

IN RE: PETITION FOR VARIANCE
(3114 Hammonds Ferry Road)
13th Election District
1st Councilman District
3114 Hammonds Ferry Road, LLC
Legal Owner/Petitioner

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BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0106-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by the legal owner of the subject property, 3114 Hammonds Ferry Road, LLC. The Petitioner is requesting Variance relief from Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.): 1) To allow a side yard setback of 2 ft. in lieu of the 50 ft. required, (2) To allow 13 ft. two way drive in lieu of a 22 ft. required drive, (3) To allow a rear yard setback of 3 ft. in lieu of the required 30 ft., (4) To allow a building separation of 21 ft. in lieu of the required 125 ft., (5) To allow a front setback of 21 ft. in lieu of the required 75 ft., and (6) to allow a 2 ½' setback for parking from a right of way line in lieu of the required 10'. The subject property and requested relief is more fully depicted on the redlined site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing held for this case was Robert Lawson and Patrick Richardson, with Richardson Engineering, LLC, the consulting firm that prepared the site plan. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. There were no Protestants or other interested persons in attendance, and the file does not contain any letters of protest or opposition.

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

ORDER RECEIVED FOR FILING

Date 1-7-13

By SLN

record of this case. The only substantive comment received was from the Bureau of Development Plans Review (DPR), which requested that Petitioner show the ultimate 60-foot right-of-way line for Hammonds Ferry Road through the site, move the parking out of the widening area, and revise the front setback request accordingly. That agency indicated it did not oppose variance requests numbered 1-4, and that a landscape plan would be required prior to issuance of any permits.

Testimony and evidence revealed that the subject property is 7,452 square feet (0.17 acres) and is zoned ML-IM. The Petitioner purchased the property in 2011, and proposes to use the site as the business office for a mechanical services company known as LPC Services, which was started in 1992.

Based upon the testimony and evidence presented, I will grant the request for variance relief. Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioner has met this test. As shown on the site plan, the property is uniquely shaped, and is also situated alongside D.R. zoned properties, which generates the relatively large setbacks.

If the B.C.Z.R. were strictly enforced, the Petitioner would indeed suffer a practical difficulty and/or hardship, since it would be unable to operate the business as planned. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of opposition from the community and the lack of negative comments from Baltimore County reviewing agencies. Though the property is zoned ML, the use proposed here is relatively benign, and will not negatively impact the surrounding neighborhood. Mr.

ORDER RECEIVED FOR FILING

Date 1-7-13
By sln

Lawson, who operates LPC Services, stressed that this site will be used for administrative and clerical functions associated with the company, which provides on-site mechanical services to industrial clients. Mr. Lawson testified he has 5 service technicians in his employ, and that they take their company van/truck home with them in the evening. Mr. Lawson also indicated he has good relations with his neighbors, one of whom cuts the grass for him at the subject property.

Finally, Mr. Richardson revised the site plan to depict the 60' right of way line for Hammonds Ferry Road, which in turn necessitated an Amendment of Variance request #5, from 38' to 21'. In addition, one of the proposed parking spaces shown on the original plan was eliminated. Thus, there will only be 1 parking space in front of the building, with a 2 ½' setback in lieu of the 10' required by B.C.Z.R. §409.8.A.4.

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the variance relief requested shall be granted.

THEREFORE, IT IS ORDERED, this 7th day of January, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.), 1) To allow a side yard setback of 2 ft. in lieu of the 50 ft. required, (2) To allow 13 ft. two way drive in lieu of a 22 ft. required drive, (3) To allow a rear yard setback of 3 ft. in lieu of the required 30 ft., (4) To allow a building separation of 21 ft. in lieu of the required 125 ft., (5) To allow a front setback of 21 ft. in lieu of the required 75 ft., and (6) to allow a 2 ½' setback for parking from a right of way line in lieu of the required 10', be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 1-7-13

By sln

The relief granted herein shall be conditioned upon and subject to the following:

1. The Petitioner may apply for any required permits and may be granted same upon receipt of this Order; however the Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason, this Order is reversed, the Petitioner will be required to return and be responsible for returning said property to its original condition.
2. Petitioner must submit for approval by Baltimore County a landscape plan prior to the issuance of any required permits.

