

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE – SW/S Stonewall Rd., *
SE/S Old Frederick Road *
(2403 Old Frederick Road) *
1st Election District *
1st Council District *

Charles N. Peddicord, IV, et ux *
Petitioners *

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 08-023-SPHA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Lisa E. Peddicord and her husband, Charles N. Peddicord, IV. Petitioners request a special hearing under Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve the continued use of the property for a two family duplex dwelling. Additionally, variance relief is requested from B.C.Z.R. Section 402.2 to permit an existing two family duplex to be situated on a lot having an area of 39,200 square feet in lieu of the required 50,000 square feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were the property owners, Charles and Lisa Peddicord, Michael D. Adcock, the property line surveyor with Sill Adcock & Associates, LLC, who prepared the site plan for this property, and Michael P. Tanczyn, Esquire, attorney for the Petitioners. Appearing as Protestants in this matter were adjacent and nearby neighbors, Robert Baim, Jerry Baim, Ben Knop, Jeffrey Seligson, Ron Bremer, Charles Michael Hobeck, and Brian Davison.

ORDER RECEIVED FOR FILING
Date 10-10-07
By 03

Testimony and evidence offered disclosed that the subject property is located on the southwest corner of Old Frederick and Stonewall Roads, not far from the Westchester Elementary School in the Stonewall Park community of Catonsville. The subject property is zoned D.R.1 and contains 39,200 square feet (0.8999 acres) and is square shaped with approximately 199 feet of frontage on Old Frederick Road and 196 feet on the eastern side that borders on Stonewall Road. The improvements on the property, according to the State Department of Assessments and Taxation (SDAT) records, were originally constructed in 1922. According to Charles Peddicord, the dwelling structure included an addition which extended toward the rear of the property and featured a deck. In addition to the evidence put forth by the Petitioners in this case and companion case 08-022-A, which was heard simultaneously with this case, Petitioners testified that they had applied for and received a building permit from Baltimore County to construct a three-story and basement addition on the rear of the property. Moreover, their testimony, which was not disputed, indicated that following receipt of the use and occupancy permit, they have rented out the separate dwelling units which are under lease at present. The property is part of Lots 3 and 4 in the subdivision of Stonewall Park, a recorded subdivision created in the early 1920's and when combined with the unimproved lot held in common ownership to the southeast forms a rectangular shape. This second lot is 119 feet wide by 199 feet deep and contains 24,432 square feet (0.5609 acres), more or less, and is also zoned D.R.1. Although the Peddicord's have owned both properties since 2005, it is to be noted that the property has been held in Lisa Peddicord's family since 1965. Significantly, the two lots were deeded lots of record without any adjustments to the descriptions having been made to the lot boundaries since November 10, 1950. For this lot and the companion lot, which is the subject

ORDER RECEIVED FOR FILING
Date 10-16-07
By [signature]

of companion case 08-022-A, Petitioners' Exhibit 3 evidences that SDAT had assigned separate tax account numbers for each lot. Petitioners' professional licensed surveyor, Michael Adcock, accepted as an expert, testified that the subject lot(s) of record have not been changed or altered in any way in terms of boundary lines from their creation in 1950 to the present. He also identified a series of pictures he had taken showing the existing multi-family building on the Petitioners' lot, as well as pictures of other homes in the area and a diagram illustrating the location of each of the pictures taken from the subject site. Those pictures disclosed a diverse number of housing styles including single-family dwellings and multi-family dwellings on smaller lots than would otherwise be allowed under current zoning regulations. My review of the documented evidence indicates numerous subdivisions and re-subdivisions and existing improved single-family residential lots of 10,000 to 20,000 square feet as reflected in the deeds and SDAT printouts for the properties within Stonewall Park and an adjacent development. The community, as well as this property, is served by public water and sewer.

The sum and substance of all of the testimony offered in opposition to the request can be summarized by stating that the community is opposed to a multi-family facility or any further development of the tract. Jeffrey Seligson, who resides next door to the subject property, is opposed to a multi-family structure as is Robert Baim, who has lived next to Mr. Seligson since the 1970's. Charles Hobeck and Ron Bremer, who live some distance away on Oella Avenue, spoke about the stream that runs past their properties overflowing its banks in heavy rain storms when it reaches their downstream properties located some 500 feet or more from the Peddicord's property. Mr. Bremer also expressed his opposition to the multi-family dwelling on Petitioners' companion lot. Benjamin Knop, who lives next to Mr. Baim, also expressed his opposition to

ORDER RECEIVED FOR FILING
Date 10-18-07
By [signature]

the multi-family use on the Petitioners' lot.

The Petitioners' evidence supports their contention that the pattern of development in the immediate neighborhood has taken place on undersized lots despite the D.R.1 zoning classification for the neighborhood. It is further noted that it was clear from all parties participating at the hearing that there has never been any evidence that the Petitioners, or their predecessors, from the time the lots have been owned by their family were ever combined or merged. The unimproved lot has not been used as an accessory lot to support the improved adjacent lot. Therefore, there is no evidence that the subject properties were used or consolidated so as to invoke the doctrine of zoning merger as discussed in *Friends of the Ridge v. Baltimore Gas & Electric Company*, 352 Md. 645 (1999) and *Remes v. Montgomery County*, 387 Md. 52 (2005). However, I am concerned that the addition of another dwelling unit on the improved property at 2403 Old Frederick Road would trigger the doctrine. A duplex use, as set out in the conversion table found at B.C.Z.R. Section 402, requires a lot area of 50,000 square feet, (10,000 more square footage than a single-family dwelling would require) thus creating an area deficiency.

It should be noted there was a Zoning Advisory Committee (ZAC) comment submitted by the Office of Planning. That comment suggested that I should determine whether the existing two-family dwelling was lawfully established. I do not question that the Petitioners obtained a building permit for the multi-family addition and, following the construction, a use and occupancy permit. There is no claim made by the Petitioners that the existing two-family dwelling is a non-conforming use which would be one basis to find that it was legally established. While the Office of Planning continues in its comment to say that it does not object

ORDER RECEIVED FOR FILING
Date 10-16-07
By [signature]

to the continuance of the two-family dwelling if, in fact, it was *lawfully established*, I, to the dismay of the Petitioners, shall find that it was not. After due consideration of the testimony and evidence presented, I am persuaded that the relief requested should be denied. I recognize from the pictures adduced as evidence that the construction appears to be of fine quality and I have reviewed the floor plan submitted in evidence by the Petitioners, which indicates that the units are separated and not joined by a common stairs. I will impose conditions to afford the Petitioners, who appear to have acted in good faith, time to transition the resumption of the use of this property as a single-family dwelling.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth herein, the relief requested shall be denied.

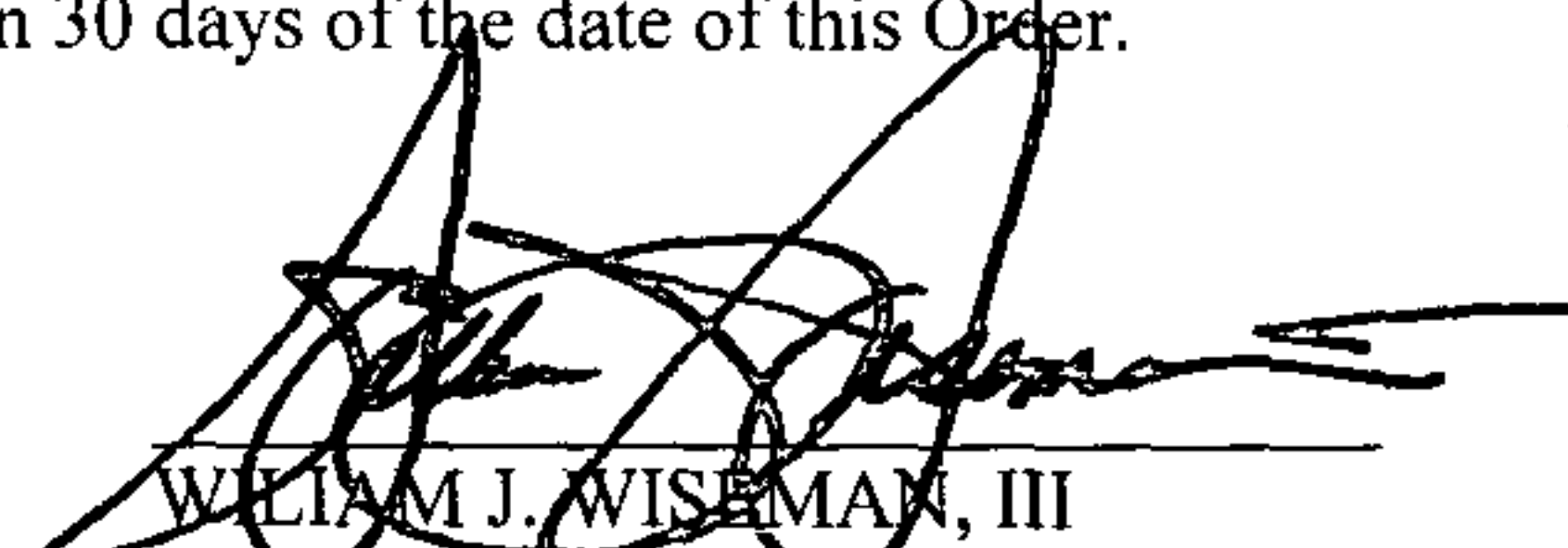
THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16TH day of October, 2007, that the Petition for Special Hearing to approve the continued use of the property as a two family duplex, in accordance with the site plan submitted, is hereby DENIED, subject to the following provisions:

1. The Petitioners shall cease the rental of the property as a multi-family dwelling within six (6) months of the date of this Order and return it to use as a single-family dwelling thereafter.
2. The Petitioners shall not be required to remove any kitchens from the premises since they would be entitled, by use permit, to use the improvements as an in-law residence given the fact that there are no common stairs on the interior joining both units to one kitchen.
3. The Petitioners shall permit a representative of the Code Enforcement Division of the Department of Permits and Development (DPDM) reasonable access to the building to insure compliance with this Order.
4. The Petitioners likewise will not be required to provide a common stairway joining the separate units unless they choose to do so voluntarily.

CITIZEN RECEIVED FOR FILING
Date 10-16-07
By 903

IT IS FURTHER ORDERED that the Petition for Variance to permit an existing two-family dwelling duplex to be situated on a lot having an area of 39,200 square feet in lieu of the required 50,000 square feet be and the same is hereby Dismissed as Moot.

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


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 10-16-07
By BSJ

RE: PETITION FOR VARIANCE * BEFORE THE COUNTY
 Old Frederick Road & Stonewall Road; SW/S
 Stonewall Road, 196' SE Old Frederick Road* BOARD OF APPEALS
 1st Election & 1st Councilmanic Districts
 Legal Owner(s): Lisa & Charles Peddicord * FOR
 Petitioner(s)

* BALTIMORE COUNTY

* 08-022-A

* * * * *

RE: PETITION FOR SPECIAL HEARING * BEFORE THE COUNTY
 AND VARIANCE
 2403 Old Frederick Road; SW/S Stonewall * BOARD OF APPEALS
 Road, SE/S Old Frederick Road
 1st Election & 1st Councilmanic Districts * FOR
 Legal Owner(s): Lisa & Charles Peddicord
 Petitioner(s) * BALTIMORE COUNTY

* 08-023-SPHA

* * * * *

ORDER

Petitioners, Charles N. Peddicord IV and Lisa E. Peddicord ("Petitioners") are the legal owners of two adjoining properties at 2403 Old Frederick Road.. They petitioned for special hearing and variance relief for the lot known as 2403 Old Frederick Road, (Case 08-023-SPHA) to approve use of the existing residence on the site for a two family duplex dwelling. In addition, the Petitioners filed a Petition for Variances to construct a new dwelling on the adjoining unimproved lot (Case No. 08-022-A) having an area of 24,432 sq. ft. in lieu of 40,000 sq. ft. and a front building line of 120 ft. in lieu of 150 ft. The lots are zoned Density Residential 1 (D.R. 1). The Zoning Commissioner for Baltimore County denied approval of the duplex residence and approved the variances for construction of a dwelling on the undersized lot. The Petitioners and People's Counsel appealed the decisions, respectively. Both cases were scheduled for a hearing before the County Board of Appeals ("CBA") on May 6, 2008.

