

MEMORANDUM

DATE: June 29, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0200-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 29, 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

IN RE: PETITION FOR VARIANCE

(8612 Willow Oak Road)

9th Election District

5th Council District

Antonio Jones

Legal Owner

Petitioner

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0200-A

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OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owner of the subject property. The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §432A.1.C.1 to allow a parking space for a future 3-bed Assisted Living Facility to be located in the rear yard with a 0 ft. setback to the rear and side property lines in lieu of the required 10 ft. The subject property and requested relief is more fully depicted on the site plan that was marked as Petitioner's Exhibit 1.

A public hearing was scheduled for May 27, 2015 at 2:30 pm. The Petitioner failed to appear for the hearing. As such, the request will be denied.

THEREFORE, IT IS ORDERED, this 28th day of May, 2015, 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.") §432A.1.C.1 to allow a parking space for a future 3-bed Assisted Living Facility to be located in the rear yard with a 0 ft. setback to the rear and side property lines in lieu of the required 10 ft., be and is hereby DENIED.

ORDER RECEIVED FOR FILING

Date

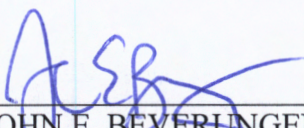
5/28/15

By

Den

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 5/28/15
By sln



KEVIN KAMENETZ
County Executive

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

May 28, 2015

Antonio Jones
8612 Willow Oak Road
Parkville, Maryland 21234

RE: Petition for Variance
Property: 8612 Willow Oak Road
Case No. 2015-0200-A

Dear Mr. Jones:

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:slh
Enclosure

c: Stephanie Eppler, 8610 Willow Oak Road, Parkville, Maryland 21234



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 8612 Willow Oak Rd which is presently zoned DR105
Deed References: 35457100383 10 Digit Tax Account # 0907830150
Property Owner(s) Printed Name(s) Antonio Jones

(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

3. ☒ a **Variance** from Section(s) 3 BED
BCZR: 432A.1.C.1 → To allow a parking space for a future Assisted Living Facility to be located in the rear yard with a 0 foot setback to the rear and side property lines in lieu of the required 10 feet.

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:

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):

Antonio Jones

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

8612 Willow Oak Rd Parkville MD

Mailing Address City State

21234 443-492-7268 as4eva87@yahoo.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 2015-0200-A

Filing Date 3/12/15

Do Not Schedule Dates: _____

Reviewer JS

Zoning Proper Description for 2 Willow Oak Rd.

Beginning at a point on the west side of Willow Oak Road which is 60' wide at the distance of 150' North of the centerline of the nearest improved intersecting street White Oak Road which is 60' wide. Being Lot #7 on Block 10 in the subdivision of "Ridgely" as recorded in Baltimore County Plat Book #14, Folio #59, containing 2660 ~~sq~~ ft. Located in the 9 Election District and 5 Council District.

By owner:
Antonio M Jones

2015-0200-A

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/neighborhood 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: 2015-0200-A

Petitioner: JONES

Address or Location: 8612 Willow Oak Rd Parkville, MD 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name: Antonio Jones

Address: 8612 Willow Oak Rd.
Parkville, MD ~~20238~~ 21234

Telephone Number: 443-492-7268

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

No. **121527**

Date: **3/12/15**

PAID RECEIPT

BUSINESS ACTUAL TIME
 3/12/2015 3/12/2015 09:22:38

REG MS05 WALKIN PROS LPO

RECEIPT N 787356 3/12/2015

Dept 5 528 ZONING VERIFICATION

CR NO. 121527

Receipt Tot 675.00

\$77.00 OT

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	BS Acct	Amount
001	806	0000		6150				\$75.00

Total: **\$75.00**

Rec From: **JONE'S**

For: **2015-0120-A**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

April 14, 2015

NEW 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: 2015-0200-A

8612 Willow Oak Road

W/s Willow Oak Road, 150 ft. north of centerline of intersection with White Oak Road

9th Election District – 5th Councilmanic District

Legal Owners: Antonio Jones

Variance to allow a parking space for a future 3 bed Assisted Living Facility to be located in the rear yard with a 0 ft. setback to the rear and side property lines in lieu of the required 10 ft.

