



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 7801 Harford Road which is presently zoned BL-CCC
Deed References: 31974/00483 10 Digit Tax Account # 1423001877
Property Owner(s) Printed Name(s) 7801 Harford Road, 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. ☐ **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:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Timothy M. Kotroco

Name- Type or Print

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):

7801 Harford Road, LLC by: Marlene Wagner

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

3002 Lavender Lane Baltimore Md
Mailing Address City State

21234 / 410-661-0516 / phumbertson@gmail.com
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 2017-0169-SPH Filing Date 12/21/16

Do Not Schedule Dates: Reviewer AT

ATTACHMENT TO SPECIAL HEARING PETITION

Special Hearing to determine whether the automobiles and motor vehicles stored on the subject property constitute a "contractor's equipment storage yard" as defined by the BCZR section 101.1 of the BCZR;

And, for such other and further relief as the nature of this cause may require

2017-0169-SPH

LEGAL DESCRIPTION OF PROPERTY

Beginning for the same at a point on the north side of Taylor Avenue said point being distant South 58° East 151 feet more or less from the centerline intersection of Harford Road and Taylor Avenue, running thence and binding on the North side of Taylor Avenue 1) by a curve to the left having a radius of 2770 feet for a distance of 96 feet more or less, thence leaving the north side of Taylor Avenue and running the three following courses viz:

- 2) North 40° 32' 06" East 147.93 feet
- 3) North 49° 27' 54" West 95.00 feet and
- 4) South 40° 32' 06" West 146 feet more or less to the place of beginning.

Containing .3.32 acres of land more or less.

2017-0169-SPH

No. 142836
Date: 12/21/16

BUSINESS	ACTUAL	TIME	DRW
12/22/2016	12/21/2016	11:12:31	3

REC'D WSO3 WALKIN CAN
RECEIPT # 709477 12/21/2016 OFLN

Dept. 5 528 ZONING VERIFICATION
145836

Recpt Tot \$500.00
\$500.00 CK \$.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		0130					\$ 300
Total:									\$ 300

Rec:
From:

For 780 HARTFORD RD

2017-0169-SPT

DISTRIBUTION

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

GOLD - ACCOUNTING

**CASHIER'S
VALIDATION**



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 4748375

Sold To:

Tim Kotroco - CU00509203
305 Washington Ave
Ste 502
Towson, MD 21204-4747

Bill To:

Tim Kotroco - CU00509203
305 Washington Ave
Ste 502
Towson, MD 21204-4747

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

Feb 02, 2017

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: # 2017-0169-SPH 7801 Harford Road E/S Harford Road, NE corner of intersection streets between Harford Road and Taylor Avenue 14th Election District - 6th Councilmanic District Legal Owner(s) 7801 Harford Road, LLC SPECIAL HEARING: to determine whether the automobiles and motor vehicles stored on the subject property constitute a "contractor's equipment storage yard". For such other and further relief as the nature of this cause may require. Hearing: Thursday, February 23, 2017 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. 2/018 Feb. 2 4748375

**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: 2017-0169-SPH

Property Address: _____

Property Description: _____

Legal Owners (Petitioners): 7801 HARTFORD ROAD LLC

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Tim Kotroco

Company/Firm (if applicable): Kotroco + Associates, LLC

Address: 305 Washington Ave Suite 502
Towson, Md 21204

Telephone Number: 410 299 2943

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 31, 2017 Issue - Jeffersonian

Please forward billing to:

Tim Kotroco
305 Washington Avenue, Ste. 502
Towson, MD 21204

410-299-2943

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: 2017-0169-SPH

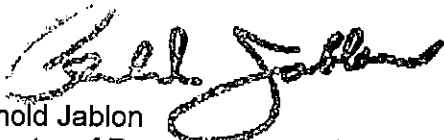
7801 Harford Road

E/s Harford Road, NE corner of intersection streets between Harford Road and Taylor Avenue
14th Election District – 6th Councilmanic District

Legal Owners: 7801 Harford Road, LLC

Special Hearing to determine whether the automobiles and motor vehicles stored on the subject property constitute a "contractor's equipment storage yard." For such other and further relief as the nature of this cause may require.

Hearing: Monday, February 20, 2017 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.



