



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

December 20, 2012

Lawrence E. Schmidt, Esquire
600 Washington Avenue
Suite 200
Towson, Maryland 21204

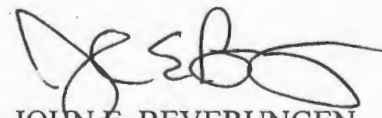
RE: Petition for Special Hearing
Case No.: 2013-0099-SPH
Property: 1510 Serpentine Road

Dear Mr. Schmidt:

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

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 Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: Christopher G. and Josias J. Cromwell, 6300 Falls Road, Baltimore, Maryland 21209

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
1510 Serpentine Road; NW/S Serpentine Road, *
170' SW of c/line of Bare Hills Avenue * OF ADMINISTRATIVE
3rd Election & 2nd Councilmanic Districts HEARINGS FOR
Legal Owner(s): Christopher & Josias Cromwell*
Petitioner(s) * BALTIMORE COUNTY
* 2013-099-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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 and all 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
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of November, 2012, a copy of the foregoing Entry of Appearance was mailed to Lawrence Schmidt, Esquire, Smith, Gildea & Schmidt, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

RECEIVED

NOV 07 2012

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2013-0099-SPH**

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Special Hearing filed by Lawrence E. Schmidt, Esquire with Smith, Gildea & Schmidt, LLC, on behalf of Christopher and Josias Cromwell, Legal Owners. The Petitioners are requesting Special Hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to determine whether or not the Administrative Law Judge should approve: (1) A Special Hearing to confirm that the existing office, manufacturing, assembly and sale of products to assist individuals with restricted mobility is permitted at the subject site, (2) For any such other and further relief as the Administrative Law Judge may deem necessary. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing held for this case was Christopher Cromwell, and Kenneth J. Wells, Professional Line Surveyor with kj Wells, Inc., the consulting firm that prepared the site plan. Lawrence E. Schmidt, Esquire appeared and represented the Petitioners. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

The Zoning Advisory Committee (ZAC) comments were received and made a part of the

ORDER RECEIVED FOR FILING

Date 12/06/12

By Jm

ORDER RECEIVED FOR FILING

file. A ZAC comment was received from the Department of Planning (DOP) on November 7, 2012, indicating their support of the Petitioner's request along with a recommendation of a general site clean up.

Testimony and evidence revealed that the subject property is 1.467 acres and is zoned ML. The site is located in the Bare Hills area off of Falls Road, and is improved with a one-story building, the dimensions of which are 50' x 100'. The Petitioners use the front portion of the building for office and administration functions, while the rear of the building is used for manufacturing and/or assembly of the various products and devices sold by Petitioners.

The Petitioners' business, Bedco Mobility, was started in 1912, and Petitioners' father acquired the business about 50 years ago. There are 3 facets to the operation: (1) sales and service of wheelchairs, walkers, and similar devices; (2) equipping customer's homes with mobility devices such as ramps, chair lifts, etc; and (3) equipping motor vehicles to accommodate the disabled. The Petitioners retrofit and sell approximately 50 vehicles a year to disabled clientele, and the State of Maryland indicated Petitioners must acquire a license to do so, which is contingent upon local government zoning approval. As such, the Petitioners filed this special hearing petition.

As noted at the outset, the site is zoned ML, and it is located within a pocket of similarly zoned parcels and uses, as shown on the photos admitted as Exhibits 3A-3K. There are no residentially zoned or used parcels in the vicinity of the subject property. This zoning classification permits (as of right) "assembly" of automobiles, "metal products manufacture or processing," "offices," "plastic products manufacture" and "other manufacture of articles" using permitted materials and processes, among other uses. B.C.Z.R. § 253.1.A.2, 31, 34, 39 + 56. The regulations also indicate that "combinations of the uses listed above" are permitted in the ML

ORDER RECEIVED FOR FILING

Date 12/20/12
By DN

zone.

As described at the hearing, I believe that the Petitioners business is engaged in industrial/manufacturing activities which are permitted and appropriate in the zone and at this particular site, which as noted sits well off of Falls Road within a business/industrial park of sorts. The Petitioners conduct office and administrative activities at the site, as permitted under B.C.Z.R. § 253.1.A.34. In addition, they design and manufacture mobility devices for customers' homes, based on the specific dimensions and floor plan of the particular dwelling. Given that these items are fabricated from metal and/or plastic, I believe they are encompassed by B.C.Z.R. § 253.1.A.31 + 39 and are permitted uses at the subject property

The final activity concerns the manufacture and assembly of specialty motor vehicles to accommodate the disabled. Mr. Cromwell indicated his is the only outlet for such vehicles in the Baltimore area, and he noted that within the industry operations such as his are referred to as "second stage manufacturers." Automobile assembly is expressly permitted in the zone (§ 253.1.A.2), and the sales by the Petitioners of these "finished" vehicles is an ancillary or accessory use to the assembly and manufacture of the vehicles. In addition, to the extent sheet metal and plastic materials are used in the assembly of these specialized automobiles, B.C.Z.R. §§ 253.1.A. 31 + 39 would be applicable. Mr. Cromwell indicated that he sells approximately 40-50 minivan conversions every year, and the Petitioners' submitted a color brochure depicting the types of minivans equipped and sold at the location. See Exhibit 4.

While the Petitioners' business is unique and defies a precise, categorical description and classification within the ML regulations, when viewed in the aggregate I believe the Petitioners' business is a manufacturing and industrial operation which is permitted and appropriate in the zone.

ORDER RECEIVED FOR FILING

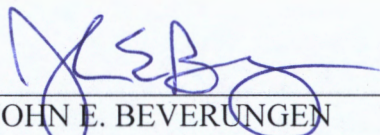
Date 12/20/12

By DN

Pursuant to the advertisement, posting of the property, and public hearing, and after considering the testimony and evidence offered, I find that Petitioner Special Hearing request should be **GRANTED**.

THEREFORE, IT IS ORDERED, this **20th** day of December, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to determine whether or not the Administrative Law Judge should approve: (1) A Special Hearing to confirm that the existing office, manufacturing, assembly and sale of products to assist individuals with restricted mobility is permitted at the subject site, (2) For any such other and further relief as the Administrative law Judge may deem necessary, be and is hereby **GRANTED**.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 12/20/12
By SN



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 1510 Serpentine Road

which is presently zoned ML

Deed Reference 08185/00360

10 Digit Tax Account # 0 3 0 3 0 6 9 2 1 0

Property Owner(s) Printed Name(s) Christopher G. Cromwell and Josias J. Cromwell, II.

CASE NUMBER 2013-0099-SPH Filing Date 10/25/12 Estimated Posting Date 1/1 Reviewer BD

(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 attachment.

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 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:

Name- Type or Print

Signature

Date

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Lawrence E. Schmidt

Name- Type or Print

Signature

600 Washington Avenue, Suite 200, Towson, MD 21204

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners:

Christopher G. Cromwell / Josias J. Cromwell, II.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

P.O. Box 74

Cockeysville

Maryland

Mailing Address

City

State

21030

410.825.1440

ccromwell@bedcomobility.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Lawrence E. Schmidt

Name- Type or Print

Signature

600 Washington Avenue, Suite 200, Towson, MD 21204

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attachment to Petition for Special Hearing

A Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve:

1. a Special Hearing to confirm that the existing office, manufacturing, assembly and sale of products to assist individuals with restricted mobility is permitted at the subject site (See BCZR §253.1 (A2), (A31), (A34), (A39), (A56) and §~~253.1~~); and
253.1.E
2. for any such other and further relief as the Administrative Law Judge may deem necessary.

82

Item # 0099

kjWellsInc

Land Surveying, Geomatics and Site Planning

Telephone: (410) 592-8800
Email: kwells@kjwellsinc.com

7403 New Cut Road
Kingsville, Md. 21087-1132

July 31, 2012

**Zoning Description
of
1510 Serpentine Road**
Baltimore County
Maryland
3rd Election District
2nd Councilmanic District

Beginning at a point located on the northwest side and at the end of Serpentine Road (30 feet wide), thence *North 20 degrees 24 minutes 23 seconds West 269.17 feet* to the southeast side of Shoemaker Road (25 feet wide); thence along the southeast side of said Shoemaker Road *North 49 degrees 22 minutes 52 seconds East 181.85 feet*; thence the three following courses and distances: *South 35 degrees 07 minutes 08 seconds East 177.00 feet*; *North 49 degrees 22 minutes 52 seconds East 10.02 feet*; *South 20 degrees 04 minutes 23 seconds East 164.27 feet* to the north side of the aforementioned Serpentine Road; thence binding on the northwest side of said Serpentine Road *South 69 degrees 35 minutes 37 seconds West 224.05 feet* to the place of beginning. Containing 1.467 acres of land more or less.

Being that parcel of land described in a Deed recorded among the Land Records of Baltimore County in Liber 8185 folio 360.



DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2013-0099 - SPH

Petitioner: ~~LAWRENCE E. SCHMIDT~~ CHRISTOPHER G. CROMWELL &

Address or Location: ~~600 WASHINGTON AVE.~~ 1510 SERPENTINE ROAD JOSIAS J. CROMWELL

PLEASE FORWARD ADVERTISING BILL TO:

Name: LAWRENCE E. SCHMIDT

Address: SMITH, GILDEA & SCHMIDT, LLC

600 WASHINGTON AVE.

TOWSON, MD 21286

Telephone Number: (410) 821-0070

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

No. **88920**

Date: **10/25/12**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 10/26/2012 10/25/2012 09:15:30 5

Rev Sub
 Source/ Rev/

REC 4932 WALKIN FBOS LRB
 RECEIPT # 421975 10/25/2012 OFLN

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount	Dept
001	806	0000		6150				\$385	5

5 528 ZONING VERIFICATION
 Recpt Tot \$385.00
 \$385.00 CR 1.00 CA
 Baltimore County, Maryland

Total: **\$385**

Rec From: _____
 For: **Zoning hearing - case #2013-0099-SPH**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2013-0099-SPH

RE: Case No.: _____

Petitioner/Developer: _____

Christopher Cromwell, Josias Cromwell, II

December 17, 2012

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

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: _____

1510 Serpentine Rd

November 27, 2012

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

November 27, 2012

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

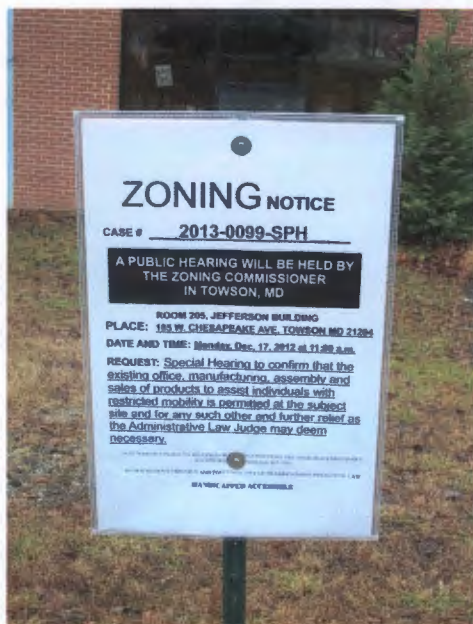
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 27, 2012 Issue - Jeffersonian

Please forward billing to:
Lawrence Schmidt
Smith, Gildea & Schmidt
600 Washington Avenue
Towson, MD 21286

410-821-0070

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2013-0099-SPH

1510 Serpentine Road

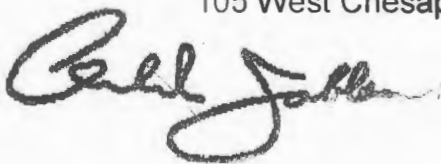
NW/s of Serpentine Road, 170 ft. +/- SW of centerline of Bare Hills Avenue

3rd Election District – 2nd Councilmanic District

Legal Owners: Christopher Cromwell, Josias Cromwell, II

Special Hearing to confirm that the existing office, manufacturing, assembly and sale of products to assist individuals with restricted mobility is permitted at the subject site and for any such other and further relief as the Administrative Law Judge may deem necessary.

Hearing: Monday, December 17, 2012 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

November 9, 2012

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2013-0099-SPH

1510 Serpentine Road

NW/s of Serpentine Road, 170 ft. +/- SW of centerline of Bare Hills Avenue

3rd Election District – 2nd Councilmanic District

Legal Owners: Christopher Cromwell, Josias Cromwell, II

Special Hearing to confirm that the existing office, manufacturing, assembly and sale of products to assist individuals with restricted mobility is permitted at the subject site and for any such other and further relief as the Administrative Law Judge may deem necessary.

Hearing: Monday, December 17, 2012 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Lawrence Schmidt, 600 Washington Avenue, Ste. 200, Towson 21204
Christopher Cromwell, Josias Cromwell, II, P.O. Box 74, Cockeysville 21030

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 27, 2012.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: # 2013-0099-SPH

1510 Serpentine Road
NW/s of Serpentine Road, 170 ft. +/- SW of centerline
of Bare Hills Avenue
3rd Election District - 2nd Councilmanic District

Legal Owner(s): Christopher Cromwell, Josias Cromwell, II

Special Hearing: to confirm that the existing office, manufacturing, assembly and sale of products to assist individuals with restricted mobility is permitted at the subject site and for any such other and further relief as the Administrative Law Judge may deem necessary.

Hearing: Monday, December 17, 2012 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT 11/744 Nov. 27 889837



501 N. Calvert Street, Baltimore, MD 21278

November 29, 2012

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, the publication appearing on November 27, 2012.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Susan Wilkinson



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

December 12, 2012

Christopher G. Cromwell
Josias J. Cromwell, II
P. O. Box 74
Cockeysville MD 21030

RE: Case Number: 2013-0099 SPH, Address: 1510 Serpentine Road

Dear Mssrs. Cromwell:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 25, 2012. 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: jaf

Enclosures

c: People's Counsel
Lawrence E. Schmidt, Esquire 600 Washington Avenue, Suite 200, Towson MD 21204

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



Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 11-1-12

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

RE: Baltimore County
Item No. 2013-0099-SPH
Special Hearing
Christopher B. Cromwell &
Josias J. Cromwell II
1510 Serpentine Road.

Dear Ms. Lewis:

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. 2013-0099-SPH.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven D. Foster", is written over a horizontal line.

Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE : November 01, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For November 12, 2012
Item Nos. 2013-0094, 0095 ,0097, 0098, 0099, and 0101

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

DAK. CEN
cc: File

12-17 11am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: November 7, 2012

FROM: Andrea Van Arsdale
Director, Office of Planning

RECEIVED

NOV 14 2012

SUBJECT: 1510 Serpentine Road

INFORMATION:

OFFICE OF ADMINISTRATIVE HEARINGS

Item Number: 13-099

Petitioner: Christopher & Josias Cromwell

Zoning: ML

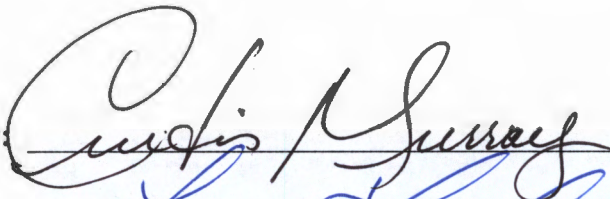
Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Department of Planning does not oppose the petitioner's request for a special hearing regarding the existing use and its conformance with Sections 253.1 (A2), (A31), (A34), (A39), (A56) and (E).

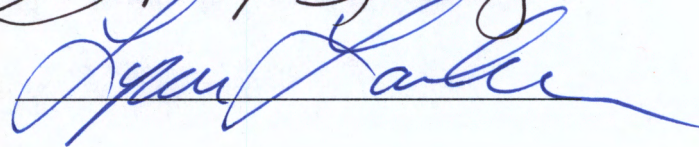
However, after visiting the site, the Department of Planning observed parts and debris stored on the site near the containers. A general site clean-up and appropriate storage of materials is recommended.

Prepared by:



Division Chief:

AVA:kp



11/15/12
TO WCR 7 feb

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: November 7, 2012

FROM: Andrea Van Arsdale
Director, Office of Planning

SUBJECT: 1510 Serpentine Road

INFORMATION:

Item Number: 13-099

Petitioner: Christopher & Josias Cromwell

Zoning: ML

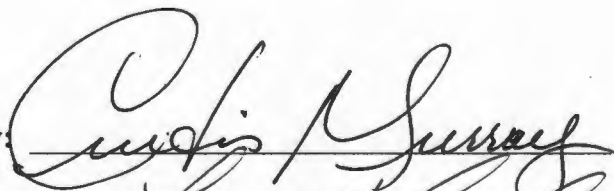
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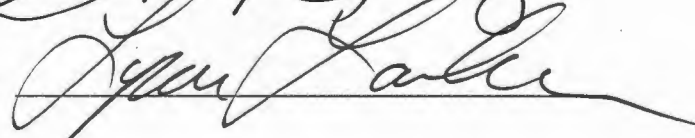
However, after visiting the site, the Department of Planning observed parts and debris stored on the site near the containers. A general site clean-up and appropriate storage of materials is recommended.

Prepared by:



Division Chief:

AVA:kp



2013-0099-SPH

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 03 Account Number - 0303069210

Owner Information

Owner Name:	CROMWELL JOSIAS J 2ND CROMWELL CHRISTOPHER G	Use:	INDUSTRIAL
Mailing Address:	P O BX 74 COCKEYSVILLE MD 21030-0074	Principal Residence:	NO
		Deed Reference:	1) /08185/ 00360 2)

Location & Structure Information

Premises Address	Legal Description
1510 SERPENTINE RD 0-0000	1.467 AC SWS 1510 SERPENTINE RD 175 SW BARE HILLS AVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0069	0021	0702		0000				1	
									Plat Ref:

Special Tax Areas	Town	NONE
	Ad Valorem	
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1963	5000	63,902 SF	07

Stories	Basement	Type	Exterior
		LIGHT MANUFACTURING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2012	07/01/2013
Land	287,800	287,800		
Improvements:	178,900	178,900		
Total:	466,700	466,700	466,700	
Preferential Land:	0			

Transfer Information

Seller:	CROMWELL REBECCA PINDELL	Date:	05/26/1989	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/08185/ 00360	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	
Tax Exempt:		Special Tax Recapture:	
Exempt Class:		NONE	

Homestead Application Information

Homestead Application Status:	No Application
--------------------------------------	----------------

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

A detailed map of a residential area in Bare Hills. The map shows several streets: Bare Hills (running diagonally from the top left to the bottom right), Serpentine Rd. (running horizontally across the middle), and Clarkview Road (running vertically on the right). A prominent shield with the number '83' is located on the left side. Numerous lots are labeled with numbers, including P. 824, P. 705, P. 699, P. 622, P. 425, P. 254, P. 700, P. 424, P. 706, P. 707, P. 709, P. 703, P. 702, P. 1063, P. 1064, P. 876, P. 877, P. 894, P. 1280, P. 1088, P. 61, P. 62, P. 1170, P. 246, P. 65, P. 8, P. 10, P. 858, P. 620, P. 1, and P. 79-P. 193. The map also shows a dashed line representing a boundary or road edge.

