



KEVIN KAMENETZ
County Executive

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

April 16, 2015

Herbert Burgunder, III, Esq.
Mt. Washington Center
1501 Sulgrave Avenue, Suite 207
Baltimore, Maryland 21209

RE: Petition for Special Exception
Property: 9002 Harford Road
Case No. 2015-0185-X

Dear Mr. Burgunder:

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", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR SPECIAL EXCEPTION *

(9002 Harford Road)

9th Election District *

6th Council District

Terry A. & Sheila M. Ramsey *

Legal Owners

9002 Harford Road, LLC *

Contract Purchaser

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2015-0185-X

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Special Exception filed for property located at 9002 Harford Road. The Petition was filed on behalf of the legal owners of the subject property, Terry A. & Sheila M. Ramsey and the contract purchaser, 9002 Harford Road, LLC ("Petitioners"). The Special Exception petition seeks relief pursuant to § 230.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to use the herein described property for living quarters in a commercial building.

Although the initial public hearing was scheduled for April 16, 2015, Herbert Burgunder, III, Esq., counsel for Petitioners, faxed to the undersigned a letter the morning of the hearing, indicating his clients request to withdraw their petition. Under the Zoning Commissioner's Rules, a zoning petition may be withdrawn by the Petitioner. B.C.Z.R. Appendix G, Rule 4F. As such, the request will be granted.

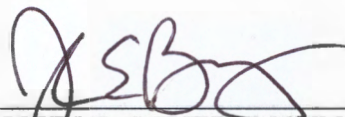
THEREFORE, IT IS ORDERED, this 16th day of **April, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Special Exception filed in the above case, be and is hereby DISMISSED with prejudice.

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

ORDER RECEIVED FOR FILING

Date 4-16-15

By JEB


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 9002 Harford Road

which is presently zoned BL

Deed References: 11071/419

10 Digit Tax Account # 0920660960

Property Owner(s) Printed Name(s) Terry A. Ramsey and Sheila M. Ramsey

(SELECT THE HEARING(S) BY MARKING ☒ 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
Living quarters in a commercial building (Section 230.3 of B.C.Z.R.)

3. ☐ a **Variance** from Section(s)

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

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:

9002 Harford Road, LLC

Name- Type or Print

Signature

932 Lynham Court

Bel Air

MD

Mailing Address

City

State

21014

410-771-814

baltimore@mrsandless.com

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Herbert Burgunder III

Name- Type or Print

Signature

1501 Sulgrave Avenue, Suite 207

Baltimore

MD

Mailing Address

City

State

21209

410-664-6500

hb3@hb3law.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Terry A. Ramsey

Sheila M. Ramsey

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

540 Clear Ridge Road

Union Bridge

MD

Mailing Address

City

State

21791

410-775-7301

lamb4thin@gmail.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER

2015-0185-X

Filing Date

2/23/15

Do Not Schedule Dates:

Reviewer

AT

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date

4-16-15

By

bw

ZONING DESCRIPTION

9002 Harford Road, Parkville, MD 21134

Beginning at the intersection of the west side of Harford Road (60 feet wide) with the north side of Grendon Lane (30 feet wide), running thence on the west side of Harford Road North 33 degrees 14 minutes 20 seconds East 61.32 feet, thence leaving said road and running North 48 degrees 19 minutes 40 seconds West 145.15 feet and South 33 degrees 14 minutes 20 seconds West 61.32 feet to the north side of Grendon Lane, and thence running on the north side of Grendon Lane South 48 degrees 19 minutes 40 seconds East 145.15 feet to the place of beginning.

Containing 8,900 square feet of land (0.204 Ac.), more or less.



2015-0185-X

CERTIFICATE OF POSTING

CASE NO: 2015-0185-X

PETITIONER/DEVELOPER

L. J. LINK

DATE OF HEARING/CLOSING:

APRIL 16, 2015

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE**

ATTENTION:

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 AT** _____

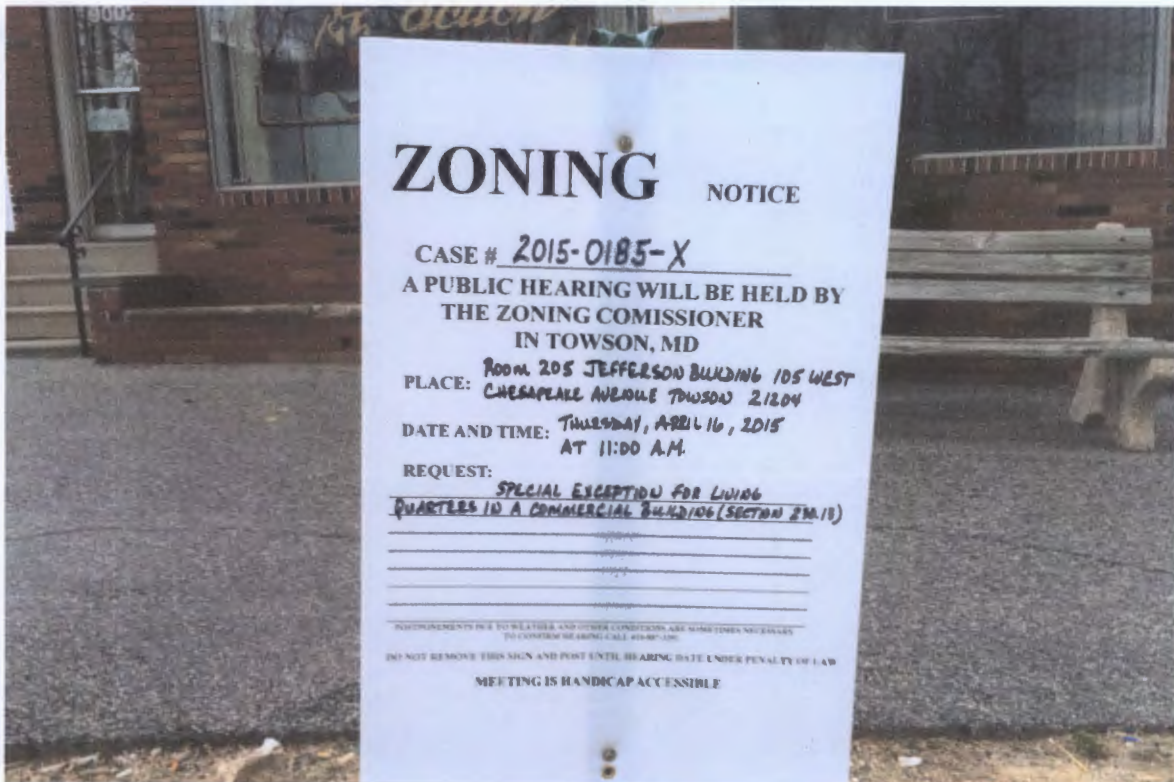
9002 HARFORD ROAD

THIS SIGN(S) WERE POSTED ON MARCH 31, 2015
(MONTH, DAY, YEAR)

SINCERELY,

 3/31/15
SIGNATURE OF SIGN POSTER AND DATE:

**MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411**



myadul8 3/31/15

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 9, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For March 9, 2015
Item No. 2015-0183, 0185, 0186, 0188 and 0190

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC03092015.doc



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3146860

Sold To:

LJ Link - CU00431000
PO Box 727
Brooklandville, MD 21022

Bill To:

LJ Link - CU00431000
PO Box 727
Brooklandville, MD 21022

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Mar 26, 2015

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

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: # 2015-0185-X

9002 Harford Road
NW/s Harford Road, n/w corner of Harford Road and
Grendon Lane
9th Election District - 6th Councilmanic District
Legal Owner(s) Terry & Sheila Ramsey
Contract Purchaser: 9002 Harford Road, LLC

Special Exception: to use described property for living quarters in a commercial building.

Hearing: Thursday, April 16, 2015 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

3/401 March 26

3146860

CERTIFICATE OF POSTING

JB 4-16
11 AM

CASE NO: 2015-0185-X

PETITIONER/DEVELOPER

L. J. LINK

DATE OF HEARING/CLOSING:

APRIL 16, 2015

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE**

ATTENTION:

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 AT**

9002 HARFORD ROAD

THIS SIGN(S) WERE POSTED ON MARCH 31, 2015
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 3/31/15
SIGNATURE OF SIGN POSTER AND DATE:

**MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411**

ZONING

NOTICE

CASE # 2015-0185-X

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

PLACE: ROOM 205 JEFFERSON BUILDING 105 WEST
CHESAPEAKE AVENUE TOWSON 21204

DATE AND TIME: THURSDAY, APRIL 16, 2015
AT 11:00 A.M.

REQUEST:

SPECIAL EXCEPTION FOR LIVING
QUARTERS IN A COMMERCIAL BUILDING (SECTION 20-15)

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER OF THE TOWSON, MD ZONING COMMISSION ON THE ABOVE MATTER. THE HEARING WILL BE HELD AT THE LOCATION AND TIME SPECIFIED ABOVE. ANY PERSON DESIRING TO SPEAK AT THE HEARING MUST REGISTER AT THE LOCATION SPECIFIED ABOVE AT LEAST 24 HOURS PRIOR TO THE HEARING. THE MEETING IS HANDICAP ACCESSIBLE.

made 3/31/15

CERTIFICATE OF POSTING

CASE NO: 2015-0185-X

PETITIONER/DEVELOPER

L. J. LINK

DATE OF HEARING/CLOSING:

APRIL 16, 2015

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE**

ATTENTION:

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SINCERELY,

Martin Ogle 3/31/15
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(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411**

ZONING NOTICE

CASE # 2015-0185-X

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

PLACE: Room 205 JEFFERSON BUILDING 105 WEST
CHESAPEAKE AVENUE TOWSON 21204

DATE AND TIME: THURSDAY, APRIL 16, 2015
AT 11:00 A.M.

REQUEST: SPECIAL EXCEPTION FOR LIVING
QUARTERS IN A COMMERCIAL BUILDING (SECTION 20.11)

MEETING IS HANDICAP ACCESSIBLE

made gl 3/31/15

M E M O R A N D U M

DATE: May 19, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0185-X – Appeal Period Expired

The appeal period for the above-referenced case expired on May 18, 2015. 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

Debra Wiley

From: Debra Wiley
Sent: Thursday, April 16, 2015 11:42 AM
To: 'HB3@I LAW.COM'
Subject: 2015-0 -X - 9002 Harford Rd.
Attachments: 20150416113650206.pdf

Mr. Burgunder,

Please find attached a copy of B.C.Z.R. Appendix G, Rule 4F, regarding withdrawals. Hope this clarifies the decision of Judge Beverungen.