The attorney for Petitioners, Michael P. Tanczyn, and People's Counsel held discussions in order to determine if an amicable and reasonable resolution consistent with the law, could be agreed to in these matters. Petitioners and People's Counsel reviewed the entire situation and arrived at a joint proposal to be presented to the CBA for its review and approval. People's Counsel and the attorney for Petitioners, consistent with this resolution, appeared before the CBA on May 6, 2008 and explained the background and orally made a Joint Motion outlining the proposal resolution. Area residents also attended the hearing.

Upon review of the record and having heard counsel, this Board is satisfied that the proposed resolution is reasonable and consistent with the law.

THEREFORE, IT IS ORDERED, by the County Board of Appeals for Baltimore County this 22nd day of MAY, 2008:

1. That the CBA accepts People's Counsel withdrawal of its appeal of Case No. 08-022-A and affirms the Findings of Fact and Conclusions of Law of the Zoning Commissioner in its decision dated October 16, 2007 approving the variances for a single family dwelling on the heretofore unimproved 24,432 square foot lot, subject to the restrictions contained in the Order.

2. That the CBA accepts Petitioners' withdrawal of their appeal of Case No. 08-023-SPHA and affirms the Findings of Fact and Conclusions of Law of the Zoning Commissioner in its decision dated October 16, 2007 denying the special hearing to approve the use of the property for a two family duplex dwelling, with the following provisions in lieu of the provisions in the Zoning Commissioner's Order:

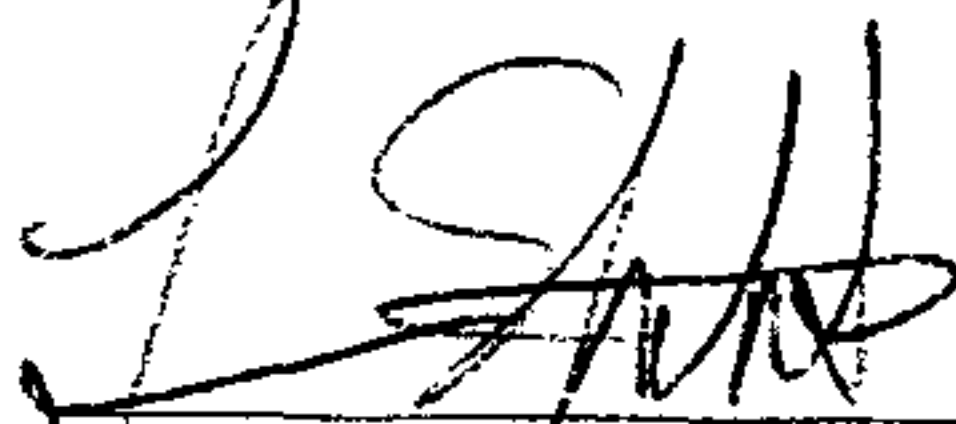
- a. One apartment in the dwelling at 2403 Old Frederick Road shall cease to be occupied at such time as the tenant(s) vacate or by August 31, 2008, whichever occurs first, so that after August 31, 2008, the residence shall be used and occupied as a single family dwelling. Moreover, at no time before vacancy or until August 31, 2008, whichever shall first occur, as stated above, shall there be more than two occupied apartment units on the premises.
- b. If Petitioners elect to sell the property, it shall be offered for sale only as a single family dwelling, or as a single family dwelling with a potential "in-law" apartment. If offered with an "in-law" apartment it would be subject to approval of a Petition for Special Hearing to be filed with the Department of Permits and Development Management and processed in accordance with the administrative hearing process for a petition for special hearing, including the appropriate public notice and public hearing on the petition before the Zoning Commissioner for Baltimore County, and a final order by the Zoning Commissioner approving the in-law apartment. Petitioner agrees to provide a copy of this Order to prospective purchasers.
- c. The Petitioners, while they are owners, and as long as Petitioners comply with the terms of this Order, including paragraph 2. a. above, or any purchasers of the property, shall not be required to remove any kitchens from the premises until such time as the property is sold as a single-family dwelling or such time as a petition for special hearing for an "in-law" apartment is denied in a final order, at which time one kitchen shall be removed from the premises.
- d. The Petitioners, while they are owners, and as long as Petitioners comply with the terms of this Order, including paragraph 2. a. above, or any purchasers of the

property, shall not be required to remove the common stairway joining the separate units within the premises, until such time that the property is sold as a single-family dwelling or such time as a petition for special hearing for an "in-law" apartment is denied in a final order, at which time the stairway shall be removed from the premises.

- e. The Petitioners, or any purchasers of the property, shall permit a representative of the Code Enforcement Division of the Department of Permits and Development Management (DPDM) access to the building at any time to insure compliance with this Order.
- f. The Petitioners shall cause this Order to be recorded in the Land Records Office for Baltimore County.
- g. The Petition for Variance to permit an existing two-family dwelling duplex to be situated on a lot having an area of 39,200 sq. ft. in lieu of the required 50,000 sq. ft. be and the same hereby is Dismissed as Moot.

Any appeal of this decision must be taken within thirty (30) days.

COUNTY BOARD OF APPEALS OF
BALTIMORE COUNTY,



Lawrence M. Stahl, Chairman



Wendell H. Greer



Robert W. Witt



County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204

410-887-3180

FAX: 410-887-3182

May 22, 2008

Michael Tanczyn, Esquire
606 Baltimore Avenue
Suite 106
Towson, MD 21204

Carole S. Demilio, Deputy People's Counsel
for Baltimore County
Suite 204, The Jefferson Building
105 W. Chesapeake Avenue
Towson, MD 21204

RE: *In the Matter of: Lisa and Charles Peddicord – Legal Owners*
Case No. 08-022-A and Case No. 08-023-A

Dear Counsel:

Enclosed please find a copy of the final decision and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kathleen C. Bianco".

Kathleen C. Bianco
Administrator

Enclosure

c: Mr. and Mrs. Charles N. Peddicord IV
Michael Adcock /Sill Adcock & Associates, LLC
Robert Baim and Jerry Baim
Ron Bremer
Dustin Bateman
Ben Knop
Charles Mike Hobeck
Jeffrey Seligson
Brian Davison
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

October 16, 2007

Michael P. Tanczyn, Esquire
Law Offices Of Michael P. Tanczyn
606 Baltimore Avenue, Suite 106
Towson, MD 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
SW/S Stonewall Road, SE/S Old Frederick Road
(2403 Old Frederick Road)
1st Election District - 1st Council District
Charles N. Peddicord, IV, et ux - Petitioners
Case No. 08-023-SPHA

Dear Mr. Tanczyn:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been denied with provisions and the Petition for Variance has been Dismissed as Moot in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III".
WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Charles & Lisa Peddicord, 6422 Chell Road, Columbia, Md. 21044
Michael D. Adcock, Sill Adcock & Associates, LLC, 3300 N. Ridge Road,
Suite 160, Ellicott City, Md. 21043
Robert Baim & Jerry Baim, 2411 Old Frederick Road, Catonsville, Md. 21228
Ben Knop, 2413 Old Frederick Road, Catonsville, Md. 21228
Jeffrey Seligson, 2409 Old Frederick Road, Catonsville, Md. 21228
Ron Bremer, 209 Oella Avenue, Catonsville, Md. 21228
Charles Mike Hobeck, 207 Oella Avenue, Catonsville, Md. 21228
Brian Davison, 2112 Stonewall Road, Catonsville, Md. 21228
People's Counsel; Code Enforcement Division, DPDM; File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2403 Old Frederick Road
which is presently zoned DR-1

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 402.2 BCZR

TO Permit Existing 2 Family Dwelling (Duplex) TO Be
Situated ON a Lot having an area OF 39,200 SF IN
Lieu OF the required 50,000 SF
of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(indicate hardship or practical difficulty)

TO Be discussed 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 Variance, 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.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

~~Patrick D. Malloy~~
Name - Type or Print _____ City _____
~~Signature _____~~
~~Malloy & Malloy~~
Company _____
~~3685 Park Avenue~~ ~~410-465-1560~~
Address _____ Telephone No. _____
~~Ellicott City~~ ~~MD~~ ~~21043~~
City _____ State _____ Zip Code _____

Legal Owner(s):

Charles N. Peddicord, Jr.
Name - Type or Print _____
Signature _____
Lisa E. Peddicord
Name - Type or Print _____
Signature _____
6422 Chell Road 410-992-9991
Address _____ Telephone No. _____
Columbia MD 21044
City _____ State _____ Zip Code _____

Representative to be Contacted:

SAME
Name _____
AS
Address _____ Telephone No. _____
ABOVE
City _____ State _____ Zip Code _____

OFFICE USE ONLY

Case No. 08-023-SPHA

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By LTm Date 7/12/07

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 10-16-07

By LDW



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2403 Old Frederick Road
which is presently zoned DR-1

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
(This box to be completed by planner)

THE CONTINUED USE OF THE PROPERTY FOR A 2-FAMILY
DUPLEX.

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

I, or we, agree to pay expenses of above Special Hearing, 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.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

~~Patrick D. Malloy~~
~~Name - Type or Print _____~~
~~Signature _____~~
~~Malloy & Malloy~~
~~Company _____~~
~~3685 Park Avenue 410-465-1560~~
~~Address _____ Telephone No. _____~~
~~Ellicott City, MD 21043~~
~~City _____ State _____ Zip Code _____~~

Legal Owner(s):

Charles N. Reddicord, IV
Name - Type or Print _____
Signature _____
Lisa E. Reddicord
Name - Type or Print _____
Signature _____
6422 Chell Road 410-992-9991
Address _____ Telephone No. _____
Columbia, MD 21044
City _____ State _____ Zip Code _____

Representative to be Contacted:

SAME
Name _____
AS
Address _____ Telephone No. _____
ABOVE
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

Case No. 08-023-A SPMA

REV 9/15/98

UNAVAILABLE FOR HEARING

Reviewed By LTM

Date 7/12/07

ORDER RECEIVED FOR FILING

Date 10-16-07

By DW



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2403 Old Frederick Road
which is presently zoned DR-1

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 402.2. BCZR

^{EXISTING}
TO PERMIT A 2-FAMILY DWELLING (DUPLX) TO BE SITUATED
ON A LOT HAVING AN AREA OF 39,200 ~~sq~~ IN LIEU OF THE
REQUIRED 50,000 ~~sq~~

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(indicate hardship or practical difficulty)

TO BE DISCUSSED 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 Variance, 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.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

~~Patrick D. Malloy~~

~~Name - Type or Print~~

~~Signature~~

~~Malloy & Malloy~~

~~Company~~

~~3685 Park Avenue~~

~~Address~~

~~410-465-1560~~

~~Telephone No.~~

~~Ellicott City~~

~~City~~

~~MD~~

~~State~~

~~21043~~

~~Zip Code~~

Legal Owner(s):

Charles M. Peddicord, IV

Name - Type or Print

Signature

Lisa E. Peddicord

Name - Type or Print

Signature

6422 Chell Road

Address

410-992-9991

Telephone No.