Property maps provided courtesy of the Maryland Department of Planning ©2011.
For more information on electronic mapping applications, visit the Maryland Department of Planning
web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

MEMORANDUM

DATE: January 23, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0099-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on January 22, 2013. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment11/1/12DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)No Comment

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

11/7/12PLANNING
(if not received, date e-mail sent _____)OS w/c11/1/12

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

11/27/12

SIGN POSTING

Date:

11/27/12by Block

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



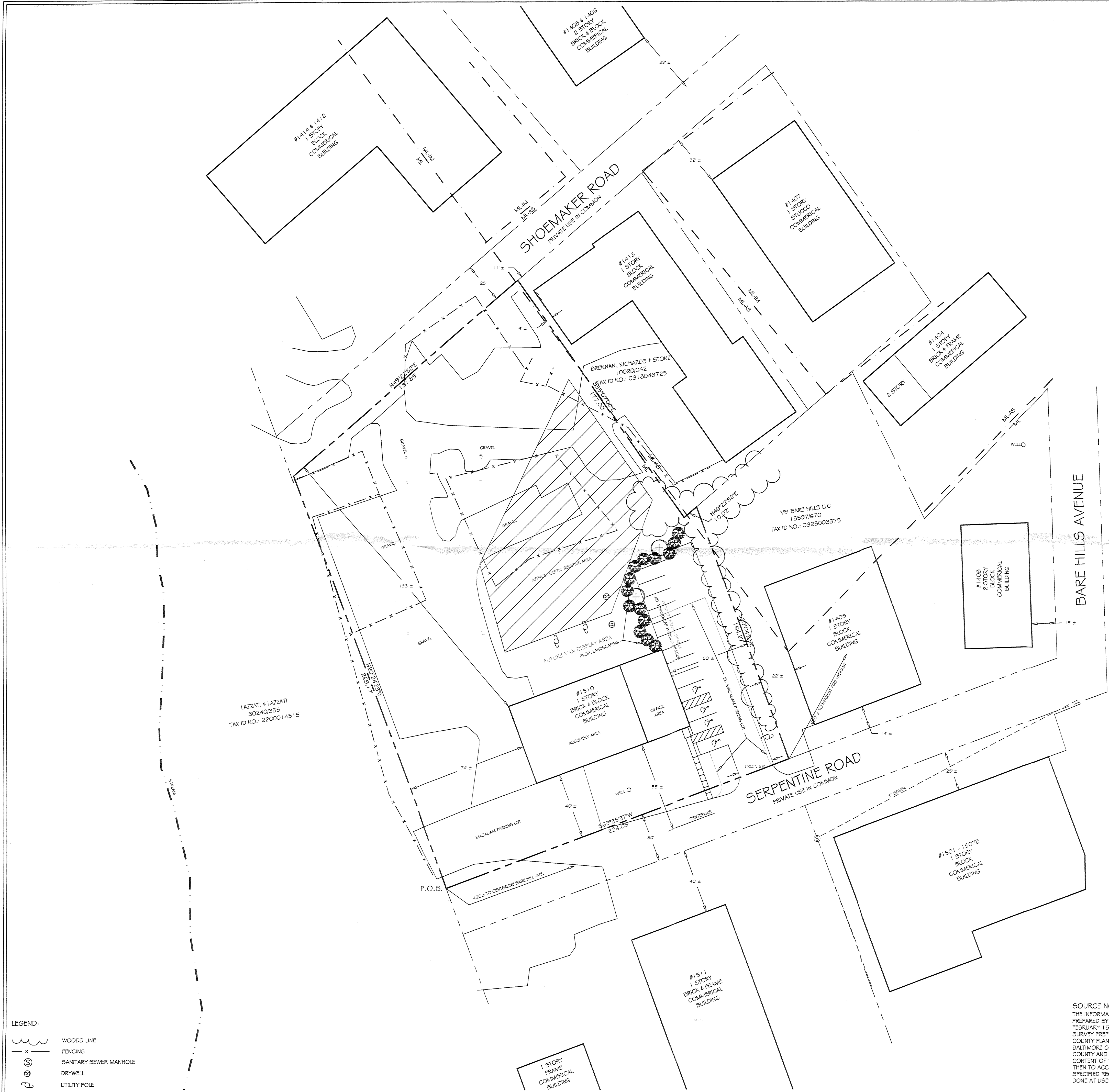
No



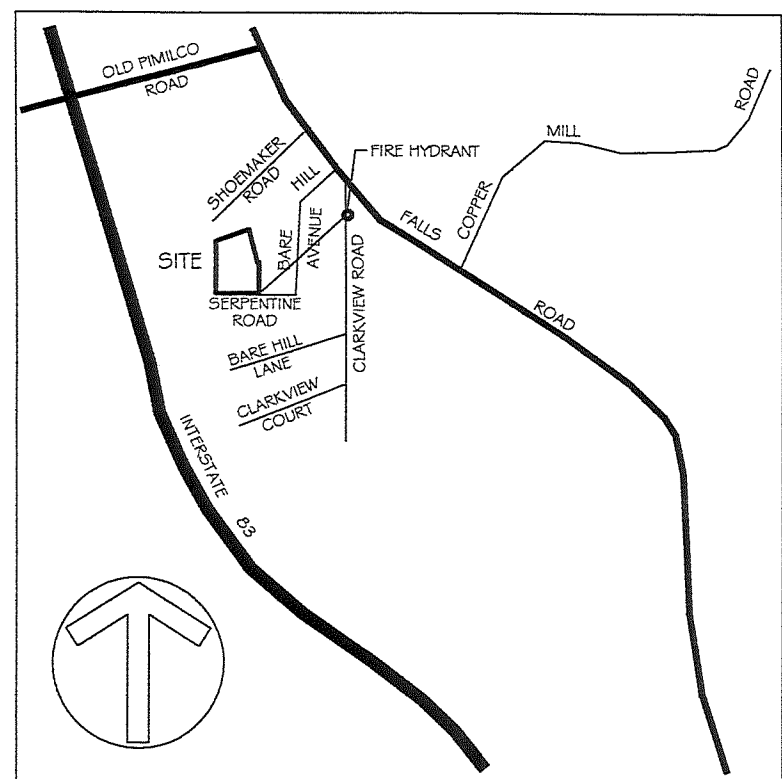
Comments, if any: _____

CASE NAME BeDCO -
CASE NUMBER 2013-0099 SPH
DATE 12/17/2012

[illegible]



- SITE DATA:
- 1) OWNER: JOSIAS CROMWELL 2ND AND CHRISTOPHER CROMWELL
 - 2) OWNER'S ADDRESS: 1510 SERPENTINE ROAD BALTIMORE, MARYLAND 21209
 - 3) OWNER'S TELEPHONE NO.: 410-825-1440
 - 4) MAILING ADDRESS: 6300 FALLS ROAD UNIT 2 BALTIMORE, MARYLAND 21209
 - 5) TAX ACCOUNT NUMBER: 0303069210
 - 6) TAX MAP: 69 PARCEL: 0702
 - 7) DEED REFERENCE: 8185/360
 - 8) GROSS AREA: 1.467 ACRES
 - 9) ZONING MAPS: 06983
 - 10) ZONING: ML (63,803 SQ. FT.) ML-AS (100 SQ. FT.)
 - 11) THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CBCA.
 - 12) THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN PER FEMA MAP 2400100235F.
 - 13) PREVIOUS HEARINGS OR PERMITS: NONE
 - 14) NO HISTORICALLY SIGNIFICANT STRUCTURES ON THE SUBJECT PROPERTY.
 - 15) THE SUBJECT SITE IS SERVED BY PRIVATE WELL AND SEPTIC.
 - 16) THE SUBJECT SITE DOES NOT LIE WITHIN A DEFICIENT BASIC SERVICE AREA.
 - 17) AMENITY OPEN SPACE: NONE REQUIRED
 - 18) F.A.R.:
MAXIMUM PERMITTED = 2.0
EXISTING AND PROPOSED = 5,000/63,803 = 0.08
 - 19) PARKING:
REQUIRED:
OFFICE/SALES AREA: (1,375 SF/1,000x3.3) = 5 SPACES
MANUFACTURING/ASSEMBLY AREA: 2 EMPLOYEES 1/EMPLOYEE = 2 SPACES
TOTAL: 7 SPACES
PROVIDED: 15 SPACES
 - 20) PROPOSED USE: LOWER LEVEL: AUTOMOBILE ASSEMBLY AND COMBINATION OF USES PERMITTED IN ML ZONES
 - 21) SIGNS ARE TO COMPLY WITH SECTION 450 OF THE BCZR.



