

MEMORANDUM

DATE: April 12, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0180-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on April 11, 2018. 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 HEARING** *
(10251 Bird River Road)
15th Election District *
6th Council District *
Karen Pritchett *
Legal Owner *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2018-0180-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Karen Pritchett, legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to approve the continued non-conforming use of the existing buildings on two adjoining parcels for residential rentals.

Karen Pritchett, Dotty Thompson, Ailene Harris and surveyor Bruce Doak appeared in support of the petition. J. Neil Lanzi, Esq. represented the Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). A site plan was marked and admitted as Petitioner's Exhibit 1.

The subject property is approximately 1.5 acres in size and split-zoned BL-DR 1. The site is comprised of two parcels and all improvements are located on the larger one acre parcel. There are two structures on the site, which house eight (8) rental apartments. Each of the units has a separate entrance and full kitchen/bathroom facilities. According to SDAT records the buildings were constructed in 1941.

ORDER RECEIVED FOR FILING

Date 3-12-18

By bw

Karen Pritchett lived on the property from 1979-1985, during a time her father owned the property. She testified the rental units existed during that time frame. Ailene Harris, Petitioner's mother, lived on the property from 1953-1959, and she also testified the rental units existed during this time as well. Dorothy Thompson, Petitioner's aunt, lived at the property from 1963-1967 and she provided similar testimony. All of these witnesses also testified the property was used to house workers from the Martin-Marietta plant during World War II.

In light of this testimony, while was undisputed, I believe Petitioner has established the rental apartment units at the site are a lawful nonconforming use pursuant to B.C.Z.R. §104. As such the Petition will be granted.

The DOP ZAC comment expressed concern with inoperable vehicles at the site, and a condition will be included below to address that issue. The DOP also recommended that vegetative screening be provided at the front of the site. This issue was discussed at length at the hearing and while I do not believe Petitioner should be required to remove the amount of paving suggested by the DOP, a landscaped or grass covered buffer will be required at the front of the site.

THEREFORE, IT IS ORDERED this 12th day of **March, 2018** by this Administrative Law Judge, that the Petition for Special Hearing to approve the continued non-conforming use of the existing buildings on two adjoining parcels for eight (8) residential rentals, be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her 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, Petitioner would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date 3-12-18

By 192

2. No inoperable and/or damaged vehicles may be stored on the property.
3. Petitioner must comply with all Baltimore County rental registration and license requirements for each of the rental apartments.
4. Petitioner must provide a 12' x 4' vegetative buffer at the front of the site adjacent to Bird River Road, as shown on the plan marked and admitted as Exhibit 4.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 3-12-18

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 10251 Bird River Rd Baltimore MD which is presently zoned BL DR1
Deed References: 26160/00001 26160/00001 10 Digit Tax Account # 15-1900012047
Property Owner(s) Printed Name(s) Karen Pritchett 15-1508002710

(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

The continued non-conforming use of the existing buildings on two adjoining parcels for residential rentals.

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

3. ☐ a **Variance** from Section(s)

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

To be presented at hearing

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:

Neil Lanzi

Name- Type or Print

Signature

102 W. Pennsylvania Ave Ste 406 Towson MD

Mailing Address City State

21204 / 443-991-5917 / nlanzi@wclsaw.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Karen Pritchett

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

448 Water Watch Ct Baltimore MD

Mailing Address City State

21220 / 443-865-6223 /
Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

102 W. Pennsy (UKINIA Ave Ste 406 Towson MD

Mailing Address City State

21204 / 443-991-5917 /
Zip Code Telephone # Email Address

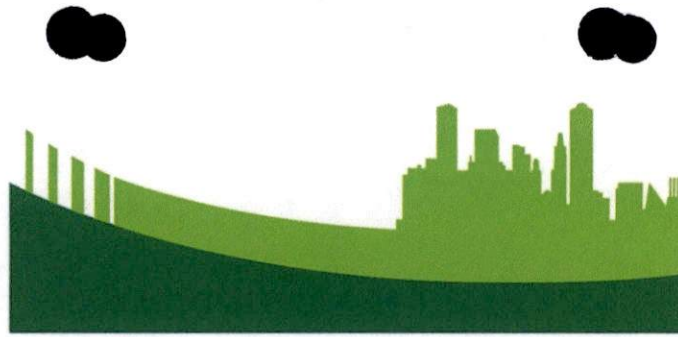
CASE NUMBER 2018-0180-SP4 Filing Date 1/5/18 Do Not Schedule Dates: Reviewer JS

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date 3-12-18

By [Signature]



Zoning Description

10233 Bird River Road
Fifteenth Election District Sixth Councilmanic District
Baltimore County, Maryland

Beginning at a point on the Northwest side of Bird River Road and the Western side of Vincent Road, thence leaving Bird River Road and running and binding on the outlines of the subject property, the five following courses and distances, viz.

1) South 44 degrees 11 minutes East, crossing over Bird River Road, 170 feet, 2) South 44 degrees 14 minutes 32 seconds East 85.84 feet, 3) North 49 degrees 12 minutes 00 seconds East 252.95 feet, 4) North 42 degrees 35 minutes 23 seconds West 85.73 feet and 5) North 42 degrees 35 minutes West, crossing over Bird River Road, 170 feet, thence continuing to run and bind on the outlines of the subject property on the Northwest side of Bird River Road, 6) South 49 degrees 09 minutes West 260.10 feet to the point of beginning.

Containing 65,340 square feet or 1.5 acres of land, more or less.

This description is part of a zoning petition and is not intended for any conveyance purposes.



Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

2018-0180-SPH



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 5452496

Sold To:

Karen Pritchett - CU00639204
448 Waters Watch Ct
Middle River, MD 21220-4840

Bill To:

Karen Pritchett - CU00639204
448 Waters Watch Ct
Middle River, MD 21220-4840

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

Feb 15, 2018

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: # 2018-0180-SPH
10251 Bird River Road
SW/s Bird River Road at the intersection with Vincent Road
15th Election District - 6th Councilmanic District
Legal Owner(s) Karen Pritchett

Special Hearing to determine whether or not the Administrative Law Judge should approve the continued non-conforming use of the existed buildings on two adjoining parcels for residential rentals.

Hearing: Thursday, March 8, 2018 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.

2/110 February 15 5452496

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

February 16, 2018

Re:
Zoning Case No. 2018-0180-SPH
Legal Owner: Karen Pritchett
Hearing date: March 8, 2018

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 10251 Bird River Road.

The sign was posted on February 15, 2018.

Sincerely,

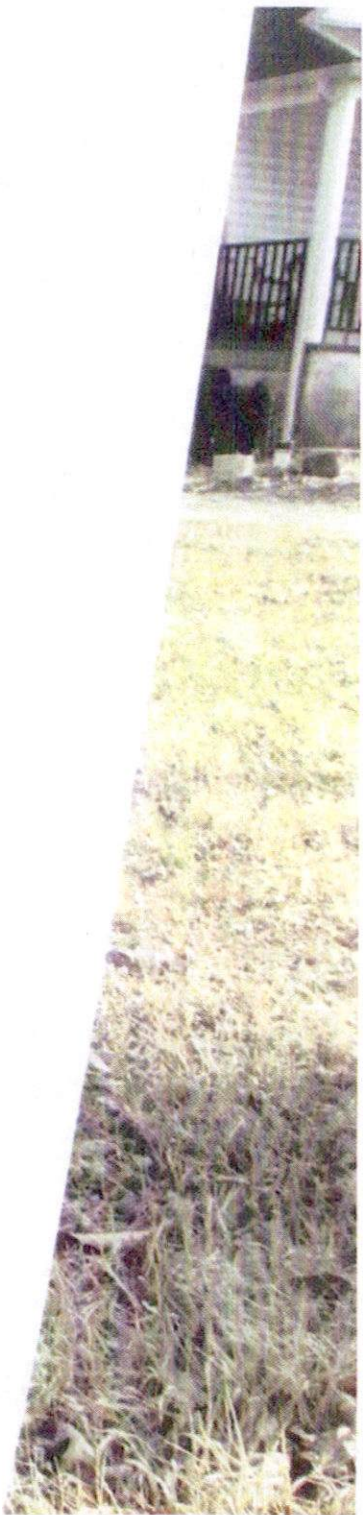


Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor



ZONING NOTICE

CASE NO. 2018-0180-SPH

10251 Bird River Road

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

DATE & TIME: Thursday March 8, 2018 1:30 PM

REQUEST:

**SPECIAL HEARING TO DETERMINE WHETHER OR NOT THE
ADMINISTRATIVE LAW JUDGE SHOULD APPROVE THE
CONTINUED NON-CONFORMING USE OF THE EXISTING
BUILDINGS ON THE TWO ADJOINING PARCELS FOR
RESIDENTIAL RENTALS.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.**

THE HEARING IS HANDICAPPED ACCESSIBLE



ZONING NOTICE

CASE NO. 2018-0180-SPH

10251 Bird River Road

A PUBLIC HEARING WILL BE HELD BY THE

ADMINISTRATIVE LAW JUDGE

IN TOWNSON MARYLAND

PLACE: Room 205 JEFFERSON BUILDING

105 W CHESAPEAKE AVENUE TOWSON, MD 21204

DATE & TIME: Thursday March 8, 2018 1:30 PM

REQUEST: HEARING TO SET ASIDE WITH THEM OR NOT THE

SPECIAL HEARING TO SET ASIDE WITH THEM OR NOT THE

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KEVIN KAMENETZ
County Executive

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

February 6, 2018

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: 2018-0180-SPH

10251 Bird River Road
SW/s Bird River Road at the intersection with Vincent Road
15th Election District – 6th Councilmanic District
Legal Owners: Karen Pritchett

Special Hearing to determine whether or not the Administrative Law Judge should approve the continued non-conforming use of the existed buildings on two adjoining parcels for residential rentals.