Columbia

MD

State

21044

Zip Code

Representative to be Contacted:

Same

Name

AS

Address

City

AS

Address

State

Zip Code

OFFICE USE ONLY

Case No. 08-023-SPHA

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By ltn

Date 7/12/07

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 10-16-07

By DW

ZONING DESCRIPTION FOR 2403 OLD FREDERICK ROAD

Beginning at a point on the south side of Old Frederick Road which is a variable width right-of-way, 12 feet from the centerline, at the distance of 20 feet south of the centerline of the nearest improved intersecting street Stonewall Road which is a 40 feet wide right-of-way. Being part of Lots 3 and 4 in the subdivision of Stonewall Park as recorded in Baltimore County Plat Book No. 7, Folio No. 18, and is also being all of the first part of a deed recorded in Liber 23563, Folio 244, thence:

S 43° 15' 16" E 196.33 ft., S 48° 36' 00" W 199.62 ft., N 43° 11' 26" W 196.83 ft.,
N 48° 44' 44" E 199.42 ft. to the place of beginning, containing 39,200 square feet of land, also known as 2403 Old Frederick Road and located in the 1st Election District, 1st Councilmanic District.

ZONING NOTICE

CASE # 08-023-SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 106, COUNTY OFFICE BUILDING
111 WEST CHESTNUT AVENUE
TOWSON, MD 21204

PLACE: TUESDAY, SEPTEMBER 11, 2007
DATE AND TIME: AT 10:00 AM

REQUEST: SPECIAL HEARING TO APPROVE
THE CONTINUED USE OF THE PROPERTY FOR A
2-FAMILY DUPLEX

VARIANCE TO PERMIT AN EXISTING 2-FAMILY
DUPLEX (DUPLEX) TO BE SITUATED ON A LOT
HAVING AN AREA OF 39,200 SQUARE FEET IN LIEU
OF THE REQUIRED 50,000 SQUARE FEET

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING CALL (877) 339

COMPLATE THE NOTICE AND POST ON THE DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



CERTIFICATE OF POSTING

RE: Case No.: 08-023-SPHA

Petitioner/Developer: C. PEDDICORD, IV

Date of Hearing/Closing: 9-11-07

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204 -

Attention: **Christen Matthews**

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

2403 OLD FREDERICK ROAD

The sign(s) were posted on _____

AUGUST 24TH 2007
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD, 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 00864

PAID RECEIPT

BUSINESS ADDRESS ACTIVITY TIME DAY
7/12/2007 7/12/2007 10:30:56 S

Date: 7/12/07

RECEIVED BY WALNUT HILL KDC

RECEIPT # 42327 7/12/2007 CEN

13 520 ZONING VERIFICATION

00000

Receipt Tot \$130.00

\$130.00 IN

\$1.00 CA

Baltimore County, Maryland

Fund	Agcy	Orgn	Sub	Rev	Source	Sub	Rept	BS	Acct	Amount
001	006				6150					130.00

Total: 130.00

Rec From:

For:

00-023-SPLA

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S
VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #08-023-SPHA

2403 Old Frederick Road

S/west side of Stonewall Road at s/east side of Old Frederick Road

1st Election District - 1st Councilmanic District
Legal Owner(s): Charles & Lisa Peddicord, IV

Special Hearing: to approve the continued use of the property for a 2-family duplex. Variance: to permit an existing 2-family dwelling (duplex) to be situated on a lot having an area of 39,200 square feet in lieu of the required 50,000 square feet.

Hearing: Tuesday, September 11, 2007 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing Contact the Zoning Review Office at (410) 887-3391. JT 8/7/53 August 28 146763

CERTIFICATE OF PUBLICATION

8/30/2007

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/28/2007.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Williams

LEGAL ADVERTISING

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

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 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 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:

Item Number or Case Number: 08-023-SPMA

Petitioner: Lisa Reddicord

Address or Location: 2403 Old Frederick Rd.
Balt. MD 21228 Part 1

PLEASE FORWARD ADVERTISING BILL TO:

Name: Lisa Reddicord

Address: P.O. Box 456

Simpsonville MD 21150

Telephone Number: 410-992-9991

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 28, 2007 Issue - Jeffersonian

Please forward billing to:

Lisa Peddicord
P.O. Box 456
Simpsonville, MD 21150

410-992-9991

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 08-023-SPHA

2403 Old Frederick Road

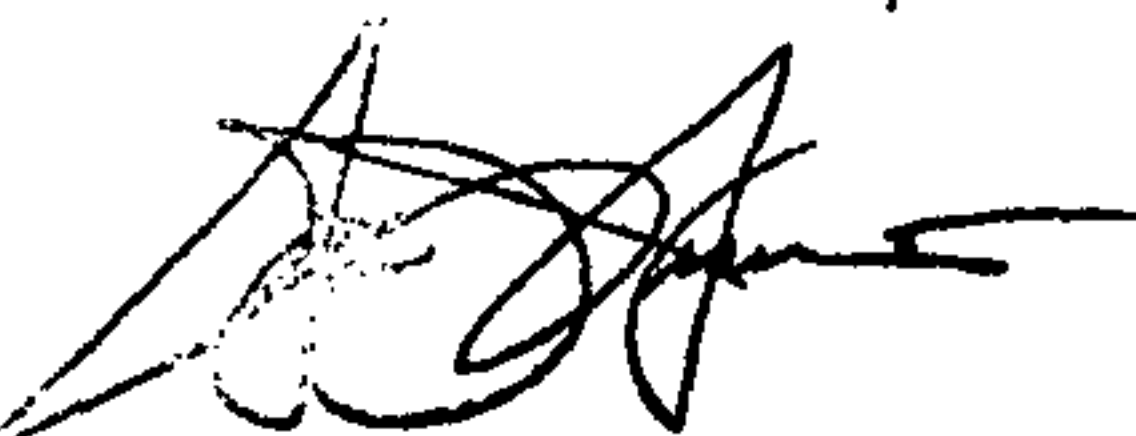
S/west side of Stonewall Road at s/east side of Old Frederick Road

1st Election District – 1st Councilmanic District

Legal Owners: Charles & Lisa Peddicord, IV

Special Hearing to approve the continued use of the property for a 2-family duplex. Variance to permit an existing 2-family dwelling (duplex) to be situated on a lot having an area of 39,200 square feet in lieu of the required 50,000 square feet.

Hearing: Tuesday, September 11, 2007 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

July 31, 2007
TIMOTHY M. KOTROCO, *Director*
*Department of Permits and
Development Management*

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 08-023-SPHA

2403 Old Frederick Road

S/west side of Stonewall Road at s/east side of Old Frederick Road

1st Election District – 1st Councilmanic District

Legal Owners: Charles & Lisa Peddicord, IV

Special Hearing to approve the continued use of the property for a 2-family duplex. Variance to permit an existing 2-family dwelling (duplex) to be situated on a lot having an area of 39.200 square feet in lieu of the required 50,000 square feet.

Hearing: Tuesday, September 11, 2007 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Charles & Lisa Peddicord, 6422 Chell Road, Columbia 21044

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, AUGUST 27, 2007.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

**Hearing Room #2, Second Floor
Jefferson Building, 105 W. Chesapeake Avenue**

March 24, 2008

NOTICE OF ASSIGNMENT

CASE #: 08-022-A

IN THE MATTER OF: CHARLES PEDDICORD IV – Legal Owner
Old Frederick Rd & Stonewall Road 1st E; 1st C
10/16/2007 – Z.C.'s decision in which requested variance relief was
GRANTED with restrictions

and

CASE #: 08-023-SPHA

IN THE MATTER OF: CHARLES AND LISA PEDDICORD – LO
2403 Old Frederick Road 1st E; 1st C
10/16/2007 – Z.C.'s decision in which requested special hearing relief was
DENIED; and variance request **DISMISSED** as moot.

ASSIGNED FOR:

TUESDAY, MAY 6, 2008 at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

c: Appellant (08-022-A) : Office of People's Counsel
Counsel for Appellant /Petitioner (08-023-SPHA) : Michael P. Tanczyn, Esquire
Appellants /Petitioners : Mr. and Mrs. Charles N. Peddicord IV
Michael Adcock /Sill Adcock & Associates, LLC
Robert Baim and Jerry Baim Ron Bremer
Ben Knop Charles Mike Hobeck
Jeffrey Seligson Brian Davison
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

September 5, 2007

Charles N. Peddicord, IV
Lisa E. Peddicord
6422 Chell Road
Columbia, MD 21044

Dear Mr. and Mrs. Peddicord:

RE: Case Number: 08-023-SPHA, 2403 Old Frederick Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 12, 2007. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: August 27, 2007

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 2403 Old Frederick Road and Old Frederick and Stonewall Roads

INFORMATION:

Item Number: 8-022 and 8-023

Petitioner: Charles N. Peddicord, IV

Zoning: DR 1

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

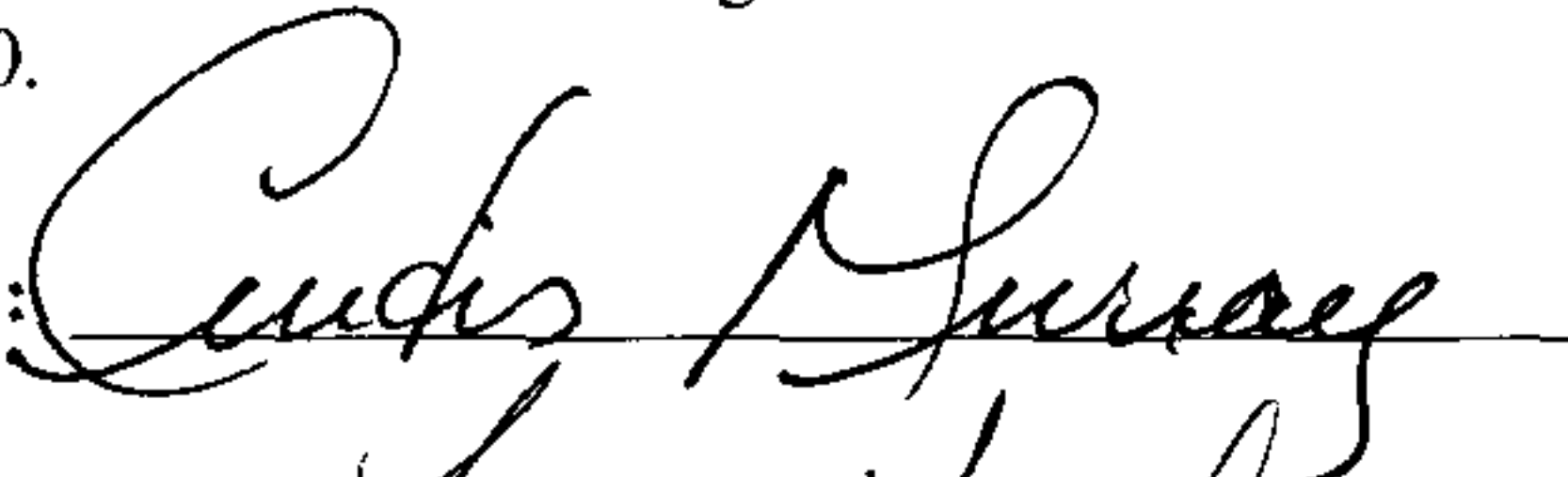
The Office of Planning has reviewed the petitioner's request and accompanying site plan. After our review, the Office of Planning sees no justified reason why undersized lots should be created.

