2017	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /38921/ 00151	Deed2:
Seller: UPPER MELINDA LIMITED PARTNERSHIP	Date: 09/11/2008	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /27319/ 00037	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	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:



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Name- Type or Print Courtney Jenkins III Title GIP
 Signature [Signature]

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21117 X 410-404-5458
 Zip Code Telephone # Email Address

COURT.JENKINS@CUSHWAKE.COM
 Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2024-0207-SPH Filing Date 1/17/24

Legal Owners (Petitioners):

LOUISE C. FOSTER X LOUISE C. FOSTER
 NAME #3 SIGNATURE #3

F. WHITTINGTON FOSTER NATHANIEL WHITTINGTON FOSTER
 Name #1 - Type or Print Name #2 - Type or Print
[Signature] X Nathaniel Whittington Foster
 Signature #1 Signature #2

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Representative to be contacted:

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 Name - Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREEHOLD MD
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21053 410-419-4906
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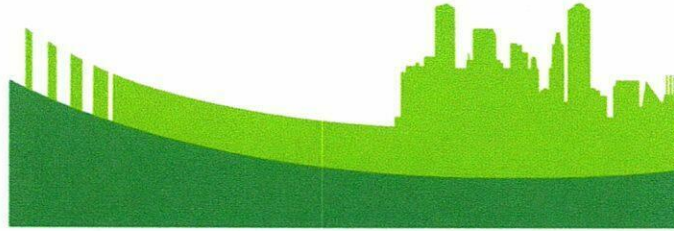
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 Do Not Schedule Dates: Reviewer JK

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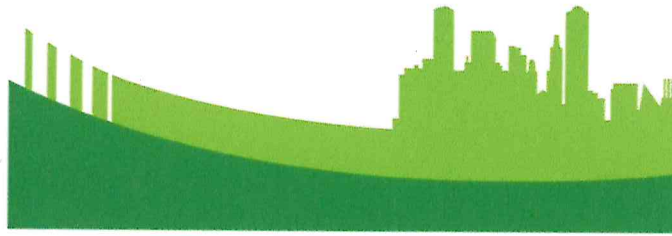
Containing 31.645 acre of land, more or less.

In all containing 245.982 acres of land, more or less.

This description is part of a zoning hearing 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



CERTIFICATE OF POSTING

October 02, 2024

_____ amended for second inspection

Re:

Zoning Case No. 2024-0207-SPH

Legal Owner: F. Whittington Foster, et al.

Hearing date: October 28, 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 **12627 Bonita Avenue**.

The signs were initially posted on **October 2, 2024**.

The subject property was also inspected on _____.

Sincerely,

A handwritten signature in blue ink that reads "Bruce E. Doak".

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

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 #: 2024-0207-SPH

12627 Bonita Avenue

(S/west side of Bonita Ave., S/west of Worthington Ave.)

Council District 2, Election District 4

Legal Owners: F. Whittington Foster, Nathaniel Whittington Foster & Louise Foster

Contract Purchaser: The Annieluda Land Company, LLC

SPECIAL HEARING: To permit the non-density transfer of a 27.6

acre +/- parcel of land from a 245.982 acre property (Parcel 400) owned by F. Whittington Foster, Nathaniel Whittington Foster and Louise C. Foster to an adjoining 158.299 acre property (Parcel 402) owned by The Annieluda Land Company, LLC.

Hearing Date: Monday, October 28, 2024 at 11:00 a.m.

If an inspection request has been received in writing and received the hearing is set in the Jefferson Building, 140 W. Thimble Shoar Road, Room 201, Severn, MD 21159. Please contact the Office of Administrative Hearings a few days prior to the hearing to request a hearing ticket at 410-386-1000 or by email at hearings@balco.org.

Office of Administrative Hearings

140 West Thimble Shoar Road, Room 201, Severn, Maryland 21159 Phone: 410-386-1000

Email: hearings@balco.org Website: www.baltimorecountymd.gov

HANDY APPROPRIATE

ZONING HEARING

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If an in-person hearing has been requested in writing and granted, the hearing location is: The Baltimore County Office of Administrative Hearings, 1901 W. Chesapeake Ave., Hearing Room 203, Towson, MD 21204. Please contact the Office of Administrative Hearings a few days prior to the hearing to confirm the hearing location. Hearing is available at the address shown below.

