

TIMOTHY M. KOTROCO

Attorney at Law
305 Washington Avenue, Suite 502
Towson, Maryland 21204
410-299-2943
Tkotroco@gmail.com

2017-0142X

November 23, 2016

Hand Delivered

Mr. Carl Richards, Zoning Supervisor
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: 6923 Ebenezer Road, SPX for Contractor's Equipment Storage Yard
Request for Expedited Hearing

Dear Mr. Richards,

It is respectfully requested that an expedited hearing be set for this matter in that my client has contracted to purchase the subject property in order to relocate his commercial business. The requested relief is necessary to allow that relocation.

My client has a narrow window of time within which to settle on the purchase of this property and an expedited hearing date is necessary in order to meet his settlement obligations. Could you kindly set our hearing date prior to December 20, 2016?

Thank you for your assistance regarding this very important matter.

Very truly yours,



Timothy M. Kotroco

TMK/eak

M E M O R A N D U M

DATE: January 24, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0142-X – Appeal Period Expired

The appeal period for the above-referenced case expired on January 23, 2017. 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 SPECIAL EXCEPTION	*	BEFORE THE
(6923 Ebenezer Road)		
15 th Election District	*	OFFICE OF
6 th Council District		
JPH, LLC	*	ADMINISTRATIVE HEARINGS
<i>Legal Owner</i>		
DABBCO Construction, Inc.	*	FOR BALTIMORE COUNTY
<i>Contract Purchaser</i>		
Petitioners	*	Case No. 2017-0142-X

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Exception filed on behalf of JPH, LLC, legal owner and DABBCO Construction, Inc., contract purchaser ("Petitioners"). The Special Exception was filed pursuant to the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow a contractor's equipment storage yard.

David Billingsley and Chris Barstad appeared in support of the petition. Timothy M. Kotroco, Esq. represented the contract purchaser. There were no Protestants or interested citizens in attendance. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). That agency did not oppose the request, but suggested landscaping and lighting plans be provided.

The subject property is approximately 2.3 acres and is zoned B.R. The property is located in a predominantly commercial area, and is adjacent to the Amtrak railroad. The property is currently used as a contractor's storage yard (of some sort) even though a special exception was never granted for that use. In any event, the contract purchaser seeks to use the property as a contractor's storage yard, which is permitted by special exception in the B.R. zone. B.C.Z.R.

§ 236.2. Mr. Barstad explained that Dabbco has been in business for over 20 years, and as the

ORDER RECEIVED FOR FILING

Date 12-22-16

By [Signature]

business has grown he sought to acquire a property that would accommodate the operation more efficiently. He indicated his demolition and contracting business owns several pick-up and box trucks as well as compressors, loaders, Bobcats and trailers. This is the type of equipment which would be stored at the site, and I believe the use is properly characterized as a contractor's storage yard.

Under Maryland law "the appropriate standard to be used in determining whether a requested special exception use would have an adverse effect and, therefore, should be denied is whether there are facts and circumstances that show that the particular use proposed at the particular location proposed would have any adverse effects above and beyond those inherently associated with such a special exception use irrespective of its location within the zone." Schultz v. Pritts, 291 Md. 1, 22-23 (1981). Mr. Billingsley opined Petitioners satisfied the requirements of B.C.Z.R. § 502.1 and that the use would have no greater impact upon the community at this location than at other B.R. zoned sites throughout the County. I concur, and do not believe the proposed use would be injurious to the community. As noted above, a high speed rail line abuts the property, and any noise or inconvenience generated by the contractor's yard would pale in comparison to the noise and inconvenience generated by the Amtrak trains which travel through the area frequently throughout the day. As such I believe the special exception should be granted.

THEREFORE, IT IS ORDERED this 22nd day of **December, 2016**, by this Administrative Law Judge, that the Petition for Special Exception to allow a contractor's equipment storage yard, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 12-22-16

2

By low

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners must provide landscaping and lighting for the site as determined in the sole discretion of the Baltimore County landscape architect.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 12-22-14

By [Signature]



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 6923 EBENEZER ROAD which is presently zoned BR
Deed References: 22837/00316 10 Digit Tax Account # 1513007262
Property Owner(s) Printed Name(s) JPH, LLC

(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

SEE ATTACHED

2. X a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

SEE ATTACHED

3. a **Variance** from Section(s)

SEE ATTACHED

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate 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:

DABBCO CONSTRUCTION, Inc. by: Chris Barstad, Pres

Name- Type or Print Chris Barstad

Signature [Signature]

4070 North Point Road Baltimore Md
Mailing Address City State

21222 / 410-254-0111 / chrisbarstad@dabbc.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

Timothy M. Kotroco

Name- Type or Print Timothy M. Kotroco

Signature [Signature]

305 Washington Avenue, Suite 502, Towson, Maryland
Mailing Address City State

21204 / 410-299-2943 / TKotroco@gmail.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

JPH, LLC, by: Phil Harris, Member

Name #1 - Type or Print Phil Harris Name #2 - Type or Print

Signature #1 [Signature] Signature #2

6923 Ebenezer road Baltimore Md
Mailing Address City State

21220 / /
Zip Code Telephone # Email Address

Representative to be contacted:

Same As Attorney for Petitioner

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2017-0142X Filing Date 11/23/16 Do Not Schedule Dates: Reviewer GH

Drop off - no review

ATTACHMENT TO SPECIAL EXCEPTION PETITION

The Petitioner, requests the following zoning relief:

SPECIAL EXCEPTION RELIEF, pursuant to section 236.2 of the BCZR to allow a Contractor's Equipment Storage Yard.

AND For such other and further relief as the nature of this cause may require.

ZONING DESCRIPTION

6923 EBENEZER ROAD

Beginning for the same at a point on the south side of Ebenezer Road (proposed 40 feet wide) distant 258 feet westerly from its intersection with the center of Eastern Avenue Extended, thence (1) S 45° 09' 00" W 382.10 feet (2) S 49° 29' 00" W 233.48 feet (3) N 51° 36' 59" W 148.99 feet (4) 569.76 feet along a curve to the left having a radius 22,978.00 feet and (5) S 63° 36' 00" E 196.25 feet to the place of beginning.

Containing 2.30 acres of land, more or less.

Being known as 6923 Ebenezer Road. Located in the 15TH Election District, 6TH Councilmanic District of Baltimore County, Maryland



Professional Certification. I hereby certify that these documents were prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 15453 Date 01/02/2017



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 4640210

Sold To:

Timothy Kotroco - CU00421252
305 Washington Avenue
#502
Towson, MD 21204

Bill To:

Timothy Kotroco - CU00421252
305 Washington Avenue
#502
Towson, MD 21204

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

Dec 13, 2016

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: # 2017-0142X
6923 Ebenezer Road
258 feet westerly from the center of Eastern Avenue
15th Election District - 6th Councilmanic District
Legal Owner(s) JPH, LLC
Contract Purchaser(s): Dabbco Construction, Inc.
SPECIAL EXCEPTION: 1. Pursuant to section 236.2 of the BCZR to allow a Contractor's Equipment Storage Yard, and for such other and further relief as the nature of this cause may require.
Hearing: Monday, December 19, 2016 at 3:00 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.

4640210
JT 12/656 Dec. 13

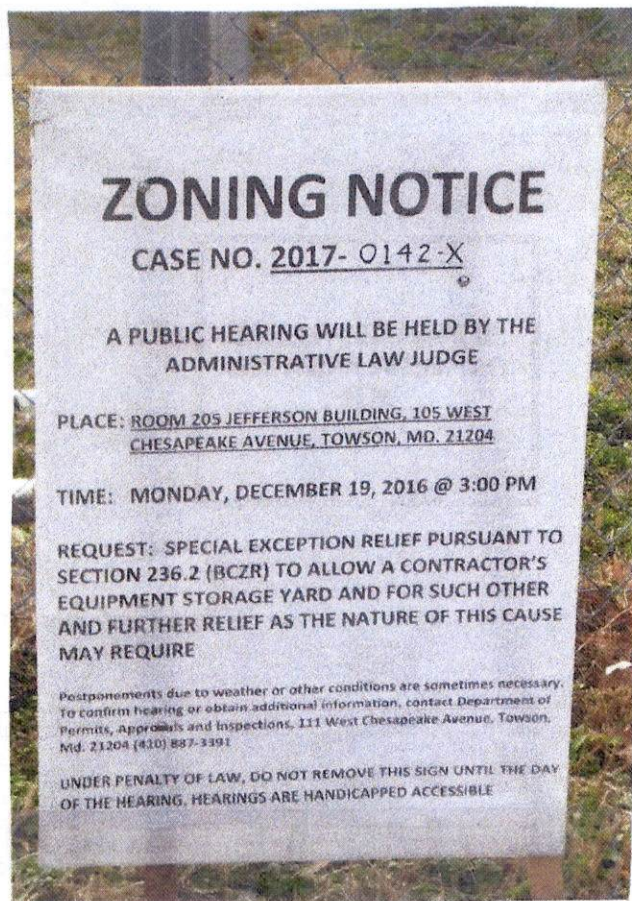
CERTIFICATE OF POSTING

Date: NOVEMBER 28, 2016

RE: Project Name: 6923 EBENEZER ROAD
Case Number /PAI Number: 2017-0142-X
Petitioner/Developer: DABBCO CONSTRUCTION, INC
Date of Hearing/Closing: DECEMBER 19, 2016

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 6923 EBENEZER ROAD

The sign(s) were posted on NOVEMBER 28, 2016
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
6923 Ebenezer Road; S/S Ebenezer Road, * OF ADMINISTRATIVE
258' W of c/line of Eastern Blvd * HEARINGS FOR
15th Election & 6th Councilmanic District * BALTIMORE COUNTY
Legal Owner(s): JPH, LLC by Phil Harris *
Contract Purchaser(s): DABBCO Construction *
Petitioner(s) *
* 2017-142-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.

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

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DEC 07 2016

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of December, 2016, a copy of the foregoing Entry of Appearance was mailed to Timothy Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2017-0142-X

Property Address: 6923 Ebenezer Rd 21220

Property Description: _____

Legal Owners (Petitioners): Phil Harris, Member (JPH, LLC)

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: JPH, LLC - Phil Harris, Member

Company/Firm (if applicable): _____

Address: 6923 Ebenezer Rd 21220

Telephone Number: 410-299-2943

Revised 7/9/2015



KEVIN KAMENETZ
County Executive

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

December 15, 2016

JPH LLC
Phil Harris, Member
6923 Ebenezer Road
Baltimore MD 21220

RE: Case Number: 2017-0142 X, Address: 6923 Ebenezer Road

Dear Mr. Harris:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 23, 2016. 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." The signature is written in a cursive style with a large, stylized "W" and "C".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
DABBCO Construction, Chris Barstad, Pres., 4070 North Point Road, Baltimore MD 21222
Timothy M Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson MD 21204

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 12/5/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2017-0142X

*Special Exception
JPH LLC, Phil Harris, Member
6923 Ebenezer Road.*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Zeller".

Wendy Wolcott, PLA
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

JS 12-17-16
3PM

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 12, 2016
Item No. 2017-0142

DATE: December 16, 2016

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

If granted Landscape and Lighting Plans are required per requirements of the Landscape Manual.

* * * * *

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JAN 03 2017
OFFICE OF ADMINISTRATIVE HEARINGS

DAK:CEN
Cc:file
ZAC-ITEM NO 17-0142-12122016.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 12/16/2016

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

DEC 16 2016

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-142

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 6923 Ebenezer Road
Petitioner: JPH, LLC
Zoning: BR
Requested Action: Special Exception

The Department of Planning has reviewed the petition for a Special Exception under Section 236.2 of the Baltimore County Zoning Regulations to allow a contractor's equipment storage yard in a BR zone.

The Department of Planning has no objection granting the petitioned zoning relief conditioned upon:

- Provide a landscape and lighting plan to the Baltimore County Landscape Architect for approval prior to the issuance of any building permits. The lighting shall not spill over onto the adjacent residential uses or the public right-of-way. The landscaping shall include heavy evergreen trees to screen the adjacent residential uses between the paved area and the fence.

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Timothy M. Kotroco
Office of the Administrative Hearings
People's Counsel for Baltimore County

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

Nº 145700

Date: 11/23/16

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	000		6150					500.00

Total: 500.00

Rec From: Timothy M. Ketroco

For: 2017-0142-X

6923 Ebenezer Rd

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME INW
11/23/2016 11/23/2016 11:09:25 3
REG WS03 WALKIN CAN
>>RECEIPT # 705935 11/23/2016 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 145700
Recpt Tot \$500.00
\$500.00 CK \$00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**

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

DATE: 12/16/2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-142

INFORMATION:

Property Address: 6923 Ebenezer Road
Petitioner: JPH, LLC
Zoning: BR
Requested Action: Special Exception

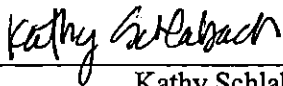
The Department of Planning has reviewed the petition for a Special Exception under Section 236.2 of the Baltimore County Zoning Regulations to allow a contractor's equipment storage yard in a BR zone.

The Department of Planning has no objection granting the petitioned zoning relief conditioned upon:

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For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Timothy M. Kotroco
Office of the Administrative Hearings
People's Counsel for Baltimore County

12-19

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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DEC 02 2016

OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: December 2, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0142-X
Address 6923 Ebenezer Road
(JPH, LLC Property)

Zoning Advisory Committee Meeting of **DECEMBER 12, 2016.**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 12-2-2016

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: December 2, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0142-X
Address 6923 Ebenezer Road
(JPH, LLC Property)

Zoning Advisory Committee Meeting of **DECEMBER 12, 2016.**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford Date: 12-2-2016

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: December 2, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0142-X
Address 6923 Ebenezer Road
(JPH, LLC Property)

Zoning Advisory Committee Meeting of **DECEMBER 12, 2016.**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford Date: 12-2-2016

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: # 2017-0142X

6923 Ebenezer Road

258 feet westerly from the center of Eastern Avenue

15th Election District, 6th Councilmanic District

Legal Owner: JPH, LLC

Contract Purchaser: Dabbco Construction, Inc.