VICINITY MAP
SCALE: 1" = 80'

REQUESTS:

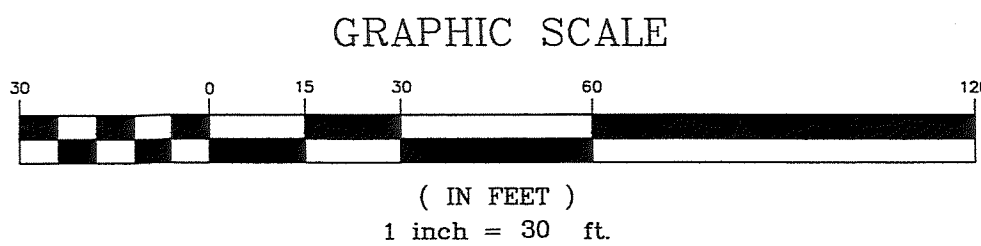
SPECIAL HEARING:

1. TO CONFIRM THAT AN EXISTING OFFICE, MANUFACTURING, ASSEMBLY AND SALE OF PRODUCTS TO ASSIST INDIVIDUALS WITH RESTRICTED MOBILITY IS PERMITTED AT THE SUBJECT PROPERTY PURSUANT TO THE BCZR SECTION 255.1 A. 2, A.31, A.34, A.39, A.56 AND 255.1 J; AND
2. FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE.

- LEGEND:
- WOODS LINE
 - FENCING
 - SANITARY SEWER MANHOLE
 - DRYWELL
 - UTILITY POLE

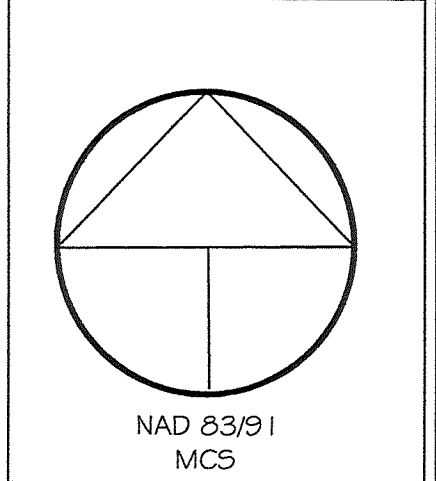
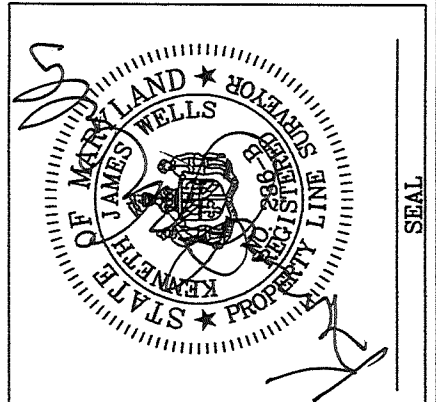
SOURCE NOTE:
THE INFORMATION SHOWN HEREON WAS BASED IN PART ON A PLAN PREPARED BY WITZ AND ASSOCIATES GENERAL SURVEYING CO. DATED FEBRUARY 15, 2012, ENTITLED "LOCATION CERTIFICATION", A BOUNDARY SURVEY PREPARED BY S. J. MARTINET DATED JULY 25, 1968, BALTIMORE COUNTY PLANIMETRIC MAPS 06983, VARIOUS UTILITY DRAWINGS FROM BALTIMORE COUNTY, NEIGHBORHOOD MAP OFFERED BY BALTIMORE COUNTY AND AERIAL IMAGING. THE INFORMATION SHOWN HEREON AND THE CONTENT OF THIS PLAN ARE NOT TO BE USED FOR ANY OTHER PURPOSE THEN TO ACCOMPANY A PETITION FOR A ZONING HEARING FOR THE SPECIFIED REQUESTS. USE OF THIS PLAN FOR OTHER PURPOSES WILL BE DONE AT USER'S OWN RISK.

PETITIONER'S
EXHIBIT NO. 1



kjwellsInc
2409 NEW CUTT ROAD
KINGSTOWN, MARYLAND 21087
(410) 582-8800

Land Surveying & Site Planning

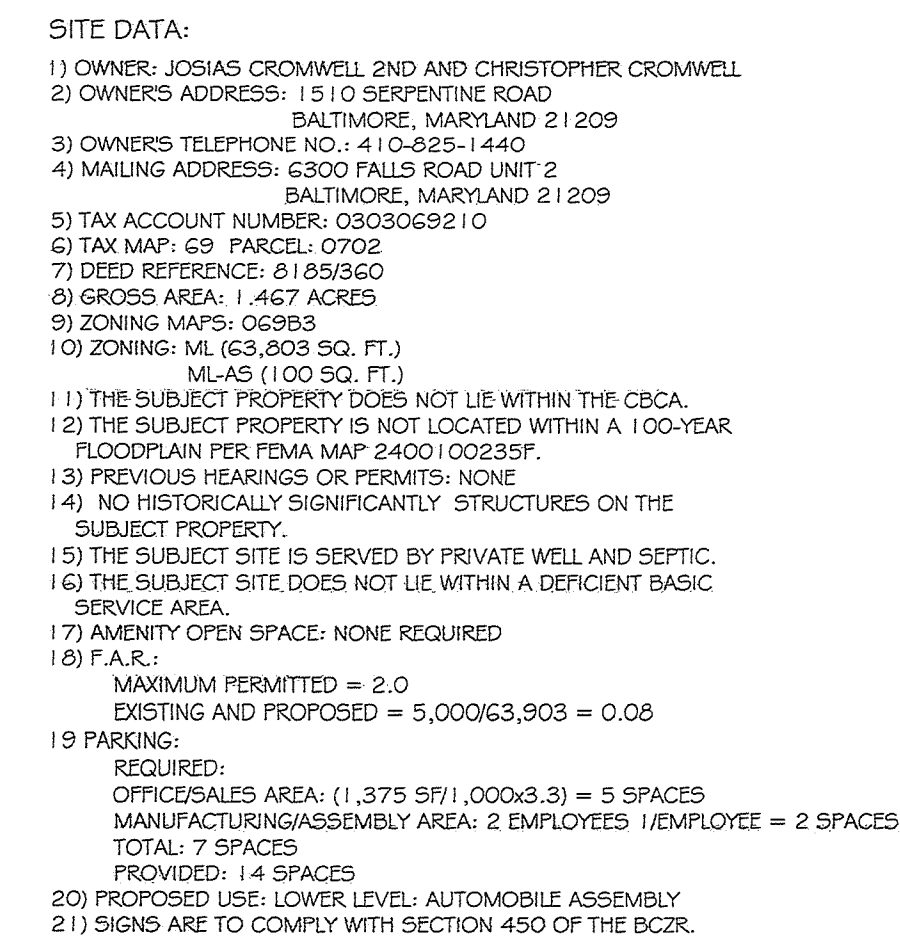


REVISIONS:	
NO.	DATE
1	12/14/2012

PLAN TO ACCOMPANY A PETITION
FOR A SPECIAL HEARING

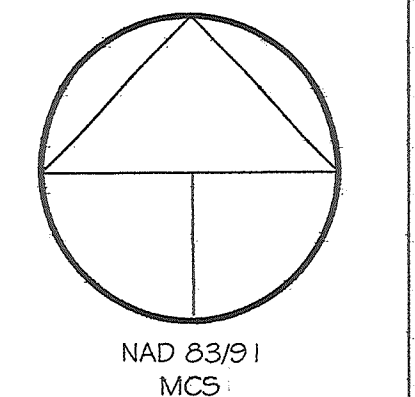
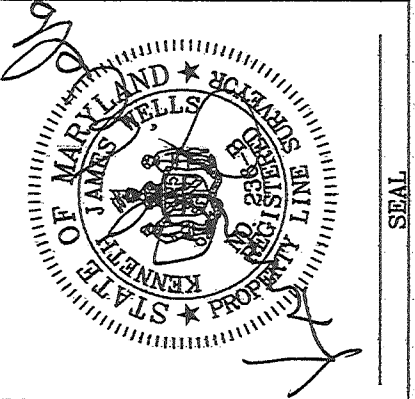
1510 SERPENTINE ROAD
BALTIMORE COUNTY
MARYLAND
3RD ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT

DRAWN BY: KJW
CHECKED BY: KJW
DATE: 7/30/2012
PROJECT NO.:
2012-023
SHEET 1 OF 1



kjWellsInc
7403 NEW CUT ROAD
KINGSVILLE, MARYLAND 21087
(410) 592-8800

Land Surveying & Site Planning



REVISIONS:	
NO.	DATE

REQUESTS:

SPECIAL HEARING:

1. TO CONFIRM THAT AN EXISTING OFFICE, MANUFACTURING, ASSEMBLY AND SALE OF PRODUCTS TO ASSIST INDIVIDUALS WITH RESTRICTED MOBILITY IS PERMITTED AT THE SUBJECT PROPERTY PURSUANT TO THE BCZR SECTION 253.1 A-2, A.31, A.34, A.39, A.56 AND 253.1; AND

2. FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE. *C.E*

PLAN TO ACCOMPANY A PETITION
FOR A SPECIAL SPECIAL HEARING

1510 SERPENTINE ROAD
BALTIMORE COUNTY
MARYLAND
3RD ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT

DRAWN BY: KJW
CHECKED BY: KJW
DATE: 7/30/2012

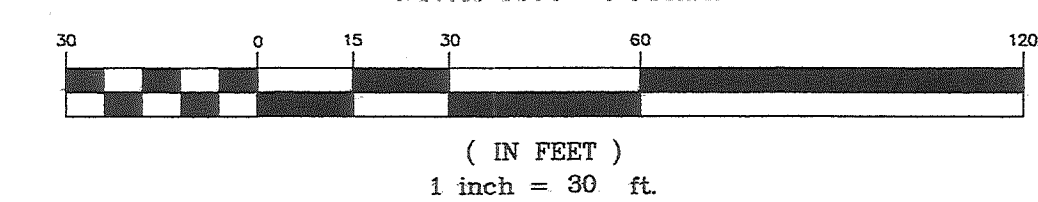
PROJECT NO.:

2012-023

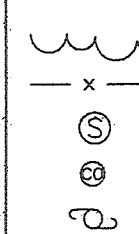
SHEET 1 OF 1

SOURCE NOTE:
THE INFORMATION SHOWN HEREIN WAS BASED IN PART ON A PLAN PREPARED BY WITZ AND ASSOCIATES GENERAL SURVEYING CO. DATED FEBRUARY 15, 2012, ENTITLED "LOCATION CERTIFICATION", A BOUNDARY SURVEY PREPARED BY S. J. MARINETEN DATED JULY 25, 1968, BALTIMORE COUNTY PLANIMETRIC MAPS 06GBS, VARIOUS UTILITY DRAWINGS FROM BALTIMORE COUNTY NEIGHBORHOOD MAP OFFERED BY BALTIMORE COUNTY AND AERIAL IMAGING. THE INFORMATION SHOWN HEREON AND THE CONTENT OF THIS PLAN ARE NOT TO BE USED FOR ANY OTHER PURPOSE THAN TO ACCOMPANY A PETITION FOR A ZONING HEARING FOR THE SUBDIVISION OF THIS LOT. THIS PLAN FOR OTHER PURPOSES WILL BE DONE AT USER'S OWN RISK.

GRAPHIC SCALE

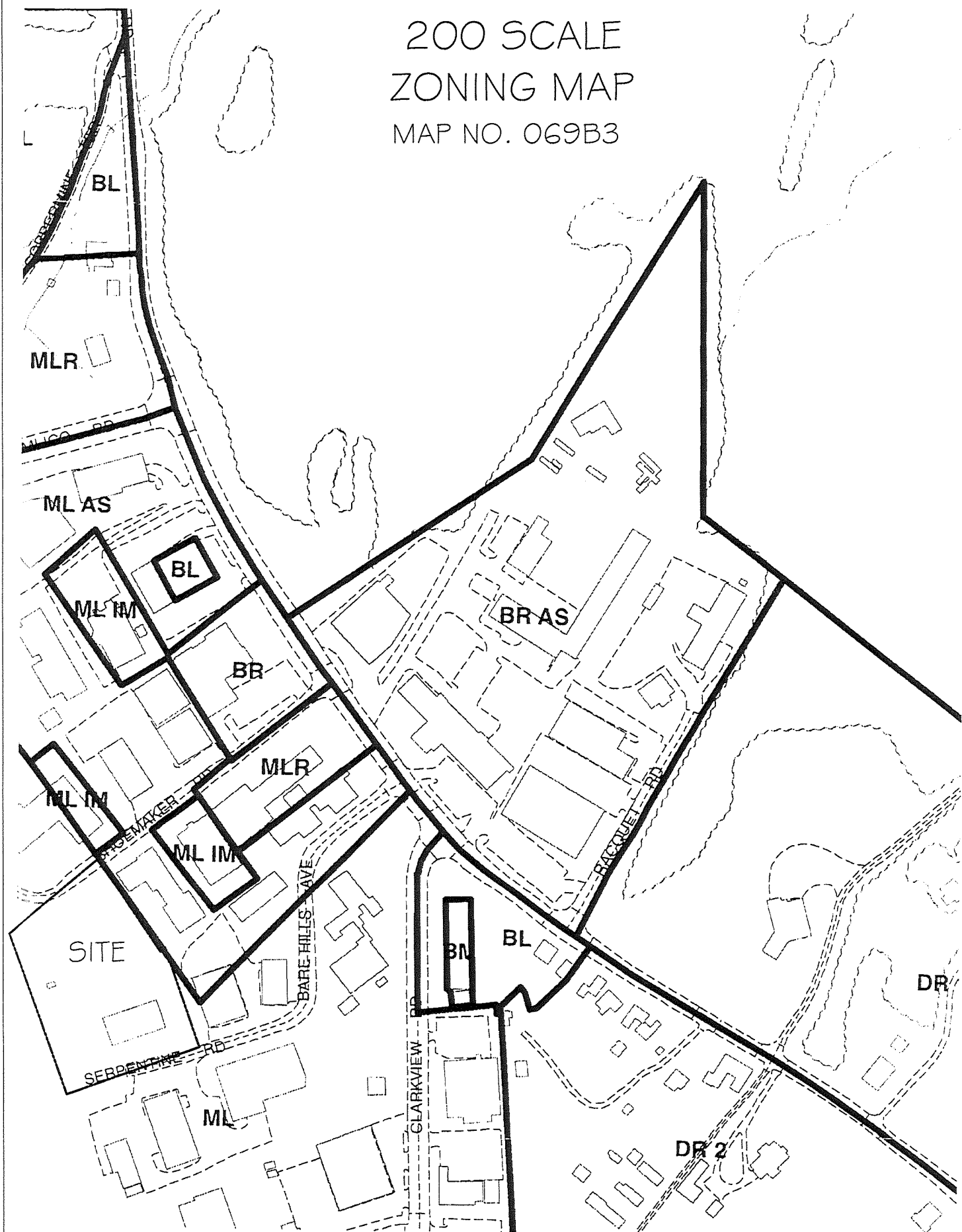


LEGEND:



WOODS LINE
FENCING
SANITARY SEWER MANHOLE
DRYWELL
UTILITY POLE

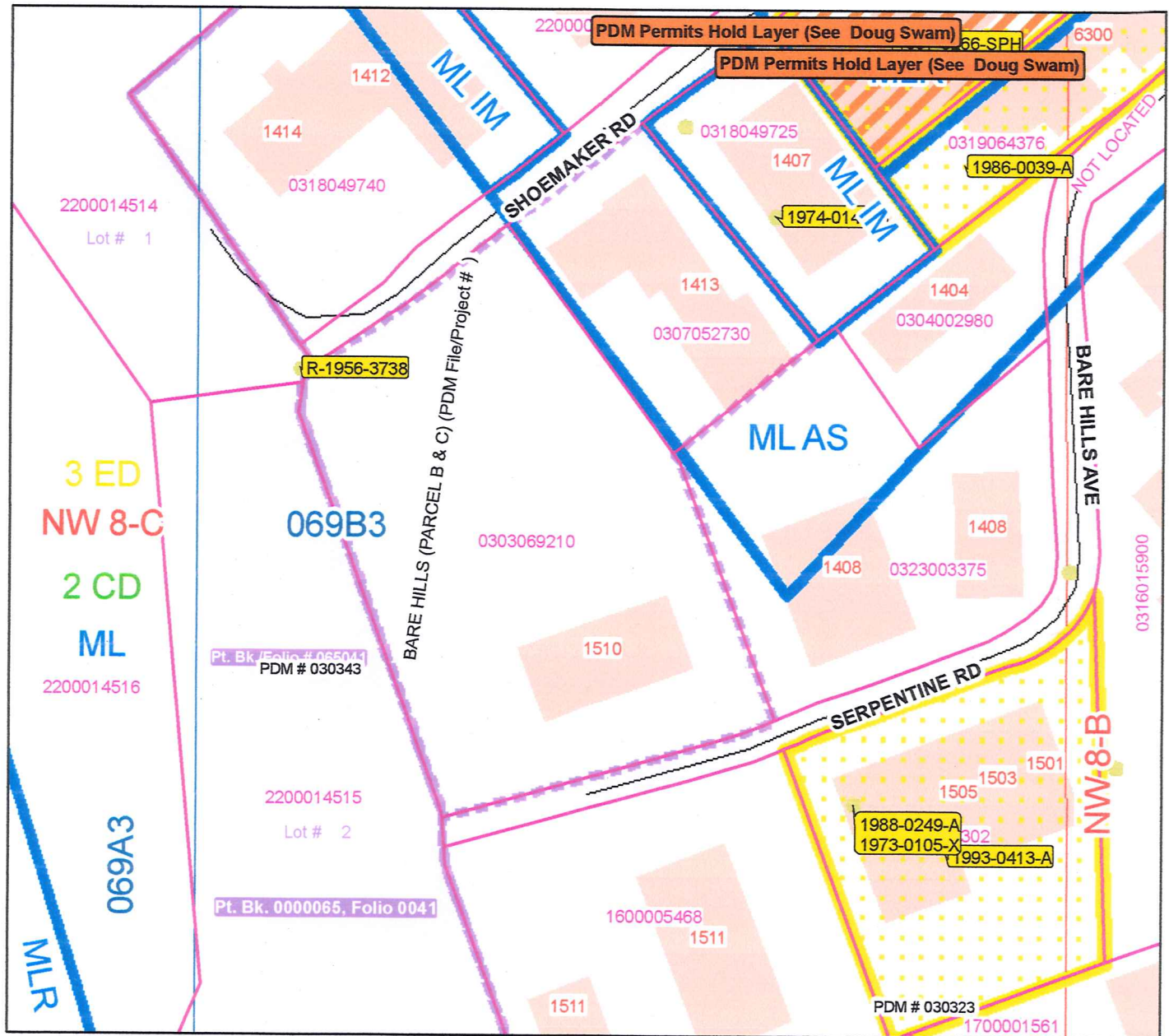
200 SCALE
ZONING MAP
MAP NO. 069B3



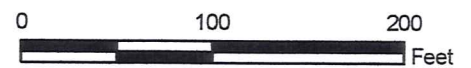
Item #0099

111-343

1510 Serpentine Road



Publication Date: October 25, 2012
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

