

**IN RE: PETITION FOR VARIANCE**  
**(106 Mt. Carmel Road)**  
7<sup>th</sup> Election District  
3<sup>rd</sup> Councilman District  
Joseph P. Dwyer  
Petitioner

\* BEFORE THE OFFICE  
\* OF ADMINISTRATIVE  
\* HEARINGS FOR  
\* BALTIMORE COUNTY  
\* CASE NO. 2014-0194-A

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Joseph P. Dwyer, the legal owner of the subject property. The Petitioner is requesting variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) to permit zero additional landscaping in lieu of the required landscaping in the front, side and rear setbacks per §259.3.C.a; (2) to permit 0% of the parking lot to be pervious in lieu of the required 7% per §259.3.C.3.b; (3) to permit zero trees to be planted in lieu of the required one per eight parking spaces per §259.3.C.3.b; (4) to permit the existing parking lot not to be accessible from adjacent non-residential uses and zones per §259.4; and (5) to permit a two-way access driveway to have a width of 12 feet in lieu of the required 20 feet per §409.4.A. 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 in support of the request was Joseph and Deborah Dwyer, Robert Applebaum and Bruce E. Doak, from Bruce E. Doak Consulting, the firm that prepared the site plan. The Petition was advertised and posted as required by the B.C.Z.R. There were no Protestants in attendance and the file does not contain any letters of opposition. In fact, both of the adjoining neighbors support the Petition.

ORDER RECEIVED FOR FILING

Date 5/28/14

By Den

Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) dated April 23, 2014 and the Bureau of Development Plans Review (DPR) dated April 9, 2014. Testimony and evidence revealed that the subject property is approximately .615 acres and is zoned RC-5 with a CR district overlay.

The Petitioner has operated a hair salon in the Monkton area for over 20 years. She would like to move her business to this new location, which use is permitted as of right in the CR district. However, the existing driveway and parking lot at the subject property - - which is a single family dwelling converted to commercial use - - does not comply with the B.C.Z.R., and the Petitioner therefore sought variance relief.

Based upon the testimony and evidence presented, I will grant the petition for variance. 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 seen on the site plan, the property is of irregular dimensions and it is therefore unique. If the B.C.Z.R. were strictly interpreted, the Petitioner would suffer a practical difficulty, given he would be forced to incur great expense to construct improvements that would be of marginal utility. In fact, both the Petitioner and Dr. Applebaum (whose dental office is adjacent to the subject property) noted that the enlarged driveway and parking lot requirements would make the property look and feel "commercial," which would be antithetical to the goals of the Hereford Community Plan. 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

ORDER RECEIVED FOR FILING

Date

5/28/14

By

den

the support of both the neighboring owners and the community. See Petitioner's Exhibit Nos. 6 & 7.

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 28<sup>th</sup> day of May, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) to permit zero additional landscaping in lieu of the required landscaping in the front, side and rear setbacks per §259.3.C.a; (2) to permit 0% of the parking lot to be previous in lieu of the required 7% per §259.3.C.3.b; (3) to permit zero trees to be planted in lieu of the required one per eight parking spaces per §259.3.C.3.b; (4) to permit the existing parking lot not to be accessible from adjacent non-residential uses and zones per §259.4; and (5) to permit a two-way access driveway to have a width of 12 feet in lieu of the required 20 feet per §409.4.A, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- Petitioner must comply with the requirements of the Baltimore County Landscape Manual, as determined by Jeanette Tansey, R.L.A.

ORDER RECEIVED FOR FILING

Date

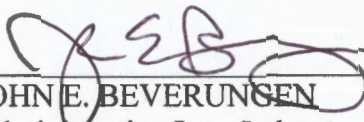
5/28/14

By

Dln

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

JEB:sln

  
\_\_\_\_\_  
JOHN E. BEVERUNGEN  
Administrative Law Judge for  
Baltimore County

ORDER RECEIVED FOR FILING

Date 5/28/14  
By D&D

KEVIN KAMENETZ  
County Executive



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

May 28, 2014

Joseph and Deborah Dwyer  
2454 Overlook Court  
New Freedom, PA 17349

RE: Petition for Variance  
Property: 106 Mt. Carmel Road  
Case No.: 2014-0194-A

Dear Mr. & Mrs. Dwyer:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", followed by a long horizontal flourish.

JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:slh  
Enclosure

c: Bruce E. Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053  
Robert Appelbaum, 18009 Foreston Road, Parkton, Maryland 21120



# PETITION FOR ZONING HEARING(S)

original

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 #106 MT CARMEL ROAD MONKTON MD 21111 which is presently zoned RC5 CR  
 Deed References: SM 32855/39 10 Digit Tax Account # 0719058075  
 Property Owner(s) Printed Name(s) JOSEPH P. DWYER

(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
2.      a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3.   **X**   a **Variance** from Section(s)

SEE ATTACHED SHEET

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:  
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

**Legal Owner(s) Affirmation:** I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

## Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

## Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

## Legal Owners (Petitioners):

JOSEPH P. DWYER

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2454 OVERLOOK COURT NEW FREEDOM, PA

Mailing Address

City

State

17349  
Zip Code

717-227-3623  
Telephone #

JDWYER56@GMAIL.CO.  
Email Address

## Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING

Name - Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD

Mailing Address

City

State

21053  
Zip Code

410-419-4906  
Telephone #

BDOAK@BRUCEDOAK  
Email Address  
CONSULTING.COM

CASE NUMBER 2014-0194-A Filing Date 3/29/14

Do Not Schedule Dates: \_\_\_\_\_

Reviewer RD

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date 5/28/14

By sen

## Petition Request

### Variance

1. To permit zero additional landscaping in lieu of the required landscaping in the front, side, and rear setbacks per Section 259.3.C.a BCZR
2. To permit 0% of the parking lot to be pervious in lieu of the required 7% per Section 259.3.C.3.b BCZR
3. To permit zero trees to be planted in lieu of the required one per eight parking spaces per Section 259.3.C.3.b BCZR
4. To permit the existing parking lot not to be accessible from adjacent non-residential uses and zones per Section 259.4 BCZR
5. To permit a two-way access driveway to have a width of 12 feet in lieu of the required 20 feet per Section 409.4.A BCZR

Item # 0194

# **Bruce E. Doak Consulting, LLC**

3801 Baker Schoolhouse Road  
Freeland, MD 21053  
o 443-900-5535 m 410-419-4906  
bdoak@bruceedoakconsulting.com

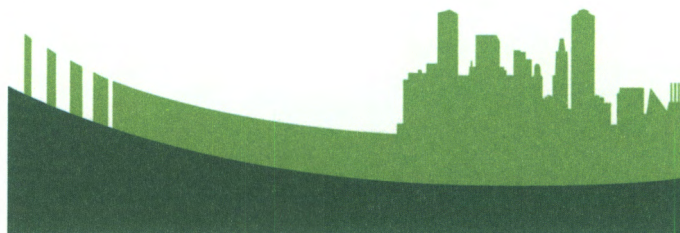
## **Zoning Description**

106 Mount Carmel Road  
Seventh Election District Third Councilmanic District  
Baltimore County, Maryland

Beginning at a point on the north side of Mount Carmel Road, approximately 800 feet +- westerly of the centerline of York Road and approximately 12 feet +- northerly of the centerline of Mount Carmel Road, thence leaving the north side of Mount Carmel Road and running on the outlines of the subject property, the four following courses and distances, viz 1) North 02 degrees 52 minutes 30 seconds East 245.7 feet, 2) North 60 degrees 53 minutes 30 seconds West 107.1 feet, 3) South 02 degrees 52 minutes 30 seconds West 75.8 feet and 4) South 02 degrees 52 minutes 30 seconds East 210.3 feet to the north side of Mount Carmel Road, thence running on the north side of Mount Carmel Road and on the outlines of the subject property, the following course and distance, viz 5) South 82 degrees 50 minutes East 96.2 feet to the place of beginning.