Thanks.

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Thursday, April 16, 2015 11:37 AM
To: Debra Wiley
Subject: Admin Hearings Copier

This E-mail was sent from "RNP002673903BB1" (MP 3054).

Scan Date: 04.16.2015 11:36:50 (-0400)

Queries to: adminhearingscpr@baltimorecountymd.gov

APPENDIX G

CODE OF BALTIMORE COUNTY REGULATIONS

TITLE 2-DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

CHAPTER 1-ZONING COMMISSIONER

PART 1-RULES OF PRACTICE AND PROCEDURE BEFORE THE ZONING COMMISSIONER/HEARING OFFICER OF BALTIMORE COUNTY

The following rules and regulations are prescribed under the provisions of Section 500.8 of the Baltimore County Zoning Regulations (BCZR) and Sections 26-135 and 26-206(e) of the Baltimore County Code, 1998 Edition, as amended.

RULE 1

Locations and Times of Hearings - In General

Hearings shall be held in the County Courts Building, Room 407, 401 Bosley Avenue, Towson, Maryland, or at any other location as determined by the Director of the Department of Permits and Development Management (Director) in cooperation with the Zoning Commissioner/Hearing Officer (hereinafter referred to as "Zoning Commissioner"), Monday through Friday. The times and dates for hearings on petitions and development plans will be set in accordance with Sections 26-127 and 26-204(c) of the Baltimore County Code, 1988 Edition, as amended, and Sections 500.6 and 500.7 of the Baltimore County Zoning Regulations (BCZR). Hearings before the Zoning Commissioner for any and all authorized purposes may be held at such times and places as the Director and Zoning Commissioner may direct.

RULE 2

(RESERVED)

RULE 3

(RESERVED)

RULE 4

Hearings

- A. Stipulations. The parties to any hearing before the Zoning Commissioner may, by stipulation in writing, filed with the Zoning Commissioner, agree upon any of the facts

involved therein, which stipulation shall be regarded and used as evidence at such proceeding. The Zoning Commissioner may, nevertheless, require such additional evidence as he may deem necessary. At the request of the parties, or by direction of the Zoning Commissioner, testimony shall be under oath. The Zoning Commissioner may also accept, by agreement of the parties, a proffer of the testimony to be given by any party or witness.

- B. Character of testimony. Except where stipulations are filed as above, the witnesses whose testimony may be desired at any hearing before the Zoning Commissioner shall testify orally, unless the Zoning Commissioner, for good cause shown, deems it proper in special cases that written evidence, under affidavit or otherwise, be submitted.
- C. Subpoenas.
1. Subpoenas for witnesses may be signed and issued by the Zoning Commissioner and may be served by mail, served by any person of full age designated by the Zoning Commissioner, or served through the sheriff's office of any city or county of the state.
 2. The Zoning Commissioner may cause subpoenas and subpoenas duces tecum to be issued upon his own motion or upon the application of any party to any hearing or investigation; but subpoenas duces tecum will not be issued upon application unless such application is in writing and describes the books, papers or other documents to be produced.
 3. No official or employee of the State of Maryland or of any city or county in the State of Maryland shall testify in any zoning hearing unless he shall come willingly or he has been summoned at least five business days before the scheduled hearing.
- D. Documentary evidence. In all cases where documentary evidence is offered, the Zoning Commissioner, in his discretion in lieu of requiring the originals thereof to be filed, may accept true copies of such evidence or of such parts of the same as may be relevant, or he may require that such evidence be transcribed as part of the record.
- E. Briefs. The Zoning Commissioner may, whenever he deems it desirable, require printed or typewritten briefs to be filed on behalf of any party or parties to any hearing, investigation or other proceeding. Such briefs shall contain an abstract of the evidence and also the arguments relied on by the party or parties filing the same. Briefs, when required, shall be prepared and filed with the Zoning Commissioner within such time or times, and under such regulations as to service of copies thereof upon the adverse party or parties, as the Zoning Commissioner may prescribe.
- F. Withdrawals. All requests for withdrawals of petitions must be in writing and directed to the Zoning Commissioner. Any petitioner who desires to have his request withdrawn and dismissed without prejudice must do so in writing at least 10 business days prior to the hearing date. If a petition is withdrawn any time thereafter, it will be dismissed with prejudice, and the case may not be resubmitted for a hearing for 18 months. Such a dismissal is subject to appeal before the County Board of Appeals. In each instance, all costs of advertising and posting must be satisfied before an order of dismissal will be issued.