This office is unsure if the lot that the existing dwelling sits on was legally created. The Zoning Commissioner should determine whether the existing 2-family dwelling was lawfully established.

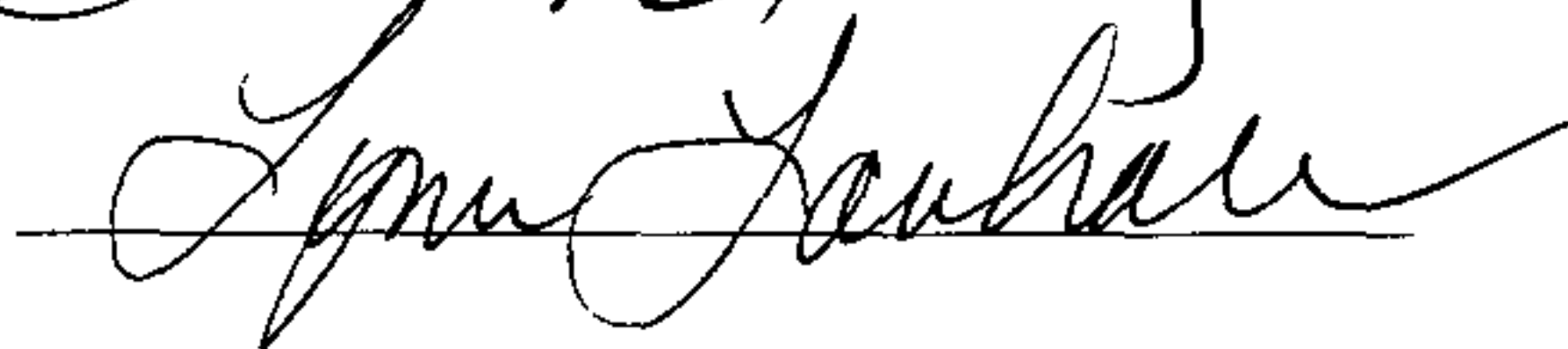
However, if the portion of the petitioner's property identified as "SECOND PART" on the petitioner's plat has already been lawfully established as a separate lot, this office does not have any objections to the requested variance. In addition, if the existing 2-family dwelling located on the portion of the petitioner's property identified as "FIRST PART" was lawfully established, this office does not have any objections to the continued use of the 2-family dwelling.

For further information concerning the matters stated here in, please contact Dennis Wertz at 410-887-3480.

Reviewed by:



Division Chief:
AFK/LL: CM



Sept 11, 07

I am against ~~the~~ the continued
use of the property as a 2 apartment
dwelling.

Benjamin A Knop
Benjamin A Knop
2413 Old Frederick
Rd

Should be an
exhibit - Knop had
to leave



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

July 25, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 23, 2007

Item Number: 020 ⁽⁰²³⁾ through 034

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: JULY 23, 2007

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 8-23-SPHA
2403 OLD FREDERICK RD
PEDDICORD PROPERTY
VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-23-SPHA.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

FOR Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: July 30, 2007

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 30, 2007
Item Nos. 08-020, 021, 022, 023,
026, 029, 031, 032, 033, and 034

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:cab

cc: File

ZAC-NO COMMENTS-07302007.doc

BW 9/11
10 AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
SEP 13 2007

BY:.....

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *JWL*

DATE: September 13, 2007

SUBJECT: Zoning Item # 08-23-SPHA
Address SW side of Stonewall Rd, 196' SE of Old Frederick Road
(Peddicord Property)

Zoning Advisory Committee Meeting of 7/23/07

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management 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).

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

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Development of Lots 3&4 as shown require a Forest Buffer to be established to protect the existing stream and wetlands on site. In addition, a variance request may be required to be submitted for the required Forest Buffer Easement and 35' setback from the approved Forest Buffer. A variance request is no guarantee of approval.

Reviewer: J. Russo

Date: August 9, 2007

RE: PETITION FOR SPECIAL HEARING
AND VARIANCE
2403 Old Frederick Road; SW/S Stonewall
Road, SE/S Old Frederick Road
1st Election & 1st Councilmanic Districts
Legal Owner(s): Lisa & Charles Peddicord
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 08-023-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of July, 2007, a copy of the foregoing Entry of Appearance was mailed to, Charles & Lisa Peddicord, 6422 Chell Road, Columbia, MD 21044, Petitioner(s).

RECEIVED

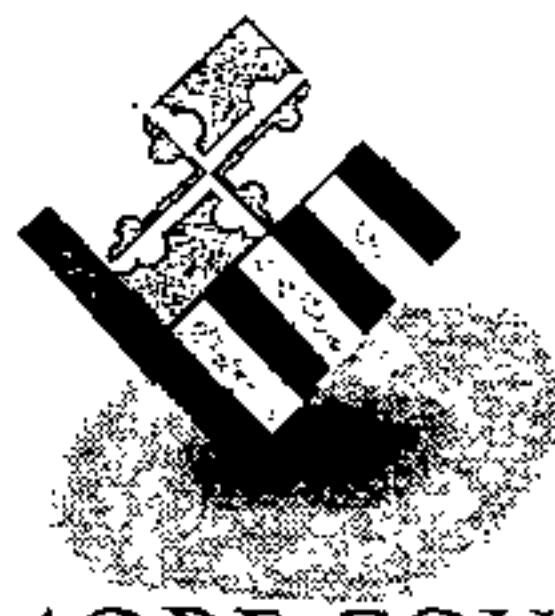
JUL 27 2007

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

January 8, 2008
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

Charles Peddicord
Lisa Peddicord
6422 Chell Road
Columbia, MD 21044

Dear Mr. & Mrs. Peddicord:

RE: Case: 08-023-SPHA, 2403 Old Frederick Road

Please be advised that an appeal of the above-referenced case was filed in this office on your behalf by Michael Tanczyn on November 16, 2007. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

c: William J. Wiseman III, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
Michael Tanczyn, 606 Baltimore Avenue, Ste. 106, Towson 21204
Michael Adcock, 3300 N. Ridge Road, Ste. 160, Ellicott City 21043
Robert Baim, Jerry Baim, 2411 Old Frederick Road, Catonsville 21228
Ben Knop, 2413 Old Frederick Road, Catonsville 21228
Jeffery Seligson, 2409 Old Frederick Road, Catonsville 21228
Ron Bremer, 209 Oella Avenue, Catonsville 21228
Charles Hobeck, 207 Oella Avenue, Catonsville 21228
Brian Davison, 2112 Stonewall Road, Catonsville 21228

APPEAL

Petition for Special Hearing & Variance
2403 Old Frederick Road
SW/S Stonewall Rd., SE/S Old Frederick Rd
1st Election District – 1st Councilmanic District
Legal Owners: Charles & Lisa Peddicord

Case No.: 08-023-SPHA

- ✓ Petition for Special Hearing & Variance (July 12, 2007)
- ✓ Zoning Description of Property
- ✓ Notice of Zoning Hearing (July 31, 2007)
- ✓ Certification of Publication (The Jeffersonian – August 28, 2007)
- ✓ Certificate of Posting (August 24, 2007) by Garland Moore
- ✓ Entry of Appearance by People's Counsel (July 27, 2007)
- ✓ Petitioner(s) Sign-In Sheet – One Sheet
- Protestant(s) Sign-In Sheet - None
- ✓ Citizen(s) Sign-In Sheet – One Sheet
- ✓ Zoning Advisory Committee Comments
- Petitioners' Exhibit – See Exhibit Sheet
- Protestants' Exhibits – See Exhibit Sheet
- Miscellaneous (Not Marked as Exhibit)
 - 1. ✓ Special Regulations Section 402, page 4-3
 - 2. ✓ Letter from Dennis Kaler dated 9/7/07
 - 3. ✓ Letter from Mr. & Mrs. Davison dated 9/11/07
 - 4. ✓ Real Property Data Search
 - 5. ✓ Real Property Detail
 - 6. ✓ Map 100 B2
- ✓ Zoning Commissioner's Order (DENIED – October 16, 2007)
- ✓ Notice of Appeal received on November 16, 2007 from Michael Tanczyn

c: People's Counsel of Baltimore County, MS #2010
Zoning Commissioner/Deputy Zoning Commissioner
Timothy Kotroco, Director of PDM
Michael Tanczyn
Mr. & Mrs. Peddicord
Robert & Jerry Baim
Michael Adcock
Ben Knop
Jeffrey Seligson
Ron Bremer
Charles Hobeck
Brian Davison

date sent January 8, 2008, klm

RECEIVED

JAN 11 2008

BALTIMORE COUNTY
BOARD OF APPEALS

SEE FILE
08-022-SPH

CASE #: 08-022-A

IN THE MATTER OF: CHARLES PEDDICORD IV – Legal Owner
Old Frederick Rd & Stonewall Road 1st E; 1st C

VAR – To permit buildable lot having area of 24,432 sq. ft. and a lot at front building line of 120' ilo required 40,000 sf and 150' respectively

10/16/2007 – Z.C.'s decision in which requested variance relief was
GRANTED with restrictions

and

CASE #: 08-023-SPHA

IN THE MATTER OF: CHARLES AND LISA PEDDICORD – LO
2403 Old Frederick Road 1st E; 1st C

SPH – To approve continued use of property for a two-family duplex dwelling
VAR – To permit existing two-family duplex to be situated on lot having area of 38,200 sf ilo required 50,000 sf

10/16/2007 – Z.C.'s decision in which requested special hearing relief was
DENIED; and variance request **DISMISSED** as moot.

1/15/2008 – Letter from Michael P. Tanczyn, Esquire – requesting prompt hearing in this matter (ref 08-823-SPHA).

3/07/08 – Letter from Michael P. Tanczyn, Esquire, Counsel for Petitioners, requesting that these two cases be scheduled for hearing for reasons as stated.

3/24/08 - Notice of Assignment sent to following; assigned for hearing on Tuesday, May 6, 2008 at 10:00 a.m.:

Office of People's Counsel
Michael P. Tanczyn, Esquire
Mr. and Mrs. Charles N. Peddicord IV
Michael Adcock /Sill Adcock & Associates, LLC
Robert Baim and Jerry Baim
Ben Knop
Jeffrey Seligson
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM
Ron Bremer
Charles Mike Hobeck
Brian Davison

4/07/08 – T/C from Dustin Bateman – asked that he be placed in the subject file; address: 200 Stonewall Road, 21228; opposed to request.

5/06/2008 – Board convened for hearing (Stahl, Grier, Witt); agreement reached between the parties to this matter (Appellant, People's Counsel, through Ms. Demilio; and Mr. Tanczyn, Counsel for Petitioners). Will submit proposed order for the Board's review that will incorporate the agreement as reached.

5/16/08 – Proposed Order submitted by Carole Demilio. To be reviewed /signed by 2-4-6 and issued.

From: Debra Wiley
To: Murray, Curtis
Date: 09/06/07 2:56:10 PM
Subject: Planning Comments Needed - Bill - 9/11 - 9 AM & 10 AM Hearings

Hi Curtis,

Bill has two hearings scheduled next Tuesday, Sept. 11th at 9 AM & 10 AM that we need comments.

