

M E M O R A N D U M

DATE: April 1, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0177-A - Appeal Period Expired

The appeal period for the above-referenced case expired on March 28, 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(600 Oakdean Road)
15th Election District
6th Council District
Patton Holdings, LLC
Legal Owner
Petitioner

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2019-0177-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Patton Holdings, LLC, legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from Section 400.3 of the Baltimore County Zoning Regulations (“BCZR”) to permit an existing accessory structure (garage) to be raised to height 28' in lieu of the maximum permitted 15'. A site plan was marked as Petitioner's Exhibit 1.

Daniel Patton and David Billingsley 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. Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Bureau of Development Plans Review (“DPR”) and the Department of Planning (“DOP”). Neither agency opposed the request.

The site is approximately 21,537 sq. ft. in size and is zoned DR 3.5. The property is improved with a single-family dwelling and detached garage. As noted in the Bureau of DPR ZAC comment, the property is located within a flood hazard area. As such, Petitioner explained he would like to add a second story to the existing garage, which will allow for safe storage of household and personal items. Mr. Billingsley noted the immediately adjoining owner obtained

Date 2/26/19

ORDER RECEIVED FOR FILING

a variance in the last few years to construct a second story onto an existing garage.

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 is therefore unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to construct the garage addition. 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 26th day of **February, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations ("BCZR") to permit an existing accessory structure (garage) to be raised to a height 28 ft. in lieu of the maximum permitted 15 ft., 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 its 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.
2. Petitioner must prior to issuance of permits comply with flood protection and critical area regulations.

ORDER RECEIVED FOR FILING

Date

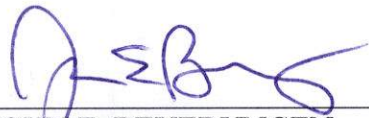
2/26/19

By

Sen

3. The garage addition shall be completed in a way that results in a uniform finish of the building.
4. Petitioner or subsequent owners shall not convert the proposed accessory building (detached garage) into a dwelling unit or apartment. The proposed accessory building (detached garage) shall not contain any sleeping quarters, living area, or kitchen facilities.
5. The proposed accessory building (detached garage) shall not be used for commercial purposes.

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

2/26/19

By

slh



BCA

Flood

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 600 OAKDEAN ROAD which is presently zoned DR 3.5
 Deed References: L.38516 F. 269 10 Digit Tax Account # 2500002523
 Property Owner(s) Printed Name(s) PATTON HOLDINGS LLC

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

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a **Variance** from Section(s) 400.3 (BCZR) TO PERMIT AN EXISTING ACCESSORY STRUCTURE (GARAGE) TO BE RAISED TO A HEIGHT OF 28 FEET IN LIEU OF THE MAXIMUM PERMITTED 15 FEET.

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:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

FOR PATTON HOLDINGS LLC
 Daniel Patton,
 Name #1 - Type or Print _____ Name #2 - Type or Print _____
 Signature #1 Daniel Patton Signature #2 MEMBER
11210 PULASKI HWY. WHITE MARSH, MD.
 Mailing Address _____ City _____ State _____
21162 (410) 746-5883
 Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

DAVID BILLINGSLEY
 Name- Type or Print _____
 Signature David Billingsley
601 CHARWOOD CT EDGEWOOD, MD
 Mailing Address _____ City _____ State _____
21040 (410) 679-8719; dwb0209@yahoo.com
 Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2019-0177-A Filing Date 12/03/18 Do Not Schedule Dates: _____ Reviewer AT

7/10/04

1004

PETITION FOR ZONING HEARING



To the Office of Administrative Law of the State of Illinois, for the property located at:
Address: 200 LAUREL ST.
City: CHICAGO, IL 60601

Section 1: The Petitioner is requesting that the Board of Zoning Appeals be held on the date and time specified below.
The Board of Zoning Appeals is requested to hold a public hearing on the proposed zoning change and to make a decision on the matter.

Section 2: The Petitioner is requesting that the Board of Zoning Appeals be held on the date and time specified below.

Section 3: The Petitioner is requesting that the Board of Zoning Appeals be held on the date and time specified below.

Section 4: The Petitioner is requesting that the Board of Zoning Appeals be held on the date and time specified below.

TO BE PRESENTED AT HEARING

Section 5: The Petitioner is requesting that the Board of Zoning Appeals be held on the date and time specified below.

Section 6: The Petitioner is requesting that the Board of Zoning Appeals be held on the date and time specified below.

Section 7: The Petitioner is requesting that the Board of Zoning Appeals be held on the date and time specified below.

Section 8: The Petitioner is requesting that the Board of Zoning Appeals be held on the date and time specified below.

Section 9: The Petitioner is requesting that the Board of Zoning Appeals be held on the date and time specified below.

Section 10: The Petitioner is requesting that the Board of Zoning Appeals be held on the date and time specified below.

Section 11: The Petitioner is requesting that the Board of Zoning Appeals be held on the date and time specified below.

Section 12: The Petitioner is requesting that the Board of Zoning Appeals be held on the date and time specified below.

Section 13: The Petitioner is requesting that the Board of Zoning Appeals be held on the date and time specified below.

Section 14: The Petitioner is requesting that the Board of Zoning Appeals be held on the date and time specified below.

Section 15: The Petitioner is requesting that the Board of Zoning Appeals be held on the date and time specified below.

AT

12/03/12 10:00 PM

ZONING DESCRIPTION

600 OAKDEAN ROAD

Beginning for the same at a point on the west side of Oakdean Road (50 feet wide) distant 380 feet northwesterly from its intersection with the northeast side of Glenwood Road (50 feet wide), thence

- (1) N 79° 41' 43" W 237.72 feet, thence
- (2) N 33° 15' 17" E 38.35 feet, thence
- (3) N 61° 07' 17" E 100.70 feet, thence
- (4) N 44° 17' 17" E 5.31 feet, thence
- (5) S 77° 42' 38" E 164.86 feet, thence
- (6) S 13° 40' 04" W 68.83 feet, thence
- (7) N 76° 19' 56" W 17.25 feet and
- (8) S 13° 40' 04" W 29.98 feet to the place of beginning.

Containing 21,571 square feet or 0.495 acre of land, more or less.

Being known as 600 Oakdean Road. Located in the 15TH Election District and the 6TH ~~Election~~ *COUNCIL* District of Baltimore County, MD.

2019-0177-A

1000000

5014-011-1

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:

2/5/2019



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Order #: 11684904
Case #: 2019-0177-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0177-A

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: 2019-0177-A

600 Oakdean Road

W/s Oakdean Road, 380 ft. northwest of centerline of Glenwood Road

16th Election District - 6th Councilmanic District

Legal Owners: Patton Holdings, LLC, Daniel Patton

Variance to permit an existing accessory structure (garage) to be raised to a height of 28 ft. in lieu of the maximum permitted 15 ft.

Hearing: Monday, February 25, 2019 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Mike Mohler

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.

15

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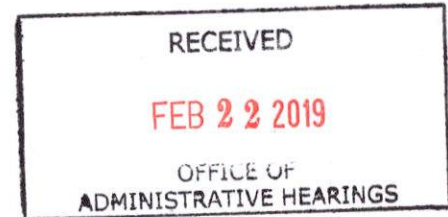
JB 2-25-19
10 AM

Debra Wiley

From: David Billingsley <dwb0209@yahoo.com>
Sent: Thursday, February 21, 2019 5:02 PM
To: Administrative Hearings
Cc: Pattonwelldrilling; Lydia Patton
Subject: 600 OAKDEAN ROAD CASE NO. 2019-0177-A
Attachments: Scan1781.pdf

POSTING RECERTIFICATIONS ATTACHED
THANKS

Dave Billingsley
Central Drafting and Design
410-679-8719 OFFICE
410-458-1401 CELL





CERTIFICATE OF POSTING

RECERTIFIED 2/21/19
Date: FEBRUARY 5, 2019

RE: Project Name: 600 OAKDEAN ROAD #1
Case Number /PAI Number: CASE NO. 2019-0177-A
Petitioner/Developer: PATTON HOLDINGS LLC
Date of Hearing/Closing: FEBRUARY 25, 2019

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 600 OAKDEAN ROAD

The sign(s) were posted on

RECERTIFIED 2/21/19
FEBRUARY 5, 2019

(Month, Day, Year)

David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

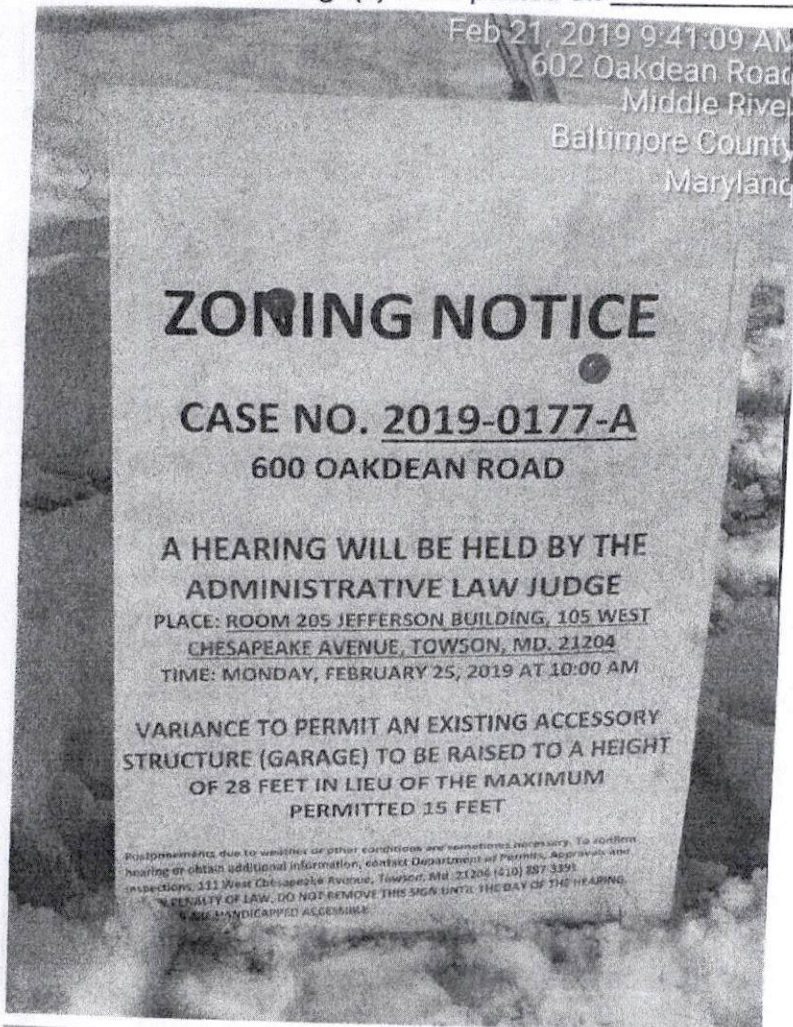
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)



CERTIFICATE OF POSTING



RECERTIFIED 2/21/19
Date: FEBRUARY 5, 2019

RE: Project Name: 600 OAKDEAN ROAD #2
Case Number /PAI Number: CASE NO. 2019-0177-A
Petitioner/Developer: PATTON HOLDINGS LLC
Date of Hearing/Closing: FEBRUARY 25, 2019

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 600 OAKDEAN ROAD

The sign(s) were posted on

RECERTIFIED 2/21/19
FEBRUARY 5, 2019

(Month, Day, Year)

Feb 21, 2019 9:41:36 AM
602 Oakdean Road
Middle River
Baltimore County
Maryland

David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

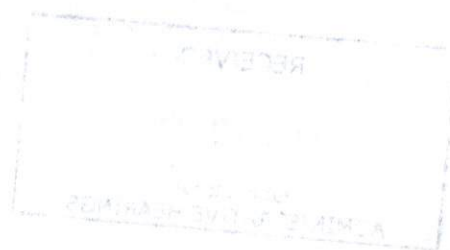
(Telephone Number of Sign Poster)

ZONING NOTICE

CASE NO. 2019-0177-A
600 OAKDEAN ROAD

A HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
PLACE: ROOM 205 JEFFERSON BUILDING, 105 WEST
CHESAPEAKE AVENUE, TOWSON, MD. 21204
TIME: MONDAY, FEBRUARY 25, 2019 AT 10:00 AM
VARIANCE TO PERMIT AN EXISTING ACCESSORY
STRUCTURE (GARAGE) TO BE RAISED TO A HEIGHT
OF 28 FEET IN LIEU OF THE MAXIMUM
PERMITTED 15 FEET

Participants are notified by mail and/or electronic means. To confirm hearing or obtain additional information, contact Department of Permitting and Inspections, 111 West Chesapeake Avenue, Towson, MD 21204 (410) 679-8719. Hearing penalty of \$100 per day may be assessed. This notice is valid only for the hearing. No hearing fee is required.



9

CERTIFICATE OF POSTING

Date: FEBRUARY 5, 2019

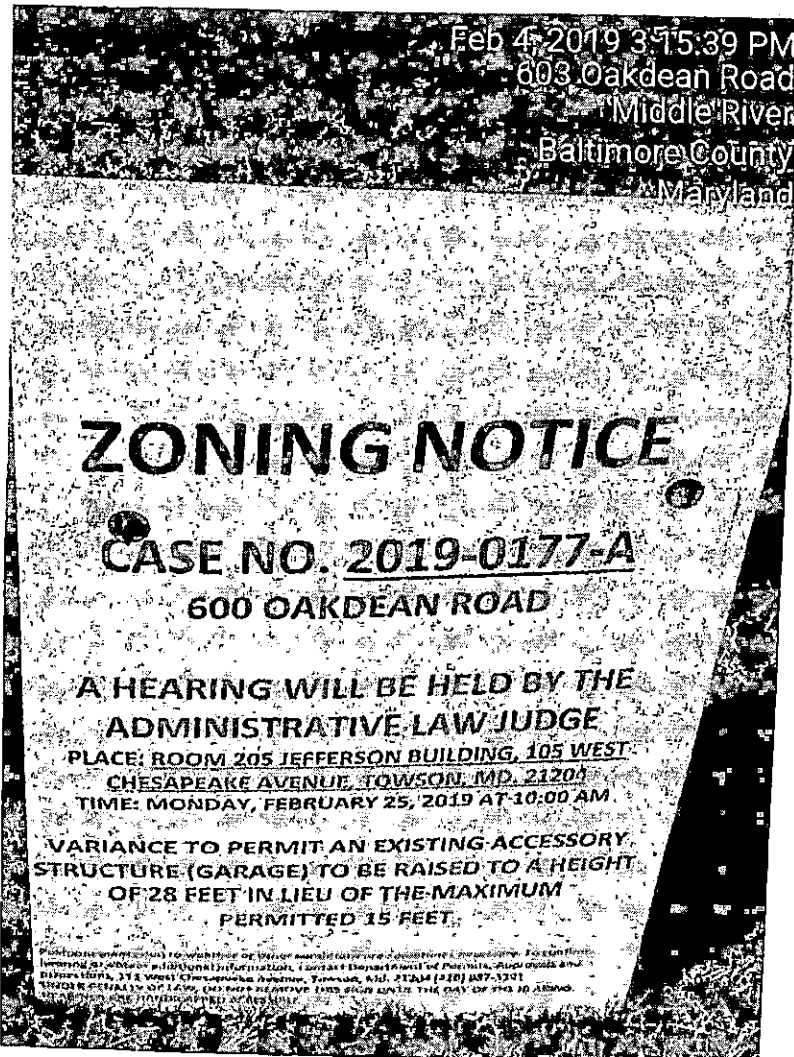
RE: Project Name: 600 OAKDEAN ROAD #1
Case Number /PAI Number: CASE NO. 2019-0177-A
Petitioner/Developer: PATTON HOLDINGS LLC
Date of Hearing/Closing: FEBRUARY 25, 2019