Hearing: Wednesday, May 27, 2015 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Antonio Jones, 8612 Willow Oak Road, Parkville 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MAY 7, 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
Thursday, May 7, 2015 Issue - Jeffersonian

Please forward billing to:

Antonio Jones
8612 Willow Oak Road
Parkville, MD 21234

443-492-7268

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: 2015-0200-A

8612 Willow Oak Road

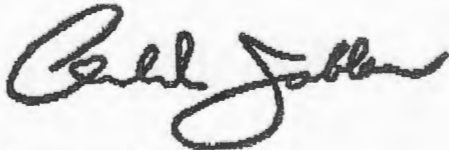
W/s Willow Oak Road, 150 ft. north of centerline of intersection with White Oak Road

9th Election District – 5th Councilmanic District

Legal Owners: Antonio Jones

Variance to allow a parking space for a future 3 bed Assisted Living Facility to be located in the rear yard with a 0 ft. setback to the rear and side property lines in lieu of the required 10 ft.

Hearing: Wednesday, May 27, 2015 at 2:30 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.



KEVIN KAMENETZ
County Executive

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

March 24, 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: 2015-0200-A

8612 Willow Oak Road

W/s Willow Oak Road, 150 ft. north of centerline of intersection with White Oak Road

9th Election District – 5th Councilmanic District

Legal Owners: Antonio Jones

Variance to allow a parking space for a future 3 bed Assisted Living Facility to be located in the rear yard with a 0 ft. setback to the rear and side property lines in lieu of the required 10 ft.

Hearing: Friday, May 1, 2015 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: Antonio Jones, 8612 Willow Oak Road, Parkville 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 11, 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
Thursday, April 9, 2015 Issue - Jeffersonian

Please forward billing to:
Antonio Jones
8612 Willow Oak Road
Parkville, MD 21234

443-492-7268

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: 2015-0200-A

8612 Willow Oak Road

W/s Willow Oak Road, 150 ft. north of centerline of intersection with White Oak Road

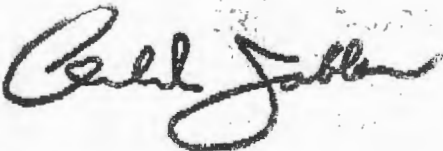
9th Election District – 5th Councilmanic District

Legal Owners: Antonio Jones

443-492-7268

Variance to allow a parking space for a future 3 bed Assisted Living Facility to be located in the rear yard with a 0 ft. setback to the rear and side property lines in lieu of the required 10 ft.

Hearing: Friday, May 1, 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 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.

CERTIFICATE OF POSTING

Date: 5-7-15

RE: Case Number: 2015-0200-A

Petitioner/Developer: Antonio Jones

Date of Hearing/Closing: May 27, 2015 2:30P

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 8612 Willow Oak Rd

The signs(s) were posted on 5-7-15
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

CASE # 2015-0200-A

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

JEFFERSON BUILDING ROOM 205

PLACE: 105 W. CHESAPEARE AVE, TOWSON, MD 21204

DATE AND TIME: WED MAY 27 2015 2:30 PM

REQUEST: VARIANCE TO ALLOW A PARKING
SPACE FOR A FUTURE 3-BED ASSISTED
LIVING FACILITY TO BE LOCATED IN THE REAR
YARD WITH A 10 FT SETBACK TO THE REAR AND SIDE
PROPERTY LINES IN LIEU OF THE REQUIRED 10 FT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



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 3182845

Sold To:

Antonio Jones - CU00433770
8612 Willow Oak Rd
Parkville, MD 21234

Bill To:

Antonio Jones - CU00433770
8612 Willow Oak Rd
Parkville, MD 21234

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

Apr 09, 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: # 2015-0200-A
8612 Willow Oak Road
W/s Willow Oak Road, 150 ft. north of centerline of intersection with White Oak Road
9th Election District - 5th Councilmanic District
Legal Owner(s) Antonio Jones

Variance: to allow a parking space for a future 3 bed Assisted Living Facility to be located in the rear yard with a 0 ft. setback to the rear and side property lines in lieu of the required 10 ft.

Hearing: Friday, May 1, 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.