Hearing: Thursday, March 8, 2018 at 1:30 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: Neil Lanzi, 102 W. Pennsylvania Avenue, Ste. 406, Towson 21204
Karen Pritchett, 448 Water Watch Court, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, FEBRUARY 16, 2018.**
- (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 15, 2018 Issue - Jeffersonian

Please forward billing to:
Karen Pritchett
448 Water Watch Court
Baltimore, MD 21220

443-865-6223

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: 2018-0180-SPH

10251 Bird River Road
SW/s Bird River Road at the intersection with Vincent Road
15th Election District – 6th Councilmanic District
Legal Owners: Karen Pritchett

Special Hearing to determine whether or not the Administrative Law Judge should approve the continued non-conforming use of the existed buildings on two adjoining parcels for residential rentals.

Hearing: Thursday, March 8, 2018 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 ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
10251 Bird River Road; SW/S Bird River Rd *
At intersection with Vincent Road * OF ADMINISTRATIVE
15th Election & 6th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Karen Pritchett * BALTIMORE COUNTY
Petitioner(s) *
* 2018-180-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
JAN 12 2018

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 12th day of January, 2018, a copy of the foregoing Entry of Appearance was mailed to J. Neil Lanzi, Esquire, 102 West Pennsylvania Avenue, Suite 406, 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 fifteen (15) 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: 2018-0180-SPH
Property Address: 10251 BIRD RIVER ROAD
Property Description: 1.5 AC. SOUTHEAST SIDE OF BIRD RIVER ROAD
OPPOSITE VINCENT ROAD
Legal Owners (Petitioners): KAREN PRITCHETT
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: KAREN PRITCHETT
Company/Firm (if applicable): N/A
Address: 448 WATER WATCH COURT
BALTIMORE MD 21220

Telephone Number: 443-865-6223

Revised 5/20/2014

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

NO 161179

Date: 1/5/18

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		650				\$ 500.00

Total: \$ 500.00

Rec From: KAREN PATTON

For: 2018-0180-SPH

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME 3M
1/05/2018 1/05/2018 11:14:00
REG-0503 WALKIN CAM
>>RECEIPT # 759206 1/05/2018 0:14
Dept: 5-528 ZONING VERIFICATION
CP NO: 161179
Recpt Tot: \$500.00
\$500.00 CK \$5.00 CH
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

February 28, 2018

Karen Pritchett
448 Water Watch Court
Baltimore MD 21220

RE: Case Number: 2018-0180 SPH, Address: 10251 Bird River Road

Dear Ms. Pritchett:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 5, 2018. 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
Neil Lanzi, Esquire, 102 W Pennsylvania Avenue, Suite 406, Towson MD 21204

Date: 1/10/18

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

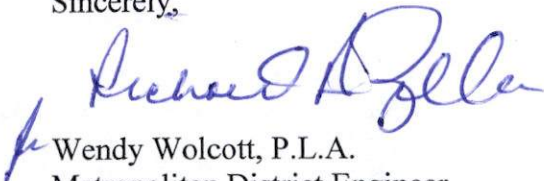
Dear Ms. Lewis:

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. 2018-0180-SHA

Special Hearing
Karen Pritchett
10251 Bird River 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,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 2/27/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-180



INFORMATION:

Property Address: 10247, 10249, and 10251 Bird River Road
Petitioner: Karen Pritchett
Zoning: BL, DR 1
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve the continued non-conforming use of the existing buildings on two adjoining parcels for residential rentals.

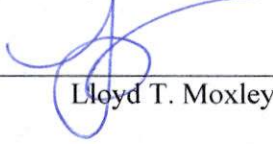
The Department no objection granting the petitioned zoning relief conditioned upon the following:

- Remove the existing stone paving in the area adjacent to the road between the mailboxes/ telephone pole continuing southwesterly to the existing curb thence northeasterly for a distance of 25' and replace with a planted bed being 10' in depth and consisting of vegetative screening that will not impede sight distance at maturity, leaving 20' unobstructed space in front of the multi-story wood dwelling.
- The petitioner must demonstrate that the subject property is registered with the Baltimore County Department of Permits, Inspections and Approvals, Rental Housing Registration or is otherwise exempt.
- There shall be no outside storage of unlicensed or inoperable vehicles.
- The non-conforming status notwithstanding, petitioner's plan should indicate all available parking in support of the residential rentals. The Department recommends that the plan meet the minimum parking space count requirements of BCZR § 409.6.

Date: 2/27/2018
Subject: ZAC # 18-180
Page 2

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

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/ka

c: Ngone Seye Diop

James Hermann, R.L.A., Department of Permits, Approvals and Inspections

Neil Lanzi, Esquire

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 23, 2018

FROM: *Qld For VKD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 15, 2017
Item No. 2018-0167-A, 0175-A, 0176- SPHA, 0177-SPHA, 0178-A, 0179-A, 0180-SPH and 0181-A

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

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 2/27/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-180

INFORMATION:

Property Address: 10247, 10249, and 10251 Bird River Road

Petitioner: Karen Pritchett

Zoning: BL, DR 1

Requested Action: Special Hearing

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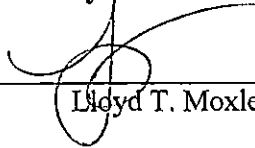
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Date: 2/27/2018
Subject: ZAC # 18-180
Page 2

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

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/ka

c: Ngone Seye Diop

James Hermann, R.L.A., Department of Permits, Approvals and Inspections

Neil Lanzi, Esquire

Office of the Administrative Hearings

People's Counsel for Baltimore County

3-8-18

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: January 12, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0180-SPH
Address 10251 Bird River Road
(Pritchett Property)

Zoning Advisory Committee Meeting of **January 15, 2018.**

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

Reviewer: Steve Ford

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: January 12, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0180-SPH
Address 10251 Bird River Road
(Pritchett Property)

Zoning Advisory Committee Meeting of **January 15, 2018.**

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

Reviewer: Steve Ford

Case No.: 2018-180-SPH

Exhibit Sheet

Petitioner/Developer

Protestant

BW 4-12-18

10/3-12-18

No. 1	Plan	
No. 2	Plan w/ photos	
No. 3	3A-3D Zoning History	
No. 4	Plan w/ proposed landscape buffer	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