Containing 26,789 square feet or 0.615 of an acre of land, more or less.

**This description is part of a zoning hearing petition and is not intended for any conveyance purposes.**



Land Use Expert and Surveyor

Item #0194

**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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 2014-0194-A  
Petitioner: JOSEPH P. DWYER  
Address or Location: 106 Mt CARMEL ROAD

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: JOSEPH P. DWYER  
Address: 2454 OVERLOOK COURT  
NEW FREEDOM, PA 17349  
  
Telephone Number: 717-227-3623

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

**109830**

No.

Date:

3/20/11

**PAID RECEIPT**

BUSINESS ACTUAL TIME DAY

3/20/2011 3/20/2011 11:13:07

NO. - WORK LRS LRP

RECEIPT # 302511 3/20/2011 13:17

5,500 MISCELLANEOUS - IN

NO. 109830

Receipt for \$500.00

\$500.00 EX \$500.00

Baltimore County, Maryland

Rev. Sub  
 Source/ Rev/

| Fund | Dept | Unit | Sub Unit | Obj  | Sub Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|------|---------|----------|---------|--------|
| 001  | 206  | 0000 |          | 6150 |         |          |         | 5500   |
|      |      |      |          |      |         |          |         |        |
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|      |      |      |          |      |         |          |         |        |
|      |      |      |          |      |         |          |         |        |

Total: 5500

Rec

From:

For:

Zoning hearing - case # 2014-0194-A

**DISTRIBUTION**

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S  
 VALIDATION**

**Bruce E. Doak Consulting, LLC**

3801 Baker Schoolhouse Road  
Freeland, MD 21053  
o 443-900-5535 m 410-419-4906  
bdoak@bruceedoakconsulting.com

**CERTIFICATE OF POSTING**

May 1, 2014

Re:

Case Number: 2014- 0194-A

Petitioner / Owner: Joseph P. Dwyer

Date of Hearing: May 22, 2014

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

Attention: 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 **106 Mt. Carmel Road**.

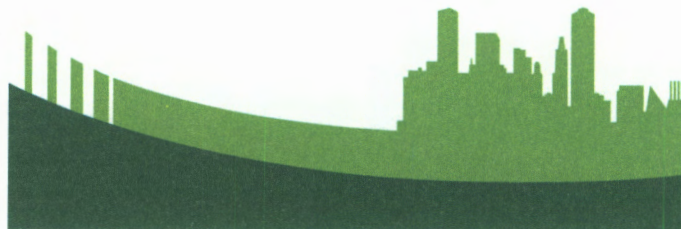
The sign(s) were posted on **May 1, 2014**.

Sincerely,

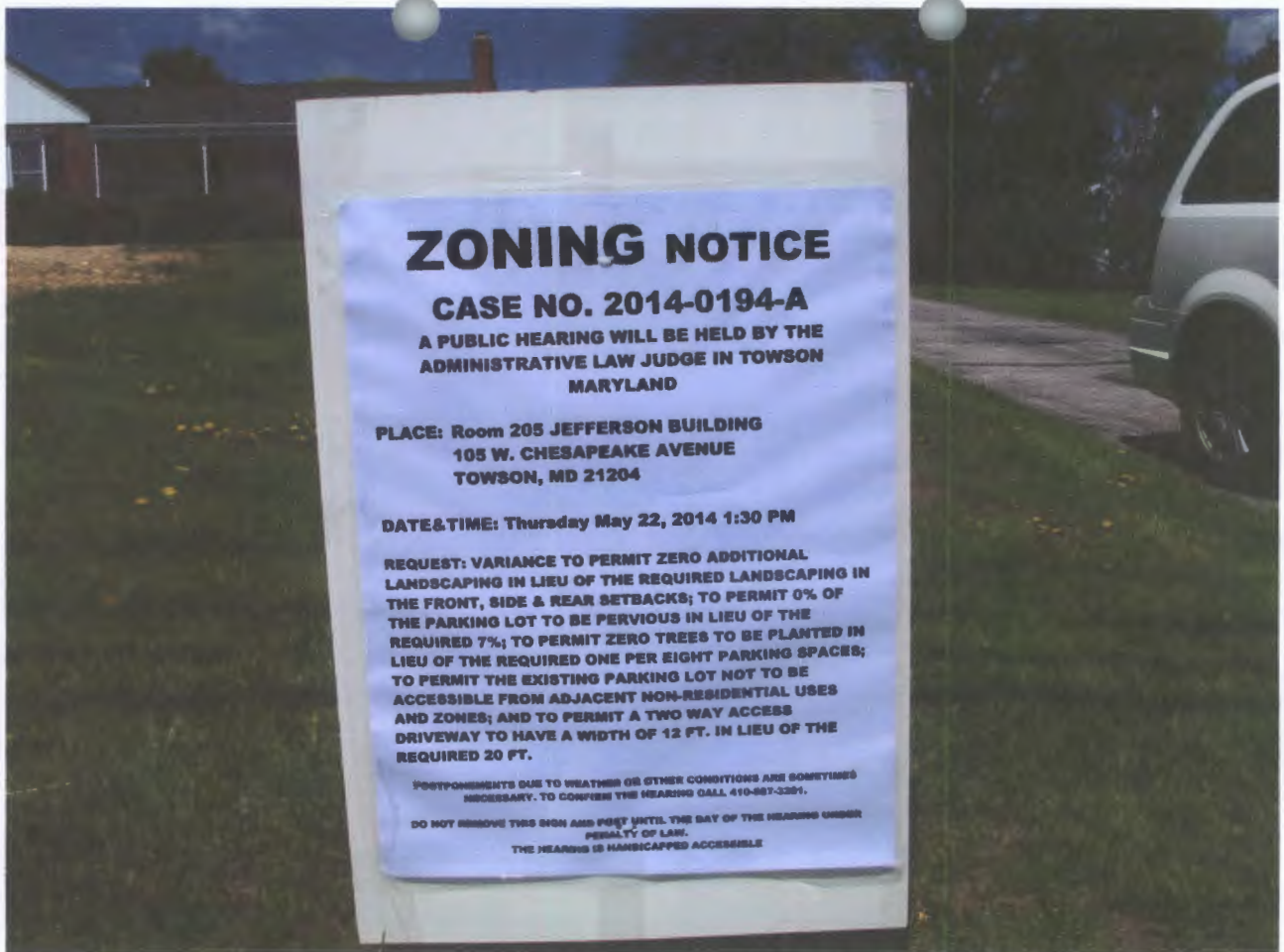


Bruce E. Doak  
MD Property Line Surveyor #531

**See the attached sheet(s) for the photos of the posted sign(s)**



Land Use Expert and Surveyor





## THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

May 1, 2014

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 May 1, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

*Susan Wilkinson*

### 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: # 2014-0194-A**

106 Mt. Carmel Road  
N/s Mt. Carmel Road, 800 ft +/- w/of centerline  
of York Road  
7th Election District - 3rd Councilmanic District  
Legal Owner(s): Joseph P. Dwyer

**Variance:** to permit zero additional landscaping in lieu of the required landscaping in the front, side and rear setbacks; to permit 0% of the parking lot to be pervious in lieu of the required 7%; to permit zero trees to be planted in lieu of the required one per eight parking spaces; to permit the existing parking lot not to be accessible from adjacent non-residential uses and zones; and to permit a two-way access driveway to have a width of 12 ft. in lieu of the required 20 ft.

**Hearing: Thursday, May 22, 2014 at 1:30 p.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.

5/008 May 1

977792



KEVIN KAMENETZ  
County Executive

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

April 15, 2014

## 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: 2014-0194-A**

106 Mt. Carmel Road

N/s Mt. Carmel Road, 800 ft/ +/- w/of centerline of York Road

7<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: Joseph P. Dwyer

Variance to permit zero additional landscaping in lieu of the required landscaping in the front, side and rear setbacks; to permit 0% of the parking lot to be pervious in lieu of the required 7%; to permit zero trees to be planted in lieu of the required one per eight parking spaces; to permit the existing parking lot not to be accessible from adjacent non-residential uses and zones; and to permit a two-way access driveway to have a width of 12 ft. in lieu of the required 20 ft.

Hearing: Thursday, May 22, 2014 at 1:30 p.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over a horizontal line.

Arnold Jablon  
Director

AJ:kl

C: Joseph Dwyer, 2454 Overlook Court, New Freedom PA 17349  
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland MD 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MAY 2, 2014**
- (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.

TO: PATUXENT PUBLISHING COMPANY  
Thursday, May 1, 2014 Issue - Jeffersonian

Please forward billing to:

Joseph Dwyer  
2454 Overlook Court  
New Freedom, PA 17349

717-227-3623

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## NOTICE OF ZONING HEARING

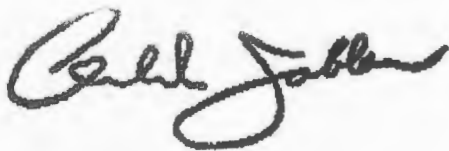
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**CASE NUMBER: 2014-0194-A**

106 Mt. Carmel Road  
N/s Mt. Carmel Road, 800 ft/ +/- w/of centerline of York Road  
7<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: Joseph P. Dwyer

Variance to permit zero additional landscaping in lieu of the required landscaping in the front, side and rear setbacks; to permit 0% of the parking lot to be pervious in lieu of the required 7%; to permit zero trees to be planted in lieu of the required one per eight parking spaces; to permit the existing parking lot not to be accessible from adjacent non-residential uses and zones; and to permit a two-way access driveway to have a width of 12 ft. in lieu of the required 20 ft.

Hearing: Thursday, May 22, 2014 at 1:30 p.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.

## MEMORANDUM

DATE: July 1, 2014  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2014-0194-A - Appeal Period Expired

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The appeal period for the above-referenced case expired on June 27, 2014. 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 |
| 106 Mount Carmel Road; N/S Mount Carmel                           | * | OF ADMINSTRATIVE  |
| Road, 800' W of c/line York Road                                  | * | HEARINGS FOR      |
| 7 <sup>th</sup> Election & 3 <sup>rd</sup> Councilmanic Districts | * | BALTIMORE COUNTY  |
| Legal Owner(s): Joseph P. Dwyer                                   | * | 2014-194-A        |
| Petitioner(s)                                                     |   |                   |

\* \* \* \* \*

### 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

APR 01 2014

*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 1st day of April, 2014, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

CASE NO. 2014-0194-A

## C H E C K L I S T

Comment  
Received

Department

Support/Oppose/  
Conditions/  
Comments/  
No Comment

4/9/14

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent \_\_\_\_\_)

C

DEPS

(if not received, date e-mail sent \_\_\_\_\_)

FIRE DEPARTMENT

4/23/14

PLANNING

(if not received, date e-mail sent \_\_\_\_\_)

C

4/1/14

STATE HIGHWAY ADMINISTRATION

C

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. \_\_\_\_\_)

PRIOR ZONING

(Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT

Date:

5/1/14

SIGN POSTING

Date:

5/1/14

by

DOAK

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: \_\_\_\_\_



KEVIN KAMENETZ  
County Executive

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

May 13, 2014

Joseph P. Dwyer  
2454 Overlook Court  
New Freedom PA 17349

RE: Case Number: 2014-0194 A, Address: #106 Mt. Carmel Road

Dear Mr. Dwyer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 20, 2014. 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  
Bruce E. Doak, Bruce E. Doak Consulting, 3801 Baker Schoolhouse Road, Freeland MD 21053

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



James T. Smith, Jr., Secretary  
Melinda B. Peters, Administrator

Date: 4/1/14

Ms. Kristen Lewis  
Baltimore County Department of  
Permits, Approvals and Inspections  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 2014-0194-A  
Variance  
Joseph P. Dwyer  
106 N. Carmel Road  
MD 137

Dear Ms. Lewis:

\* We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 3/31/14. A field inspection and internal review reveals that an entrance onto MD137 consistent with current State Highway Administration guidelines is required. As a condition of approval for Variance, Case Number 2014-0194-A the applicant must contact the State Highway Administration to obtain an entrance permit.

Should you have any questions regarding this matter feel free to 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). Thank you for your attention.

Sincerely,

Steven D. Foster, Chief/  
Development Manager

Access Management Division

\* The 12' width for access to MD137 is not adequate.

SDF/raz

\cc: Mr. Michael Pasquariello, Utility Engineer, SHA  
Mr. David Peake, District Engineer, SHA

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

**FROM:** Dennis A. <sup>DAK</sup>Kennedy, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For April 7, 2014  
Item No. 2014-0194

**DATE:** April 9, 2014

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

The minimum width for a two-way commercial drive way is 20 feet. Mt. Carmel Rd. is a State Road and the SHA minimum entrance width is 25 feet. We believe that the driveway should be widened to 20 feet from Mt. Carmel Rd. 40 feet back.

It is noted that the parking area in the rear could easily be connected to the parking area at the rear of 108 Mt. Carmel Rd. if there were some cooperation with the neighbor. This would allow for a one-way circulation through both sites and we could eliminate the driveway widening requirement.

This site is subject to Landscape Manual requirements and we do not recommend that any of the requested variances be granted.

DAK:CEN  
cc:file  
ZAC-ITEM NO 14-0194-04072014.doc

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon  
Deputy Administrative Officer and  
Director of Permits, Approvals and Inspections

**DATE:** April 23, 2014

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT:** 106 Mt. Carmel Road

RECEIVED

**INFORMATION:**

APR 25 2014

**Item Number:** 14-194

**Petitioner:** Joseph P. Dwyer

OFFICE OF ADMINISTRATIVE HEARINGS

**Zoning:** RC 5-CR

**Requested Action:** Variance

**SUMMARY OF RECOMMENDATIONS:**

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner is seeking multiple variances relating to landscaping and parking lot design.

The properties along this stretch of Mt. Carmel Road leading into Hereford's commercial core, were once used residentially, but over time have been converted to either office or commercial uses.

The petitioner is seeking to change the use of this property from residential to a beauty salon. The petitioner is not proposing any changes to the exterior of the building, nor the driveway, or parking area and has already put in a new septic system and has cleaned up much of the property. After a site visit was conducted, it should be noted that there are bushes in front and side of the building, as well as mature deciduous trees in the rear that conceal much of the parking area. This landscaping is similar to the adjacent property currently used as a dental office.

The use is benign and will be beneficial to the Hereford area as currently there are no beauty salons in the community. While staff has no objection to the requested relief, the Department of Planning defers to the county landscape architect as far as planting requirements are concerned.

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

**Prepared By:** \_\_\_\_\_

**Division Chief:** \_\_\_\_\_  
AVA/LL

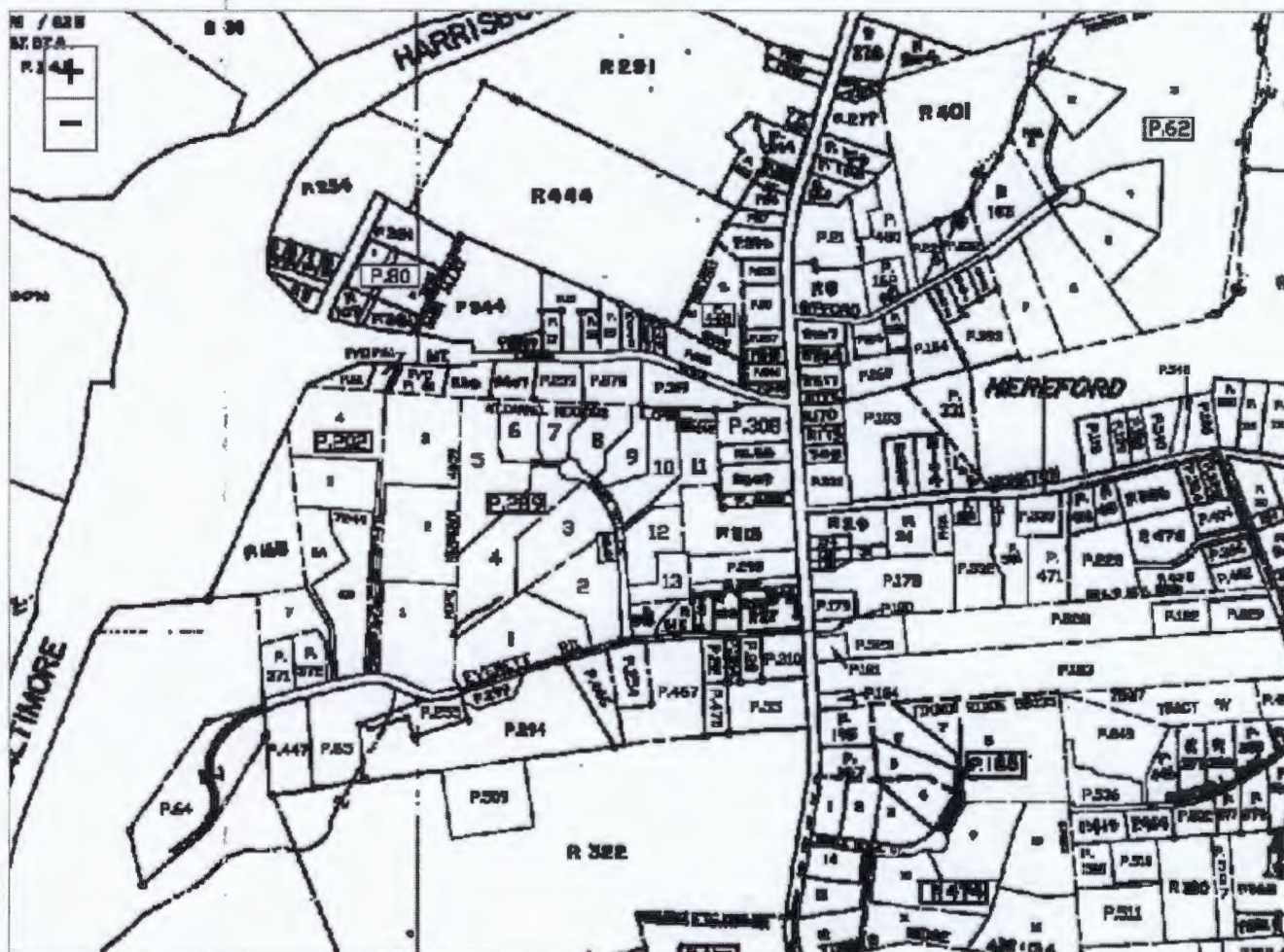
Real Property Data Search ( w3)

[Search Help](#)Your feed back is important to us. [Please take our short survey.](#)

## Search Result for BALTIMORE COUNTY

| <a href="#">View Map</a>                                             | <a href="#">View GroundRent Redemption</a> | <a href="#">View GroundRent Registration</a>                                    |
|----------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------|
| <b>Account Identifier:</b> District - 07 Account Number - 0719058075 |                                            |                                                                                 |
| <b>Owner Information</b>                                             |                                            |                                                                                 |
| <b>Owner Name:</b>                                                   | DWYER JOSEPH P                             | <b>Use:</b> RESIDENTIAL                                                         |
| <b>Mailing Address:</b>                                              | 2454 OVERLOOK CT<br>NEW FREEDOM PA 17349-  | <b>Principal Residence:</b> NO<br><b>Deed Reference:</b> 1) /32855/ 00039<br>2) |
| <b>Location &amp; Structure Information</b>                          |                                            |                                                                                 |
| <b>Premises Address:</b>                                             | 106 MT CARMEL RD<br>0-0000                 | <b>Legal Description:</b> NS MT CARMEL RD<br>.615 AC<br>900 W YORK RD           |
| <b>Map:</b> 0022                                                     | <b>Grid:</b> 0014                          | <b>Parcel:</b> 0020                                                             |
| <b>Sub District:</b> 0000                                            | <b>Subdivision:</b> 0000                   | <b>Section:</b> 0000                                                            |
| <b>Block:</b> 0000                                                   | <b>Lot:</b> 0000                           | <b>Assessment Year:</b> 2014                                                    |
| <b>Plat No:</b>                                                      | <b>Plat Ref:</b>                           | <b>Town:</b> NONE                                                               |
| <b>Special Tax Areas:</b>                                            |                                            |                                                                                 |
| <b>Primary Structure Built</b>                                       | <b>Above Grade Enclosed Area</b>           | <b>Finished Basement Area</b>                                                   |
| 1953                                                                 | 1,230 SF                                   | 300 SF                                                                          |
| <b>Stories</b>                                                       | <b>Basement</b>                            | <b>Type</b>                                                                     |
| 1.000000                                                             | YES                                        | STANDARD UNIT                                                                   |
| <b>Exterior</b>                                                      | <b>Full/Half Bath</b>                      | <b>Garage</b>                                                                   |
| SIDING                                                               | 1 full                                     |                                                                                 |
| <b>Value Information</b>                                             |                                            |                                                                                 |
| <b>Base Value</b>                                                    | <b>Value</b>                               | <b>Phase-in Assessments</b>                                                     |
|                                                                      | As of                                      | As of                                                                           |
|                                                                      | 01/01/2014                                 | 07/01/2013                                                                      |
| <b>Land:</b>                                                         | 105,600                                    | 95,600                                                                          |
| <b>Improvements</b>                                                  | 106,700                                    | 117,700                                                                         |
| <b>Total:</b>                                                        | 212,300                                    | 213,300                                                                         |
| <b>Preferential Land:</b>                                            | 0                                          | 212,300                                                                         |
|                                                                      |                                            | 212,633                                                                         |
|                                                                      |                                            | 0                                                                               |
| <b>Transfer Information</b>                                          |                                            |                                                                                 |
| <b>Seller:</b> SNYDER WILBUR                                         | <b>Date:</b> 11/30/2012                    | <b>Price:</b> \$270,000                                                         |
| <b>Type:</b> NON-ARMS LENGTH OTHER                                   | <b>Deed1:</b> /32855/ 00039                | <b>Deed2:</b>                                                                   |
| <b>Seller:</b> BURTON EDMUND                                         | <b>Date:</b> 02/09/1952                    | <b>Price:</b> \$0                                                               |
| <b>Type:</b> NON-ARMS LENGTH OTHER                                   | <b>Deed1:</b> /02072/ 00344                | <b>Deed2:</b>                                                                   |
| <b>Seller:</b>                                                       | <b>Date:</b>                               | <b>Price:</b>                                                                   |
| <b>Type:</b>                                                         | <b>Deed1:</b>                              | <b>Deed2:</b>                                                                   |
| <b>Exemption Information</b>                                         |                                            |                                                                                 |
| <b>Partial Exempt Assessments:</b>                                   | <b>Class</b>                               | <b>07/01/2013</b>                                                               |
| <b>County:</b>                                                       | 000                                        | 0.00                                                                            |
| <b>State:</b>                                                        | 000                                        | 0.00                                                                            |
| <b>Municipal:</b>                                                    | 000                                        | 0.00 0.00                                                                       |
| <b>Tax Exempt:</b>                                                   | <b>Special Tax Recapture:</b>              | <b>07/01/2014</b>                                                               |
| <b>Exempt Class:</b>                                                 | NONE                                       | 0.00 0.00                                                                       |
| <b>Homestead Application Information</b>                             |                                            |                                                                                 |
| <b>Homestead Application Status:</b> No Application                  |                                            |                                                                                 |

## Baltimore County

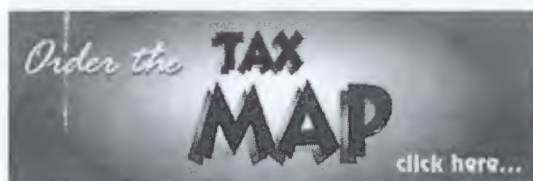
New Search (<http://sdat.resiusa.org/RealProperty/>)District: **07** Account Number: **0719058075**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at [www.plats.net](http://www.plats.net) (<http://www.plats.net>).