KEVIN KAMENETZ
County Executive

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

January 23, 2017

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: 2017-0169-SPH

7801 Harford Road

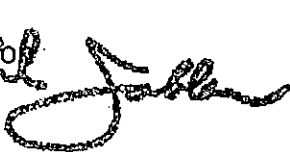
E/s Harford Road, NE corner of intersection streets between Harford Road and Taylor Avenue
14th Election District – 6th Councilmanic District

Legal Owners: 7801 Harford Road, LLC

Special Hearing to determine whether the automobiles and motor vehicles stored on the subject property constitute a "contractor's equipment storage yard." For such other and further relief as the nature of this cause may require.

Hearing: Monday, February 20, 2017 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director



AJ:kl

C: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204
Marlene Wagner, 3002 Lavender Lane, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 31, 2017.**
- (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, February 2, 2017 Issue - Jeffersonian

Please forward billing to:

Tim Kotroco
305 Washington Avenue, Ste. 502
Towson, MD 21204

410-299-2943

CORRECTED 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: 2017-0169-SPH

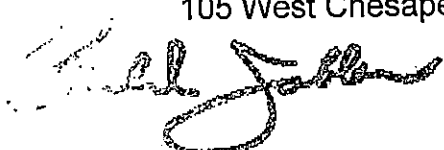
7801 Harford Road

E/s Harford Road, NE corner of intersection streets between Harford Road and Taylor Avenue
14th Election District – 6th Councilmanic District

Legal Owners: 7801 Harford Road, LLC

Special Hearing to determine whether the automobiles and motor vehicles stored on the subject property constitute a "contractor's equipment storage yard." For such other and further relief as the nature of this cause may require.

Hearing: Thursday, February 23, 2017 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.



KEVIN KAMENETZ
County Executive

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

January 23, 2017

CORRECTED 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: 2017-0169-SPH

7801 Harford Road

E/s Harford Road, NE corner of intersection streets between Harford Road and Taylor Avenue

14th Election District – 6th Councilmanic District

Legal Owners: 7801 Harford Road, LLC

Special Hearing to determine whether the automobiles and motor vehicles stored on the subject property constitute a "contractor's equipment storage yard." For such other and further relief as the nature of this cause may require.

Hearing: Thursday, February 23, 2017 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204
Marlene Wagner, 3002 Lavender Lane, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, FEBRUARY 3, 2017.**
- (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.**



KEVIN KAMENETZ
County Executive

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

February 15, 2017

7801 Harford Road LLC
Marlene Wagner
3002 Lavender Lane
Baltimore MD 21234

RE: Case Number: 2017-0169 A, Address: 7801 Harford Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 21, 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
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: 1/3/17

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. 2017-0169-SPH

Special Hearing
7801 Harford Road LLC, Marlene Wagner
7801 Harford 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 blue ink, appearing to read 'Richard Zeller'.

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 2/8/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-169



INFORMATION:

Property Address: 7801 Harford Road
Petitioner: Timoth M. Kotroco
Zoning: BL-CCC
Requested Action: Special Hearing

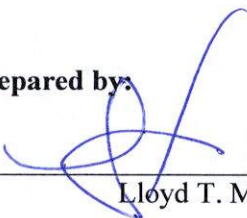
The Department of Planning has reviewed the petition for a special hearing to determine whether or not automobiles and motor vehicles stored on the subject property constitute a contractor's equipment storage yard.

A site visit was conducted on January 6, 2017. The property is within the boundaries of the Carney-Cub Hill-Parkville Area Community Plan, adopted by the Baltimore County Council on May 3, 2010.

The Department has no comment on the instant case and will support the determination of the Administrative Law Judge as to the use of the property as established through the public hearing.

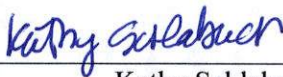
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Laurie Hay
Timothy M. Kotroco
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 6, 2017

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

SUBJECT: Zoning Advisory Committee Meeting
For January 2, 2017
Item No. 2017-0169

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 the requirements of the Landscape Manual.

* * * * *

DAK:CEN
Cc:file
ZAC-ITEM NO 17-0169-01022017.doc

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 28, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0169-SPH
Address 7801 Harford Road
(7801 Harford Road, LLC Property)

Zoning Advisory Committee Meeting of **January 2, 2017**.

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

Reviewer: Steve Ford

Date: 12-28-2016

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 2/8/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-169

INFORMATION:

Property Address: 7801 Harford Road
Petitioner: Timothy M. Kotroco
Zoning: BL-CCC
Requested Action: Special Hearing

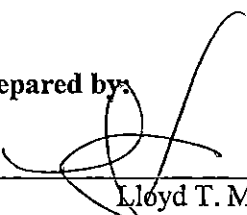
The Department of Planning has reviewed the petition for a special hearing to determine whether or not automobiles and motor vehicles stored on the subject property constitute a contractor's equipment storage yard.

A site visit was conducted on January 6, 2017. The property is within the boundaries of the Carney-Cub Hill-Parkville Area Community Plan, adopted by the Baltimore County Council on May 3, 2010.

The Department has no comment on the instant case and will support the determination of the Administrative Law Judge as to the use of the property as established through the public hearing.

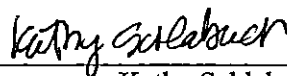
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Laurie Hay
Timothy M. Kotroco
Office of the Administrative Hearings
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: March 24, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0169- SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on March 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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
7801 Harford Road; E/S Harford Road, * OF ADMINISTRATIVE
NE corner of Harford Road & Taylor Avenue * HEARINGS FOR
14th Election & 6th Councilmanic Districts *
Legal Owner(s): 7801 Harford Road, LLC * BALTIMORE COUNTY
Petitioner(s) *
* 2017-169-SPH

* * * * *

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

DEC 22 2016

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 22nd 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

2-23-17
11 Am

Debra Wiley

From: John E. Beverungen
Sent: Tuesday, February 21, 2017 1:30 PM
To: Timothy M. Kotroco
Cc: Christina Y Frink; Joseph C Merrey; philip humbertson; Debra Wiley; Sherry Nuffer
Subject: RE: Case No. 2017-0169-SPH, Hearing Date set for February 23rd @ 11am

Mr. Kotroco,

I have received and reviewed your e-mail, and the OAH will remove this case from the hearing calendar. The OAH will retain the file for 30 days, which should be a sufficient period for your client to determine whether it will seek to re-file the case. If we have not heard anything from you, we will return the file to the zoning office at that time.

Thanks,

John Beverungen
ALJ

From: Timothy M. Kotroco [mailto:tkotroco@gmail.com]
Sent: Tuesday, February 21, 2017 12:42 PM
To: John E. Beverungen <jbeverungen@baltimorecountymd.gov>
Cc: Christina Y Frink <cfrink@baltimorecountymd.gov>; Joseph C Merrey <JMerrey@baltimorecountymd.gov>; philip humbertson <phumbertson@gmail.com>
Subject: Case No. 2017-0169-SPH, Hearing Date set for February 23rd @ 11am

Dear Judge Beverungen,

Please be advised that the above hearing that was previously scheduled to be heard on February 23, 2017 is not scheduled to go forward. No sign has been posted on the property as the applicant does not intend to proceed with this hearing at this time. Since no sign has been placed on the property, it is doubtful that any citizens would appear at the time that the hearing is scheduled. However, an advertisement was placed in the newspaper so it is possible that a citizen may have seen the advertisement.

In addition, this Special Hearing Petition was filed as a result of a code enforcement action being filed against the property. I am aware that Code Inspector Christina Frink has knowledge of this matter as does Mr. Joe Merrey a nearby resident. I am copying both Ms. Frink and Mr. Merrey with this email to let them know that the case will not be going forward this Thursday, February 23, 2017 at 11am. I would not want either of them to appear unnecessarily at the hearing.

I will be making a determination, along with my client, in the next week or so, as to whether the case will need to be set in at a later date. If that is the case, then we will need to re-post and re-advertise for our new hearing date.

Please remove this matter from your docket only and my office will be in touch in the next week or two as to whether the matter will be rest for a future hearing.

Thank you for your assistance in this matter. Should you have any questions about this case, please feel free to contact my office at the number listed below.

Regards,

Tim K.

Timothy M. Kotroco, Esquire
305 Washington Ave., Suite 502
Towson, Maryland 21204
410-299-2943

This communication, including attachments, is confidential, may be subject to legal privileges, and is intended for the sole use of the addressee. Any use, duplication, disclosure or dissemination of this communication, other than by the addressee, is prohibited. If you have received this communication in error, please notify the sender immediately and delete or destroy this communication and all copies.

Carl Richards Jr

From: Joyce DeVilbiss <jdevilbissnyc1@verizon.net>
Sent: Wednesday, September 20, 2017 12:25 PM
To: Carl Richards Jr
Subject: Case # 2017-0169 A

My sister, Marlene Wagner and I are the owners of the property located at 7801 Harford Road. Can you please let us know the status of lot line adjustment for Case # 2017-0169A?

Joyce DeVilbiss

cell: 347-835-9512

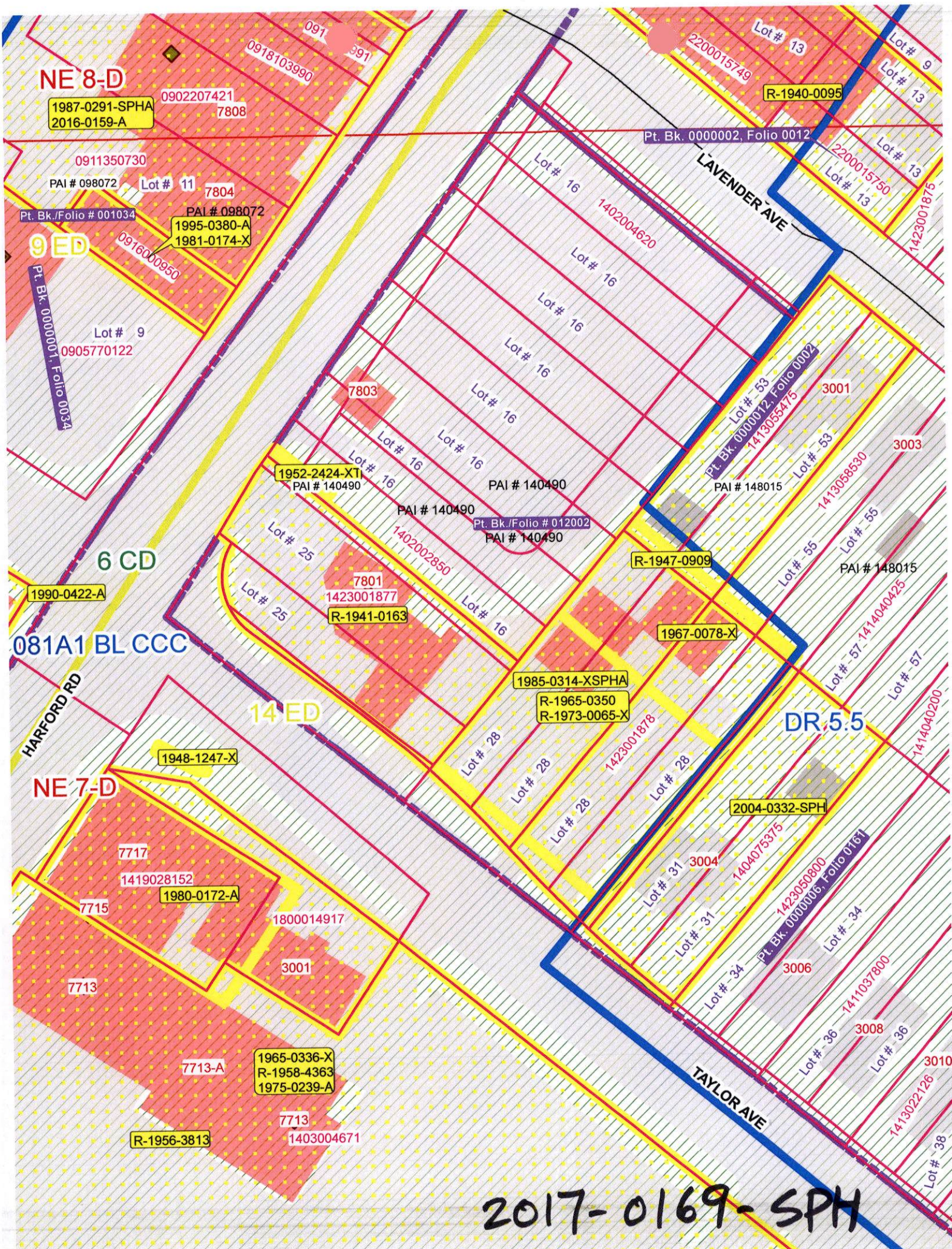
10711 Tenbrook Drive Silver Spring, MD 20901