- G. Postponements. Postponements and continuances will be granted at the discretion of the Director, if the request is received more than five business days from the scheduled date of the hearing, or by the Zoning Commissioner if the request is within five business days. No postponement or continuance shall be granted except in extraordinary circumstances and for a reason satisfactory to the Director or Zoning Commissioner given by the party requesting such postponement indicating that the circumstances requiring the postponement or continuance are of an unusual and extraordinary nature, and must be by written request, addressed to the Director and with a copy to all parties, or their counsel if represented, entitled to receive notice, setting forth good and sufficient reasons for the requested postponement or continuance.
- H. Adjournments and extensions. The Zoning Commissioner may, either upon his own motion or upon application, adjourn any hearing from time to time and may grant such extensions of time for compliance with his orders or other acts as he may deem proper, provided that no requirement of law be violated thereby.
- I. Photographs, etc. No photographs, motion pictures or audio or video recordings of any kind shall be made during the conduct of a zoning hearing unless the Zoning Commissioner shall deem the making of photographs, motion pictures or recordings necessary to properly conduct the hearing.
- J. Records. With the consent of the Zoning Commissioner, a record of the proceedings may be made by a stenographer or court reporter at the cost of the party making the request. Should a transcript be prepared as a result, a copy must be provided to the Director for inclusion in the case file.
- K. Motion for reconsideration. A party may file a motion for reconsideration of an order issued by the Zoning Commissioner. Such a motion must be made in writing, within 30 days of the date of the original order. The motion must state, with specificity, the grounds and reasons for the request. The filing of a motion for reconsideration shall stay all further proceedings in the matter, including the time limits/deadlines for the filing of an appeal. The Zoning Commissioner shall rule on the motion within 30 days from the date which the motion is accepted for filing. A ruling by the Zoning Commissioner on the motion for reconsideration shall be considered the final decision in accordance with Section 26-209 or 26-132 of the Baltimore County Code. At his discretion, the Zoning Commissioner may convene a hearing to receive testimony and/or argument on the motion. Each party shall be limited to that which is the subject matter of the motion.
- L. Nature of proceedings. Proceedings before the Zoning Commissioner are quasi-judicial in nature. The Zoning Commissioner will not be bound by the technical rules of evidence, and such proceedings before him will be guided, although not bound, by the Administrative Procedure Act, State Government Article, § 10-213 et seq., of the Annotated Code of Maryland.

App. G

BALTIMORE COUNTY ZONING REGULATIONS

App. G

Promulgated this 30th day of April 2003

By order of: /s/ Lawrence E. Schmidt

Lawrence E. Schmidt

Zoning Commissioner of Baltimore County

Arnold Jablon, Director

Department of Permits and
Development Management

Debra Wiley

From: Debra Wiley
Sent: Thursday, April 16, 2015 10:58 AM
To: 'HB3@HB3LAW.COM'
Subject: 9002 Harford Rd. - Case No. 2015-0185-X
Attachments: 20150416104723198.pdf

Mr. Burgunder,

Please find attached Judge Beverungen's Order in the above-referenced case.

Thank you.

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Thursday, April 16, 2015 10:47 AM
To: Debra Wiley
Subject: Admin Hearings Copier

This E-mail was sent from "RNP002673903BB1" (MP 3054).

Scan Date: 04.16.2015 10:47:23 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

JB 4-16-15 11 AM

LAW OFFICES OF
HERBERT BURGUNDER III

MT. WASHINGTON CENTER
1501 SULGRAVE AVENUE • SUITE 207
BALTIMORE, MARYLAND 21209
410-664-6500 • FAX: 410-664-6501
HB3@HB3LAW.COM

April 16, 2015

RECEIVED

APR 17 2015

OFFICE OF ADMINISTRATIVE HEARINGS

BY FAX (410-887-3468)

Administrative Law Judge
Code Inspection Administrative Hearings
Jefferson Building
105 West Chesapeake Avenue, Room 205
Towson, Maryland 21204

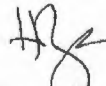
Re: 9002 Harford Road – Case No. 2015-0185 X

Dear Your Honor:

I represent the petitioners for the above-referenced zoning matter. My clients withdraw their Petition for Special Hearing. Please cancel the hearing scheduled for today, April 16, 2015, at 11:00 a.m.

If you have any questions, please do not hesitate to call me.

Sincerely,



Herbert Burgunder III

HB3:hf

cc: Mr. and Mrs. Terry Ramsey (by e-mail)
9002 Harford Road, LLC (by e-mail)
Mr. Stephen Gilbert, Sr. (by e-mail)
Mr. Larry Link (by e-mail)

CASE NO. 2015- 0185-X

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>3/9/15</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/c</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>3/16/15</u>	PLANNING (if not received, date e-mail sent _____)	<u>C</u>
<u>3/9/15</u>	STATE HIGHWAY ADMINISTRATION	<u>no obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR-ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>3/26/15</u>	
SIGN POSTING	Date: <u>3/31/15</u> by <u>cyje</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

2015 -
0185-X

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0920660960			
Owner Information					
Owner Name:		RAMSEY TERRY A RAMSEY SHEILA M		Use:	COMMERCIAL NO
Mailing Address:		540 CLEAR RIDGE RD UNION BRIDGE MD 21791- 9033		Principal Residence:	/11071/ 00419
Deed Reference:		/11071/ 00419			
Location & Structure Information					
Premises Address:		9002 HARFORD RD 0-0000		Legal Description:	PT LT 7 9002 HARFORD RD ROBERN PARK
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0071	0020	1097		0000	7
Assessment Year:				2014	Plat No:
Special Tax Areas:				Town:	NONE
Ad Valorem:				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1924	2367		8,018 SF	06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
		RETAIL STORE			Last Major Renovation
Value Information					
Base Value		Value As of 01/01/2014	Phase-in Assessments As of 07/01/2014 As of 07/01/2015		
Land:	217,200	217,200			
Improvements	110,500	108,600			
Total:	327,700	325,800	325,800	325,800	
Preferential Land:	0			0	
Transfer Information					
Seller: HARPER MARIE C		Date: 06/06/1995		Price: \$152,000	
Type: ARMS LENGTH IMPROVED		Deed1: /11071/ 00419		Deed2:	
Seller: HARPER JOHN P,JR		Date: 06/10/1987		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /07567/ 00290		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