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](http://www.mdp.state.md.us/OurProducts/OurProducts.shtml) (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://lmsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

CASE NAME Dwyer  
CASE NUMBER 2014-0194A  
DATE 5/22/14

[illegible]

Case No.: 2014-0194-A

Exhibit Sheet

Petitioner/Developer

Protestants

AD  
1-1-14

slw  
5-28-14

|        |                              |  |
|--------|------------------------------|--|
| No. 1  | Plan                         |  |
| No. 2  | Plan to Accompany Photos     |  |
| No. 3  | 3A-3P<br>color photos        |  |
| No. 4  | Aerial photo                 |  |
| No. 5  | Letter dated May 22, 2014    |  |
| No. 6  | Letter from Jeff Wise        |  |
| No. 7  | Petition signed by neighbors |  |
| No. 8  |                              |  |
| No. 9  |                              |  |
| No. 10 |                              |  |
| No. 11 |                              |  |
| No. 12 |                              |  |

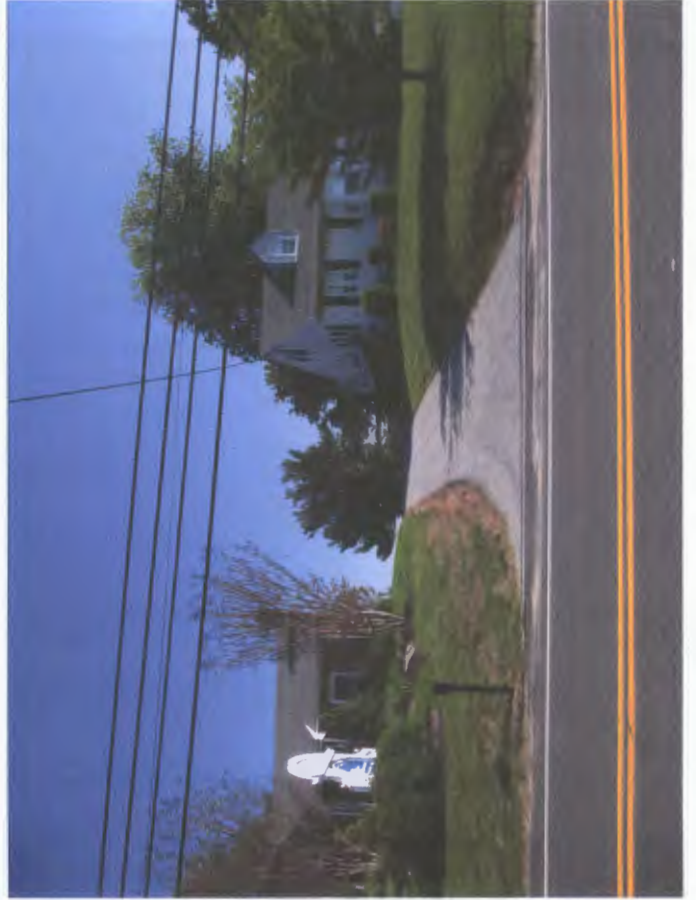
A



B



C



D



PETITIONER'S

EXHIBIT NO. 3A-P



2



3



4



Q



2



D



M



97 Feet



My Neighborhood Map

Created By  
Baltimore County  
My Neighborhood



This data is provided for informational purposes only. It does not constitute a warranty of any kind, and no liability shall be incurred by the County for any errors or omissions. The data is subject to change without notice.

PETITIONER'S

EXHIBIT NO. 4

Printed 5/21/2014

106 Mt. Carmel Road  
Parkton, MD 21120

May 22, 2014

Baltimore County Courthouse  
401 Bosley Avenue  
Towson, MD 21093

To whom it may concern,

I am writing this letter in regards to the proposed driveway expansion. There are a number of reasons why my neighbors and myself would prefer NOT to join our respective parking lots into one huge parking lot. Our property currently is home to a number of mature trees and shrubbery, all of which serve to beautify the property and maintain that "small community" atmosphere. We do not want to create a huge commercialized look or feel to the property, and instead prefer the more residential look that is currently in place at the property. Joining these parking lots would change the current traffic flow and create more confusion than is necessary, while also taking away from the privacy of each building and business that is created by these trees and shrubs, which would have to be removed in order to expand the parking lot. We do not believe that would be in the best interest of the community as a whole.

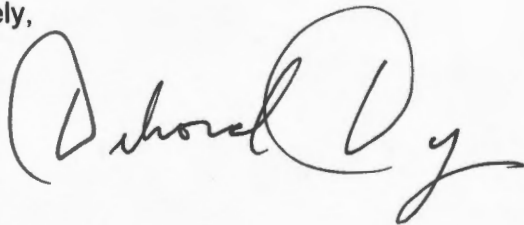
In addition, we do not feel that widening the driveway at this time is a necessity. Due to the nature of our appointment scheduling, there is rarely the opportunity that two vehicles are coming and going at the same time. Our appointments are set such that they overlap, so that the second person arrives before the first person is due to leave. OR – our appointments are spaced out so that the first person leaves well before the second person arrives. In comparison, at our current location, where our driveway serves two separate businesses, traffic is MORE of an issue due to the large utility vehicles that are utilized by the other business, and due to the fact that our customers have to enter and exit the parking lot at the cusp of a blind hill.

Our current and future hours of operation are Tuesday – Friday, 10:00 AM until 6:00 PM and Saturday, 8:00 AM until 2:00 PM. We currently have 3 employees, including myself. I work full-time, while my other 2 employees both work part-time.

PETITIONER'S

EXHIBIT NO. 5

Sincerely,

A handwritten signature in cursive script, appearing to read "Deborah Dwyer". The signature is fluid and stylized, with the first name "Deborah" and the last name "Dwyer" clearly distinguishable.

Deborah Dwyer

410.343.0053

To whom it may concern:

I am writing this letter to express my support of Joseph Dwyer and Deborah Dwyer relocating their business, Hair Culture, from its current location of:

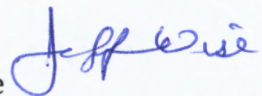
16909 York Road  
Monkton, MD 21111

and moving to its new location as my neighbors at:

106 Mt. Carmel Road  
Parkton, MD 21120

They have owned the building for a little over a year now and have proven to be valuable neighbors. They have kept the grounds clean and maintained, and have improved upon the property as a whole. They are a welcome addition to the neighborhood, and I look forward to having them as business neighbors.

Respectfully,

Jeff Wise   
102 Mt. Carmel Rd

PETITIONER'S

EXHIBIT NO. 6

We, the undersigned, are current, loyal customers of Hair Culture that live in the same community as Hair Culture. We fully support their relocation from their current location of 16909 York Road and moving to the new location of 106 Mt. Carmel Road. We know this new location will be an improvement upon the current location and we are looking forward to supporting this local business with Deborah Dwyer, as we've done at its former location.