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 600 OAKDEAN ROAD

The sign(s) were posted on

FEBRUARY 5, 2019

(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

Date: FEBRUARY 5, 2019

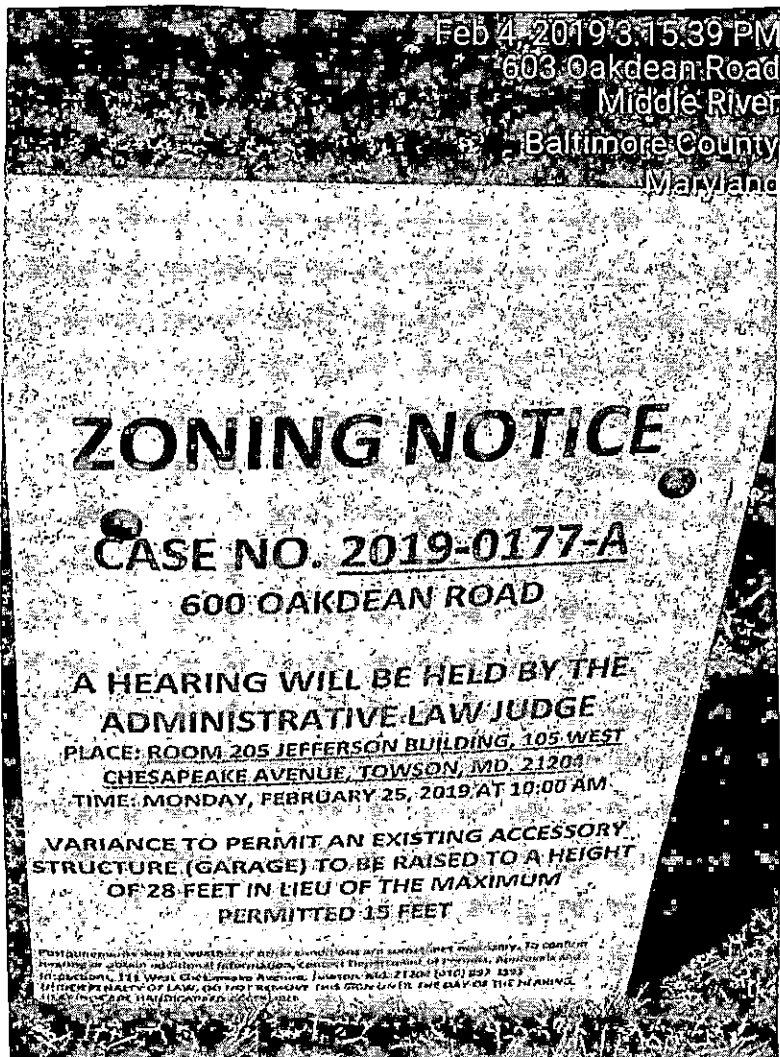
RE: Project Name: 600 OAKDEAN ROAD #2
Case Number /PAI Number: CASE NO. 2019-0177-A
Petitioner/Developer: PATTON HOLDINGS LLC
Date of Hearing/Closing: FEBRUARY 25, 2019

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 600 OAKDEAN ROAD

The sign(s) were posted on

FEBRUARY 5, 2019

(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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

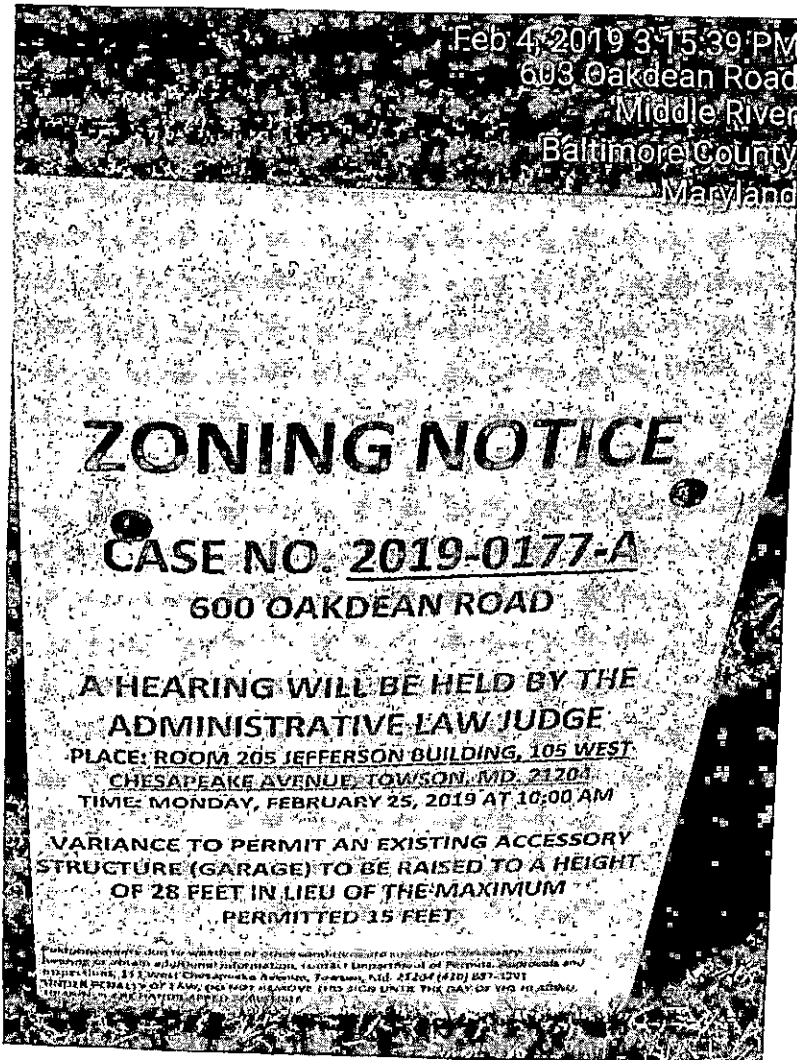
CERTIFICATE OF POSTING

Date: FEBRUARY 5, 2019

RE: Project Name: 600 OAKDEAN ROAD #1
Case Number /PAI Number: CASE NO. 2019-0177-A
Petitioner/Developer: PATTON HOLDINGS LLC
Date of Hearing/Closing: FEBRUARY 25, 2019

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 600 OAKDEAN ROAD

The sign(s) were posted on FEBRUARY 5, 2019
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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