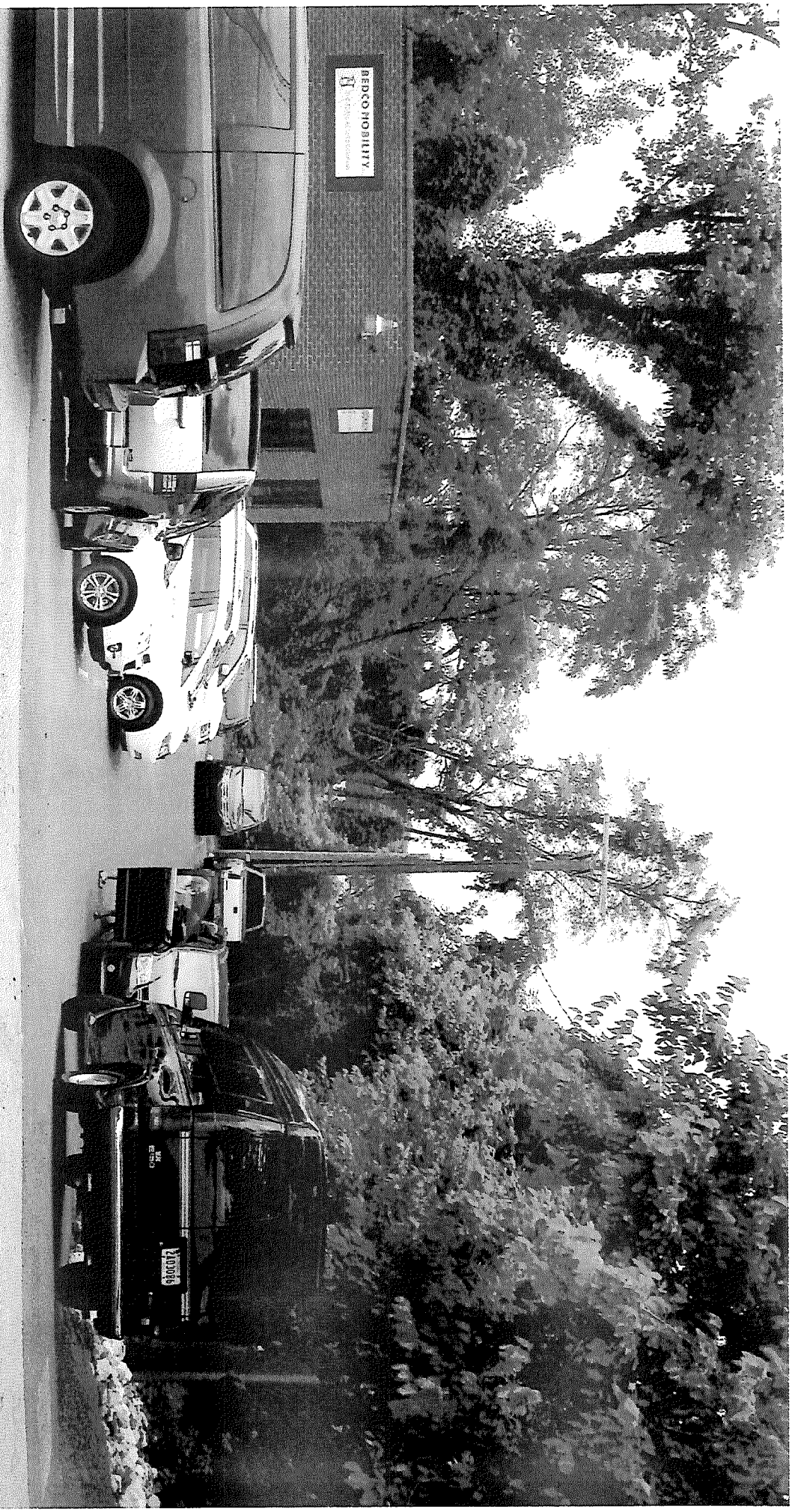


1 inch = 100 feet

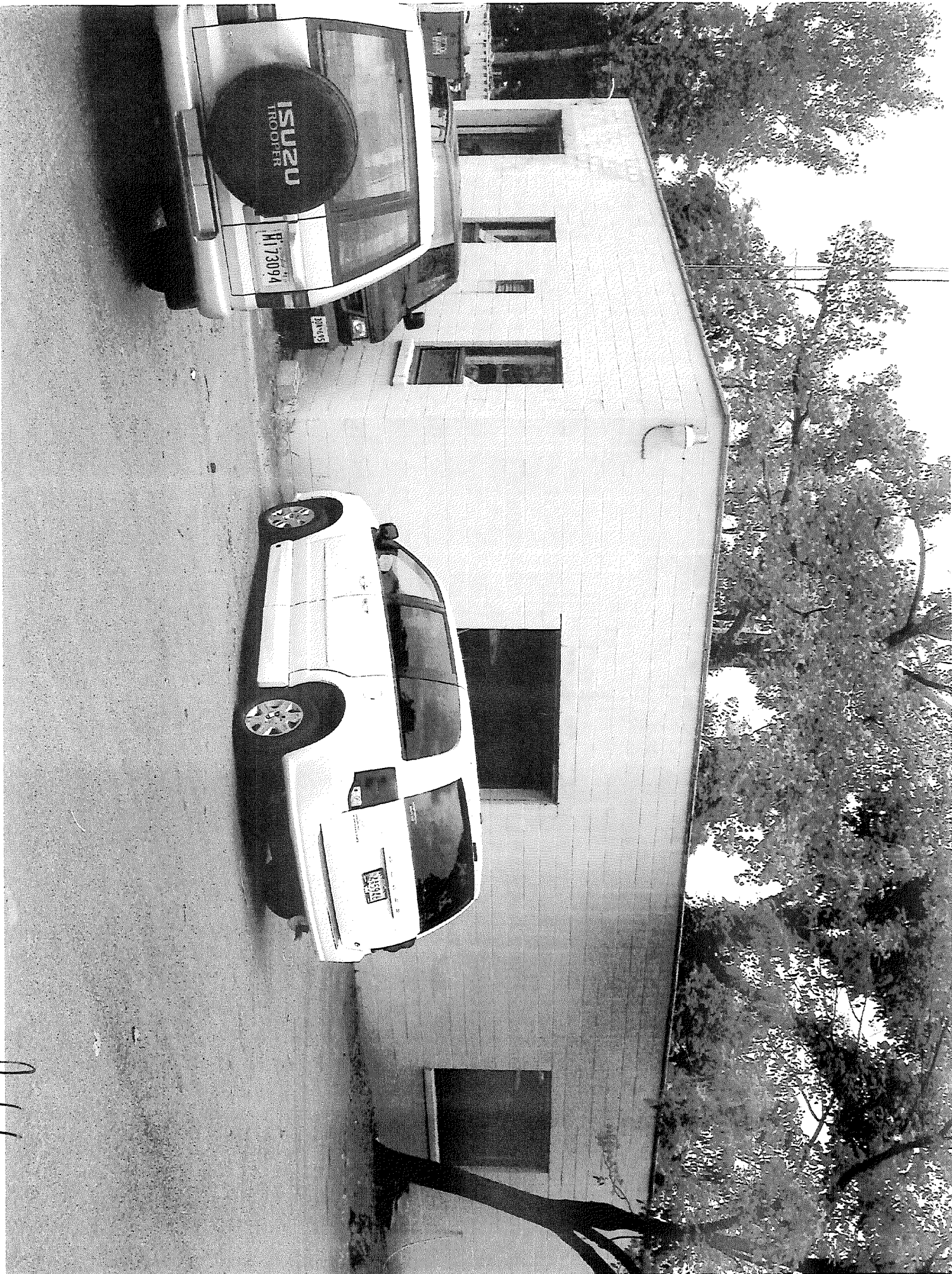
Item #0099



Petitions 2A



Petitioners 2B



Petioncus 2c



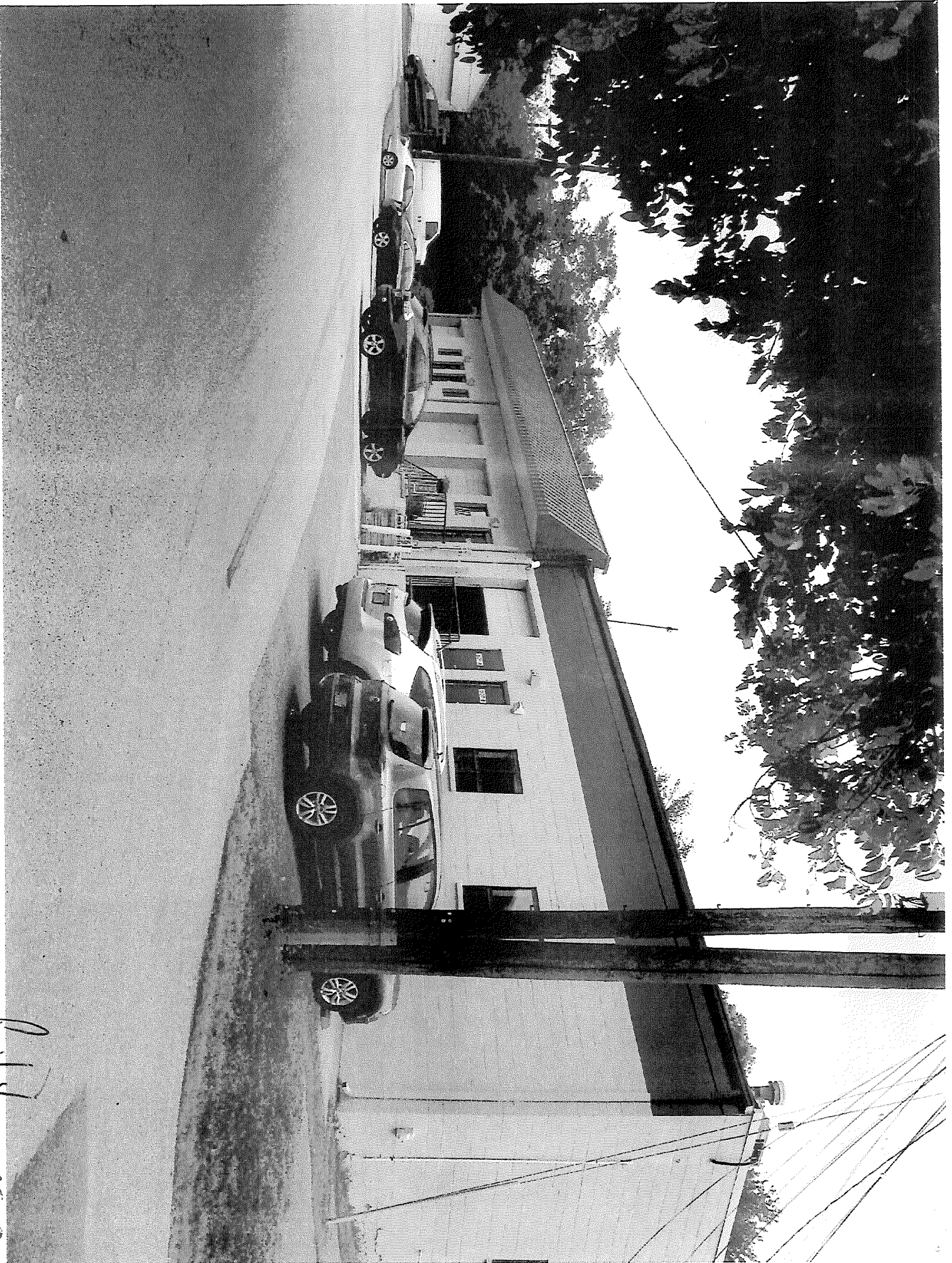
Peterson's "ZD"