New Search (<http://sdat.resiusa.org/RealProperty>)

A black and white map of a residential area in Los Angeles. The map shows a grid of streets including Gremlin Lane, Edgewood Ave, California Ave, and Manns Ave. Several property lots are outlined and labeled with numbers in boxes: P1097, P1422, P. 988, P606, and 1022. Other labels include P. 754, P. 738, P. 794, P. 792, P. 804, P. 1159, P. 1372, P. 1083, and 1082. The map also shows a dashed line for California Ave and a solid line for Edgewood Ave.

Order the **TAX MAP** [click here...](#)

(<http://imsweb05.mdp.state.md.us/website/mosp/>)

 Loading... Please Wait. Loading... Please Wait.

→



KEVIN KAMENETZ
County Executive

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

April 9, 2015

Terry A & Sheila M Ramsey
540 Clear Ridge Road
Union Bridge MD 21791

RE: Case Number: 2015-0185 X, Address: 9002 Harford Road

Dear Mr. & Ms. Ramsey:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 23, 2015. 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
9002 Harford Road LLC, 932 Lynham Court, Bel Air MD 21014
Herbert Burgunder III, Esquire, 1501 Sulgrave Avenue, Suite 207, Baltimore MD 21209

Lawrence J. Hogan, Jr., Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Acting Secretary
Melinda B. Peters, Administrator

Date: 3/9/15

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

RE: Baltimore County
Item No. 2015-0185-X
Special Exception
Terry A. & Sheila M. Ramsey
9002 Hartford Road LLC
9002 Hartford Road.

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 3/9/15. A field inspection and internal review reveals that an entrance onto MD147 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Exception Case Number 2015-0185-X.

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 email him at (rzeller@sha.state.md.us). Thank you for your attention.

Sincerely,

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 16, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 9002 Harford Road

RECEIVED

INFORMATION:

Item Number: 15-185

Petitioner: Terry & Sheila Ramsey

Zoning: BL

Requested Action: Special Exception

MAR 25 2015
OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petition and accompanying site plan requesting a Special Exception to allow living quarters in a commercial building and offers the following recommendation;

- Provided that all fire and building codes are met the Department of Planning has no objection to granting the Special Exception.
- To improve the appearance of the commercial corridor, install landscaping in front of the building pursuant to Condition L of the Baltimore County Landscape Manual.

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

Division Chief: Kathy Schlabach
AVA/LTM



KEVIN KAMENETZ
County Executive

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

March 12, 2015

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: 2015-0185-X

9002 Harford Road

NW/s Harford Road, n/w corner of Harford Road and Grendon Lane

9th Election District – 6th Councilmanic District

Legal Owners: Terry & Sheila Ramsey

Contract Purchaser: 9002 Harford Road, LLC

Special Exception to used described property for living quarters in a commercial building.

Hearing: Thursday, April 16, 2105 at 11:00 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: Herbert Burgunder, III, 1501 Sulgrave Avenue, Ste. 207, Baltimore 21209
9002 Harford Road, LLC, 932 Lynham Court, Bel Air 21014
Mr. & Mrs. Ramsey, 540 Clear Ridge Road, Union Bridge 21791

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MARCH 27, 2015.**
- (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
Tuesday, March 26, 2015 Issue - Jeffersonian

Please forward billing to:

L.J. Link
P.O. Box 727
Brooklandville, MD 21022

410-337-9528

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: 2015-0185-X

9002 Harford Road

NW/s Harford Road, n/w corner of Harford Road and Grendon Lane

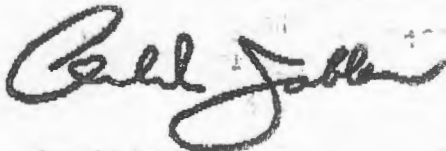
9th Election District – 6th Councilmanic District

Legal Owners: Terry & Sheila Ramsey

Contract Purchaser: 9002 Harford Road, LLC

Special Exception to used described property for living quarters in a commercial building.

Hearing: Thursday, April 16, 2105 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
9002 Harford Road; NW/S of Harford Road, *
NW corner of Harford Road & Grendon Lane* OF ADMINISTRATIVE
9th Election & 6th Councilmanic Districts
Legal Owner(s): Terry & Sheila Ramsey * HEARINGS FOR
Contract Purchaser: 9002 Harford Road, LLC *
Petitioner(s) * BALTIMORE COUNTY
* 2015-185-X

* * * * *

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

MAR 11 2015

KL

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 11th day of March, 2015, a copy of the foregoing Entry of Appearance was mailed to Herbert Burgunder, III, Esquire, 1501 Sulgrave Avenue, Suite 207, Baltimore, Maryland 21209, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2015-0185-X

Petitioner: 9002 HARTFORD ROAD LLC

Address or Location: 9002 HARTFORD ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: L. J. Link