CERTIFICATE OF POSTING

Date: FEBRUARY 5, 2019

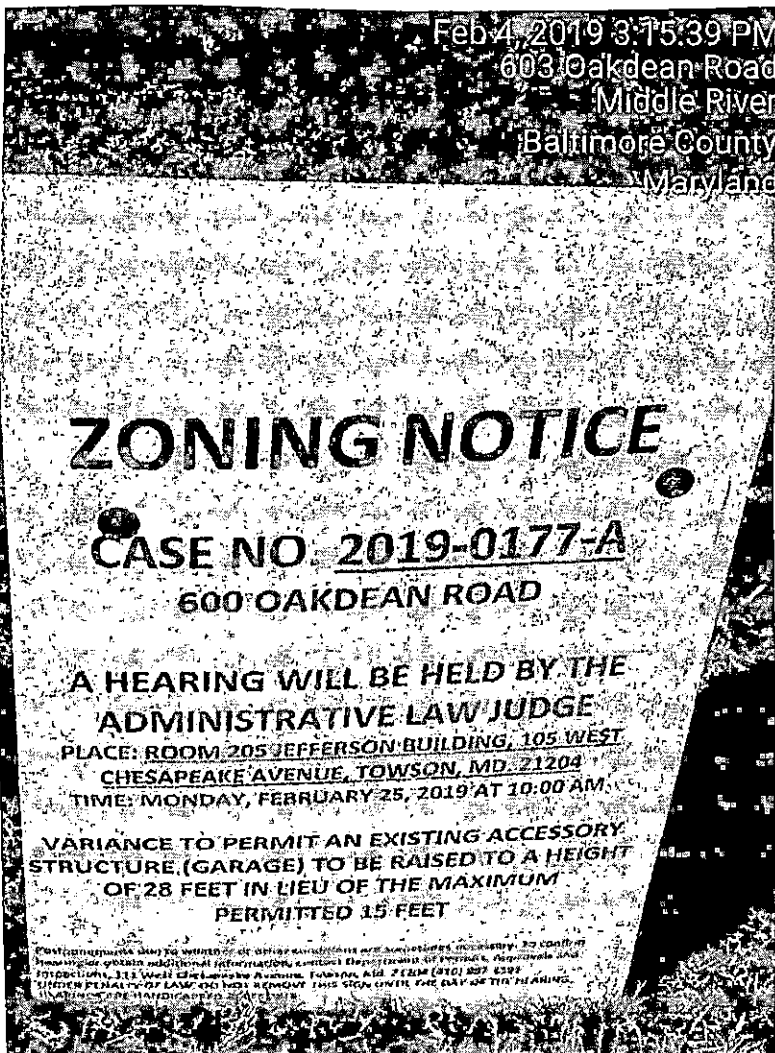
RE: Project Name: 600 OAKDEAN ROAD #2
Case Number /PAI Number: CASE NO. 2019-0177-A
Petitioner/Developer: PATTON HOLDINGS LLC
Date of Hearing/Closing: FEBRUARY 25, 2019

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 600 OAKDEAN ROAD

The sign(s) were posted on

FEBRUARY 5, 2019

(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

January 24, 2019

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: 2019-0177-A

600 Oakdean Road

W/s Oakdean Road, 380 ft. northwest of centerline of Glenwood Road

15th Election District – 6th Councilmanic District

Legal Owners: Patton Holdings, LLC, Daniel Patton

Variance to permit an existing accessory structure (garage) to be raised to a height of 28 ft. in lieu of the maximum permitted 15 ft.

Hearing: Monday, February 25, 2019 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 "Mike Mohler".

Mike Mohler
Director

AJ:kl

C: Daniel Patton, 11210 Pulaski Highway, White Marsh 21162
David Billingsley, 601 Charwood Court, Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 5, 2019.**
- (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
Tuesday, February 5, 2019 - Issue

Please forward billing to:

David Billingsley
Central Drafting & Design
601 Charwood Court
Edgewood, MD 21040

410-679-8719

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: 2019-0177-A

600 Oakdean Road

W/s Oakdean Road, 380 ft. northwest of centerline of Glenwood Road

15th Election District – 6th Councilmanic District

Legal Owners: Patton Holdings, LLC, Daniel Patton

Variance to permit an existing accessory structure (garage) to be raised to a height of 28 ft. in lieu of the maximum permitted 15 ft.

Hearing: Monday, February 25, 2019 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Mike Mohler

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
600 Oakdean Road; W/S Oakdean Road,
380' NW of c/line of Glenwood Road
15th Election & 6th Councilmanic Districts
Legal Owner(s): Patton Holdings, LLC
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-177-A

* * * * *

*600 Oakdean Rd
Case 0177A*

Pursuant to
Counsel for Baltin
should be sent of a
preliminary or final
and all documentat

*Don't schedule
FEB 6-15*

rance of People's
ed matter. Notice
he passage of any
response sent

 **Expedite The Diehl LLC**
(614)828-8215

RECEIVED
DEC 18 2018

MAN
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 18th day of December, 2018, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, 601 Charwood Court, Edgewood, Maryland 21040, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2019-0177-A
Property Address: 600 OAKDEAN ROAD
Property Description: Y1/3 OAKDEAN RD 380' NW'LY OF
GLENWOOD ROAD
Legal Owners (Petitioners): PATTON HOLDINGS LLC
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID BILLINGSLEY
Company/Firm (if applicable): CENTRAL DRAFTING & DESIGN
Address: 601 CHARWOOD ST
EDGEWOOD MO. 21040

Telephone Number: (410) 639-8719

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

No. 177761

Date: 12/03/18

PAID RECEIPT

DATE: 12/03/2018 10:10:51
TIME: 1
BY: WMLR LJR
RECEIPT: 822530 12/03/2018
DEPT: 523 ZONING VERIFICATION
AMOUNT: 75.00

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$75.00

Total: \$75.00

Rec
From:

For:

600 OAK DEAN RD

2019-0177-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

February 22, 2019

Patton Holding LLC
Attn: Daniel
11210 Pulaski HWY
White Marsh MD 21162

RE: Case Number: 2019-0177-A, 600 Oakdean Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 03, 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, appearing to read "W. Carl Richards, Jr.", is written over a circular stamp or seal.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
David Billingsley 601 Charwood Ct Edgewood, MD 21040

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Acting Director
Department of Permits, Approvals
And Inspections
ML
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2018
Item No. 2019-0177-A

DATE: Jan 17, 2019

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

The property is within the Special Flood Hazard Area based on FIRM 2400100435F dated 9/26/08 with a Base Flood Elevation of 9. The submitted plan shows an existing garage is proposed to add a second floor with powder room. The property owner must demonstrate that the existing garage meets all flood plain requirements and sign a Non-Conversion Agreement and a Declaration of Land Restriction. If the property owner does not want to agree or cannot demonstrate the above, then the garage must be treated as a house and meet the flood plain requirements per the building code and the Baltimore County Code.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

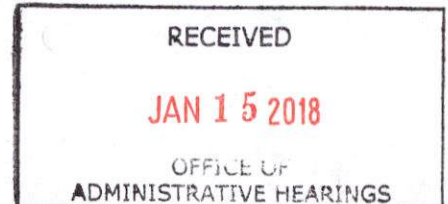
INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director, Permits, Approvals and Inspections

DATE: 1/9/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-177



INFORMATION:

Property Address: 600 Oakdean Road
Petitioner: Daniel Patton
Zoning: DR 3.5
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit an existing accessory structure (garage) to be raised to a height of 28 feet in lieu of the maximum permitted 15 feet.

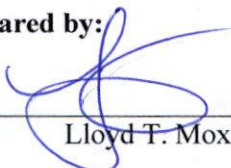
A site visit was conducted on December 18, 2018.

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

- The structure shall not be used for principle residential or commercial uses.
- The garage addition shall be completed in a way that results in a uniform finish of the building.

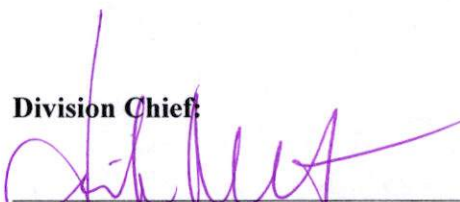
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

JM/JGN/LTM/

c: Krystle Patchak
David Billingsley, Central Drafting & Design, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

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Acting Director, Permits, Approvals and Inspections

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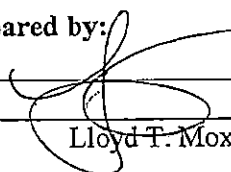
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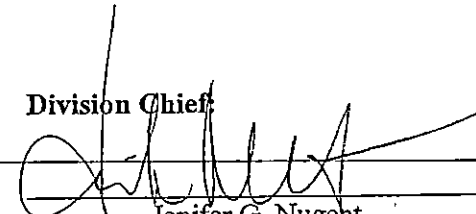
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Prepared by:


Lloyd T. Moxley

Division Chief


Jenifer G. Nugent

JM/JGN/LTM/

c: Krystle Patchak
David Billingsley, Central Drafting & Design, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

CASE NAME 600 OAKDEAN ROAD
CASE NUMBER 2019-0177-A
DATE 2/25/19

NAME

CITY, STATE, ZIP

E - MAIL

[illegible]

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

1/17

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

Comment

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

FIRE DEPARTMENT

1/19

PLANNING
(if not received, date e-mail sent _____)NO OBS
w/ conditions

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 2/5/19

SIGN POSTING (1st) Date: 2/5/19SIGN POSTING (2nd) Date: 2/21/19by Bellingsley
by BellingsleyPEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

