

M E M O R A N D U M

DATE: October 18, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0005-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on October 17, 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

/dlw

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(8500 Old Harford Road) *
9th Election District *
6th Council District *

Jonathan R. Eber *
Legal Owner *
Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0005-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Jonathan R. Eber, legal owner ("Petitioner"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") and originally sought a use permit for a boarding or rooming house with a maximum of six (6) tenants. A petition for variance sought to permit (4) tenant parking spaces in lieu of the required (6) tenant parking spaces and to permit parking spaces in the front yard (dual frontage lot) in lieu of the required side or rear yard only. Petitioner amended the special hearing request, seeking approval for a boarding house with four (4) tenants. In addition the variance request was withdrawn. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Jonathan Eber and surveyor Bruce Doak appeared in support of the requests. Several members of the community attended the hearing and opposed the request. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning ("DOP").

ORDER RECEIVED FOR FILING

Date 9/17/18

By sen

SPECIAL HEARING

A boarding or rooming house is a single-family dwelling occupied by three or more individuals not related to each other by blood, marriage or adoption. BCZR §101.1. Boarding and rooming houses are permitted in D.R. zones by use permit. BCZR §408B.1. The subject property is zoned R.O., which permits uses allowed in the D.R. zone. BCZR §204.3.A.1.

To obtain a use permit a petitioner must show the boarding house will not “be detrimental to the health, safety or general welfare of the surrounding community.” BCZR §408B.1.A.2.e. I do not believe Petitioner has satisfied that requirement in this case. The photographs submitted by Protestants show that the former tenants who lived in the property kept chickens, ducks and other animals at the dwelling. Large vehicles, including a school bus and motor home, were also parked illegally on the grass surrounding the dwelling. Witnesses testified a deer was “processed” on the site and that its entrails were covered with maggots and caused an unbearable odor in the summer heat. While I understand the owner took action to evict the troublesome tenant, the evidence submitted at the hearing easily supports the conclusion that a boarding house at this location would be injurious to the health, safety and welfare of the community.

THEREFORE, IT IS ORDERED this 17th day of **September, 2018**, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to Section 500.7 of the BCZR for a use permit for a boarding or rooming house with a maximum of four (4) tenants, be and is hereby DENIED.

ORDER RECEIVED FOR FILING

Date

9/17/18

By

Sen

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:slh

ORDER RECEIVED FOR FILING

Date 9/17/18

By slh



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 8500 OLD HARFORD ROAD which is presently zoned R.O.
Deed References: 35620/443 10 Digit Tax Account # 0918352170
Property Owner(s) Printed Name(s) JONATHAN R. EBER

(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

SEE ATTACHED PAGE

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

3. ☒ a **Variance** from Section(s)

SEE ATTACHED PAGE

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 THE 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:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

JONATHAN R. EBER
Name #1 - Type or Print Name #2 - Type or Print

[Signature]
Signature #1 Signature #2

8500 OLD HARFORD ROAD BALTIMORE MD
Mailing Address City State

21234 / 443-804-5203 /
Zip Code Telephone # Email Address
JEBER0420@YAHOO.COM

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC
Name - Type or Print

[Signature]
Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
Mailing Address City State

21053 / 410-419-4906 /
Zip Code Telephone # Email Address
BDOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2019-0005-SPHA Filing Date 7/5/18

Do Not Schedule Dates: Reviewer [Signature]

8500 Old Hartford Road

Case# 2019-0005-SPWA

Partitions Requested

Jzb 9-13-19
SPECIAL HEARING PURSUANT TO SECTION 408.B BCZR TO ALLOW
A USE PERMIT FOR A BOARDING OR ROOMING HOUSE FOR A MAXIMUM
OF ~~(6) TENANTS~~ (4) tenants

Jzb 9-13-19
Per Section 409.6.A.1 AND 408B.1.D BCZR

Jzb 9-13-19
VARIANCE TO PERMIT (4) TENANT PARKING SPACES IN LIEU OF
THE REQUIRED (6) TENANT PARKING SPACES AND TO PERMIT PARKING
SPACES IN THE FRONT YARD (DUAL FRONTAGE LOT) IN LIEU OF THE
Per Section _____ REQUIRED SIDE OR REAR YARD ONLY.

Per Section _____

Per Section _____

Item #0005-



Zoning Description

8500 Old Harford Road
Ninth Election District Sixth Councilmanic District
Baltimore County, Maryland

Beginning at the northwest corner of Old Harford Road and Tommy True Court

Being Lots 45, 46, 47, 48 & 49 of Selby Heights as recorded in the land records of Baltimore County in Plat Book 5 page 63.

Containing 9,797 square feet 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



The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100

<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

8/23/2018

Order #: 11604448
Case #: 2019-0005-SPHA
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2019-0005-SPHA



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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: 2019-0005-SPHA

8500 Old Harford Road

W/s Old Harford Road, 25 ft. N of Tommy True Court

9th Election District - 6th Councilmanic District

Legal Owners: Jonathan Eber

Special Hearing to allow a use permit for a boarding or rooming house for a maximum of 6 tenants. Variance to permit 4 tenant parking spaces in lieu of the required 6 tenant parking spaces and to permit parking spaces in the front yard (dual frontage lot) in lieu of the required side or rear yard only.

Hearing: Thursday, September 13, 2018 at 10:00 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.

au23

2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 26

1. *Journal of the American Medical Association*, 1990; 263: 1039-1041.

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1. The first part of the document is a list of names and titles, including "The Hon. Mr. Justice" and "The Hon. Mr. Justice".



CERTIFICATE OF POSTING

August 24, 2018 (amended _____)

Re:
Zoning Case No. 2019-0005-SPHA
Legal Owner: Jonathan Eber
Hearing date: September 13, 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 **8500 Old Harford Road**.

The signs were posted on **September 24, 2018**.

The signs were inspected again on _____.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bruce E. Doak", with a stylized flourish at the end.

Bruce E. Doak
MD Property Line Surveyor #531

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

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

ZONING NOTICE

CASE NO. 2019-0005-SPHA
8500 Old Harford Road

A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE
LAW JUDGE IN TOWSON MARYLAND
PLACE: Room 204 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204

DATE & TIME: Tuesday September 13, 2018 10:00 AM

REQUEST: SPECIAL HEARING TO ALLOW A USE PERMIT FOR A
BOARDSHOP, ROOMING HOUSES FOR A MAXIMUM OF 6 TENANTS, 6
GARAGES, 6 TENANT SPACES AND 6 PARKING SPACES IN LIEU OF THE
SIDE ON PLAIN YARD ONLY.

PROPOSED: SPECIAL HEARING TO ALLOW A USE PERMIT FOR A
BOARDSHOP, ROOMING HOUSES FOR A MAXIMUM OF 6 TENANTS, 6
GARAGES, 6 TENANT SPACES AND 6 PARKING SPACES IN LIEU OF THE
SIDE ON PLAIN YARD ONLY.

IF YOU HAVE ANY COMMENTS OR QUESTIONS, PLEASE CALL 410-527-2337.

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ZONING NOTICE

CASE NO. 2019-0005-SPHA

8500 Old Harford 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: Tuesday September 13, 2018 10:00 AM

**REQUESTS: SPECIAL HEARING TO ALLOW A USE PERMIT FOR A
BOARDING OR ROOMING HOUSE FOR A MAXIMUM OF 6 TENANTS.
VARIANCES TO PERMIT 4 TENANT PARKING SPACES IN LIEU OF THE
REQUIRED 6 TENANT SPACES AND TO PERMIT PARKING SPACES IN
THE FRONT YARD (DUAL FRONTAGE LOT) IN LIEU OF THE REQUIRED
SIDE OR REAR YARD ONLY.**

**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. 2019-0005-SPHA

8500 Old Harford Road

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

THE HEARING IS HANDICAPPED ACCESSIBLE

PROJECT FOR A
OF 1 TENANT
SPACES IN LIEU OF THE
PARKING SPACES IN
IN LIEU OF THE REQUIRED
OTHER OR OTHER CONDITIONS ARE SOMETIMES
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

TO: THE DAILY RECORD
Thursday, August 23, 2018 - Issue

Please forward billing to:
Jonathan Eber
8500 Old Harford Road
Baltimore, MD 21234

443-804-5203

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: 2019-0005-SPHA

8500 Old Harford Road
W/s Old Harford Road, 25 ft. N/of Tommy True Court
9th Election District – 6th Councilmanic District
Legal Owners: Jonathan Eber

Special Hearing to allow a use permit for a boarding or rooming house for a maximum of 6 tenants. Variance to permit 4 tenant parking spaces in lieu of the required 6 tenant parking spaces and to permit parking spaces in the front yard (dual frontage lot) in lieu of the required side or rear yard only.