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:sln

ORDER RECEIVED FOR FILING

Date 1-7-13
By sln



KEVIN KAMENETZ
County Executive

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

January 7, 2013

Robert Lawson
314 Bature Walk Lane
Pasadena, Maryland 21122

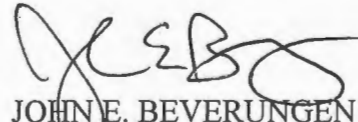
RE: Petition for Variance
Case No.: 2013-0106-A
Property: 3114 Hammonds Ferry Road

Dear Mr. Lawson:

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:sln
Enclosure



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3114 Hammonds Ferry Road

which is presently zoned ML-IM

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)

See Attached

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

Size of the building and lot, relationship of the driveway and access as shown on the site plan and other information that will be presented at the hearing.

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

I, or we, agree to pay expenses of above 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:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

3114 Hammonds Ferry Road, LLC

Name - Type or Print

Signature

Robert Lawson

Sandra Lawson

Name - Type or Print

Signature

P.O. Box 7396

301-367-7029

Address

Telephone No.

Baltimore,

MD

21227

City

State

Zip Code

Representative to be Contacted:

Richardson Engineering, LLC

Name

30 E. Padonia Road, Suite 500

410-560-1502

Address

Telephone No.

Timonium,

Maryland

21093

City

State

Zip Code

☐ OFFICE USE ONLY

Case No. 2013-0106-A

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By A-TSM

Date 11/7/12

ATTACHMENT TO PETITION FOR VARIANCE

Petitioner, LPC Services, LLC, for the property known as 3114 Hammonds Ferry Road, hereby petitions the Administrative Hearing Officer for a variance pursuant to Section 307 of the Baltimore County Zoning Regulations (BCZR) as follows:

1. Variance from Section 255.1 and ^{243.2}~~238.2~~ to allow a side yard setback of ²~~4~~ feet in lieu of the ⁵⁰ feet required.

The Administrative Hearing Officer has the power to grant variances that will not be detrimental to the health, safety or general welfare of the locality involved. Petitioner will be providing additional reasons in support of the variance requested at the hearing.

2. TO ALLOW 13' TWO WAY DRIVE IN LIEU OF A' 22' REQUIRED DRIVE PER SECTION 409.4.C.

3. VARIANCE FROM SECT 255.1 AND ^{243.3}~~238.2~~ TO ALLOW A REAR YARD SETBACK OF 3' IN LIEU OF THE REQUIRED 30'.

4. VARIANCE FROM SECTION 255.1 AND ^{243.2 & 243.3}~~238.2~~ TO ALLOW A BUILDING SEPARATION OF 21' IN LIEU OF THE REQUIRED 125'.

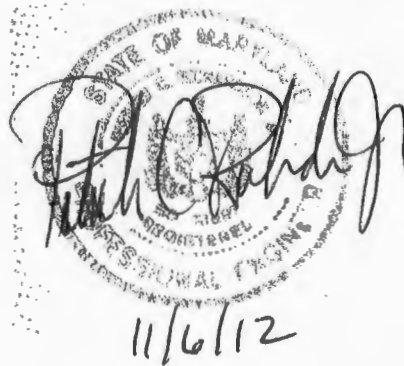
5. VARIANCE FROM SECTION 255.1 AND 243.1 TO ALLOW A FRONT SETBACK OF 38' IN LIEU OF THE REQUIRED 75'.

