

M E M O R A N D U M

DATE: January 12, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0116-A – Appeal Period Expired

The appeal period for the above-referenced case expired on January 11, 2019. 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: PETITION FOR VARIANCE

(7611 Fitch Lane)
14th Election District
5th Council District
Randy McMonigle
Legal Owner
Petitioner

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2019-0116-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Randy McMonigle, legal owner of the subject property ("Petitioner"). As amended by the undersigned at the outset of the hearing (to add a fourth variance request pertaining to the width of an access driveway), Petitioner is requesting variance relief from Sections 255.1, 238.1, 238.2 and 409 of the Baltimore County Zoning Regulations ("BCZR"): (1) for a front yard setback of 14' in lieu of the required 25'; (2) for a side yard setback of 27' in lieu of the required 30'; (3) for a rear yard setback of 15' in lieu of the required 30'; and (4) for a two-way driveway width of 12' in lieu of the required 20'. A site plan was marked as Petitioner's Exhibit 1.

Professional engineer Rick Richardson and Randy McMonigle appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee ("ZAC") comments were received from any of the County's reviewing agencies.

The site is approximately 0.36 acres in size and is zoned ML-IM. The property is unimproved and Petitioner proposes to construct a small (1,500 SF) one-story commercial/industrial building on the site. Given the shape of the property variances are required

ORDER RECEIVED FOR FILING

Date 12-12-18

By Sen

before he can do so.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The property has irregular dimensions and a unique shape, which drives the need for variance relief. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because he would be unable to construct a building on this lot. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition.

THEREFORE, IT IS ORDERED, this 12th day of **December, 2018**, by the Administrative Law Judge for Baltimore County, that the Amended Petition for Variance pursuant to BCZR Sections 255.1, 238.1, 238.2 and 409: (1) for a front yard setback of 14' in lieu of the required 25'; (2) for a side yard setback of 27' in lieu of the required 30'; (3) for a rear yard setback of 15' in lieu of the required 30'; and (4) for a two-way driveway with a width of 12' in lieu of the required 20', be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

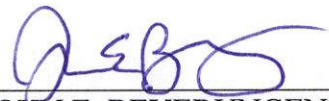
1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date 12-12-18

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:sln

ORDER RECEIVED FOR FILING

Date 12-12-18

By Sen



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 7611 Fitch Lane which is presently zoned ML-IM

Deed References: 36883/ 00405 10 Digit Tax Account # 1406020075

Property Owner(s) Printed Name(s) Thomas E. & Louis F. Fitch, etal

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

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

3. **X** **a Variance** from Section(s)
See Attached

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

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:

Randy Mcmonigle
Name- Type or Print

Signature

7620 Lillian Holt Dr Rosedale MD
Mailing Address City State

21237 / 443-465-1705 / randyslandscaping@verizon.net
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):

Thomas Fitch / Louis F. Fitch
Name #1 - Type or Print Name #2 - Type or Print

Signature #1

Signature #2

4401 Danbury Square Belcamp, MD
Mailing Address City State

21017 / 410- /
Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC
Name - Type or Print

Signature

30 E. Padonia Road, Suite 500 Timonium MD
Mailing Address City State

21093 / 410-560-1502 / Rick@RichardsonEngineering.net
Zip Code Telephone # Email Address

CASE NUMBER 2019-0116-A Filing Date 10/10/18

Do Not Schedule Dates: Reviewer JCM

REV. 10/4/11

1 of 5

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:

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Contract Purchaser/Lessee:

Legal Owners (Petitioners):

<u>Randy Mcmonicle</u>	<u>Thomas Fitch</u>	<u>Louis F. Fitch</u>	<u>Kimberly A. Wheeler</u>
Name - Type or Print	Name #1 - Type or Print	Name #2 - Type or Print	
Signature	Signature #1	Signature #2	
<u>7620 Lillian Holt Dr</u>	<u>Rosedale</u>	<u>MD</u>	<u>4401 Danbury Square Belcamp, MD</u>
Mailing Address	City	State	City State
<u>21237</u>	<u>443-465-1705</u>	<u>randymcmonicle@verizon.net</u>	<u>21017</u> <u>410-</u> <u></u>
Zip Code	Telephone #	Email Address	Zip Code Telephone # Email Address

Attorney for Petitioner:

Name - Type or Print
Signature

Representative to be contacted:

Richardson Engineering, LLC
Name - Type or Print
Signature
30 E. Prudonia Road, Suite 500 Timonium MD
Mailing Address City State Mailing Address City State
21083 410-560-1502 Rick@RichardsonEngineering.net
Zip Code Telephone # Email Address Zip Code Telephone # Email Address

CASE NUMBER _____ Filing Date / / Do Not Schedule Dates: _____ Reviewer _____

REV. 10/4/11

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Signature Signature #1 Signature #2

7620 Lillian Holt Dr Rosedale MD 4401 Danbury Square Belcamp MD
Mailing Address City State Mailing Address City State

21237 443-465-1705 randymcmonagle@verizon.net 21017 410-
Zip Code Telephone # Email Address Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Representative to be contacted:

Richardson Engineering, LLC

Name - Type or Print

Signature

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21093 410-560-1502 Rick@RichardsonEngineering.net
Zip Code Telephone # Email Address Zip Code Telephone # Email Address

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

Signature Signature #1 Signature #2

7620 Lillian Holt Dr Rosedale MD
Mailing Address City State Mailing Address

21237 443-465-1705 randyslandscaping@verizon.net
Zip Code Telephone # Email Address

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Zip Code Telephone # Email Address Zip Code Telephone # Email Address

CASE NUMBER Filing Date / /

Do Not Schedule Dates: Reviewer

REV. 10/4/11

Richardson Engineering, LLC

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

Tel: 410-560-1502
Fax: 443-901-1208

Zoning Relief: 7611 Fitch Avenue

Variance per Sections 255.1 and 238.1 for a front setback of 14' in lieu of the required 25'

Variance per Sections 255.1 and 238.2 for a side yard setback of 27' in lieu of the required 30'

Variance per Sections 255.1 and 238.2 for a rear yard setback of 15' in lieu of the required 30'

Variance per Section 409.4.A for two-way driveway
width of 12' in lieu of req'd. 20'

gzb
12/11/18

**ZONING DESCRIPTION FOR
7611 FITCH LANE
THOMAS E. & LOUIS FITCH
14TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the East side of Fitch Lane (22' wide) at a distance of 1,575 +/- from the intersection of Fitch Lane and Fitch Avenue (40' wide) running South 68 degrees 4 minutes 0 seconds East 405' +/- along the north property line of Samuel Fitch, turning South 9 degrees 18 minutes 0 seconds West of 68.85' +/- thence point of beginning (1) South 51 degrees 59 minutes 0 seconds East 141.90 feet, (2) South 30 degrees 8 minutes 0 seconds West 207.61 feet, (3) North 64 degrees 5 minutes West 53.00 feet, (4) North 27 degrees 26 minutes 0 seconds East 144.85 feet, (5) North 15 degrees 9 minutes 0 seconds 108.85 feet, (6) North 9 degrees 18 minutes 0 seconds 9.90 feet: to the point of beginning.

Containing a net area of 15,555 square feet, or 0.36 acres of land, more or less.

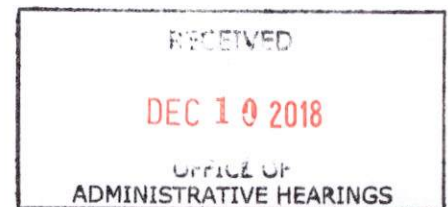


JB 12-11-18
1:30 PM

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Sunday, December 09, 2018 8:36 PM
To: Rick Richardson; Administrative Hearings
Subject: Recertification's For 2019-0122-A AND 2019-0116-A
Attachments: Re-Cert 1 2019-0122-A.doc; Re-Cert 2 2019-0122-A.doc; Re-Cert 1 2019-0116-A.doc;
Re-Cert 2 2019-0116-A.doc

Recertification's for 7609 Fitch Lane and 7611 Fitch Lane



CERTIFICATE OF POSTING

2019-0116-A

RE: Case No.: _____

Petitioner/Developer: _____

**Thomas & Louis Fitch
Randy Mcmonigle**

December 11, 2018

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

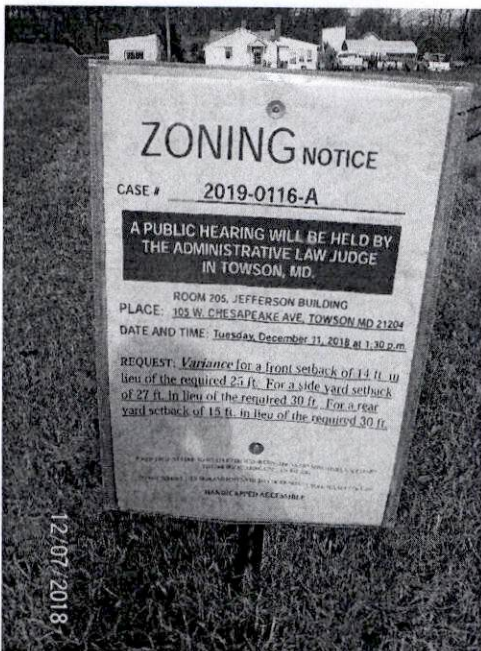
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

7611 Fitch Lane

SIGN 1 Recertification

November 20 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,


(Signature of Sign Poster)

December 7, 2018

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0116-A

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Petitioner/Developer: _____

Thomas & Louis Fitch
Randy Mcmonigle

December 11, 2018

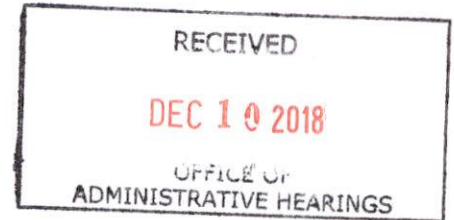
Date of Hearing/Closing: _____

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Attn: Kristen Lewis:

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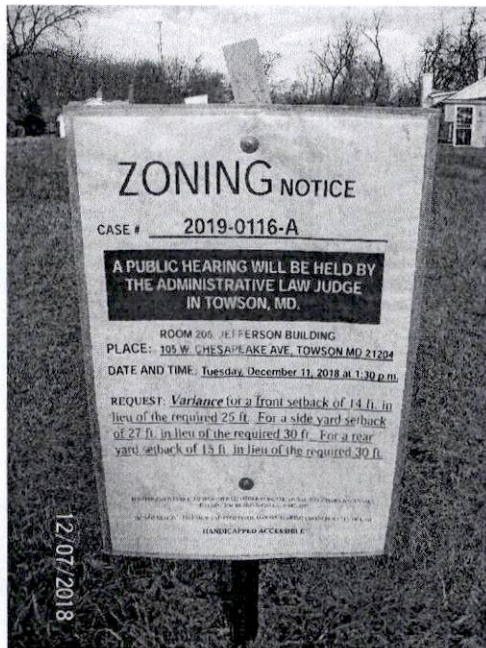


7611 Fitch Lane

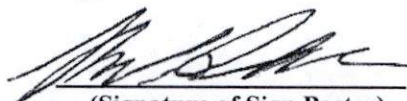
SIGN 2 Recertification

November 20 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 December 7, 2018
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0116-A

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Randy Mcmonigle**

December 11, 2018

Date of Hearing/Closing: _____

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Attn: Kristen Lewis:

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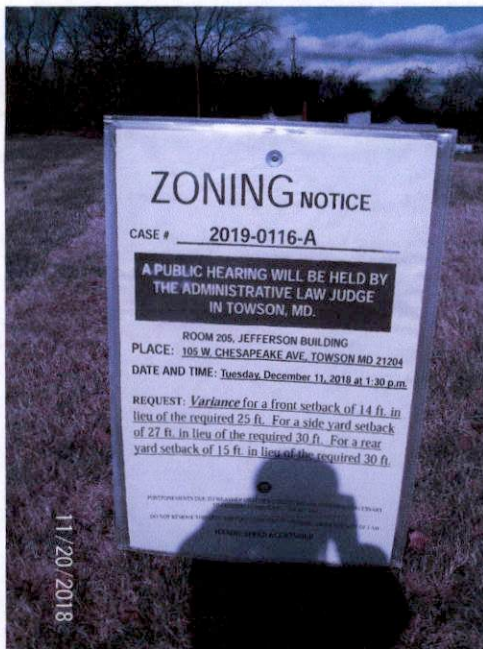
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7611 Fitch Lane

SIGN 1

November 20 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,



November 20, 2018

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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Randy Mcmonigle**

December 11, 2018

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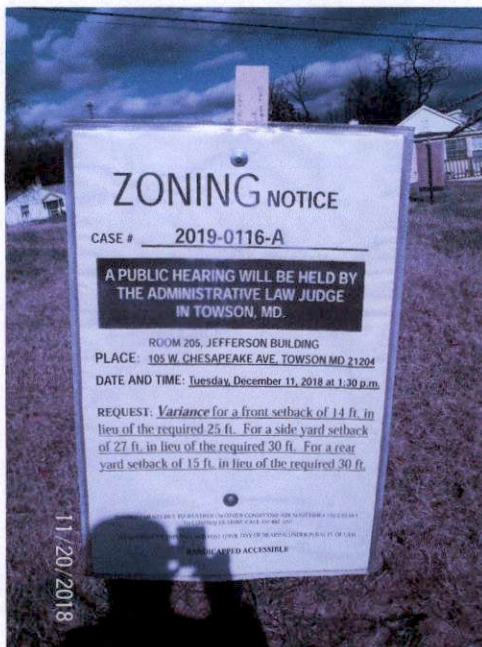
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7611 Fitch Lane

SIGN 2

November 20 2018

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(Month, Day, Year)



Sincerely,

November 20, 2018

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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:

11/21/2018

Order #: 11643598
 Case #: 2019-0116-A
 Description:

NOTICE OF ZONING HEARING CASE NUMBER: 2019-0116-A



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: 2019-0116-A

7611 Fitch Lane

E/s Fitch Lane, west of Rossville Boulevard

14th Election District - 5th Councilmanic District

Legal Owners: Thomas & Louis Fitch

Contract Purchaser/Lessee: Randy Mcmonigle

Variance for a front setback of 14 ft. in lieu of the required 25 ft. For a side yard setback of 27 ft. in lieu of the required 30 ft. For a rear yard setback of 16 ft. in lieu of the required 30 ft.