Address: bx 727

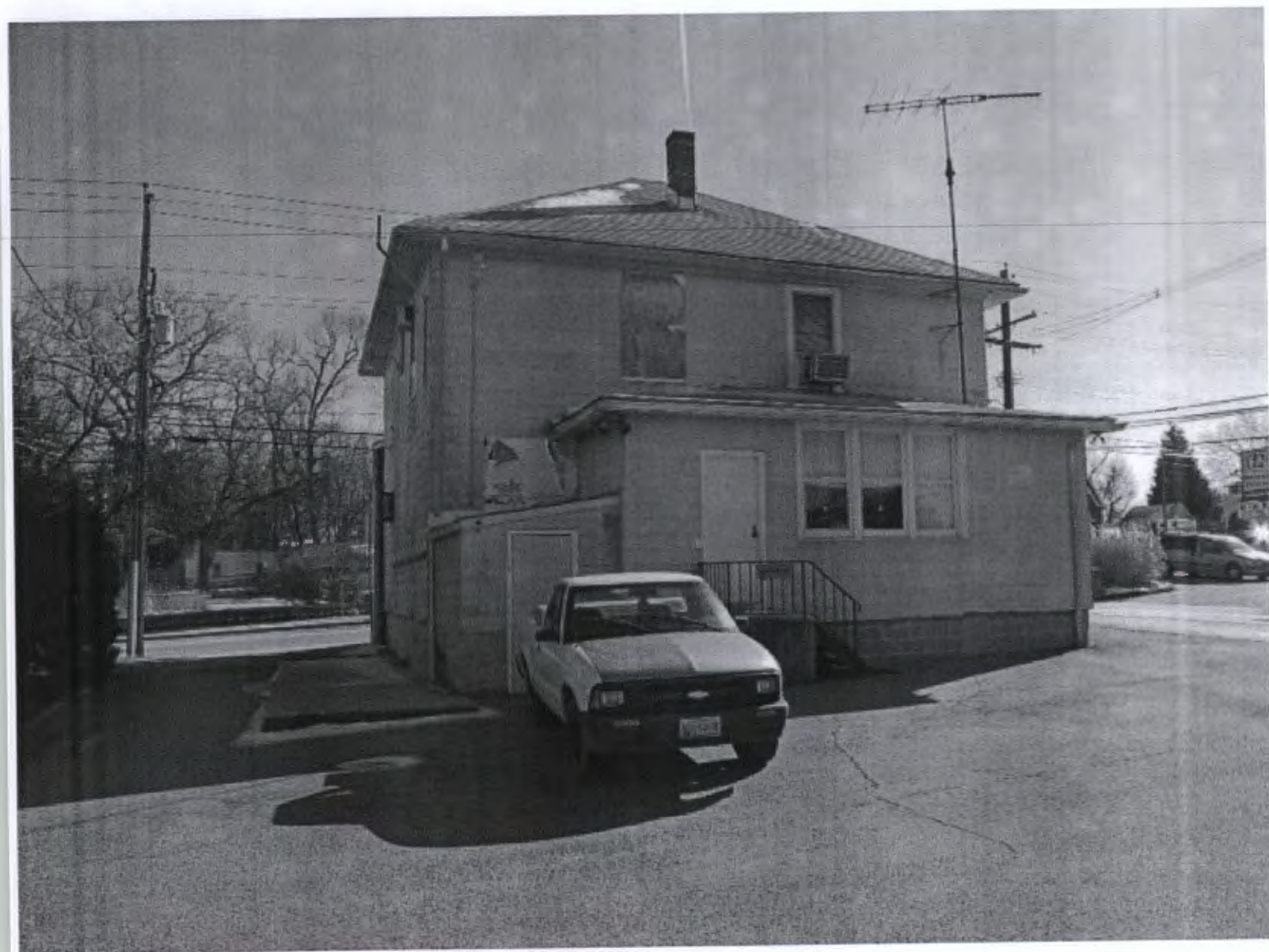
brooklandville Md 21022

Telephone Number: 410-337-9520



Sent from my iPad

2015-0185-X



2015-0185-X



Sent from my iPad

2015-0185-X



2015-0185

0911151107

9900

Pt. Bk./Folio # 007037P

PAI # 14803

CB

1971-0258-X

8909

PAI # 148037006977

NE 8-D

DR 5.5

Pt. Bk./Folio # 007022B

EDGEWOOD AVE

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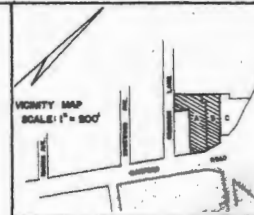
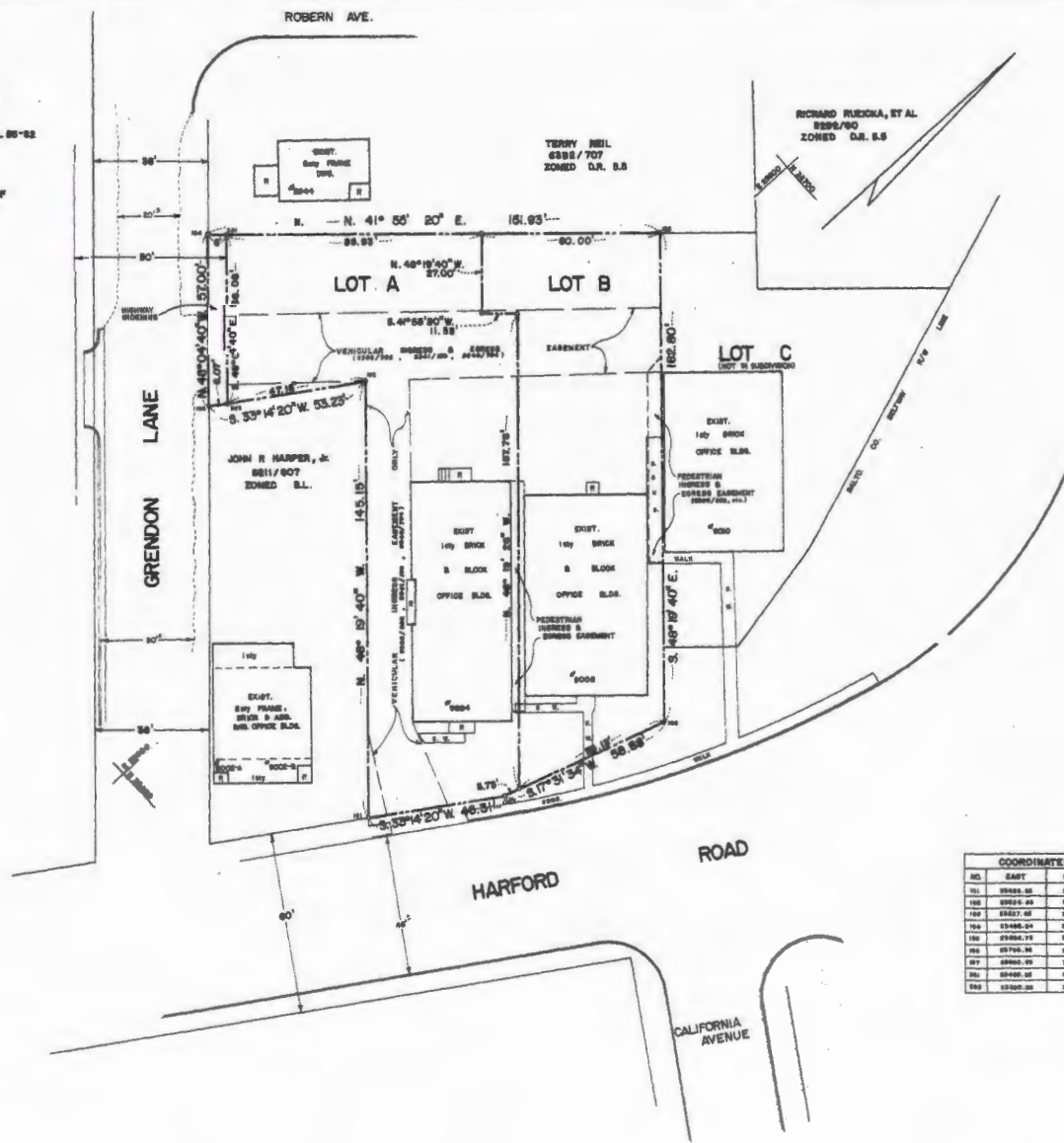
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HIGHWAY & HIGHWAY WIDENING, SLOPE, DRAINAGE & UTILITY EASEMENTS
 SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY
 OFFERED FOR DEDICATION TO BALTO. CO., MD. THE DEVELOPER, HIS
 SUCCESSORS, HEIRS, ASSIGNS AND ASSIGNEES SHALL CONVEY AND AREAS
 BY DEED TO BALTO. CO., MD. AT NO COST TO BALTO. CO., MD.
 THE RECORDS OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE
 COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA
 SHOWN ON THE PLAT.
 THIS PLAT MAY EXPOSE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-56 BILL 86-82