2013-0106-A

**ZONING DESCRIPTION
LPC SERVICES
3114 HAMMONDS FERRY ROAD
13TH ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the West side of Hammond Ferry Road at a point 130'± south of the centerline of the intersection with Research Road, thence leaving the west side of Hammonds Ferry Road right-of-way (1) South 89 degrees 01 minutes 14 seconds West 122.48 feet, (2) South 04 degrees 28 minutes 49 seconds East 49.39 feet, (3) North 89 degrees 20 minutes 48 seconds East 143.90 feet, thence binding on the south side of the right of way of Hammonds Ferry Road and, (4) North 26 degrees 57 minutes 53 seconds West 55.75 to the point of beginning;

Containing a net area of 7,452 square feet, or 0.17 acres of land, more or less.



2013-0106-A

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

No. **90122**

Date: **11/7/12**

PAID RECEIPT

BUSINESS ACTIVITY TIME DAY
 11/07/2012 11/07/2012 14:10:01 2

REG INFO WALKIN DICK IND
 >> RECEIPT # 643563 11/07/2012 OFU

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0200		6150				\$385

5 500 20125 VERIFICATION
 ID. 090122
 Recpt for \$385.00
 \$385.00 of 1.00 CR
 Baltimore County, Maryland

Total: **\$385**

Rec From: **RICHARDSON ENG. LLC**
 For: **3114 HAMMONDS FERRY RD**
ML-IM **2013-0106-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

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: #2013-0106-A

3114 Hammonds Ferry Road

W/s of Hammonds Ferry Road, 130 ft. s/of centerline of Research Road

13th Election District - 1st Councilmanic District

Legal Owner(s): 3114 Hammonds Ferry Road, LLC

Variance: to allow a side yard setback of 2 ft. in lieu of the 50 ft. required; to allow 13 ft. two-way drive in lieu of a 22 ft. required drive; to allow a rear yard setback of 3 ft. in lieu of the required 30 ft., to allow a building separation of 21 ft. in lieu of the required 125 ft. and to allow a front setback of 38 ft. in lieu of the required 75 ft.

Hearing: Monday, December 31, 2012 at 10:00 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 12/633 December 11

892802



501 N. Calvert Street, Baltimore, MD 21278

December 13, 2012

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on December 11, 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

CERTIFICATE OF POSTING

2013-0106-A

RE: Case No.: _____

Petitioner/Developer: _____

3114 Hammonds Ferry Road, LLC

December 31, 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: _____

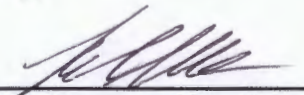
3114 Hammonds Ferry Rd

December 11, 2012

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



Sincerely,

 December 11, 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, December 11, 2012 Issue - Jeffersonian

Please forward billing to:
Robert Lawson
P.O. Box 7396
Baltimore, MD 21227

301-367-7029

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: 2013-0106-A

3114 Hammonds Ferry Road

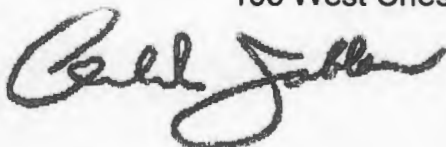
W/s of Hammonds Ferry Road, 130 ft. s/of centerline of Research Road

13th Election District – 1st Councilmanic District

Legal Owners: 3114 Hammonds Ferry Road, LLC

Variance to allow a side yard setback of 2 ft. in lieu of the 50 ft. required; to allow 13 ft. two-way drive in lieu of a 22 ft. required drive; to allow a rear yard setback of 3 ft. in lieu of the required 30 ft., to allow a building separation of 21 ft. in lieu of the required 125 ft. and to allow a front setback of 38 ft. in lieu of the required 75 ft.