Hearing: Thursday, September 13, 2018 at 10:00 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.



DONALD I. MOHLER III
County Executive

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

August 8, 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: 2019-0005-SPHA

8500 Old Harford Road
W/s Old Harford Road, 25 ft. N/of Tommy True Court
9th Election District – 6th Councilmanic District
Legal Owners: Jonathan Eber

Special Hearing to allow a use permit for a boarding or rooming house for a maximum of 6 tenants. Variance to permit 4 tenant parking spaces in lieu of the required 6 tenant parking spaces and to permit parking spaces in the front yard (dual frontage lot) in lieu of the required side or rear yard only.

Hearing: Thursday, September 13, 2018 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Jonathan Eber, 8500 Old Harford Road, Baltimore 21234
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, AUGUST 24, 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.**

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE * OF ADMINISTRATIVE
8500 Old Harford Road; W/S Old Harford *
Road, 25' N of c/line of Tommy True Court *
9th Election & 6th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Jonathan E. Eder *
Petitioner(s) * BALTIMORE COUNTY
* 2018-005-SPHA

* * * * *

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of July, 2018, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

RECEIVED

JUL 16 2018

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: 2019-0005-SPHA

Property Address: 8500 Old Harford Road

Property Description: LOTS 45-49 SELBY HEIGHTS PB 5/63
NORTHWEST CORNER OLD HARFORD ROAD & TOMMY TRUE COURT

Legal Owners (Petitioners): JONATHAN R. EBER

Contract Purchaser/Lessee: /

PLEASE FORWARD ADVERTISING BILL TO:

Name: JONATHAN R. EBER

Company/Firm (if applicable): N/A

Address: 8500 Old Harford Road
BALTIMORE MD 21234

Telephone Number: 443-804-5203

Revised 5/20/2014

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

No. 171774

Date: 1/3/18

PALETTE

BUSINESS	ACTUAL	TIME	IRW
7/05/2018	7/05/2018	10:29:00	1

WASH WALKIN CJR
STRT N 793052 6/7/05/2016 CFIN

3 528 ZONING VERIFICATION
NO 10074

Receipt for \$150.00
\$150.00 OK \$1.00 DA
Baltimore County, Maryland

Rev. Sub
Source/ Rev/

Fund	Dept	Unit	Sub-Unit	Obj	Sub-Obj	Dept-Obj	BS Acct	Amount
00	800	0000		6150				6150

Total: \$750

Rec From Bruce Doak

For zoning hearing - case # 2019-0005-SPHA

DISTRIBUTION

WHITE - CASHIER

PINK AGENCY

YELLOW - CUSTOMER

GOLD ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S VALIDATION



DONALD I. MOHLER III
County Executive

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

September 5, 2018

Jonathan R Eber
8500 Old Harford Road
Baltimore MD 21234

RE: Case Number: 2019-0005 SPHA, Address: 8500 Old Harford Road

Dear Mr. Eber:

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Bruce E Doak Consulting LLC, 3801 Baker Schoolhouse Road, Freeland MD 21053

Date: 7/16/18

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

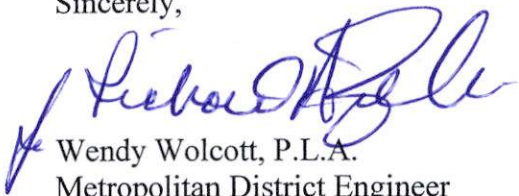
Dear Ms. Lewis:

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. 2019-0005-SPHA

*Special Hearing, Variance
Jonathan R. Eder
8500 Old Hartford 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

9-13

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-005



INFORMATION:

Property Address: 8500 Old Harford Road
Petitioner: Jonathan R. Eber
Zoning: RO
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve a use permit for a boarding or rooming house for a maximum of 6 tenants and also the petition for variance to permit 4 tenant parking spaces in lieu of the required 6 tenant parking spaces and to permit parking spaces in the front yard (dual frontage lot) in lieu of the required side or rear yard only.

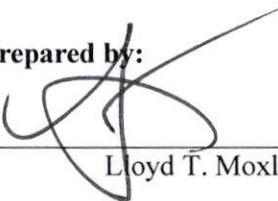
A site visit was conducted on 7/24/2018.

The Department has no objections to granting the petitioned zoning relief conditioned upon the following:

- Submit to the Department to the attention of the contact person listed below a floor plan indicating the layout of the interior space and indicating the number of bedrooms and bathrooms.
- Remove all debris and outside storage of furniture from outside of fenced area on Tommy True Court frontage.

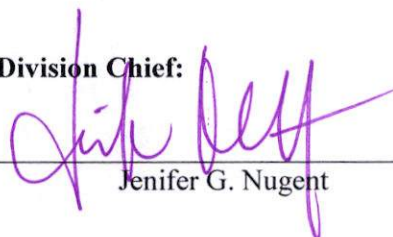
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

AVA/JGN/LTM/

c: Laurie Hay
Bruce E. Doak
Office of the Administrative Hearings
People's Counsel for Baltimore County

9-13

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: July 18, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0005-SPHA
Address 8500 Old Harford Road
(Eder Property)

Zoning Advisory Committee Meeting of **July 23, 2018**.

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

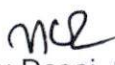
Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: August 10, 2018

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 23, 2018
Item No. 2018-0345-SPHA, 2019-0001-A, 0002-SPHA, 0003-A, 0004-A,
0005-SPHA, 0008-A, 0009-A and 0010-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: 8/20/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-005

INFORMATION:

Property Address: 8500 Old Harford Road
Petitioner: Jonathan R. Eber
Zoning: RO
Requested Action: Special Hearing, Variance

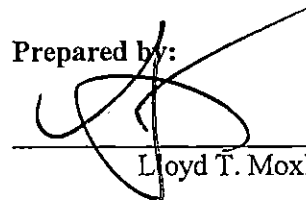
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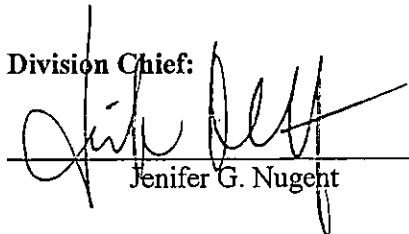
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The Department has no objections to granting the petitioned zoning relief conditioned upon the following:

- Submit to the Department to the attention of the contact person listed below a floor plan indicating the layout of the interior space and indicating the number of bedrooms and bathrooms.
- Remove all debris and outside storage of furniture from outside of fenced area on Tommy True Court frontage.

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

Prepared by: 
Lloyd T. Moxley

Division Chief: 
Jenifer G. Nugent

AVA/JGN/LTM/

c: Laurie Hay
Bruce E. Doak
Office of the Administrative Hearings
People's Counsel for Baltimore County

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
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DATE: July 18, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0005-SPHA
Address 8500 Old Harford Road
(Eder Property)

Zoning Advisory Committee Meeting of **July 23, 2018**.

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

Reviewer: Steve Ford

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment8/10DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NO COMMENT7/18DEPS
(if not received, date e-mail sent _____)NO COMMENT8/28/18

FIRE DEPARTMENT

NO Obs
w/ conditions7/16/18PLANNING
(if not received, date e-mail sent _____)NO Obs

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. CC 1806 107)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

8/23/18SIGN POSTING (1st)

Date:

8/24/18

by

DOCKSIGN POSTING (2nd)

Date:

by

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			
Tax Exempt:			Special Tax Recapture:						
Exempt Class:			NONE						
Account Identifier:			District - 09 Account Number - 0918352170						
Owner Information									
Owner Name:		EBER JONATHAN R			Use:		COMMERCIAL/RESIDENTIAL		
					Principal Residence:		YES		
Mailing Address:		8500 OLD HARFORD RD BALTIMORE MD 21234-3920			Deed Reference:		/35620/ 00443		
Location & Structure Information									
Premises Address:		8500 OLD HARFORD RD 0-0000			Legal Description:		LT 49 PT 45-48 8500 OLD HARFORD RD SELBY HEIGHTS		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0071	0019	1281		0000			49	2017	Plat Ref: 0005/0063
Special Tax Areas:				Town:			NONE		
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1949		1840				9,797 SF		06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	YES	STANDARD UNIT	BLOCK	1 full	1 Attached				
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of	As of		As of		
				01/01/2017	07/01/2018		07/01/2019		
Land:			148,900	148,900					
Improvements			125,800	125,800					
Total:			274,700	274,700	274,700		274,700		
Preferential Land:			0		0				
Transfer Information									
Seller: RINAUDO ANGELO G				Date: 12/04/2014			Price: \$140,000		
Type: NON-ARMS LENGTH OTHER				Deed1: /35620/ 00443			Deed2:		
Seller: RINAUDO SAM				Date: 05/19/2000			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /14476/ 00731			Deed2:		
Seller: RINAUDO SAM				Date: 05/11/1979			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /06018/ 00662			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019			
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 **Date:**
Application

CASE NAME Eben
CASE NUMBER 2019-0005
DATE 9/13/18

[illegible]

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER

DATE 9-13-2018

CITIZEN'S SIGN - IN SHEET

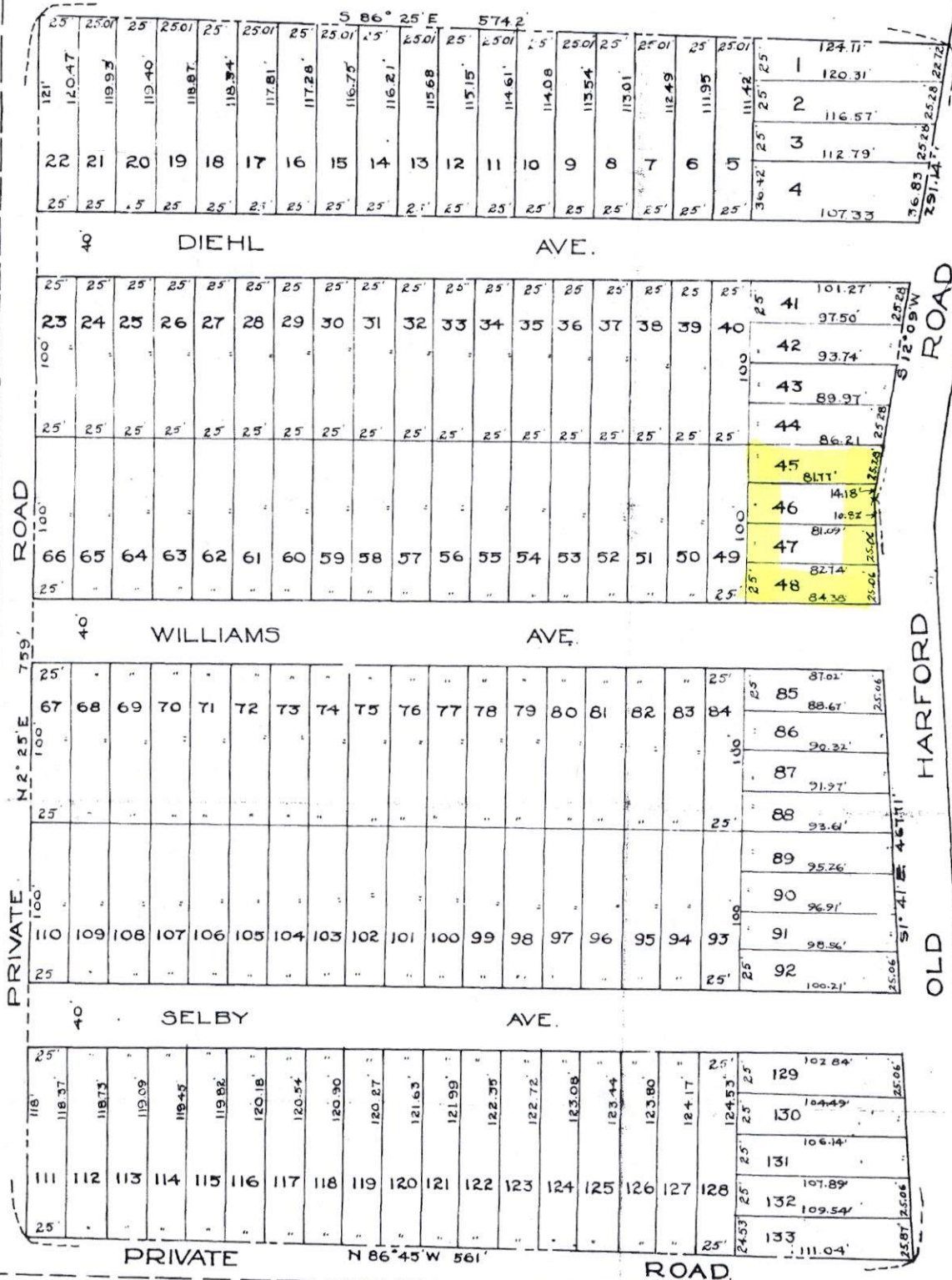
NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]



SELBY HEIGHTS

BALTIMORE COUNTY MD.

OFFICE: 2-S. HOLLIDAY ST

BALTIMORE, MD.

SURVEYED AND PLATTED BY

J. SPENCE HOWARD

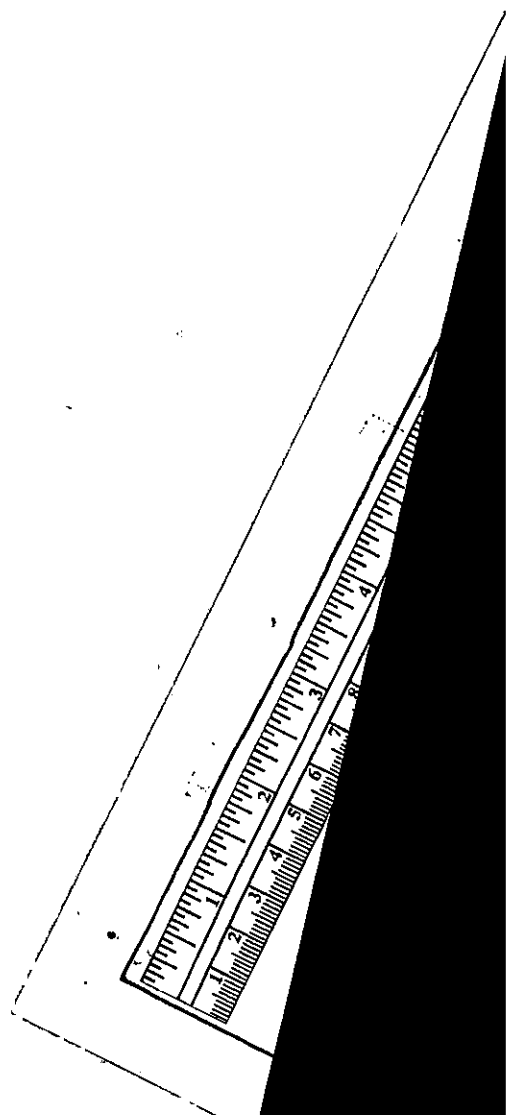
CIVIL & CONSULTING ENGINEER - BALTIMORE, MD.

SCALE: 1 INCH = 60 FEET

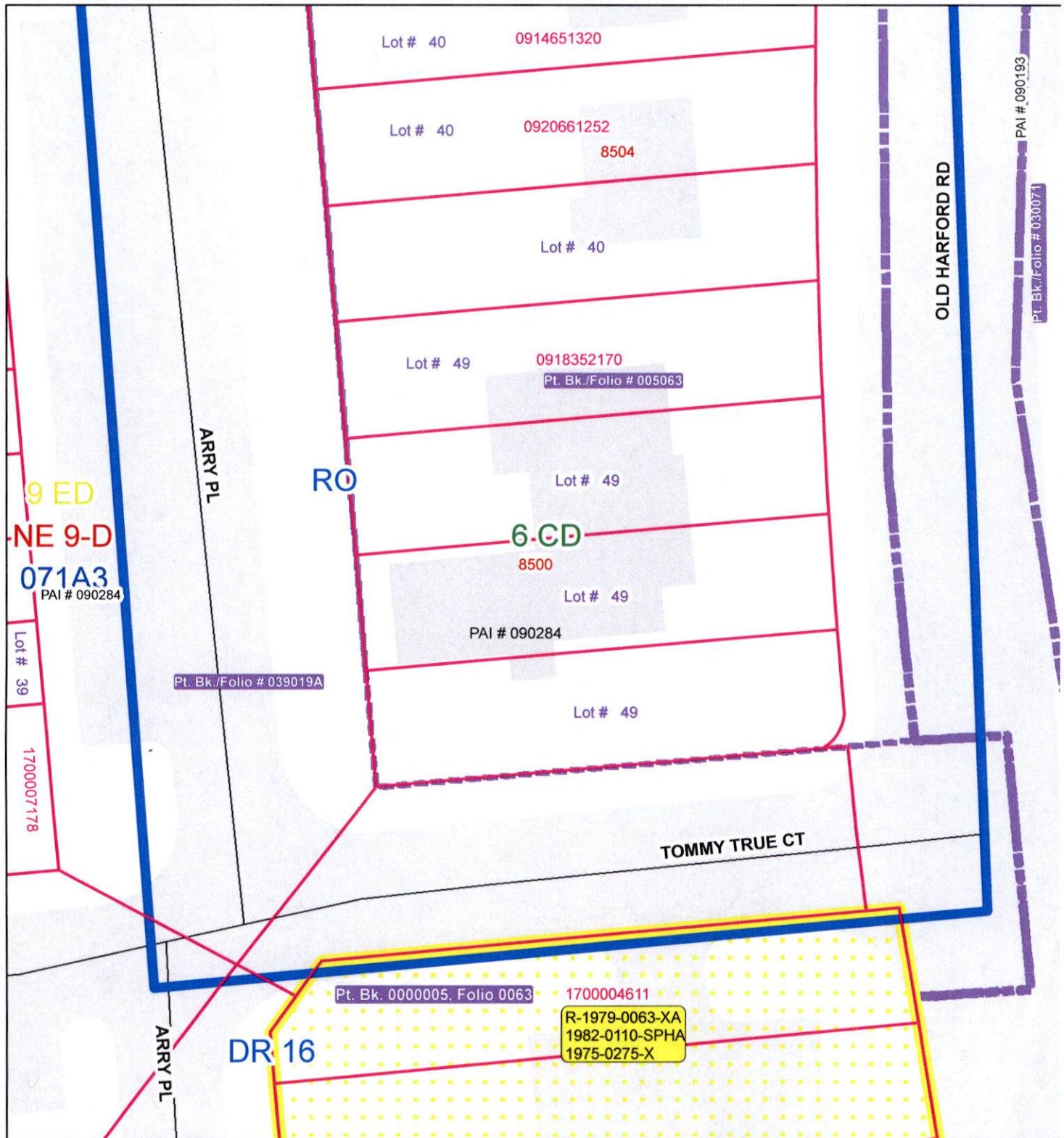
MAY 27, 1920.

Item #0005

Book III - File 399



8500 Old Harford Road



Publication Date: 7/3/2018



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

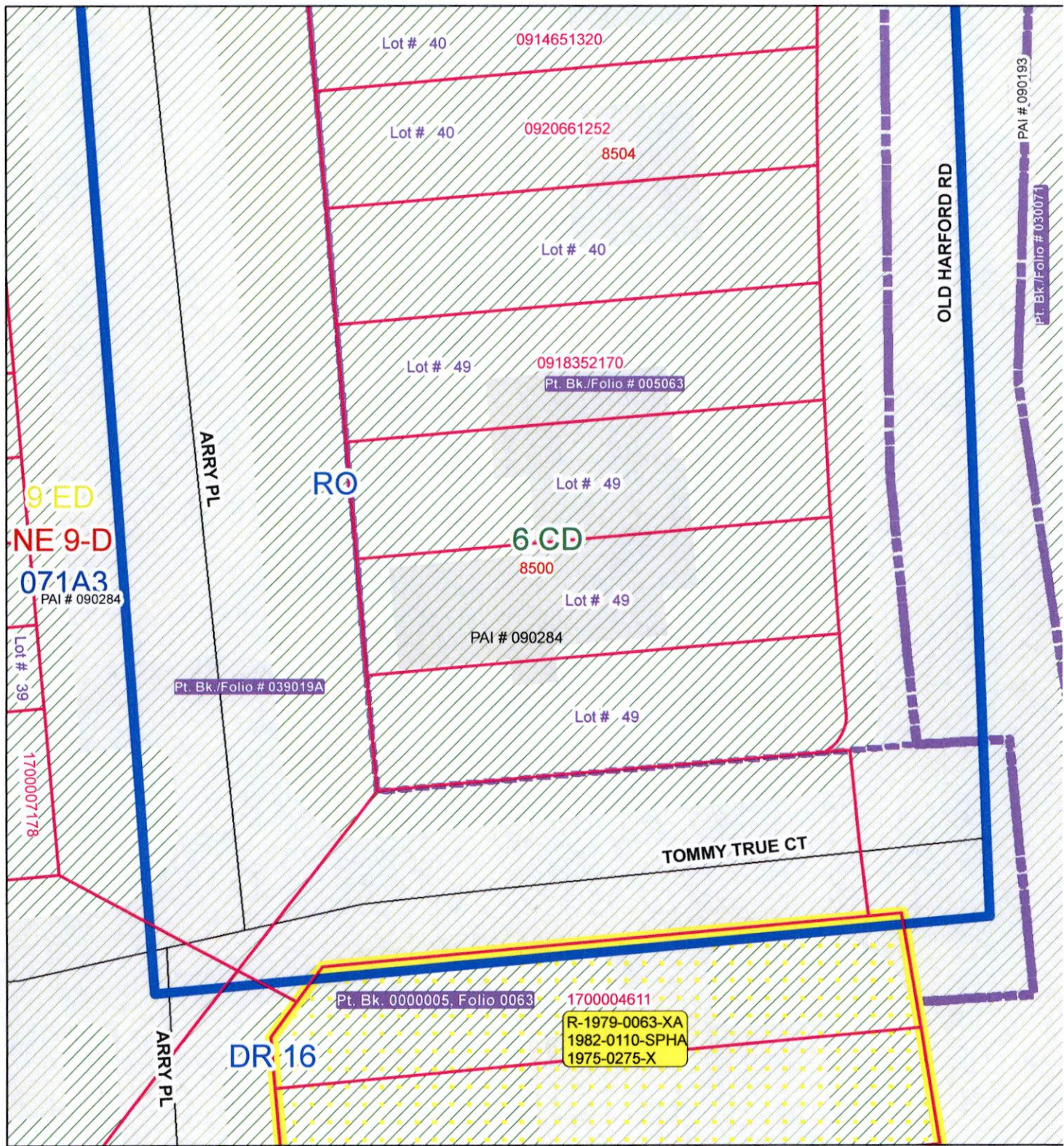


0 5 10 20 30 40
Feet

1 inch = 30 feet

Item # 0005

8500 Old Harford Road



Publication Date: 7/3/2018



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40
Feet

1 inch = 30 feet

Item #0005

8500 Old Harford Road



PETITIONER'S

EXHIBIT NO. 2

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0918352170			
Owner Information					
Owner Name:		EBER JONATHAN R		Use:	COMMERCIAL/RESIDENTIAL
Mailing Address:		8500 OLD HARFORD RD BALTIMORE MD 21234-3920		Principal Residence:	YES
				Deed Reference:	/35620/ 00443
Location & Structure Information					
Premises Address:		8500 OLD HARFORD RD 0-0000		Legal Description:	LT 49 PT 45-48 8500 OLD HARFORD RD SELBY HEIGHTS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0071	0019	1281		0000	
					Block:
					49
					Lot:
					49
					Assessment Year:
					2017
					Plat No:
					0005/ 0063
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			NONE		
			Tax Class:		
			NONE		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1949		1840			
				Property Land Area	
				9,797 SF	
				County Use	
				06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	BLOCK	1 full	1 Attached
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	
			01/01/2017	07/01/2017	
Land:		148,900	148,900		
Improvements		125,800	125,800		
Total:		274,700	274,700	274,700	
Preferential Land:		0		0	
Transfer Information					
Seller: RINAUDO ANGELO G		Date: 12/04/2014		Price: \$140,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /35620/ 00443		Deed2:	
Seller: RINAUDO SAM		Date: 05/19/2000		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /14476/ 00731		Deed2:	
Seller: RINAUDO SAM		Date: 05/11/1979		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06018/ 00662		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:	

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

















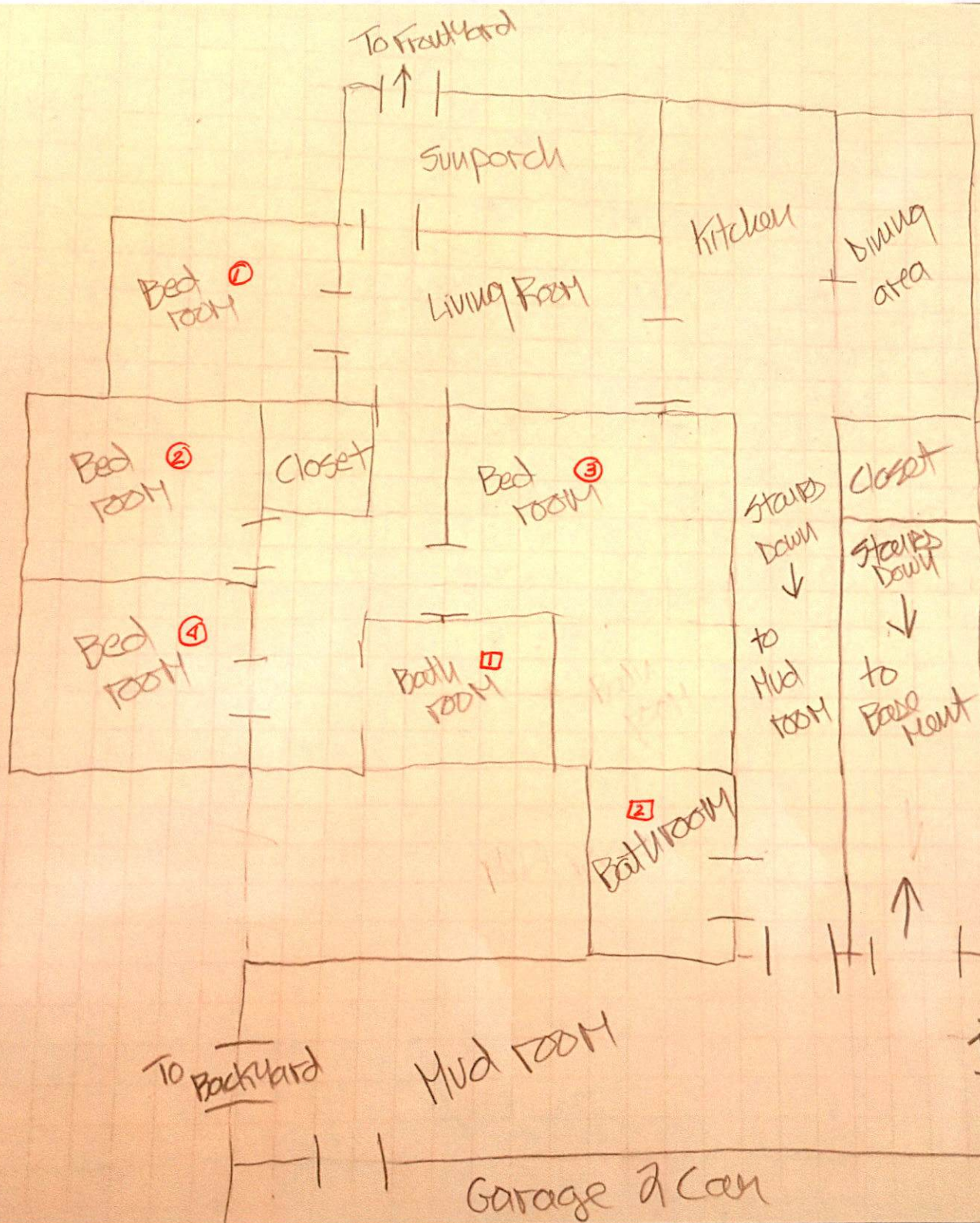








A



4500 Old Hartford Rd

(4) BEDROOMS

(2) BATHROOMS

(1) LIVING ROOM

(1) KITCHEN

(1) DINING AREA

PETITIONER'S

EXHIBIT NO.

5

We, the undersigned, do hereby oppose the proposal made by the Petitioner in Case #2019-0005-SPHA for a rooming house/boarding house with adjacent parking of up to 6 vehicles. The current structure on the property is a three (3) bedroom with one (1) bathroom residence which has been on the site since the 1940's. Across the street from the subject property are the Kings Ridge Apartments with dozens of dwelling units which are more than adequate to satisfy demand for rental property.

Name	Signature	Residence Address
Melissa Brandenburg	Melissa Brandenburg	2610 Som Lane Parkville Mo 21234
Valerie Goralski	Valerie Goralski	2608 SOWN LANE PARKVILLE, MD 21234
JANICE GORALSKI	Janice Goralski	2608 SOWN LANE PARKVILLE, MD 21234
CAROL Thurt	Carol Thurt	8404 Bayberry Pl Parkville 21234
MARGIE MARTIN	Margie Martin	8403 Birchwood Rd Parkville 21234
LYNN ROSA	Lynn Rosa	8404 Birchwood Rd 21234
William Staylor	William Staylor	8407 Bayberry Rd 21234
Michelle Enbark	Michelle Enbark	8506 Army Place 21234
MARCEL KAPFER	Marcel Kapfer	8500 ARMY PL 21234
Joseph H Kink	Joe H Kink	8516 ARMY PL 21234
William Hesson	William Hesson	8508 Army Pl 21234

PROT. 1

This is a petition related to Case Number 2019-0005 SPHA and 8500 Old Harford Road, Baltimore MD 21234.

Per the Zoning Notification, a hearing will be held on 9/13/18 to allow a Use Permit for Boarding or Rooming House for a Maximum of 6 Tenants. Variances to permit 4 tenant parking spaces in lieu of the required 6 tenant spaces and to permit parking in the front yard in lieu of the required side or rear yard only.

I am signing this petition as a concerned neighbor and resident who opposes approval of this zoning.

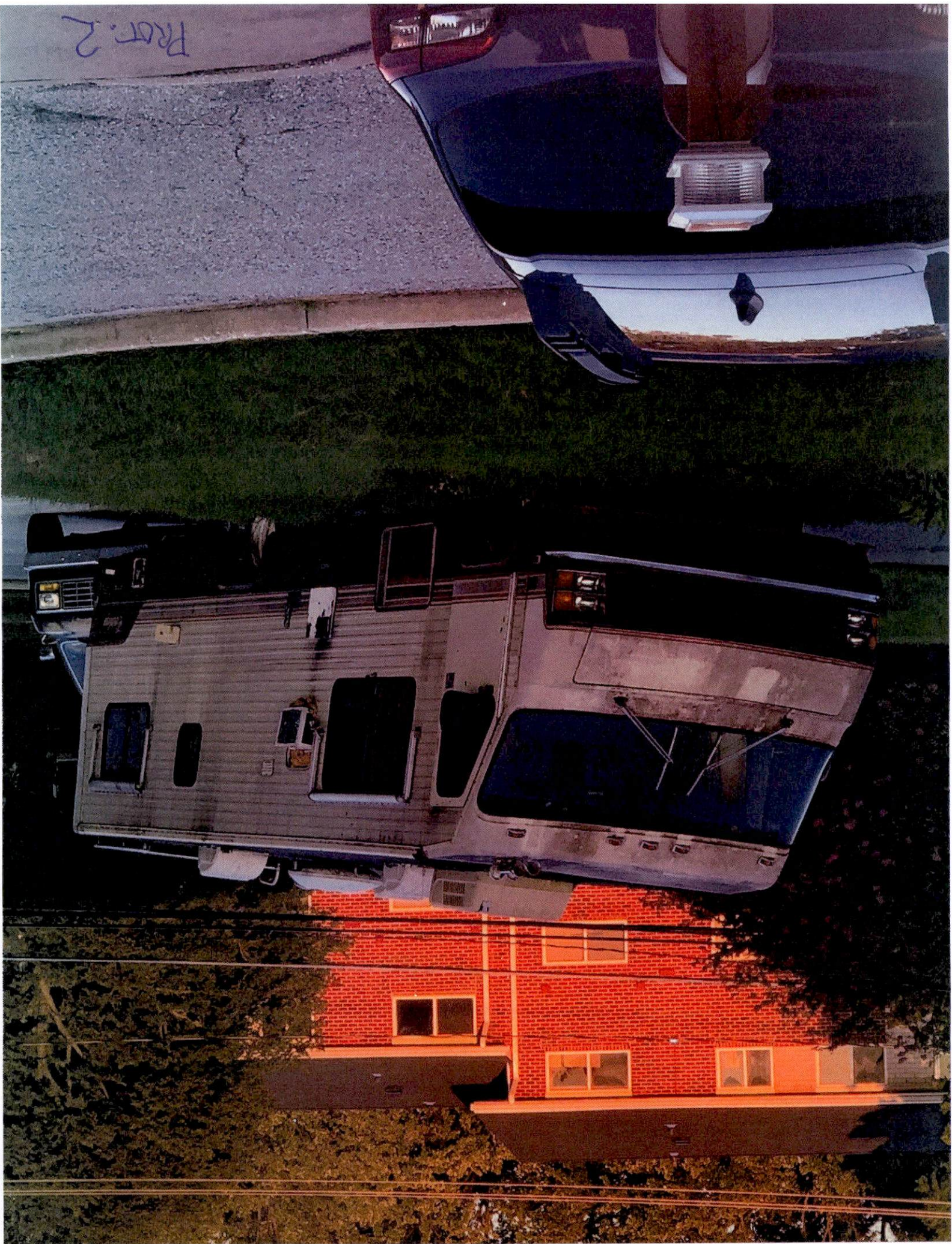
Name

Address

MAURICE JOHNSON	
FERDINAND J. SNYDER	1 TOMMY TRUE CT.
Antoinette Snyder	1 TOMMY TRUE CT
Jackie Gribble	6 Tommy True Ct
JANET DeANGELIS	4 TOMMY TRUE CT
DAWN LAURSEN	8514 ARRY PLAC
MARCELLA BAYER	8510 ARRY PLACE
BJ BAYER	8510 ARRY PLACE
VERNA FISHER	8514 ARRY PLACE
Jim Maguire	8504 ARRY PL
Neomi Maguire	8504 ARRY PL
TONY LOREK	8502 ARRY PI
Maria Spackman	8502 ARRY PI
Ray Spackman	8514 ARRY PI
Alexus Lauman	8514 ARRY PI
Shanika Wood	3 TOMMY TRUE CT
Sandi Winters	2 Tommy True Ct.

Address

34 Tommy True Ct
5 Tommy True Ct
36 Tommy True Ct
36 Tommy True Ct
42 Tommy True Ct.









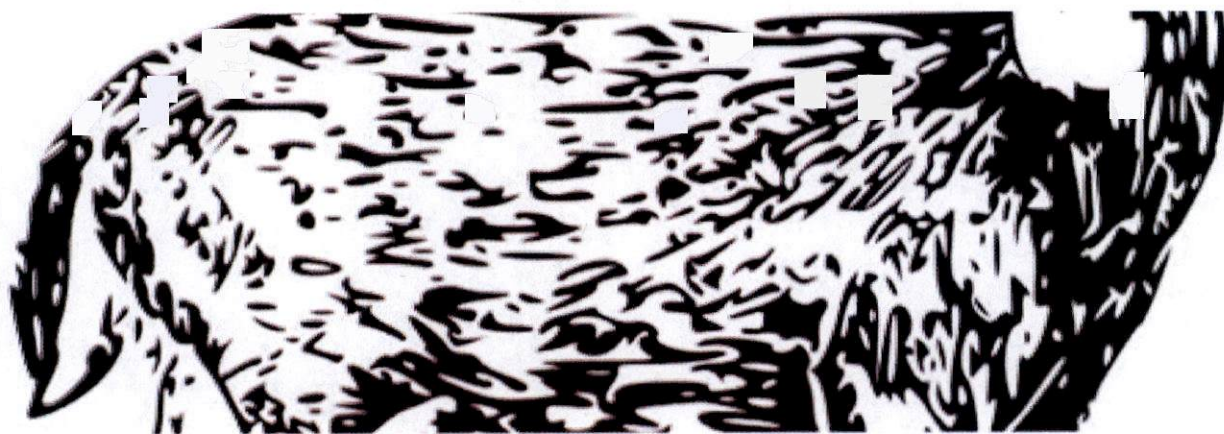




Danna Williams

From: Danna Williams <dannawms66@yahoo.com>
Sent: Thursday, September 06, 2018 4:12 PM
To: Danna Williams





NOV
17

Deer Processing

Charm City Farms · Public



Interested



Going



Share



More

 **Cindy, Renee and 4 others like Charm City Farms**



 **4 Going · 40 Interested · 2 Shares**

 **Saturday, November 17 at 10 AM - 4 PM**

 **Old Harford Homestead**

 **Tickets**



Charm City Farms

June 29 · 🌍



Day one of bark/vegetable hide tanning.







Buy

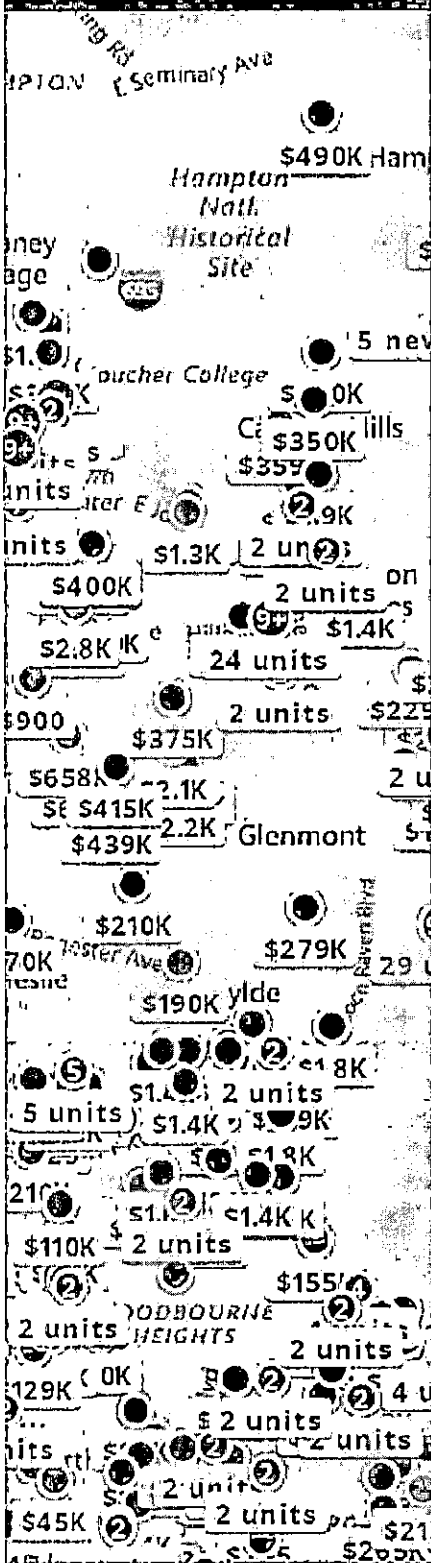
CONTACT AGENT

SAVE

SHARE

MORE

Only showing 500 homes



8516 Arry Pl Parkville, MD 21234

3 beds · 3 baths · 1,689 sqft

Very well kept, EOG townhome. Home is located on a large corner lot at the end of a quiet street. 3 bedrooms, 3 total baths - 1 full and 2 half, breakfast ba in kitchen, sep dining room, addition that can be used as an office or separate sitting room, ceiling fans, sky light, original hard wood floors on main level. HVAC ur is 1 year young, incl. humidifier and air purifier!