Hearing: Tuesday, December 11, 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.

n21

CERTIFICATE OF POSTING

2019-0116-A

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Petitioner/Developer: _____

Thomas & Louis Fitch
Randy Memonigle

December 11, 2018

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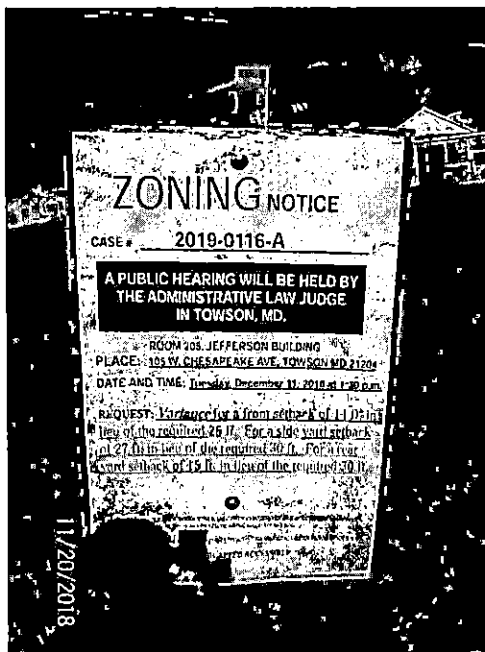
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7611 Fitch Lane

SIGN 2

November 20 2018

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(Month, Day, Year)



Sincerely,

November 20, 2018

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

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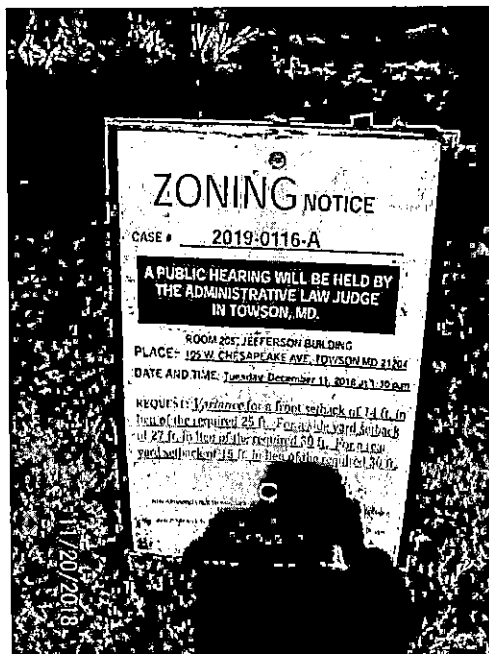
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(Print Name)

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(City, State, Zip Code)

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(Telephone Number)



DONALD I. MOHLER III
County Executive

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

October 29, 2018

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Arnold Jablon
Director

AJ:kl

C: Richardson Engineering, 30 E. Padonia Road, Ste. 500, Timonium 21093
Randy Mcmonigle, 7620 Lillian Holt Drive, Rosedale 21237
Fitch Residence, 4401 Danbury Square, Belcamp 21017

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., NOVEMBER 21, 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: THE DAILY RECORD
Wednesday, November 21, 2018 - Issue

Please forward billing to:

Richardson Engineering, LLC
30 E. Padonia Road, Ste. 500
Timonium, MD 21093

410-560-1502

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: 2019-0116-A

7611 Fitch Lane

E/s Fitch Lane, west of Rossville Boulevard

14th Election District – 5th Councilmanic District

Legal Owners: Thomas & Louis Fitch

Contract Purchaser/Lessee: Randy Mcmonigle

Variance for a front setback of 14 ft. in lieu of the required 25 ft. For a side yard setback of 27 ft. in lieu of the required 30 ft. For a rear yard setback of 15 ft. in lieu of the required 30 ft.

Hearing: Tuesday, December 11, 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 VARIANCE
7611 Fitch Lane; E/S Fitch Lane, 500' W
of c/line of Rossville Blvd
14th Election & 5th Councilmanic Districts
Legal Owner(s): Thomas & Louis Fitch
& Kimberly Wheeler
Contract Purchaser(s): Randy McMonigle

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-116-A

* * * * *

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

OCT 24 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 24th day of October, 2018, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

No. **176262**

Date: **10/10/18**

PAID RECEIPT

BUSINESS ACTION LINE 10/10/2018 10/10/2018 10:42:18
 REC 4502 WALKIN JEE
 >>RECEIPT # 070560 10/10/2018
 Dept 5 528 ZONING VERIFICATION
 Amount 174262

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		650					100.00
									500.00

Recpt Tot \$500.00
 500.00 CK 1.00 CA
 Baltimore County, Maryland

Total: **1000.00**
500.00

Rec From: **THOMAS FITCH**

For: **2019 - 0116-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



December 6, 2018

JOHN A. OLSZEWSKI, JR.
County Executive

DIRECTOR
*Department of Permits,
Approvals & Inspections*

Thomas Fitch & Louis Fitch
4401 Danbury Square
Belcamp, MD 21017

Dear Mr. Fitch & Ms. Fitch.:

RE: Case Number: 2019-0116A, Address: 7611 Fitch Lane.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 10, 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, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel
Richardson Engineering, LLC 30 E. Padonia Rd. Ste 500 Timonium, MD 21093
Randy Mcmonigle 7620 Lillian Holt Dr. Rosedale, MD 21237



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 11/15/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-116

INFORMATION:

Property Address: 7611 Fitch Avenue
Petitioner: Thomas Fitch
Zoning: ML-IM
Requested Action: Variance

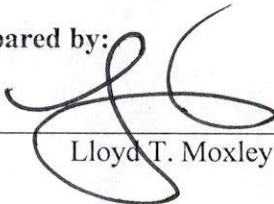
The Department of Planning has reviewed the petition for a proposed non-residential building to have a front yard setback of 14 feet, a side yard setback of 27 feet and a rear yard setback of 15 feet in lieu of the required 25 feet, 30 feet and 30 feet respectively.