Hearing: Monday, December 31, 2012 at 10:00 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 26, 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: 2013-0106-A

3114 Hammonds Ferry Road

W/s of Hammonds Ferry Road, 130 ft. s/of centerline of Research Road

13th Election District – 1st Councilmanic District

Legal Owners: 3114 Hammonds Ferry Road, LLC

Variance to allow a side yard setback of 2 ft. in lieu of the 50 ft. required; to allow 13 ft. two-way drive in lieu of a 22 ft. required drive; to allow a rear yard setback of 3 ft. in lieu of the required 30 ft., to allow a building separation of 21 ft. in lieu of the required 125 ft. and to allow a front setback of 38 ft. in lieu of the required 75 ft.

Hearing: Monday, December 31, 2012 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: 3114 Hammonds Ferry Road, LLC, P.O. Box 7396, Baltimore 21227
Richardson Engineering, LLC, 30 E. Padonia Road, Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 11, 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.

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/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the 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: 2013-0106-A
Petitioner: LPC SERVICES, LLC
Address or Location: 3114 HAMMONDS FERRY RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBERT LAWSON
Address: PO BOX 7396
BALT, MD 21227
Telephone Number: 301-367-7029

Revised 2/20/98 - SCJ



KEVIN KAMENETZ
County Executive

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

December 28, 2012

3114 Hammonds Ferry Road LLC
P. O. Box 7396
Baltimore MD 21227

RE: Case Number: 2013-0106 A, Address: 3114 Hammonds Ferry Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 7, 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
Richardson Engineering LLC, 30 E. Padonia Road, Suite 500, Timonium MD 21093

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 11-15-12

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

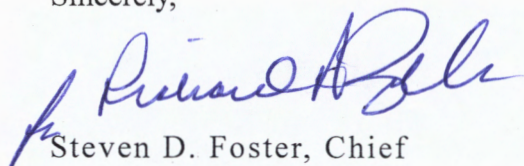
RE: Baltimore County
Item No 2013-0106-A.
VARIANCE
3114 Hammonds Ferry Road LLC.
3114 Hammonds Ferry Road.

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. 2013-0106-A.

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,


Steven D. Foster, Chief
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For November 26, 2012
Item No. 2013-0106

DATE: November 15, 2012

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

Show the ultimate 60-foot right-of-way line for Hammonds Ferry Road through the site and move the parking out of the widening area. Revise the front setback request accordingly. If there is no room onsite for the required four parking spaces, add a parking variance to the request. We do not oppose variance requests numbered 1-4. A landscape plan is required.

DAK: CEN
cc: File

M E M O R A N D U M

DATE: February 15, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0106-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 6, 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

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
3114 Hammonds Ferry Road; W/S Hammonds		
Ferry Road, 130' S c/line Research Road	*	OF ADMINISTRATIVE
13 th Election & 1 st Councilmanic Districts		
Legal Owner(s): 3114 Hammonds Ferry Road, LLC*		HEARINGS FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	2013-106-A
* * * * *		

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.

RECEIVED

NOV 14 2012



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 14th day of November, 2012, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering LLC, 30 E. Padonia Road, Suite 500, Timonium, MD 21093, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

2013-0106-A

Maryland Department of Assessments and Taxation
Real Property Data Search (vwl1.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 13 Account Number - 1316350190

Owner Information

Owner Name: 3114 HAMMONDS FERRY ROAD LLC **Use:** COMMERCIAL/RESIDENTIAL
Mailing Address: 314 NATURE WALK LN **Principal Residence:** NO
PASADENA MD 21122- **Deed Reference:** 1)/31122/ 00044
2)

Location & Structure Information

Premises Address **Legal Description**
3114 HAMMONDS FERRY RD LT WS
BALTIMORE 21227-4732 3414 HAMMONDS FERRY RD
NW COR RESEARCH AVEN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0109	0008	0353		0000				2	Plat Ref:

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1925	1152	6,350 SF	07

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT ASBESTOS SHINGLE	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	101,600	101,600		
Improvements:	94,900	89,400		
Total:	196,500	191,000	191,000	191,000
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
HALL HEATHER M	08/23/2011	\$82,000
Type: NON-ARMS LENGTH OTHER	Deed1: /31122/ 00044	Deed2:
GILLESPIE DAVID	10/22/2002	\$40,000
Type: NON-ARMS LENGTH OTHER	Deed1: /16981/ 00078	Deed2:
JOY EVELYN MARGARETTE	10/12/1993	\$62,500
Type: NON-ARMS LENGTH OTHER	Deed1: /10065/ 00519	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	0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: No Application

CASE NAME 13-0106-A
CASE NUMBER 3114 HAMMONDS FERRY RD
DATE 12/31/12

[illegible]

NOT LOCATED

Pt. Bk. 000 J. Folio 0124
1319848273

Lot # 2

4383

4381

4369

1986
1980

PDM # 130209

2004-0196-X
CR-2007-0122-X

Lot # 6

130800

Pt. Bk./Folio # MP07096

Pt. Bk. 0000003, Folio 0024

1308651780

Lot # 7

BL

BLAS

1998-0327-SPHXA
1990-0012-SPHXA

Lot # 4

1600007067

PDM # 138047

Pt. Bk./Folio # 003024

HAMMONDS FERRY RD

1313007270

Lot # 2

1304750140

Pt. Bk. 0000020, Folio 0065

1302651030

Lot # 1

Pt. Bk./Folio # 020065

PDM # 130023

RESEARCH AVE

DR 5.5

3111

1316000250

3111

Lot # 23

1900007244 Pt. Bk. 2365 049, Folio 0037

Pt. Bk./Folio # 049037A 1900007245

Lot # 24

109A2

SW 6-C

1 CD

Pt. Bk./Folio # 035044A

Pt. Bk. 0000000, Folio 0104

PDM # 138046

1600012364

13 ED

ML

2-W

Lot # 19

3114

1316350190

2004-0029-SPH

Pt. Bk./Folio # MP11032

PDM # 130218 0389-A 000002749

3118

VIRGINIA AVE

Pt. Bk./Folio # 003124

ML IM

PDM # 138039

1313400910

PDM # 130045

ROLLINS PARKING LOT (LOT 4) (PDM File/Project #)

1313203370

1-8-13
An

Case No.: 2013-0106 A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan (red lined)	
No. 2	SDAT printout	
No. 3	SDAT printout	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Click here for a plain text ADA compliant screen. *Ad joined*

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

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[Ground Rent](#)

Account Identifier: District - 13 Account Number - 1316350190

Owner Information

Owner Name: HALL HEATHER M Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3114 HAMMONDS FERRY RD Deed Reference: 1) /16981/ 78
HALETHORPE MD 21227-4732 2) /16981/ 74

Location & Structure Information

Premises Address
3114 HAMMONDS FERRY RD

Legal Description
LT WS
3414 HAMMONDS FERRY RD
NW COR RESEARCH AVEN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	8	353						1	Plat Ref:

Special Tax Areas		Town Ad Valorem Tax Class	Enclosed Area	Property Land Area	County Use
Primary Structure Built	1925		1,152 SF	6,350.00 SF	04
Stories	1	Basement	YES	Type	STANDARD UNIT
				Exterior	ASBESTOS SHINGLE

Value Information

	Base Value	Value As Of	Phase-in Assessments	
		01/01/2004	07/01/2005	07/01/2006
Land:	28,850	32,080		
Improvements:	44,260	50,050		
Total:	73,110	82,130	79,122	82,130
Preferential Land:	0	0	0	0

Transfer Information

Seller: GILLESPIE DAVID	Date: 10/22/2002	Price: \$40,000
Type: NOT ARMS-LENGTH	Deed1: /16981/ 78	Deed2: /16981/ 74
Seller: JOY EVELYN MARGARETTE	Date: 10/12/1993	Price: \$62,500
Type: NOT ARMS-LENGTH	Deed1: /10065/ 519	Deed2:
Seller: JOY EVELYN MARGARET	Date: 02/19/1993	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 9610/	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2005	07/01/2006
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