They are for Case Nos. 08-022-A (Old Frederick & Stonewall Roads) & 08-023-SPHA (2403 Old Frederick Road).

Thanks and have a great day!

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
401 Bosley Avenue, Room 405
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

LAW OFFICES
MICHAEL P. TANCZYN, P.A.

Suite 106 • 606 Baltimore Avenue
Towson, Maryland 21204
Phone: (410) 296-8823 • (410) 296-8824 • Fax: (410) 296-8827
Email: mptlaw@verizon.net

November 16, 2007

Via Hand Delivery

Timothy Kotroco, Director
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

RECEIVED

NOV 16 2007

Per. *[Signature]*

Re: **Case No. 08-023-SPHA**
Petition for Special Hearing and Variance
S/W Side of Stonewall Rod at S/E Side of
Old Frederick Road
1st Election District; 1st Council District
Charles N. Peddicord, IV and Lisa E. Peddicord, Petitioners

Dear Mr. Kotroco:

Please enter an appeal on behalf of the Petitioners to the decision of the Zoning Commissioner in Case No. 08-023-SPHA to the Board of Appeals of Baltimore County. Enclosed herewith please find our check for costs. Please forward the file to the Board of Appeals and advise us of all hearing dates.

Very truly yours,

[Signature]

Michael P. Tanczyn, Esquire

MPT/kds

Enc.

cc: Mr. and Mrs. Charles N. Peddicord, IV
Peter Max Zimmerman, People's Counsel for Baltimore County

BW 9/11

10:11 AM

Jeffrey and Sharon Seligson
2409 Old Frederick Road
Catonsville, Maryland 21228
Phone: 410-747-0640
September 4, 2007

RECEIVED
SEP 07 2007

BY:.....

Zoning Commissioner
111 Chesapeake Avenue
Towson, MD 21204

Subject: Zoning changes requested for 2403 Old Frederick Road and the adjacent lot.

Reference: a. Zoning Notice, Case # 08-023-SPHA and
b. Zoning Notice, Case # 08-022-A

Dear Sir:

Two notices of zoning hearings have been posted in the front yard of 2403 Old Frederick Road. We are the next door neighbors to the property for which the zoning exceptions are being requested. Despite the house number change from 2409 (our home) and 2403, the houses are next to each other. We strongly oppose the zoning changes requested for both 2403 Old Frederick Road (reference a.) and the attached, un-buildable lot at Old Frederick and Stonewall Roads (reference b.).

The changes requested in these notices will affect the character and value of our property and all properties in the neighborhood. Not just with the impact of one multi-family dwelling in the midst of single family dwellings, but in the precedent it will set. In future, anyone wishing to build a multi-family dwelling will probably be allowed to do so. If these variances are allowed, this property will become a purely investment property; it will not likely be the last. These variances will affect property values and the character of all homes in the area.

The duplex referred to in reference a. is a recently modified structure, not a long standing, existing multi-family structure as may be assumed by reading "an existing 2-family dwelling (duplex)" in reference a. The new owner, Mr. Peddicord, originally described his reasons for purchasing the property from his father-in-law and extensively renovating the old farmhouse. He explained the sentimental value of the property for his wife who grew up there, and his intention to have his mother-in-law, and, in the future, his young daughter and her horse live on the property. We did not oppose his plans, as he described them to us. We feel that the neighborhood's property values are dependent on maintaining the pleasant pastoral setting on which our houses are located. We were quite surprised when, after the renovation, he added a large amount of asphalt and crushed stone paving for a huge driveway that stretches from the renovated house to the edge of our property. A 2-family dwelling does not need eight or more parking spaces! Then a large number of tenants moved in and at least six cars began parking there everyday.

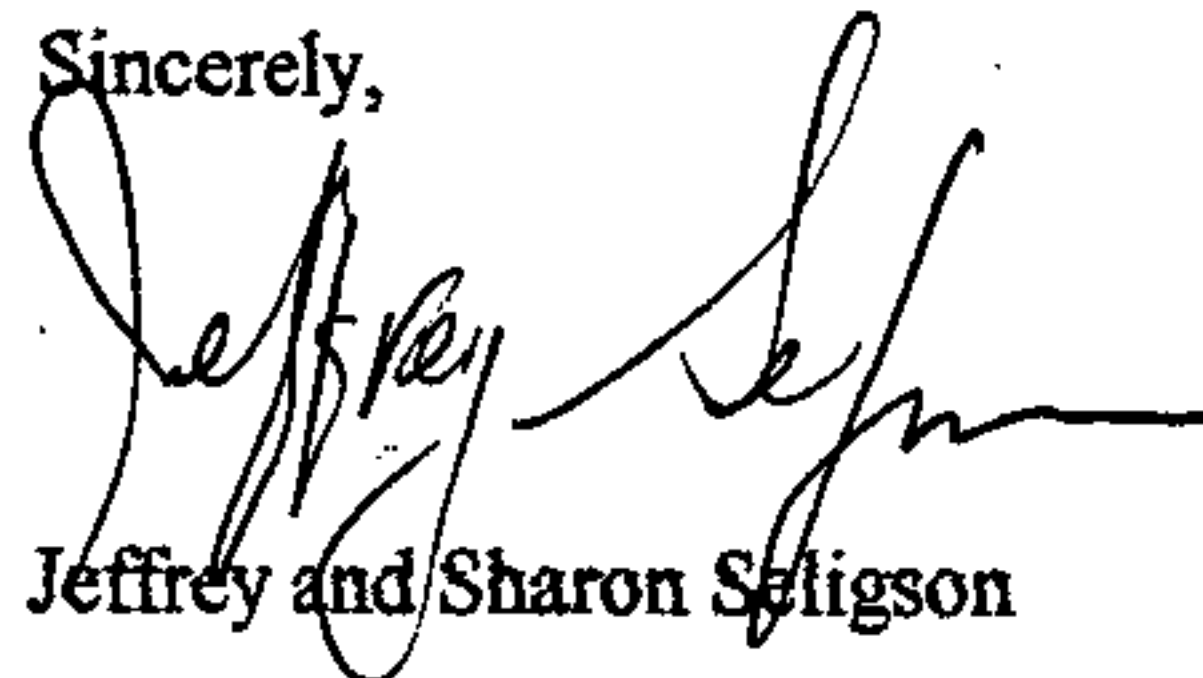
When we spoke to the zoning people in reference to the multi-family renovation at 2403 some time ago, we were told that the requirement was for one family per acre. Because the property is two acres, the multi-family structure was permitted. We were assured the

properties could not be separated, that the issue is closed and there is nothing further to do. Now we are faced with these two zoning notices. Clearly, the multi-family structure is not approved and the properties may be separated. Reference b. lists "Old Frederick and Stonewall Roads" as an address, as if it were a separate property rather than a part of 2403 Old Frederick Road, and implying plans for yet another new structure; quite possibly another multi-family building.

There are further issues associated with reference b., addressing the un-built property. Not only is the property too small to be built on under the current zoning rules but it is not clear what the effect on the stream running through that property onto ours will be or what the drainage of the neighborhood will be with an additional house. Another house would increase the non-permeable surface and change the nature of the stream. A past attempt to cover the stream failed and caused serious erosion and property damage. We currently have a landscape architect under contract. One of the major requirements is to repair the damaged and eroded stream, protect the tree roots that have been exposed and prevent further erosion damage. The bridge on our property used to cross the stream was irreparably damaged by the rubble used to fill the stream as it was pushed down stream in rain storms. The rubble included pieces of concrete that weighed several hundred pounds. The stream repair and bridge replacement will cost many thousands of dollars. We do not want to be forced to repeat those repairs. The property already absorbs rainfall and directs runoff into the stream that flows over our properties. Additional attempts to restrain and redirect the water before it flows onto our property are a very bad idea.

We strongly oppose reference a. for a variance to permit a multi-family duplex and a variance to permit the dwelling to be situated on a lot having an area of less than the required 50,000 square feet. We are also strongly opposed to reference b., the request for a variance to permit a buildable lot having an area of 24,432 square feet and a lot width at the front building line of 120 feet in lieu of the required 40,000 square feet and 150 feet respectively. Both of these Variances would certainly damage the character and value of all properties in the neighborhood.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jeffrey Seligson", written over the printed name.

Jeffrey and Sharon Seligson

Attachment: Summary of Zoning Notices; references a. and b.

Jeffrey and Sharon Seligson
2409 Old Frederick Road
Catonsville, Maryland 21228
Phone: 410-747-0640
September 12, 2007

William J. Wiseman
Zoning Commissioner
111 West Chesapeake Avenue
Towson, MD 21204

Subject: Zoning changes requested for 2403 Old Frederick Road and the adjacent lot.

Reference: a. Zoning Commission Hearing of 11 September 2007
b. Zoning Notice, Case # 08-023-SPHA & Zoning Notice, Case # 08-022-A

Dear Sir:

At the end of yesterday's hearing (reference a.) you indicated that you may be speaking to the petitioner's counsel in regard to reference b. and the precedents involved at a later date. I therefore felt it prudent to clarify certain points that I may not have made well enough under the pressure of a hearing and testifying.

I want to insure that the petitioner's counsel's demand that I use only one of two possible legal definitions of streams in my answers to his questions regarding what type of stream is running through the properties did not leave you with a wrong impression. The two definitions provided by counsel allowed for only two possibilities; streams that run at all times and those that may, on occasion, be dry. I want to be sure that I did not leave any confusion in my answers that may be caused by this definitional constraint.

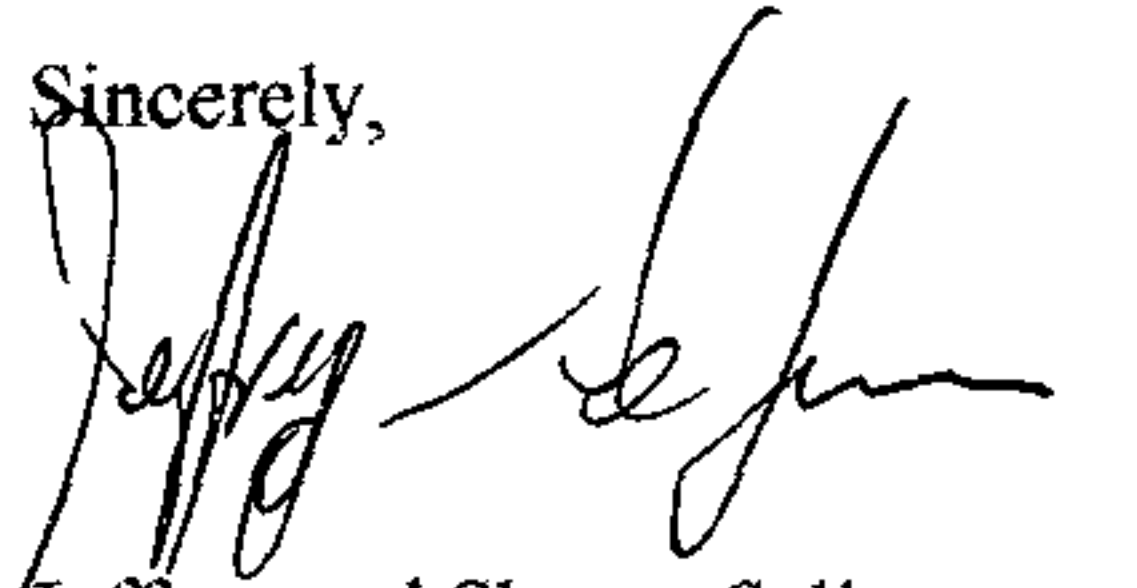
When we bought the property (lot 5) in 2002, the stream bed on the Will's property (lots 3 & 4) had been filled in. Given very dry weather, the stream would dry up and only run when there was rain and shortly thereafter. After several heavy rainstorms, significant snow and ice melts, the fill, including heavy rubble, washed out of that filled stream bed doing heavy damage to my property and other properties downstream. After the stream bed was opened, water flowed at all times, rain or shine. Just a short time ago, Mr. Peddicord (or one of his workers) once again filled in the stream bed, leveled and seeded the land to obliterate the stream. Now, once again, the stream is intermittent; flowing only when it rains and shortly thereafter. I have no doubt that there will be rainstorms and snow melts in the future that will wash out the dam created by the fill, undo any repairs, do additional damage downstream and, once again, the stream will flow all the time, rain or shine.

I did not know where to interject any questions about the environmental report that was presented by the petitioner. Even though the report is required by law, there was no expert witness to offer the report as evidence or answer questions about it. Because the primary reason for the environmental examination is to provide expert information for your review (and others'), I believe the absence of such a witness is significant. Added to that is the absence of any information from the county office that reviews environmental matters. I view these gaps in relevant and important information highly significant.

I would add that should reference c. be approved, the foundation of any structure, including a house, would be undermined the next time there is a heavy rainstorm.

In addition, the petitioner's counsel presented in evidence the zoning map showing the properties for the purpose of illustrating where the stream, or as he described it, the spring, is located. The notion that a vague dotted line on a map created on a map in 1923 showing the location of a stream may actually be regarded as more substantial than the reality of an existing stream to which all of the opposing witnesses testified to under oath during reference a. is extraordinary. As I pointed out during reference a., there are several errors in the plats presented, the notion that the 1923 map is without error is objectionable.

Sincerely,



Jeffrey and Sharon Seligson

CC:

Ron Bremer, 209 Oella Ave., Catonsville, Md. 21228

C. Brian Davison, 2112 Stonewall Rd., Catonsville, Md. 21228

Mike Hobeck, 207 Oella Ave., Catonsville, Md. 21228

Joan and Rob Baim, 2411 Old Frederick Rd., Catonsville, Md. 21228

LAW OFFICES
MICHAEL P. TANCZYN, P.A.

Suite 106 • 606 Baltimore Avenue
Towson, Maryland 21204
Phone: (410) 296-8823 • (410) 296-8824 • Fax: (410) 296-8827
Email: mptlaw@verizon.net

March 5, 2008

Attn: Kathy Bianco, Administrative Secretary
Board of Appeals of Baltimore County
105 W. Chesapeake Avenue, Room 203
Towson, MD 21204

Re: Case No. 08-022A
Case No. 08-023 SPHA

Dear Kathy:

Per our conversation, I am writing to request that these two cases which have been appealed by my client and People's Counsel, respectively, as to each case, which were heard together by the Zoning Commissioner, be scheduled for hearing. We had previously written to you requesting that they be set in for hearing. I understand that the Board has a backlog of cases awaiting assignment.

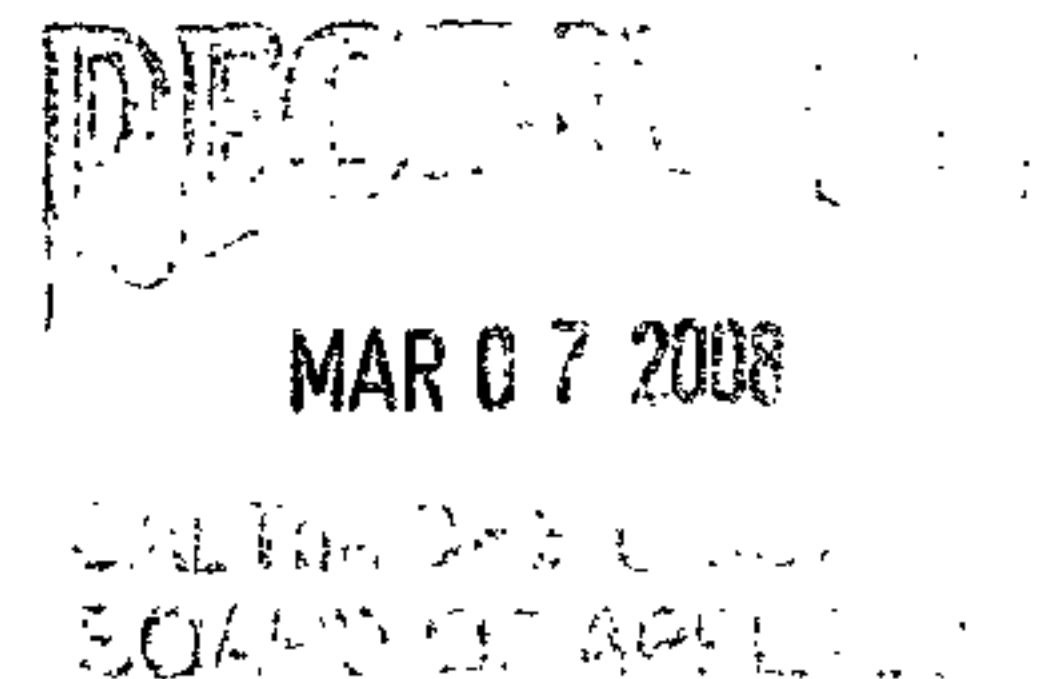
The reason for this letter request is that my client is under some financial pressure due to the substantial financial expenditure which she and her husband made to renovate and build out with a County permit the multi-family structure for which a substantial debt remains. They, frankly, are having problems making ends meet and the resolution of these cases would allow them to make business decisions moving forward, albeit in a difficult real estate market, if their decision were to be to try to market one or both properties for sale. They can't do either under the present situation with the appeals pending until the cases are heard. I know everyone's case is important to them, and I am only writing because my client's ability to maintain the property might make the appeals moot if they cannot be heard in a reasonable time frame.

I do not anticipate that both cases would take more than one day's session for the Board. By copy of this letter to Peter Max Zimmerman, Esquire, People's Counsel, I am inviting his input to you for scheduling purposes as to his time estimate if it differs from mine. Many of the witnesses were the same for both cases both for and against before the Zoning Commissioner.

Thank you for your consideration of this request.

Very truly yours,


Michael P. Tanczyn, Esquire


MAR 07 2008
BALTIMORE COUNTY
BOARD OF APPEALS

MPT/kds

cc: Peter Max Zimmerman, Esquire
Office of People's Counsel
Mr. and Mrs. Charles N. Peddicord, IV

LAW OFFICES
MICHAEL P. TANCZYN, P.A.
Suite 106 • 606 Baltimore Avenue
Towson, Maryland 21204
Phone: (410) 296-8823 • (410) 296-8824 • Fax: (410) 296-8827
Email: mptlaw@verizon.net

1/15/08
Linda -
Have we
received this
file yet (over
08-022)?
A.

January 14, 2008

County Board of Appeals of Baltimore County
Attn: Kathleen C. Bianco, Administrator
Old Court House, Room 49
400 Washington Avenue
Towson, MD 21204

Re: Case No. 08-023-SPHA
2403 Old Frederick Road

Dear Kathy:

Can this matter be set in promptly as it is a matter of some urgency for my client? We anticipate that based on the Zoning Commissioner's Hearing, would take approximately two hours for presentation of our case. If this is to be heard with Case No. 08-022, which was appealed by the Protestants, please let us know. For the combined hearing I would add an hour if the Board's decision is to hear them together since they involve adjacent parcels.

Very truly yours,



Michael P. Tanczyn, Esq.

MPT:kds

cc: Mr. and Mrs. Charles N. Peddicord, IV

RECEIVED

JAN 15 2008

BALTIMORE COUNTY
BOARD OF APPEALS

TO: ZONING HEARINGS

2 PAGE

410 887 3468

RE: CASE # 8-23-SPHA -9/1/07

2403 OLD FREDERICK ROAD
CATONSVILLE MD 21228

HEARING DATE 9/11/07

I WILL BE OUT OF TOWN AND UNABLE TO ATTEND THIS MEETING. I HAD PLANNED ON BEING THERE BUT MY EMPLOYER SCHEDULED A MEETING WHICH I CANNOT CHANGE.

THE CASE IN QUESTION HAS ALREADY CHANGED A SINGLE FAMILY DWELLING INTO MULTIPLE APARTMENTS WHICH WE DID NOT GET AN OPPORTUNITY TO VOICE OUR DISAPPROVAL OF. WE ARE NOT IN FAVOR OF ANY OTHER DWELLINGS TO BE BUILT ON THIS PROPERTY. THANK YOU

LARRY & SUSAN BLOOM
2122 STONEWALL RD CATONSVILLE MD

Attention Neighbors: Zoning Issue

A person not of our neighborhood has violated Zoning on the corner of Old Frederick and Stonewall Rds and is now seeking a variance to add yet another dwelling in addition to the current two in the backyard. If you are concerned, as many of us are, for you're value of your property please help us to defeat this plan. The owner was disrespectful of the rules and not in compliance with our neighborhood. They are planning on requesting zoning hearing to also build again, so what is to prevent them from making another rental unit!! Only we can do this, please join the Old Frederick neighbors and Stonewall road to fight this Zoning Variance. Questions call Zoning 410-887-3391
Case 8-23-SPHA

Zoning Hearings

Zoning Hearings include Special Exceptions, Variances, and other issues before the Zoning Commission. These hearings are up to date as of the published date of this newsletter and subject to change.

Zoning Hearings - 2403 Old Frederick Road

Location: Southwest side Stonewall Road at southeast side Old Frederick Road. 1st Election District

Date/Time: 8/11/2007 10 a.m. - 8/11/2007 11 a.m.

Case Number: 8-23-SPHA

Legal Owner(s): Lisa E. and Charles N. Peddick, IV

Meeting location: County Office Building, 111 West Chesapeake Avenue, Room 108, Towson, MD 21204

Description: Special Hearing to approve the continued use of the property for a 2-family duplex. Variance To permit an existing 2-family dwelling (duplex) to be situated on a lot having an area of 38,200 square feet in lieu of the required 50,000 square feet.
Information: Kristen Matthews

Zoning Hearings - Old Frederick and Stonewall Roads

Location: Southwest side Stonewall Road, 156 feet southeast of Old Frederick Road. 1st Election District

Date/Time: 9/11/2007 9 a.m. - 9/11/2007 10 a.m.

Case Number: 08-22-A

Legal Owner(s): Lisa E. and Charles N. Peddick, IV

Meeting location: County Office Building, 111 West Chesapeake Avenue, Room 108, Towson, MD 21204

Description: Variance to permit a building lot having an area of 24,432 square feet and a lot width at the front building line of 120 feet in lieu of the required 40,000 square feet and 150 feet respectively.

Information: Kristen Matthews

FAX

410-887-

3468

UNANSW
ATTN

COMMUNITY

2008

Phone 887

3868

410

2122 Stonewall Rd
Chesapeake MD 21224

James M. Blome

James M. Blome

James M. Blome

James M. Blome

James M. Blome

James M. Blome

BW 9/11
10Am

September 7, 2007

Dennis E. Kaler
202 Stonewall Road
Catonsville, MD 21228

Baltimore County Zoning Commissioner
111 West Chesapeake Avenue
Room 106
Towson, MD 21204

FAX No. 410-887-3468

RE: Case 8-23-SPHA 2403 Old Frederick Road

Dear Commissioner:

I would like to express my objection to the variance request as described in Case 8-23-SPHA. There is simply insufficient area to support any additional houses. Moreover, the dwelling, on the referenced property, that the owner just finished renovating as a rental unit is not being maintained and is already an eyesore to the neighboring properties. I am severely concerned about the area property values in general and mine in particular. This rental property was originally zoned and approved for 3 units. The Peddicords have ignored this zoning and currently have 4 rental units available in this house. They have continually attempted to by-pass, ignore, side step and get around the county regulations and the requests of the community.