B



D



A



C



E



F



G



H





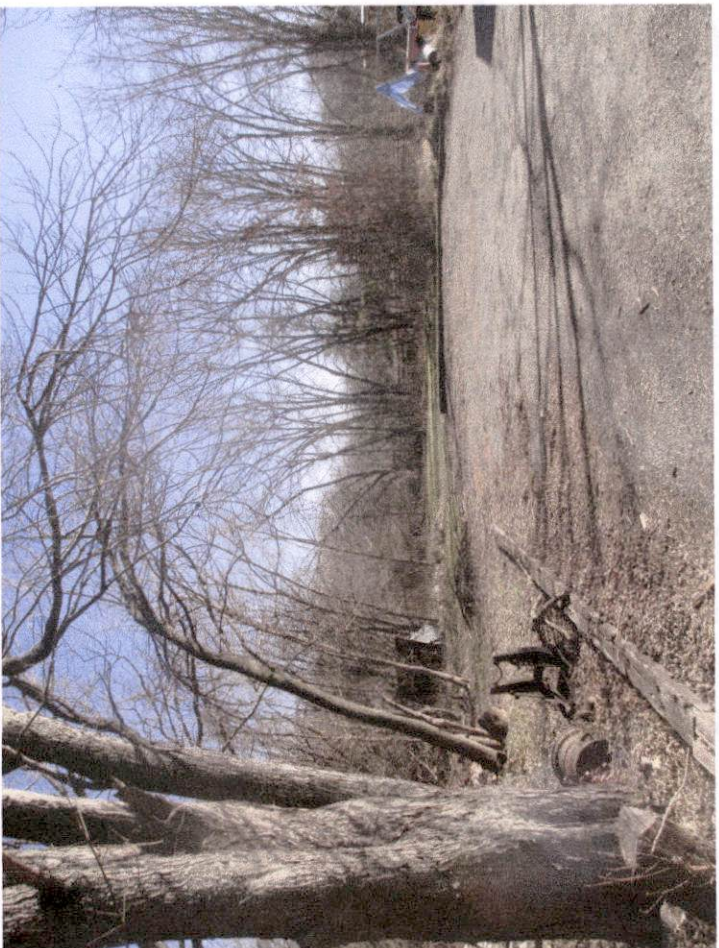
7



7



7



7

W



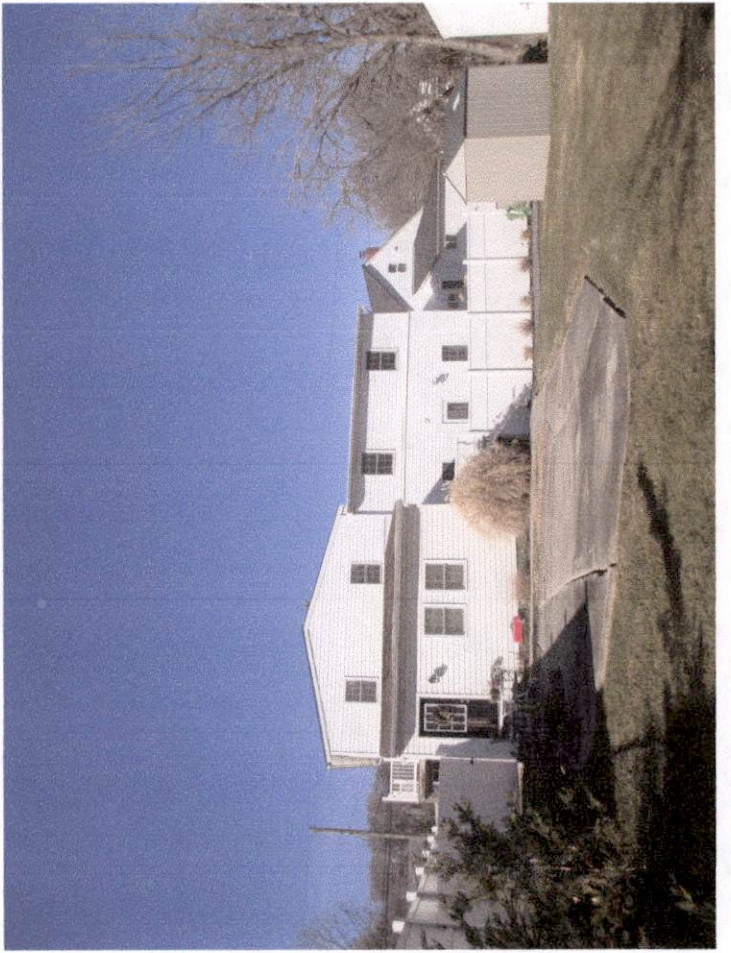
P



M



D



2



1



3



5



PRITCHETT PROPERTY
ZONING HISTORY

2018 BL

1971 BL

1960 $\frac{1}{2}$ BL (copy)

1945 $\frac{1}{2}$ BL

or it is residential

issue residential was since 1945

PETITIONER'S

EXHIBIT NO. 3A-D

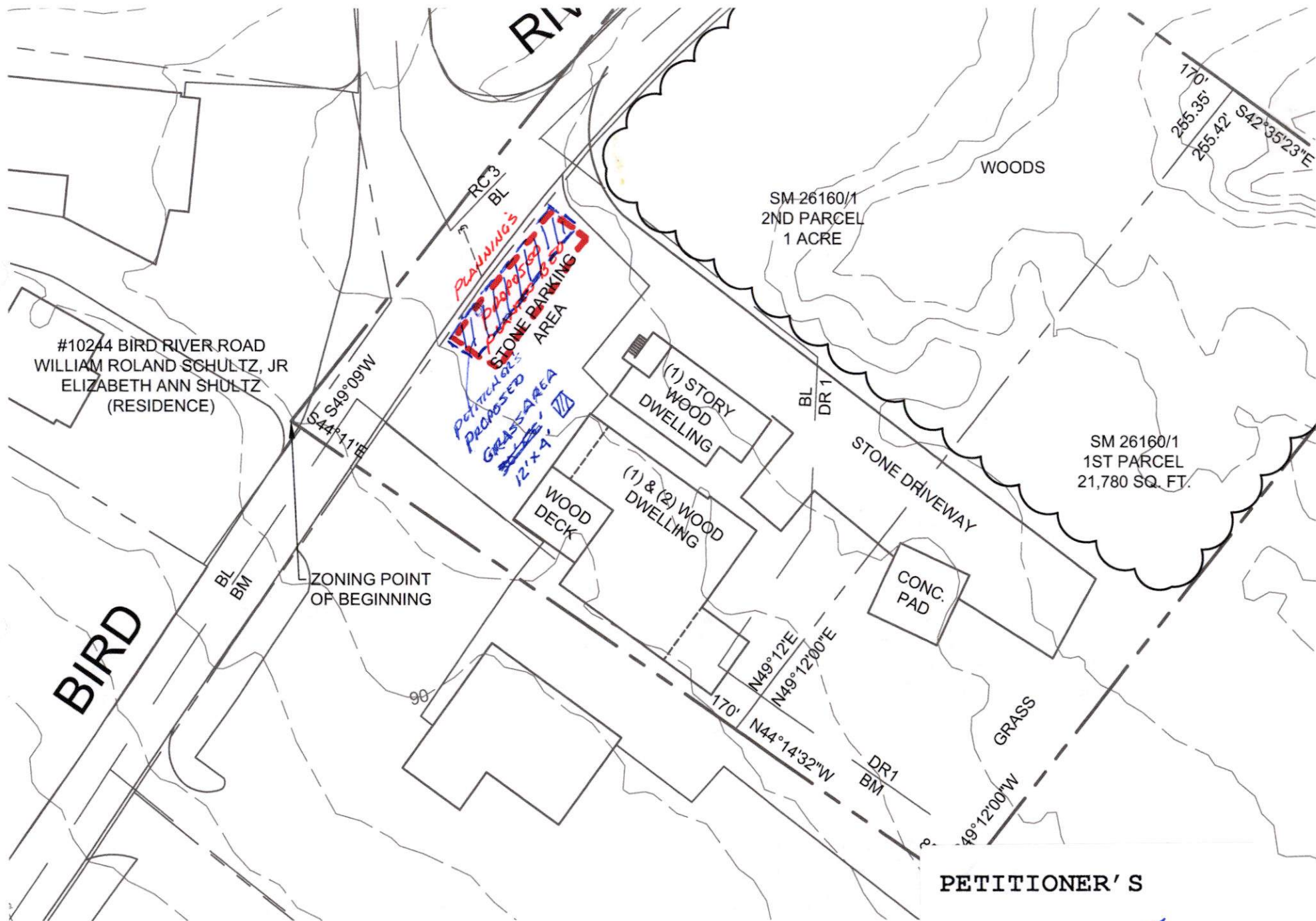
Journal History
1891-1892

1891

1892

1893

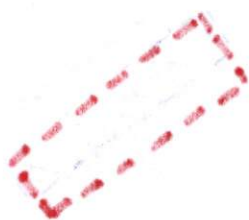
1894



PETITIONER'S

EXHIBIT NO.