A site visit was conducted on 11/2/2018. The subject site is currently vacant.

The Department has no objection to granting the petitioned zoning request.

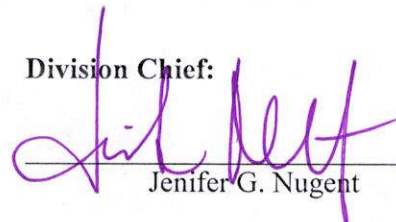
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

AVA/JGN/LTM/

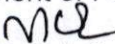
c: Laurie Hay
Patrick C. Richardson, Jr., Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: November 8, 2018

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 29, 2018
Item No. 2019-0052-A, 0111-A, 0112-A, 0114-A, 0115-A, 0116-A, 0117-A,
0118-A, 0119-A, 0120-A and 0121-SPH

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 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

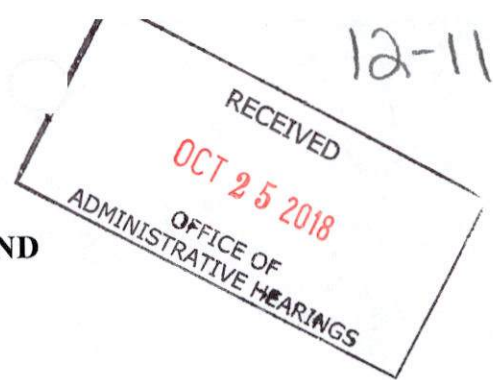
DATE: October 25, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0116-A
Address 7611 Fitch Lane
(Fitch Property)

Zoning Advisory Committee Meeting of **October 29, 2018**.

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

Reviewer: Steve Ford





December 6, 2018

JOHN A. OLSZEWSKI, JR.
County Executive

DIRECTOR
*Department of Permits,
Approvals & Inspections*

Thomas Fitch & Louis Fitch
4401 Danbury Square
Belcamp, MD 21017

Dear Mr. Fitch & Ms. Fitch.:

RE: Case Number: 2019-0116A, Address: 7611 Fitch Lane.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 10, 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, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel
Richardson Engineering, LLC 30 E. Padonia Rd. Ste 500 Timonium, MD 21093
Randy Mcmonigle 7620 Lillian Holt Dr. Rosedale, MD 21237

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: November 8, 2018

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 29, 2018
Item No. 2019-0052-A, 0111-A, 0112-A, 0114-A, 0115-A, 0116-A, 0117-A,
0118-A, 0119-A, 0120-A and 0121-SPH

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

VKD: cen
cc: file

CASE NAME 2019-116-A
CASE NUMBER _____
DATE 12/11/18

[illegible]

CASE NO. 2019- 0116-A

C H E C K L I S T

**Comment
Received**

Department

**Support/Oppose/
Conditions/
Comments/
No Comment**

11/8

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

N/C

10/25

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

N/C

11/15

FIRE DEPARTMENT

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

NO Obj

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 11/21/18

SIGN POSTING (1st) Date: 11/20/18

by SSG Black

SIGN POSTING (2nd) Date: 12/7/18

by SSG Black

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 - 14 Account Number - 1406020075			
Owner Information					
Owner Name:		FITCH THOMAS E		Use:	
		FITCH LOUIS F ETAL		Principal Residence:	
Mailing Address:		4401 DANBURY SQUARE		Deed Reference:	
		BELCAMP MD 21017-		/36883/ 00405	
Location & Structure Information					
Premises Address:		FITCH LN		Legal Description:	
		0-0000		LT NS RER 460 FT	
				FITCH LA	
				1800 S FITCH AV	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0081	0017	0379		0000	
				Block:	Lot:
				Assessment Year:	Plat No:
				2019	Plat Ref:
Special Tax Areas:				Town:	
				NONE	
				Ad Valorem:	
				Tax Class:	
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
				Property Land Area	
				0.5200 AC	
				County Use	
				07	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
		Base Value	Value	Phase-In Assessments	
			As of	As of	
			01/01/2016	07/01/2018	
				As of	
				07/01/2019	
Land:		20,000	20,000		
Improvements		0	0		
Total:		20,000	20,000	20,000	
Preferential Land:		0			
Transfer Information					
Seller: FITCH LOUIS F		Date: 11/16/2015		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /36883/ 00405		Deed2:	
Seller: FITCH LOUIS F		Date: 11/16/2015		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /36883/ 00402		Deed2:	
Seller: FITCH LOUIS F		Date: 08/09/2007		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /26024/ 00479		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	
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:					

2000-0255-A
2001-0495-A

Pt. Bk. 0000050, Folio 0080
Pt. Bk./Folio # 050080

PAI # 140172

PAI # 140172
PAI # 140172

1406057725

1419012650

7709

7801

7801

7801

1900008143

2100013655

7705

1406022400

1406020150

7609

7619

1406020600

NE 7-F

South Perry Hall - White Marsh Area -- South of Ridge Road (Not subject to 75' lot width)