PETITIONER'S

* NONE *

EXHIBIT NO. 2

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.2A)
BALTIMORE COUNTY

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

Account Identifier:

District - 13 Account Number - 1316350190

Owner Information

Owner Name: 3114 HAMMONDS FERRY ROAD LLC **Use:** COMMERCIAL/RESIDENTIAL
Principal Residence: NO
Mailing Address: 314 NATURE WALK LN **Deed Reference:** 1) /31122/ 00044
PASADENA MD 21122- 2)

Location & Structure Information

Premises Address
3114 HAMMONDS FERRY RD
BALTIMORE 21227-4732

Legal Description
LT WS
3414 HAMMONDS FERRY RD
NW COR RESEARCH AVEN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0109	0008	0353		0000				2	

Special Tax Areas

Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1925	1152	6,350 SF	07

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	101,600	101,600		
Improvements:	94,900	89,400		
Total:	196,500	191,000	191,000	191,000
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
HALL HEATHER M	08/23/2011	\$82,000
Type: NON-ARMS LENGTH OTHER	Deed1: /31122/ 00044	Deed2:
GILLESPIE DAVID	10/22/2002	\$40,000
Type: NON-ARMS LENGTH OTHER	Deed1: /16981/ 00078	Deed2:
JOY EVELYN MARGARETTE	10/12/1993	\$62,500
Type: NON-ARMS LENGTH OTHER	Deed1: /10065/ 00519	Deed2:

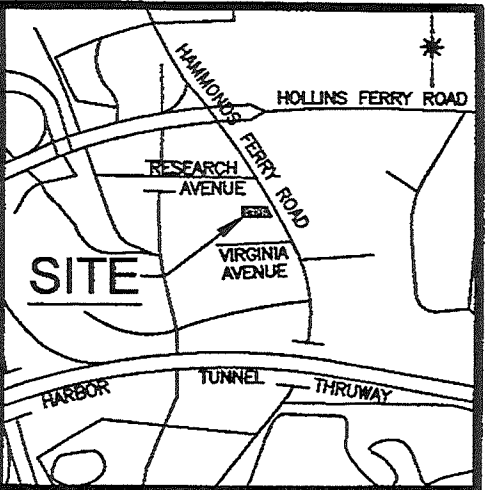
Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:
Exempt Class:

Special Tax Recapture:
NONE

Homestead Application Information**Homestead Application S****PETITIONER'S****EXHIBIT NO.****3**



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

1. OWNER: 3114 HAMMONDS FERRY ROAD LLC
314 NATURE WALK LANE
PASADENA, MARYLAND 21122
2. SITE AREA:
GROSS: 7,452 Sq.Ft. or 0.17 Ac.±
NET: 6,615 Sq.Ft. or 0.15 Ac.±
3. USES:
EXISTING: DWELLING
PROPOSED: OFFICE
4. UTILITIES: PUBLIC WATER & PUBLIC SEWER
5. DEED REF: 31122/44
6. TAX ACCOUNT #1316350190
7. ZONING: ML-IM (PER 1"=200' ZONING MAP #009A2)
8. TAX MAP #109, GRID #8, PARCEL #353
9. COUNCILMANIC DISTRICT: 1st
10. PREVIOUS ZONING CASES: NONE ON FILE.
11. PREVIOUS PERMITS: NONE ON FILE.
12. SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
13. NO WETLANDS OR FLOODPLAINS LOCATED ON SITE.
14. THE PROPERTY AND BUILDING ARE NOT HISTORIC.
15. PARKING:
REQUIRED: 870 Sq.Ft. OFFICE @ 3.3/1000 = 3 SPACES
PROVIDED: 2 SPACES 25' STANDARD, 1 GARAGE)
16. F.A.R. 870/7,452 = 0.12
17. THE ROOF OF THE EXISTING COVERED PORCH IS TO REMAIN BUT THE PORCH WILL BE REPLACED.

