

M E M O R A N D U M

DATE: November 25, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0411-X - Appeal Period Expired

The appeal period for the above-referenced case expired on November 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: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
(5828 Ebenezer Road) *
15th Election District * OFFICE OF
6th Council District *
Richardson Holdings, LLC, * ADMINISTRATIVE HEARINGS
Legal Owner *
Petitioner * FOR BALTIMORE COUNTY
* **Case No. 2019-0411-X**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Exception filed on behalf of Richardson Holdings, LLC, legal owner (“Petitioner”). The special exception petition was filed pursuant to Section 1A01.2.C.4 of the Baltimore County Zoning Regulations (“BCZR”) to allow a commercial bakery in a RC-2 zone.

Leslie Richardson, the President of Richardson Holdings, and Patrick Richardson, from Richardson Engineering, LLC appeared in support of the petition. Alfred L. Brennan, Jr., Esq. represented the Petitioner. There were no protestants or interested citizens in attendance. No substantive Zoning Advisory Committee (“ZAC”) comments were received from any of the County reviewing agencies.

A site plan was marked and admitted as Exhibit 1. The subject property is approximately 29.70 acres in size and is split- zoned RC-2 and RC-50. Leslie Richardson testified that his family owns and operates a produce farm and Farm Market and Deli on the site. They have approximately 20 acres tilled at any given time and adjacent thereto are an additional 100 acres of farmland. He explained that they currently use the kitchen in the Deli to do baking at night because this is the only time it can be done without unduly interfering with the Deli operations. However, the nocturnal hours of operation have made it difficult to hire and retain employees in the baking

ORDER RECEIVED FOR FILING

Date 10/23/19

By sen

operation. As a result the Richardsons want to repurpose the only original building on the site and convert it to a bakery that can operate during daytime hours. The structure was formerly used for poultry production. The baking done in this building will be done solely in connection with the Richardson's existing Produce Market and Deli and it will not be used as a commercial bakery. Mr. Richardson explained that the refurbishing of this building will hopefully make it easier to hire and retain employees for the bakery side of their business. Finally, it will have the additional benefit of bringing this original farm building back into productive use and make it a more attractive structure.

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. Brennan asked the engineer, Patrick Richardson, to go through all of the requirements of BCZR 502.1 and based on his testimony and that of Leslie Richardson I am satisfied that all such requirements are met in this case. Indeed, I find that this proposed special use will help enable this established and valued local farm and farm market to maintain its viability.

THEREFORE, IT IS ORDERED this 23rd day of **October, 2019**, by this Administrative Law Judge, that the Petition for Special Exception to allow a commercial bakery in a RC-2 zone, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

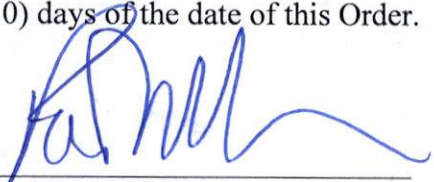
Date 10/23/19

By sen

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.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:sln

ORDER RECEIVED FOR FILING

Date

10/23/19

By

sen



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 5828 Ebenezer Road which is presently zoned RC-2, RC-50, CB
 Deed References: 31889/83 10 Digit Tax Account # 2500005868
 Property Owner(s) Printed Name(s) Richardson 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. X a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

See Attached

3. a **Variance** from Section(s)

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

TO BE PRESENTED AT THE HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Alfred L. Brennan, Jr.
 Name- Type or Print

Signature

825 Eastern Avenue Baltimore MD
 Mailing Address City State

21221 / 410-687-3434 / alb@brennanlawyers.com
 Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Richardson Holdings, LLC /

Name #1- Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

5828 Ebenezer Road White Marsh MD
 Mailing Address City State

21162 / 443-277-0151 / farmles@aol.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC

Name - Type or Print

Signature

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

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

CASE NUMBER 2019-0411-X Filing Date 7/30/19

Do Not Schedule Dates: Reviewer CP

Zoning Relief for 5828 Ebenezer Road

Special Exception:

RC2R

Per Section 1A01.2.C 4 to allow a commercial bakery in a RC-2 zone per Bill No. 6-19

2019-0411-X

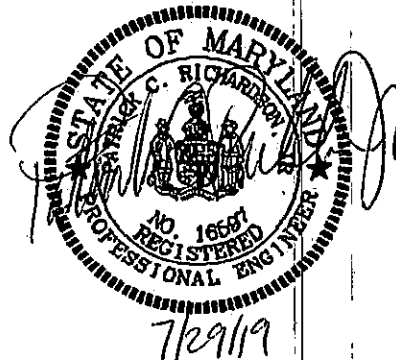
**ZONING DESCRIPTION FOR
SPECIAL EXCEPTION AREA
5828 EBENEZER ROAD
15TH ELECTION DISTRICT
6TH COUNCILMANIC District
BALTIMORE COUNTY, MARYLAND**

BEGINNING AT A POINT ON THE NORTH SIDE OF EBENEZER ROAD WHICH IS 22 FEET WIDE AT THE DISTANCE OF 565 FEET NORTHWEST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET MEYERS LANE WHICH IS 12 FEET WIDE. MORE PARTICULARLY DESCRIBED AS: BINDING ON THE NORTH SIDE OF EBENEZER ROAD OR THE SOUTH PROPERTY LINE OF RICHARDSON FARM PROPERTY (1) A BEARING OF SOUTH 80 DEGREES 27 MINUTES 21 SECONDS EAST 58.20 FEET, KNOWN AS THE POINT OF BEGINNING. THENCE LEAVING THE NORTH SIDE OF EBENEZER ROAD FOR THE FOLLOWING COURSES AND DISTANCES, (2) NORTH 10 DEGREES 9 MINUTES 45 SECONDS 19.11 FEET, (3) NORTH 1 DEGREES 7 MINUTES 53 SECONDS WEST 37.52 FEET, (4) NORTH 85 DEGREES 26 MINUTES 45 SECONDS WEST 35.32 FEET, (5) NORTH 4 DEGREES 33 MINUTES 14 SECONDS EAST 41.02 FEET, (6) SOUTH 85 DEGREES 26 MINUTES 39 SECONDS EAST 45.37 FEET, (7) SOUTH 4 DEGREES 33 MINUTES 20 SECONDS WEST 41.02 FEET, (8) SOUTH 1 DEGREES 7 MINUTES 53 SECONDS 35.90 FEET, (9) SOUTH 80 DEGREES 27 MINUTES 21 SECONDS EAST 35.32 FEET, SOUTH 10 DEGREES 9 MINUTES 45 SECONDS WEST 21.59 FEET, (10) NORTH 80 DEGREES 27 MINUTES 21 SECONDS 45.00 FEET TO THE POINT OF BEGINNING.

Containing a net area of 3,188 square feet, or 0.07 acres of land, more or less.

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NUMBER 16597,
EXPIRATION DATE: 08-15-2021



2019-0411-X

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
5828 Ebenezer Road; N/S of Ebenezer Road, *
565' NW of Meyers Lane, S of Richardson * OF ADMINISTRATIVE
Farms Property HEARINGS FOR
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Richardson Holdings, LLC *
Petitioner(s) * BALTIMORE COUNTY
* 2019-411-X

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

AUG 06 2019

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of August, 2019, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093 and Alfred Brennan, Esquire, 825 Eastern Avenue, Baltimore, Maryland 21221, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: THE DAILY RECORD
Tuesday, October 1, 2019 - Issue

Please forward billing to:

Les Richardson
Richardson Farms
30 E. Padonia Road, Ste. 500
Timonium, MD 21093

443-277-0151

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: 2019-0411-X

5828 Ebenezer Road

N/side of Ebenezer Road, n/west of Meyers Lane, south of property line of Richardson Farm
15th Election District – 6th Councilmanic District

Legal Owners: Richardson Holdings, LLC

Special Exception to allow a commercial bakery in a RC-2 zone per Section 1A01.2.c.4 of the BCZR.

Hearing: Monday, October 21, 2019 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff
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.



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, Director
Department of Permits,
Approvals & Inspections

September 16, 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: 2019-0411-X

5828 Ebenezer Road

N/side of Ebenezer Road, n/west of Meyers Lane, south of property line of Richardson Farm
15th Election District – 6th Councilmanic District

Legal Owners: Richardson Holdings, LLC

Special Exception to allow a commercial bakery in a RC-2 zone per Section 1A01.2.c.4 of the BCZR.

Hearing: Monday, October 21, 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 "Michael D. Mallinoff".

Michael D. Mallinoff
Director

MM:kl

C: Alfred Brennan, 825 Eastern Avenue, Baltimore 21221
Richardson Holdings, LLC, 5828 Ebenezer Road, White Marsh 21162
Richardson Engineering, 30 E. Padonia Road, Ste. 500, Towson 21093

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

PM 10-21-19
10 AM

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Thursday, October 17, 2019 5:04 PM
To: Rick Richardson; Administrative Hearings
Subject: Recertification's For 2019-0411-X
Attachments: Re-Cert 1 2019-0411-X.doc; Re-Cert 2 2019-0411-X.doc

CAUTION: This message from 1opie@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Recertification's for 5828 Ebenezer Road. Thanks.



CERTIFICATE OF POSTING

2019-0411-X

RE: Case No.: _____

Petitioner/Developer: _____

Richardson Holdings, LLC

September 23, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

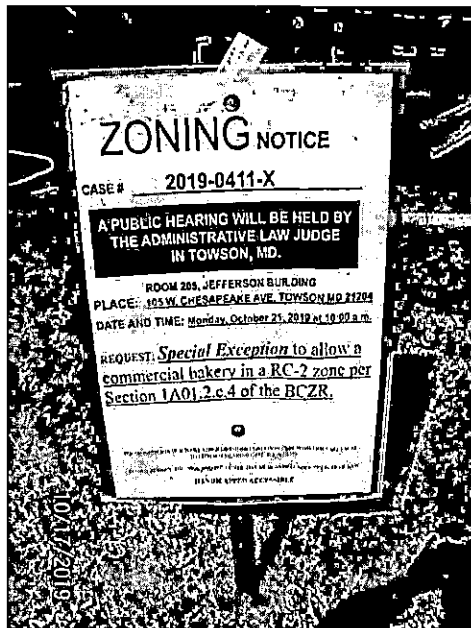
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

5828 Ebenezer Road

SIGN 1 Recertification

September 28, 2019

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



Sincerely,

October 17, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0411-X

RE: Case No.: _____

Petitioner/Developer: _____

Richardson Holdings, LLC

September 23, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

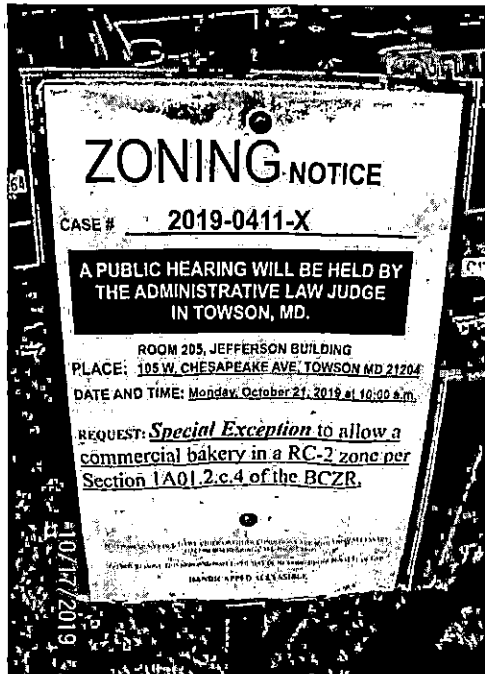
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

5828 Ebenezer Road

SIGN 2 Recertification

September 28, 2019

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



Sincerely,

 October 17, 2019

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0411-X

RE: Case No.: _____

Petitioner/Developer: _____

Richardson Holdings, LLC

September 23, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

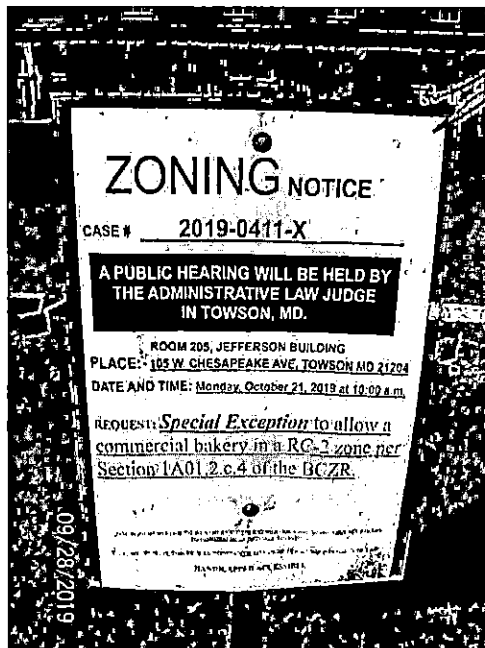
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

5828 Ebenezer Road

SIGN 2

September 28, 2019

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



Sincerely,

September 28, 2019

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0411-X

RE: Case No.: _____

Petitioner/Developer: _____

Richardson Holdings, LLC

September 23, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

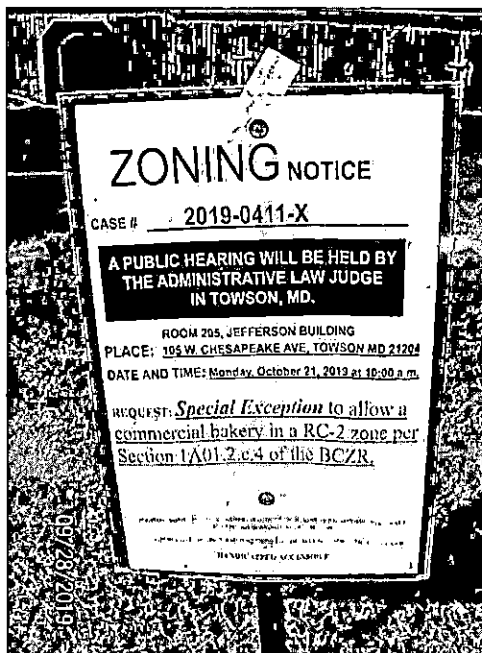
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

5828 Ebenezer Road

SIGN 1

September 28, 2019

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



Sincerely,

 September 28, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

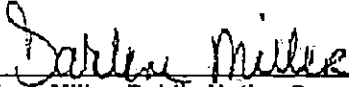
PUBLISHER'S AFFIDAVIT

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:

10/1/2019

Order #: 11793492
Case #: 2019-0411-X
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0411-X



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: 2019-0411-X

5828 Ebenezer Road

N/side of Ebenezer Road, n/west of Meyers Lane, south of property line of Richardson Farm

15th Election District - 6th Councilmanic District

Legal Owners: Richardson Holdings, LLC

Special Exception to allow a commercial bakery in a RC-2 zone per Section 1A01.2.c.4 of the BCZR

Hearing: Monday, October 21, 2019 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff

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 410-887-3301.

o1

CERTIFICATE OF POSTING

2019-0411-X

RE: Case No.: _____

Petitioner/Developer: _____

Richardson Holdings, LLC

September 23, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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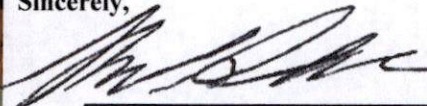
SIGN 1

September 28, 2019

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



Sincerely,

 **September 28, 2019**
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0411-X

RE: Case No.: _____

Petitioner/Developer: _____

Richardson Holdings, LLC

September 23, 2019

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

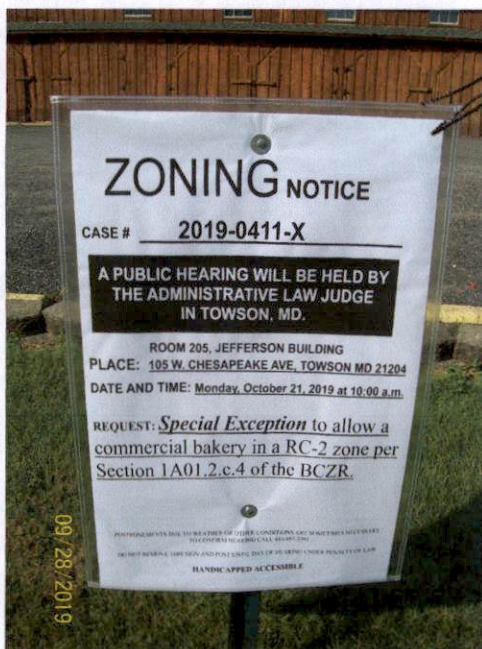
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

5828 Ebenezer Road

SIGN 2

September 28, 2019

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



Sincerely,

September 28, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

**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: 2019-0411-X

Property Address: 5828 EBENEZER ROAD

Property Description: _____

Legal Owners (Petitioners): RICHARDSON HOLDINGS, LLC

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: LES RICHARDSON

Company/Firm (if applicable): RICHARDSON FARMS

Address: 5828 EBENEZER RD
WHITE MARSH, MD 21162

Telephone Number: 443-277-0151



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

October 09, 2019

Alfred L. Brennan Jr.
825 Eastern Ave
Baltimore MD 21221

RE: Case Number: 2019-0411-X, 5828 Ebenezer 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 July 30, 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.", written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Richardson Engineering LLC 30 E. Padonia Road Suite 500 Timonium MD 21093

BALTIMORE COUNTY, MARYLAND

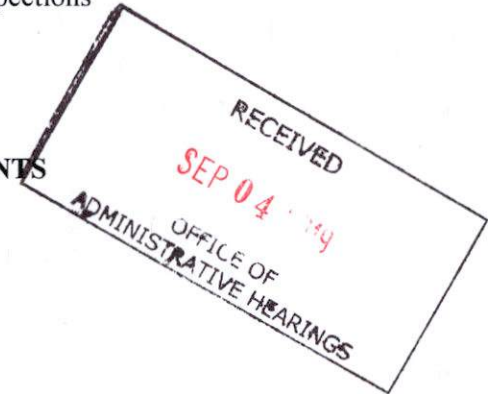
INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 8/28/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-411



INFORMATION:

Property Address: 5828 Ebenezer Road
Petitioner: Richardson Holdings, LLC
Zoning: RC 2, RC 50, CB
Requested Action: Special Exception

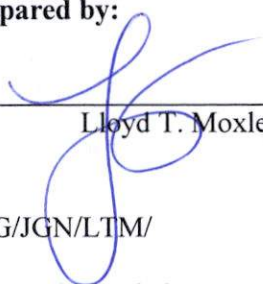
The Department of Planning has reviewed the petition for special exception to use the property for a commercial bakery in a RC-2 zone.

A site visit was conducted on August 20, 2019.

The Department of Planning has no objections to granting the petitioned zoning relief. The Department recognizes that Richardson Farms is a popular community destination and asset to the area.

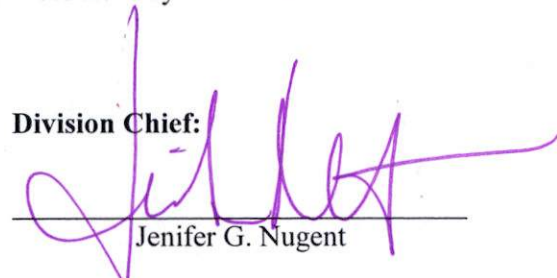
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

CPG/JGN/LTM/

c: Krystle Patchak
Patrick C. Richardson, Richardson Engineering, LLC
Alfred Brennan, Jr.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 8/28/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-411

INFORMATION:

Property Address: 5828 Ebenezer Road
Petitioner: Richardson Holdings, LLC
Zoning: RC 2, RC 50, CB
Requested Action: Special Exception

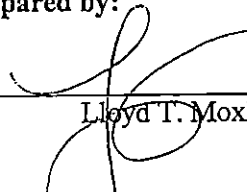
The Department of Planning has reviewed the petition for special exception to use the property for a commercial bakery in a RC-2 zone.

A site visit was conducted on August 20, 2019.

The Department of Planning has no objections to granting the petitioned zoning relief. The Department recognizes that Richardson Farms is a popular community destination and asset to the area.

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

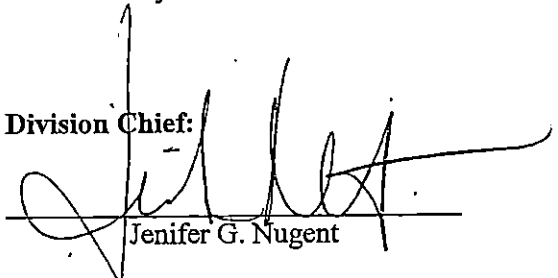
Prepared by:



Lloyd T. Moxley

CPG/JGN/LTM/

Division Chief:



Jenifer G. Nugent

c: Krystle Patchak
Patrick C. Richardson, Richardson Engineering, LLC
Alfred Brennan, Jr.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: August 7, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0411-X
Address 5828 Ebenezer Road
(Richardson Holdings, LLC
Property)

Zoning Advisory Committee Meeting of **August 2, 2019**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: August 7, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0411-X
Address 5828 Ebenezer Road
(Richardson Holdings, LLC
Property)

Zoning Advisory Committee Meeting of August 2, 2019.

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

Reviewer: Steve Ford

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 8/13/19

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

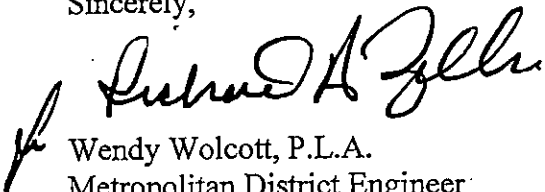
Dear Ms. Lewis:

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. 2019-0411-X -

*Special Exception
Richardson Holdings, LLC
5828 Ebenezer Road.*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



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

WW/RAZ

CASE NAME _____
CASE NUMBER _____
DATE 10/21/19

[illegible]

CHECKLIST

Attorney

Comment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

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

DEPS

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

FIRE DEPARTMENT

PLANNING

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

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

10/11/19

SIGN POSTING (1st)

Date:

9/28/19

by

SSG Black

SIGN POSTING (2nd)

Date:

10/17/19

by

SSG BLACK

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Tax Exempt: None		Special Tax Recapture: AGRICULTURAL TRANSFER TAX							
Exempt Class: None									
Account Identifier:		District - 15 Account Number - 2500005868							
Owner Information									
Owner Name:		RICHARDSON HOLDINGS LLC				Use:		COMMERCIAL	
Mailing Address:		5828 EBENEZER RD WHITE MARSH MD 21162-1936				Principal Residence:		NO	
						Deed Reference:		/28921/ 00411	
Location & Structure Information									
Premises Address:		5828 EBENEZER RD WHITE MARSH 21162-1936				Legal Description:		29.696AC 5828 EBENEZER RD 100FT W OF MEYERS LN	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0083	0001	0724	30000.04	0000				2018	Plat Ref:
Special Tax Areas: None					Town:		None		
					Ad Valorem:		None		
					Tax Class:		None		
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1899		17,006 SF				29.7000 AC		05	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
2	NO	STANDARD UNIT	SIDING/	3	3 full/ 1 half				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2018		07/01/2019		07/01/2020	
Land:		335,600		354,300					
Improvements		2,068,100		2,069,500					
Total:		2,403,700		2,423,800		2,417,100		2,423,800	
Preferential Land:		8,100						8,100	
Transfer Information									
Seller: RICHARDSON LESLIE/DIANE/DONALD				Date: 12/02/2009			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /28921/ 00411			Deed2:		
Seller: RICHARDSON WILLIAM W/BARBARA M				Date: 10/06/2009			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /28716/ 00094			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2019		07/01/2020			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt: None		Special Tax Recapture: AGRICULTURAL TRANSFER TAX							

Exempt Class: None

Homestead Application Information

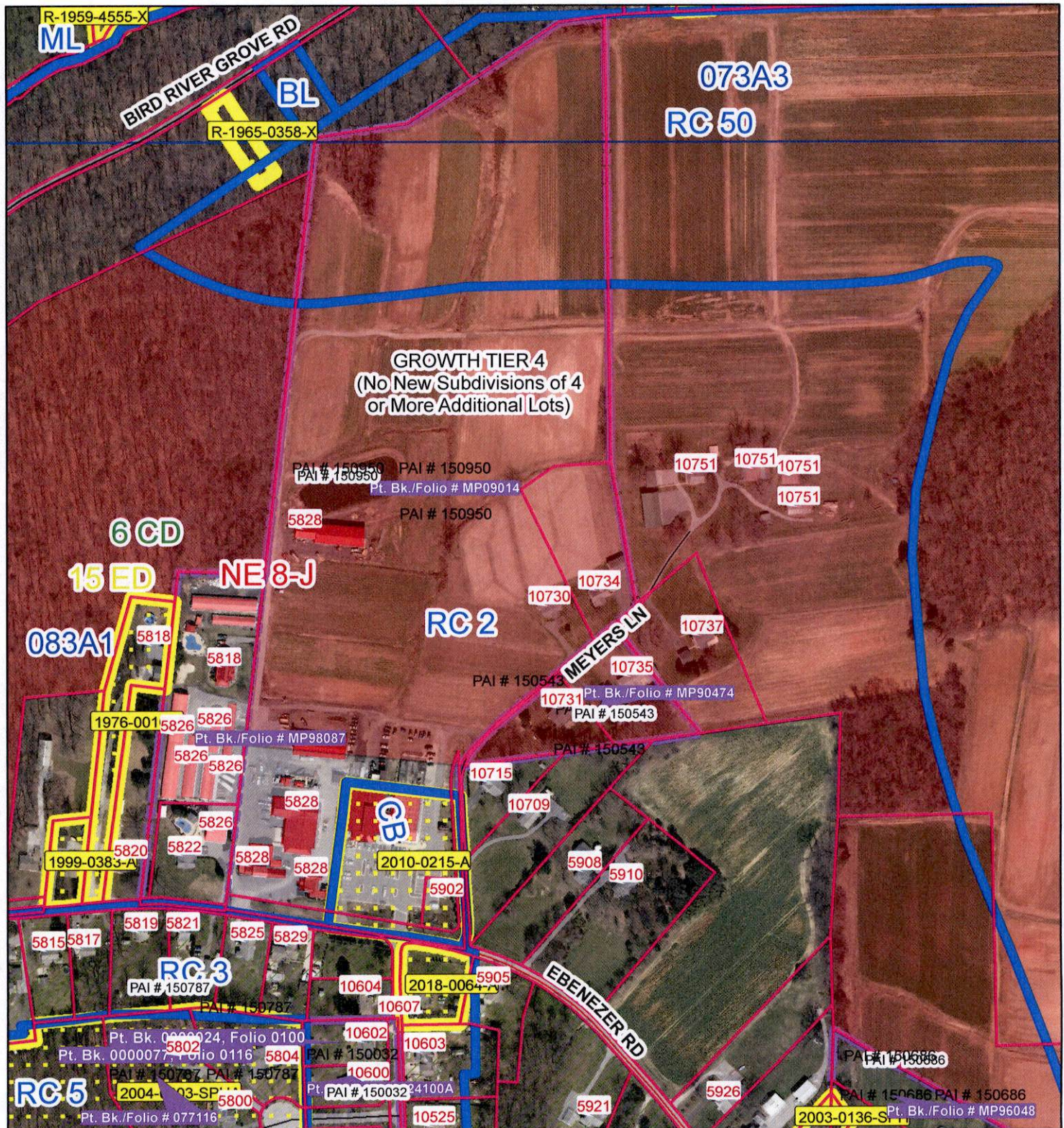
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

5828 Ebenezer Rd



Publication Date: 7/30/2019



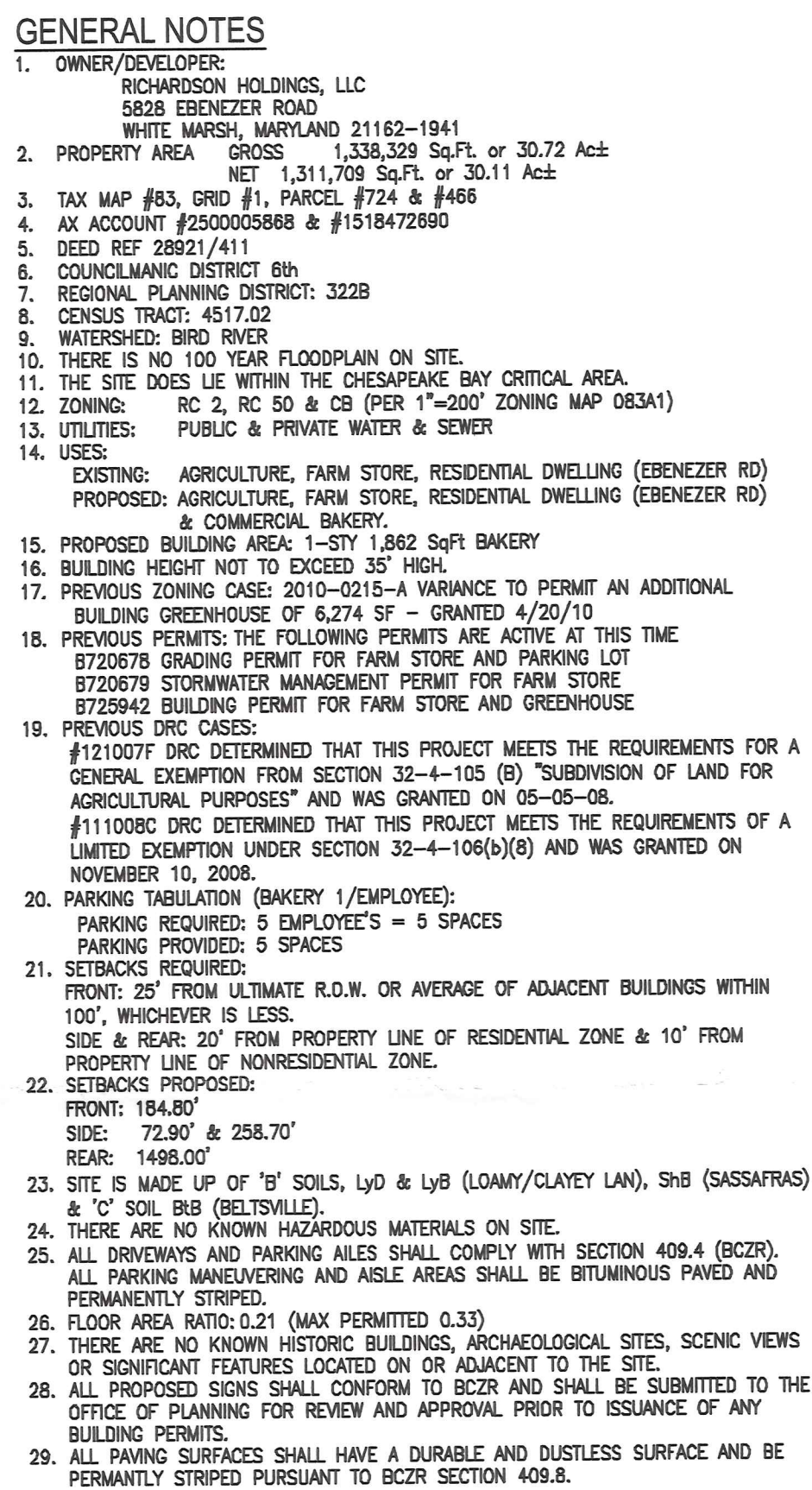
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 90 180 360 540 720 Feet

1 inch = 324.119821 feet

2019-0411-X



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

5828 EBENEZER RD. 21162

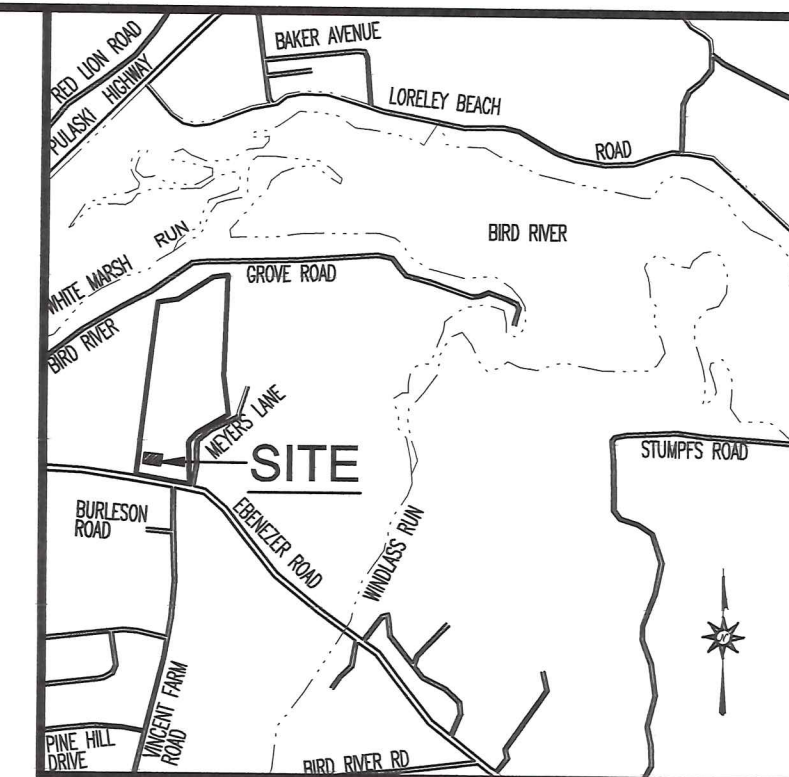
MARYLAND
6TH COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY: CLB	CHECKED BY: PCR	SCALE: 1" = 30'
	DATE: 7/29/19	JOB NO.: 19098	SHEET NO.: 1 OF 1

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 18597. EXPIRATION DATE: 08-15-2019



2019-0411-X



RICHARDSON
HOLDINGS LLC
30.72 Ac.

PLAN
SCALE: 1" = 200'

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
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