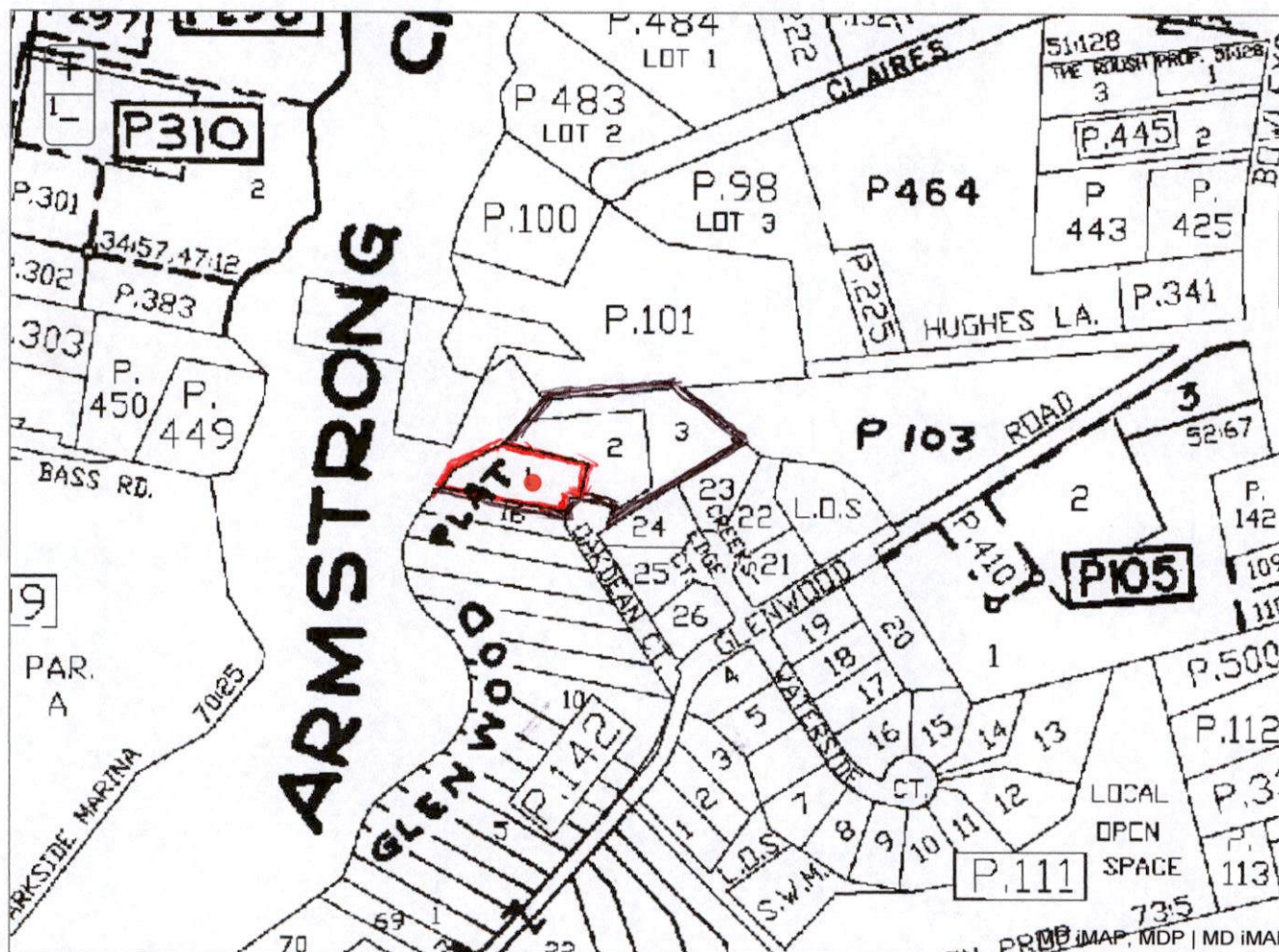
View Map			View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:			Special Tax Recapture:							
Exempt Class:			NONE							
Account Identifier:			District - 15 Account Number - 2500002523							
Owner Information										
Owner Name:			PATTON HOLDINGS LLC				Use:		RESIDENTIAL	
Mailing Address:			11210 PULASKI HWY WHITE MARSH MD 21162-				Principal Residence:		NO	
							Deed Reference:		/38516/ 00269	
Location & Structure Information										
Premises Address:			600 OAKDEAN RD FALLSTON 21050- Waterfront				Legal Description:		.4952AC PT LOT 17 600 OAKDEAN RD LEE GLENWOOD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0091	0015	0142		0000				2018	Plat Ref:	0012/ 0111
Special Tax Areas:						Town:		NONE		
						Ad Valorem:				
						Tax Class:				
Primary Structure Built 2007			Above Grade Living Area 3,024 SF			Finished Basement Area		Property Land Area 21,571 SF		County Use 34
Stories 2	Basement NO	Type STANDARD UNIT	Exterior 1/2 STONE FRAME		Full/Half Bath 3 full		Garage 1 Detached	Last Major Renovation		
Value Information										
			Base Value		Value As of 01/01/2018		Phase-In Assessments As of 07/01/2018		As of 07/01/2019	
Land:			264,300		264,300					
Improvements			9,500		9,400					
Total:			273,800		273,700		273,700		273,700	
Preferential Land:			0						0	
Transfer Information										
Seller: HUMPHREYS DANE T					Date: 01/13/2017			Price: \$150,000		
Type: NON-ARMS LENGTH OTHER					Deed1: /38516/ 00269			Deed2:		
Seller: HUMPHREYS DANE T					Date: 05/11/2007			Price: \$0		
Type: NON-ARMS LENGTH OTHER					Deed1: /25623/ 00582			Deed2:		
Seller:					Date:			Price:		
Type:					Deed1:			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 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 - 2500002523			
Owner Information					
Owner Name:	PATTON HOLDINGS LLC		Use:	RESIDENTIAL	
Mailing Address:	11210 PULASKI HWY WHITE MARSH MD 21162-		Principal Residence:	NO	
			Deed Reference:	/38516/ 00269	
Location & Structure Information					
Premises Address:		600 OAKDEAN RD FALLSTON 21050- Waterfront		Legal Description:	.4952AC PT LOT 17 600 OAKDEAN RD LEE GLENWOOD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0091	0015	0142		0000	
				Assessment Year:	Plat No:
				2018	0012/ 0111
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
2007	3,024 SF		21,571 SF	34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	STANDARD UNIT	1/2 STONE FRAME	3 full	1 Detached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2015	07/01/2017	07/01/2018	
Land:	264,300	264,300			
Improvements	9,500	9,500			
Total:	273,800	273,800	273,800		
Preferential Land:	0				
Transfer Information					
Seller: HUMPHREYS DANE T		Date: 01/13/2017		Price: \$150,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /38516/ 00269		Deed2:	
Seller: HUMPHREYS DANE T		Date: 05/11/2007		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /25623/ 00582		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					

**PETITIONER'S
EXHIBIT NO. 2**

District: **15** Account Number: **2500002523**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).

of

R&P Settlement Group, LLC
File No. 16-10388-RS
Tax ID # 15 15-2500002523

This Deed, made this 30th day of December, 2016, by and between **Dane T. Humphreys**, GRANTOR, and **Patton Holdings, LLC**, a Maryland Limited Liability Company, GRANTEE.

Witnesseth –

That in consideration of the sum of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, its successors and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 17, as shown on Plat entitled, "Plat of Glenwood", which Plat is recorded among the Land Records of Baltimore County, in Plat Book C.W.B., Jr. No. 12 folio 11.

SAVING AND EXCEPTING all the property described in a Deed dated April 13, 2007 and recorded among the aforesaid Land Records in Liber 25623, folio 587, and

SAVING AND EXCEPTING all that property described in a Deed dated April 13, 2007 and recorded among the aforesaid Land Records in Liber 25623, folio 592.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Patton Holdings, LLC, its successors and assigns, in fee simple.