PETITIONER'S

EXHIBIT NO. 1
(Amended)

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timmont, Maryland 21083
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR

LPC SERVICES

#3114 HAMMONDS FERRY ROAD
BALTIMORE, MARYLAND 21227

13TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY:	DESIGNED BY:	SCALE:
	CND	PCR	1" = 30'
	DATE:	JOB NO.:	SHEET NO.:
	11-06-12	12102	1 OF 1

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A
DULY LICENSED PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER
16597, EXPIRATION DATE: 08-15-2013



LAND OF
PATRICK & SUSAN M. GILBRIDE
TAX MAP #109, GRID #8, PARCEL #19
TAX ACCT. #1313201770
DEED REF: 20100/190
LOT #22
PLAT OF "HAMMONDS MANOR"
PLAT REF: 20-65
PRESENT ZONING: DR 5.5
USE: RESIDENTIAL

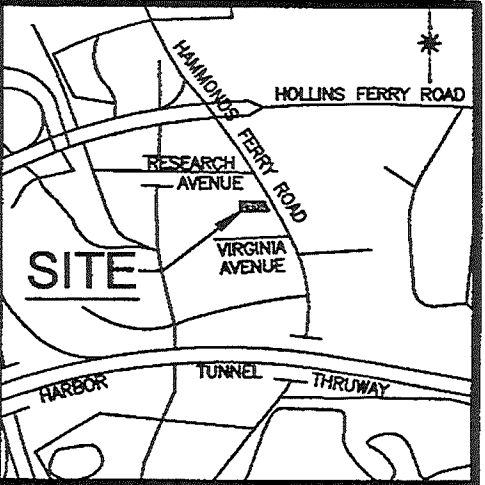
LAND OF
DANIELLE BOWERS
TAX MAP #109, GRID #8, PARCEL #155, LOT #23
TAX ACCT. #1900007244
DEED REF: 16738/658
PLAT 2 OF "HAMMONDS MANOR"
PLAT REF: 49-37
PRESENT ZONING: DR 5.5
USE: RESIDENTIAL

LAND OF
SHIRLEY O. ARRINGTON
& DAWN M. POWELL
TAX MAP #109, GRID #8, PARCEL #155, LOT #24
TAX ACCT. #1900007245
DEED REF: 12242/582
PLAT 2 OF "HAMMONDS MANOR"
PLAT REF: 49-37
PRESENT ZONING: DR 5.5
USE: RESIDENTIAL

LAND OF
NELSON G. & VIVIAN SEILER
TAX MAP #109, GRID #8, PARCEL #322
TAX ACCT. #1319270090
DEED REF: 6228/429
PART OF LOT #19
PLAT OF "GROSDALE"
PLAT REF: 3-124
PRESENT ZONING: ML-IM
USE: RESIDENTIAL

LAND OF
PULLENS TOUR SERVICES INC.
TAX MAP #109, GRID #8, PARCEL #324
TAX ACCT. #2400002749
DEED REF: 15838/557
PRESENT ZONING: ML-IM
USE: INDUSTRIAL

LAND OF
PCL LIMITED PARTNERSHIP
TAX MAP #109, GRID #8, PARCEL #392
TAX ACCT. #1600012354
DEED REF: 12089/179
PLAT OF "PROP. OF PAMFILL, CORONA
& LEAUGE, CO-PARTNERS"
PLAT REF: 35-44
PRESENT ZONING: ML
USE: INDUSTRIAL



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

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PLAT OF "PROP. OF PAMFILIS, CORONA
& LEAUGE, CO-PARTNERS"
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Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21092
Phone: 410-560-1502 Fax: 443-901-1208

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13TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

DRAWN BY:	DESIGNED BY:	SCALE:
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11-06-12	12102	1 OF 1

2013-0106-A