Office of Administrative Hearings
1901 W. Chesapeake Avenue, Suite 103 / Towson, Maryland 21204 / Phone: 410-221-2200, ext. 0
Email: administrativehearings@baltimorecountymd.gov

HANDICAPPED ACCESSIBLE

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Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 103 / Towson, Maryland 21204 Phone 410-887-3868, ext. 0

Email: administrativehearings@baltimorecountymd.gov

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Case #: 2024-0207-SPH

12627 Bonita Avenue

(S/west side of Bonita Ave., S/west of Worthington Ave.)

Council District 2, Election District 4

Legal Owners: F. Whittington Foster, Nathaniel Whittington Foster & Louise Foster

Contract Purchaser: The Annieluda Land Company, LLC

SPECIAL HEARING: To permit the non-density transfer of a 27.6

acre +/- parcel of land from a 245.982 acre property (Parcel 400) owned by F. Whittington Foster, Nathaniel Whittington Foster and Louise C. Foster to an adjoining 158.299 acre property (Parcel 402) owned by The Annieluda Land Company, LLC.

Hearing Date: Monday, October 28, 2024 at 11:00 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

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: October 22, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0207-SPH
Address: 12627 BONITA AVENUE
Legal Owner: The Annielida Land Company, LLC

Zoning Advisory Committee Meeting of October 1, 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).

Reviewer: Art Y. Garcia

Baltimore COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: September 24, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0207-SPH

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

DPR: No comment.

DPW-T: A) County Code 32-8-101(g)(2) defines development as subdivision of land. An ultimate land use conditions riverine flood study meeting the Baltimore County Department of Public Works and Transportation (DPWT) Design Manual and the Baltimore County Department of Permits, Approvals and Inspections (PAI) Bureau of Development Plans Review Policy Manual is required and must be submitted to PAI to be "Accepted for Filing" before the special hearing can be approved.

Landscaping: No comment.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 10/4/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0207-SPH

INFORMATION:

Property Address: 12627 Bonita Ave

Petitioner: Louise C. Foster

Zoning: RC-2

Requested Action: Special Hearing

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

Special Hearing -

- To permit the non-density transfer of a 27.6 acre $\pm$ parcel of land from a 245.982-acre property (parcel 400) owned by F. Whittington Foster, Nathaniel Whittington Foster and Louise C. Foster to an adjoining 158.299-acre property (parcel 402) owned by The Annieluda Land Company, LLC.
- Both properties are zoned RC 2 and in a conservation easement. No density exists on either property; therefore, the proposed non-density transfer will not affect the density on either.

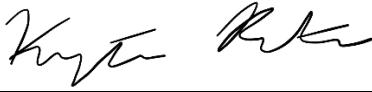
The subject property is located along Bonita Avenue and consists of 245.982-acres (parcel 400) and is zoned RC-2 in the Reisterstown area of Baltimore County. The property is unimproved agricultural land. Other farms, forest conservation, residential dwellings surround the property.

The RC-2 zone is a zoning district established to preserve the rural character of the area and promote low-density residential development. This district is intended to maintain the natural beauty and peacefulness of the surrounding countryside, while providing for compatible land uses and development patterns.

The Department of Planning does not object to the requested relief to permit a non-density transfer and defers all decision making to the Administrative Law Judge.