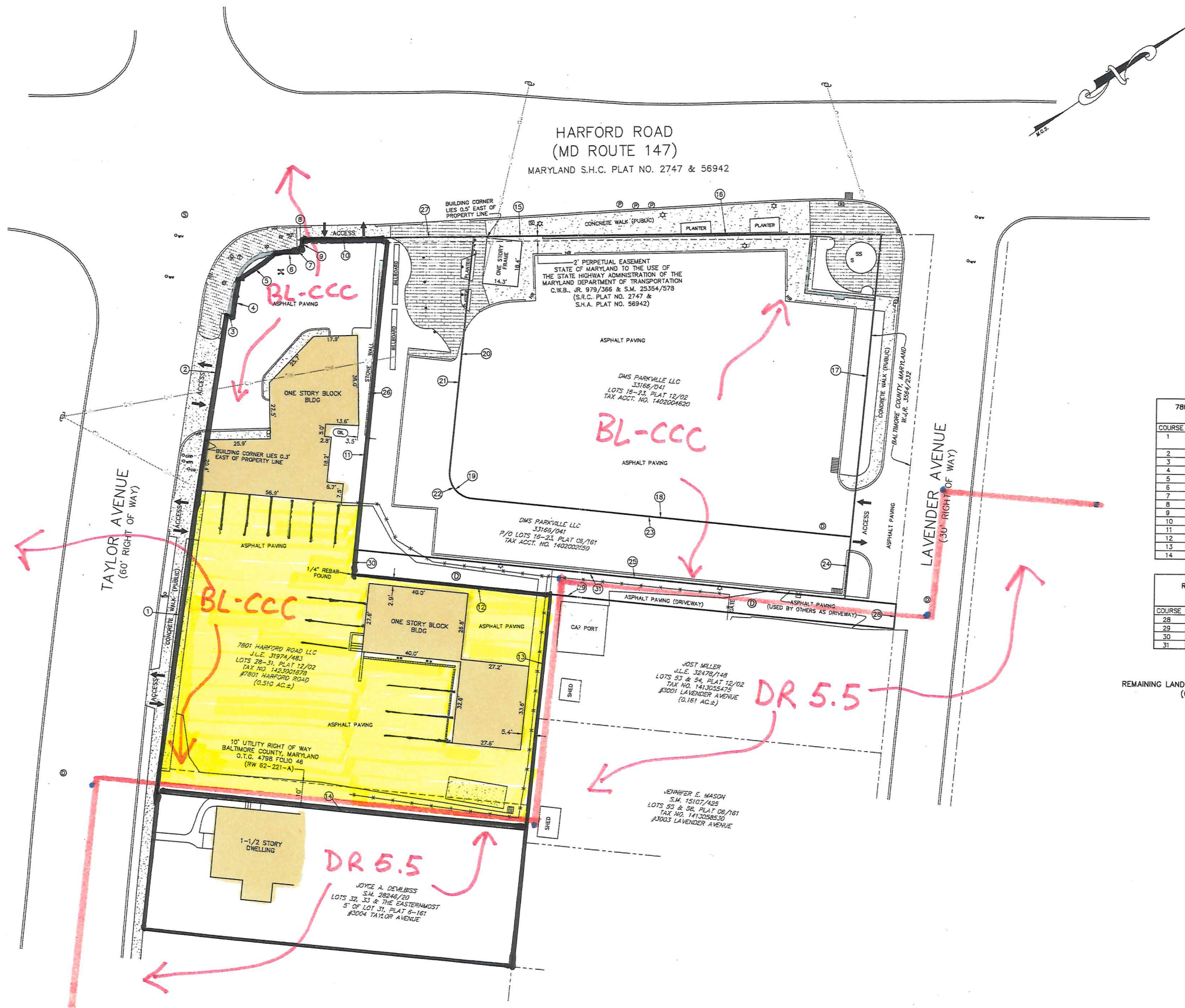
7801 Harford Road LLC

3002 Lavender Ave. Baltimore, MD 21234

[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 - 14 Account Number - 1423001877							
Owner Information									
Owner Name:		7801 HARFORD ROAD LLC				Use:		COMMERCIAL NO	
Mailing Address:		3002 LAVENDER AVE BALTIMORE MD 21234-				Principal Residence:		Deed Reference: /31974/ 00483	
Location & Structure Information									
Premises Address:		7801 HARFORD RD 0-0000				Legal Description:		LT 25 PTLTD 24,26,27 7801 HARFORD RD LINWOOD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0081	0002	0682		0000			25	2016	Plat Ref: 0012/ 0002
Special Tax Areas:					Town:		NONE		
					Ad.Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area			Finished Basement Area		Property Land Area		County Use
		2260					8,441 SF		06
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
		SERVICE GARAGE							
Value Information									
			Base Value		Value		Phase-in Assessments		
					As of 01/01/2016		As of 07/01/2016		As of 07/01/2017
Land:			168,800		168,800				
Improvements			119,700		130,600				
Total:			288,500		299,400		292,133		295,767
Preferential Land:			0						0
Transfer Information									
Seller: WAGNER MARLENE J				Date: 04/24/2012				Price: \$0	
Type: NON-ARMS LENGTH OTHER				Deed1: /31974/ 00483				Deed2:	
Seller: WAGNER ALBERTA L				Date: 12/31/2008				Price: \$0	
Type: NON-ARMS LENGTH OTHER				Deed1: /27533/ 00120				Deed2:	
Seller: WAGNER ALBERTA L				Date: 10/19/2001				Price: \$0	
Type: NON-ARMS LENGTH OTHER				Deed1: /15676/ 00671				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									





7801 HARFORD ROAD, LLC
J.L.E. 31974/483

COURSE	BEARING	DISTANCE