Special Exception: 1. Pursuant to section 236.2 of the BCZR to allow a Contractor's Equipment Storage Yard, and for such other and further relief as the nature of this cause may require.

Hearing: Monday, December 19th, 2016 at 3pm in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson, Maryland 21204

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

NOTES: (1) Hearings are Handicapped Accessible, for specil 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

marylandlegals.com

LEGAL LISTINGS FROM 22 COMMUNITY NEWSPAPERS IN THE BALTIMORE AREA.

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[Home](#)

SEARCH

ADVANCED SEARCH

GO!

Sign Up and receive daily updates.

Signup

Your query for keyword 'jablon' returned 56 results

CLASSIFIED ADS (56)

< 1 2 3 >

1. 12/13/2016

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: # 2017-0142X 6923 Ebenezer Road 258 feet westerly from the center of Eastern Avenue 15th Election District - 6th Councilmanic District Legal Owner(s) JPH, LLC Contract Purchaser(s): Dabbco Construction, Inc. SPECIAL EXCEPTION: 1. Pursuant to section 236.2 of the BCZR to allow a Contractor's Equipment Storage Yard, and for such other and further relief as the nature of this cause may require. Hearing: Monday, December 19, 2016 at 3:00 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. JT 12/656 Dec. 13 4640210



2. 12/13/2016

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: # 2017-0141-XA 8776 Philadelphia Road N/s Philadelphia Road, NW corner of intersecting streets between Philadelphia & Ridge Road 14th Election District - 6th Councilmanic District Legal Owner(s) Ferraro and Spanellis, LLC SPECIAL EXCEPTION: for a full service car wash. VARIANCE: to permit 3 drying spaces which do not adjoin and have direct access to an aisle and to permit 71 parking spaces in lieu of the required 77 spaces for a combined restaurant/tavern and full service car wash and for such other and further relief as the nature of this cause may require. Hearing: Tuesday, January 3, 2017 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. JT 12/669 Dec. 13 4646050



3. 12/8/2016

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: # 2017-0130-A 1866 Marshall Road S/s Marshall Road, 450 ft. S/of centerline of Martrell Avenue 12th Election District - 7th Councilmanic District Legal Owner(s) Michael Bruzdinski Variance: to permit chickens on a residential property of less than one acre. Hearing: Thursday, December 22, 2016 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. 12/014 December 1 4618323



4. 12/8/2016

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: # 2017-0126-XA 6207 N. Charles Street E/s of N. Charles Street, 200 ft. n/of centerline of Stevenson Lane 9th Election District - 5th Councilmanic District Legal Owner(s) John H. Phelps SPECIAL EXCEPTION: to use property for a Convenience store with a sales area larger than the 1500 sq. ft. inclusive of accessory storage as a use in combination with an existing fuel service station. VARIANCE: for a site area of 12488 in lieu of 22264 square feet otherwise required. Hearing: Wednesday, December 28, 2016 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. 12/036 Dec. 8 4628829



5. 12/7/2016

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: # 2017-0130-A 1866 Marshall Road S/s Marshall Road, 450 ft. S/of centerline of Martrell Avenue 12th Election District - 7th Councilmanic District Legal Owner(s) Michael Bruzdinski Variance: to permit chickens on a residential property of less than one acre. Hearing: Thursday, December 22, 2016 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. 12/014 December 1 4618323



6. 12/6/2016

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: # 2017-0130-A 1866 Marshall Road S/s

CASE NAME 6923 EBENEZER RD
CASE NUMBER 2017-0142X
DATE 12/18/16

[illegible]