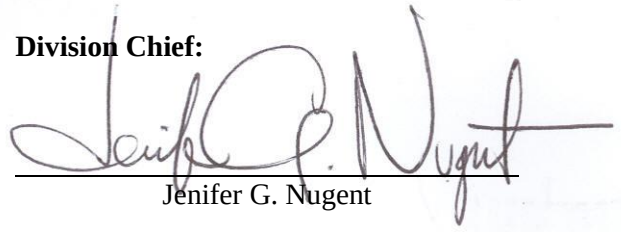
For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:

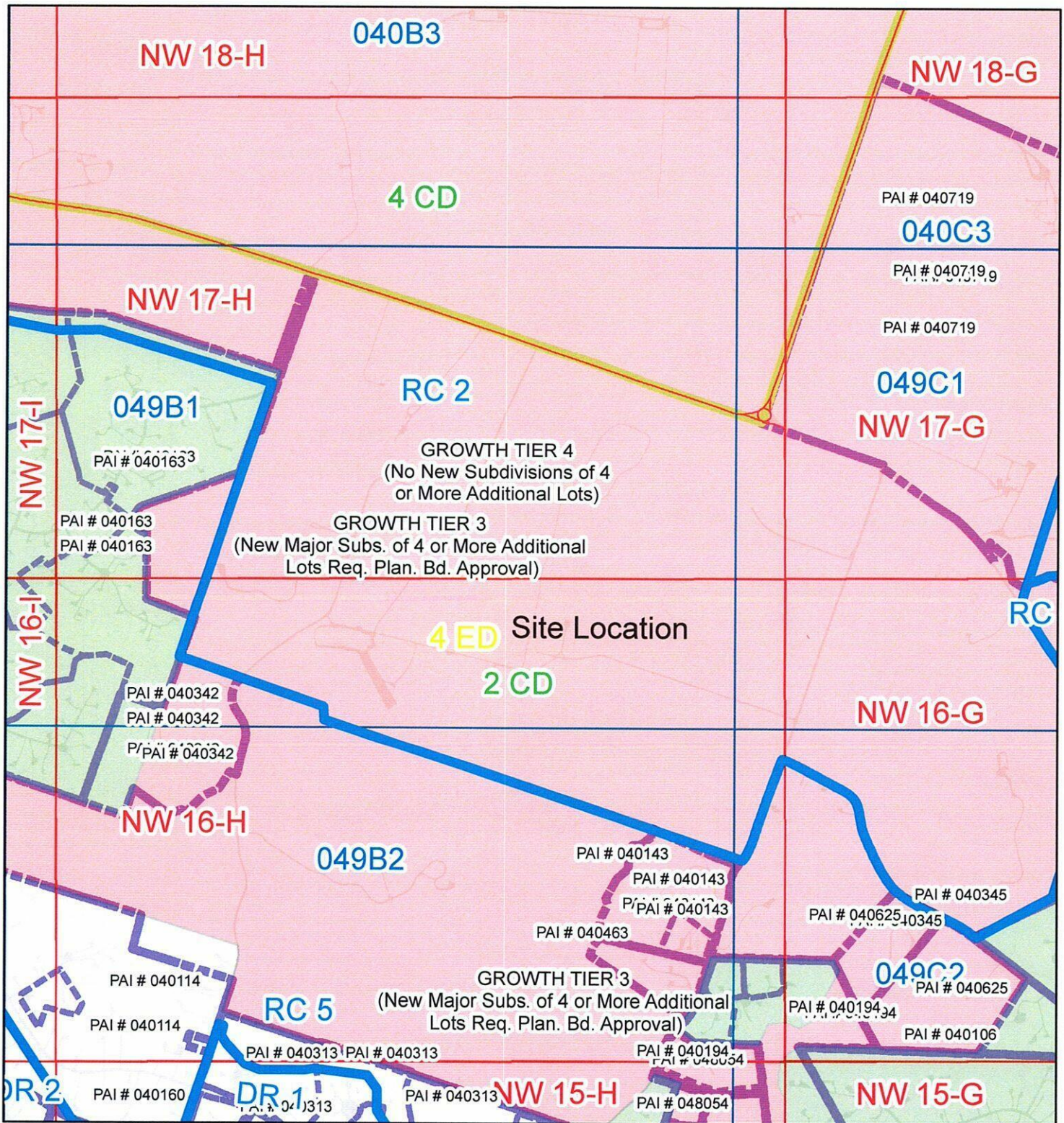


Jenifer G. Nugent

SL/JGN/KP

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

2500004798 Bonita Ave



Publication Date: 9/11/2024

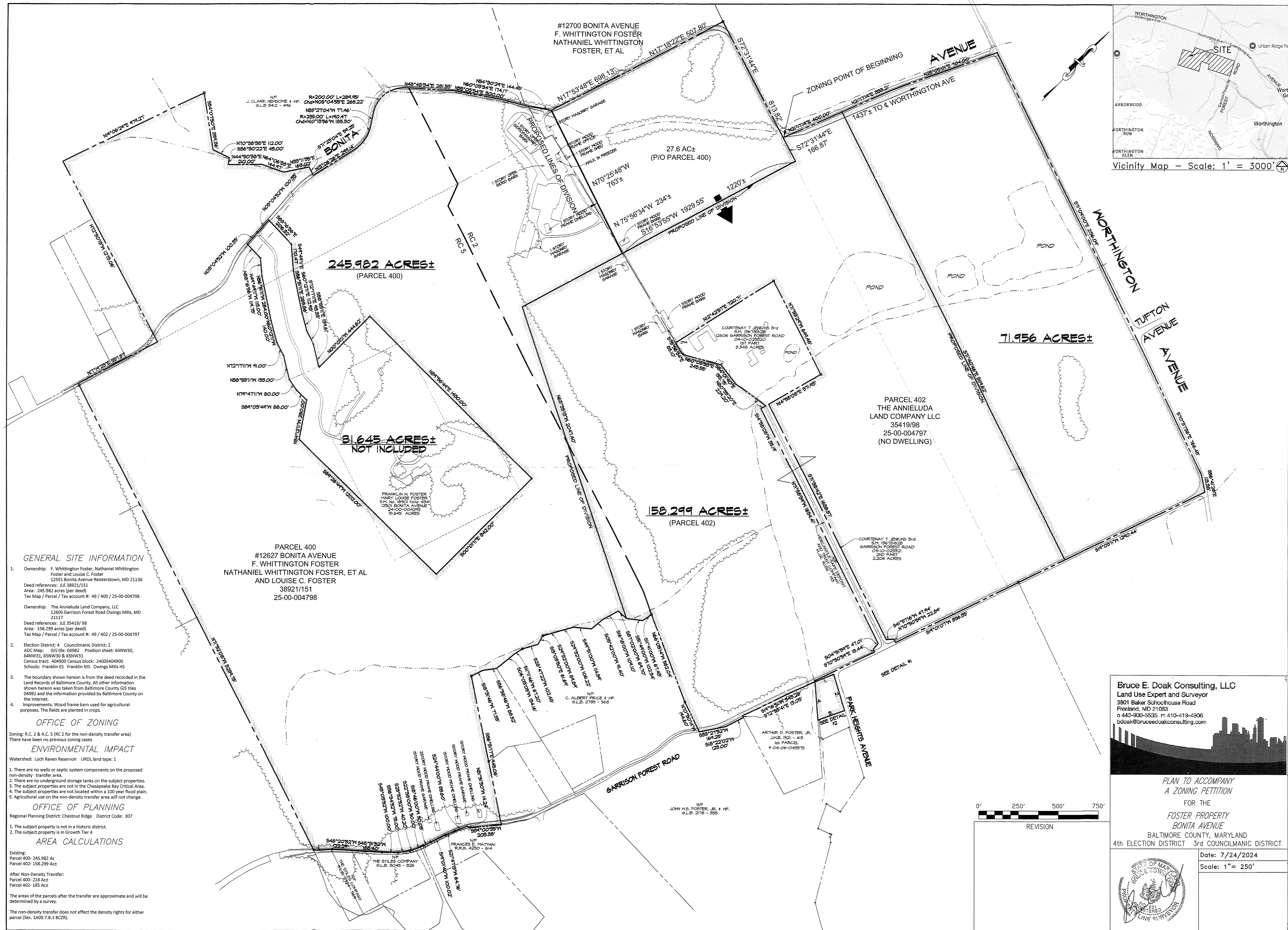


Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 320 640 1,280 1,920 2,560 Feet