Petitioners 3 A



Petersons 3B

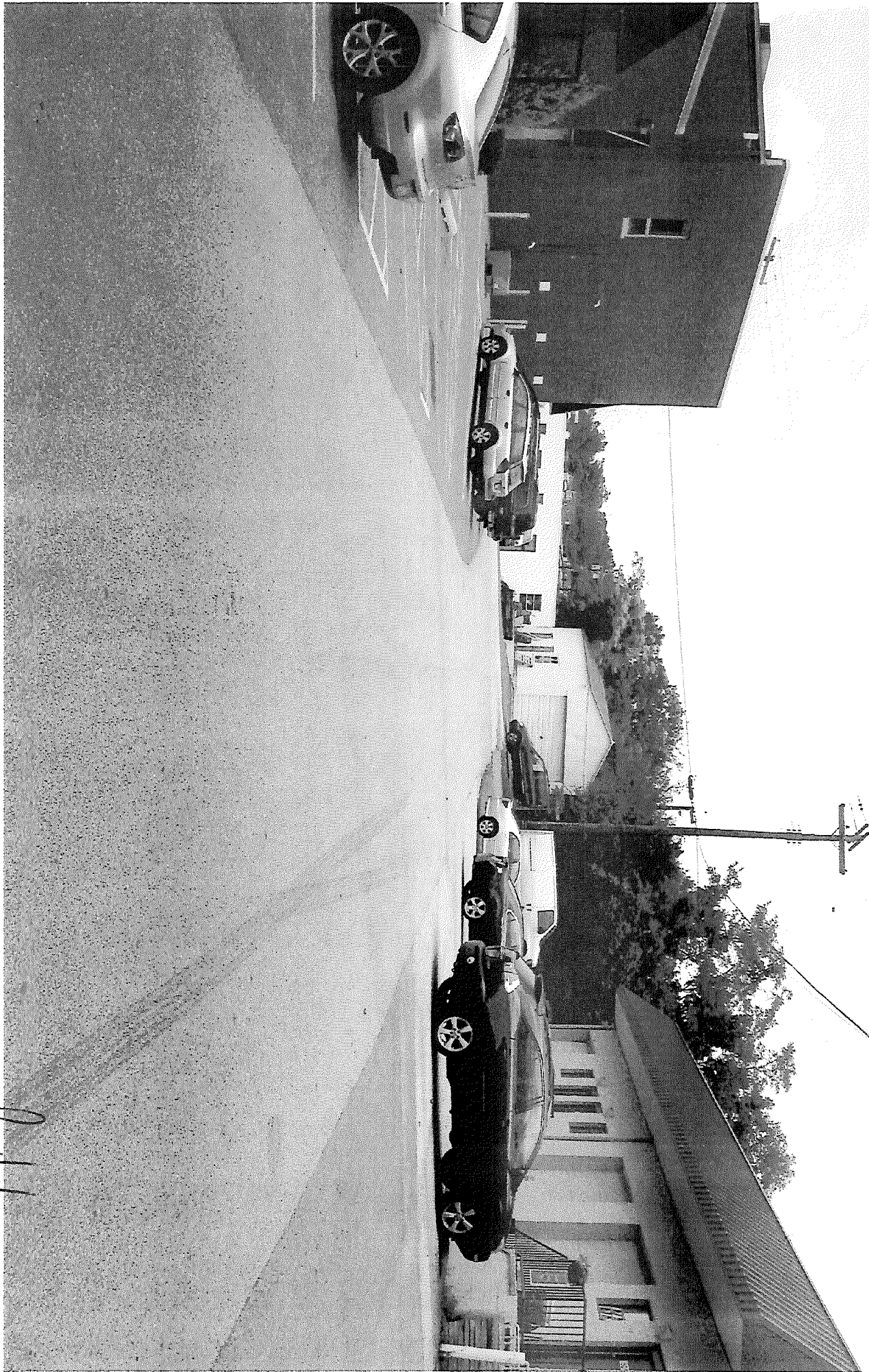


Leffertens 3c



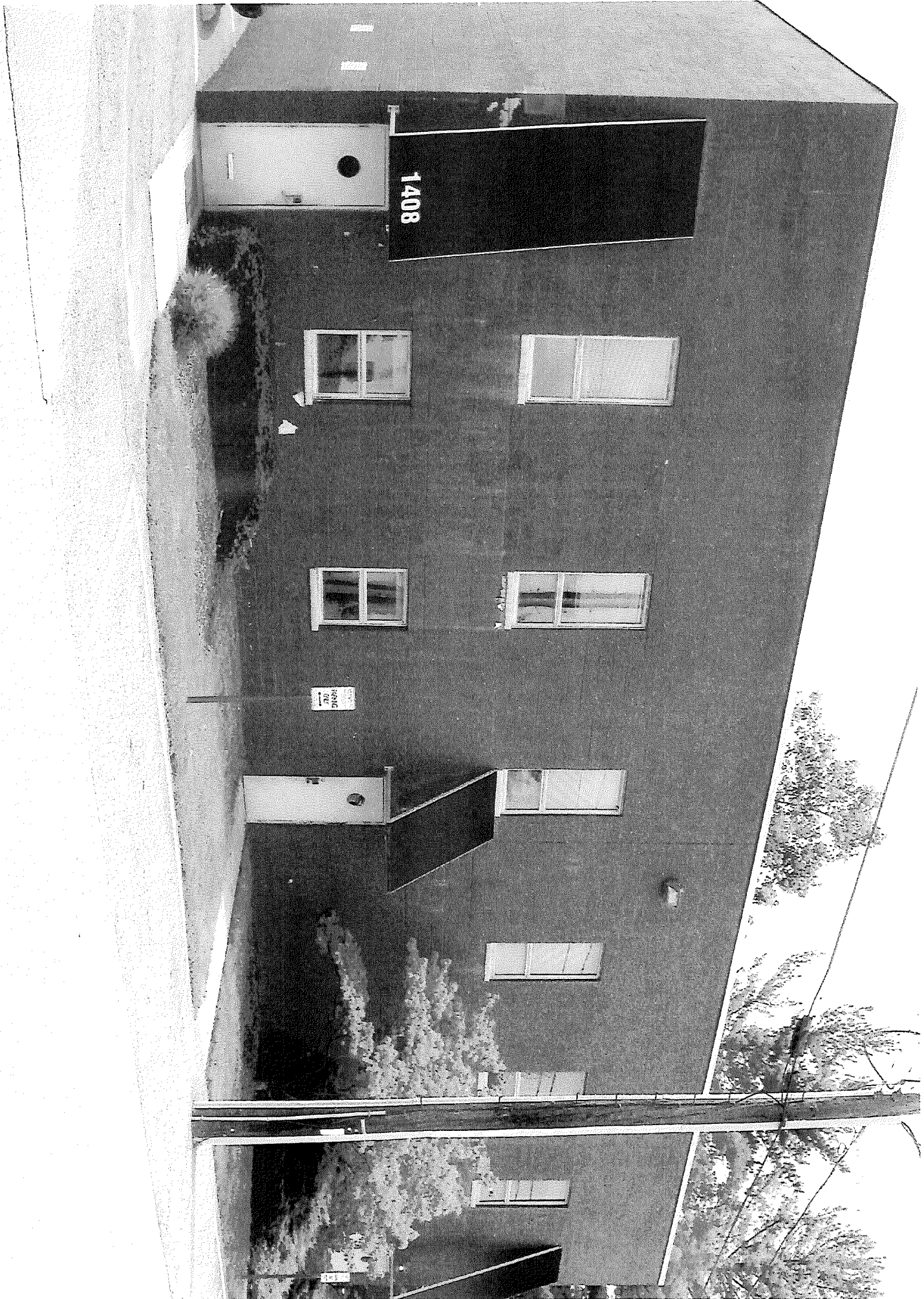
Petitioners 3D

Plattsmouth 3E

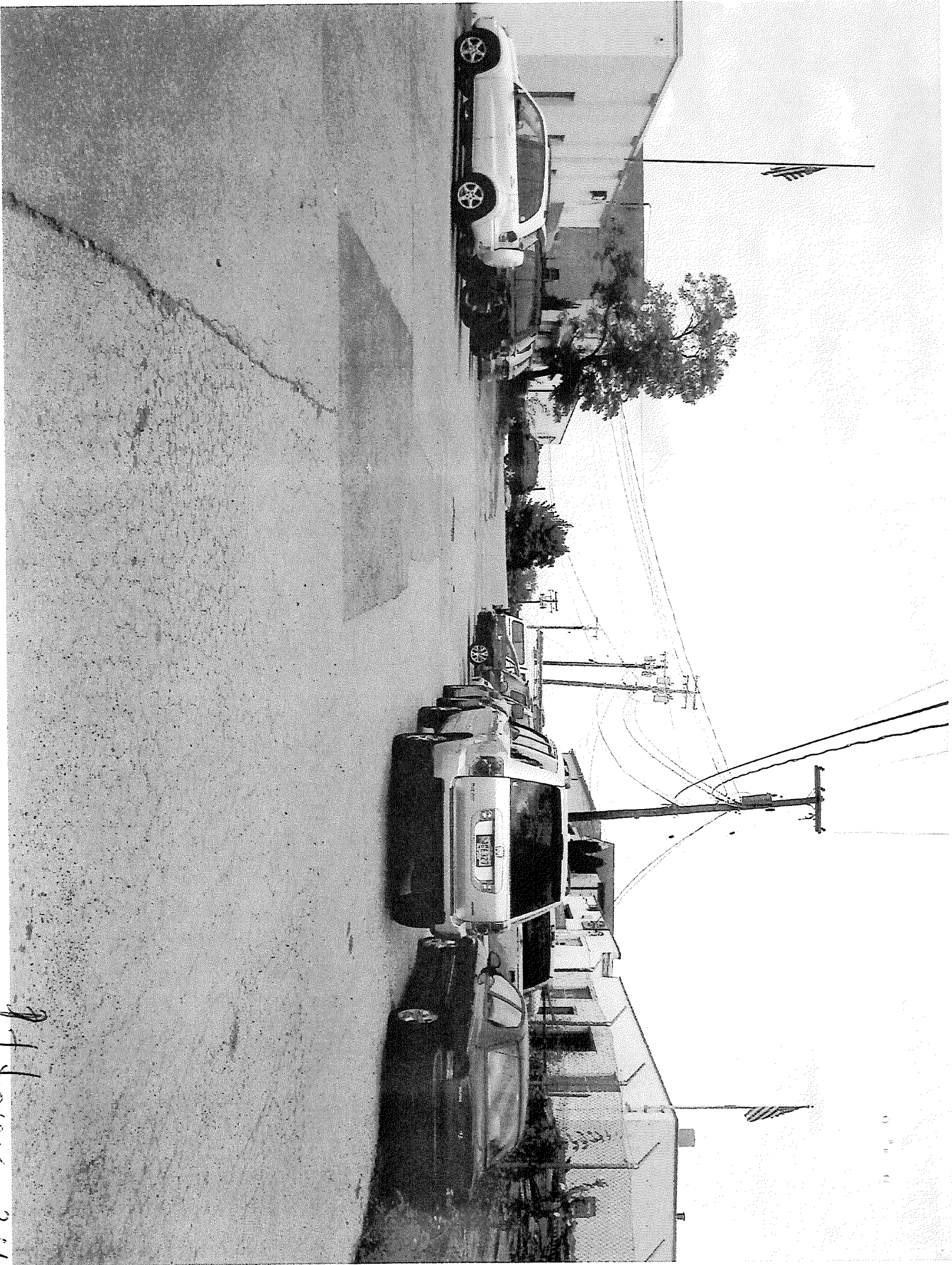


3rd Polite, opens





Petitions 36



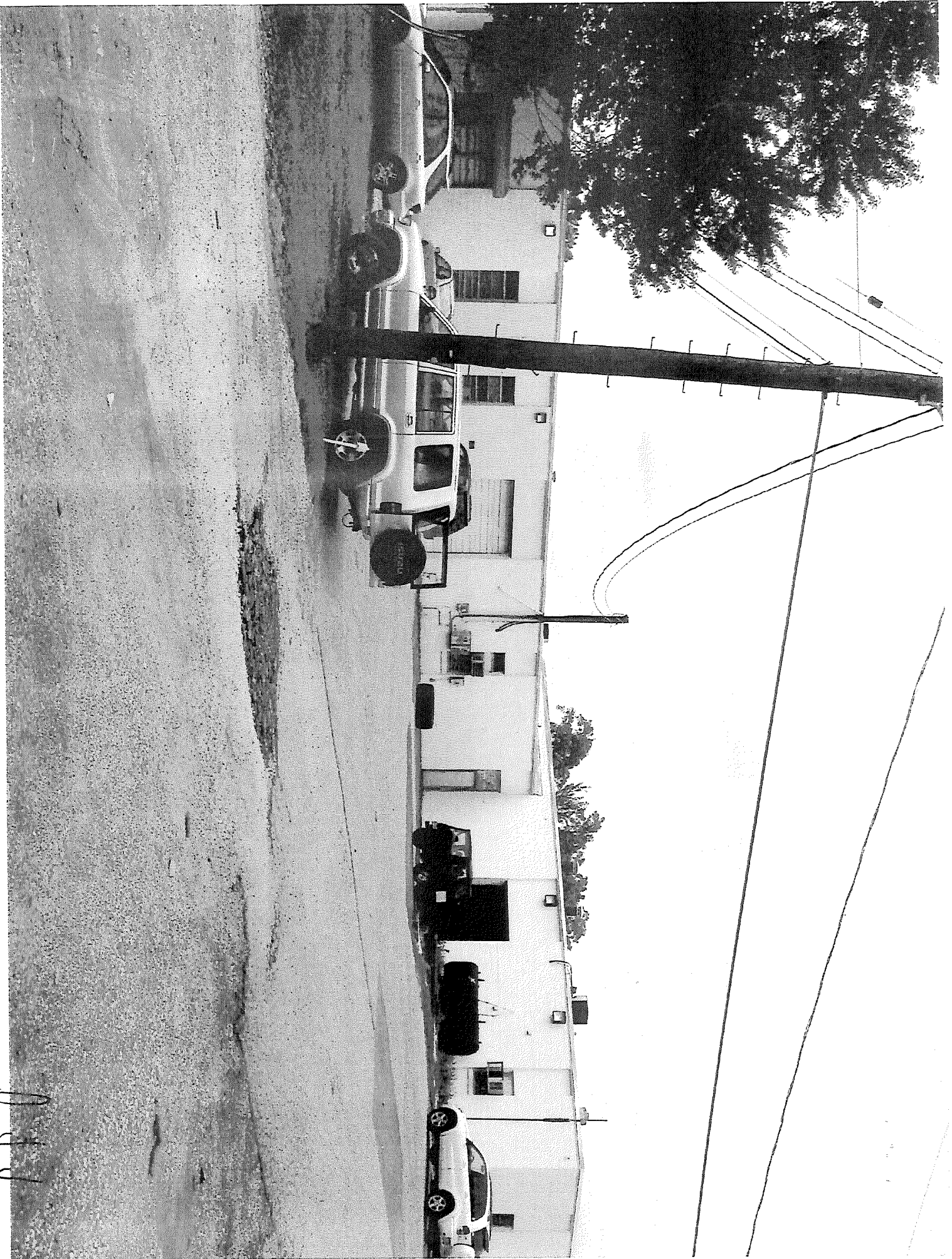
Latitons 314



Patihonius 3I



2111000000_37



De 4410Mers 31c



Imagine the possibilities



Petitionens 4 Minivan Line

Case No.: 2013-0099-SPH

Exhibit Sheet

Petitioner/Developer

Protestant

19W 1-23-13

No. 1	Site Plan (red lined)	
No. 2	Color Photos (P's business) 2A-2E	
No. 3	Color Photos (surrounding businesses) 3A-3K	
No. 4	Minivan Brochure	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		