And the Grantor hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant Specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

LR - Deed (w Taxes)
Recording only ST20.00
Name: PATTON HOLDINGS
LLC
Ref:
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 750.00
LR - NR Tax - 1kd 0.00
=====

SubTotal:	810.00
=====	
Total:	810.00

01/13/2017 01:11
CC03-SF
#7614037 CC0301 -
Baltimore
County/CC03.01.05 -
Register 05

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 38516, p. 0269, MSA_CE62_38373. Date available 01/25/2017. Printed 02/23/2019.

PETITIONER'S
EXHIBIT NO. **4**



a



b

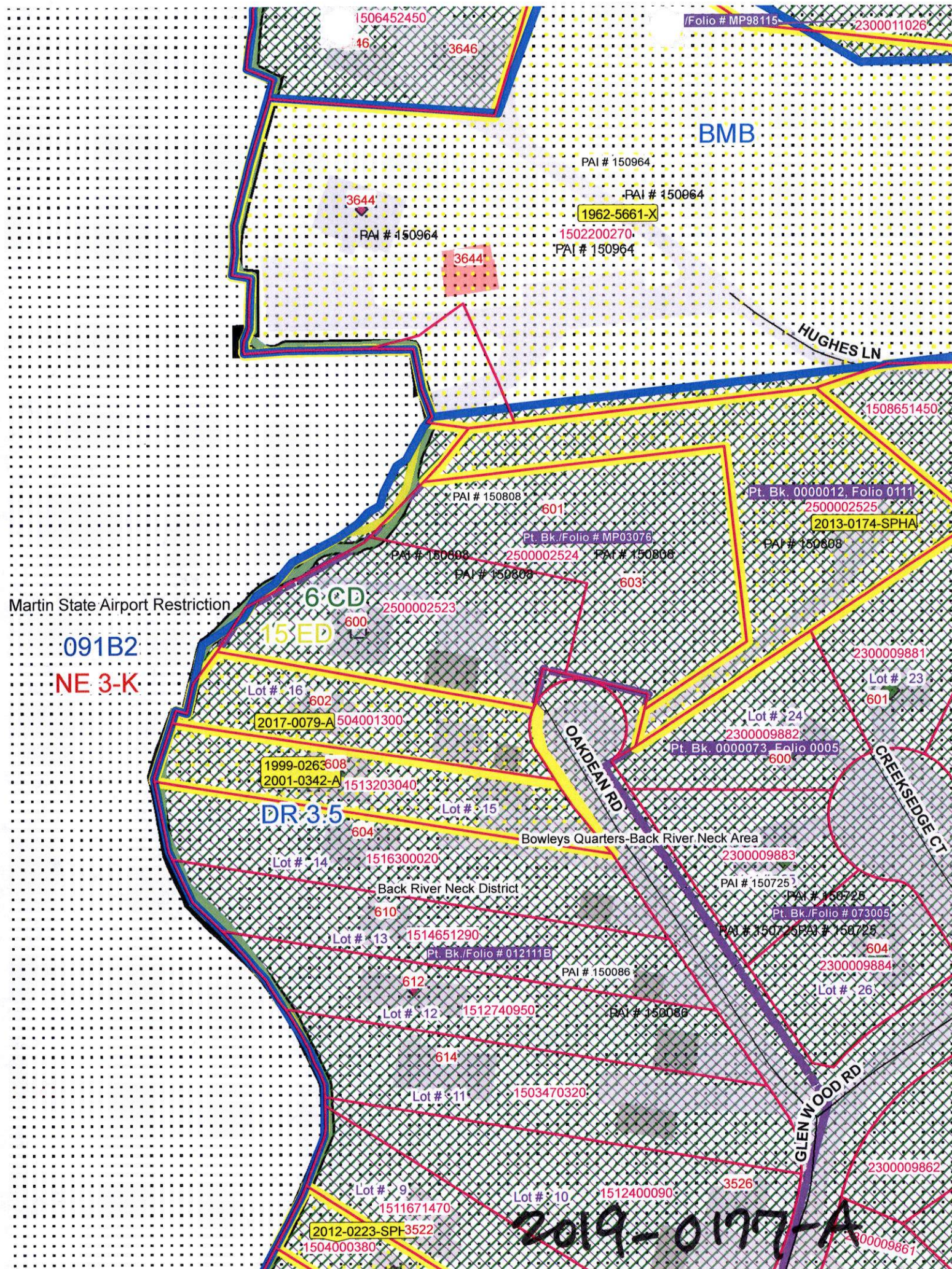


C



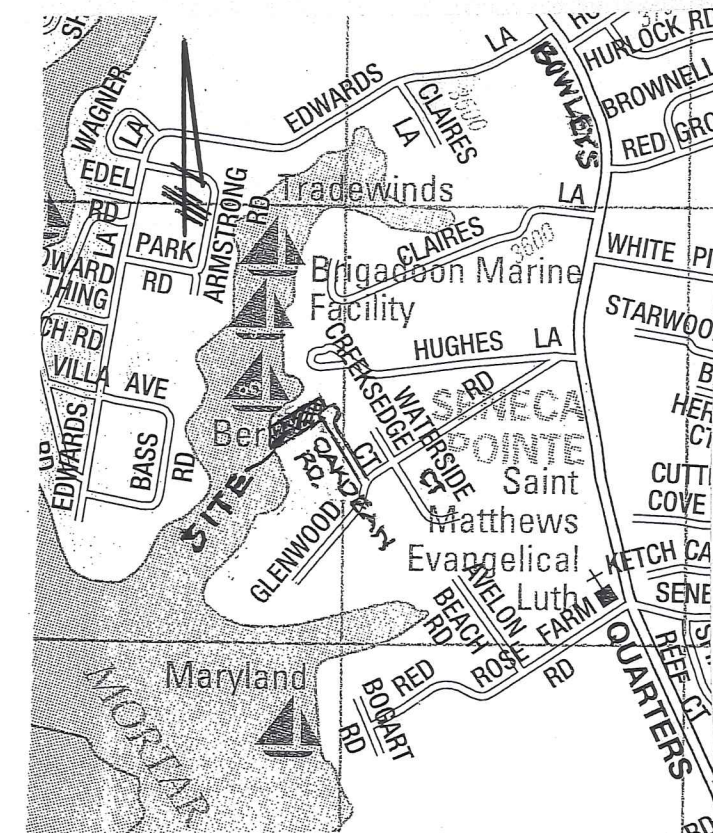
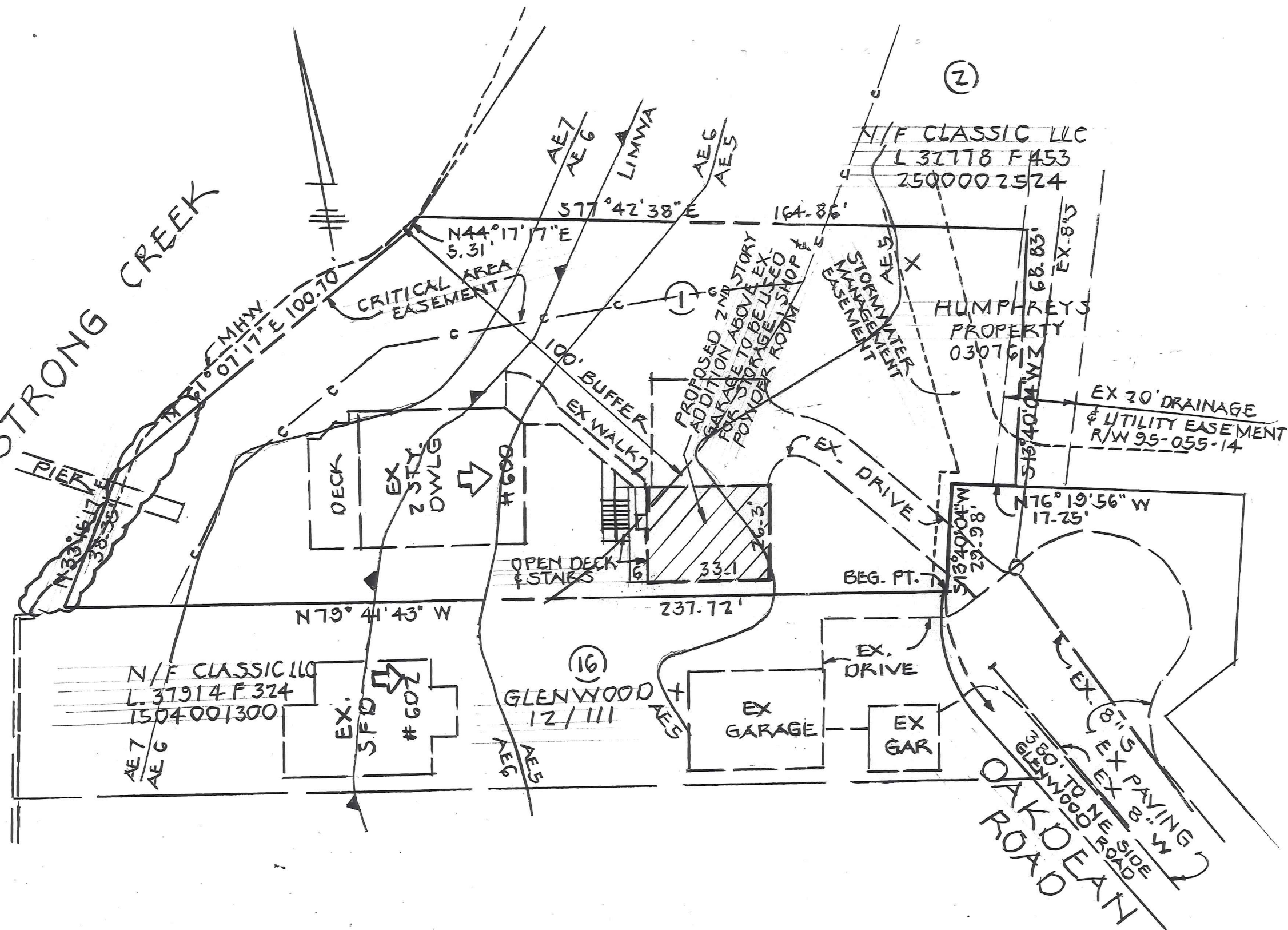
d

b



A-MO-Plus

ARMSTRONG CREEK



LOCATION PLAN
SCALE: 1" = 1000'

PETITIONER'S
EXHIBIT NO. 1

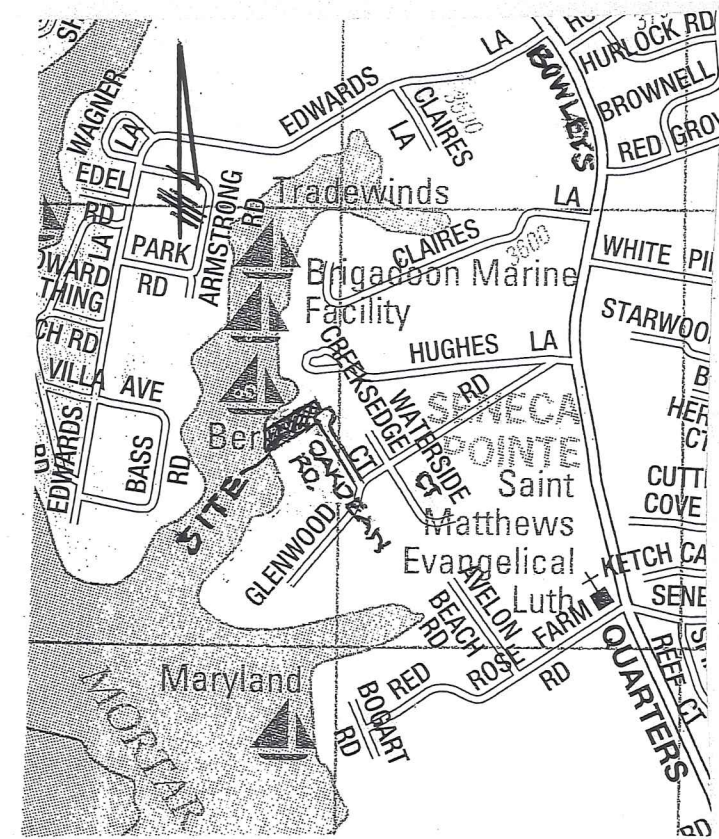
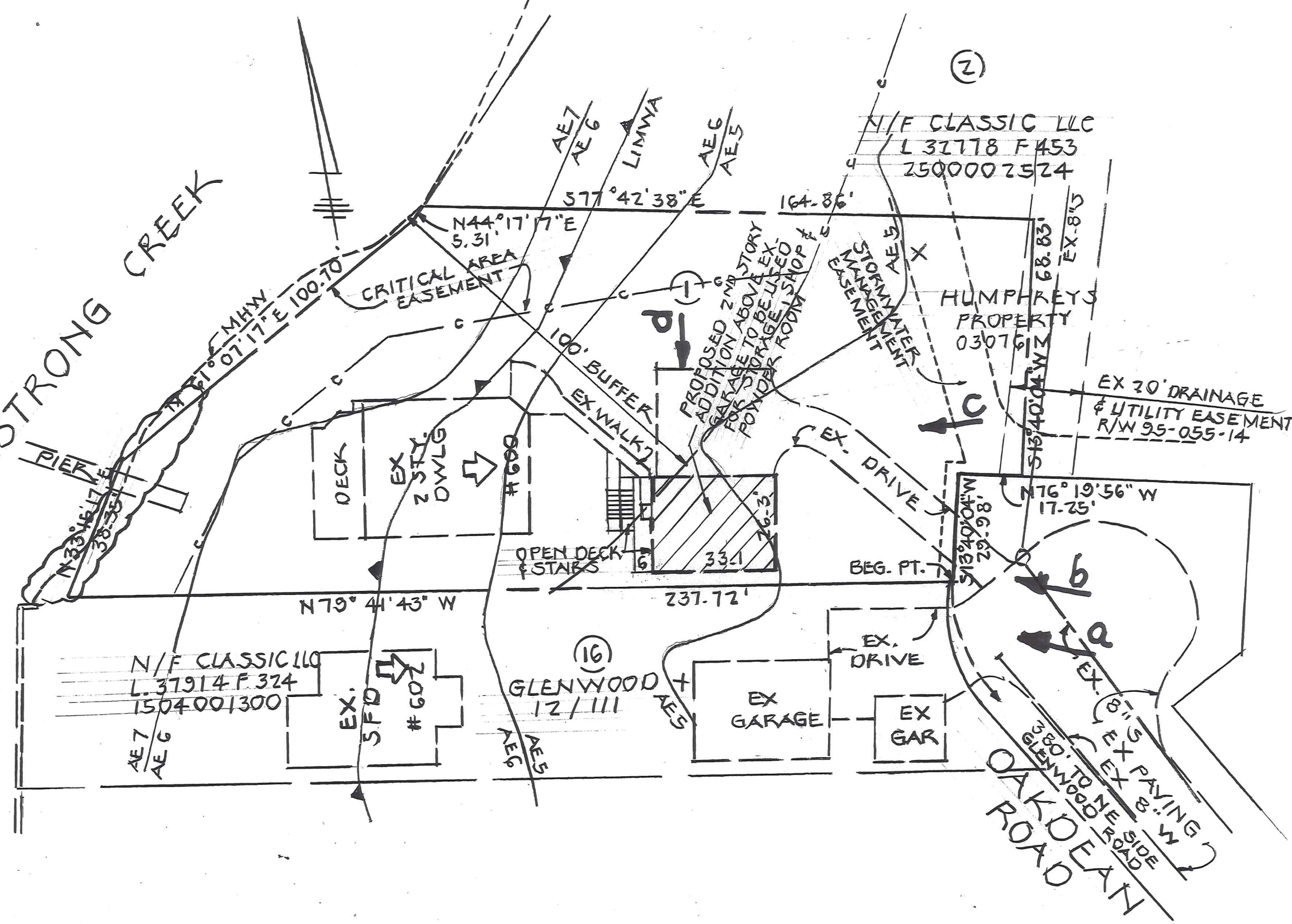
CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

OWNER
PATTON HOLDINGS LLC
11210 PULASKI HIGHWAY
WHITE MARSH, MD. 21162

- NOTES:
1. ZONINGDR 3.5 (MAP 091B2)
 2. LOT AREA.....21,571 S.F. = 0.495 ACRE +/-
 3. PUBLIC WATER AND SEWER
 4. SITE IS LOCATED IN 100 YEAR FLLD ZONE AND CBCA
 5. NO PREVIOUS ZONING HISTORY, VIOLATIONS, HISTORIC SITES OR STRUCTURES OR ARCHEOLOGICAL SITES ARE KNOWN TO EXIST

**PLAT TO ACCOMPANY PETITION
FOR VARIANCE
600 OAKDEAN ROAD
LOT 1 HUMPHREYS PROPERTY 03076M
ELECTION DISTRICT 15C6 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET NOVEMBER 1, 2018**

ARMSTRONG CREEK



LOCATION PLAN
SCALE: 1" = 1000'

PETITIONER'S
EXHIBIT NO. **5**

PHOTOS

PLAT TO ACCOMPANY PETITION
FOR VARIANCE

600 OAKDEAN ROAD

LOT 1 HUMPHREYS PROPERTY 03076M

ELECTION DISTRICT 15C6 BALTIMORE COUNTY, MD.

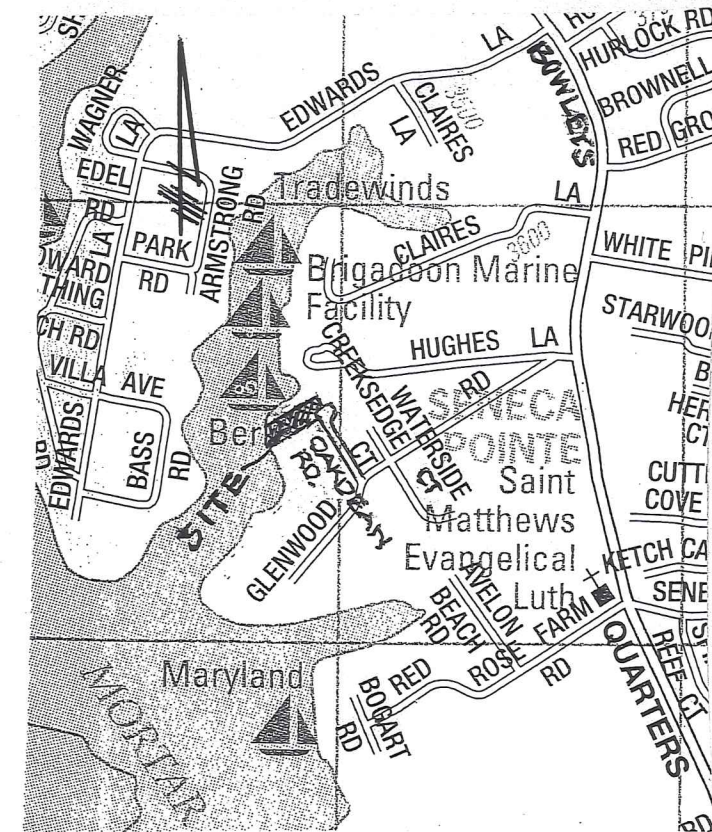
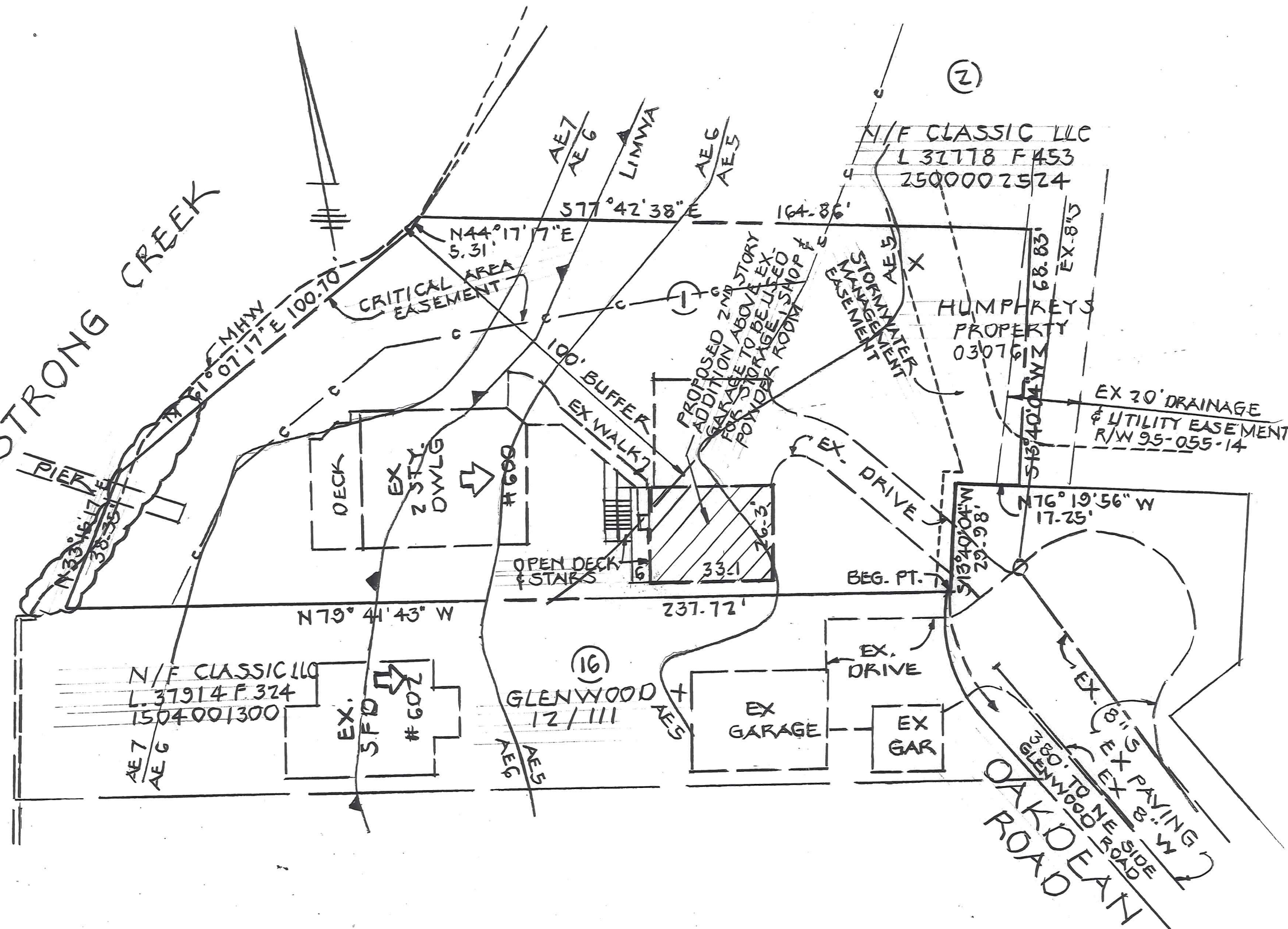
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ARMSTRONG CREEK



LOCATION PLAN
SCALE: 1" = 1000'

2019-0177-A

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

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**PLAT TO ACCOMPANY PETITION
FOR VARIANCE**
600 OAKDEAN DRIVE RD
LOT 1 HUMPHREYS PROPERTY 03076M
ELECTION DISTRICT 15C6 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET NOVEMBER 1, 2018