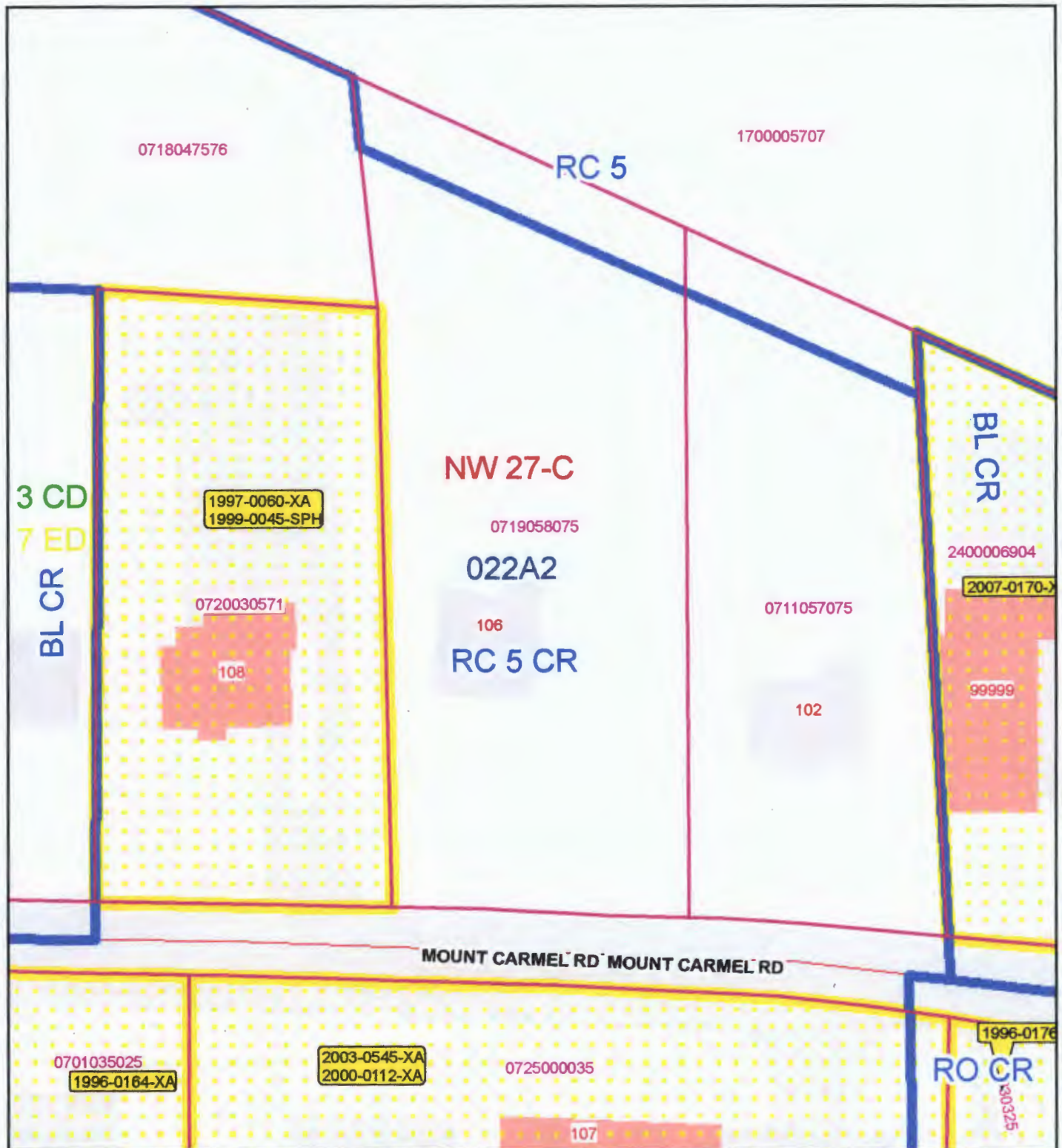
- 1) Rose R. Baldwin 435 Piney Hill Rd Sparks MD 21152
- 2) RONNIE CYSK 2322 BLUE MOUNT RD. MONKTON, MD 21111
- 3) Wendy McIver 23 Manor Brook Rd Monkton, MD 21111
- 4) Judy Witz 16524 York Rd Monkton MD 21111
- 5) Mike Quinn 2300 MT CARMEL RD PARKTON, MD 21120
- 6) Paul H. Brooks 16442 J.M. Pearce Pkwy Monkton, MD 21111
- 7) Joseph H. Clama 14915 York Rd. Sparks, MD 21152
- 8) John Stumm 84 Bushy Cabin Rd Parkton, MD 21120
- 9) Paula Mann 5140 Meadow Lane Nantuxville, MD 21161
- 10) M. Tish 708 Maplehurst Ln Monkton, MD 21111
- 11) Gickel Thomas 6 Chestertfield Ct Monkton, MD 21111
- 12) William A. Thomas 6 Chestertfield Ct Monkton, MD 21111
- 13) Jeanne Kist 982 Sugar Maple Dr Hampstead, MD 21152
- 14) Carol Gaffell 15539 Emerson Rd Sparks, MD 21152
- 15) Betty L. Dorey
- 16) 16911 Harsuch Mill Rd
- 17) UPPERCO, MD. 21155
- 18) Nacy Lynn Naylor
- 19) 16916 Big Falls Rd MONKTON MD 21111
- 20) Nicholas V. Federici 1200 Market R. 21111
- 21) Barb Federici
- 22) Virginia Blachard 16916 Big Falls Rd Monkton, MD 21111
- 23) Peggy January 12 Patricks Ct 21111
- 24) Doris January Parkton MD 21120
- 25) CAROL DIAMOND, PARKTON, MD 21200
- 26) RICHARD HABERSAT 111 Mt Carmel Rd Parkton, MD
- 27) CORALEA TARTON 300 SPARKS STATION SPARKS, MD
- 28) Christine Tiferworth 708 Maplehurst Ln 21111
- 29) Yolma Moulds 17204 Mosemore Ln 21120
- 30) \_\_\_\_\_
- 31) \_\_\_\_\_
- 32) \_\_\_\_\_
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- 49) \_\_\_\_\_
- 50) \_\_\_\_\_

PETITIONER'S

EXHIBIT NO.

7

# 106 Mt. Carmel Road



Publication Date: 3/18/2014



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



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

Item #0194

## SITE INFORMATION

- Ownership: Joseph P. Dwyer  
2454 Overlook Court New Freedom, PA 17349
- Address: 106 Mt Carmel Road Monkton, MD 21111
- Deed references: SM 32855 / 39
- Area: 26,789 sq. ft. / 0.615 acre (per SDAT)
- Tax Map / Parcel / Tax account #: 22 / 20 / 07-19-058075
- Election District: 7 Councilmanic District: 3  
ADC Map: 4234D6 GIS tile: 022A2 Position sheet: 108NW10  
Census tract: 407000 Census block: 240054070003006  
Schools: Fifth District ES Hereford MS Hereford HS
- The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tiles 022A2 and the information provided by Baltimore County on the internet.
- Improvements: Single family dwelling & parking lot. The existing dwelling and parking lot will remain.

## ZONING

Zoning: R.C. 5 CR There are no previous zoning cases on the subject parcels.

### Parking Calculations

Required parking spaces: 7  
(1254 Sq.Ft.) 1,254 x 5 spaces per 1000 Sq.Ft. = 6.27  
(5 parking spaces per 1000 square feet of gross floor area per section 409.6A.1 BCZR)  
Parking spaces provided on site: 8

### R.C. 5 CR Setbacks for Commercial Buildings

Front: 15 feet from the street right of way (existing front setback 60 feet)  
Side / Rear: 15 feet (existing side setback 15 feet / existing rear setback 140 feet)

- Gross floor area: 6600 sq. ft. first floor / 8800 sq. ft. total (existing floor area 1254 sq. ft.)
- Floor area ratio: Shall not exceed 0.20 (existing 0.047)
- The existing building shall not exceed 30 feet in height (existing building less than 30 feet high)
- The front yard setback exceeds the required 15 feet
- The rear and side yard setbacks exceed the required 15 feet
- The existing parking is located in a manner appropriate and consistent with adjoining development. There will continue to be only one access to the roadway.
- The subject property can support the proposed development without overburdening the required private sewage disposal system and the potable water supply, endangering the metropolitan district reservoirs or creating a health or environmental nuisance for neighboring properties.
- There will be no outside storage of equipment or materials
- Any signs erected on the subject property will meet the requirements of Section 259.3C.7 BCZR & Section 450 BCZR
- Any new buildings or additions shall be appropriate to the surrounding neighborhoods.

### Per Section 259.3E

- The petitioner can document that the use is needed in the area and will not be detrimental.
- The proposed development of the subject property shall take into account the existing and proposed roads, topography, existing vegetation, soil types and the configuration of the site. The proposed development will not disturb slopes with grades exceeding 25%; will minimize disturbance to vegetated areas, wetlands and streams; and will not result in undue site disturbance or excessive erosion and sediment loss. Infiltration will be maximized and storm water management discharge will be decentralized.
- Architecturally or historically significant buildings and their settings shall be preserved and integrated into the site plan. The subject building is not historic or in a historic district.
- The building shall continue to be sited to protect scenic views from public roads and so that the natural rural features, including but not limited to pastures, croplands, meadows and trees, are preserved to the extent possible. The existing trees will be maintained as a visual buffer to the surrounding properties.
- The proposed development will not be detrimental to neighboring uses and the tranquility of the rural area through excessive noise and will not result in a nuisance or air pollution from dust, fumes, vapors, gases and odors.

### Per Section 259.3E

The existing building was in existence as of the date of the enactment of Bill No. 103-1988 or any CR District designation.

## ENVIRONMENTAL

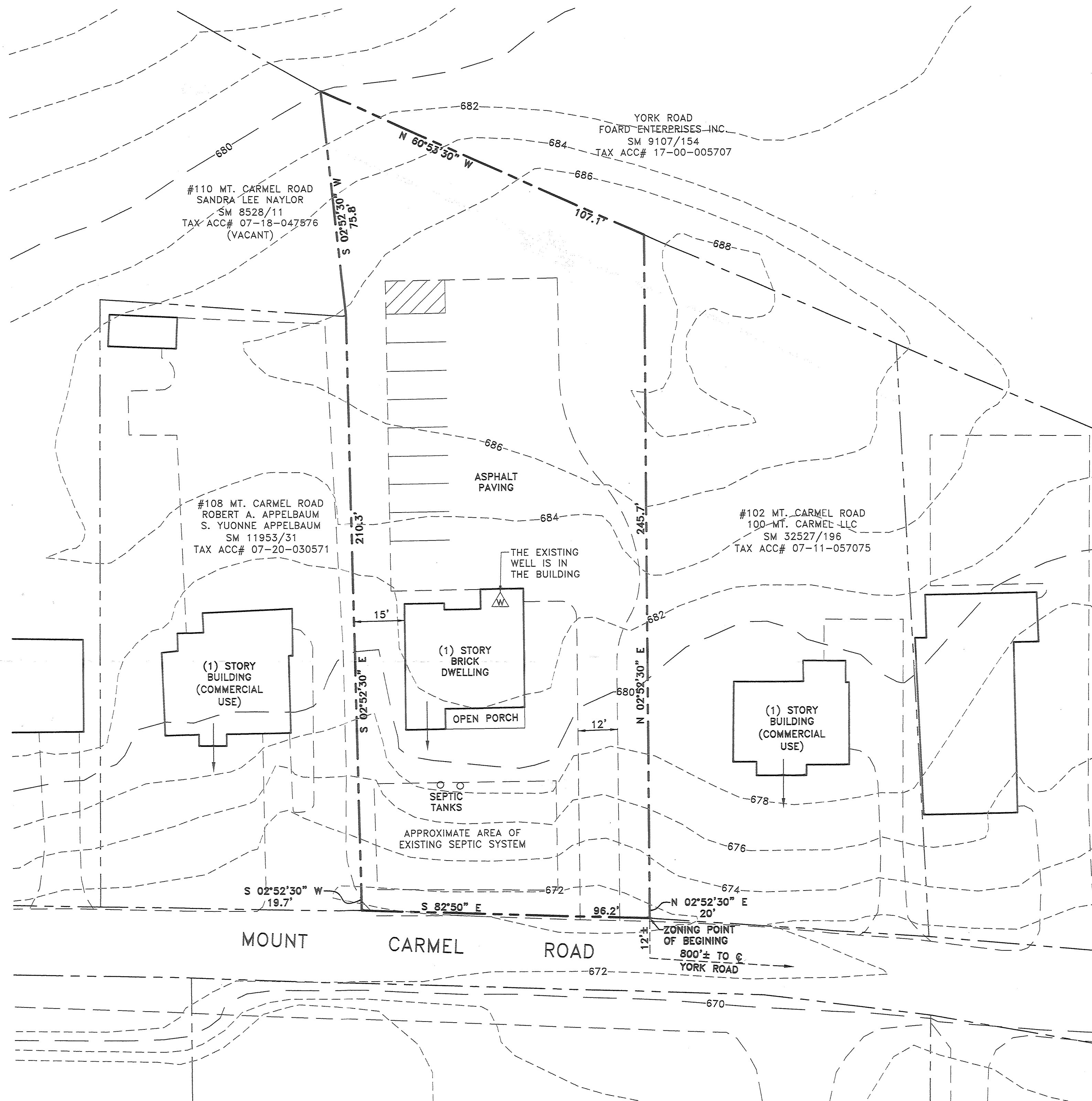
Watershed: Loch Raven Reservoir URDL land type: 1

- The existing dwelling is currently serviced by a private well and septic system.
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.
- The subject property is not located within a 100 year flood plain.
- The well for adjoining properties is located in the building and the septic system is located in the front yard.

## PLANNING

Regional Planning District: Hereford / Maryland Line District Code: 301

- The subject dwelling is not historic. The subject property is not in a historic district.



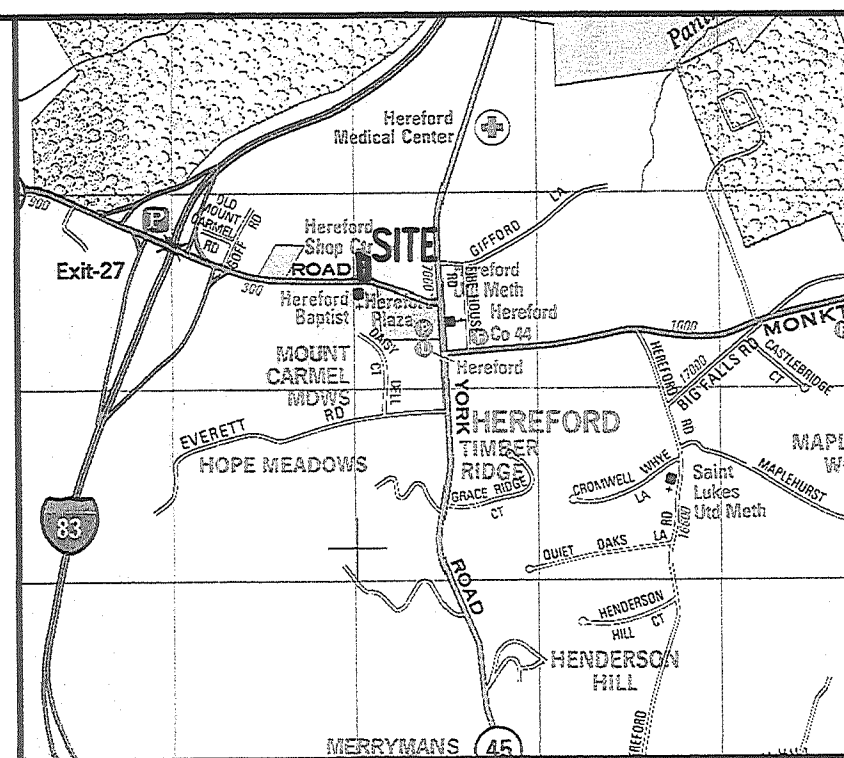
## PETITION REQUESTS

### Variances

- To permit zero additional landscaping in lieu of the required landscaping in the front, side and rear setbacks per Section 259.3C.3.a BCZR
- To permit 0% of the parking lot to be pervious in lieu of the required 7% per Section 259.3C.3.b BCZR
- To permit zero trees to be planted in lieu of the required one per Section 259.3C.3.b BCZR
- To permit the existing parking lot not to be accessible from adjacent non-residential uses and zones per Section 259.4 BCZR
- To permit a two-way access driveway to have a width of 12 feet in lieu of the required 20 feet per Section 409.4A BCZR