1 inch = 1,141.395842 feet



GENERAL SITE INFORMATION

- Ownership: F. Whittington Foster, Nathaniel Whittington Foster and Louise C. Foster
12501 Bonita Avenue Reisterstown, MD 21136
Deed references: JLE 38921/151
Area: 245.982 acres (per deed)
Tax Map / Parcel / Tax account #: 49 / 400 / 25-00-004798

Ownership: The Annieluda Land Company, LLC
12606 Garrison Forest Road Owings Mills, MD 21117
Deed references: JLE 35419/98
Area: 158.299 acres (per deed)
Tax Map / Parcel / Tax account #: 49 / 402 / 25-00-004797
- Election District: 4 Councilmanic District: 2
ADC Map: GIS file: 04982 Position sheet: 64NW30, 64NW31, 65NW30 & 65NW31
Census tract: 404900 Census block: 24005404900
Schools: Franklin ES Franklin MS Owings Mills HS
- 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 files 04982 and the information provided by Baltimore County on the internet.
- Improvements: Wood frame barn used for agricultural purposes. The fields are planted in crops.

OFFICE OF ZONING

Zoning: R.C. 2 & R.C. 5 (RC 2 for the non-density transfer area)
There have been no previous zoning cases

ENVIRONMENTAL IMPACT

- Watershed: Loch Raven Reservoir URDL land type: 1
- There are no wells or septic system components on the proposed non-density transfer area.
 - There are no underground storage tanks on the subject properties.
 - The subject properties are not in the Chesapeake Bay Critical Area.
 - The subject properties are not located within a 100 year flood plain.
 - Agricultural use on the non-density transfer area will not change.

OFFICE OF PLANNING

Regional Planning District: Chestnut Ridge District Code: 307

- The subject property is not in a historic district.
- The subject property is in Growth Tier 4

AREA CALCULATIONS

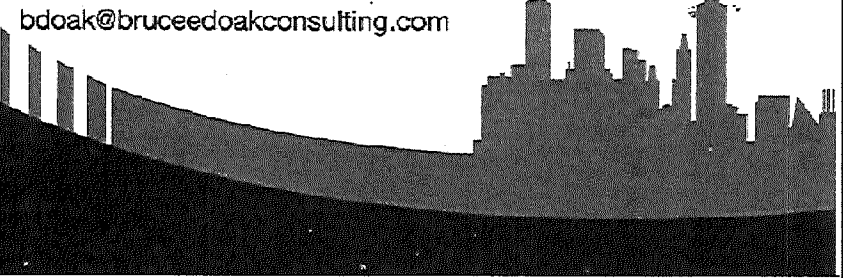
Existing:
Parcel 400- 245.982 Ac
Parcel 402- 158.299 Ac

After Non-Density Transfer:
Parcel 400- 218 Ac
Parcel 402- 185 Ac

The areas of the parcels after the transfer are approximate and will be determined by a survey.

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

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

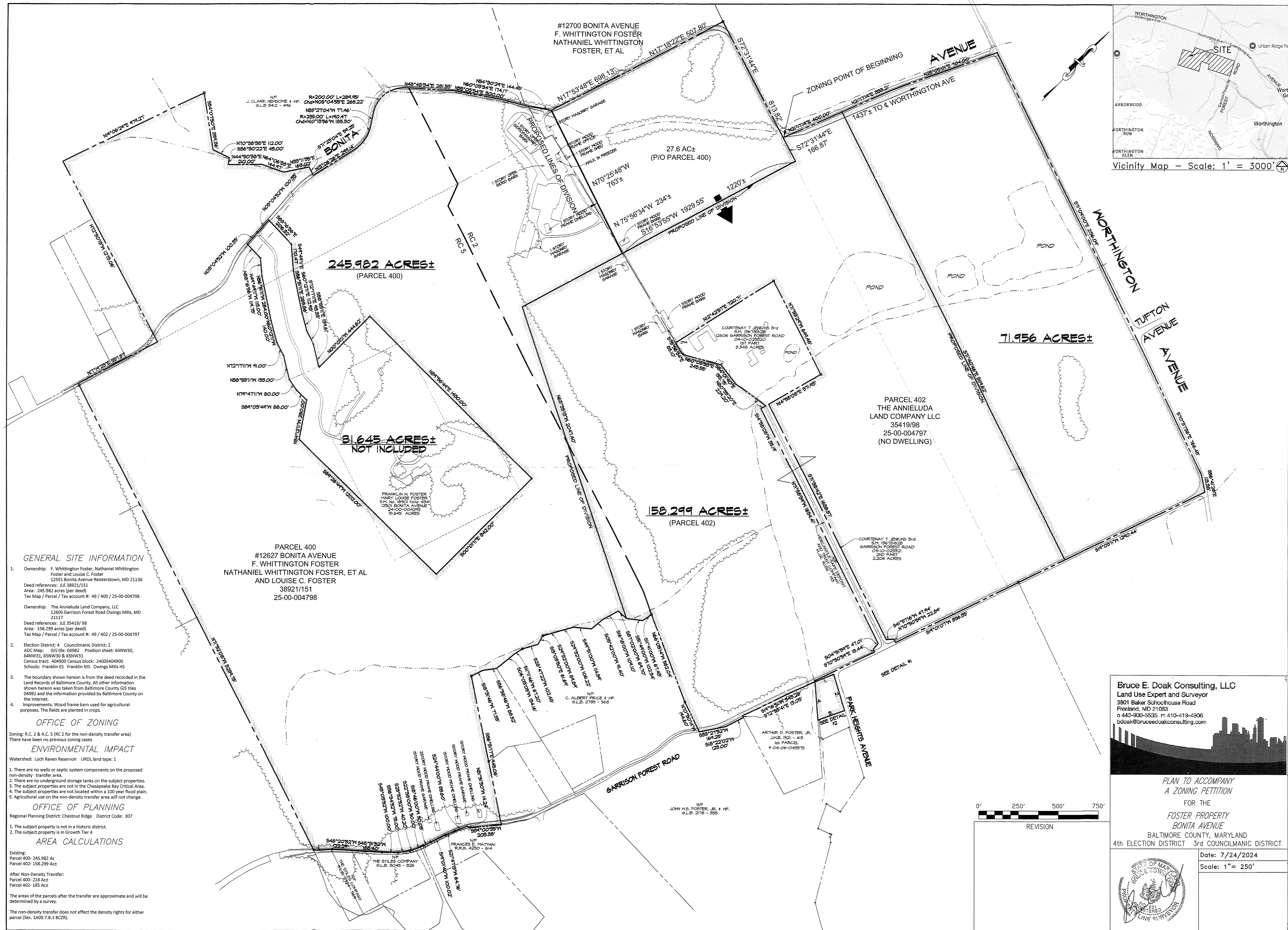


PLAN TO ACCOMPANY
A ZONING PETITION

FOR THE
FOSTER PROPERTY
BONITA AVENUE
BALTIMORE COUNTY, MARYLAND
4th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 7/24/2024
Scale: 1" = 250'





GENERAL SITE INFORMATION

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Area: 245.982 acres (per deed)
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Ownership: The Annieluda Land Company, LLC
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PARCEL 400
#12627 BONITA AVENUE
F. WHITTINGTON FOSTER
NATHANIEL WHITTINGTON FOSTER, ET AL
AND LOUISE C. FOSTER
38921/151
25-00-004798

245.982 ACRES±
(PARCEL 400)

31.645 ACRES±
NOT INCLUDED

158.299 ACRES±
(PARCEL 402)

71.956 ACRES±

PARCEL 402
THE ANNIELUDA
LAND COMPANY LLC
35419/98
25-00-004797
(NO DWELLING)

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION

FOR THE
FOSTER PROPERTY
BONITA AVENUE
BALTIMORE COUNTY, MARYLAND
4th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 7/24/2024
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