CASE NO. 2017-

0142-X

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

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

12/2

DEPS

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

N/C

FIRE DEPARTMENT

PLANNING

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

12/16

NO obj
w/condition

12/5

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: _____

11/28/16

by

Bullingsley

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



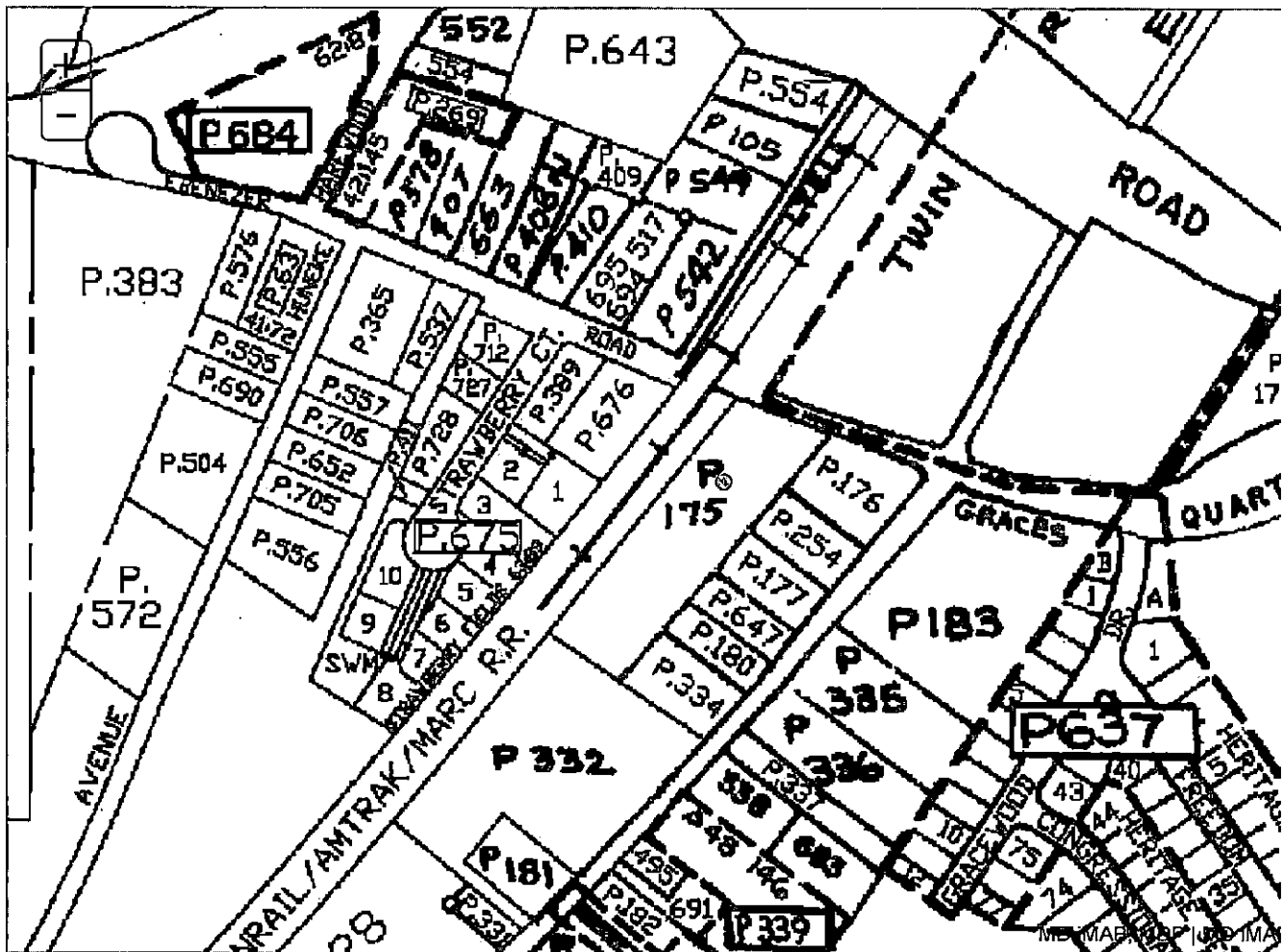
Comments, if any: _____

~~Real Property Data Search~~ ~~Guide to searching the database~~

~~Search Result for BALTIMORE COUNTY~~

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 15 Account Number - 1513007262							
Owner Information									
Owner Name:		J P H L L C				Use:		COMMERCIAL	
Mailing Address:		6923 EBENEZER ROAD STE B BALTIMORE MD 21220-1228				Principal Residence:		NO	
						Deed Reference:		/22837/ 00316	
Location & Structure Information									
Premises Address:		6923 EBENEZER RD BALTIMORE MD 21220-1228				Legal Description:		2.30 AC SS EBENEZER 6923 EBENEZER RD 253 N EASTERN AV	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0083	0018	0175		0000				2015	
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area			Finished Basement Area		Property Land Area		County Use
		9764					2.3000 AC		06
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
		OFFICE BUILDING					2011		
Value Information									
				Base Value	Value	Phase-in Assessments			
					As of	As of		As of	
					01/01/2015	07/01/2016		07/01/2017	
Land:		215,500		215,500					
Improvements		403,200		407,300					
Total:		618,700		622,800		621,433		622,800	
Preferential Land:		0						0	
Transfer Information									
Seller: JPH LLC				Date: 11/24/2004			Price: \$43,677		
Type: NON-ARMS LENGTH OTHER				Deed1: /22837/ 00316			Deed2:		
Seller: SZYMAN JAMES R				Date: 07/31/2003			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /05936/ 00350			Deed2:		
Seller: EWBANK-WALSH OIL CO INC				Date: 09/18/1978			Price: \$108,000		
Type: ARMS LENGTH IMPROVED				Deed1: /05936/ 00350			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class			07/01/2016		07/01/2017		
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									

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **15** Account Number: **1513007262**

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>).

Property maps provided courtesy of the Maryland Department of Planning.

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>).