4/14/7 April 9 3182845



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 3256355

Sold To:

Antonio Jones - CU00433770
8612 Willow Oak Rd
Parkville, MD 21234

Bill To:

Antonio Jones - CU00433770
8612 Willow Oak Rd
Parkville, MD 21234

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

May 07, 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: # 2015-0200-A

8612 Willow Oak Road
W/s Willow Oak Road, 150 ft. north of centerline of
intersection with White Oak Road
9th Election District - 5th Councilmanic District
Legal Owner(s) Antonio Jones

Variance: to allow a parking space for a future 3 bed Assisted Living Facility to be located in the rear yard with a 0 ft. setback to the rear and side property lines in lieu of the required 10 ft.

Hearing: Wednesday, May 27, 2015 at 2:30 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.

5/002 May 7

3256355

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
8612 Willow Oak Road; W/S Willow Oak Rd,		
150' N of c/line intersection w/White Oak Rd	*	OF ADMINISTRATIVE
9 th Election & 5 th Councilmanic Districts		
Legal Owner(s): Antonio Jones	*	HEARINGS FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	2015-200-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

2015

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 24th day of March, 2015, a copy of the foregoing Entry of Appearance was mailed to Antonio Jones, 8612 Willow Oak Road, Parkville, Maryland 21234, Petitioner(s).

Peter Max Zimmerman

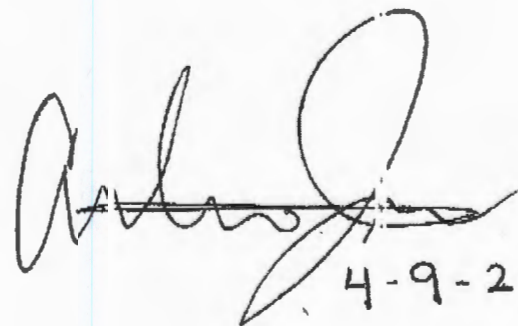
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

I, Antonio Jones is
faxing this letter to request
for my variance hearing ~~at~~ ^{that's} held ^{may 1st}
to be postponed at a later date
due to work related purposes and
me being scheduled last minute
to be out of town on the date
of my variance hearing.

Address: 8612 Willow Oak Rd,
21234

Case #: 2015-0200A

Phone #: 443-492-7268


4-9-2015

Office DEPOT. OfficeMax®

complimentary fax cover sheet

number of pages including cover sheet: 2
attention to: Baltimore County Zoning date: 4-9-2015
company: Variance Hearing from: Antonio Jones
phone #: 410-887-3391 company: N/A
fax #: 410-887-3048 senders phone #: 443-492-7268
comments: I was told to fax this paper to
request to postpone my hearing at a later date
due to work schedule.

By sending this fax at Office Depot, Inc., the sender agrees not to use this fax to: (I) transmit material whose transmission is unlawful, harassing, libelous, abusive, threatening, harmful, vulgar, obscene, pornographic or otherwise objectionable; (II) create a false identity, or otherwise attempt to mislead others as to the identity of the sender or the origin of this fax; (III) post or transmit any material that may infringe the copyright, trade secret, or other rights of any third party; (IV) violate any federal, state or local law in the location, or (V) conduct activities related to gambling, sweepstakes, raffles, lotteries, contests, ponzi schemes or the like.

Please note that Office Depot, Inc., does not review the contents of any fax sent using its services. The sender of this fax hereby agrees to indemnify Office Depot Inc., to the fullest extent of the law and for any and all claims, suits, or damages arising out of or in connection with the request to send, or sending this fax.

local first page



833071

long distance first page



833081

international first page



833191

local additional page



456687

long distance
additional page

833091

international additional page



833201

Office DEPOT Store #173
1953 East Joppa Road
Baltimore, MD 21234
T: 410.882.1354 F: 410.882.1357
ods00173cpc@officedepot.com

Office DEPOT

Note to Hearing Officer:

Mr. Beverungen,

This case is for the 1 required parking space for a future 3-bed ALF. The petitioner has decided to apply only for the parking variance at this time and to then apply for the Assisted Living Facility at a later date, pending your approval of this variance.