ML IM

7615

Lot # 2
2200006422

1426020640

7605

1406020075

7607

081C2

7617

5 CD

14 ED

7615

DRIVEWAY

7621

PAI # 140271
PAI # 140271

PAI # 140271

Pt. Bk./Folio # 063008

1990-0017-SPHXA
1991-0186-SPH
1992-0245-SPH
1994-0260-SPH

PAI # 140271

Pt. Bk. 0000063, Folio 0008

1800000055
R-1979-0067
1988-0436-A

Lot # 1

2200006421

7750

7750

7750

I 695 I 695

DR 3:5

6 CD

NE 6-F

2000013101

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

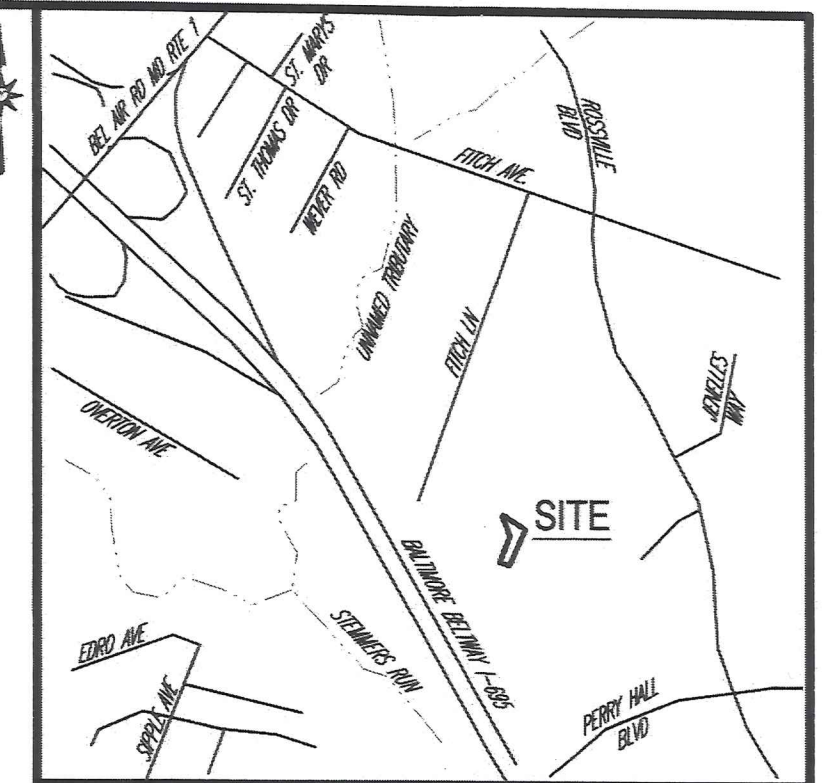
For Newspaper Advertising:

Case Number: 2019-0116-A
Property Address: 7611- FITCH LN.
Property Description: E/S of FITCH LN., 500ft± of WEST
of ROSSVILLE BLVD. of AE
Legal Owners (Petitioners): THOMAS FITCH, ET AL.
Contract Purchaser/Lessee: RANDY McMONICKE

PLEASE FORWARD ADVERTISING BILL TO:

Name: R
Company/Firm (if applicable): RICHARDSON ENGINEERING, LLC
Address: 30 E. PADONIA RD., SUITE 500
TIMONUM, MD. 21093
Telephone Number: 410-560-1502

Revised 7/9/2015

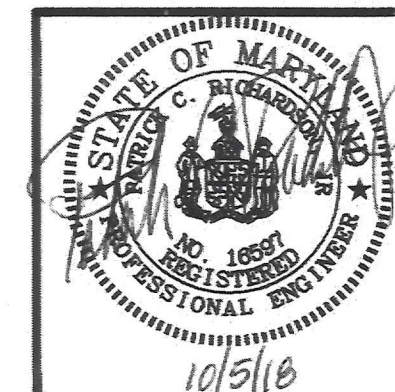


LOCATION MAP
SCALE: 1" = 1,000'

1. OWNER:
THOMAS FITCH
C/O LOUIS FITCH
4401 DANBURY SQ
BELCAMP MD 21017
DEVELOPER:
RANDY MCCONIKLE
7620 LILLIAN HOLT DR.
ROSEDALE, MD 21237
2. SITE ADDRESS: 7611 FITCH LN.
3. SITE AREA: GROSS 15,555 SF or 0.36 Ac ±
NET 15,555 SF or 0.36 Ac ±
4. DEED REF: 36883/405
5. TAX MAP #81, GRID #17, PARCEL #379
6. PLAT REF: N/A
7. PRESENT ZONING: ML-IM (PER "1=200' ZONING MAP 081C2)
8. USE: EXISTING: VACANT
PROPOSED COMMERCIAL OFFICE/WAREHOUSE
9. UTILITIES: PUBLIC WATER & PUBLIC SEWER
TAX ACCOUNT # 24001004075
11. THE SITE DOES NOT LIE WITHIN A FLOOD ZONE (FIRM PANEL 2400100410F)
12. NO PREVIOUS ZONING CASES ON FILE
13. NO PREVIOUS PERMITS ON FILE
14. NO KNOWN PREVIOUS GRIDS, DEDS OR WARNERS ON FILE.
15. SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
16. SITE IS NOT LOCATED IN ANY HAZARDOUS SERVICE AREAS.
17. THE PROPERTY AND THE STRUCTURES ARE NOT HISTORIC.
18. WATERCHIED: BACK DIVER
19. SETBACKS FOR ML IM
- | | REQUIRED | PROVIDED |
|-------|----------|----------|
| FRONT | 25' | 14' |
| SIDE | 30' | 27' |
| REAR | 30' | 15' |
- PARKING — OFFICE 500 SF
REQUIRED 500 SF @ 3.3/1,000 = 2 SPACES
PROVIDED 3 SPACES
20. FLOOR AREA RATIO FAIR.
PERMITTED 2.0
PROVIDED 1,500 / 15,555 = 0.09