Case No.: 2017-0142-X

JB

12/19

3 PM

Exhibit Sheet

Petitioner/Developer

1-24-17
DW

Protestants

DW 12-22-16

No. 1	Plan	
No. 2	Aerial of Site	
No. 3	Photos	
No. 4	list of equipment	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



My Neighborhood Map

Ex. 2

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 8/13/12

1



2



7

3



4

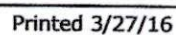


5



6







My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

DABBCO

CONSTRUCTION SPECIALISTS

4070 North Point Rd Dundalk, MD 21222

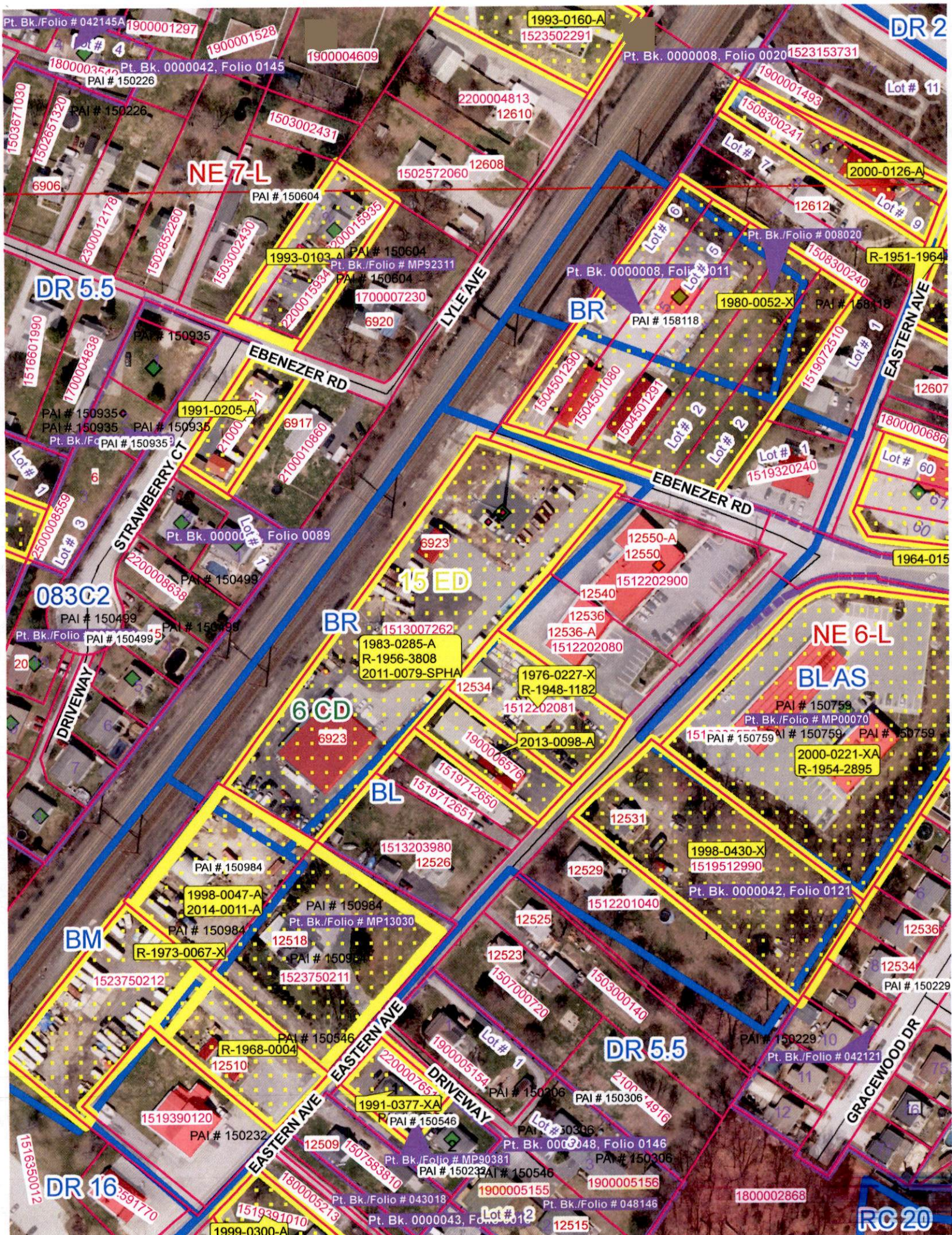
Ph 410-254-01111 Fax 443-242-7318

Year	Make & Model	Vehicle I.D.
1999	Ford F550	1FDAF56F4XEB91569
2011	Ford F250	1FT7W2BT1BEC73843
2004	Mitsubishi Box	JL6AAE1H84K010022
2004	Mitsubishi Box	JL6AAE1H44K010003
2012	Ford F250	1FT7X2BT5CEC91373
2003	Ford F550	1FDAF56P73EB91519
1999	Mazda B3000	4F4ZR17V6XTM47162
2005	Ford F450	1FDXW46P95EB01469
2005	Ford F450	1FDXW46P45EB01461
2005	Ford F450	1FDXW46P35EB36346
2005	Ford F450	1FDXW46P35EB36377
2015	Ford F350	1FT7X3BT5FEC21625
2015	Ford F150	1FTEX1EP6FKD94050
2016	Ford F350	1FT8W3BT2GEA52365
	Multi Quip Generator	7304752
2000	Atlas Copco Air Compressor	XAS185
	Ingersoll Rand Air Compressor	145615U85953
2008	Powerscreen Metro Jaw Crusher	960479FCHA
2006	Tackeuchi Excavator TB145S	N14513263
2010	Tackeuchi Excavator TB1140	51410352
2015	Tackeuchi Excavator TB153	15820083
2015	Tackeuchi Track Loader TL10	201001419
2008	Tackeuchi Track Loader TL140	21402592
2012	Case SR220	NCM457525
2012	Case SR220	NCM457524
2010	Case 440	N8M492772
	Case 621B	EE0081589
2005	Bobcat Excavator 334G	234513051
2003	Bobcat Skid Loader S175	
2001	Winston Trailer	1W9AP25221H202088
1993	Haulmark Trailer	16HGB2624PP004106
2009	Superline Trailer	5JPBU23279P020939
2002	Cam 16' Trailer	5A3C714D12L002859
1990	Becks Trailer	44BH6202XLL004617
2004	Kaufman Trailer	15XFH25254L001022