Should you require any additional information, I can be reached at the following numbers:

Home 410-747-5638
Cell 410-409-8965

Sincerely,

Dennis E. Kaler

September 11, 2007

C. Brian and K. Brigid Davison
2112 Stonewall road
Catonsville, MD 21228

Dear Commissioner Wiseman,

We are writing to you in regard to case number 8-23-SPHA and Case # 08-22-A, hearings that you held today.

The following points are in regard to the property at 2403 Old Frederick Rd, that I and many of my neighbors believe to be of great importance as you make your decision:

- The Peddicord's do not live at this property and nor do they reside in Baltimore County. They have no other interest in this neighborhood except in making money out of the property.
- The property in question is currently for sale by Clark Realty. There is a sign posted in front of the property on Old Frederick Rd. The Peddicord's previously tried to sell the back yard of the property without seeking the proper variances to have it rezoned as a separate lot. The sign has since been removed.
- The neighborhoods of Stonewall Park and Heritage which is located across from the 2403 Old Frederick property do not have any other commercial apartment buildings similar to the one Peddicord's have developed. We have submitted pictures showing the back of said property. This clearly shows an apartment arrangement with many levels and decks.
- The neighborhood will be harmed in several ways if you allow this apartment building. First our property values will suffer in the already unsteady real-estate market. Secondly, if allowed to be commercial rented apartments the already over crowded schools will suffer more overcrowding. Catonsville Middle School has nine trailers for students and the Westchester Elementary is only a few years old already has trailers.
- The existing property is in current violation of zoning requirements and disrespectful of rules and the neighborhood's compliance with said zoning requirements. The owners cannot be trusted to respect the neighborhood in the future. Pictures show this disregard for property in letting silt fence and tires left next to Stonewall road and current condition of lot with concrete barn. Our neighborhood will suffer greatly if this trashing of our neighborhood continues.

Please do not set a precedent by allowing this apartment structure, it will give others the ability to convert there beautiful Catonsville houses into horrible commercial apartment buildings.

Sincerely,

C. Brian Davison

K. Brigid Davison

C. Brian Davison &
K. Brigid Davison

From: Debra Wiley
To: Murray, Curtis
Date: 09/06/07 2:56:10 PM
Subject: Planning Comments Needed - Bill - 9/11 - 9 AM & 10 AM Hearings

Hi Curtis,

Bill has two hearings scheduled next Tuesday, Sept. 11th at 9 AM & 10 AM that we need comments.

They are for Case Nos. 08-022-A (Old Frederick & Stonewall Roads) & 08-023-SPHA (2403 Old Frederick Road).

Thanks and have a great day!

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
401 Bosley Avenue, Room 405
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

CONVERSION OF ONE-FAMILY DWELLINGS MINIMUM DIMENSIONS

Zone	Width of Lot in Feet at Front Building Line			Lot Area In Square Feet		Side Yards (feet)	
	Duplex ¹	Semi-Detached ¹	Each Add. Fam.	Two Families	Each Add. Family	Min. For One	Sum of Both
DR.1	175	175	25	50,000	10,000	Int. 25 Cor. 50	Int. 60 Cor. 75
DR.2	125	125	25	25,000	7,500	Int. 20 Cor. 35	Int. 50 Cor. 60
DR.3.5	90	100	15	12,500	4,000	Int. 20 Cor. 30	Int. 40 Cor. 50
DR.5.5	80	90	15	10,000	3,000	Int. 15 Cor. 25	Int. 35 Cor. 40
DR.10.5	70	80	10	Interior 8,050 Corner 9,200	2,500	Int. 15 Cor. 25	Int. 30 Cor. 40
DR.16	70	80	10	Interior 8,050 Corner 9,200	2,500	Int. 15 Cor. 25	Int. 30 Cor. 40

NOTES:

The original BCZR 1955 definitions of "dwelling, duplex" and "dwelling, semi-detached" were deleted from Section 101 by Bill No. 100-1970. The entries previously read as follows:

"Dwelling, Duplex: A two-family detached building with one housekeeping unit over the other.

"Dwelling, Semi-detached: A building that has two one-family housekeeping units erected side by side on adjoining lots, separated from each other by an approved masonry party wall extending from the basement or cellar floor to the roof along the dividing lot line, and separated from any other building by space on all sides."

ET PARKING
LOADING

REGULATIONS FOR
CERTAIN USES

MENT

ENFORCEMENT

Zoning Notice
Case # 08-022-A

In reference to: Old Frederick and Stonewall Roads Catonsville, Md. 21228	Hearing Address and Time: Rm. 106 County Office Building 111 West Chesapeake Ave. Towson, Md. 21204 Tuesday, September 11, 2007 at 9:00AM
VARIANCE to permit buildable lot having an area of 24,432 square feet and a lot width of at the front building line of 120 feet in lieu of the required 40,000 square feet and 150 feet respectively.	Postponements due to weather or other conditions are sometimes necessary, to confirm hearing call 887-3391

Zoning Notice
Case # 08-023-SPHA

In reference to: 2403 Old Frederick Road Catonsville, Md. 21228	Hearing Address and Time: Rm. 106 County Office Building 111 West Chesapeake Ave. Towson, Md. 21204 Tuesday, September 11, 2007 at 10:00AM
Special Hearing to approve the continued use of the property for a 2 family duplex. VARIANCE to permit an existing 2-family dwelling (duplex) to be situated on a lot having an area of 39,200 square feet in lieu of the required 50,000 square feet.	Postponements due to weather or other conditions are sometimes necessary, to confirm hearing call 887-3391

Real Property Detail

Ownership and Address Information

Parcel ID 01-23-503200
Owner Name Peddicord Charles N,4th
 Peddicord Lisa E
Owner Address 6422 Chell Rd , Columbia , MD 21044
Property/Situs Address 2403 Old Frederick Rd
District 01
Property Class 04 Residential
Activity Not Semi Annual Eligible
Miscellaneous

Legal Description

IMPSPT LTS 3,4
 2403 OLD FREDERICK RD

Assessment Information

Full Year 334,933

Tax rate for Full Year: County \$1.10000 , State \$.11200, per \$100 of Assessed Value

Tax Receivable Amounts

Bill Date: 7/01/07

	Original	Paid	Outstanding	First SA	Second SA
Taxes/Charges	4,263.80	4,263.80	.00	.00	.00
Fees	.00	.00	.00	.00	.00
Gross	4,263.80	4,263.80	.00	.00	.00
Discount Applied	(36.84)	(36.84)			
New Discount			(.00)	(.00)	
Interest Applied	.00	.00			
New Interest			.00	.00	.00
Total	4,226.96	4,226.96	.00	.00	.00

Date to calculate interest
 amount owed
 (mm/dd/yyyy):

If the recalculation process does not change the amount due, please contact the Office of Budget and Finance for further assistance.

[More Detail](#) [New Search](#)

Payment Options

In Person

May be made at the Office of Budget and Finance, 400 Washington Avenue, Room 150, Towson, Maryland 21204-4665. Only Discover credit card is accepted in person. [View a map of Towson.](#)

By Phone

Payment can be made by credit card (MasterCard and Discover) using an Automated Telephone System. Call 410-887-2403, select Option 3, and follow spoken directions. You will be charged a convenience fee when you use this system. The system will tell you the fee amount before your charge is final.

By Mail

Print a memo bill and return it with your check or money order payable to:

Baltimore County Maryland
400 Washington Avenue, Room 150
Towson, MD 21204-4665

[Print Memo Bill](#) [New Search](#) [Exit](#)

00023-5PHA



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 w2.3)

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)

Account Identifier: District - 01 Account Number - 0123503200

Owner Information

Owner Name: PEDDICORD CHARLES N,4TH
 PEDDICORD LISA E
Use: RESIDENTIAL
Mailing Address: 6422 CHELL RD
 COLUMBIA MD 21044-3901
Principal Residence: NO
Deed Reference: 1) /23563/ 244
 2)

Location & Structure Information

Premises Address
 2403 OLD FREDERICK RD
Legal Description
 PT LTS 3,4
 2403 OLD FREDERICK RD
 STONEWALL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
100	10	648					3	1	Plat Ref: 7/ 18

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built
 1922

Enclosed Area
 2,848 SF

Property Land Area
 39,200.00 SF

County Use
 04

Stories
 2 1/2

Basement
 YES

Type
 STANDARD UNIT

Exterior
 SIDING

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	83,800	188,300		
Improvements:	179,650	289,600		
Total:	263,450	477,900	334,933	406,416
Preferential Land:	0	0	0	0

Transfer Information

Seller: WILL HENRY J WILL CAROL L	Date: 03/21/2006	Price: \$262,500
Type: MULT ACCTS ARMS-LENGTH	Deed1: /23563/ 244	Deed2:
Seller: WILL HENRY J	Date: 12/21/2005	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /23100/ 665	Deed2:
Seller: WILL HENRY J	Date: 10/31/1978	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 5953/ 445	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

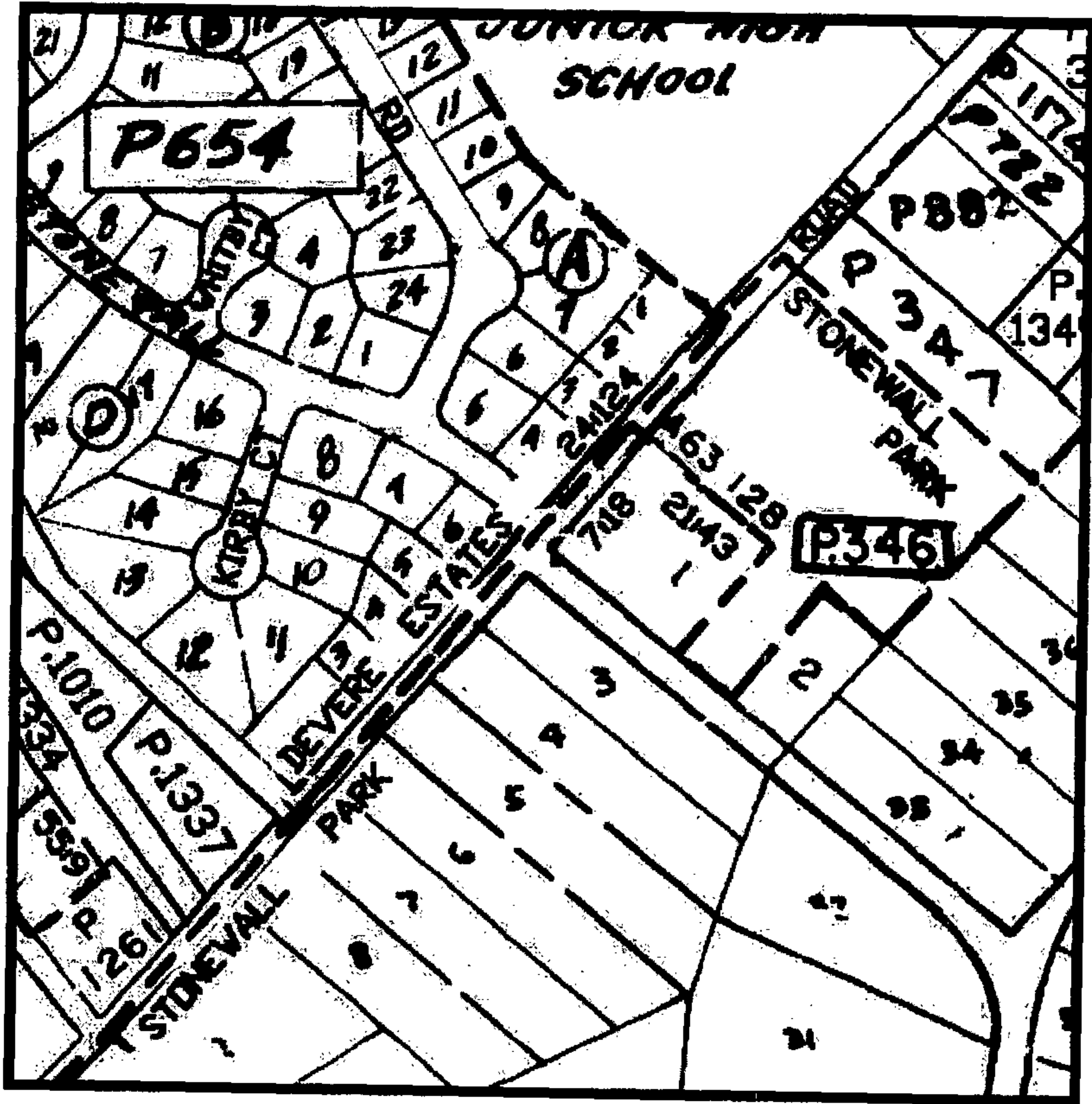
Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 01 Account Number - 0123503200