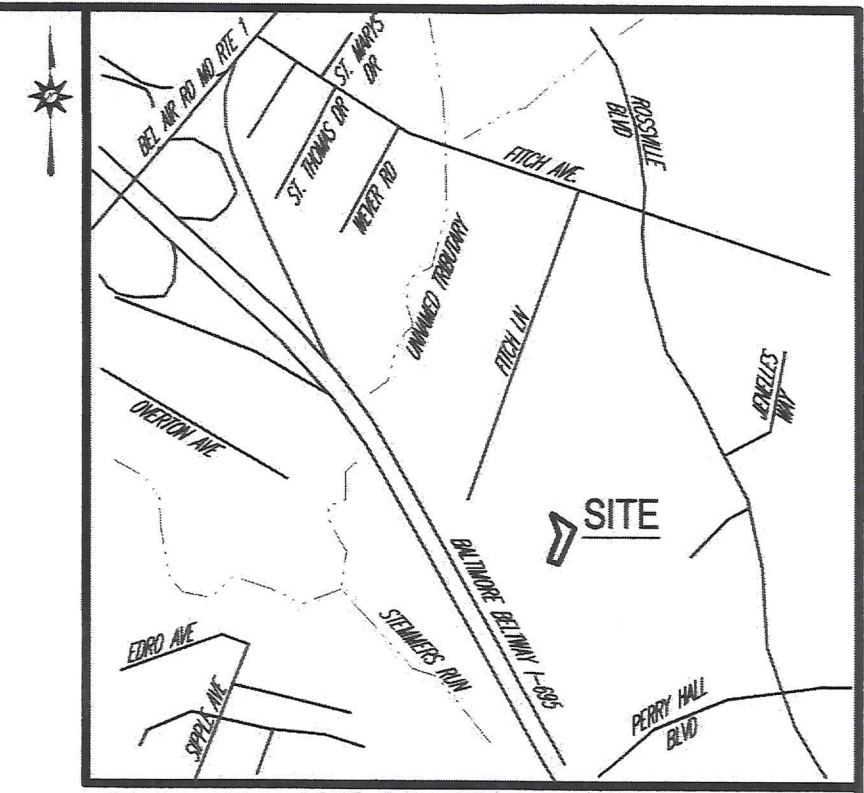
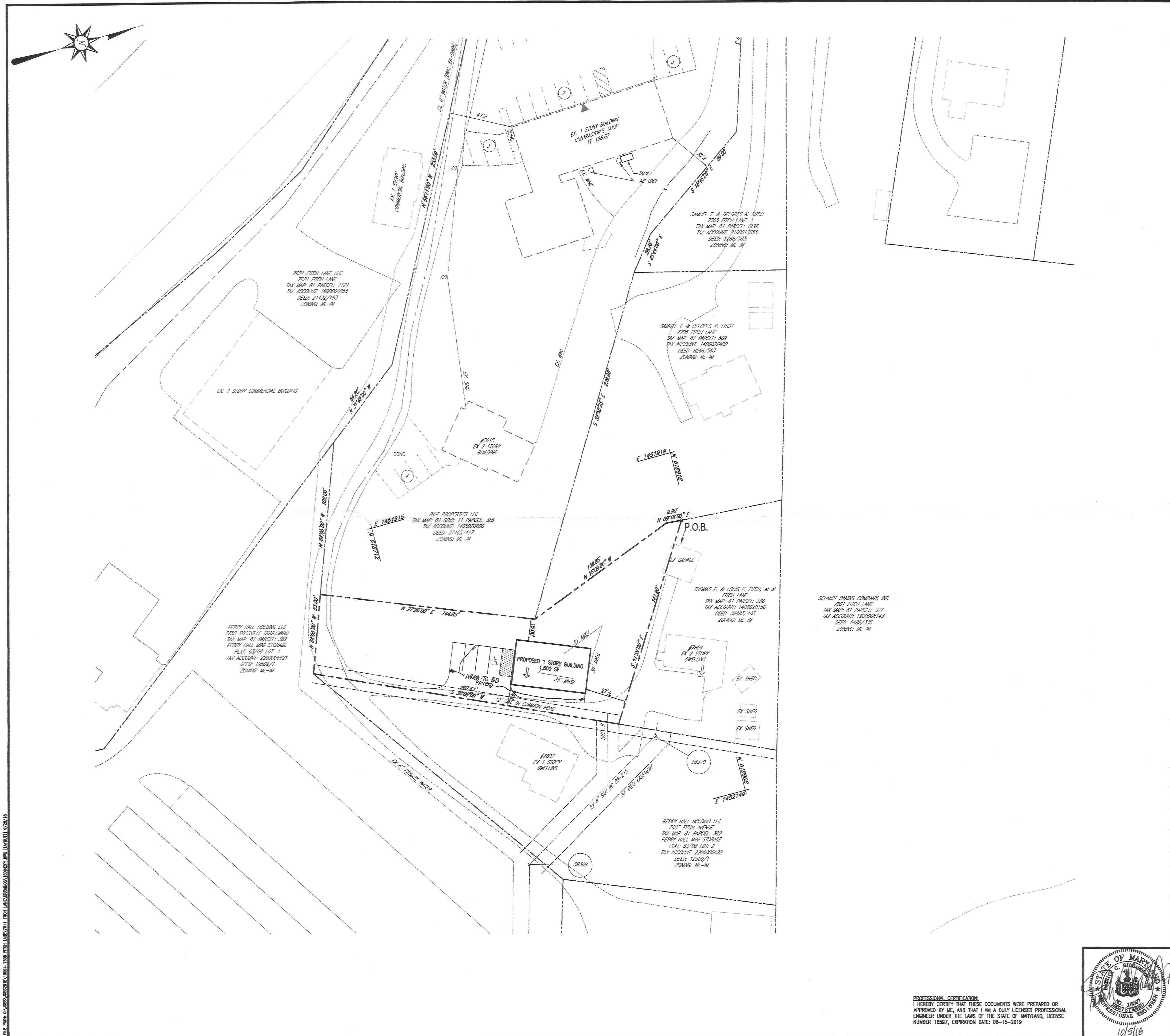
REVISIONS	DRAWN BY: PCR/CLB	CHECKED BY: PCR	SCALE: 1" = 30'
	DATE: 9/27/18	JOB NO.: 18084	SHEET NO.: 1 OF 1