Facts and Features



Type
Townhouse



Year Built
1976



Cooling
Other



Parking
No Data



Days on Zillow
39 Days



Price/sqft
\$114

INTERIOR FEATURES

Bedrooms

Applian

Beds: 3

Applian

Bathrooms

Dishwas

Applian





3480

3 bedrooms
1.5 baths

Zone commercial office space

No more 2 unrelated adults unless authorized

8424 G #

- 5 yrs. owned

SFD - constructed
not principal dwelling

- now vacant

- 4 BRs - 2 BA - 1 Kitchen

1 lease - that guy sublet to 3 others.

Kelly - May of this year.

Rental Housing License
exp. 7/12/2021



GENERAL SITE INFORMATION

Site Information

1. Ownership: Jonathan R. Eber
8500 Old Harford Road Baltimore, MD 21234
2. Address: 8500 Old Harford Road Baltimore, MD 21234
3. Deed references: SA 355207-443
Lots 45-49 Selby Heights (PB 51/63)
4. Area: 9,797 sq. ft. / 0.224 acre (per SDAT)
5. Tax Map / Parcel / Tax account #: 71 / 1281 / 09-18-352170
6. Election District: 9 Councilmanic District: 3
ADC Map: 4580C9 GIS & Zoning title: 071A3 Position sheet: 33NE14
Census tract: 492002 Census block: 240054092002
Schools: Villa Cresta ES Loch Raven Academy Parkville HS
Growth Tier: 1 (served by public sewer and inside URDL)
7. 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 title 071A3 and the information provided by Baltimore County on the internet.
8. Improvements: Single multi family dwelling & parking lot. The existing dwelling and parking lot will remain. The dwelling was built in 1840 (per SDAT).

OFFICE OF ZONING

Zoning: R.O. There are no previous zoning cases on the subject parcels.

Parking Calculations

Required parking spaces: 4
Parking spaces provided on site: 4

R.O. Setbacks for Residential Buildings (same as DR 5.5)
(per section 1802.3.C.1 chart BCLR)

Front: 25 feet from the street right of way
Sides: 10 feet from the property line
Rear: 30 feet from the property line

ENVIRONMENTAL IMPACT

Watershed: Loch Raven Reservoir URDL land type: 1

1. The existing dwelling is currently served 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: Parkville District Code: 316

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

PROPOSED DEVELOPMENT

The use of the existing building and property as a boarding house

WESTERN ADJOINERS

Lot 38
#8500 Army Place
Frank W. Kagler & Marcella K. Kagler
#17-00-007178
(Residence)

Lot 39
#8502 Army Place
Tony Raymond Lorek
#17-00-010288
(Residence)

Lot 40
#8504 Army Place
James McGuire & Naomi McGuire
#17-00-010542
(Residence)

Lot 41
#8506 Army Place
Michelle C. Wheatcroft
#17-00-008724
(Residence)

Lot 42
#8508 Army Place
Susan C. Dwyer
#17-00-010543
(Residence)



PLAN TO ACCOMPANY
PHOTOGRAPHS

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Fresno, MD 21053
p 442-900-5535 m 410-619-4906
bdcak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#8500 OLD HARFORD ROAD

BALTIMORE COUNTY, MARYLAND
9th ELECTION DISTRICT 6th COUNCILMANIC DISTRICT

Date: 6/28/18

Scale: 1"=10'

PETITIONER'S

EXHIBIT NO. 4
PHOTOS A-L

GENERAL SITE INFORMATION

- Site Information
- Ownership: Jonathan R. Eber
8500 Old Harford Road Baltimore, MD 21234
 - Address: 8500 Old Harford Road Baltimore, MD 21234
 - Deed references: SM 35620/ 443
Lots 45- 49 Selby Heights (PB 5/ 63)
 - Area: 9,797 sq. ft. / 0.224 acre (per SDAT)
 - Tax Map / Parcel / Tax account #: 71 / 1281 / 09-18-352170
 - Election District: 9 Councilmanic District: 3
ADC Map: 4580C9 GIS & Zoning tile: 071A3 Position sheet: 33NE14
Census tract: 492002 Census block: 240054092002
Schools: Villa Cresta ES Loch Raven Academy Parkville HS
Growth Tier: 1 (served by public sewer and inside URDL)
 - 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 tile 071A3 and the information provided by Baltimore County on the internet.
 - Improvements: Single multi family dwelling & parking lot. The existing dwelling and parking lot will remain. The dwelling was built in 1840 (per SDAT).

OFFICE OF ZONING

Zoning: R.O. There are no previous zoning cases on the subject parcels.

Parking Calculations

Required parking spaces: 4
Parking spaces provided on site: 4

R.O. Setbacks for Residential Buildings (same as DR 5.5)
(per section 1502.3.C.1 chart BC2R)

Front: 25 feet from the street right of way
Sides: 10 feet from the property line
Rear: 30 feet from the property line

ENVIRONMENTAL IMPACT

Watershed: Loch Raven Reservoir URDL land type: 1

- The existing dwelling is currently served by public water and sewer.
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.
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OFFICE OF PLANNING

Regional Planning District: Parkville District Code: 316

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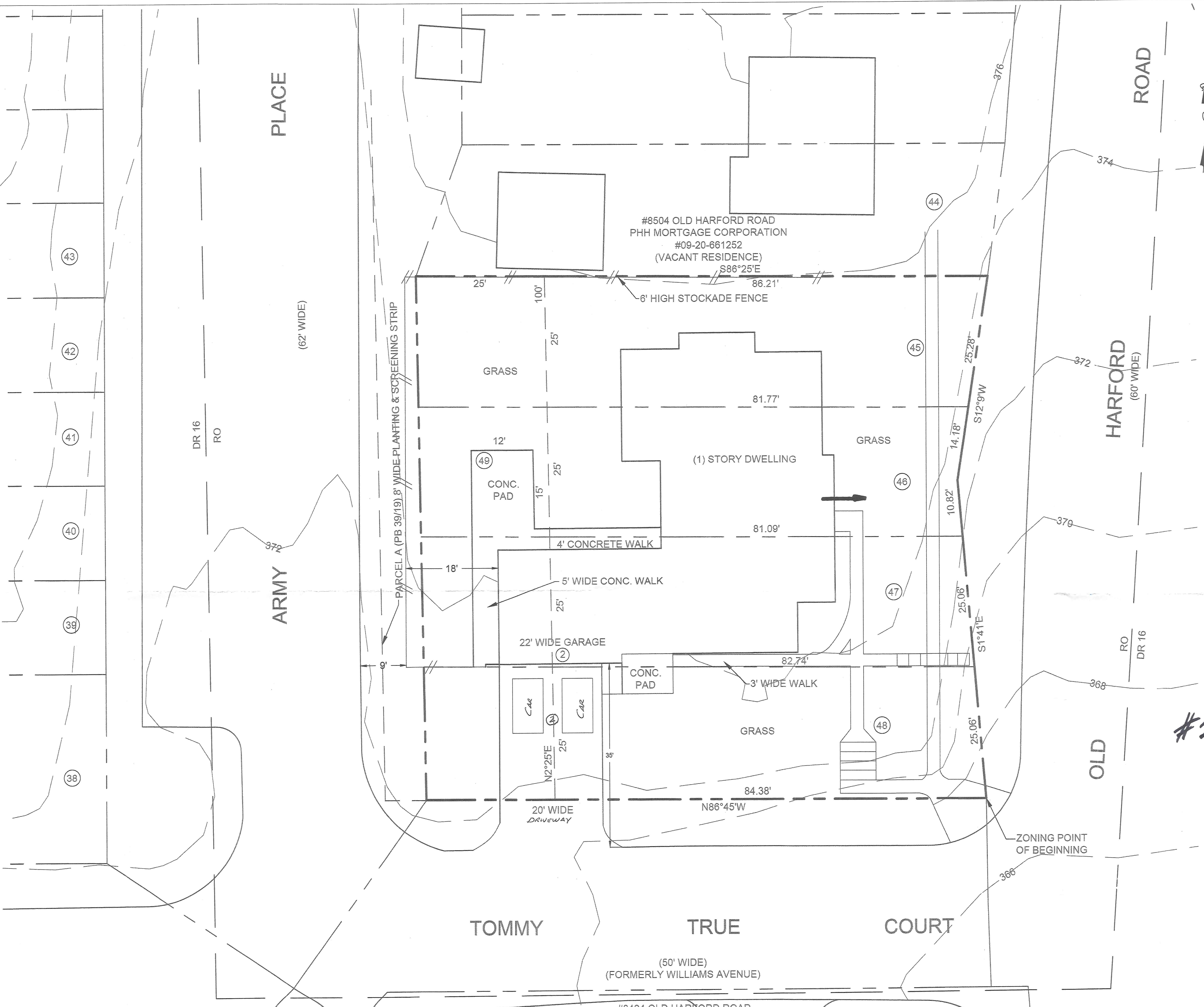
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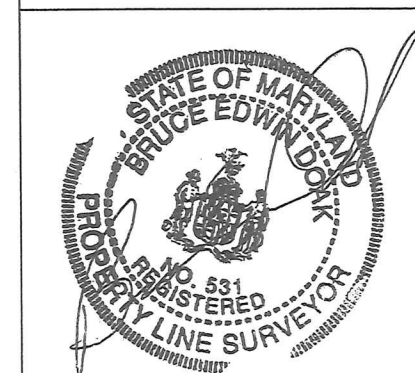
Vicinity Map - Scale: 1' = 200'

Bruce E. Doak Consulting, LLC
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PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#8500 OLD HARFORD ROAD

BALTIMORE COUNTY, MARYLAND
9th ELECTION DISTRICT 6th COUNCILMANIC DISTRICT

Date: 6/28/18
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ENVIRONMENTAL IMPACT

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OFFICE OF PLANNING

Regional Planning District: Parkville District Code: 316

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PROPOSED DEVELOPMENT

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WESTERN ADJOINERS

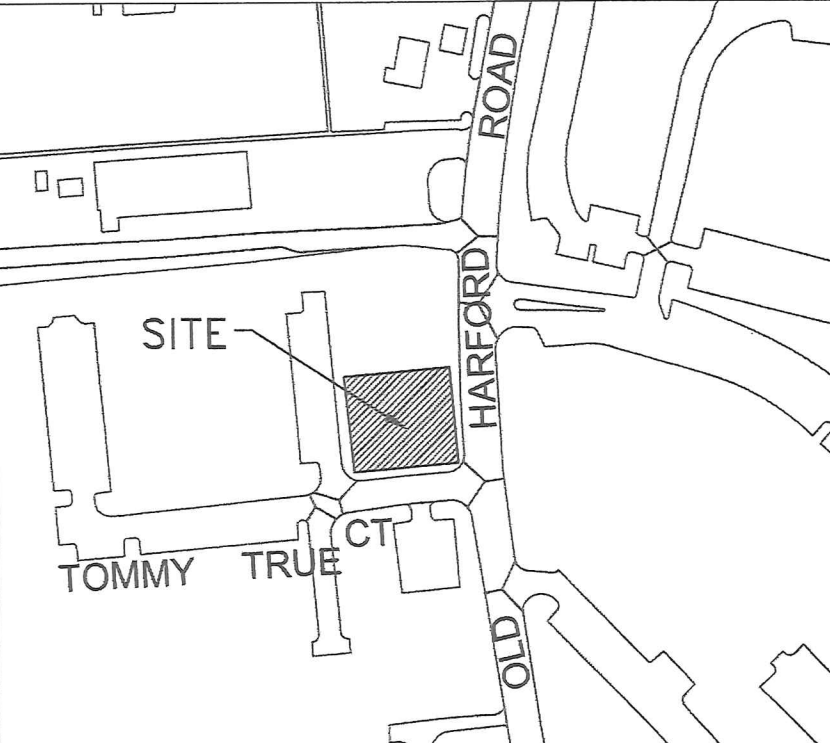
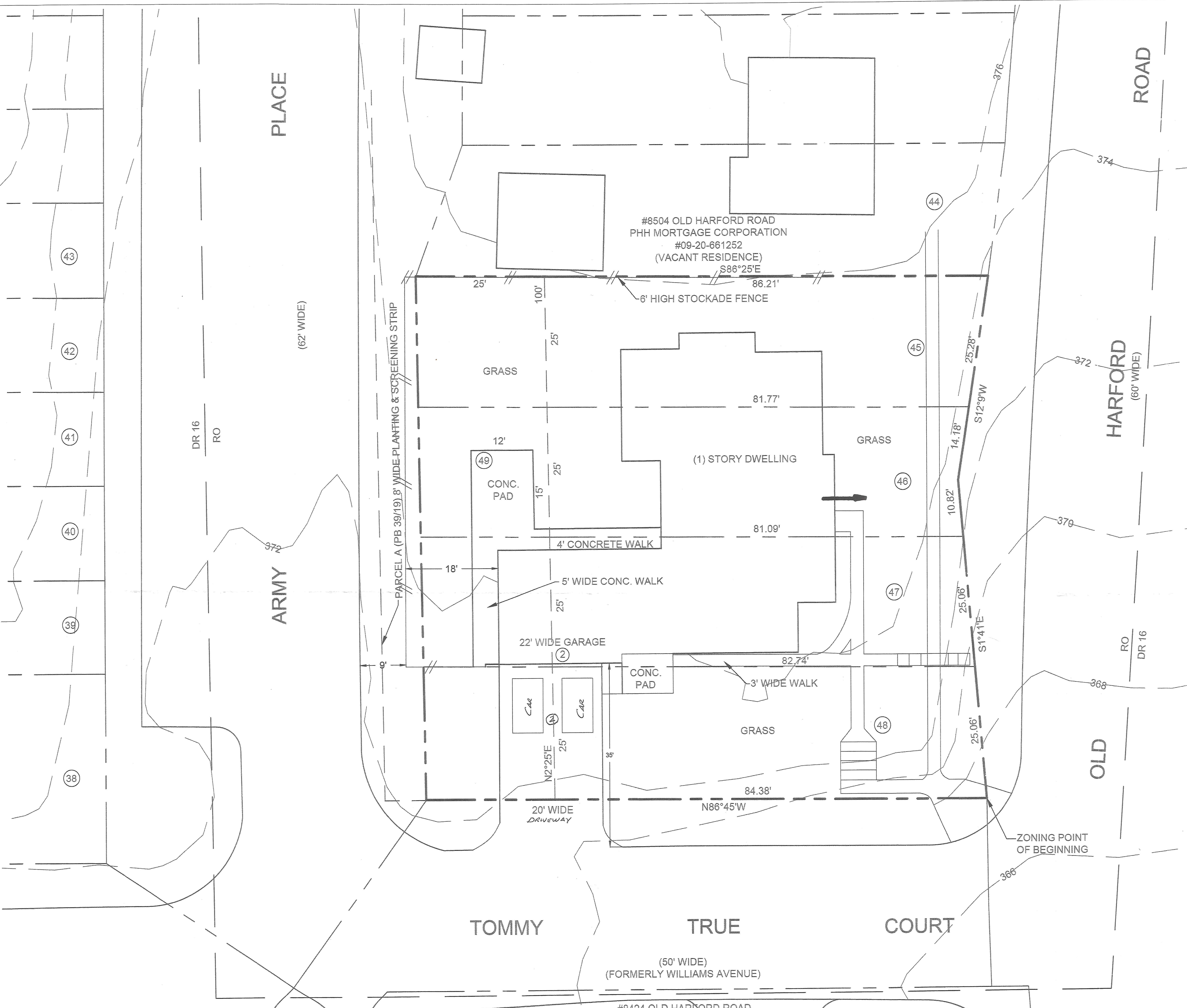
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Vicinity Map - Scale: 1" = 200'

#2019-0005-SPHA
RD

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#8500 OLD HARFORD ROAD

BALTIMORE COUNTY, MARYLAND
9th ELECTION DISTRICT 6th COUNCILMANIC DISTRICT

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PETITIONER'S
EXHIBIT NO. 1