4





22
10
03-11-1960
05-11-1960
05-11-1960





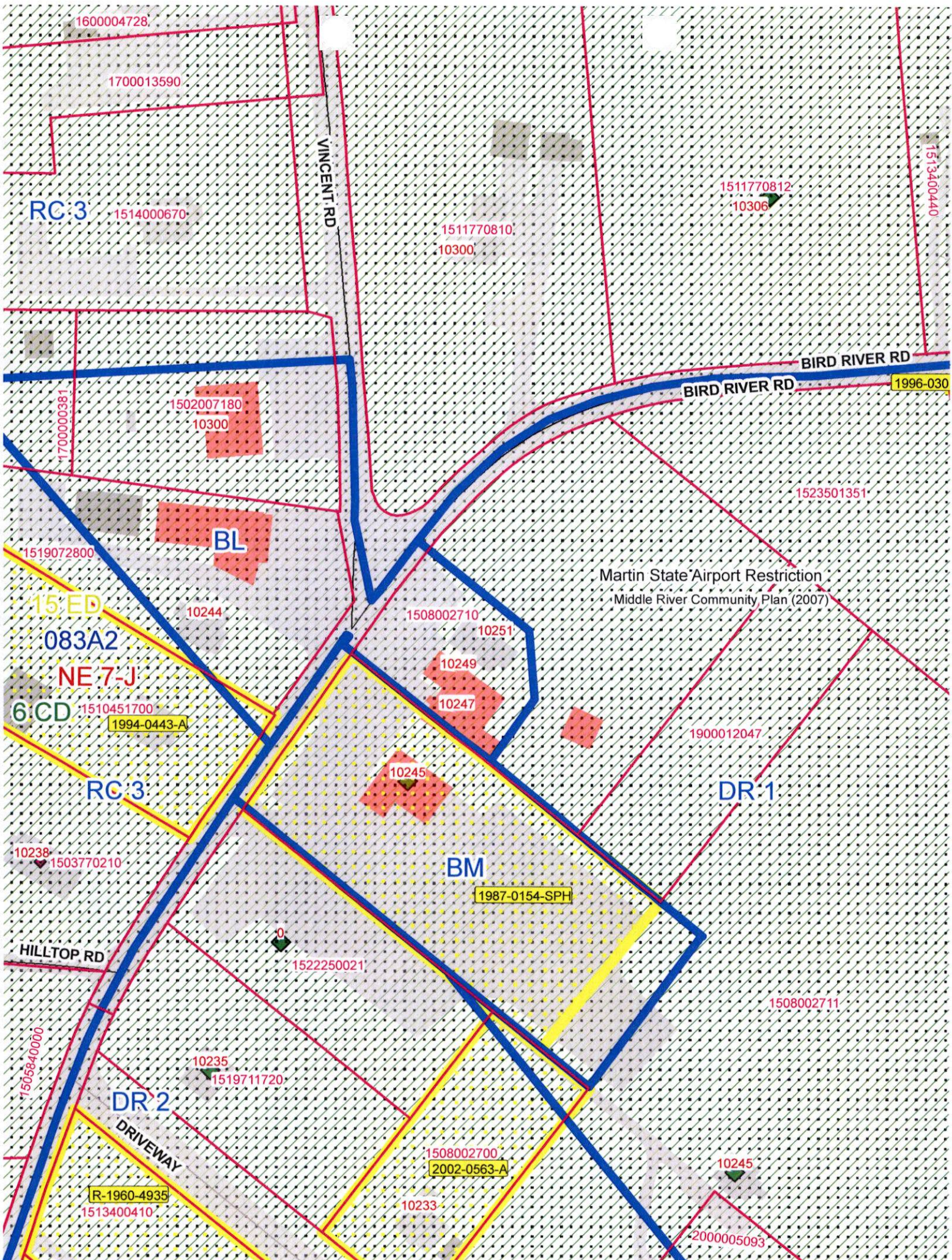


Proposed
Planting
Bed

25'

67-0289
Bureau
Gen
1-22





RC 3

BL

BM

DR 1

DR 2

15 ED

083A2

NE 7-J

6 CD

VINCENT RD

BIRD RIVER RD

HILLTOP RD

DRIVEWAY

Martin State Airport Restriction
Middle River Community Plan (2007)

1600004728

1700013590

1514000670

1511770810
10300

1511770812
10306

1513400440

1502007180
10300

1996-030

1523501351

1519072800

10244

1508002710
10251

10249

10247

1510451700
1994-0443-A

1900012047

RC 3

10238
1503770210

10245

1987-0154-SPH

1522250021

1508002711

10235
1519711720

1508002700
2002-0563-A

10245

R-1960-4935

1513400410

10233

2000005093

CASE NAME Prithvi - Bizo River
CASE NUMBER 2018-0180-SPA
DATE 3/08/18

[illegible]





11/02/2017

To Whom it may Concern,

I live on Bird River Road and drive by the property at 10251 Bird River Road everyday. The improvements that have been made are a benefit to the neighborhood. It is always neat and clean. For the 60 years I have lived in the neighborhood it has always been apartment rentals. I have know several of the people that have lived there.

Thank You,

A handwritten signature in cursive script that reads "Sandy Burleson".

Sandy Burleson

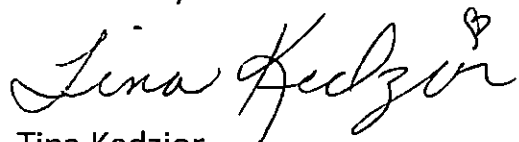
10524 Bird River Road

Middle River, MD 21220

To Whom it may Concern,

I live on Vincent Farm Lane and drive by the property at 10251 Bird River Road everyday. The improvements that have been made are a benefit to the neighborhood. It is always neat and clean. For the 40 years I have lived in the neighborhood it has always been apartment rentals. I have know several of the people that have lived there.

Thank You,

A handwritten signature in cursive script that reads "Tina Kedzior". The signature is fluid and includes a small heart-like flourish at the end of the last name.

Tina Kedzior

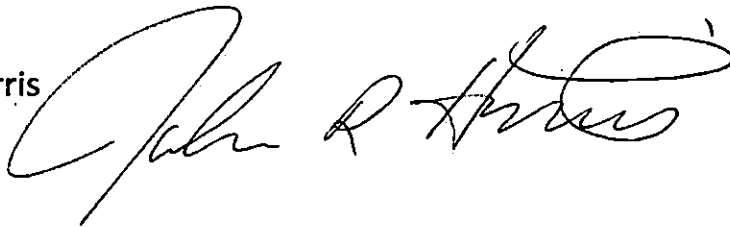
10503 Vincent Farm Lane
White Marsh, MD 21162

To Whom it may Concern,

I lived at 10251 Bird River Rd from 1980 to 1986. In the years I was there it was always apartment rentals.

Thank You,

John R. Harris

A handwritten signature in black ink, appearing to read "John R. Harris". The signature is written in a cursive style with a large, looping initial "J" and a distinct "R".

CASE NO. 2018-

0180-SPH

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment1/23DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NO comment1/12DEPS
(if not received, date e-mail sent _____)no comment

FIRE DEPARTMENT

2/27/18PLANNING
(if not received, date e-mail sent _____)NO obj
w/ conditions

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

2/15/18

SIGN POSTING

Date:

2/15/18

by

DOAK

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1900012047			
Owner Information					
Owner Name:		PRITCHETT KAREN		Use:	RESIDENTIAL
Mailing Address:		448 WATER WATCH CT BALTIMORE MD 21220-		Principal Residence:	NO
				Deed Reference:	/26160/ 00001
Location & Structure Information					
Premises Address:		10251 BIRD RIVER RD 0-0000		Legal Description:	.50 AC RER 100 FT SER BIRD RIVER RD VINCENT RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0083	0007	0241		0000	
				Block:	Lot:
				Assessment Year:	Plat No:
				2018	Plat Ref:
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
				Property Land Area	
				21,780 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					1 Carport
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	
			01/01/2015	07/01/2017	
				As of	
				07/01/2018	
Land:		36,400	36,400		
Improvements		1,300	1,300		
Total:		37,700	37,700	37,700	
Preferential Land:		0			
Transfer Information					
Seller: HARRIS JOHN K		Date: 09/12/2007		Price: \$300,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /26160/ 00001		Deed2:	
Seller: HARRIS JOHN W		Date: 11/08/1983		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06620/ 00802		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2017		07/01/2018
County:		000	0.00		
State:		000	0.00		
Municipal:		000	0.00		0.00
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 15 Account Number - 1508002710							
Owner Information									
Owner Name:		PRITCHETT KAREN			Use:		COMMERCIAL		
Mailing Address:		448 WATER WATCH CT BALTIMORE MD 21220-			Principal Residence:		NO		
					Deed Reference:		/26160/ 00001		
Location & Structure Information									
Premises Address:		10251 BIRD RIVER RD 0-0000			Legal Description:		1 AC SES BIRD RIVER VINCENT RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0083	0007	0228		0000				2018	
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1941		4666				1.0000 AC		06	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
1 1/2	YES	STANDARD UNIT			1 full				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2018		07/01/2017		07/01/2018	
Land:		150,000		150,000					
Improvements		138,800		138,100					
Total:		288,800		288,100		288,800		288,100	
Preferential Land:		0						0	
Transfer Information									
Seller: HARRIS JOHN K				Date: 09/12/2007			Price: \$300,000		
Type: ARMS LENGTH MULTIPLE				Deed1: /26160/ 00001			Deed2:		
Seller: HARRIS JOHN W				Date: 11/08/1983			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /06620/ 00805			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
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									

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No
Application**Date:**

GENERAL SITE INFORMATION

1. Ownership: Karen Pritchett
10233 Bird River Road
2. Address: 10247, 10249 & 10251 Bird River Road
3. Deed references: SM 26160/1 (1st & 2nd parcels)
3. Area: 21,780 sq. ft. (1st parcel) / 1 acre (2nd parcel)
4. 1st Parcel- Tax Map / Parcel / Tax account #: 83 / 241 / 19-00-012047
2nd Parcel- Tax Map / Parcel / Tax account #: 83 / 228 / 15-08-002710
5. Election District: 15 Councilmanic District: 6
ADC Map: 4702C2 & 4702D2 GIS tile: 083A2 Position sheet: 25NE37
6. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tiles 083A2 and the information provided by Baltimore County on the internet.
7. Improvements: Multi-family dwelling & parking lot. The existing dwelling and parking lot will remain.

OFFICE OF ZONING

Zoning: Bl & DR 1 There are no previous zoning cases on the subject parcels.