1	R=2770.00' L=144.95'	CHD=N47°56'19"W 144.94'
2	N48°26'22"W	48.41'
3	N43°37'21"E	3.73'
4	N46°19'44"W	14.30'
5	N02°48'11"W	18.04'
6	N33°50'59"E	9.39'
7	N56°07'28"W	2.88'
8	N32°21'29"E	1.78'
9	N56°01'42"W	3.06'
10	N33°52'13"E	33.87'
11	S49°47'03"E	135.49'
12	N40°12'57"E	80.00'
13	S49°47'03"E	95.00'
14	S40°12'57"W	149.37'

DMS PARKVILLE LLC
33166/041

COURSE	BEARING	DISTANCE
15	N33°52'13"E	45.46'
16	R=7609.44' L=119.58'	CHD=N34°19'23"E 119.58'
17	S49°47'03"E	121.66'
18	S40°12'57"W	154.13'
19	R=10.00' L=15.71'	CHD=S85°12'57"W 14.14'
20	N49°47'03"W	94.36'

REMAINING LANDS OF
E.H.A. 77/396

COURSE	BEARING	DISTANCE
28	S49°47'03"E	10.00'
29	S40°12'57"W	220.00'
30	N49°47'03"W	10.00'
31	N40°12'57"E	220.00'

DMS PARKVILLE LLC
33166/041

COURSE	BEARING	DISTANCE
21	S49°47'03"E	94.36'
22	R=10.00' L=15.71'	CHD=N85°12'57"E 14.14'
23	N40°12'57"E	154.13'
24	S49°47'03"E	25.01'
25	S40°12'57"W	199.00'
26	N49°47'03"W	125.49'
27	N33°52'13"E	35.09'

REMAINING LANDS OF E.H.A. 77 FOLIO 396
(0.051 AC±)

LEGEND

⊙	SANITARY SEWER MANHOLE
⊕	STORM DRAIN MANHOLE
⊖	STORM DRAIN INLET
⊗	WATER METER
⊙	WATER VALVE
⊙	CLEAN OUT
⊙	CONDUIT
⊙	UTILITY HANDBOX
⊙	UTILITY POLE
⊙	UTILITY POLE WITH GUY WIRE
⊙	LIGHT POLE
⊙	TRAFFIC CONTROL POLE
⊙	TRAFFIC HAND SIGNAL
⊙	TELEPHONE MANHOLE
⊙	BOLLARD
⊙	SIGN
⊙	STREET SIGN
⊙	PARKING METER POST
—OW—	OVERHEAD WIRES



LITTLE & ASSOCIATES, INC.
ENGINEERS~LAND PLANNERS~SURVEYORS
1055 TAYLOR AVENUE, SUITE 307
TOWSON, MARYLAND 21286
PHONE: 410-296-1636 FAX: 410-296-1639

2017-0169-SPH

EXISTING CONDITIONS
OF THE INTERESTS OF
7801 HARFORD ROAD LLC
and DMS PARKVILLE LLC
HARFORD ROAD AND TAYLOR AVENUE
14TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20' FEBRUARY 11, 2013