Jason Seidelman

Zoning Review

Baltimore County, MD

410-887-3391

CASE NO. 2015-0200-A

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

3/18/15

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

C

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

FIRE DEPARTMENT

3/27/15

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

no obj

3/16/15

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 5/7/15

SIGN POSTING Date: 5/7/15

by Pilson

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0907830150			
Owner Information					
Owner Name:		JONES ANTONIO M JR		Use: RESIDENTIAL Principal Residence: YES	
Mailing Address:		8612 WILLOW OAK RD BALTIMORE MD 21234-3606		Deed Reference: /35457/ 00383	
Location & Structure Information					
Premises Address:		8612 WILLOW OAK RD BALTIMORE 21234-3605		Legal Description: 8612 WILLOW OAK RD RIDGELEIGH	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0070	0018	0727		0000	10 7 2014 0014/0059
Special Tax Areas:			Town: Ad Valorem: Tax Class: NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1950	1,116 SF	280 SF	2,660 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	END UNIT	BRICK	1 full	
Value Information					
	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2014 As of 07/01/2015		
Land:	60,000	60,000			
Improvements	92,900	71,600			
Total:	152,900	131,600	131,600	131,600	
Preferential Land:	0			0	
Transfer Information					
Seller: MARKERT PATRICIA G		Date: 10/10/2014		Price: \$170,000	
Type: ARMS LENGTH IMPROVED		Deed1: /35457/ 00383		Deed2:	
Seller: MARKERT PATRICIA G		Date: 03/22/2007		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /25390/ 00359		Deed2:	
Seller: SMITH PATRICIA G		Date: 02/16/2006		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /21427/ 00608		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>)

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

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

→



KEVIN KAMENETZ
County Executive

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

May 21, 2015

Antonio Jones
8612 Willow Oak Road
Parkville MD 21234

RE: Case Number: 2015, Address:

Dear Mr. Jones:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 12, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Maryland Department of Transportation

Pete K. Rahn, Secretary
Melinda Peters, Administrator

Date: 3/16/15

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

RE: Baltimore County
Item No 2015-0200-A
Variance
Antonio Jones
8612 Willow Oak Road.

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2015-0200-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

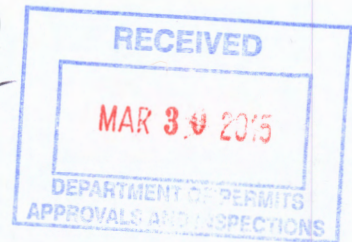
A handwritten signature in dark ink, appearing to read "Steven D. Foster".

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

SDF/raz

3/31/15
WCA

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



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

DATE: March 27, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 8612 Willow Oak Road

INFORMATION:

Item Number: 15-200

Petitioner: Antonio Jones

Zoning: DR 10.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the variance petition with accompanying site plan to allow a parking space for a proposed 3-bed assisted living facility with a 0 foot setback to the rear and side property lines in lieu of the required 10 feet.

A site inspection shows the subject space as existing and in common with other parking along the alley. The Department of Planning has no objection to the granting of the petitioned variance relief.

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

Division Chief: Katrina Schlachter
AVA/LTM

1/27/15
WCR

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For March 23, 2015
Item No. 2015-0200

DATE: March 18, 2015

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

The parking space addition alone is not an issue, but if the use is changed to assisted living, a Landscape Plan will be required.

* * * * *

DAK:CEN
cc:file

zoning map

Lot # 12
0902207360
Pt. Bk. 0000014, Folio 0034

8623

Lot # 11 0919071340
8621

Lot # 10 0913754970
8619

Lot # 9 0920660141
8617
Pt. Bk. 0000014, Folio 0037

Lot # 8 0906201610
8615

Lot # 7 0908011910
8613

Lot # 6 0908552010

5 CD DR 5.5

Lot # 5 0902002782

Pt. Bk./Folio # 014034

NE 9-C 070C2

Lot # 4 0908001430
8607

Lot # 3 0913210410
8605

Lot # 2 0903200431
8603

8601

Lot # 1 0912591501

ALLEY ALLEY

Lot # 18 0925450540

Lot # 17 0904003400

Lot # 16 0904003020

Lot # 15 0908007430
8628

Lot # 14 0918100390
8626

Lot # 13 0916750490

Lot # 12 0904200380

Lot # 11 0902002780

Lot # 10 0911154880

1982-0018-A 23506990 Lot # 9

Lot # 8 0906452500
8614

Pt. Bk./Folio # 014059D

Lot # 7 0907830150

8612

PAI # 098065
SITE
DR 10.5

P.O.B.