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 16597, EXPIRATION DATE: 08-15-2019



Baltimore County - My Neighborhood





- OWNER:
THOMAS FITCH
C/O LOUIS FITCH
4401 DANBURY SQ
BELTAP MD 21017
DEVELOPER:
RANDY MCCONKLE
7620 LILLIAN HOLT DR.
ROSELAND MD 21237
- SITE ADDRESS: 7611 FITCH LN.
- SITE AREA: GROSS 15,555 SF or 0.36 Ac.±
NET 15,555 SF or 0.36 Ac.±
- DEED REF: 36883/405
- TAX MAP #81, GRID #17, PARCEL #379
- PLAT REF: N/A
- PRESENT ZONING: ML-M (PER 1"=200' ZONING MAP 081C2)
- USE: EXISTING: VACANT
PROPOSED: COMMERCIAL OFFICE/WAREHOUSE
- UTILITIES: PUBLIC WATER & PUBLIC SEWER
- TAX ACCOUNT: #1406020075
- THE SITE DOES NOT LIE WITHIN A FLOOD ZONE (FIRM PANEL 2400100410F)
- NO PREVIOUS ZONING CASES ON FILE
- NO PREVIOUS PERMITS ON FILE
- NO KNOWN PREVIOUS CRG'S, DRC'S OR WAIVERS ON FILE
- SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA
- SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS
- THE PROPERTY AND THE STRUCTURES ARE NOT HISTORIC
- WATERSHED: BACK RIVER
- SETBACKS FOR ML-M

REQUIRED	PROVIDED
FRONT 25'	14'
SIDE 30'	27'
REAR 30'	15'
- PARKING - OFFICE 500 SF
REQUIRED 500 SF @ 3.3/1,000 = 2 SPACES
PROVIDED 3 SPACES
- FLOOR AREA RATIO F.A.R.
PERMITTED 2.0
PROVIDED 1,500 / 15,555 = 0.09

Richardson Engineering, LLC

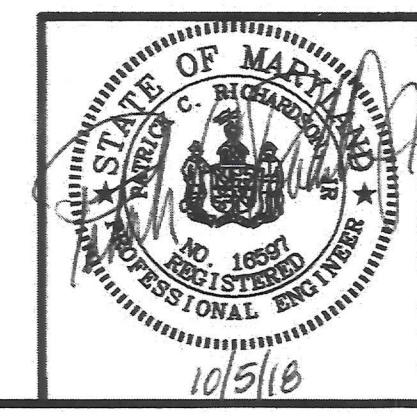
30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION FOR FITCH LANE PROPERTY

7611 FITCH LANE
PERRY HALL, MD 21236

BALTIMORE COUNTY
14TH ELECTION DISTRICT
MARYLAND
5TH COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY: PCR/CLB	CHECKED BY: PCR	SCALE: 1" = 30'
	DATE: 9/27/18	JOB NO.: 18094	SHEET NO.: 1 OF 1



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 15557, EXPIRATION DATE: 09-15-2019