#2014-0194-A

B. J.



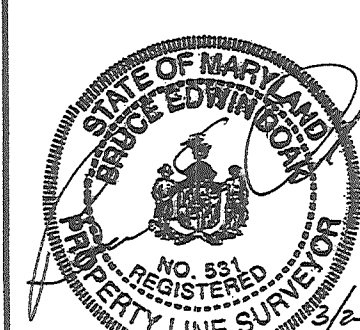
Vicinity Map - Scale: 1" = 2000'  
ADC The Map People - Permitted Use # 20612205

## PROPOSED DEVELOPMENT

To change the residential use of the building to a commercial beauty shop

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

CASE # 2014-0194-A  
PLAN TO ACCOMPANY  
A PETITION  
#106 MOUNT CARMEL ROAD  
BALTIMORE COUNTY, MARYLAND  
7th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT



Date: 3/25/2014

Scale: 1"=20'

PETITIONER'S

EXHIBIT NO. 1

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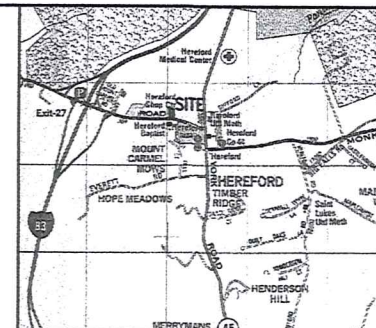
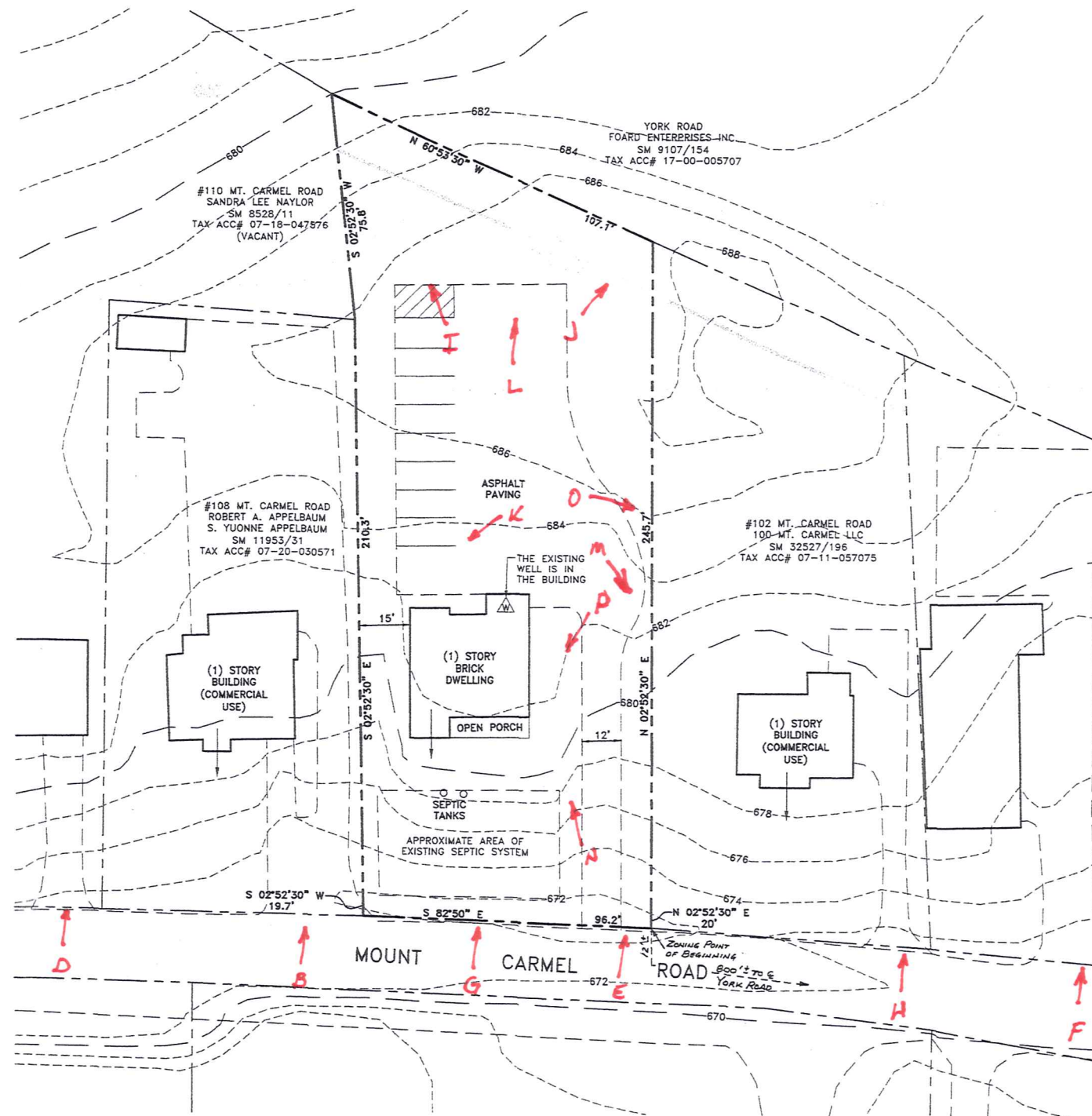
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## PLANNING

Regional Planning District: Hereford / Maryland Line District Code: 301

- The subject dwelling is not historic. The subject property is not in a historic district.



Vicinity Map - Scale: 1" = 2000'  
ADC The Map People - Permitted Use # 20612205

## PROPOSED DEVELOPMENT

To change the residential use of the building to a commercial beauty shop

## PETITION REQUESTS

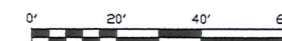
### Variances

- To allow zero additional landscaping in lieu of the required landscaping in the front, side and rear setbacks per Section 259.3C.3.a BCZR
- To allow 0% of the parking lot to be pervious in lieu of the required 7% per Section 259.3C.3.b BCZR
- To allow zero trees to be planted in lieu of the required one per Section 259.3C.3.b BCZR
- To allow the existing parking lot not to be accessible from adjacent nonresidential uses and zones per Section 259.4 BCZR
- To allow a two way access driveway to have a width of 12 feet in lieu of the required 20 feet per Section 409.4A BCZR

*PLAN TO ACCOMPANY PHOTOS*

PETITIONER'S

EXHIBIT NO. 2



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

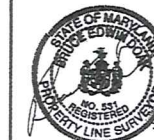
## PLAN TO ACCOMPANY A PETITION

#106 MOUNT CARMEL ROAD

BALTIMORE COUNTY, MARYLAND  
7th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 3/4/2014

Scale: 1"=20'



Case # 2014-0194-A