Motor Vehicles

Contractor's Equipment

#4



DR 2

Lot # 11

Lot # 9

Lot # 7

Lot # 6

Lot # 5

Lot # 4

Lot # 3

Lot # 2

Lot # 1

Lot # 60

Lot # 60

Lot # 60

Lot # 60

Lot # 60

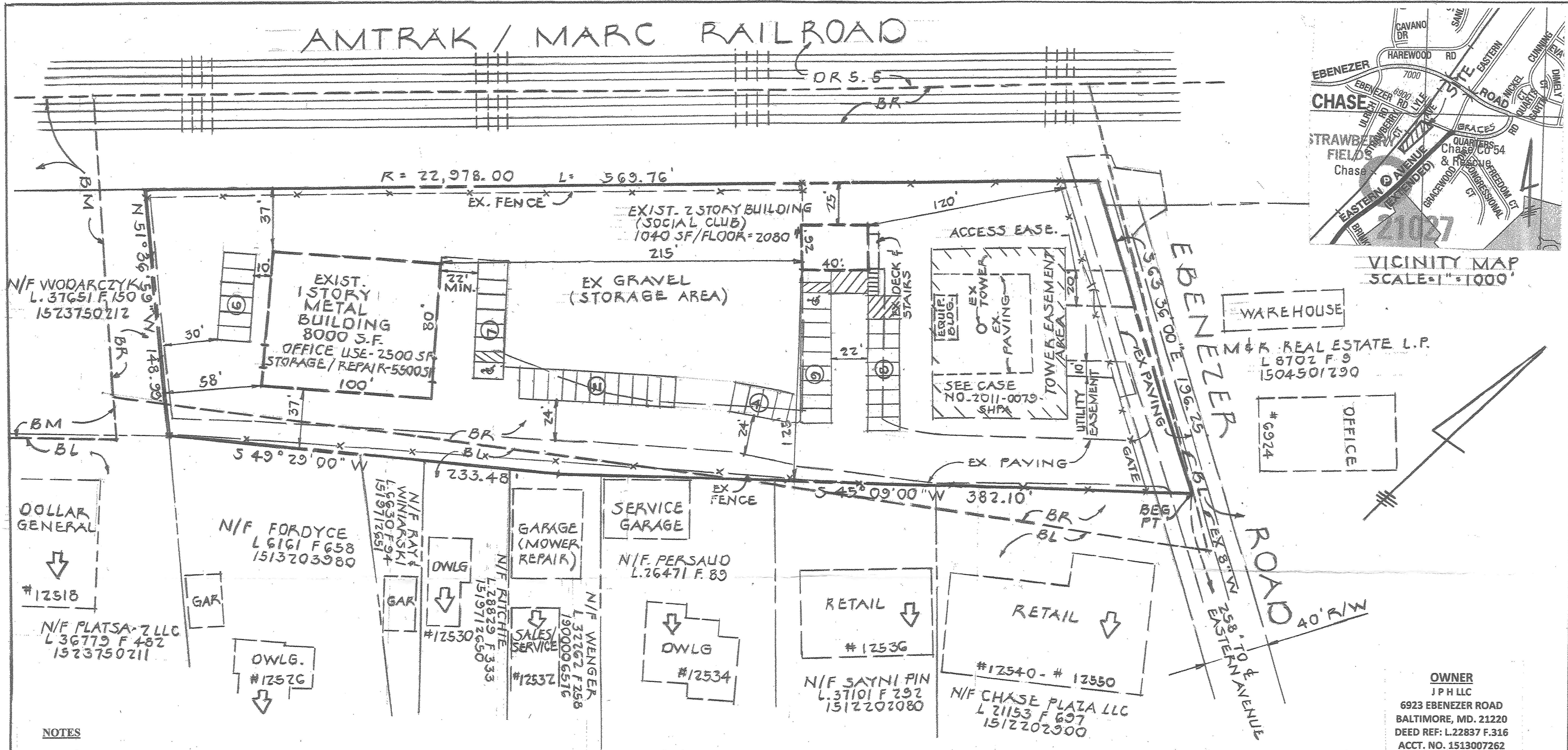
Lot # 60

Lot # 60

Lot # 60

Lot # 60

AMTRAK / MARC RAILROAD



NOTES

1. ZONING.....BL AND BR (MAP NO 083C2)
2. GROSS AREA.....2.30 ACRES (BR = 2.23 ACRES, BL = 0.07 ACRE)
3. EXISTING USES... WAREHOUSE, SOCIAL CLUB AND TELECOMMUNICATION FACILITY
4. PROPOSED USES...CONTRACTORS EQUIPMENT STORAGE YARD, SOCIAL CLUB AND TELECOMMUNICATION FACILITY
5. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN OR THE CHESAPEAKE BAY CRITICAL AREA
6. PUBLIC WATER AND SEWER IS EXISTING
7. TO THE PREPARER'S KNOWLEDGE, NO UNDERGROUND FUEL STORAGE TANKS, HISTORIC BUILDINGS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, WELLS, SEPTIC SYSTEMS, STREAMS, OR WETLANDS EXIST
8. HOURS OF OPERATION... CONTRACTORS EQUIPMENT STORAGE YARD..7AM - 7 PM
SOCIAL CLUB...9 AM - 10 PM
9. ONSITE LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT RESIDENTIAL PROPERTIES AND PUBLIC RIGHTS-OF-WAY
10. PRIOR TO ISSUANCE OF A BUILDING PERMIT, A FINAL LANDSCAPE AND LIGHTING PLAN FOR THIS PROJECT MUST BE APPROVED.
11. FLOOR AREA RATIO (BR ZONE).....10,080 S.F. / 97,139 S.F. = 0.104
13. NO SIGNIFICANT CHANGES IN TOPOGRAPHY ARE PROPOSED