Lot # 6 0919514330

Lot # 5 0923000770

Lot # 4 0919717600

Lot # 3 0903770090

Lot # 2 0902854990

Lot # 1 0902004230
8600

Lot # 20 0923000860
8631

Lot # 19 0903232430

Lot # 18 0908651050

Lot # 17 0923004640

Lot # 16 0919711320

Lot # 15 0923503780
8621

Lot # 14 0904352570
8619

Lot # 13 0902207460

Lot # 12 0906573510

Lot # 11 0918471100

PAI # 098065 Lot # 10 0904200460

Lot # 9 0904200470
8609

ALLEY ALLEY

Pt. Bk. 0000014, Folio 0059
0913754100

Lot # 8

1700

Lot # 7

0906820770

Lot # 9

0916001670

Lot # 5

0916151710

2015-0800-A

WHITE OAK AVE

Lot # 22 0922350080
8543

0910250511 Lot # 21

Lot # 31 0907582140
8560

Pt. Bk./Folio # 014055D

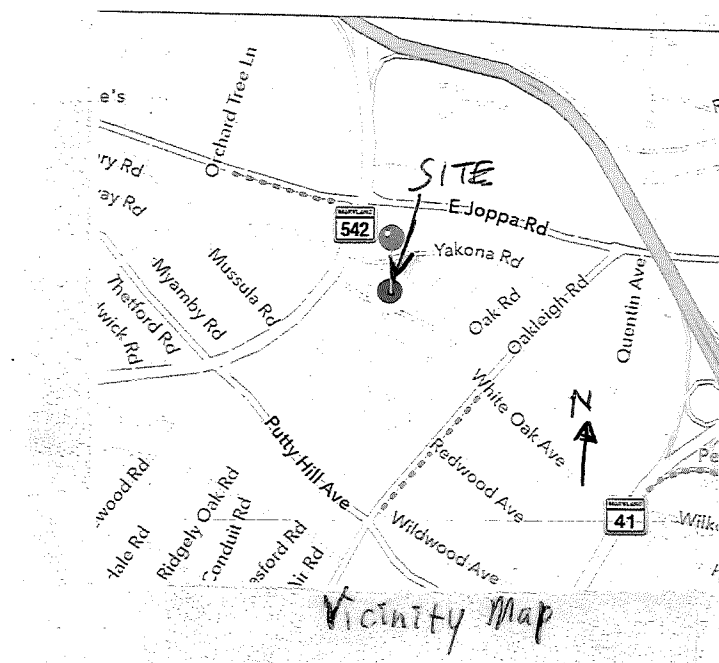
0910450460

Lot # 30

Lot # 8 0908003013
Pt. Bk. 0854714, Folio 0055

Lot # 7 0906100200

PLAT BOOK #14 FOLIO #0059 10DIGIT TAX #0907830150 DEED/REF #35457/00383.



General Notes:

- Bedroom 1 (master) 10'-2" x 12'-7 1/2"
- Bedroom 2 - 9'-1 1/2" x 13'
- Bedroom 3 - 9'-7" x 17'-6 1/4"
- Upstairs full Bath - 7'-9 1/2" x 16'-5"
- Living room - 15'-4" x 13'-9 1/2"
- Kitchen - 13' x 17'
- Basement - 16'-8" x 28'-2 1/2"
- Half Bath - 2'-10 1/2" x 5'-5 1/2"

2015-0700-A

ZONING Map #
SITE ZONED DR 10.5
ELECTION District - 9
SQUARE FEET - 2660
Historic? No
In CBCA? No
In Flood Plain? No
Utilities -
Water is: Public
Sewer is: Public
COUNCIL DISTRICT - 5
PRIOR HEARINGS: NONE

Plan Drawn By: Antonio Jones Date: 2/25/15 Scale 1" = 20'