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at
www.mdp.state.md.us/webcom/index.html

PLEASE PRINT CLEARLY

CASE NAME 24

CASE NUMBER 08-2 35 PPA

DATE 9/11/2007

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Charles J. Reddick	6422 Chell Road	Columbia MD 21044	
Michael P. Reddick	3300 N. Ridge Rd. Sontela	Ellicott City MD 21043	mike@sonland.com
Michael P. Reddick	6422 Chell Road	Columbia MD 21044	
Michael P. Reddick	51206 606 BAYTAMORE PKW	TOWSON MD 21204	MP1LAN@VERIZON.NET

DATE _____

E-MAIL

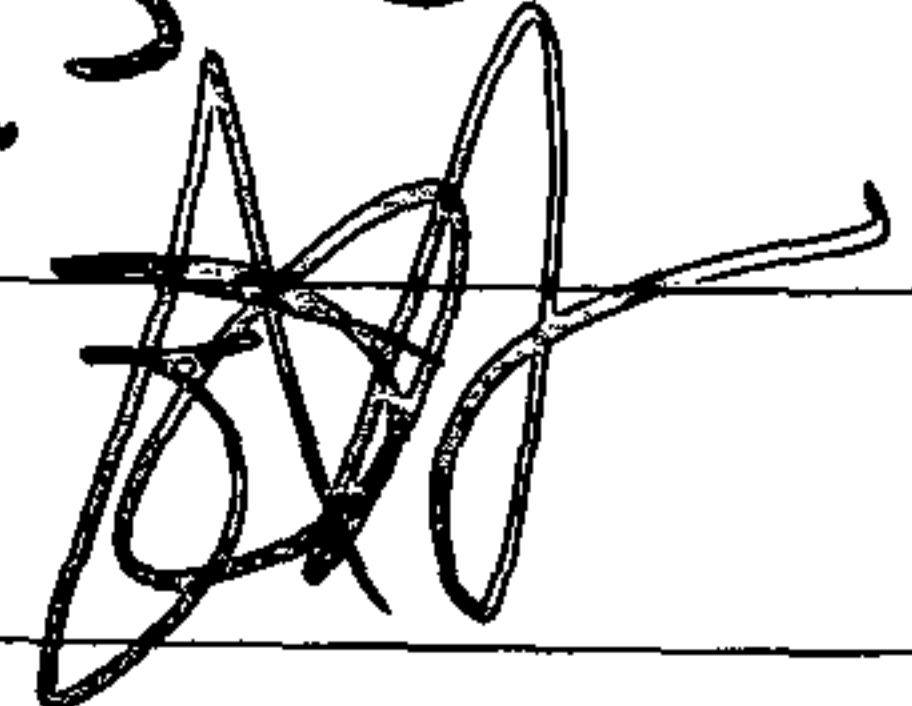
R. BAUM	2411 OLD FREDERICK RD	CATONSVILLE 21228	
J. BAUM	"	"	"
Ben Knop	2413 Old Frederick Rd	"	"
JEFFREY SELIGSON	2409 Old Frederick Rd.	"	Jim Seligson @ comcast
RON BREMER	209 BELLA AVE	"	"
MIKE KOSZEK	207 DELLA AVE	"	MIKE KOSZEK @ COLCAST.NET
9/11/2007	10 AM		
Brian Davison	2112 Stonewall Rd	Catonsville	

Case No.: 08-022-A OLD FREDERICK & STONEWALL ROADS
 08-023-SPHA - 2403 OLD FREDERICK ROAD
 Exhibit Sheet

Petitioner/Developer

Protestant

No. 1 ID	SEALED SITE PLAN	SELIGSON LETTER 9/4/07
No. 2	Aerial ZONING OVERLY-	Letter of Robert BAIN Rec'd 9/11/07
No. 3	Collectively - Deed History -	3A & 3B - Sunde of stream 3C & 3F - taken by Mr. Davidson
No. 4 ID	ENVIRONMENTAL STUDY	PHOTO'S OF STREAM AFTER CROSSING OLD FREDERICK TAKEN BY MR HOBECK
No. 5	Collectively ^{SA-S-N} INDEX SHEET AND PHOTO'S - EXISTING CONDITIONS OF (ATTACH)	
No. 6	PLAT of Stonewall Park Yellow outline - outline subdivided	
No. 7	Md Dept. of Assessment & Taxation History of Subdivision of Stonewall Park, Lots of RECORD	
No. 8	BLDG Permit for addition to rear of 2403 OLD FREDERICK RD. 3/06	
No. 9	BLDG Permit for 2nd Kitchen	
No. 10	FLOOR PLAN of 2403	
No. 11		
No. 12		

SEE FILE NO 08-022A
 FOR EXHIBITS SUBMITTED




map 100 B2

023

Please note that the following, official county map - is incorrect. The address number is wrong. It is 2403 Old Frederick Road. The tax ID# on the front parcel is incorrect, as well as they have it written as if the parcel is split down the middle. The correct Tax ID# is 0123503200 and the whole parcel is fronted on Old Frederick Rd. with Stonewall being on the side.

SPECIAL HEARING

OWNER: CHARLES N. PEDDICORD IV & LISA E. PEDDICORD



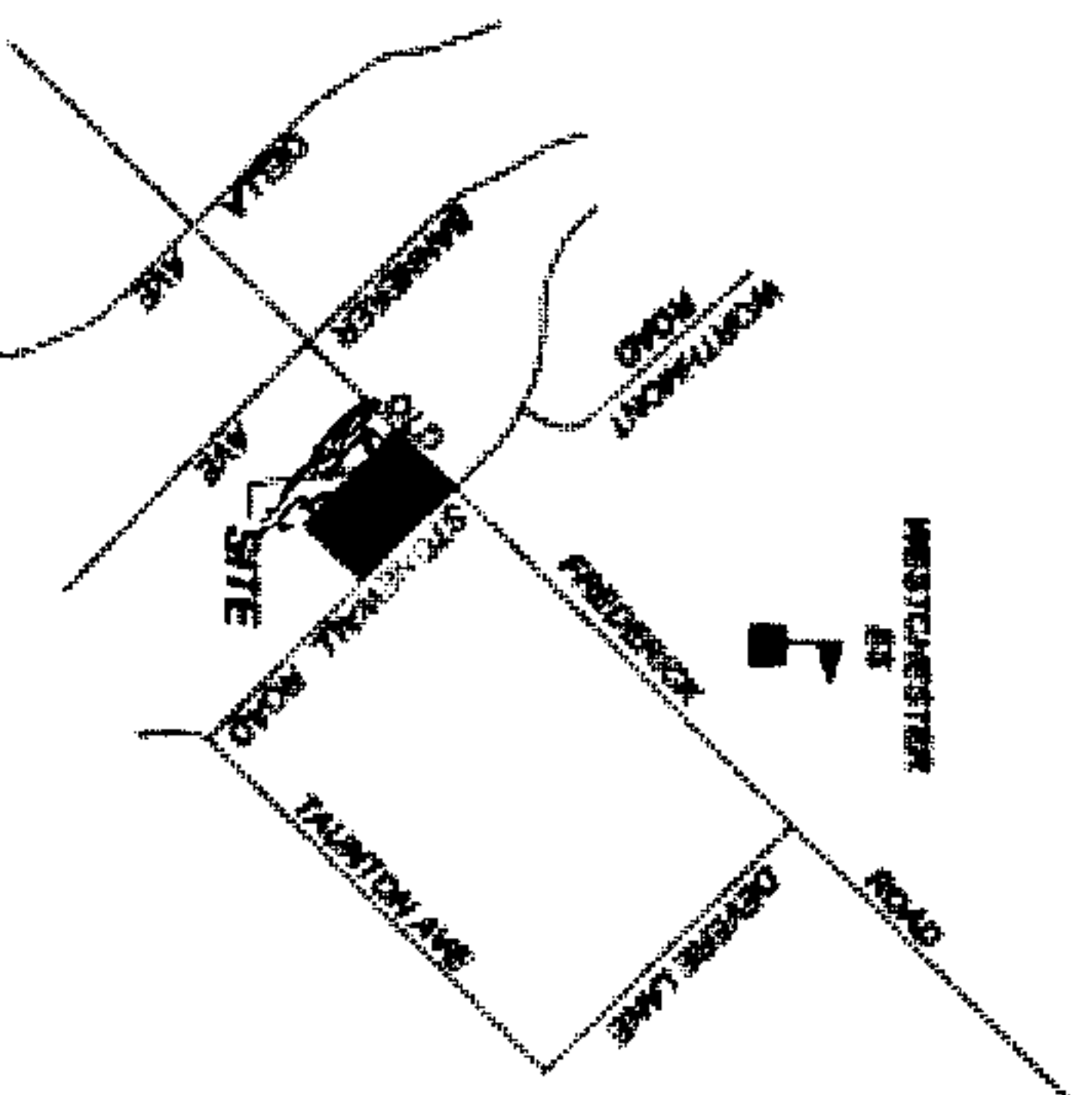
1113 - 1113

Area = 50,000 ft² + 10,000 ft²

Short 10,000 - for display

60,000 Tk for 3 family:

200603
199.42



SCALE: 1" = 1000'

LOCATION INFORMATION

COMMUNITY ASSISTANT DISTRICT

2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841

ZONING: DR-1

THE UNIVERSITY OF CHICAGO

PART TWO 0.5609 ACRE OR 24,432 S.F.

PUBL

CRITICAL AREA

Figure 1

100

REVIEWED BY	ITEM #	CASE #
-------------	--------	--------

REVIEWED BY	ITEM #	CASE #
-------------	--------	--------

23 | 67m

23 | 67m