 THE RECORDS OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR
 UTILITIES BY BALTIMORE COUNTY.
 THE INFORMATION SHOWN MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
 ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF
 LAWS & ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
 THE FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.
 THE PLAN WAS APPROVED MARCH 9th, 1994
 PROPERTY DEED REFERENCE IS E.H.K.J.R. 6308/986
 NO ADDITIONAL ACCESS POINTS ON HANFORD RD. FOR LOTS A, B, OR C.



GENERAL NOTES

EXISTING ZONING	B.1
WHOLE TRACT	0.477
LOT A	0.208
LOT B	0.200
HIGHWAY WIDENING	0.007
DEED REFERENCE	E.H.K.J.R. 63
WHITEMARSH SANITARY DRAINAGE A	

COORDINATES	
NO.	COORDINATES
701	50000.00 50100.00
702	50000.00 50200.00
703	50000.00 50300.00
704	50000.00 50400.00
705	50000.00 50500.00
706	50000.00 50600.00
707	50000.00 50700.00
708	50000.00 50800.00
709	50000.00 50900.00
710	50000.00 51000.00

2015-0185-X

SCALE: 1" = 20'
 DATE: MAR. 12th, 1994

E.H.K.J.R. 51 FOLIO 42

SUBDIVISION PLAN

9004-9008 HARFORD ROAD

9th ELEC. DIST. 6th COUN. DIST. BALTO. CO., MD.

OWNERS & DEVELOPERS: EXPRESSWAY ASSOCIATES
 6818 REISTERSTOWN RD.
 BALTO., MD. 21215
 808-8850

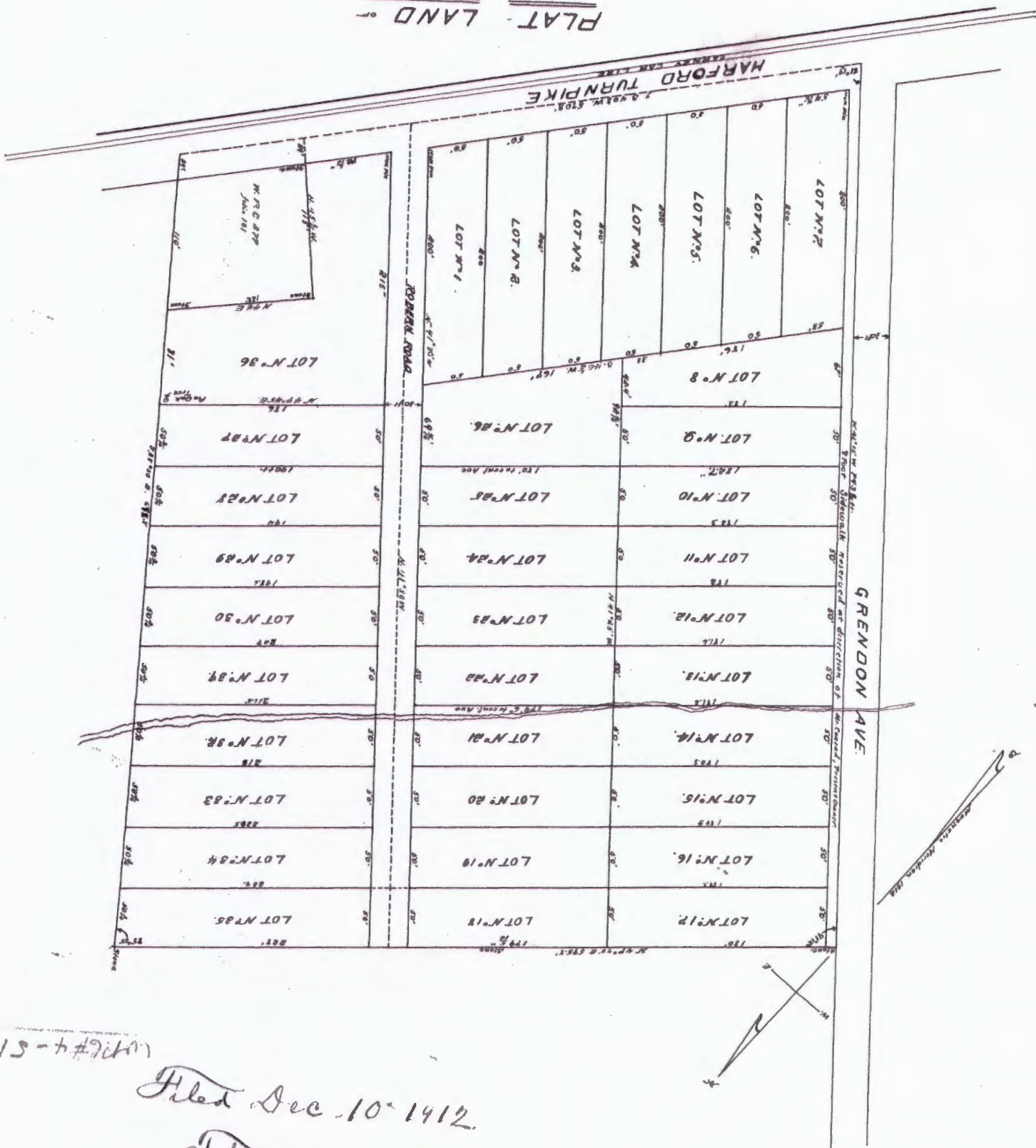
KELLER & KELLER
 LAND SURVEYORS
 3814 WOODLEA AVE.
 BALTO., MD. 21208
 801-485-8180

NOTE	OWNERS CERTIFICATE	NOTE	SURVEYOR'S CERTIFICATE
MORE COUNTY PLANNING & ZONING DEPARTMENT OF PUBLIC WORKS STATE & CO. HEALTH OFFICER	EXPRESSWAY ASSOCIATES 18833 N. 32200.51 E. 23567.92 18834 N. 32251.17 E. 24001.58		GEORGE C. KELLER Handed to Keller 3/12/94 REG. PROF. P.L.S. NO. 67

MSA SSU 1236-10122

2015-0185-X

PLAT LAND -
Fred Conrad
Scale 50 ft = 1 inch
Graham



15-7-79

Filed Dec 10 1912

Dist: Wm P Cole
Clerk

W.P.C. No 4 Feb 57

A circular professional seal for David Edward Ransome, a Professional Land Surveyor in the State of Maryland. The seal features the state coat of arms in the center, surrounded by the text "STATE OF MARYLAND" at the top and "PROFESSIONAL LAND SURVEYOR" at the bottom. The name "DAVID EDWARD RANSOME" is inscribed around the inner circle, and the number "No. 10928" is at the bottom. A signature is written across the seal.