14. THE ENGINEER HAS DETERMINED THAT THIS SITE IS NOT LOCATED WITHIN A FAILED BASIC SERVICES AREA

PARKING DATA

REQUIRED:

CONTRACTORS EQUIPMENT STORAGE YARD
OFFICE USE.....2500 S.F. @ 3.3 SP. / 1000 S.F. = 9 SPACES
STORAGE / REPAIR.....15 EMPLOYEES @ 1 SP. / EMPLOYEE = 15 SPACES
SOCIAL CLUB.....2080 S.F. @ 10 SP. / 1000 S.F. = 21 SPACES
TOTAL REQUIRED.....45 SPACES
TOTAL PROVIDED.....45 SPACES

ALL PARKING SPACES ARE TO BE A MINIMUM OF 8.5 X 18 FEET. ALL PARKING SPACES AND ACCESS LANES SHALL BE PAVED AND STRIPED

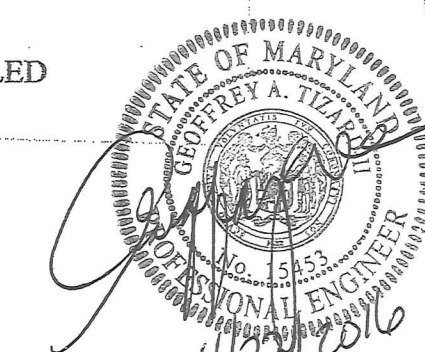
PREVIOUS ZONING HISTORY

CASE NO. R-1956-3808 - GRANTED RECLASSIFICATION FROM R-6 TO BR

CASE NO. 1983-0285-A - DENIED A VARIANCE TO PERMIT PARKING, MANUEVERING AREAS AND DRIVEWAYS TO BE CRUSHER RUN IN LIEU OF PAVING

CASE NO. 2011-0079 SPHA - GRANTED A TELECOMMUNICATION FACILITY IN A BR ZONE LESS THAN 200 FEET FROM A RESIDENTIAL PROPERTY

CENTRAL DRAFTING & DESIGN
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719



Professional Engineer hereby certifies that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 12453, Expiration Date: 07/02/2017

**PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION**
6923 EBENEZER ROAD
ELECTION DISTRICT 15C6
BALTIMORE COUNTY, MARYLAND
SCALE: 1 INCH = 40 FEET NOVEMBER 7, 2016

Petitioners #1