

M E M O R A N D U M

DATE: April 24, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0204-XA - Appeal Period Expired

The appeal period for the above-referenced case expired on April 22, 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: PETITIONS FOR SPECIAL
EXCEPTION AND VARIANCE
(13 Margaret Avenue)
15th Election District
7th Council District
John Inscore & Elizabeth Collins
*Legal Owners***

Petitioners

*

*

*

*

*

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0204-XA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as Petitions for Special Exception and Variance filed for property located at 8202 Pulaski Highway. The Petitions were filed on behalf of John Inscore & Elizabeth Collins, legal owners of the subject property ("Petitioners"). The Special Exception petition seeks: (1) approval for a service garage to allow maintenance work to be performed on trucks owned by the Petitioners' trucking company; and (2) to permit the continued use of a second floor apartment (living quarters in a commercial building). The Petition for Variance seeks to permit 9 parking spaces in lieu of the required 10 parking spaces. A site plan was marked as Petitioners' Exhibit 1.

Appearing in support of the petitions were Dave Billingsley, John Inscore, and Elizabeth Collins. Timothy M. Kotroco, Esq. represented the Petitioners. Several neighbors attended the hearing to obtain additional information regarding the requests. 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 requests.

The subject property is approximately 13,125 square feet in size and zoned BL-CCC. The property is improved with a 2-story structure which in the past was used for professional offices.

ORDER RECEIVED FOR FILING

Date 3-21-19

By WJ

At present, the second floor is occupied by tenants and Petitioners propose to use the first floor as a small office for their trucking business. Petitioners propose to construct a detached garage on the property so that Mr. Inscore could perform routine maintenance and repairs on the trucks he owns. Even though Petitioners will not work on vehicles owned by others (so that vehicles will not be "repaired for remuneration" as stated in BCZR Section 101.1) the County instructed Petitioners to obtain a special exception for a service garage.

SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272 (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use. Mr. Billingsley testified via proffer Petitioners satisfied all requirements set forth in BCZR Section 502.1 and no evidence to the contrary was presented. As such, the petition for special exception will be granted.

VARIANCE

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).

ORDER RECEIVED FOR FILING

Date 3-21-19

By WJ

The property is narrow and long (i.e., 50 ft. x 150 ft.) and is therefore unique. If the BCZR were strictly interpreted Petitioners would suffer a practical difficulty since they would not be able to construct the proposed garage. Finally, I find that the variances 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 Baltimore County and/or community opposition.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 21st day of **March, 2019**, that the Petition for Special Exception seeking: (1) approval for a service garage to allow maintenance work to be performed on trucks owned by the Petitioners' trucking company; and (2) to permit the continued use of a second floor apartment (living quarters in a commercial building), be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to permit 9 parking spaces in lieu of the required 10 parking spaces and to not stripe the parking spaces in lieu of the striping requirement, be and is hereby GRANTED.

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

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition
2. Petitioners must comply with the ZAC comments submitted by DOP and DPR, copies of which are attached.
3. Petitioners shall not drive south of Maryland Avenue trucks being repaired at the site.

ORDER RECEIVED FOR FILING

Date 3-21-19

By low

4. The special exception approval granted herein shall be personal to the above-named Petitioners. Should Petitioners sell the property or otherwise cease using the proposed garage, the special exception shall terminate by operation of law.

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/dlw

ORDER RECEIVED FOR FILING

Date 3-21-19

By law



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 13 MARGARET AVENUE which is presently zoned BL-CCC

Deed References: L. 39565 F. 704 10 Digit Tax Account # 1504200390

Property Owner(s) Printed Name(s) JOHNNY L. INSCORE & ELIZABETH A. COLLINS

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

SEE ATTACHED

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 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 BY Petitioner:

TIMOTHY KOTROCO

Name- Type or Print

Signature

305 WASHINGTON AVE

TOWSON

MD

Mailing Address

City

State

21204

(410) 299-2943

tkotroco@gmail.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

JOHNNY L. INSCORE ELIZABETH A. COLLINS

Name #1 - Type or Print

Name #2 - Type or Print

Johnny L. Inscore

Elizabeth A. Collins

Signature #1

Signature #2

2701 PEMBERTON RIDGE

BALDWIN, MD.

Mailing Address

City

State

21013

(410) 299-1648

dubbertuck@

verizon.net

Zip Code

Telephone #

Email Address

Representative to be contacted:

DAVID BILLINGSLEY

Name- Type or Print

David Billingsley

Signature

601 CHARWOOD CT

EDGEWOOD, MD.

Mailing Address

City

State

21040

(410) 679-8719

dwb0209@yahoo.com

Zip Code

Telephone #

Email Address

CASE NUMBER

2019-0204-XA

Filing Date

1/4/19

Do Not Schedule Dates:

Reviewer

JCM

ZONING DESCRIPTION

13 MARGARET AVENUE

Beginning for the same at the point formed by the intersection of the east side of Margaret Avenue (50 feet wide) with the north side of Maryland Avenue (50 feet wide), thence being all of Lot 11, Block 2C as shown on the plat entitled Plat G, Essex recorded among the Baltimore County plat records in Plat Book 5 Folio 76.

Containing 7,500 square feet or 0.172 acre of land, more or less.

Being known as 13 Margaret Avenue. Located in the 15TH Election District, 7TH Councilmanic District of Baltimore County, Maryland.



GEOFFREY A. TIZARD, II, P.E.
5 LEADBURN COURT
TOWSON, MD. 21204

2019-0204 XA

SPECIAL EXCEPTION FOR A SERVICE GARAGE TO ALLOW MAINTENANCE WORK
TO BE PERFORMED ON TRUCKS OWNED BY THE PETITIONER'S COMPANY *From another*
SERVICE GARAGE IS NOT OPEN TO THE GENERAL PUBLIC. *Location*
TO PERMIT
THE CONTINUING USE OF A SECOND FLOOR
APARTMENT. *(Living quarters in a commercial building.)*

VARIANCE FROM SECTION 409.6 (BCZR) TO PERMIT 9 PARKING SPACES IN LIEU
OF THE REQUIRED 10 PARKING SPACES AND FOR SUCH OTHER AND FURTHER
RELIEF AS THE NATURE OF THIS CAUSE MAY REQUIRE

The Daily Record

11 East Saratoga Street
 Baltimore, MD 21202-2199
 (443) 524-8100
<http://www.thedailyrecord.com>

Order #: 11700342
 Case #: 2019-0204-XA
 Description:

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:

2/28/2019

NOTICE OF ZONING HEARING CASE NUMBER: 2019-0204-XA



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: 2019-0204-XA

13 Margaret Avenue

Northeasterly corner of intersection of Maryland and Margaret Avenues

16th Election District - 7th Councilmanic District

Legal Owners: Johnny Inscore, Elizabeth Collins

Special Exception for a service garage to allow maintenance work to be performed on trucks owned by the Petitioner's company from another location. Service garage is not open to the public. To permit the continuing use of a second floor apartment. (Living quarters in a commercial building). Variance to permit 9 parking spaces in lieu of the required 10 parking spaces and for such other and further relief as the nature of this cause may require.

Hearing: Wednesday, March 20, 2019 at 1:30 p.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 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.

128

Sherry Nuffer

From: David Billingsley <dwb0209@yahoo.com>
Sent: Friday, March 15, 2019 1:00 PM
To: Administrative Hearings
Subject: 13 MARGARET AVENUE CASE NO. 2019-0204-SPHA
Attachments: Scan1840.pdf

POSTING RECERTIFICATIONS ATTACHED
THANKS

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



CERTIFICATE OF POSTING

RECERTIFIED
3/15/19

Date: FEBRUARY 28, 2019

RE: Project Name: 13 MARGARET AVENUE # 1
Case Number /PAI Number: CASE NO. 2019-0204-XA
Petitioner/Developer: JOHNNY INSCORE, ELIZABETH COLLINS
Date of Hearing/Closing: MARCH 20, 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 13 MARGARET AVENUE

RECERTIFIED
3/15/19

The sign(s) were posted on

FEBRUARY 28, 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)

ZONING NOTICE

CASE NO. 2019-0204-XA

13 MARGARET AVENUE

**A HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE**

**PLACE: ROOM 205 JEFFERSON BUILDING, 105 WEST
CHESAPEAKE AVENUE, TOWSON, MD. 21204
TIME: WEDNESDAY, MARCH 20, 2019 AT 1:30 PM**

**SPECIAL EXCEPTION FOR A SERVICE GARAGE TO ALLOW
MAINTENANCE WORK TO BE PERFORMED BY THE PETITIONERS
COMPANY FROM ANOTHER LOCATION, SERVICE GARAGE IS NOT
OPEN TO THE PUBLIC. TO PERMIT THE CONTINUING USE OF A
SECOND FLOOR APARTMENT (LIVING QUARTERS IN A
COMMERCIAL BLDG), VARIANCE TO PERMIT 9 PARKING SPACES
IN LIEU OF THE REQUIRED 10 PARKING SPACES AND FOR SUCH
OTHER AND FURTHER RELIEF AS THE NATURE OF THIS CAUSE
MAY REQUIRE**

Postponements due to weather or other conditions are sometimes necessary. To obtain
hearing or obtain additional information, contact Department of Permits, Approvals and
Inspections, 111 West Chesapeake Avenue, Towson, MD 21204 (410) 887-3392
UNDER PENALTY OF LAW, DO NOT REMOVE THIS SIGN UNTIL THE DAY OF THE HEARING
HEARINGS ARE HELD AND ARE ACCESSIBLE

CERTIFICATE OF POSTING

RECEIVED

3/15/19

Date: FEBRUARY 28, 2019

RE: Project Name: 13 MARGARET AVENUE # 2
Case Number /PAI Number: CASE NO. 2019-0204-XA
Petitioner/Developer: JOHNNY INSCORE, ELIZABETH COLLINS
Date of Hearing/Closing: MARCH 20, 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 13 MARGARET AVENUE

The sign(s) were posted on _____

RECEIVED

3/15/19

FEBRUARY 28, 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)

ZONING NOTICE

CASE NO. 2019-0204-XA

13 MARGARET AVENUE

A HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE

PLACE: ROOM 205 JEFFERSON BUILDING, 105 WEST
CHESAPEAKE AVENUE, TOWSON, MD. 21204
TIME: WEDNESDAY, MARCH 20, 2019 AT 1:30 PM

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IN LIEU OF THE REQUIRED 10 PARKING SPACES AND FOR SUCH
OTHER AND FURTHER RELIEF AS THE NATURE OF THIS CAUSE
MAY REQUIRE.
Petitioners may wish to consult with the Department of Planning and
Inspection, 111 West Chesapeake Avenue, Towson, MD. 21204 (410) 679-8719
UNDER PENALTY OF LAW, NO ONE SHALL OBTAIN THIS COPY OF THE HEARING
NOTICE AND HANGING FROM ACCESSIBLE

CERTIFICATE OF POSTING

Date: FEBRUARY 28, 2019

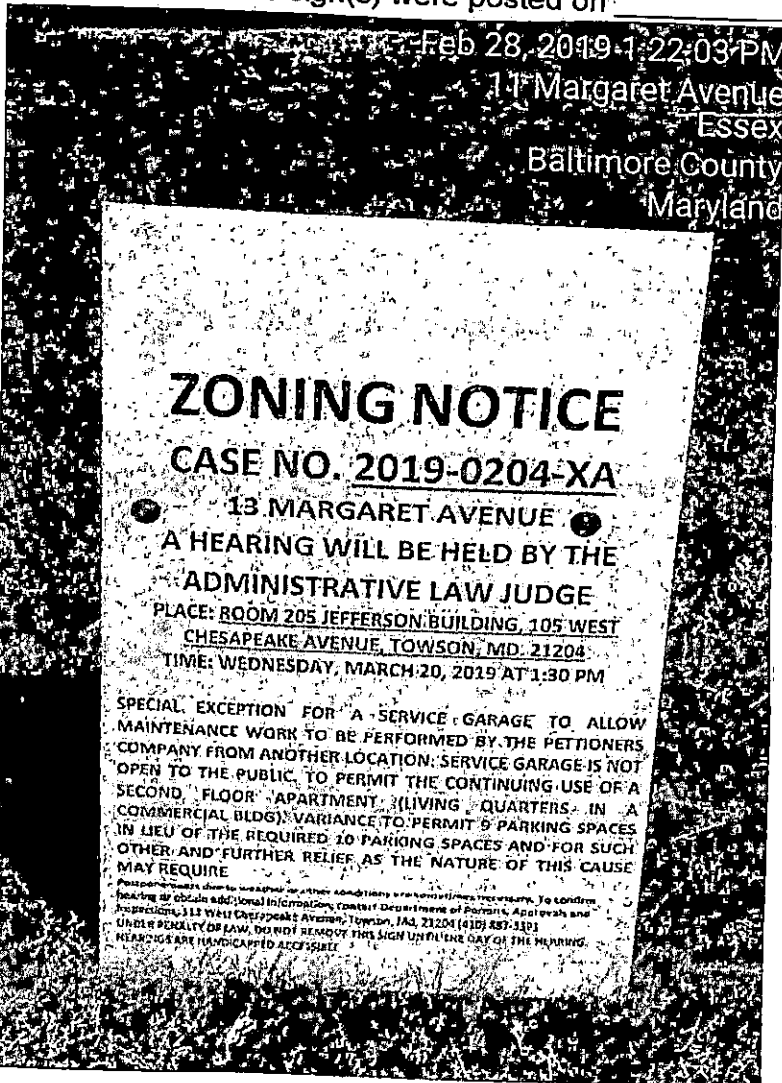
RE: Project Name: 13 MARGARET AVENUE # 1
Case Number /PAI Number: CASE NO. 2019-0204-XA
Petitioner/Developer: JOHNNY INSCORE, ELIZABETH COLLINS
Date of Hearing/Closing: MARCH 20, 2019

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 13 MARGARET AVENUE

The sign(s) were posted on

FEBRUARY 28, 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 28, 2019

RE: Project Name: 13 MARGARET AVENUE # 2
Case Number /PAI Number: CASE NO. 2019-0204-XA
Petitioner/Developer: JOHNNY INSCORE, ELIZABETH COLLINS
Date of Hearing/Closing: MARCH 20, 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 13 MARGARET AVENUE

The sign(s) were posted on FEBRUARY 28, 2019

(Month, Day, Year)

Feb 28, 2019 1:22:19 PM
11 Margaret Avenue
Essex
Baltimore County
Maryland

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. 2019-0204-XA

13 MARGARET AVENUE

**A HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE**

**PLACE: ROOM 205 JEFFERSON BUILDING, 105 WEST
CHESAPEAKE AVENUE, TOWSON, MD. 21204**

TIME: WEDNESDAY, MARCH 20, 2019 AT 1:30 PM

**SPECIAL EXCEPTION FOR A SERVICE GARAGE TO ALLOW
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COMMERCIAL BLDG). VARIANCE TO PERMIT 9 PARKING SPACES
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OTHER AND FURTHER RELIEF AS THE NATURE OF THIS CAUSE
MAY REQUIRE.**

Postponements due to weather or other conditions are sometimes necessary. To confirm
hearing or obtain additional information, contact Department of Permits, Approvals and
Inspection, 111 West Chesapeake Avenue, Towson, MD. 21204 (410) 887-3321
UNDER PENALTY OF LAW, DO NOT REMOVE THIS SIGN UNTIL THE DAY OF THE HEARING.
HEARINGS ARE HANDICAPPED ACCESSIBLE

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
AND VARIANCE
13 Margaret Avenue; NE corner of intersection* OF ADMINISTRATIVE
of Maryland and Margaret Avenues
15th Election & 7th Councilmanic Districts * HEARINGS FOR
Legal Owners: John Inscore & Elizabeth Collins
Petitioner(s) * BALTIMORE COUNTY
* 2019-204-XA

* * * * *

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

RECEIVED

JAN 09 2019

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 9th day of January, 2019, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, 601 Charwood Court, Edgewood, Maryland 21040 and Timothy Kotroco, 305 Washington Avenue, 502, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, Director
Department of Permits,
Approvals & Inspections

February 13, 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: 2019-0204-XA

13 Margaret Avenue

Northeasterly corner of intersection of Maryland and Margaret Avenues

15th Election District – 7th Councilmanic District

Legal Owners: Johnny Inscore, Elizabeth Collins

Special Exception for a service garage to allow maintenance work to be performed on trucks owned by the Petitioner's company from another location. Service garage is not open to the public. To permit the continuing use of a second floor apartment. (Living quarters in a commercial building). Variance to permit 9 parking spaces in lieu of the required 10 parking spaces and for such other and further relief as the nature of this cause may require.

Hearing: Wednesday, March 20, 2019 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script, appearing to read "Mike Mohler".

Mike Mohler
Director

AJ:kl

C: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204
Johnny Inscore, Elizabeth Collins, 2701 Pemberton Ridge, Baldwin 21013
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 THUR., FEBRUARY 28, 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
Thursday, February 28, 2019 - Issue

Please forward billing to:
Johnny Inscore
2701 Pemberton Ridge
Baldwin, MD 21013

410-299-1648

NOTICE OF ZONING HEARING

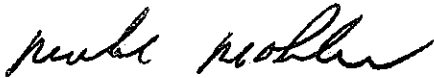
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13 Margaret Avenue
Northeasterly corner of intersection of Maryland and Margaret Avenues
15th Election District – 7th Councilmanic District
Legal Owners: Johnny Inscore, Elizabeth Collins

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Hearing: Wednesday, March 20, 2019 at 1:30 p.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.

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

No. 177749

Date: 1/4/19

PAID RECEIPT

BUSINESS ACTUAL TIME
1/07/2019 1/04/2019 10:57:13 3

REG #003 WALKIN, DAN
>>RECEIPT # 003013 1/04/2019 OFLN

Dept 5 528 ZONING VERIFICATION
CA No 177749

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				1000

Rec'd Tot \$ 1,000.00
1,000.00 - CK - 000000000000000000 CA
Baltimore County, Maryland

Total: 1000

Rec

From: CENTRAL

For:

2019-0204-XA

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

March 13, 2019

Timothy Kotroco
305 Washington Ave
Towson MD 21204

RE: Case Number: 2019-0204-XA, 13 Margaret Avenue

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 January 4, 2019. 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.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Johnny L Inscore 2701 Pemberton Ridge Baldwin MD 21013
David Billingsley 601 Charwood Ct Edgewood MD 21040

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 3/14/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-204



INFORMATION:

Property Address: 13 Margaret Avenue
Petitioner: Johnny L. Inscore, Elizabeth A. Collins
Zoning: BL-CCC
Requested Action: Special Exception, Variance

The Department of Planning has reviewed the petition for a special exception to allow for a service garage to allow maintenance work to be performed on trucks owned by the petitioner's company from another location (service garage is not open to the general public) and to permit the continued use of a second floor apartment (living quarters in a commercial building).

The Department of Planning has also reviewed a variance request to permit nine (9) parking spaces in lieu of the required ten (10) parking spaces.

A site visit was conducted on January 9, 2019.

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

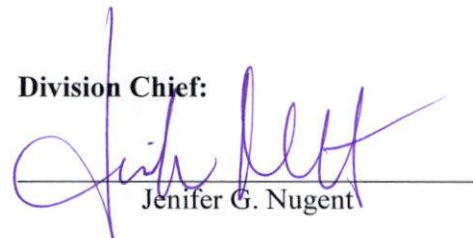
- All service work shall be done inside the service garage and only on vehicles owned by the petitioner's (present owner) business.
- No outside storage of vehicles shall be permitted.
- No signs are permitted for the service garage.
- Any new signage for the existing building shall confirm with Section 450 of the BCZR.
- The proposed garage structure shall be completed in a color that is complimentary to the existing structure on the site.

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

Prepared by:


Jessie Bialek

Division Chief:


Jenifer G. Nugent

Date: [Click here to enter a date.](#)

Subject: ZAC # 19-204

Page 2

JM/JGN/JAB/

c: Krystle Patchak

David Billingsley

Timothy Kotroco

Office of the Administrative Hearings

People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Acting Director
Department of Permits, Approvals
And Inspections

FROM: Vishnu Desai, Supervisor
EFC for VKD
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 14, 2018
Item No. 2019-0204-XA

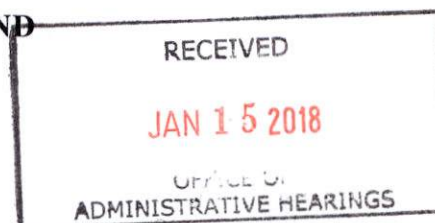
DATE: Feb 15, 2019

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

If Special Exception and Zoning Variance are granted, a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required.

* * * * *

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: January 15, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0204-XA
Address 13 Margaret Avenue
(Inscore & Collins Property)

Zoning Advisory Committee Meeting of **January 14, 2019**.

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

Reviewer: Steve Ford



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 1/9/19

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. 2019-0204-XA

*Special Exception Variance
John Inscore, Elizabeth Collins
13 Margaret Avenue.*

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

CASE NAME 13 Margaret Ave.
CASE NUMBER 2019-0204-XA
DATE 3-20-19 @ 1:30 PM

[illegible]

CASE NAME 13 Margaret Ave.
CASE NUMBER 2019-0204-KA
DATE 3-20-19 @ 1:30 pm

[illegible]

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

2/15

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

Comment

1/15

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

N/Comment

FIRE DEPARTMENT

3/18

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

1/9

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

2/28/19

Daily Record

SIGN POSTING (1st)

Date:

2/28/19

by Billingsley

SIGN POSTING (2nd)

Date:

3/15/19

by Billingsley

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 - 15 Account Number - 1504200390							
Owner Information									
Owner Name:		INSCORE JOHNNY L COLLINS ELIZABETH A				Use:		COMMERCIAL	
Mailing Address:		2701 PEMBERTON RIDGE BALDWIN MD 21013-				Principal Residence:		NO	
						Deed Reference:		/39565/ 00204	
Location & Structure Information									
Premises Address:		13 MARGARET AVE BALTIMORE MD 21221-6704				Legal Description:		13 MARGARET AVE ESSEX	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0097	0008	0370		0000	A	2C	11	2018	
									Plat Ref: 0005/ 0076
Special Tax Areas:				Town:				NONE	
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
		1696				7,500 SF		.06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
		MULTIPLE RESIDENCE							
Value Information									
		Base Value	Value	Phase-in Assessments					
			As of 01/01/2018	As of 07/01/2018		As of 07/01/2019			
Land:		73,500	73,500						
Improvements		74,200	77,800						
Total:		147,700	151,300	148,900		150,100			
Preferential Land:		0				0			
Transfer Information									
Seller: REAL ESTATE MANAGEMENT			Date: 10/27/2017			Price: \$147,000			
Type: ARMS LENGTH IMPROVED			Deed1: /39565/ 00204			Deed2:			
Seller: SHANE FRANK R			Date: 01/29/2008			Price: \$150,000			
Type: ARMS LENGTH IMPROVED			Deed1: /26618/ 00535			Deed2:			
Seller: SYLVAN SHANE P A			Date: 06/09/1978			Price: \$14,648			
Type: ARMS LENGTH IMPROVED			Deed1: /05895/ 00139			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:**

Debra Wiley

JB 3-20-19 1:30 PM
2019-0204-XA

From: John E. Beverungen
Sent: Friday, March 8, 2019 10:34 AM
To: Debra Wiley
Subject: FW: 13 Margaret Avenue-Inscore Property not posted on internet
Attachments: Inscore Hearing-13 Margaret Avenue, Not Posted on Internet.pdf

Were you aware of this one? Can you see if it was listed on the internet at least 15 days prior to hearing date? Thanks

From: Timothy M. Kotroco <tkotroco@gmail.com>
Sent: Sunday, March 3, 2019 10:09 PM
To: Mike Mohler <mmohler@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>
Cc: David Billingsley <dwb0209@yahoo.com>; dubberruck@verizon.net
Subject: 13 Margaret Avenue-Inscore Property not posted on internet

Dear Mike,

I double checked today whether my upcoming hearing was posted on the internet. I found that it was not. Please see the attached internet scheduling page found on the County's website. I assume this is the page where our case is supposed to be posted.

Our case is scheduled to be heard at 1:30pm on March 20th. There is a case posted for 11am but our case is not posted for 1:30pm. There is still time to post our case on the County's website. Can you see to it that this occurs. My client is anxious to have his case heard and would not want to have to start over.

Thank you.

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

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

Development, Zoning Hearings & Meetings

Location: 1st Council District
2nd Council District

Type: Event or Activity
meet

Keyword(s):

[Previous](#) [Mar 2019](#) [Next](#)

Select [24](#) [25](#) [26](#) [27](#) [28](#) [1](#) [2](#)
 Select [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#)
 Select [10](#) [11](#) [12](#) [13](#) [14](#) [15](#) [16](#)
 Select [17](#) [18](#) [19](#) [20](#) [21](#) [22](#) [23](#)
 Select [24](#) [25](#) [26](#) [27](#) [28](#) [29](#) [30](#)
 Select [31](#) [1](#) [2](#) [3](#) [4](#) [5](#) [6](#)

Show Events By: [Day](#) [Week](#) [Month](#) [RSS](#)

Wednesday, March 20, 2019

[Zoning Hearings - 11023 Liberty Road](#) 4th Council District
 11:00am - 12:00pm

[Zoning Hearings - 13 Margaret Avenue](#) 7th Council District
 1:30pm - 3:30pm

[Back](#)

- [Download](#)
- [Reminder](#)
- [Share](#)

Zoning Hearings - 13 Margaret Avenue

Date/Time:

Wed. Mar 20, 2019 1:30pm - 3:30pm

Location:

7th Council District

Details:

Case Number: 2019-0204-XA

Location: Northeasterly corner of Maryland and Margaret Avenues

15th Election District

Legal Owners: John Inscore, Elizabeth Collins

Special Exception for a service garage to allow maintenance work to be performed on trucks owned by the Petitioners company from another location. Service garage is not open to the public. To permit the continuing use of a second floor apartment. (Living quarters in a commercial building.) Variance to permit 9 parking spaces in lieu of the required 10 parking spaces and for such other and further relief as the nature of this cause may require.

Hearing location: Jefferson Building, 105 W. Chesapeake Avenue, Rm. 205, Towson 21204

Contact:

PAI 410-887-3391

- [Download](#)
- [Reminder](#)
- [Share](#)

3/20
1:30 PM

Case No.: 2019-0204-XA

Exhibit Sheet

Petitioner/Developer

Protestant

1904-24-19
1903-21-19

No. 1	Site plan	
No. 2	My Neighborhood Maps	
No. 3	Aerial photo	
No. 4	Site photos	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



JOHN A. OLSZEWSKI, JR.
County Executive

ADMINISTRATIVE LAW JUDGE
Office of Administrative Hearings

March 21, 2019

Timothy M. Kotroco, Esquire
305 Washington Avenue, Suite 502
Towson, MD 21204

RE: Petitions for Special Exception and Variance
Case No. 2019-0204-XA
Property: 13 Margaret Avenue

Dear Mr. Kotroco:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Beverly Meiswinkel, 106 S. Taylor Avenue, Baltimore, MD 21221
Leah Griffin, 327 Margaret Avenue, Baltimore, MD 21221
Steve Lambros, 515 Margaret Avenue, Baltimore, MD 21221

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 3/14/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-204



INFORMATION:

Property Address: 13 Margaret Avenue
Petitioner: Johnny L. Inscore, Elizabeth A. Collins
Zoning: BL-CCC
Requested Action: Special Exception, Variance

The Department of Planning has reviewed the petition for a special exception to allow for a service garage to allow maintenance work to be performed on trucks owned by the petitioner's company from another location (service garage is not open to the general public) and to permit the continued use of a second floor apartment (living quarters in a commercial building).

The Department of Planning has also reviewed a variance request to permit nine (9) parking spaces in lieu of the required ten (10) parking spaces.

A site visit was conducted on January 9, 2019.

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

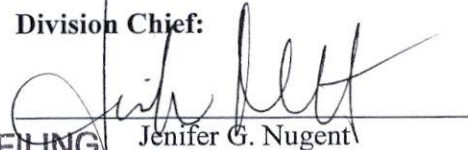
- All service work shall be done inside the service garage and only on vehicles owned by the petitioner's (present owner) business.
- No outside storage of vehicles shall be permitted.
- No signs are permitted for the service garage.
- Any new signage for the existing building shall confirm with Section 450 of the BCZR.
- The proposed garage structure shall be completed in a color that is complimentary to the existing structure on the site.

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

Prepared by:


Jessie Bialek

Division Chief:


Jennifer G. Nugent

ORDER RECEIVED FOR FILING

Date 3-21-19

By low

Date: Click here to enter a date.

Subject: ZAC # 19-204

Page 2

JM/JGN/JAB/

c: Krystle Patchak
David Billingsley
Timothy Kotroco
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 3-21-19

By KW

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 3/14/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
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INFORMATION:

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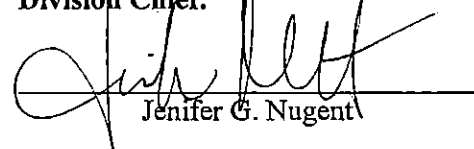
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Prepared by:


Jessie Bialek

Division Chief:


Jenifer G. Nugent

Date: [Click here to enter a date.](#)

Subject: ZAC # 19-204

Page 2

JM/JGN/JAB/

c: Krystle Patchak

David Billingsley

Timothy Kotroco

Office of the Administrative Hearings

People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Acting Director
Department of Permits, Approvals
And Inspections

FROM: Vishnu Desai, Supervisor *EFC for VKD*
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 14, 2018
Item No. 2019-0204-XA

DATE: Feb 15, 2019

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

If Special Exception and Zoning Variance are granted, a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required.

* * * * *

VKD: cen
cc: file

ORDER RECEIVED FOR FILING

Date 3-21-19

By low



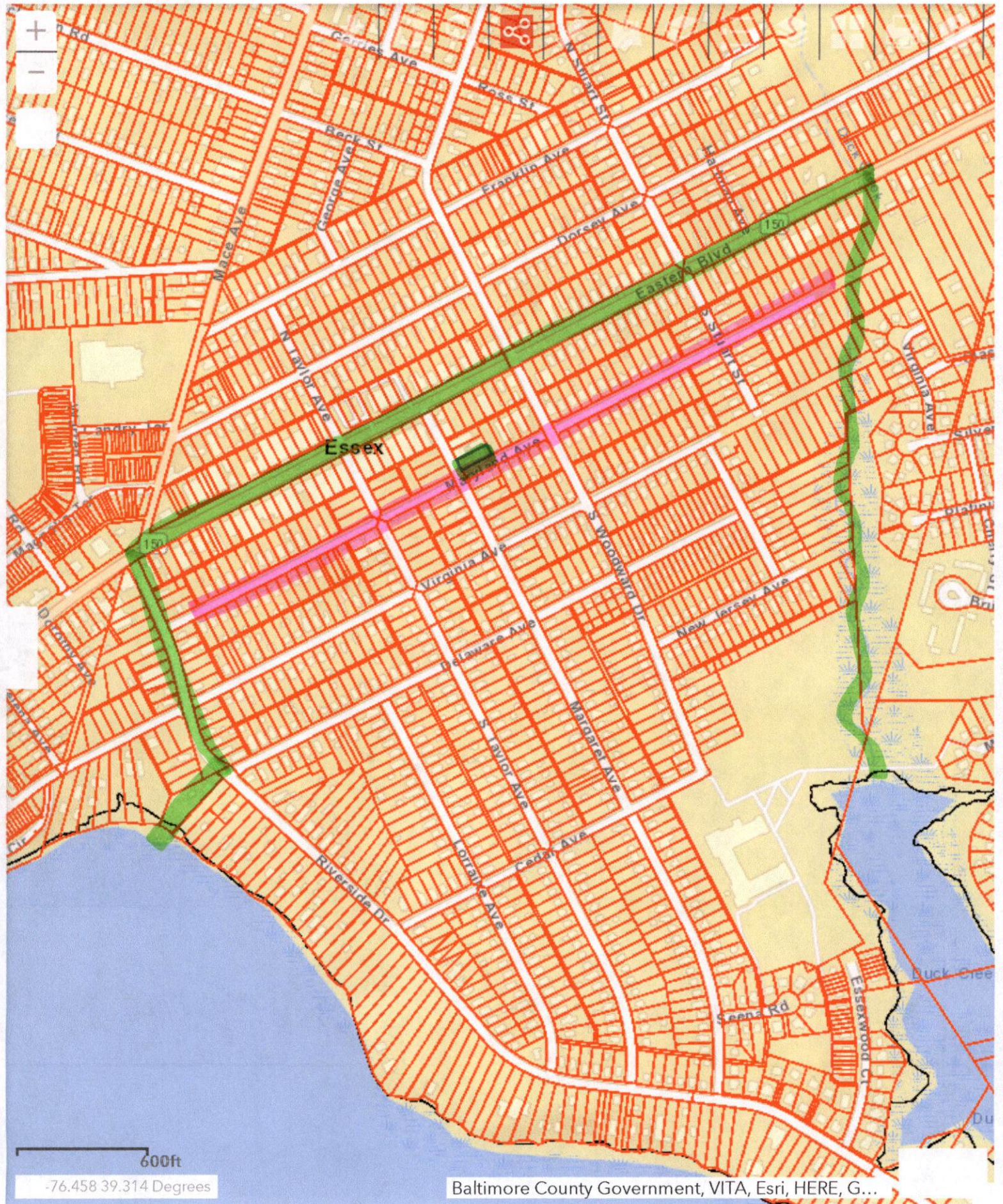
Baltimore County - My Neighborhood



PETS. No. 2

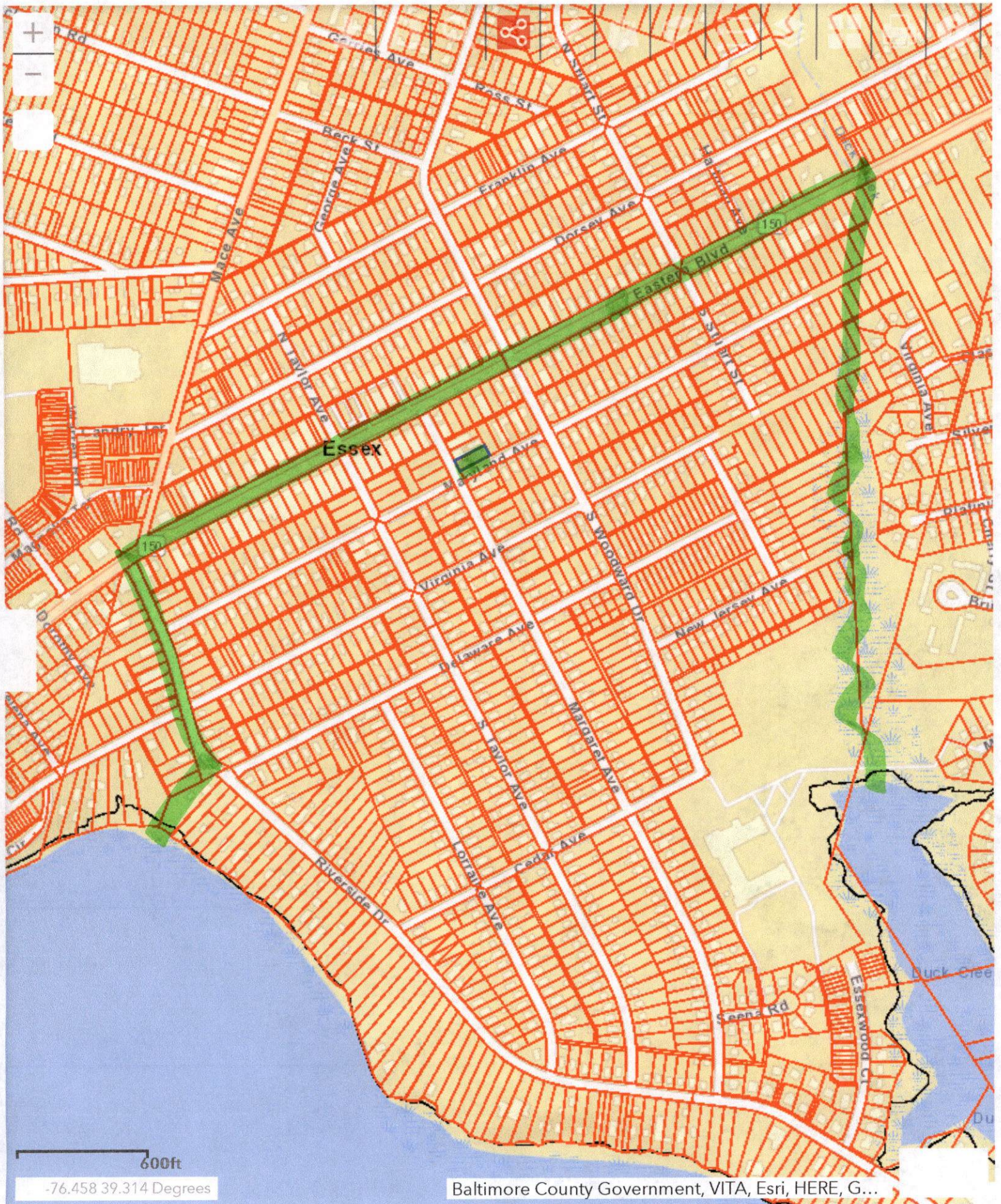


Baltimore County - Neighborhood





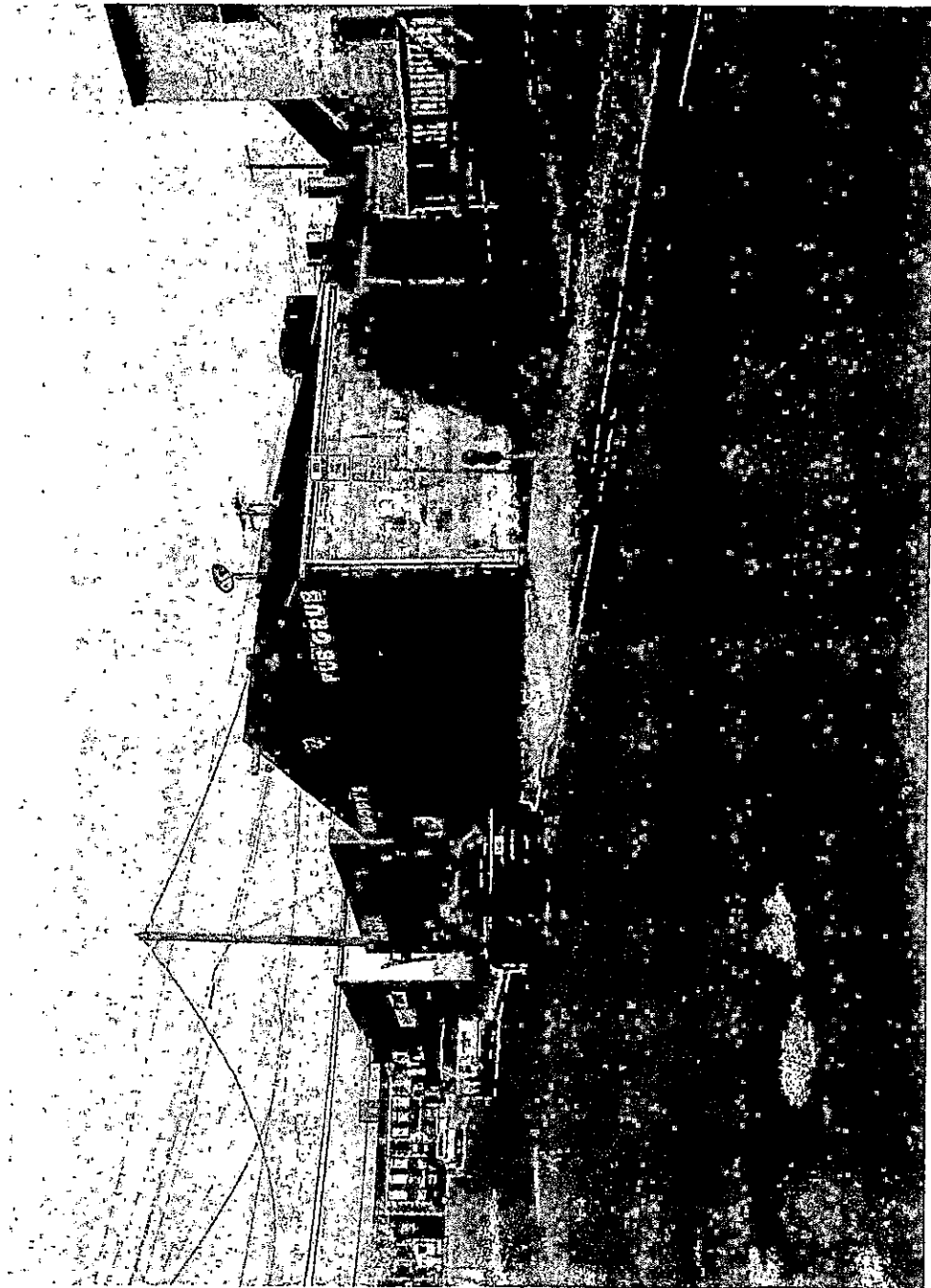
Baltimore County - Neighborhood



PETS. No. 4



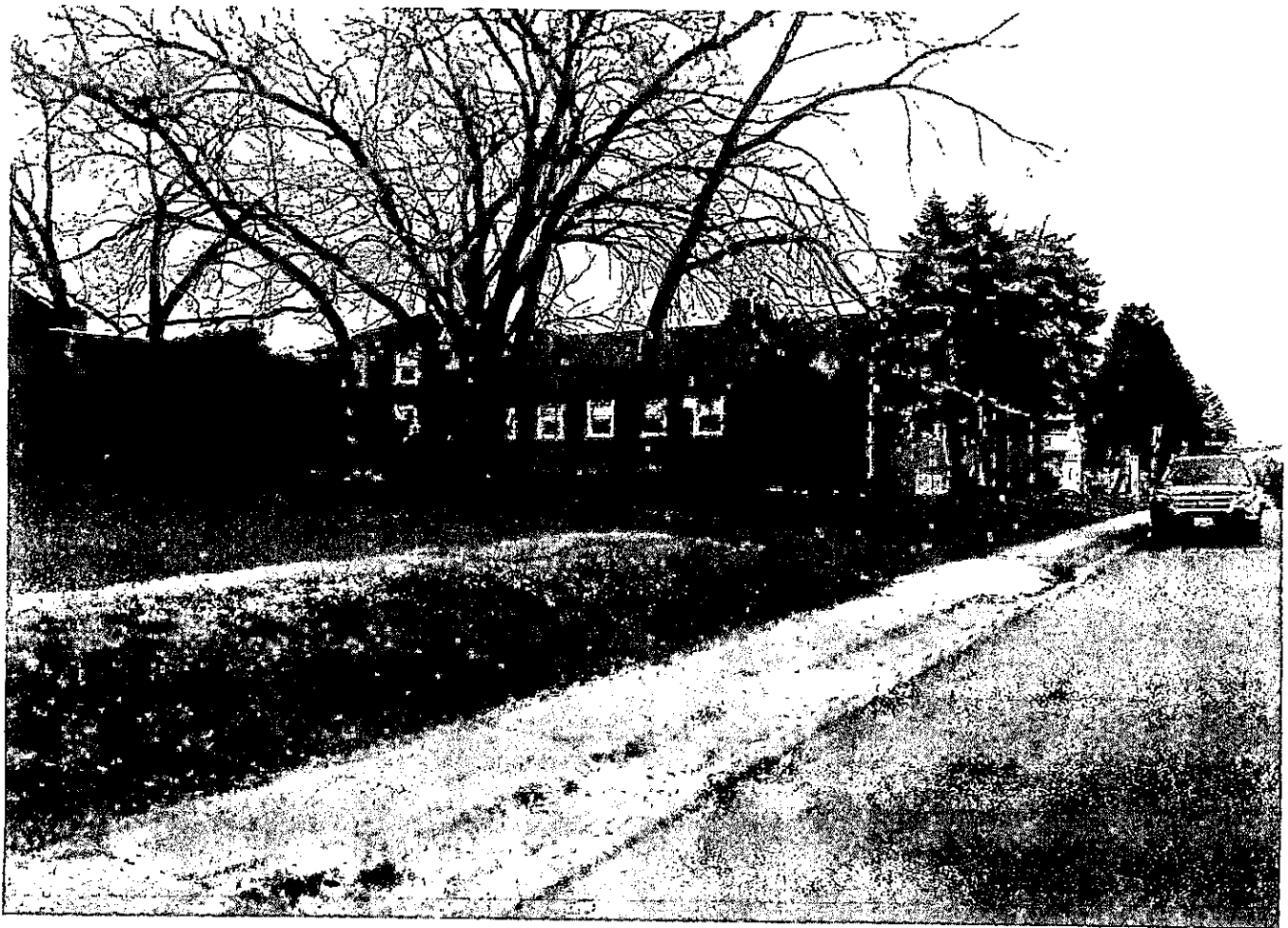
1



2

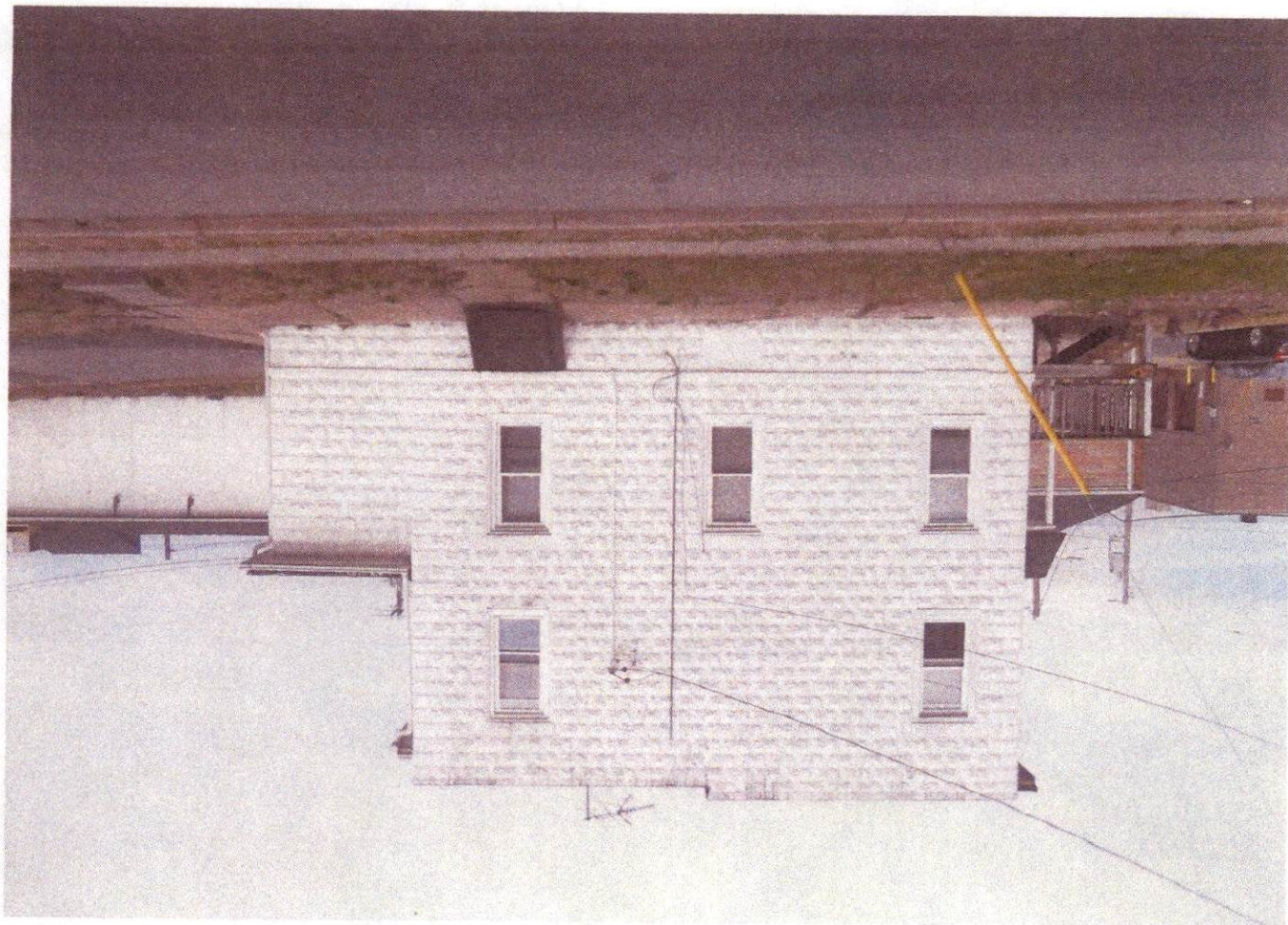


3

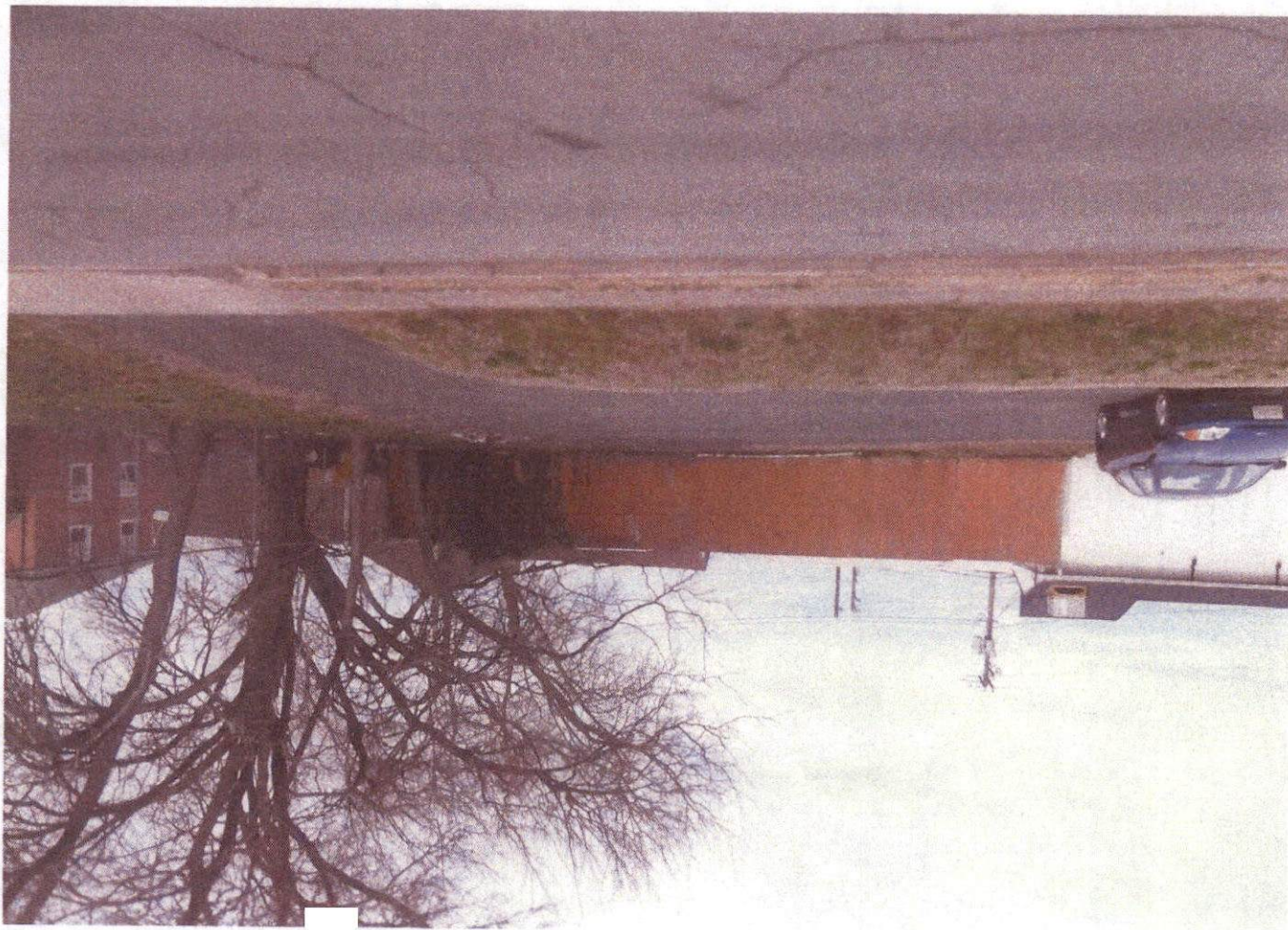


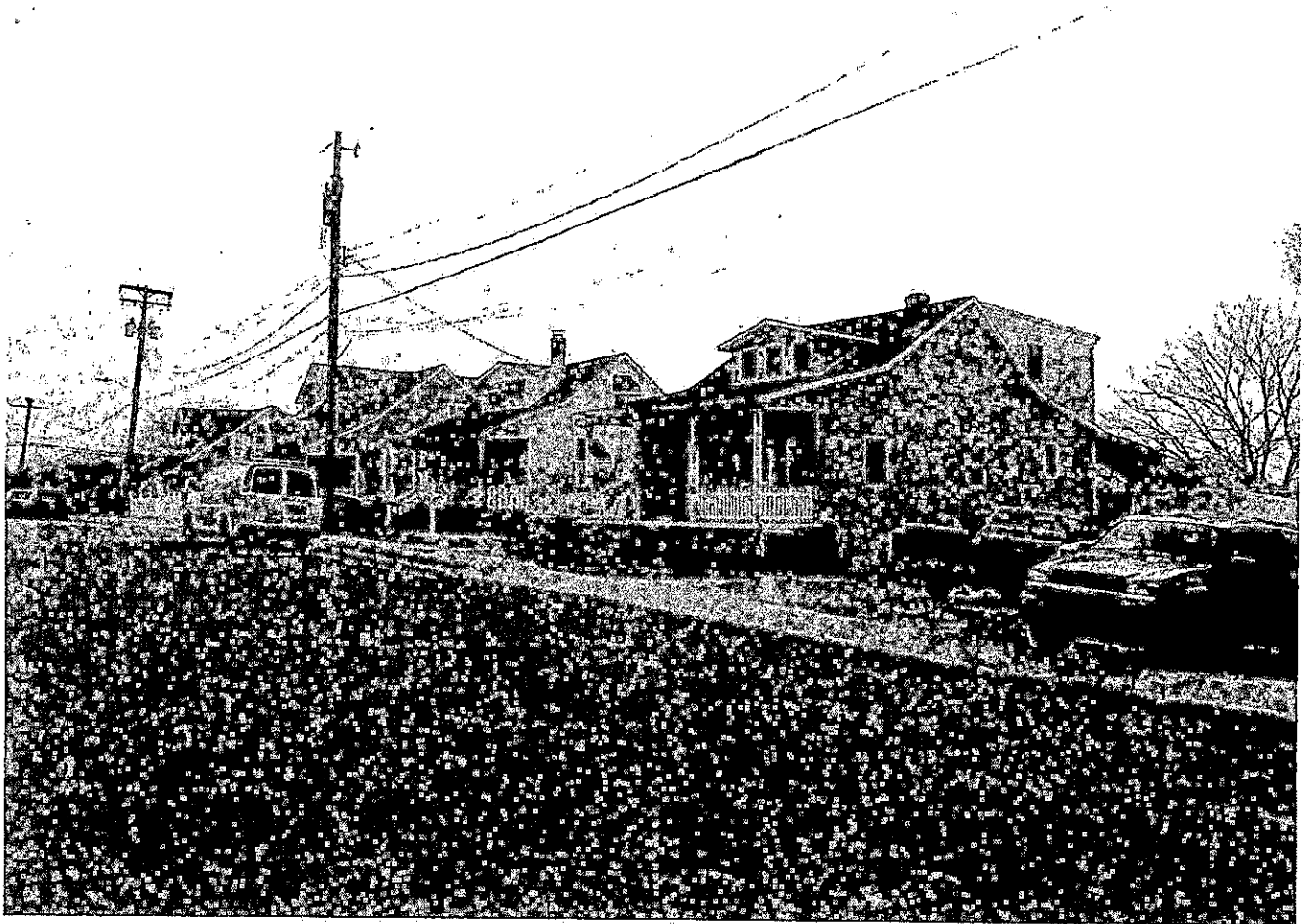
4

9



5

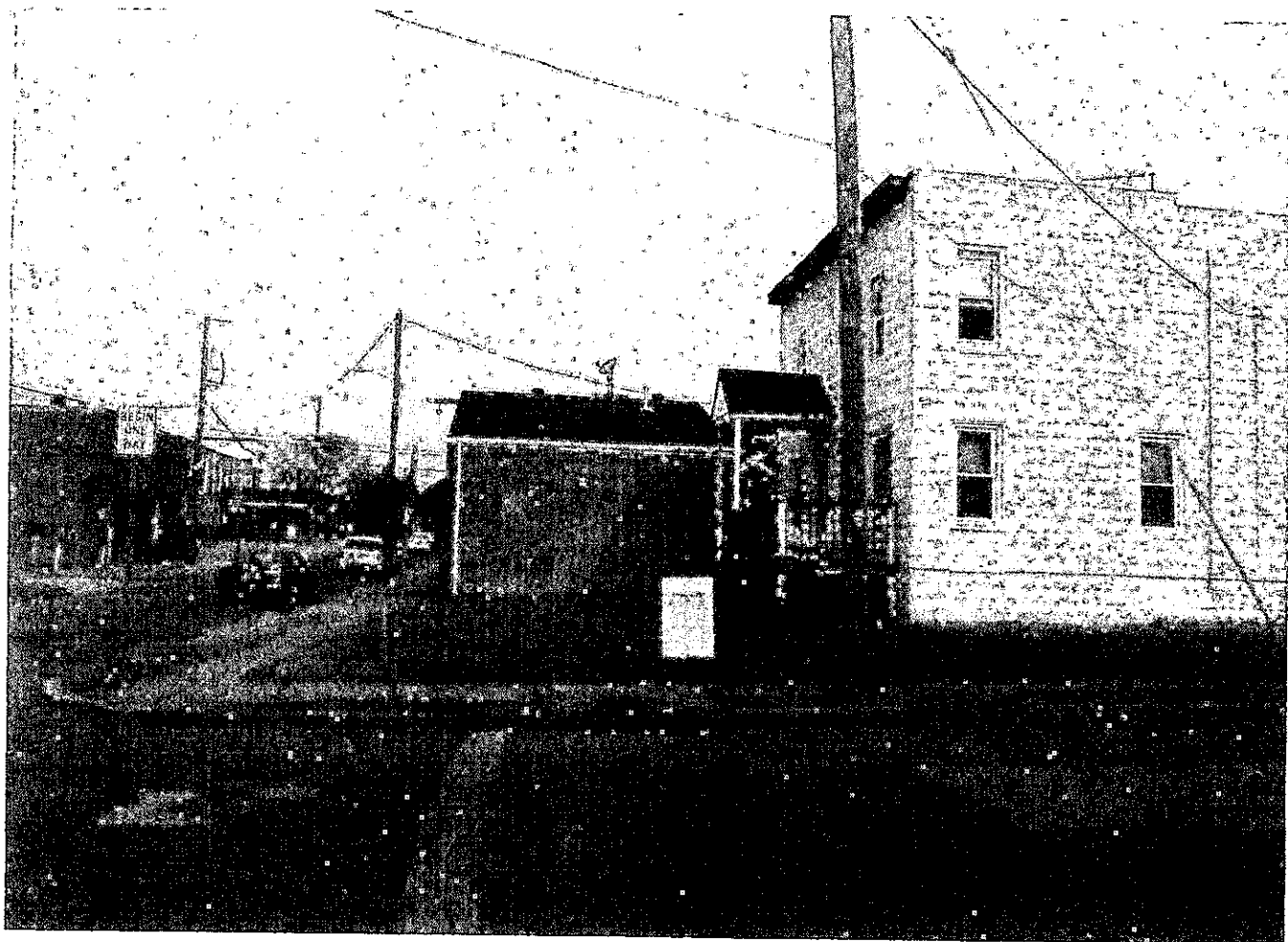




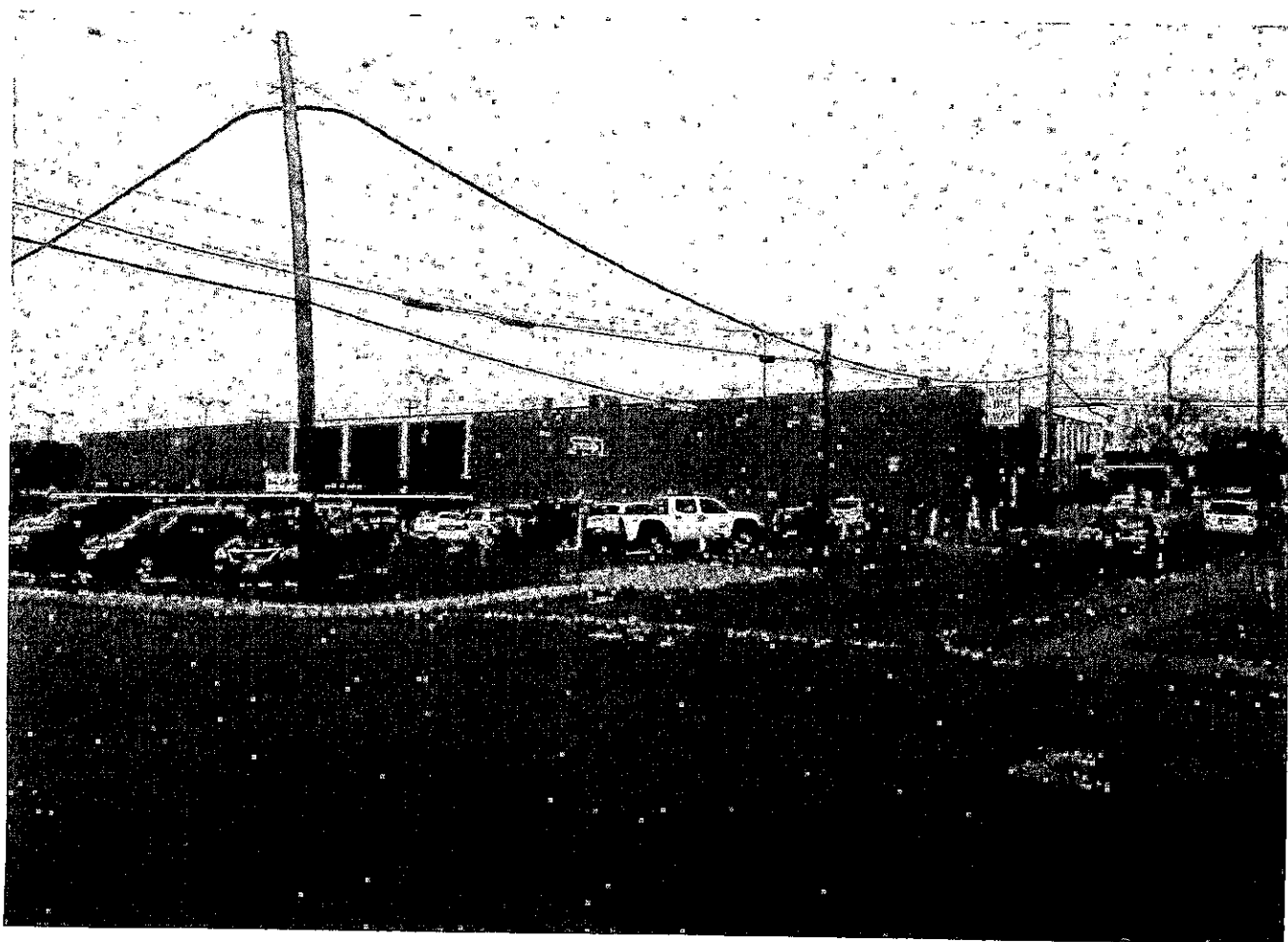
7



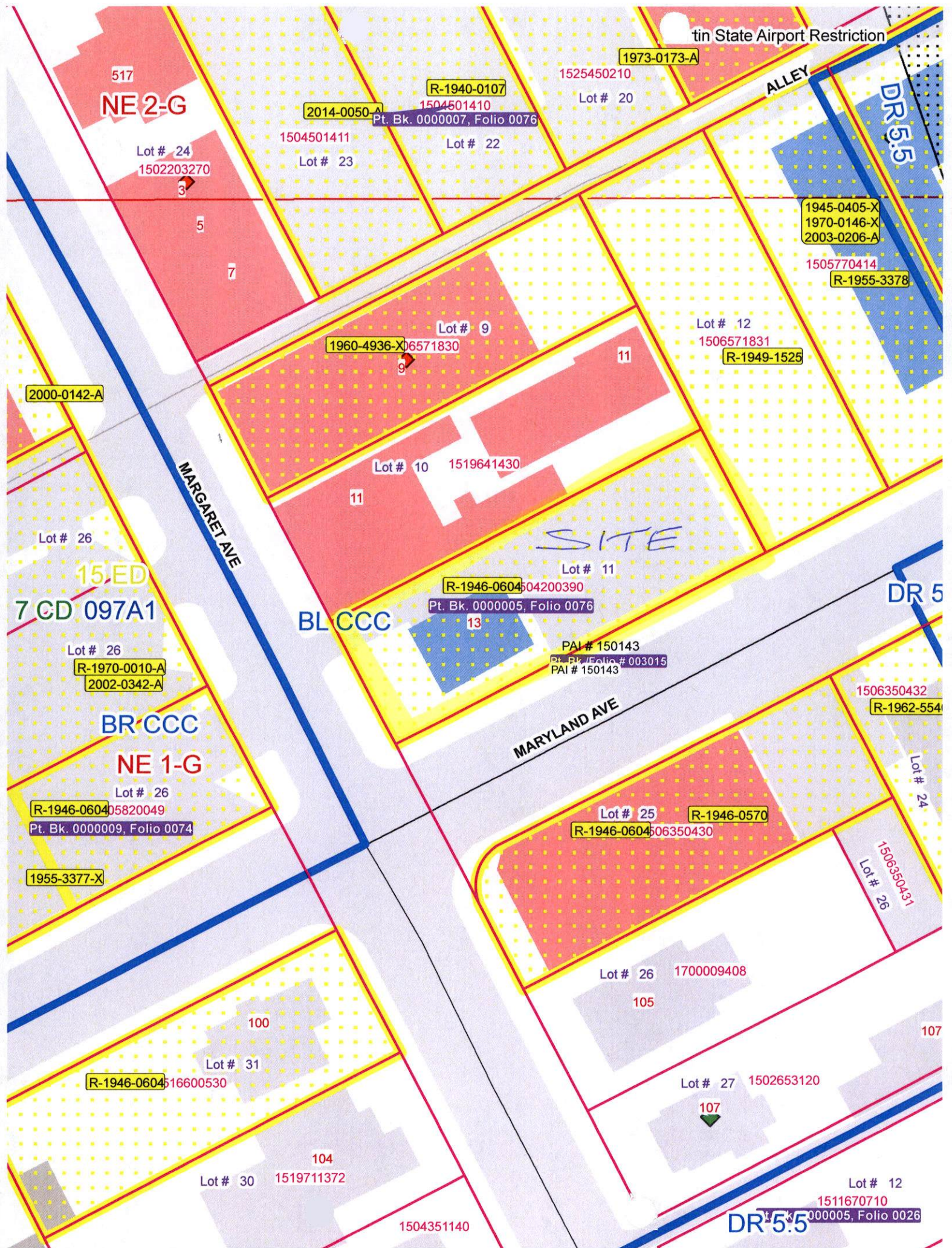
8



9



10



tin State Airport Restriction

517
NE 2-G

Lot # 24
1502203270

1504501411
Lot # 23

R-1940-0107
1504501410
Pt. Bk. 0000007, Folio 0076
Lot # 22

1973-0173-A
1525450210
Lot # 20

ALLEY

DR 5.5

1945-0405-X
1970-0146-X
2003-0206-A

1505770414
R-1955-3378

1960-4936-X
1506571830
Lot # 9

Lot # 12
1506571831
R-1949-1525

2000-0142-A

MARGARET AVE

Lot # 10 1519641430

SITE

R-1946-0604
1504200390
Pt. Bk. 0000005, Folio 0076

PAI # 150143
Pt. Bk. 0000005, Folio 003015
PAI # 150143

15 ED
7 CD 097A1

Lot # 26
R-1970-0010-A
2002-0342-A

BR CCC
NE 1-G

Lot # 26
R-1946-0604
1505820049
Pt. Bk. 0000009, Folio 0074

1955-3377-X

MARYLAND AVE

1506350432
R-1962-554

Lot # 25
R-1946-0570
R-1946-0604
1506350430

Lot # 26 1700009408
105

R-1946-0604
1516600530

Lot # 31

Lot # 30 1519711372

Lot # 27 1502653120

107

Lot # 12
1511670710
Pt. Bk. 0000005, Folio 0026

DR 5.5

1504351140



517
NE 2-G

Lot # 24
1502203270

2014-0050-A
R-1940-0107
1504501410
Pt. Bk. 0000007, Folio 0076

1504501411
Lot # 23

Lot # 22

1525450210
Lot # 20

1973-0173-A

in State Airport Restriction

ALLEY

DR 5.5

1945-0405-X
1970-0146-X
2003-0206-A

1505770414
R-1955-3378

2000-0142-A

Lot # 26

15 ED
7 CD 097A1

Lot # 26
R-1970-0010-A
2002-0342-A

BR CCC

NE 1-G

Lot # 26
R-1946-0604
5820049
Pt. Bk. 0000009, Folio 0074

1955-3377-X

BL CCC

Lot # 9
1960-4936-X
6571830

Lot # 10
1519641430

R-1946-0604
504200390
Pt. Bk. 0000005, Folio 0076

Lot # 11

PAI # 150143
PAI # 150143
PAI # 150143

MARYLAND AVE

DR 5

1506350432
R-1962-554

Lot # 24

Lot # 25
R-1946-0604
506350430

Lot # 26
1506350431

Lot # 26
1700009408

105

107

Lot # 27
1502653120

107

100

Lot # 31

R-1946-0604
516600530

104

Lot # 30
1519711372

1504351140

Lot # 12

1511670710
Pt. Bk. 0000005, Folio 0026

DR 5.5

**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/neighbor 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: 2019-0204-XA

Property Address: 13 MARGARET AVE

Property Description: NE COR. MARGARET AVE AND
MARYLAND AVE

Legal Owners (Petitioners): JOHNNY INSCORE & ELIZABETH COLLINS

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHNNY INSCORE

Company/Firm (if applicable): _____

Address: 2701 PEMBERTON RIDGE
BALTIMORE, MD. 21013

Telephone Number: (410) 299-1648

MARGARET AVE.

EX 8" S

EX CURB

EX. FITNESS CENTER

LOT 9

EX TAVERN

ENCLOSED STAIRS

BL. CCC

LOT 10

N/F PORTSIDE REALTY INC 18531/533 1519641430

PLAT G ESSEX 5/76

VACANT

N/F MESSER, INC 11466/35 1506571831

LOT 12

BL. CCC

EX CHURCH

ZONED OR 5.5

LOT 13

#514

NEW ENTRANCE

CLASS B SCREENING

EX 8" W EX 16" ENTRANCE

MARYLAND AVE

LOT 25 EX 2 STY RETAIL BUILDING

N/F JENNINGS L.28877 F.370 1506350430

ZONED BL CCC

EX DRIVE

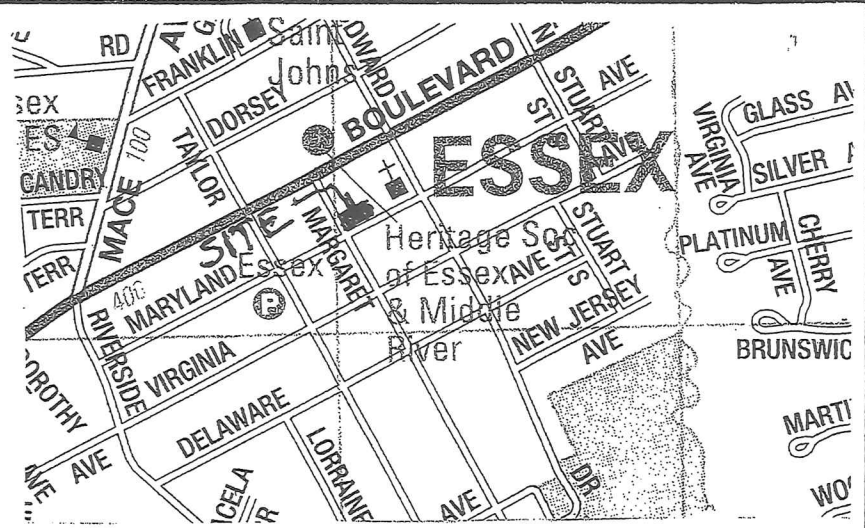
LOT 74

#515

EX SFO

NOTES

1. ZONING.....BL-CCC (MAP NO. 097A1)
2. GROSS AREA.....13,125 SF OR 0.301 ACRE
NET AREA.....7,500 SF OR 0.172 ACRE
3. EXISTING USE.....FIRST FLOOR OFFICE.....1000 SF
2ND FLOOR APARTMENT.....840 SF
TOTAL FLOOR AREA.....1840 SF
4. PROPOSED USE.....FIRST FLOOR OFFICE.....1000 SF
2ND FLOOR APARTMENT.....840 SF
NEW SERVICE GARAGE.....936 SF
TOTAL FLOOR AREA.....2776 SF
5. FLOOR AREA RATIO PERMITTED = 4.0
FLOOR AREA RATIO PROPOSED = 2776 SF / 7500 SF = 0.37
6. OFFSTREET PARKING DATA
REQUIRED.....OFFICE.....1000 SF @ 3.3 / 1000 = 4 SPACES
APARTMENT.....2 SPACES
SERVICE GARAGE.....936 SF @ 3.3 / 1000 = 4 SPACES
TOTAL REQUIRED.....10 SPACES
PROVIDED.....7 SPACES PLUS 2 SERVICE BAYS.....9 SPACES
ALL SPACES ARE TO BE 8.5' X 18'. ALL SPACES, MANEUVERING AND ACCESS AISLES ARE TO BE PAVED AND STRIPED.
7. DENOTES WALL MOUNTED LIGHTING TO BE DIRECTED AWAY FROM RESIDENTIAL PROPERTIES AND PUBLIC STREETS.
8. AMENITY OPEN SPACE RATIO REQUIRED = 0.2
AMENITY OPEN SPACE RATIO PROVIDED = 602 / 2776 = 0.217
9. A LIMITED EXEMPTION UNDER SECTION 32-4-106(a)(1)(vi) WAS GRANTED BY THE DRC. TRACKING NO. DRC-2018-00150. DRC NO. 100918F
10. PREVIOUS AONING HISTORY - CASE NO. 1946-0604 RECLASSIFIED THE PROPERTY FROM AN "A" RESIDENTIAL TO AN "E" COMMERCIAL ZONE.
11. NO SIGNS ARE PROPOSED FOR THE SERVICE GARAGE
12. TO THE PREPARERS KNOWLEDGE, NO VIOLATIONS, HISTORIC STRUCTURES, CRITICAL AREAS, OR UNDERGROUND STORAGE TANKS EXIST.
13. THIS SITE IS NOT IN ANY FAILED BASIC SERVICES MAP AREA.
14. THIS SITE IS NOT LOCATED IN A 100 YEAR FLOOD ZONE OR THE CBCA
15. SERVICE GARAGE HOURS OF OPERATION
WEEKDAYS.....7:30 AM - 6 PM
SATURDAY.....7:30 AM - 1 PM
SUNDAY.....CLOSED



VICINITY MAP
SCALE: 1 INCH = 1000 FEET

PROFESSIONAL CERTIFICATION



"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 No. 15453, Expiration Date: July 2, 2019."

GEOFFREY A. TIZARD, II, P.E.
5 LEADBURN COURT
TOWSON, MD. 21204

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

- All service work shall be done inside the service garage and only on vehicles owned by the petitioner's (present owner) business.
- No outside storage of vehicles shall be permitted.
- No signs are permitted for the service garage.
- Any new signage for the existing building shall conform with Section 450 of the BCZR.
- The proposed garage structure shall be completed in a color that is complimentary to the existing structure on the site.

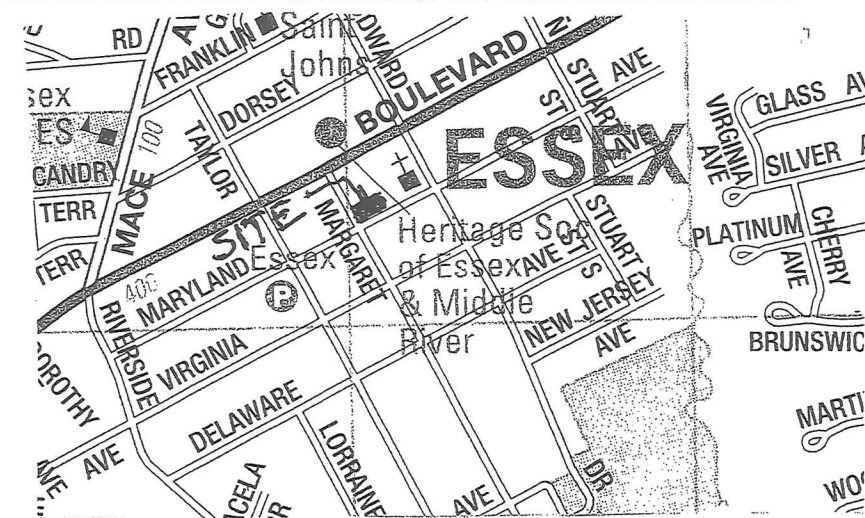
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:
Jessie Bialek
Jessie Bialek

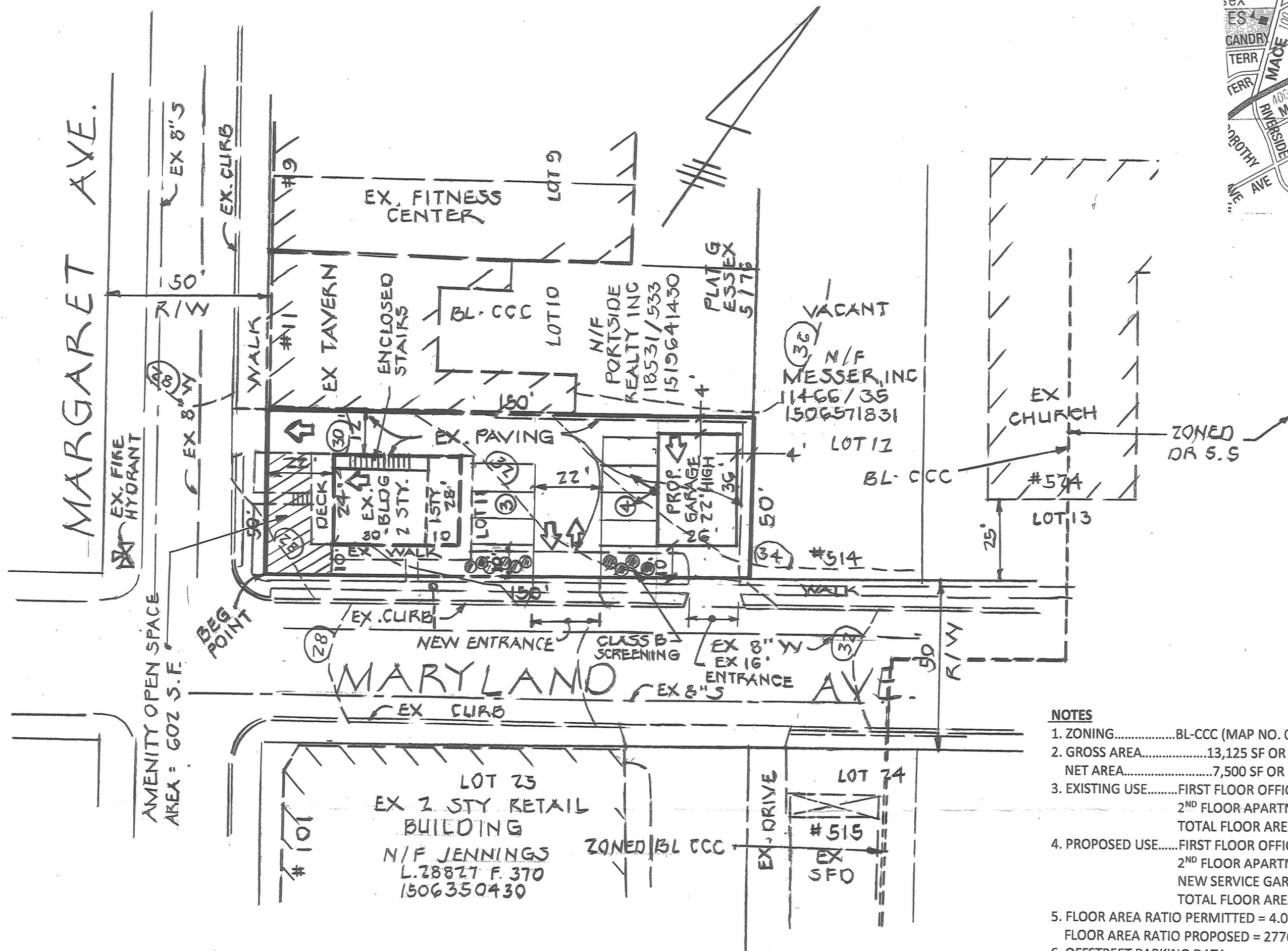
Division Chief:
Jennifer G. Nugent
Jennifer G. Nugent

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

PET. No. 1
**PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION AND VARIANCE**
13 MARGARET AVENUE
LOT 11, SECTION A, BLOCK 2C, ESSEX PB 5/76
ELECTION DISTRICT 15C7 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET DECEMBER 15, 2018
REV: MARCH 15, 2019



VICINITY MAP
SCALE: 1 INCH = 1000 FEET



NOTES

1. ZONING.....BL-CCC (MAP NO. 097A1)
2. GROSS AREA.....13,125 SF OR 0.301 ACRE
NET AREA.....7,500 SF OR 0.172 ACRE
3. EXISTING USE.....FIRST FLOOR OFFICE.....1000 SF
2ND FLOOR APARTMENT.....840 SF
TOTAL FLOOR AREA.....1840 SF
4. PROPOSED USE.....FIRST FLOOR OFFICE.....1000 SF
2ND FLOOR APARTMENT.....840 SF
NEW SERVICE GARAGE.....936 SF
TOTAL FLOOR AREA.....2776 SF
5. FLOOR AREA RATIO PERMITTED = 4.0
FLOOR AREA RATIO PROPOSED = 2776 SF / 7500 SF = 0.37
6. OFFSTREET PARKING DATA
REQUIRED.....OFFICE.....1000 SF @ 3.3 / 1000 = 4 SPACES
APARTMENT.....2 SPACES
SERVICE GARAGE.....936 SF @ 3.3 / 1000 = 4 SPACES
TOTAL REQUIRED.....10 SPACES
PROVIDED.....7 SPACES PLUS 2 SERVICE BAYS.....9 SPACES
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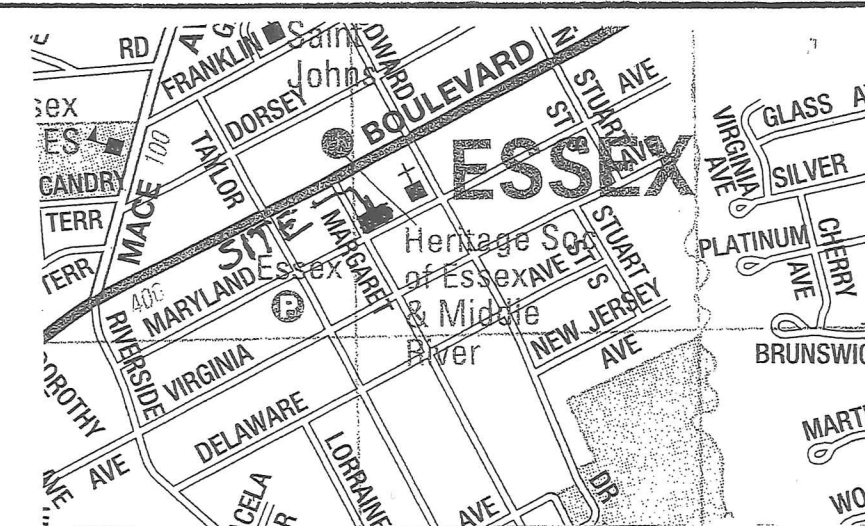
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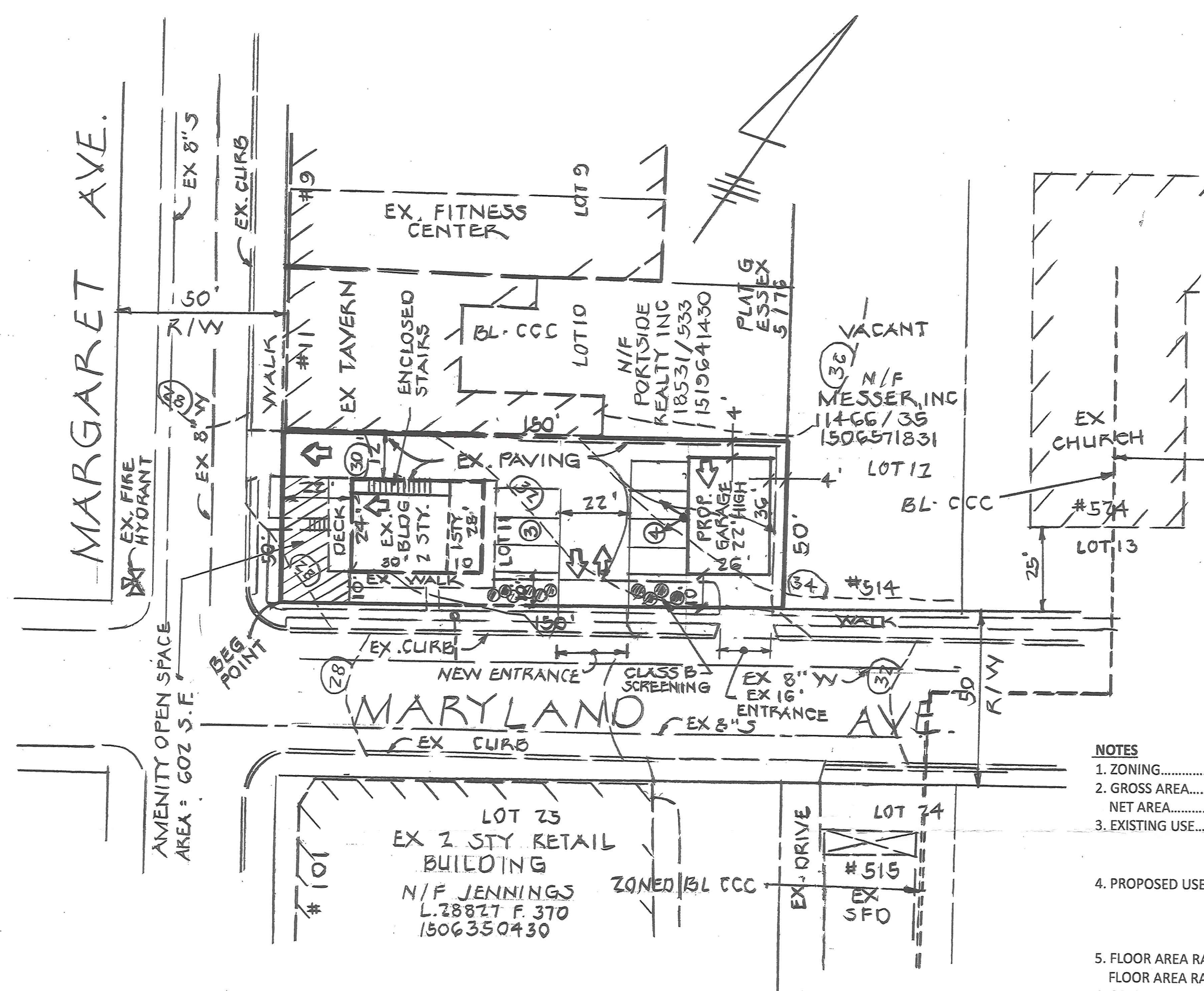
2019-0704 XA
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PET-EX.1



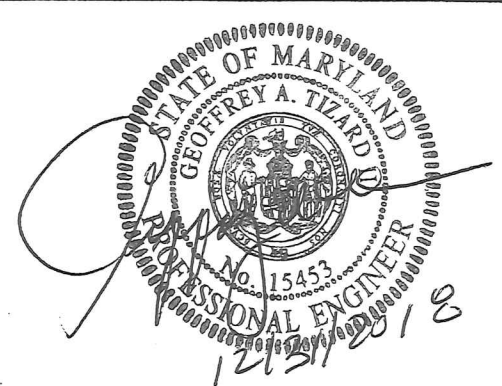


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2019-0204 XA

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