Parking Calculations

Required residential parking spaces: 16 (8 Rental Units)

Parking spaces provided on site: 14

BL Setbacks for Residential Buildings
(Use Sect. 302 BCZR)
Multifamily Buildings (Sect 1801.2.C.1.E BCZR)

Building face to building face (Front or Rear)	60'
Building face to public street right of way	25'
Building face to tract boundary Front or Rear	40'
Side	30'

ENVIRONMENTAL IMPACT

Watershed: Bird River URDL land type: 1

1. The existing dwellings are currently serviced by public water and sewer.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

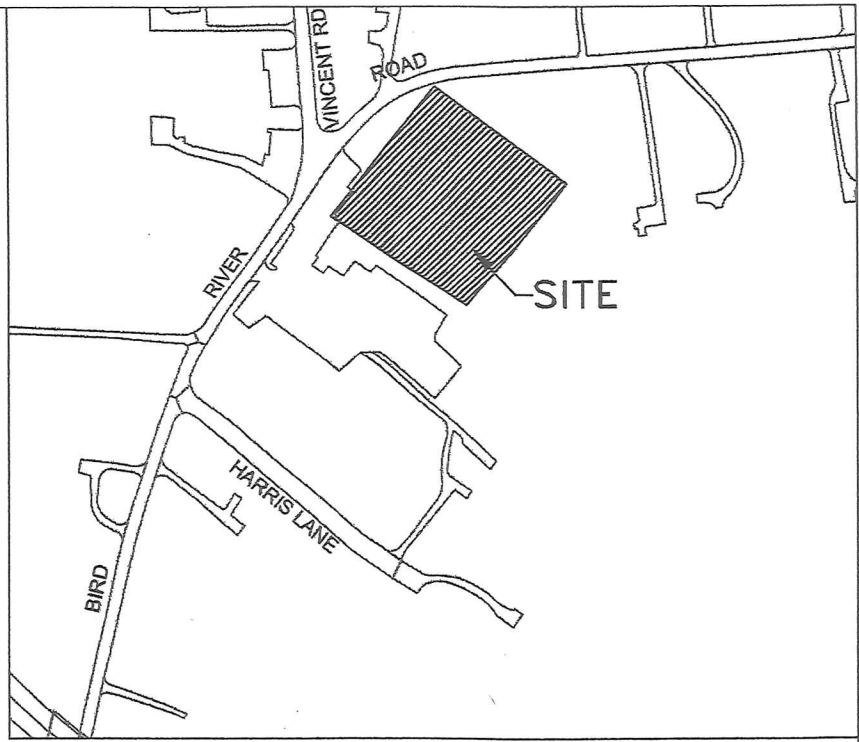
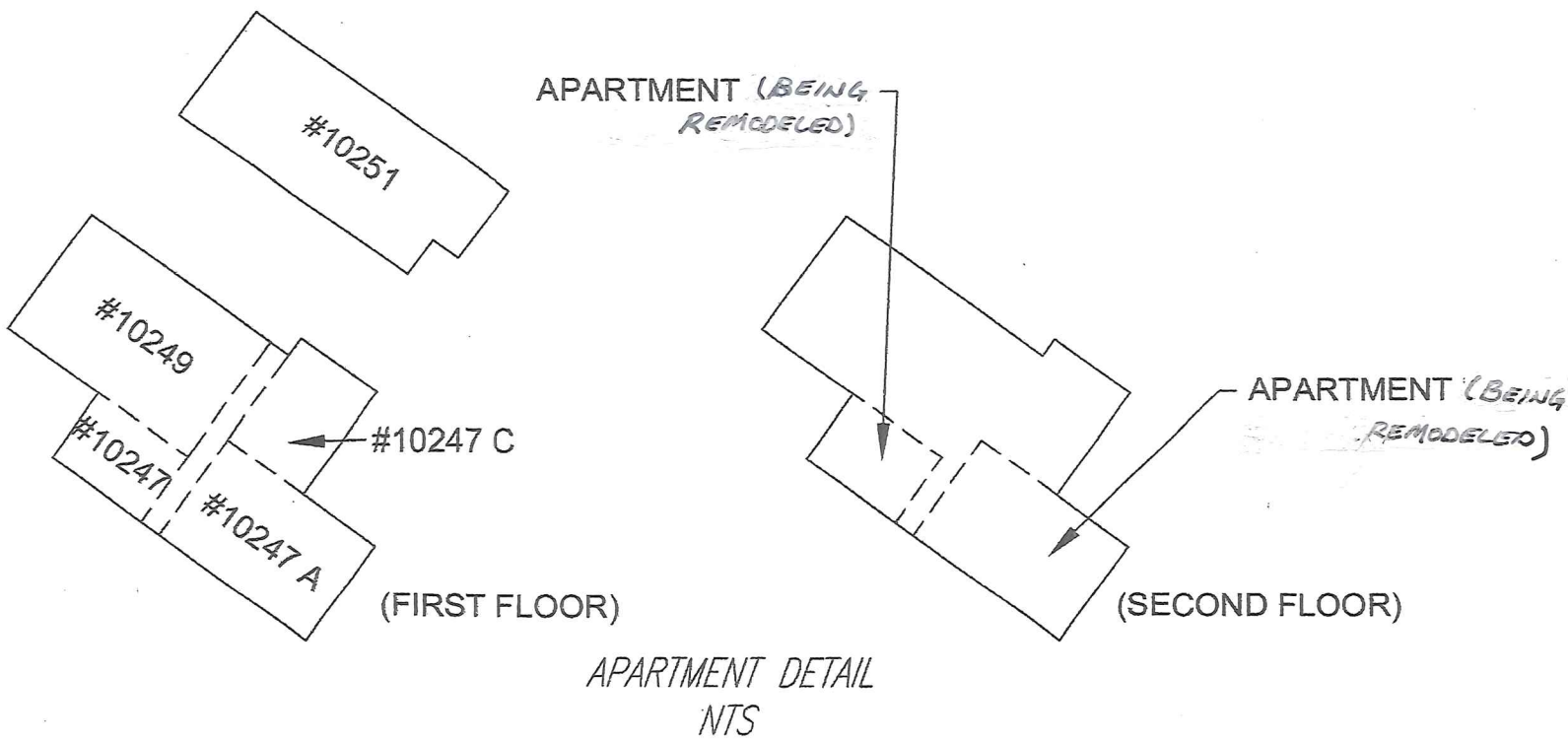
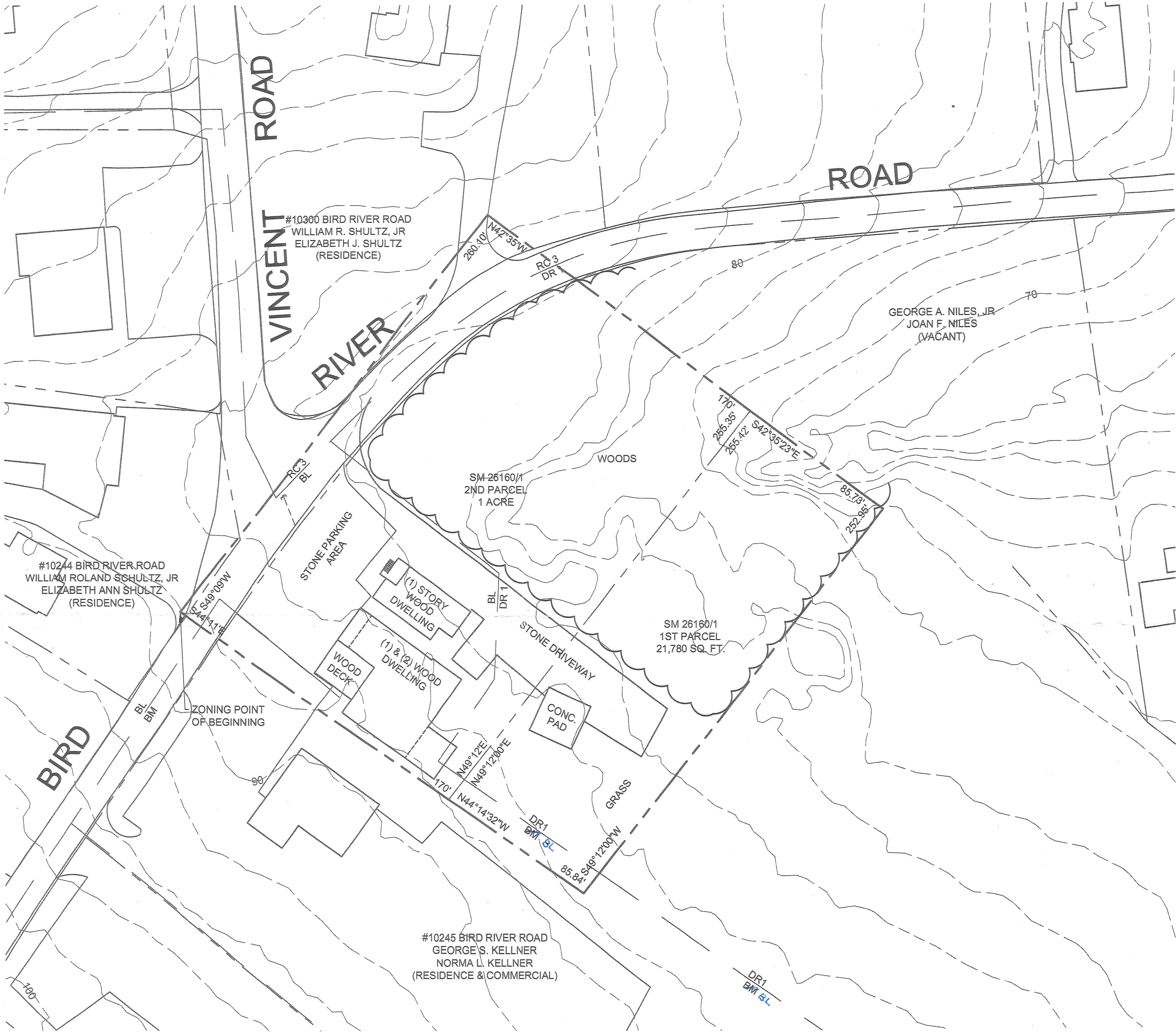
OFFICE OF PLANNING

Regional Planning District: Windlass District Code: 322

1. The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

Continued use of the dwellings and property as residential rentals.



Vicinity Map - Scale: 1" = 300'



REVISION

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21063
443-900-5535 or 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#10247, #10249, & 10251 BIRD RIVER ROAD

BALTIMORE COUNTY, MARYLAND
15th ELECTION DISTRICT 6th COUNCILMANIC DISTRICT



Date: 1/1/2018
Scale: 1" = 30'

PETITIONER'S
EXHIBIT NO. 1

GENERAL SITE INFORMATION

1. Ownership: Karen Pritchett
10233 Bird River Road
2. Address: 10247, 10249 & 10251 Bird River Road
3. Deed references: SM 26160/ 1 (1st & 2nd parcels)
4. Area: 21,780 sq. ft. (1st parcel) / 1 acre (2nd parcel)
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7. Improvements: Multi-family dwelling & parking lot. The existing dwelling and parking lot will remain.

OFFICE OF ZONING

Zoning: BL & DR 1 There are no previous zoning cases on the subject parcels.

Parking Calculations

Required residential parking spaces: 14 (7 Rental Units)

Parking spaces provided on site: 14

BL Setbacks for Residential Buildings
(Use Sect. 302 BCZR)
Multifamily Buildings (Sect. 1801.2.C.1.E BCZR)

Building face to building face (Front or Rear)	60'
Building face to public street right of way	25'
Building face to tract boundary	
Front or Rear	40'
Side	30'

ENVIRONMENTAL IMPACT

Watershed: Bird River URDL land type: 1

1. The existing dwellings are currently serviced by public water and sewer.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

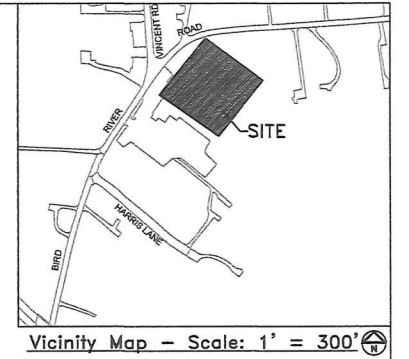
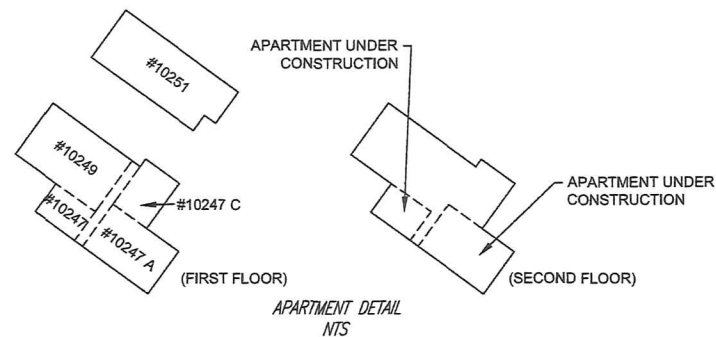
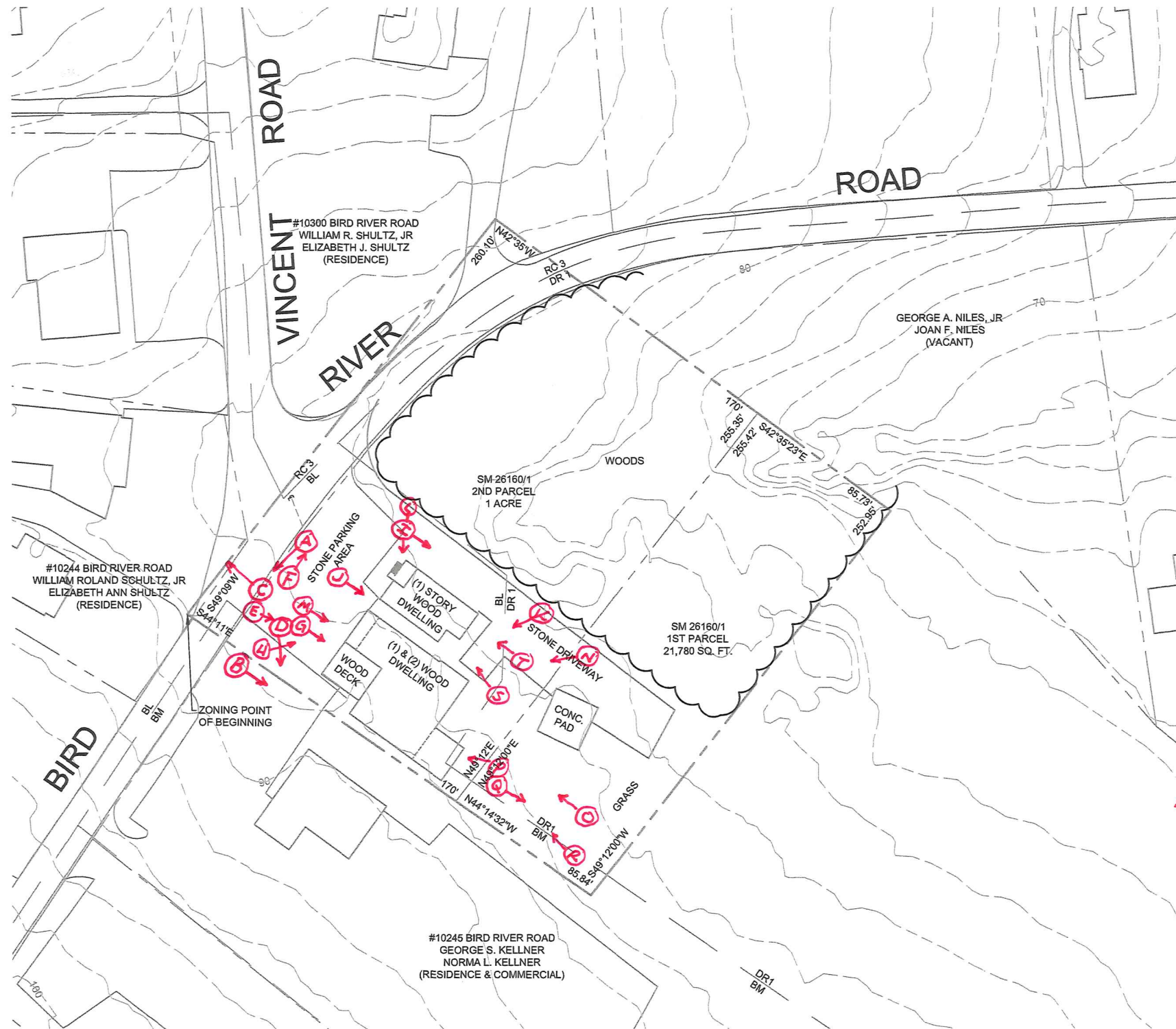
OFFICE OF PLANNING

Regional Planning District: Windlass District Code: 322

1. The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

Continued use of the dwellings and property as residential rentals.



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
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Freeland, MD 21053
o 443-900-5535 m 410-413-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#10247, #10249, & 10251 BIRD RIVER ROAD

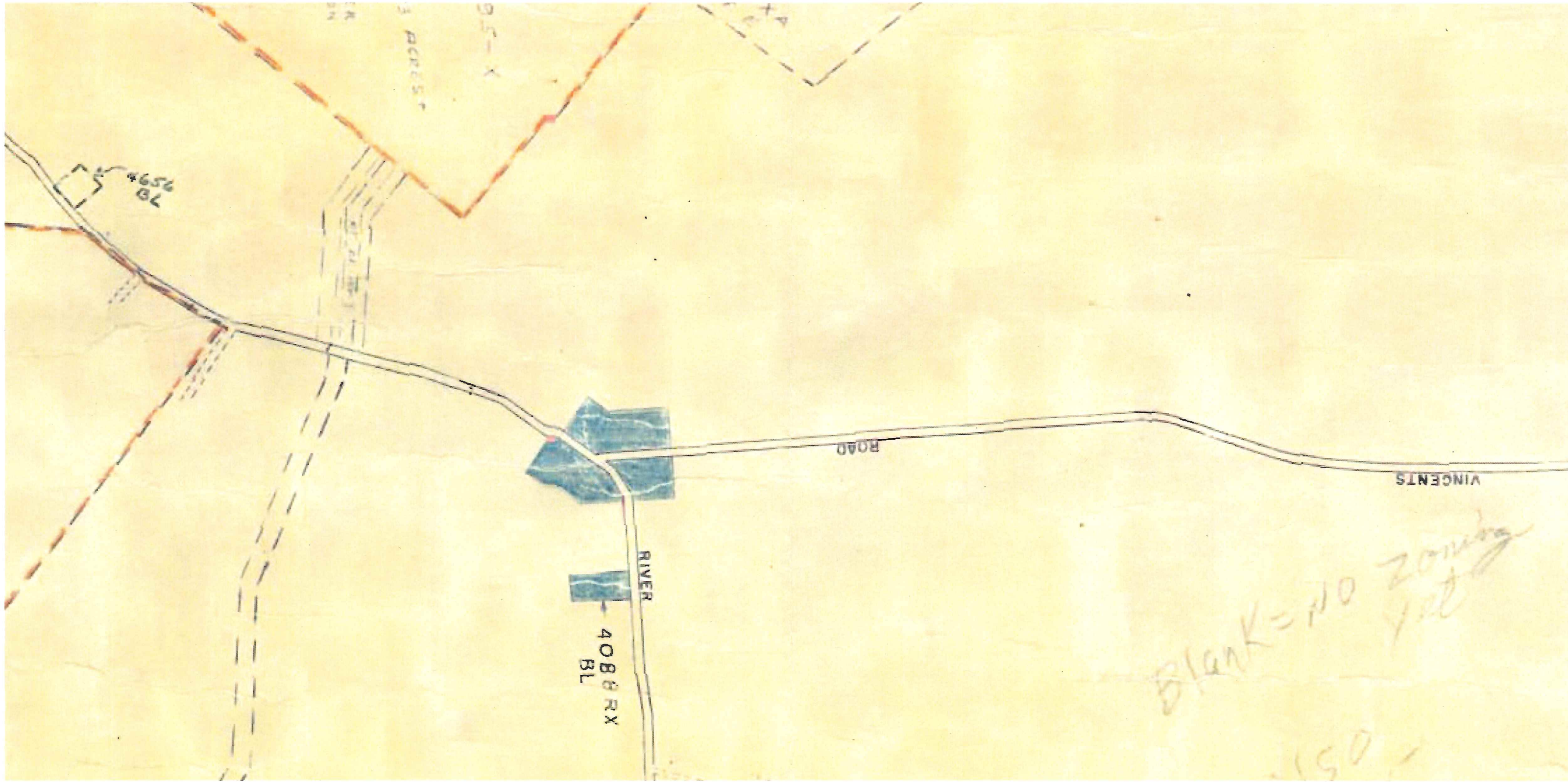
BALTIMORE COUNTY, MARYLAND
15th ELECTION DISTRICT 6th COUNCILMANIC DISTRICT

Date: 1/1/2018

Scale: 1"= 30'

PETITIONER'S

EXHIBIT NO. 2



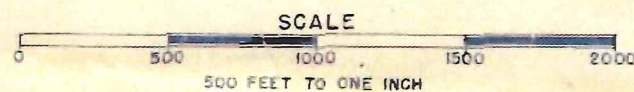
Blank = 750 zoning
1051

PART OF ZONING DISTRICT NO. 15

ZONING DEPARTMENT + BALTIMORE COUNTY

USE DISTRICT MAP

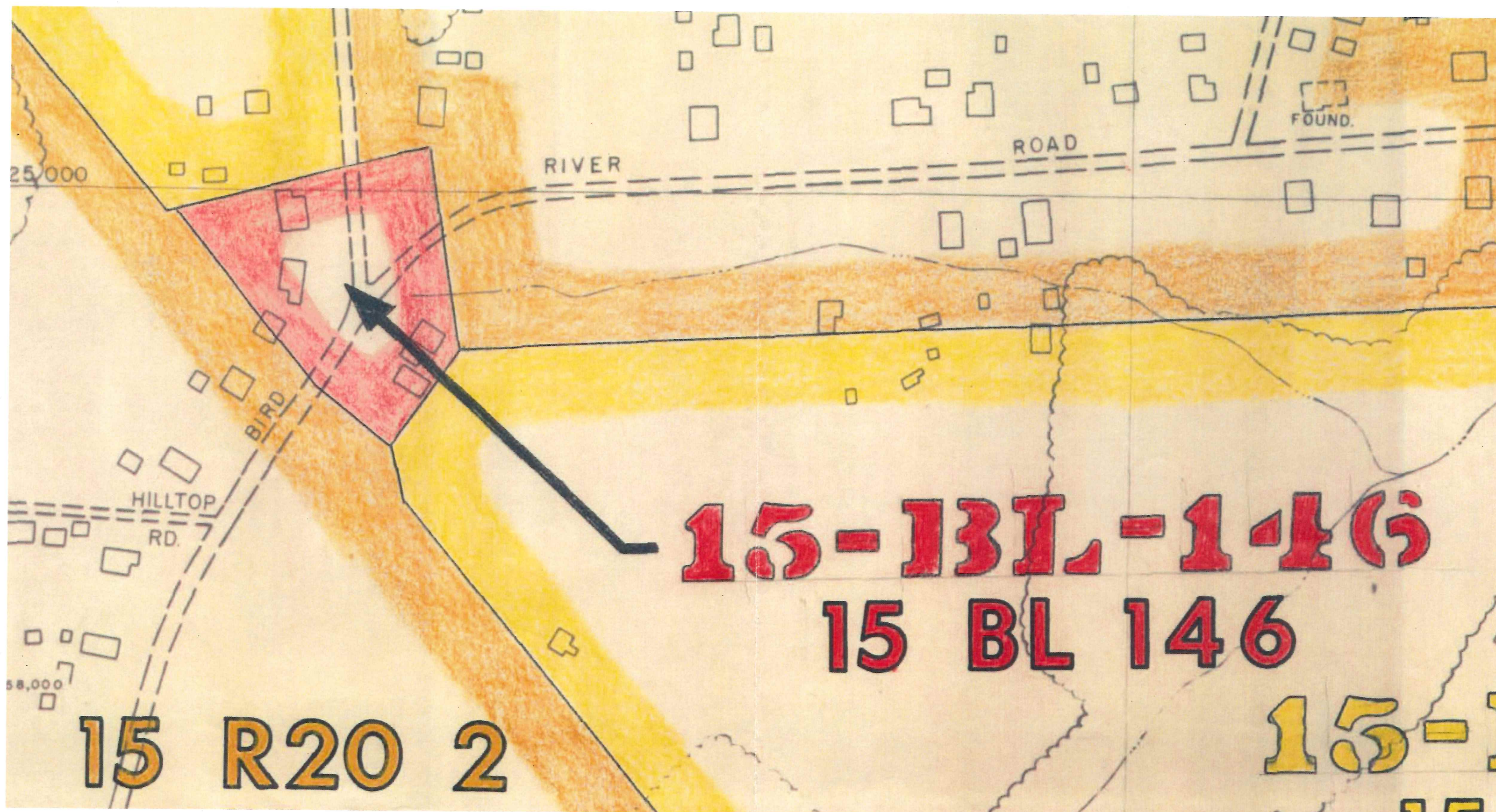
FIFTEENTH ELECTION DISTRICT OF BALTIMORE COUNTY
SECTION "C"



LEGEND

-  -- "A" RESIDENCE ZONE - R-G
-  -- "B" RESIDENCE ZONE - R-G
-  -- "C" RESIDENCE ZONE - R-A
-  -- "D" RESIDENCE ZONE - R-S
-  -- "E" COMMERCIAL ZONE - B-L
-  -- "F" INDUSTRIAL ZONE - M-L
-  -- G INDUSTRIAL ZONE
-  -- X - SPECIALS

MAP PREPARED BY
BY STANLEY J. KROSEN



15-131-146

15 BL 146

15 R20 2

15-

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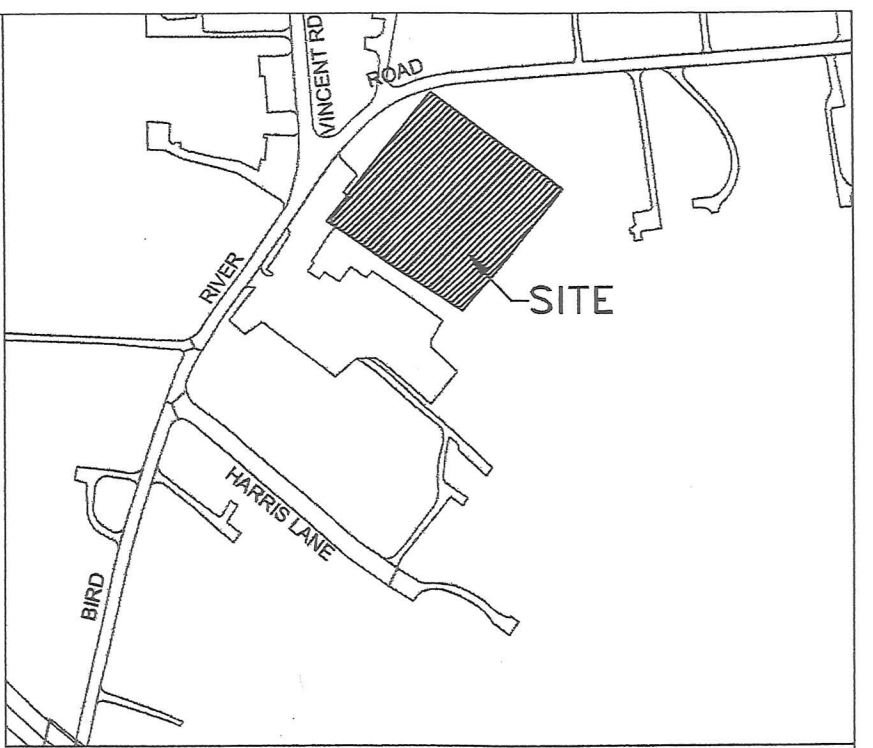
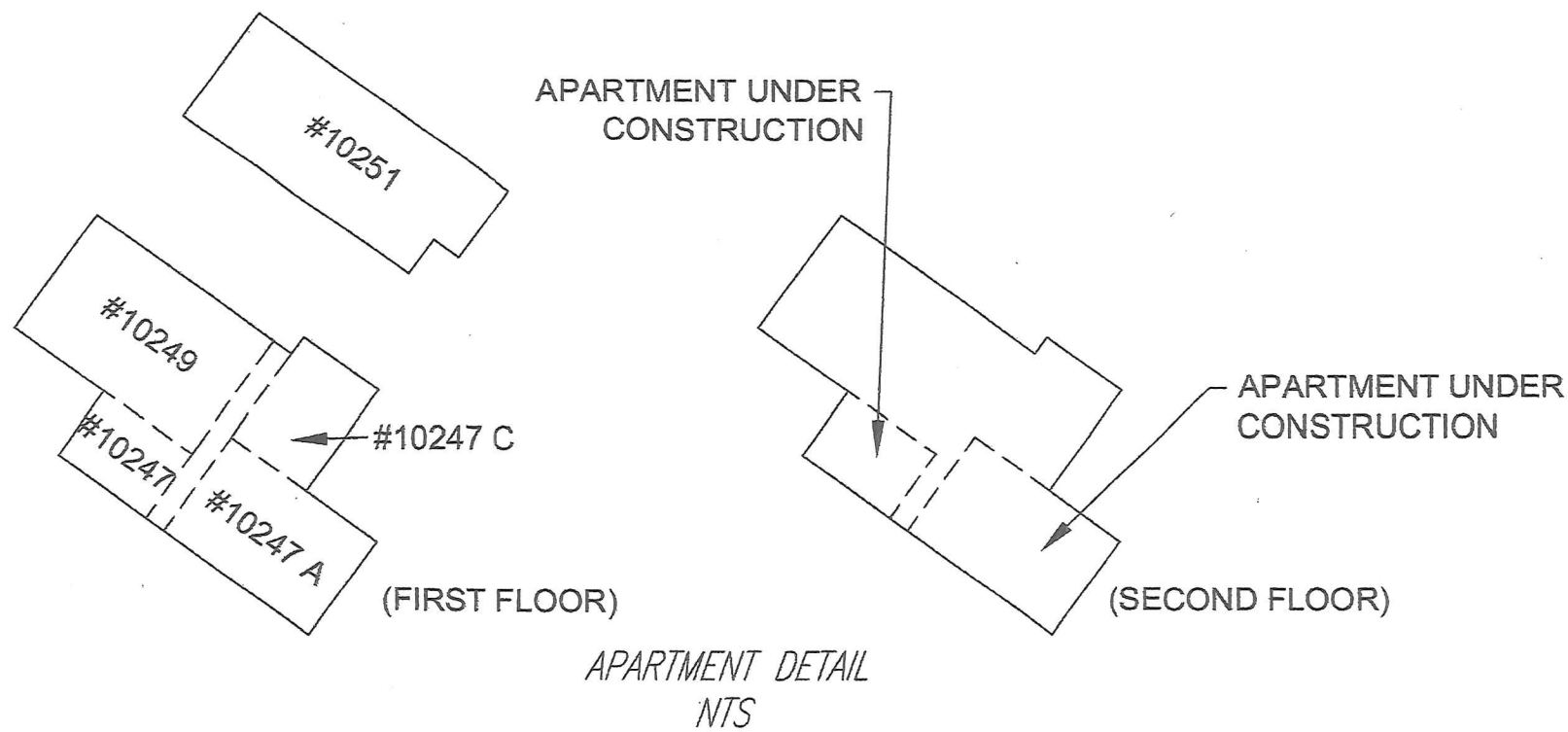
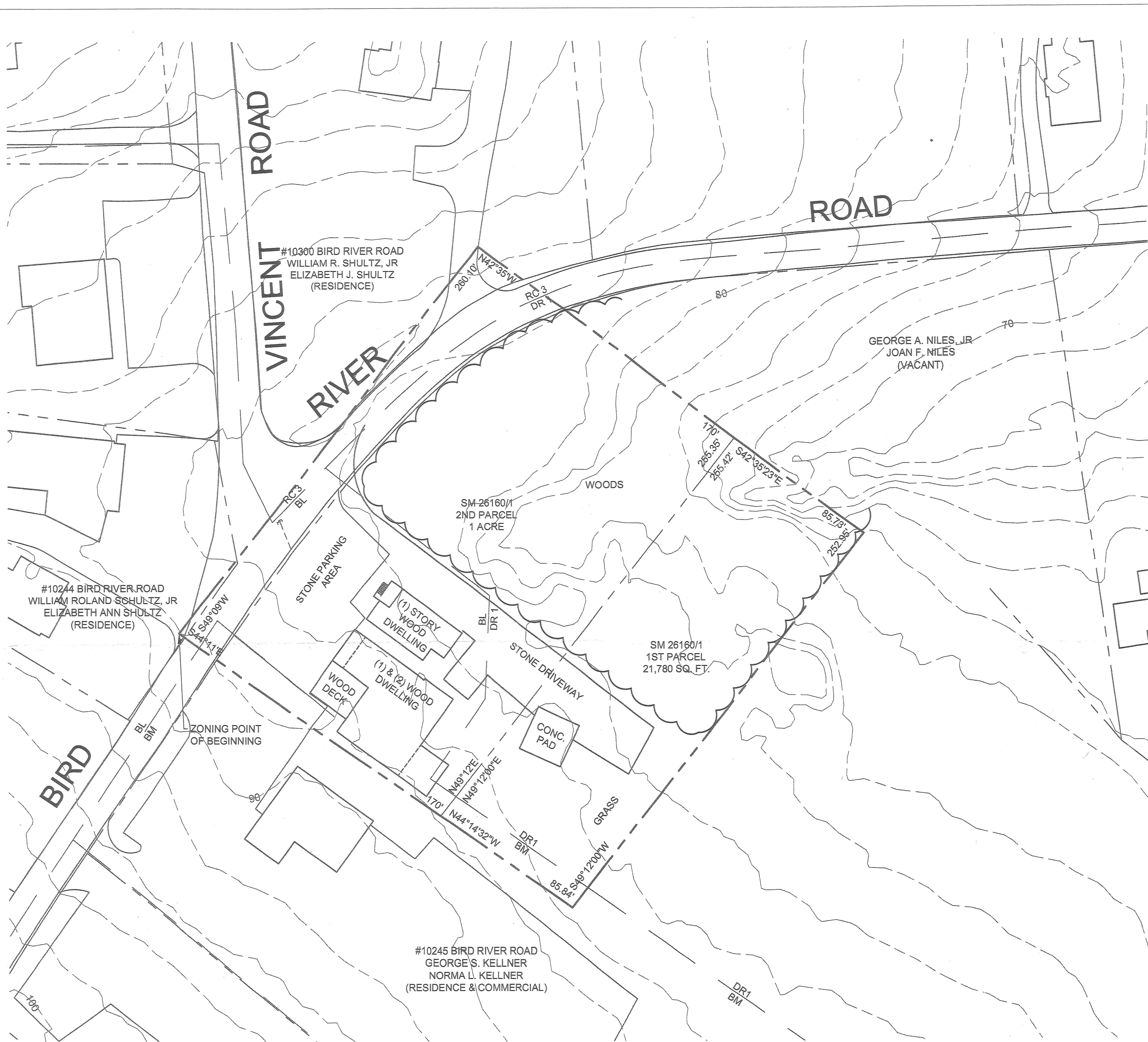
OFFICE OF PLANNING

Regional Planning District: Windlass District Code: 322

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