

rec. # 139358

Linhardt

7/7/2016

11011-11013 York Rd.

ORDER

Pursuant to the posting of the property, in accordance with Section 409.8.B.1.a, and in the absence of a formal public hearing request, IT IS ORDERED by the Office of Administrative Law of Baltimore County this 7 day of July, 2016, that the herein described USE PERMIT FOR BUSINESS AND/OR INDUSTRIAL PARKING IN A RESIDENTIAL ZONE IS NOT in keeping with the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and the use WILL ~~WILL NOT~~ be detrimental to the health, safety, and general welfare of the surrounding community and in accordance with the site plan dated June 2, 2016 and description filed by the petitioner, is hereby GRANTED subject to strict compliance with all of the provisions of Section 409.8.B.2 and the following site specific restrictions which are conditions precedent to the granting of the use permit:

See email dated 6-30-16, a copy of which is attached.

Administrative Law Judge of Baltimore County  
By: [Signature]

7/7/2016

Revised 2/15/11

XFINITY Connect

chefmomkl@comcast.net

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**Linhard's towing, use permit**

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**From :** Tim Kotroco <tkotroco@gmail.com>

Thu, Jun 30, 2016 02:29 PM

**Subject :** Linhard's towing, use permit**To :** John Beverungen <johnbeverungen@gmail.com>**Bcc :** chefmomkl@comcast.net

Dear Judge Beverungen,

I represent Linhard's towing regarding a use permit that was filed for the continuation of business or commercial parking on a narrow residential strip of land that runs along the rear boundary of their property.

This business has been using that narrow strip of residential zoned land for parking their customer's cars for many decades. They were unaware of this issue until they recently came in to build a shed and were advised by Joe Merrey to file this request for use permit.

We posted the property and the requisite 15 day posting period has now expired. There were no requests for a hearing.

The file should be coming over to your office for your Order of Approval. Please let me know if there are any problems or concerns with this file and if so, I would be happy to stop in the see you.

Kind regards,

Tim K.

Timothy M. Kotroco, Esq.  
305 Washington Ave. Suite 502  
Towson, MD 21204  
Cell: 410-299-2943

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# ZONING NOTICE

## BUILDING AND / OR USE PERMIT APPLICATION

ADDRESS: 11011- 11013 YORK ROAD

PROPOSAL: CONTINUED USE OF  
BUSINESS OR INDUSTRIAL PARKING IN A  
RESIDENTIAL (DR 3.5) ZONE

Pursuant to the Baltimore County Zoning Regulation, an eligible individual or group may request a public hearing concerning the proposal, provided the request is received in the Zoning Review Office before 4:30 P.M. on: JUNE 29, 2016

The request for hearing must also reference the address on this sign. Additional information is available at the Dept. of Permits, Approvals and Inspections, Baltimore County Office Building, 111 West Chesapeake Avenue, Towson, Md. 21204.  
PHONE (410) 887-3391

UNDER PENALTY OF LAW,  
DO NOT REMOVE THIS SIGN UNTIL AFTER THE ABOVE DATE



**BALTIMORE COUNTY, MARYLAND**  
DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS



Arnold Jablon, Deputy Administrative Officer  
& Director



Donald E Brand, Building Engineer

BUILDING PERMIT  
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PERMIT #: B920688      CONTROL #: C-      DIST: 08      PREC: 01  
DATE ISSUED: 07/12/2016      TAX ACCOUNT #: 0812020928      CLASS: 06

PLANS: CONST 00    PLOT 1    R PLAT 0    DATA 0    ELEC NO    PLUM NO  
LOCATION: 11011      YORK RD  
SUBDIVISION: 230 N BEAVER RUN LA

OWNERS INFORMATION

NAME: GERBER, WILLIAM E  
ADDR: P.O. BOX 942 200 COCKEYSVILLE RD., 21030

TENANT:

CONTR: TBD

ENGNR:

SELLR:

WORK: CONSTRUCT FREESTANDING CARPORT ON REAR OF  
PROPERTY OF EXISTING CATERING STORAGE  
BUILDING. 47'X36'X15'=1692SF OK TO WAIVE  
DRAWINGS PER GLEN BERRY 12/23/15.

BLDG. CODE:

RESIDENTIAL CATEGORY:

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: COMMERCIAL STORAGE BUILDING AND CARPORT  
EXISTING USE: COMMERCIAL STORAGE BUILDING

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION

USE: INDUSTRIAL STORAGE BUILDING

FOUNDATION:

BASEMENT:

SEWAGE: PUBLIC EXIST

WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS  
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SIZE: 28536SF

FRONT STREET:

SIDE STREET:

FRONT SETB: NC

SIDE SETB: 9'/25'

SIDE STR SETB:

REAR SETB: 45'

THIS PERMIT EXPIRES ONE  
YEAR FROM DATE OF ISSUE

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES