

IN RE: **PETITION FOR SPECIAL HEARING** *

(1836 Loch Shiel Road)

9th Election District *

6th Council District *

Gina E. Penn, *

Legal Owner *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0451-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for consideration of a Petition for Special Hearing filed on behalf of Gina E. Penn, legal owner ("Petitioner"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") for the subject dwelling to be used as a legal non-conforming 2-apartment structure.

Tom Fair, the property manager and sales broker for the property owner, Gina E. Penn, appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee ("ZAC") comments were received from any of the County reviewing agencies.

SPECIAL HEARING

The subject property is 3,399 square feet in size and is zoned DR-10.5 located in the Loch Raven Village subdivision. Mr. Fair testified that he had done substantial research on the property. He explained that it was originally built as a two family structure in 1949, as was typical of the larger end-units in the development. There is one unit on the first level and one on the second, each having its own kitchen and bath. Photos of the front and rear of the house were admitted as Petitioner's Exhibit 1. Mr. Fair submitted photos showing separate gas meters, separate water meters, and separate furnaces and hot water heaters for the units. These were admitted as

ORDER RECEIVED FOR FILING

Date 11-7-19

By [Signature]

Petitioner's Exhibits 2, 3, and 4, respectively. He then submitted photos of the two separate kitchens with what appear to be the original cabinetry, which were admitted as Petitioner's Exhibit 5. Mr. Fair explained that these duplex units had the kitchens in the center of the house (floor plans were admitted as Petitioner's Exhibit 9) whereas the other row-homes in Loch Raven have kitchens at the very rear of the house. Mr. Fair then submitted a State Department of Assessments and Taxation ("SDAT") document from 1970 wherein the property is described as a "2 Fam. Dwell." This was admitted as Petitioner's Exhibit 6. Mr. Fair testified that the SDAT told him that this is as far back as their records go. Mr. Fair also submitted copies of the "Chris-Cross Directory" from 1950 forward showing that unrelated persons have lived in these separate units at this address over that time. Petitioner's Exhibit 7. Mr. Fair then submitted photos of the two bathrooms showing what also appears to be the original tiling. Petitioner's Exhibit 8. He testified that the other single family row homes in Loch Raven have only one full bath. Finally, Mr. Fair submitted recent Multiple Listings Service ("MLS") listings showing other identical end-units in Loch Raven Village listed as "multi-family" units. This was admitted as Petitioner's Exhibit 10.

Based on the record evidence I find that the Petitioner has established that this property is a legal non-confirming use as a two-family residential structure. I also note that the Department of Planning has no objection to the requested Special Hearing relief.

THEREFORE, IT IS ORDERED this 7th day of **November, 2019** by this Administrative Law Judge, that the Petition for Special Hearing for the subject dwelling to be used as a legal non-conforming 2-apartment structure, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 11-7-19
By [signature]

The relief granted herein shall be subject to the following:

- 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 her 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 filed within thirty (30) days of the date of this Order.



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:slh/dlw

ORDER RECEIVED FOR FILING

Date 11-17-19

By [Signature]



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 1836 LOCH SHIEL RD 21286 which is presently zoned DR 10.5 - 1 DU
 Deed References: 19339 / 653 10 Digit Tax Account # 0923001020
 Property Owner(s) Printed Name(s) GINA E. PENN

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

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

1. ☒ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve THE SUBJECT DWELLING AS A LEGAL NON-CONFORMING 2-APARTMENT STRUCTURE.

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

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)

ZONING TO BE CHANGED FROM 1 DWELLING UNIT TO 2 DWELLING UNITS.

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):

GINA E PENN

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

75 HIGH SHERIFF TRL. BERLIN, MD

Mailing Address

City

State

21811

443 743 0280

PINESGIRL77@

Zip Code

Telephone #

Email Address GMAIL.COM

Representative to be contacted:

TOM FAIR

Name - Type or Print

Signature

PO BOX 50015 BALTIMORE MD

Mailing Address

City

State

21234

443 616 1041

FAIRMGNTLLC@

Zip Code

Telephone #

Email Address GMAIL.COM

CASE NUMBER 2019-0451-SPH Filing Date 9/16/19

Do Not Schedule Dates:

Reviewer JCM

REV. 10/4/11

1836 Loch Shiel Rd. Baltimore, MD 21286

Property Description

Beginning at a point on the east side of Loch Shiel Road, which is 60' wide at a distance of 476' south of the centerline of the nearest improved intersecting street Aberdeen Road, which is 60' wide.

Being Lot #30, Block #3, in the subdivision Loch Raven Village as recorded in Baltimore County Plat Book #13, Folio #131, containing .078 acres. Located in the 9 Election District and 6 Council District.

Debra Wiley

From: David Billingsley <dwb0209@yahoo.com>
Sent: Wednesday, October 30, 2019 4:02 PM
To: Administrative Hearings
Cc: cheryl@benfrederick.com
Subject: 1836 Loch Shiel Road Case # 2019-0451-SPH
Attachments: Scan_0468.pdf

PM
11-4-19

1:30 PM

CAUTION: This message from dwb0209@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

POSTING RECERTIFICATIONS ATTACHED
THANKS

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



CERTIFICATE OF POSTING

RECEIVED 10/30/19
Date: OCTOBER 14, 2019

RE: Project Name: 1836 LOCH SHIEL RD #1
Case Number /PAI Number: 2019-0451-SPH
Petitioner/Developer: GINA PENN
Date of Hearing/Closing: NOVEMBER 4, 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 1836 LOCH SHIEL ROAD

The sign(s) were posted on _____

RECEIVED 10/30/19
OCTOBER 14, 2019

(Month, Day, Year)

David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

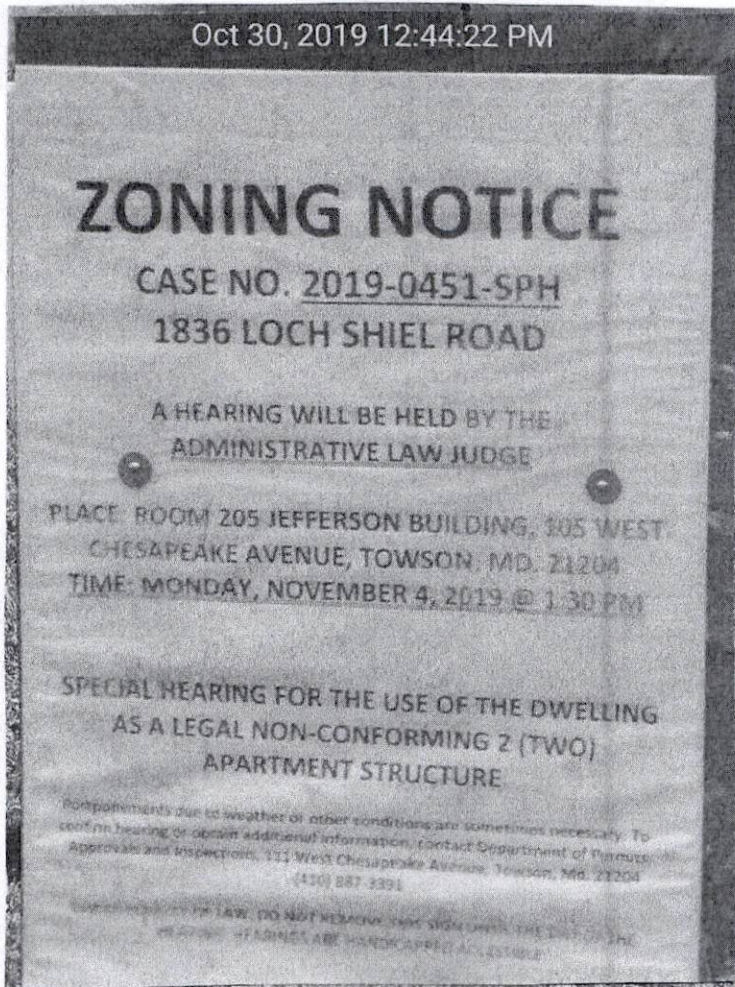
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)



CERTIFICATE OF POSTING

RECEIVED 10/30/19
Date: OCTOBER 14, 2019

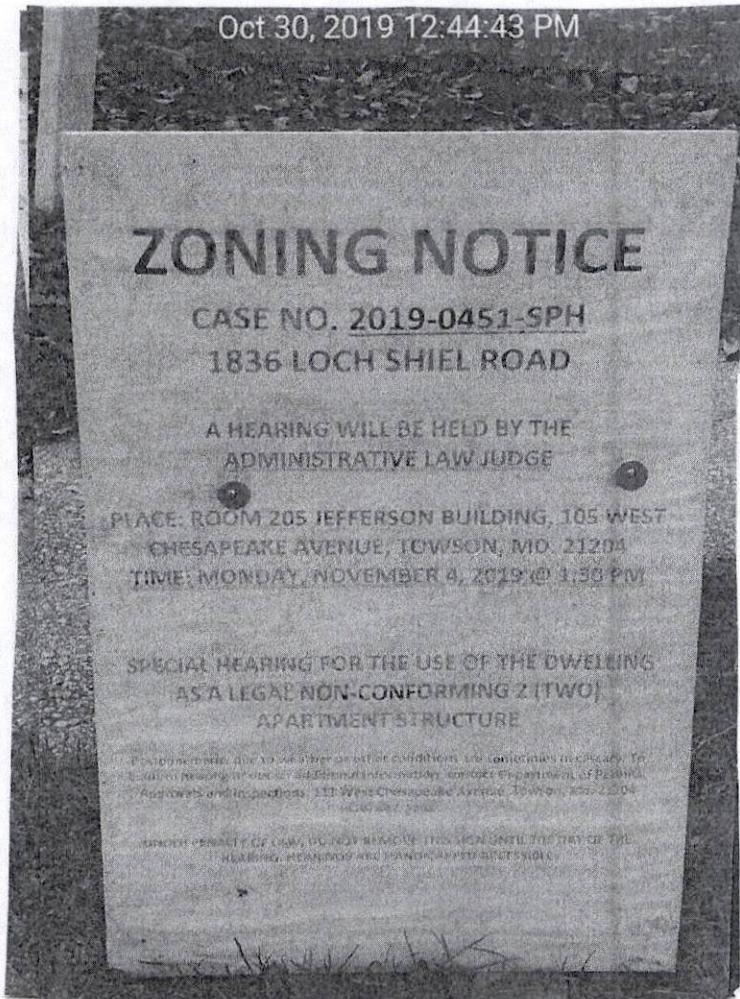
RE: Project Name: 1836 LOCH SHIEL RD #2
Case Number /PAI Number: 2019-0451-SPH
Petitioner/Developer: GINA PENN
Date of Hearing/Closing: NOVEMBER 4, 2019



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 1836 LOCH SHIEL ROAD

The sign(s) were posted on _____

RECEIVED 10/30/19
OCTOBER 14, 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)

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
1836 Loch Shiel Road; E/S of Loch Shiel *
Road, 476' S of the c/line of Aberdeen Road * OF ADMINISTRATIVE
9th Election & 6th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Gina E. Penn *
Petitioner(s) * BALTIMORE COUNTY
* 2019-451-SPH

* * * * *

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

SEP 19 2019

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of September, 2019, a copy of the foregoing Entry of Appearance was mailed to Tom Fair, P.O. Box 50015, Baltimore, Maryland 21234, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: THE DAILY RECORD
Tuesday, October 15, 2019 - Issue

Please forward billing to:
Cheryl Sadera
Fair Management, LLC
P.O. Box 50015
Baltimore, MD 21211

410-688-1348

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: 2019-0451-SPH

1836 Loch Shiel Road

Point on the east side of Loch Shiel Road, south of Abedeen Road

9th Election District – 6th Councilmanic District

Legal Owners: Gina Penn

Special Hearing for the use of the dwelling as a legal non-conforming 2-Apartment structure.

Hearing: Monday, November 4, 2019 at 1:30 p.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

October 8, 2019

NOTICE OF ZONING HEARING

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1836 Loch Shiel Road

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9th Election District – 6th Councilmanic District

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105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Tom Fair, P.O. Box 50015, Baltimore 21234
Gina Penn, 75 High Sheriff Trail, Berlin 21811

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 15, 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.

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:

10/15/2019

Order #: 11802252
 Case #: 2019-0451-SPH
 Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
 2019-0451-SPH



Darlene Miller, Public Notice Coordinator
 (Representative Signature)

Baltimore County**NOTICE OF ZONING HEARING**

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Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

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o15

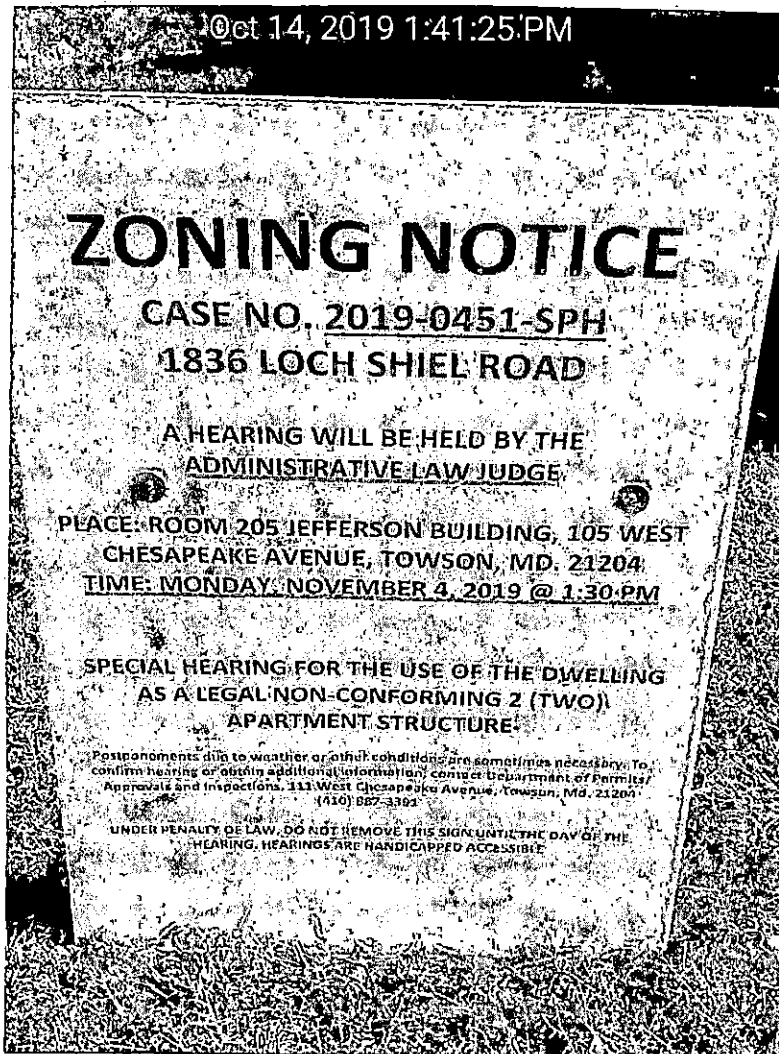
CERTIFICATE OF POSTING

Date: OCTOBER 14, 2019

RE: Project Name: 1836 LOCH SHIEL RD #1
Case Number /PAI Number: 2019-0451-SPH
Petitioner/Developer: GINA PENN
Date of Hearing/Closing: NOVEMBER 4, 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 1836 LOCH SHIEL ROAD

The sign(s) were posted on OCTOBER 14, 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)

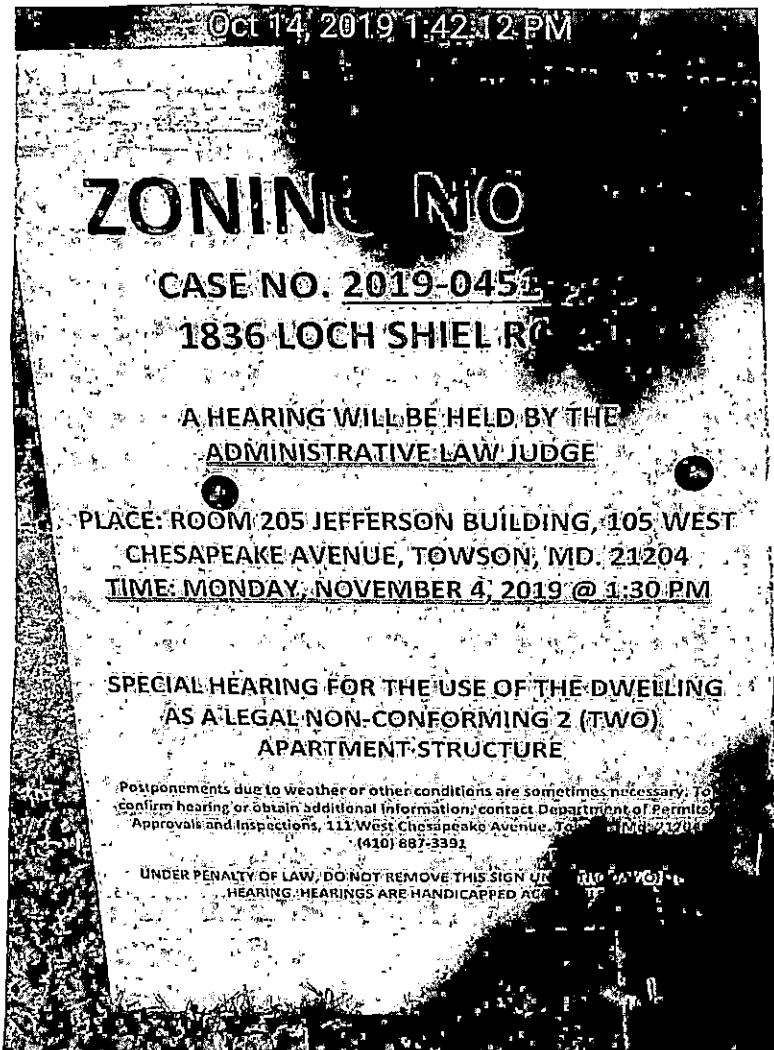
CERTIFICATE OF POSTING

Date: OCTOBER 14, 2019

RE: Project Name: 1836 LOCH SHIEL RD #2
Case Number /PAI Number: 2019-0451-SPH
Petitioner/Developer: GINA PENN
Date of Hearing/Closing: NOVEMBER 4, 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 1836 LOCH SHIEL ROAD

The sign(s) were posted on OCTOBER 14, 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)

**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: 2019-0451-SPH

Property Address: 1836 LOCH SHIEL RD BALTIMORE, MD 21286

Property Description: Beginning at a point on the East side of Loch Shiel Rd.,
476' South of the E of Abernethy Rd.

Legal Owners (Petitioners): GINA E PENN

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: TOM FAIR

Company/Firm (if applicable): FAIR MANAGEMENT, LLC

Address: PO BOX 50015

BALTIMORE, MD 21211

Telephone Number: 443 616 1041

with Cheryl Saderra
410.688.1348

Revised 7/9/2015

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 10/17/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-451

INFORMATION:

Property Address: 1836 Loch Shiel Road

Petitioner: Gina E. Penn

Zoning: DR 10.5

Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a special hearing to determine that the subject property is a legal non-conforming 2-apartment structure.

A site visit was conducted on 9/19/2019. The property is an end unit located in the Loch Raven Village community.

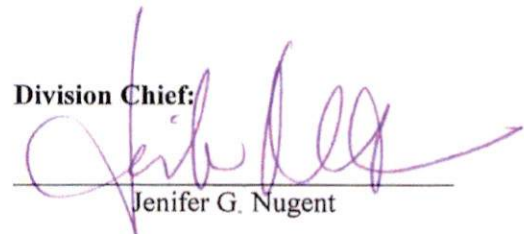
The Department does not object to granting the petitioned zoning relief.

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

Prepared by:


Jessie Bialek

Division Chief:


Jenifer G. Nugent

CPG/JGN/JAB/

c: Laurie Hay
Tom Fair
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

DATE: 10/24/19

FROM: *MD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 13, 2019
Item No. 2019-0451-SPH, 0452-A, 0454-A, 0455-A, 0456-A, 0457-A, 0459-
SPHA, 0460-A, 0462-SPHA & 0463-SPHA

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

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

DATE: 10/24/19

FROM: ^{MOL} Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 13, 2019
Item No. 2019-0451-SPH, 0452-A, 0454-A, 0455-A, 0456-A, 0457-A, 0459-
SPHA, 0460-A, 0462-SPHA & 0463-SPHA

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

* * * * *

VKD: cen
cc: file



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 28, 2019

Tom Fair
PO Box 50015
Baltimore MD 21234

RE: Case Number: 2019-0451-SPH, 1836 Loch Shiel 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 September 06, 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

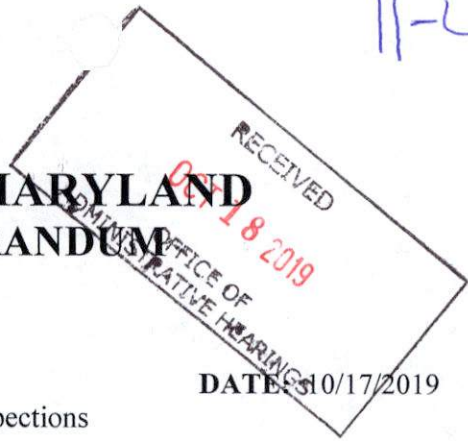
WCR/kl

Enclosures

c: People's Counsel
Gina E. Penn 75 High Sheriff TRL Berlin, MD 21811

11-4-19

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



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

DATE: 10/17/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-451

INFORMATION:

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Petitioner: Gina E. Penn

Zoning: DR 10.5

Requested Action: Special Hearing

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A site visit was conducted on 9/19/2019. The property is an end unit located in the Loch Raven Village community.

The Department does not object to granting the petitioned zoning relief.

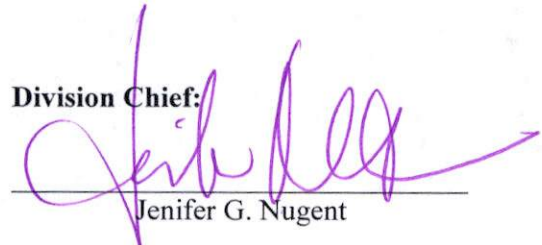
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Jessie Bialek

Division Chief:



Jenifer G. Nugent

CPG/JGN/JAB/

c: Laurie Hay
Tom Fair
Office of the Administrative Hearings
People's Counsel for Baltimore County

11-4-19

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: October 1, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0451-SPH
Address 1836 Loch Shiel Road
(Penn Property)

Zoning Advisory Committee Meeting of **September 13, 2019.**

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

Reviewer: Steve Ford

13052-9

TO: J. J. J.
FROM: J. J. J.

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 9/18/19

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. *2019-0451-SPH*

*Special Hearing
Gina E. Penn.
1836 Loch Schiel 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 1836 Locust Shire Rd
CASE NUMBER 2019-0451-SPA
DATE

[illegible]

11-4-19

CASE NO. 2019- 0451-SPH

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>10/11</u>	DEPS (if not received, date e-mail sent _____)	<u>No Comment</u>
_____	FIRE DEPARTMENT	_____
<u>10/17</u>	PLANNING (if not received, date e-mail sent _____)	<u>No Objection</u>
<u>9/18</u>	STATE HIGHWAY ADMINISTRATION	<u>No Objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION (Case No. _____)		
PRIOR ZONING (Case No. _____)		
NEWSPAPER ADVERTISEMENT	Date: <u>10/15/19</u>	
SIGN POSTING (1 st)	Date: <u>10/14/19</u>	by <u>Bellingsley</u>
SIGN POSTING (2 nd)	Date: <u>10/30/19</u>	by <u>Bellingsley</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Search Result for BALTIMORE COUNTY

11/4
1:30 PM

Case No.: 2019-0451-SPH - 1836 Loch Senior Rd.

Exhibit Sheet

Petitioner/Developer

Protestants

DW 11-7-19
DW 12-10-19

No. 1	Photos of House	
No. 2	Photos of Separate Gas Meters	
No. 3	Photos of Separate Elec. Meters	
No. 4	Photos of Separate Furnaces	
No. 5	Photos of Separate Kitchens	
No. 6	1970 SDOT Doc	
No. 7	CHWS - CHWS Directories From 1950's	
No. 8	MLS LISTINGS OF SIMILAR HOMES IN AREA ← Photos of Sep. Baths	
No. 9	Floor Plans	
No. 10	MLS LISTINGS	
No. 11		
No. 12		

1836 LOCH SHIEL



PETITIONER'S

EXHIBIT NO. 1

REAR



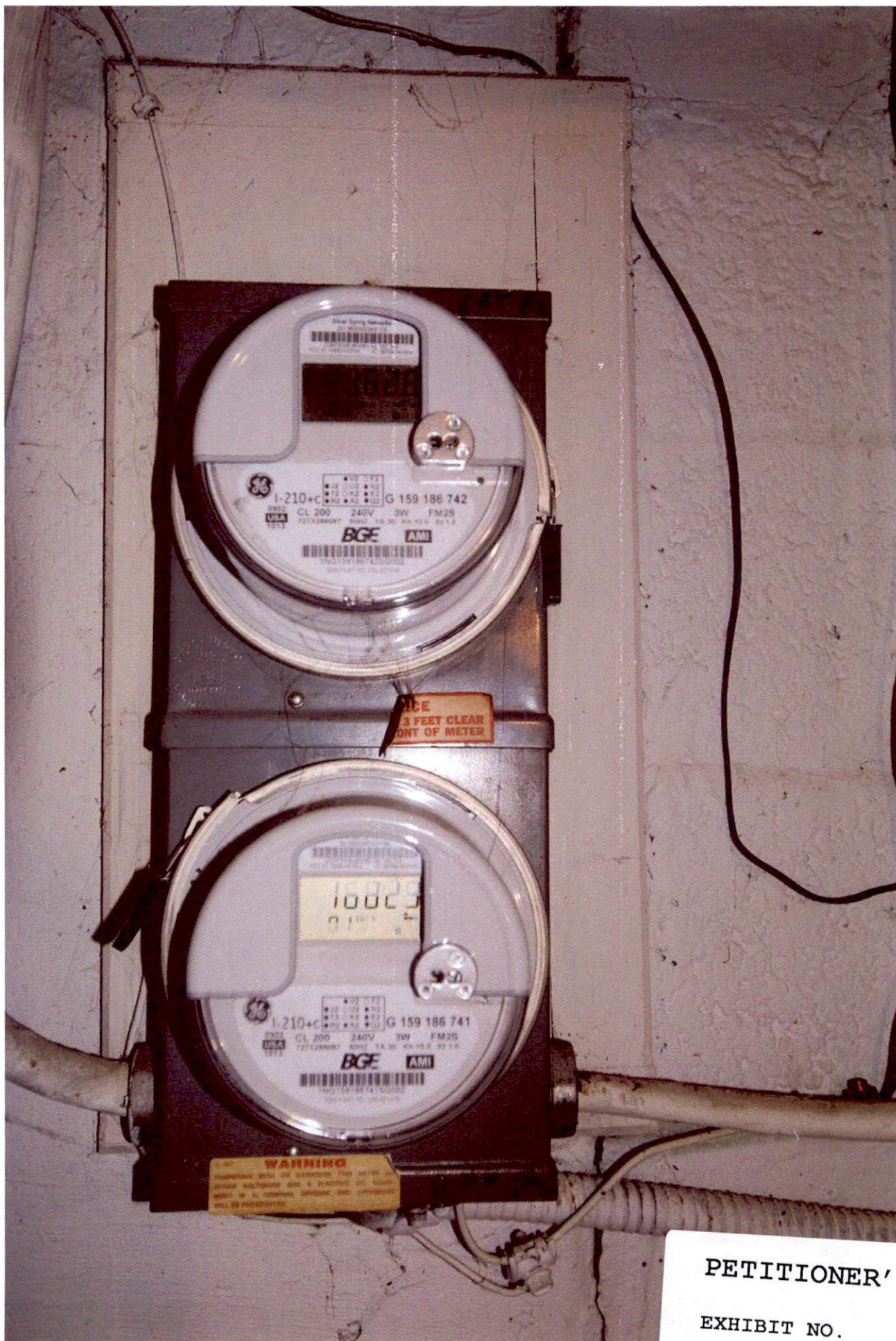
SEPARATE GAS METERS



PETITIONER' S

EXHIBIT NO. 2

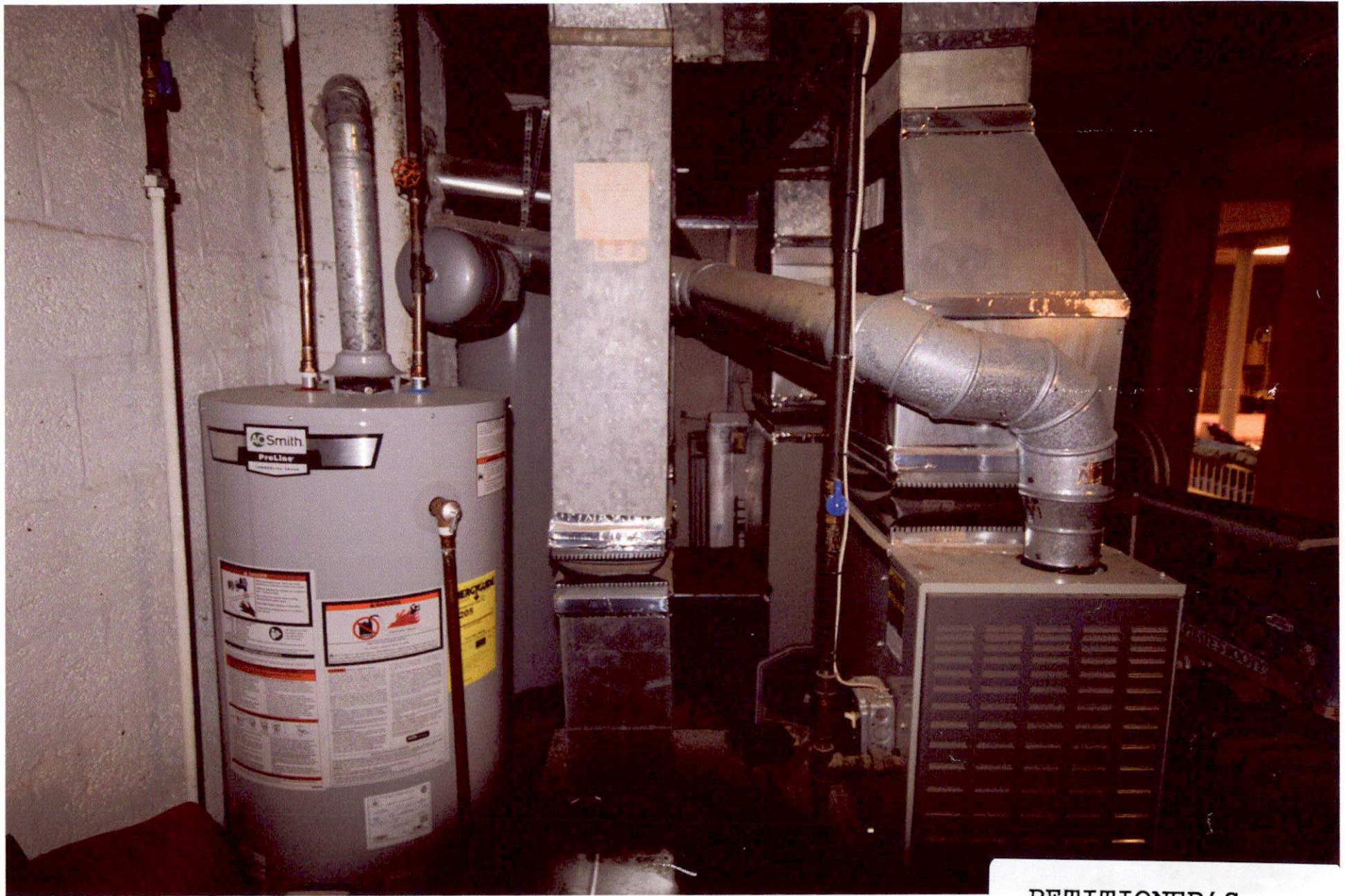
SEPARATE ELECTRIC METERS



PETITIONER'S

EXHIBIT NO. 3

2 WATER HEATERS & 2 FURNACES



PETITIONER'S

EXHIBIT NO. 4

UNIT 1 KITCHEN



PETITIONER'S

EXHIBIT NO.

5

UNIT 2 KITCHEN



1. USE OR OCCUPANCY		6. GUTTERS & DOWNSPOUTS		11. ATTIC		14. MANUAL REFERENCE		BUILDING DIMENSIONS	
✓ 1-FAM. DWELL	1 STORY	✓ GALVANIZED		YES	OPEN STAIRWAY	PAGE 201		SIZE	CU. FT.
✓ 2-FAM. DWELL	SEMI-DET.	COPPER		NO	PULLDN. STAIRS	RATE 53		24x40=960x29	27840
ROW HOUSE	2 STORY	ALUMINUM		✓ BLIND	EXPANDABLE			653	14753
RANCH				FINISHED	UNFINISHED	S. P. 58-5		+ 1114	15867
2. EXTERIOR WALLS		7. HEATING		12. ROOM COUNT		15. LAND INFORMATION			
FRAME SIDING		✓ CIRC. HOT AIR		FLR.	RMS.	APTS.	FLR.	RMS.	APTS.
✓ BRICK		HOT WATER		B.		3.			
ASBESTOS SHINGLE		RADIANT		1.	4	4.			
STONE		STEAM		2.	4	TOT.			
STUCCO		GRAVITY HOT AIR							
CONCRETE BLOCK		FLOOR OR PIPELESS FURNACE		13. INTERIOR FINISH	B	1	2	3	
WOOD SHINGLE		GAS		PLASTER					
		STOKER		DRYWALL					
		OIL		WALLBOARD					
		ELECTRIC		WOOD PANELING					
3. FOUNDATION		8. AIR CONDITIONING		FIREPLACE		16. ZONING			
✓ CONC. BLOCK		CENTRAL							
POURED CONC.		H. P.							
POST OR PIERS		TONS							
4. ROOF STRUCTURE		9. PLUMBING		FLOORS		17. PERSON INTERVIEWED			
✓ GABLE		ROOM UNIT NO.		CONCRETE					
HIP				TILE					
MANSARD		2. NUMBER BATHROOMS		HARDWOOD					
FLAT		NO. PWD. ROOMS (2 FIX. EACH)		PINE					
GAMBREL		EXTRA FIXTURES							
DORMERS				TILING					
5. ROOF COVER		10. BASEMENT		BATHRM. FLR. & WALLS		DATE 10/13/70 BY LB			
ASPHALT SHINGLE		✓ CRAWL	NONE	PWD. RM. FLR. & WALLS		18. OTHER BUILDINGS			
✓ ASBESTOS SHINGLE		✓ FULL	CONC. FLR.	BATHROOM FLOOR					
SLATF		SLAB	DIRT FLR.	POWDER ROOM FLOOR					
TILE		✓ PART		KITCHEN WALLS					
WOOD SHINGLE		214 FINISHED AREA SQ. FT.		IMPROVEMENTS	GRADE	AGE			
METAL									
PLAT OF LAND				SIZE AND SKETCH OF HOUSE					

PETITIONER'S

EXHIBIT NO. 6

27840
184
24385
+ 1114
34499
- 78
17650

ASSESSMENT			
BUILDING	YR.	YR.	1974-75
Dwelling	12100	11900	
TOTAL		12100	11900 17650
ADDITIONAL NOTES:			
10-10 N.A. 52			

DATE ASSESSED 10/23/70 BY [Signature]
DATE FINAL REVIEW BY

GRADES CHEAP D AVERAGE C GOOD B EXCELLENT A

COUNTY SUBURBS BALTIMORE, MARYLAND

Md.
XF

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1950

PETITIONER'S

EXHIBIT NO.

7

3652	8523 GRAU EDW GORDON	PHYS	TO 6393	1822 MILLER JOHN H	PHYS	TO 6932
4151	(WHITE OAK ROAD)			1823 CRYER WM C		TO 6772
3892	8604 GORDON VERNON L		TO 5738	1823 WHATLEY EVERETT C		TO 7436
7763	8611 SIMS WALTER J		TO 3753	1824 BARLOW JOS T		TO 7274
6297	8616 DEBELIUS REVA			1824 CULLEN NEWTON T		TO 2945
1704	8616 REVA'S RESTAURANT			1825 REED HENRY J		TO 7053
0621	8618 SELPH E W Co		TO 3750	1826 WIEDEFELD FRANK J		TO 7093
9497	8620 LOCH RAVEN HARDWARE			1827 THOMPSON MARVIN E		TO 8783
4550	STORE			1828 POLEK WALTER J		TO 6763
0553	8622 LOCH HAVEN PHARMACY		TO 7876	1829 BLEIL C E		TO 7241
7612	8622 MCCOMAS & PALMER			1830 ELSMO RALPH N		TO 7296
0712	PHARMACY		TO 7876	1831 STOCKSDALE ALAN		TO 7132
0810	8624 MASKET CLEANERS		TO 6120	1832 SMITH DAVID L		TO 4034
3363	8626 RAU HENRY W		TO 5750	1833 BARNITZ J S		TO 4250
0812	8626 RAU'S PACKAGE LIQUOR			1833 WOOD WM I LT COL		TO 7396
1618	STORE		TO 5750	1834 NUGENT CAREY T		TO 7382
9402	8630 EDDIE'S SUPER MARKET		TO 8535	1835 BUEHLER GEO W		TO 8189
0660	(JOPPA ROAD)			1836 HAYNES STEPHEN S		TO 8567
1703	- B & W AUTOMOTIVE ELECTRICIANS			1836 WOERSCHING THOS B		TO 7104
5461	& WELDERS		TO 9080	1837 MENINGER ROBT A		TO 0815
0652	- COLONIAL ESSO SERV STA		TO 9893	1838 PHILLIPS PETER F		TO 6924
2821	- REITEMEYER A SERV STA		TO 9763	1839 LOHMEYER C ROBT		TO 6994
2996	8707 BAYNESVILLE SHOE REPAIR		TO 3555	1840 CUTTINO P F		TO 6304
2994	8707 CEDRONE J DANL		TO 3555	1841 LOMBARDI JOHN D		TO 7041
4002				1842 STEVENS O ELLSWORTH		TO 3467
4710	LOCH RAVEN: MARYLAND			1843 HEWITT WM J		TO 5486
6121	- BUCKMASTER PERRY		TO 8162	1844 EARLEY ELMER S JR		TO 4536
9355	- CHENOWITH ALLAN W		TO 5136	1845 STRAIN J DUDLEY		TO 3958
3778	- DOUGLAS RAYMOND		TO 4708	1846 STEVENS JAS A		TO 7183
4712	- FAUTH WM H		TO 8951	1847 GRISWOLD FRANCIS F		TO 9156
4291	- FLETCHER ELBERT L		TO 7222	1848 FUNKEY JOHN H		TO 5521
2998	- GOETZ JOHN H		TO 1089	1849 BARNESLEY WALTER M		TO 0916
3375	- HOOVER T J		TO 2865	1849 UNDERWOOD FREDERIC		TO 6237
9202	- HUDSON JOHN E		TO 7193	1850 VAN SANT NICHOLAS		TO 9231
4711	- MUSE H LEE		TO 0148	1851 PRITCHARD WM D JR		TO 6647
1589	- POTTBERG ROLFE		TO 6133	1853 KOLTAY ERNEST J		TO 3781
4838	- RADER J P	BLVD 807W2		1854 DUGENT CHAS A		TO 0561
9196	- SMITH WM S JR		TO 2365	1855 OVERMAN CYRUS		TO 8665
0552	- WATERS MRS BRENT		TO 0148	1856 COMMERFORD H FRED		TO 0517
0150	- WISE PHILIP J		TO 8525	1857 WILSON LESLIE S JR		TO 2362
2995	-			1858 DOWNS FLORENCE R		TO 9516
7328	LOCH SHIEL ROAD: (4)			1859 BEACHAM ROBT S		TO 6510
0162	1800 HURT HENRY H		TO 6115	1860 AGEE FRED B JR	PHYS	TO 8948
7654	1802 CANN A F		TO 6806	1862 CLAWSON ALBERT E		TO 0360
	1804 BENSON FRANCIS M		TO 6923	1863 FLEAGLE HOWARD J		
1402	1808 CADOTTE GEO R		TO 6750			

Md.

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1951-52

Cont.)
ectri-
TO 9080
Service
TO 9766
Sta
TO 9893
TO 9763
air
TO 3555
TO 3555
stg
VA 2781

O 5136
O 4708
O 8951
O 7222
O 3035
O 1089
O 7223

LOCH SHIEL ROAD: (4)

- | | |
|-------------------------------|----------------|
| 1833 Palosky Donald D | |
| 1834 Nugent Carey T | 396 |
| 1834 Wall Richard A | TO 0246 |
| 1835 Phipps Ralph W | VA 2647 |
| 1836 Haynes Stephen S | TO 8189 |
| 1836 Woersching Thos B | TO 8567 |
| 1837 Meninger Robert A | TO 7104 |
| 1838 Phillips Peter F | TO 0815 |
| 1839 Lohmeyer C Robt | TO 6924 |
| 1840 Cuttino P F | TO 6994 |
| 1841 Lombardi John D | TO 6304 |
| 1842 Stevens O Ellsworth | TO 7041 |
| 1843 Adams Wallace M | VA 0326 |
| 1844 Earley Elmer S Jr | TO 5486 |
| 1845 Strain J Dudley | TO 4536 |
| 1846 Powers Lowell H | VA 2934 |
| 1847 Griswold Francis F | TO 7183 |
| 1848 Funkey John H | TO 9156 |
| 1849 Barnsley Walter M | TO 5521 |
| 1849 Underwood Frederic | TO 0916 |
| 1850 | |

ML
X
1821
98

1821

(4) Cont.

TO 5738
TO 3753
ners TO 6207
ervice
TO 9630
Service
TO 9535
rant VA 2404
art VA 2792
y TO 6260
VA 0560
TO 9717
VA 0652
TO 9521
ware Store
TO 9521
nacy TO 7876
TO 6120
es TO 8482
quor Store
TO 5750
rket
TO 8535
TO 8535

Electricians

TO 9080
e Center
TO 9763
a TO 9893
Sta
TO 9766
Repair
TO 3555
TO 3555
holstg
VA 2781
M Mrs
VA 3064
TO 5136

LOCH SHIEL ROAD: (4) Cont.

1810 Rudolph Vincent D VA 0183
1810 Thrash Glenn E VA 1026
1811 Rauh Fred TO 6174
1811 Miller Fred TO 6174
1812 Kahmer Louis V Jr TO 6832
1813 Yutzy A Creel TO 6703
1814 Auer John D TO 6954
1815 Bilz Melvin TO 7297
1816 Schackert Chas E TO 6764
1817 Hanson L M TO 6773
1818 Brown Marlin W TO 6896
1819 Seagle E Wilson TO 4484
1820 Tear James E TO 5508
1821 Harman Franklin TO 7216
1822 Girvin H Wm VA 1779
1822 Jones S Edith RN VA 1779
1822 Miller John H phys TO 1353
1823 Casale Jos J TO 7129
1823 Hatch Edwin P TO 1607
1824 Chadwick L I TO 9087
1824 Schoenberger Elvin C VA 1455
1825 Reed Henry J TO 2945
1826 Wiedefeld Frank J TO 7053
1827 Burke Eugene V VA 2722
1828 Polek Walter J TO 8783
1829 Thornton Frank R VA 2078
1830 Elsmo Ralph N TO 7241
1831 Stocksdales Alan TO 7296
1832 Smith David L TO 7132
1833 Shaw Danl J VA 3489
1833 Smith Jay L VA 0751
1834 Beste Frederick J VA 1452
1835 Buehler Geo W TO 7382
1835 Phipps Ralph W VA 2647
1836 Fausnaugh D J VA 1547
1836 Woerschling Thos B TO 8567
1837 Meninger Robert A TO 7104
1838 Phillips Peter F TO 0815
1839 Lohmeyer C Robt TO 6924
1840 Cuttino P F TO 6994
1841 Lombardi John D TO 6304
1842 Stevens O Ellsworth TO 7041

LOCH SHIEL ROAD: (4) Cont.

1870 Long Earl D TO
1871 Brooks Carl E VA
1872 Brent Wm H TO
1873 Stephenson M E TO
1874 Hoskins Lane C TO
1875 Kenton Thos B TO
1877 Minker M J TO

LOCKSLEY ROAD: (4)

(Allegheny Avenue)
500 Hall Merchant H T
501 Merritt J Todd T
502 Thomas Robt E Jr T
503 Holland Howard E Jr T
504 Allison Geo P T
505 McCarthy Timothy W T
506 Schluffer Herman E T
507 Brown Robt F Jr V
508 Stavar John P T
510 Hammers Wm S Jr T
511 Hartman Shirley L T
512 Schultz Chas F T
513 Teass Geo S T

LOCUST AVENUE: (Ruxton, I)

- Bright J Paul Jr
- Dryden Lindsay D Jr
- Levering Leonard M
- Merryman Wm J
- Price Wm J 3d
- Schad Helen Macy
- Talafraferro Jno C 3d
- West Page
- West Page Jr
- Whiteley G Calvin
- Wyatt Arthur R

LOCUSTVALE ROAD: (4)

(Dulaney Valley Road)
901 O'Sullivan Bernard C
902 Medlock Lawrence C
903 Trapp Raymond E

Md.

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1953/54

LOCH SHIEL ROAD: (4) Cont.

1833	Shaw Danl J	VA 5-3489
1834	Beste Frederick J	VA 5-1452
1834	Marcel Albert H	VA 5-4960
1835	Buehler Geo W	VA 3-7382
1835	Phipps Ralph W	VA 5-2647
1836	Black Wanda Mrs	VA 5-6329
1836	Wood Maurice H	VA 3-0052
1837	Meninger Robert A	VA 3-7104
1838	Phillips Peter F	VA 3-0815
1839	Lohmeyer C Robt	VA 3-6924
1840	Cuttino P F	VA 3-6994
1841	Lombardi John D	VA 3-6304
1842	Stevens O Ellsworth	VA 3-7041
1843	Adams Wallace M	VA 5-0326
1844	Earley Elmer S Jr	VA 3-5486
1845	Stroin F D	VA 3-5486

Md.

XF

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1955

ont.	LOCH SHIEL ROAD:	(4) Cont.	
-8535	1824 Chadwick L I	VA 3-9087	
	1824 Schoenberger Elvin C		
.9893		VA 5-1455	
9893	1825 Reed Henry J	VA 3-2945	
9665	1827 Burke Eugene V	VA 5-2722	
	1828 Polek Walter J	VA 3-8783	
9766	1829 Thornton Frank R	VA 5-2078	
ter	1830 Elsmo Ralph N	VA 3-7241	
9763	1831 Stocksdales Alan	VA 3-7296	
cs	1832 Smith David L	VA 3-7132	
2074	1833 Miller H Randall	VA 5-4797	
2074	1833 Plopper Martha Miss		
		VA 5-9769	
3555	1834 Beste Frederick J	VA 5-1452	
3555	1834 Marcel Albert H	VA 5-4960	
	1835 Buehler Geo W	VA 3-7382	
781	1835 Phipps Ralph W	VA 5-2647	
	1836 Christopher A R Jr	VA 3-3447	
064	1836 Ward M H	VA 3-0052	
	1837 Meninger Robert A	VA 3-7104	
	1838 Phillips Peter F	VA 3-0815	
	1839 Lohmeyer C Robt	VA 3-6924	
	1840 Cuttino P F	VA 3-6994	
173	1841 Lombardi John D	VA 3-6304	
482	1842 Stevens O Ellsworth		

Md.

XF

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1956

LOCH SHIEL ROAD: (4) Cont.

81	1832 Smith David L	VA 3-7132
81	1833 Miller H Randall	VA 5-4797
81	1833 Plopper Martha Miss	VA 5-9769
81	1834 Beste Frederick J	VA 5-1452
81	1835 Buehler Geo W	VA 3-7382
81	1835 Phipps Ralph W	VA 5-2647
81	1836 Brack Gerald L	VA 5-3026
81	1836 Ward M H	VA 3-0052
1	1837 Meninger Robert A	VA 3-7104
1	1838 Phillips Peter F	VA 3-0815
1	1839 Lohmeyer C Robt	VA 3-6924
1	1840 Cuttino P F	VA 3-6994
	1841 Lombardi John D	VA 3-6304
	1842 Stevens O Ellsworth	VA 3-7041
	1843 Adams Wallace M	VA 5-0326
	1844 Earley Elmer S Jr	VA 3-5486
	1845 Strain J Dudley	VA 3-4536
	1846 Emge Geo E	VA 5-8129
	1846 Waring Chas D	VA 5-4155
	1847 Mack Geo F Jr	VA 3-1794
	1848 Funkey John H	VA 3-9156
	1849 Underwood Frederic	VA 3-0916
	1850 Fleury Chas M	VA 5-9736
	1851 Pritchard Wm D Jr	VA 3-9231
	1852 Wilde Stuart W	

UNIT 1 BATH



PETITIONER'S

EXHIBIT NO. 8

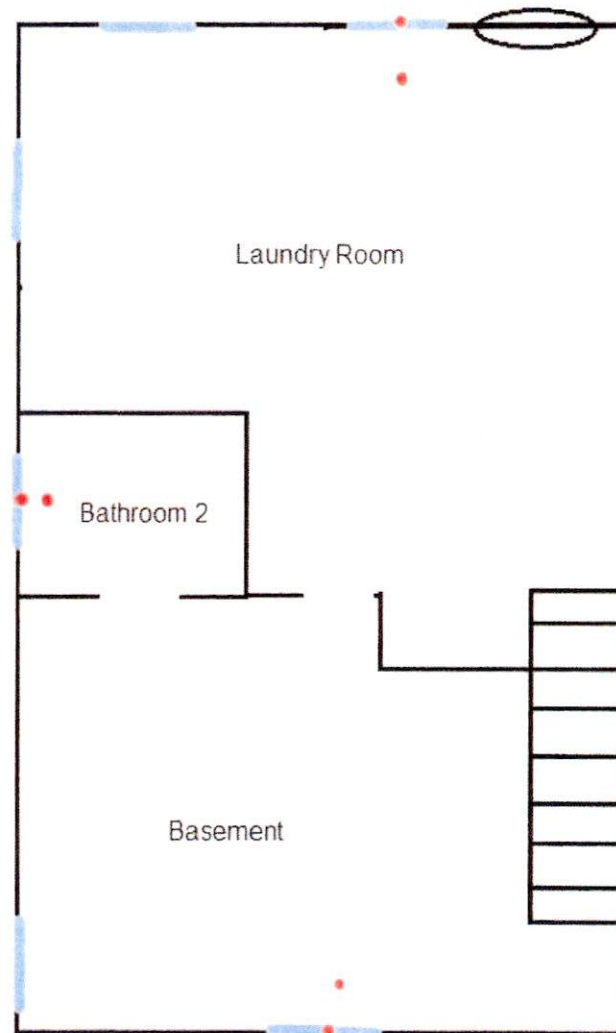
UNIT 2 BATH



REAR



1st Floor



Basement

Swade Environmental, LLC
Christopher Swade
Contractor #: 15752 Inspector #: 14990

⊖ = Door
— = Window
• = Swipe

FRONT

1836 Loch Sheil Rd. (Unit 1)
Parkville, MD 21234

PETITIONER'S

EXHIBIT NO.

9



2nd Floor



Swade Environmental, LLC
Christopher Swade
Contractor #: 15752 Inspector #: 14990

⊖ = Door
— = Window
• = Swipe

FRONT

1836 Loch Sheil Rd. (Unit 2)
Parkville, MD 21234

Agent Gallery

1736 Aberdeen Rd, Baltimore, MD 21234



0.1 mi Multi-Family

Closed

\$94,900

MLS #: MDBC323048

Legal Subd: LOCH RAVEN VILLAGE

Subdiv/Neigh: Loch Raven Village

Ownership: Fee Simple

Sale Type: Standard

Heat: Forced Air / Natural Gas

Basement: Yes / Connecting Stairway, Full,

Rear Entrance, Walkout Stairs

Metering: Fully Separate

List Date: 08/27/1997

Modified on: 04/05/19

Agreement of Sale Dt: 11/19/97

List Agent: Jerry Swisher (26299) (MD:85087) (410) 456-3868

List Office: O'Connor, Piper & Flynn ERA (OPF16) (410) 823-2323

Number of Units: 2

Two Bedroom Units: 2

Acres/Lot SF: .07 / 3,256

Style: Other

Year Built: 1949

Tax Annual Amt / Year:

\$1,511 / 1996

Cooling: No Cooling / None

Constr Materials: Brick

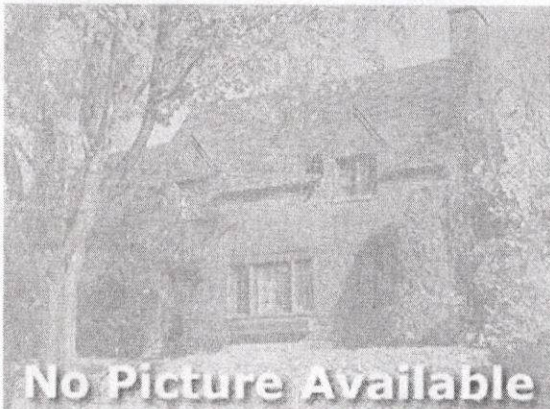
DOM/CDOM: 144 / 144

Close Date: 01/16/98

Agent Remarks: GREAT OPPORTUNITY TO LIVE IN ONE APT AND RENT THE OTHER FOR HELP W/MORTGAGE!! SEPARATE ENTRANCE, SEP HEAT & HOT WATER HEATERS. LEVEL LOT IN A MOST CONVENIENT LOCATEION!! ESY TO SHOW!! BONUS \$1000 TO ...

Directions: NORTH ON LOCH RAVEN VILLAGE TURN EAST ON ABERDEEN RD

1823 Loch Shiel Rd, Baltimore, MD 21234



0.0 mi Multi-Family

Closed

\$106,000

MLS #: 1005909138

Legal Subd: LOCH RAVEN VILLAGE

Subdiv/Neigh: Loch Raven Village

Ownership: Fee Simple

Sale Type: Standard

Basement: No

List Date: 04/10/1995

Modified on: 04/05/19

Agreement of Sale Dt: 05/20/95

List Agent: Non Member Member (12345) (Lic# Unknown) (301) 838-7100

List Office: Comps (COMP1) (301) 838-7100

Number of Units: 2

Acres/Lot SF: .00

Structure Type: Other

Style: Colonial

Year Built: 0

DOM/CDOM: 0 / 0

Close Date: 07/15/95

Agent Remarks: WELL MAINTAINED 24' EOG BUILT FOR 2 APTS BOTH HAVE 18X12 LR 8X8 DR 10X8 KIT 16X12 MB 10X11 2ND BD 1ST FLOOR APT HAS 19X16 FAMILY ROOM ON L/L HARDWOOD FLOORS 3 PARKING SPACES CONVENIENT TO BUS ...

Directions: S O LOCH RAVEN BLVD L ON ABERDEEN R ON LOCH SHIEL

1834 Loch Shiel Rd, Parkville, MD 21234



0.0 mi Multi-Family

Closed

\$114,000

MLS #: MDBC321890

Legal Subd: LOCH RAVEN VILLAGE

Subdiv/Neigh: Loch Raven Village

Ownership: Fee Simple

Sale Type: Standard

Heat: Forced Air / Natural Gas

Basement: Yes / Improved, Outside

Entrance, Rear Entrance, Sump Pump

Metering: Fully Separate

List Date: 03/05/1997

Modified on: 04/05/19

Agreement of Sale Dt: 10/01/97

List Agent: Mary Idzi (27639) (MD:2091075) (410) 382-8340

List Office: Long & Foster Real Estate, Inc. (LNG114) (410) 583-9400

Number of Units: 2

Two Bedroom Units: 2

Acres/Lot SF: .08 / 3,300

Style: Other

Year Built: 1949

Tax Annual Amt / Year:

\$1,776 / 1996

Cooling: Central A/C / Electric

Constr Materials: Brick

DOM/CDOM: 319 / 319

Close Date: 12/19/97

Concessions: \$2,254

Agent Remarks: **OWNERSHIP GROUND RENT SALE**GREAT INVESTMENT OPPORTUNITY**EOG, BUILT AS 2 APTS. W/SEPARATE ENTRANCES,SEPARATE HEAT, CAC, & H2O HEATERS. EACH UNIT HAS LR, DR, KIT, *TWO BED-ROOMS*, FULL BATH, 1ST ...

PETITIONER' S

EXHIBIT NO.

10

1833 Loch Shiel Rd, Parkville, MD 21234



0.0 mi Multi-Family

Closed

\$115,900

MLS #: MDBC294578
Legal Subd: LOCH RAVEN VILLAGE
Subdiv/Neigh: Loch Raven Village
Ownership: Fee Simple
Sale Type: Standard
Heat: Forced Air / Natural Gas
Basement: Yes / Fully Finished, Partially Finished, Rear Entrance, Walkout Stairs
Metering: Fully Separate

List Date: 12/14/1999
Modified on: 04/05/19
Agreement of Sale Dt: 05/20/00
List Agent: Regina Brockmeyer (27542) (Lic# Unknown)
List Office: ERA Equity (EEQU1) (410) 665-0200

Two Bedroom Units: 2
Acres/Lot SF: .10 / 4,140
Structure Type: Row/Townhouse
Style: Other
Year Built: 1949
Tax Annual Amt / Year: \$1,665 / 1998
Cooling: Ceiling Fan(s) / None
Constr Materials: Brick, Shingle Siding
DOM/CDOM: 86 / 86
Close Date: 06/29/00
Concessions: \$4,188

Agent Remarks: *IMMACULATE 4 BR, 2 1/2 BATH, BRICK EOG*ONE OF THE LARGEST HOMES IN AREA, W/APPROX. 3000 SQ. FT. OF LIVING SPACE* SEPARATE GAS FURNACES, WATER HEATERS, ELECTRIC/GAS METERS*HARDWOOD FLOORS*ALL APPLIANCE...

Directions: LOCH RAVEN BLVD. TO EAST ON GLEN KEITH BLVD. MAKE LEFT ONTO GLEN RIDGE RD. AT "Y", BEAR LEFT TO LOCH SHIEL.

1822 Loch Sheil Road, Baltimore, MD 21234



0.0 mi Multi-Family

Closed

\$117,000

MLS #: 1005908228
Subdiv/Neigh: Loch Raven Village
Ownership: Fee Simple
Sale Type: Standard
Basement: No
List Date: 04/03/1996
Modified on: 04/05/19
Agreement of Sale Dt: 06/09/96

List Agent: Sandie Klein (8362) (Lic# Unknown) (410) 459-0044
List Office: Long & Foster Real Estate, Inc. (LNG61) (410) 879-8080

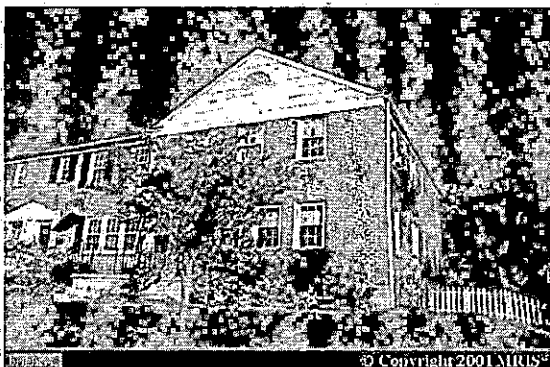
Number of Units: 2
Acres/Lot SF: .00
Structure Type: Other
Style: Colonial
Year Built: 0
DOM/CDOM: 74 / 74
Close Date: 06/15/96
Concessions: \$1

No Picture Available

Agent Remarks: ONE OF THE FEW UNITS THAT HAS 2 APARTMENTS WITH SEPERATE ENTRANCES. LIVE IN ONE AND LET THE RENT HELP PAY YOUR MORTGAGE. 1ST FLOOR UNIT HAS BASEMENT WITH WALKOUT AND DECK NEW KITCHEN AND MORE. BOTH U...

Directions: LOCH RAVEN TO LOCH NESS TO ABERDEEN TO LOCH SHEIL. NEW FURNACE REPLACEMENT WINDOWS.

1806 Deveron Rd, Parkville, MD 21234



0.0 mi Multi-Family

Closed

\$121,900

MLS #: MDBC276540
Legal Subd: LOCH RAVEN VILLAGE
Subdiv/Neigh: Loch Raven Village
Ownership: Fee Simple
Sale Type: Standard
Heat: Hot Water / Natural Gas
Basement: Yes / Full, Partially Finished, Rear Entrance, Walkout Stairs

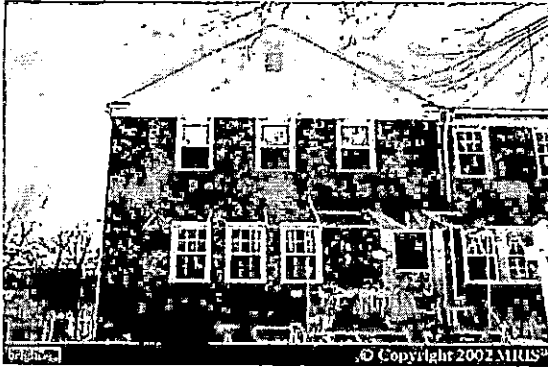
List Date: 10/16/2001
Modified on: 02/18/19
Agreement of Sale Dt: 11/02/01
List Agent: Elizabeth Blair (27073) (Lic# Unknown) (410) 456-4828
List Office: O'Connor, Piper & Flynn ERA (OPF3) (410) 461-7600

Number of Units: 2
Two Bedroom Units: 2
Acres/Lot SF: .10 / 4,250
Structure Type: Row/Townhouse
Style: Other
Year Built: 1948
Tax Annual Amt / Year: \$1,566 / 2001
Cooling: Ceiling Fan(s), Window Unit(s) / Other
Constr Materials: Brick
DOM/CDOM: 19 / 19
Close Date: 12/05/01

Agent Remarks: Super Brick End-of Group Townhouse with two great apartments!! 1st floor apt.(now vacant, but previously rented for \$600 month), has 2 BDS, updated kitchen, breakfast rm, living rm, refinished wood ...

Directions: LOCH RAVEN BLVD TO GLEN KEITH TO DEVERON ROAD

1812 Loch Shiel Rd, Parkville, MD 21234



0.0 mi Multi-Family

Closed

\$136,000

MLS #: MDBC213316

Legal Subd: LOCH RAVEN VILLAGE

Subdiv/Neigh: Loch Raven Village

Ownership: Fee Simple

Sale Type: Standard

Parking: Parking Space Conveys

Heat: Forced Air / Natural Gas

Basement: Yes / Improved, Partially

Finished, Rear Entrance

Metering: Fully Separate

List Date: 01/15/2002

Modified on: 02/18/19

Agreement of Sale Dt: 03/07/02

List Agent: Karen Ege (27785) (Lic# Unknown) (443) 414-6282

List Office: Coldwell Banker Residential Brokerage (CBRB8) (410) 823-6111

Number of Units: 2

Two Bedroom Units: 2

Acres/Lot SF: .07 / 3,030

Structure Type: Row/Townhouse

Style: Other

Year Built: 1954

Tax Annual Amt / Year:

\$1,514 / 2001

Cooling: Ceiling Fan(s), Central

A/C / Natural Gas

Constr Materials: Brick

DOM/CDOM: 63 / 63

Close Date: 06/28/02

Agent Remarks: WOW! GREAT INCOME POTENTIAL FOR THIS 2 UNIT PROPERTY, +BONUS L/L-3 NEW KITCHENS W/ BRIGHT BREAKFAST NOOK-HW FLOORS UNDER W/W -NEW BTHS. 2ND FLOOR CARBONCOPY OF 1ST W/ WASH/DYR. AWNINGS FOR ALL NEW REP...

Directions: 695 TO S. ON LOCH RAVEN BLVD. TO LEFT ON ABERDEEN STAY TO RIGHT, LOCH SHIEL ON LEFT. %PLEASE EXCUSE - UPDATES ARE BEING COMPLETED%

1836 Loch Shiel Rd, Parkville, MD 21234



0.0 mi Multi-Family

Closed

\$168,000

MLS #: MDBC230908

Legal Subd: LOCH RAVEN VILLAGE

Subdiv/Neigh: Loch Raven Village

Ownership: Fee Simple

Sale Type: Standard

Heat: Forced Air / Natural Gas

Basement: Yes / Full, Rear Entrance,

Unfinished, Walkout Stairs

Metering: Electric Separate

List Date: 08/29/2003

Modified on: 02/17/19

Agreement of Sale Dt: 10/08/03

List Agent: Karen Ege (27785) (Lic# Unknown) (443) 414-6282

List Office: Coldwell Banker Residential Brokerage (CBRB8) (410) 823-6111

Number of Units: 2

Two Bedroom Units: 2

Acres/Lot SF: .08 / 3,399

Structure Type:

Row/Townhouse

Style: Other

Year Built: 1949

Tax Annual Amt / Year:

\$1,629 / 2002

Cooling: Window Unit(s) /

Electric

Constr Materials: Brick,

Combination

DOM/CDOM: 34 / 34

Close Date: 11/28/03

Agent Remarks: GREAT INCOME POTENTIAL FOR THIS 2 UNIT PROPERTY. EACH UNIT FEATURES 2 BEDRMS, BATH, KIT., LIVING RM W/DINING L AND ACCESS TO FULL BASEMENT FOR STORAGE & LAUNDRY FACILITIES. ESTIMATED MO. RENT FROM \$1...

Directions: LOCH RAVEN BLVD TO EAST ON ABERDEEN ROAD - BEAR RIGHT THEN LEFT ON LOCH SHIEL ROAD. PROPERTY ON LEFT.

1824 Loch Shiel Rd, Parkville, MD 21234



0.0 mi Multi-Family

Closed

\$185,000

MLS #: 1005917478

Legal Subd: LOCH RAVEN VILLAGE

Subdiv/Neigh: Loch Raven Village

Ownership: Fee Simple

Sale Type: Standard

Heat: Forced Air / Natural Gas

Basement: Yes / Connecting Stairway, Full,

Rear Entrance

Metering: Electric Separate, Fully Separate, Gas Separate

Number of Units: 2

Two Bedroom Units: 2

Acres/Lot SF: .08 / 3,300

Structure Type:

Row/Townhouse

Style: Other

Year Built: 1949

Tax Annual Amt / Year:

\$2,693 / 2007

Cooling: Ceiling Fan(s), Central A/C / Electric

Constr Materials: Brick

DOM/CDOM: 315 / 315

Close Date: 06/08/09

List Date: 07/08/2008

Modified on: 12/14/18

Agreement of Sale Dt: 05/04/09

List Agent: James Bateman (27267) (Lic# Unknown) (443) 604-8628

List Office: Coldwell Banker Residential Brokerage (CBRB1) (410) 252-2111

Agent Remarks: LET YOUR TENANT HELP PAY YOUR MORTGAGE! RARELY AVAILABLE, HUGE 1920 SQ. FT. EOG, ALL BRICK TOWNHOME THAT WAS BUILT WITH TWO 2 BR APTS! EACH APT.HAS LR, DR, KIT, 2BR, 1BA, ITS OWN SEPARATE LAUNDRY RM W...

Directions: LOCH RAVEN BLVD. TO EAST ON GLEN KEITH TO LEFT ON LOCH SHIEL ROAD. END-OF-GROUP HOUSE ON LEFT.

1812 Loch Shiel Rd, Baltimore, MD 21234



0.0 mi Multi-Family

Closed

\$189,000

MLS #: 1004062764

Legal Subd: LOCH RAVEN VILLAGE

Subdiv/Neigh: Loch Raven Village

Schl District: Baltimore County Public Schools

Ownership: Fee Simple

Sale Type: Standard

Heat: Forced Air / Natural Gas

Basement: Yes / Connecting Stairway, Full, Fully Finished, Improved, Rear Entrance, Walkout Stairs

Metering: Electric Separate, Fully Separate, Gas Separate

List Date: 07/05/2012

Modified on: 02/23/19

Agreement of Sale Dt: 05/03/13

List Agent: Ashley Richardson (25767) (Lic# Unknown) (410) 868-1474

List Office: Long & Foster Real Estate, Inc (LNG256) (410) 377-2270

Number of Units: 2

Two Bedroom Units: 2

Acres/Lot SF: .07 / 3,030

Structure Type: Row/Townhouse

Style: Other

Year Built: 1949

Tax Annual Amt / Year:

\$3,489 / 2011

Cooling: Central A/C / Electric

Constr Materials: Brick

DOM/CDOM: 262 / 262

Close Date: 06/12/13

Previous List Price: \$210,000

Agent Remarks: Live in one unit and rent the other. First floor rented for \$1110/month and 2nd floor can get \$850/month. Well updated. Both units have Central ac, gas heat, gas cooking, access to laundry. Seller say...

Directions: South on Loch Raven Blvd to left onto Aberdeen Road. Bear right to stay on Aberdeen. Turn left onto Loch Shiel Road.

1722 Aberdeen Rd, Parkville, MD 21234



0.0 mi Multi-Family

Closed

\$200,000

MLS #: MDBC166312

Legal Subd: LOCH RAVEN VILLAGE

Subdiv/Neigh: Loch Raven Village

Ownership: Fee Simple

Sale Type: Standard

Heat: Forced Air / Natural Gas

Basement: Yes / Full, Outside Entrance, Rear Entrance, Space For Rooms, Unfinished, Walkout Stairs

Metering: Electric Separate, Gas Separate

Number of Units: 2

Two Bedroom Units: 2

Acres/Lot SF: .14 / 5,994

Structure Type:

Row/Townhouse

Style: Other

Year Built: 1949

Tax Annual Amt / Year:

\$1,594 / 2004

Cooling: Ceiling Fan(s), Central A/C / Electric

Constr Materials: Brick

DOM/CDOM: 21 / 21

Close Date: 12/17/04

List Date: 11/10/2004

Modified on: 03/11/19

Agreement of Sale Dt: 11/17/04

List Agent: Charlotte Powell (25970) (Lic# Unknown)

List Office: RE/MAX American Dream (RMAD1) (410) 529-7900

Agent Remarks: ** GREAT INVESTMENT PROPERTY IN EXCELLENT CONDITION * EACH APARTMENT IS ALMOST 1000 SQUARE FEET * MAINTENANCE FREE EXTERIOR (BRICK, VINYL & ALUMINUM WRAP) * VINYL SHED * 2 CAR PARKING PAD * EXTERIOR M...

Directions: 695 TO SOUTH ON LOCH RAVEN BLVD, JUST PAST PUTTY HILL AVE TO LEFT ON ABERDEEN ROAD THAN ROAD BENDS TO THE RIGHT, HOUSE ON LEFT.

1836 Loch Shiel Rd, Baltimore, MD 21286



0.0 mi Multi-Family

Active

\$225,000

MLS #: MDBC467094

Legal Subd: LOCH RAVEN VILLAGE

Subdiv/Neigh: Loch Raven Village

Schl District: Baltimore County Public Schools

Net Operating Income: \$17,867

Cap Rate: 7.94

Ownership: Fee Simple

Sale Type: Standard

Parking: Free Parking, Unassigned Parking \$3,393 / 2018

Heat: Forced Air / Natural Gas

Basement: Yes / Full, Interior Access, Partially Finished, Rear Entrance

List Date: 07/27/2019

Modified on: 08/29/19

List Agent: Tom Fair (3292802) (Lic# Unknown) (443) 616-1041

List Office: Ben Frederick Realty, Inc. (BFRI1) (410) 235-9500

Number of Units: 1

Two Bedroom Units: 2

AbvGrd Fin SqFt: 1,920

Acres/Lot SF: .08

Structure Type: End of Row/Townhouse

Style: Traditional

Year Built: 1949

Tax Annual Amt / Year:

\$3,393 / 2018

Cooling: Window Unit(s) / Electric

Constr Materials: Brick, Concrete

DOM/CDOM: 34 / 34

Showing Contact: Tom Fair 443 616 10 **Showing Info:** 24 Hour Notice, Agent or Owner to be Present, Call First - Listing Agent, Lister Must Accompany

Agent Remarks: 1836 Loch Shiel Rd. is a spacious 2-unit townhome, fully leased to 2 stable tenants. Units are separately metered for gas & electric, and have separate gas water heaters (2017 & 2018) and furnaces (bot...

Directions: Loch Raven to Aberdeen to Loch Shiel

1728 Aberdeen Rd, Towson, MD 21286



0.0 mi Multi-Family

Pending

\$225,000

MLS #: MDBC462484

Legal Subd: LOCH RAVEN VILLAGE

Subdiv/Neigh: Towson Area

Schl District: Baltimore County Public Schools

Ownership: Fee Simple

Sale Type: Standard

Heat: Forced Air / Natural Gas

Basement: Yes / Connecting Stairway, Improved, Outside Entrance, Walkout Level, Water Proofing System

List Date: 06/18/2019

Modified on: 08/26/19

Agreement of Sale Dt: 07/26/19

List Agent: Vinny Steo (92130) (Lic# Unknown) (410) 793-1616

List Office: RE/MAX Community Real Estate (RMCOMRE1) (410) 793-1616

Number of Units: 1

Single Room Units: 2

Two Bedroom Units: 2

AbvGrd Fin SqFt: 1,920

Acres/Lot SF: .08

Structure Type: End of Row/Townhouse

Style: Colonial

Year Built: 1949

Tax Annual Amt / Year:

\$3,116 / 2018

Cooling: Ceiling Fan(s), Central A/C / Electric

Constr Materials: Brick

DOM/CDOM: 30 / 30

Close Date: 08/30/19

Agent Remarks: AGENTS: DOWNLOAD DISC/LEAD FROM BRIGHT. ALL OFFERS MUST BE EMAILED TO: OFFERS@VINNYSTEO.COM; DO NOT FAX. ALL OFFERS MUST CONTAIN EARNEST MONEY DEPOSIT AND PRE-APPROVAL. THANKS FOR SHOWING! FOR AFTER H...

Directions: Take Harford Ave and Loch Raven Blvd to Aberdeen Rd/Greenway Rd

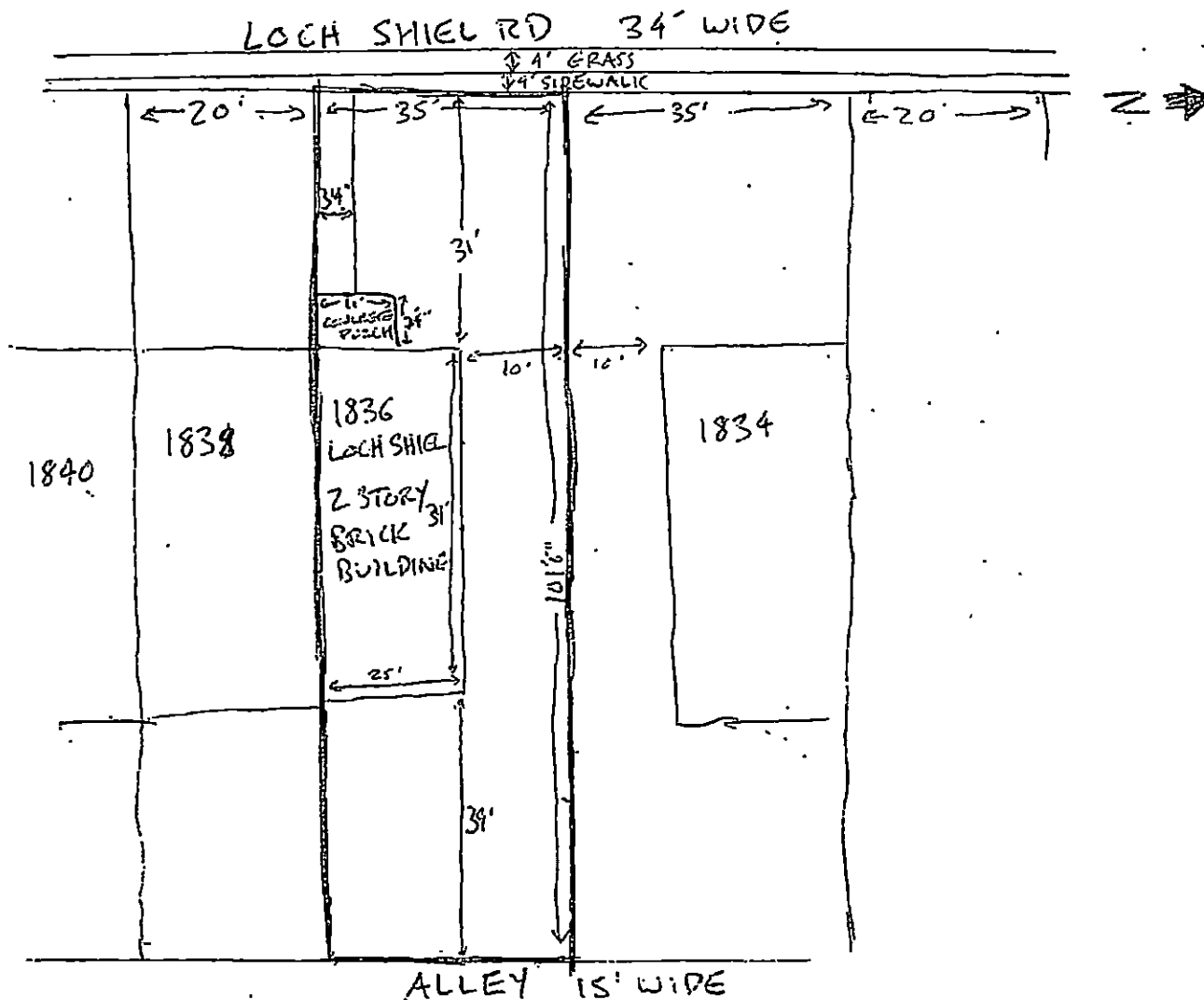


ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)

ADDRESS 1836 LOCH SHIELD RD. 21286 OWNER(S) NAME(S) GINA E PENN

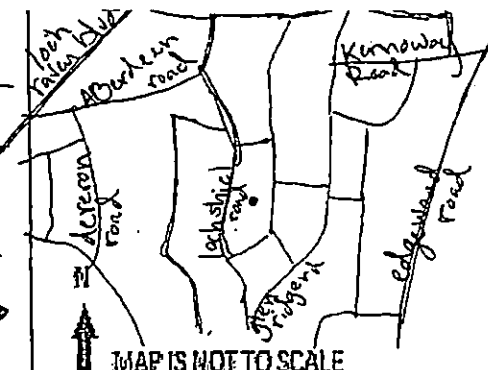
SUBDIVISION NAME LOCH RAVEN VILLAGE LOT# 30 BLOCK# 3 SECTION# N/A

PLAT BOOK # 13 FOLIO # 131 10 DIGIT TAX # 0923001020 DEED REF. # 19337/00653



PLAN DRAWN BY TOM FAIR

DATE 9/3/19 SCALE: 1 INCH = 20 FEET



MAP IS NOT TO SCALE
ZONING MAP# 070C3
SITE ZONED DR 10.5
ELECTION DISTRICT 9
COUNCIL DISTRICT 6
LOT AREA ACREAGE .078
OR SQUARE FEET 3399
HISTORIC? X
IN CBCA? X
IN FLOOD PLAIN? X
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING? YES
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
R-1944-0393

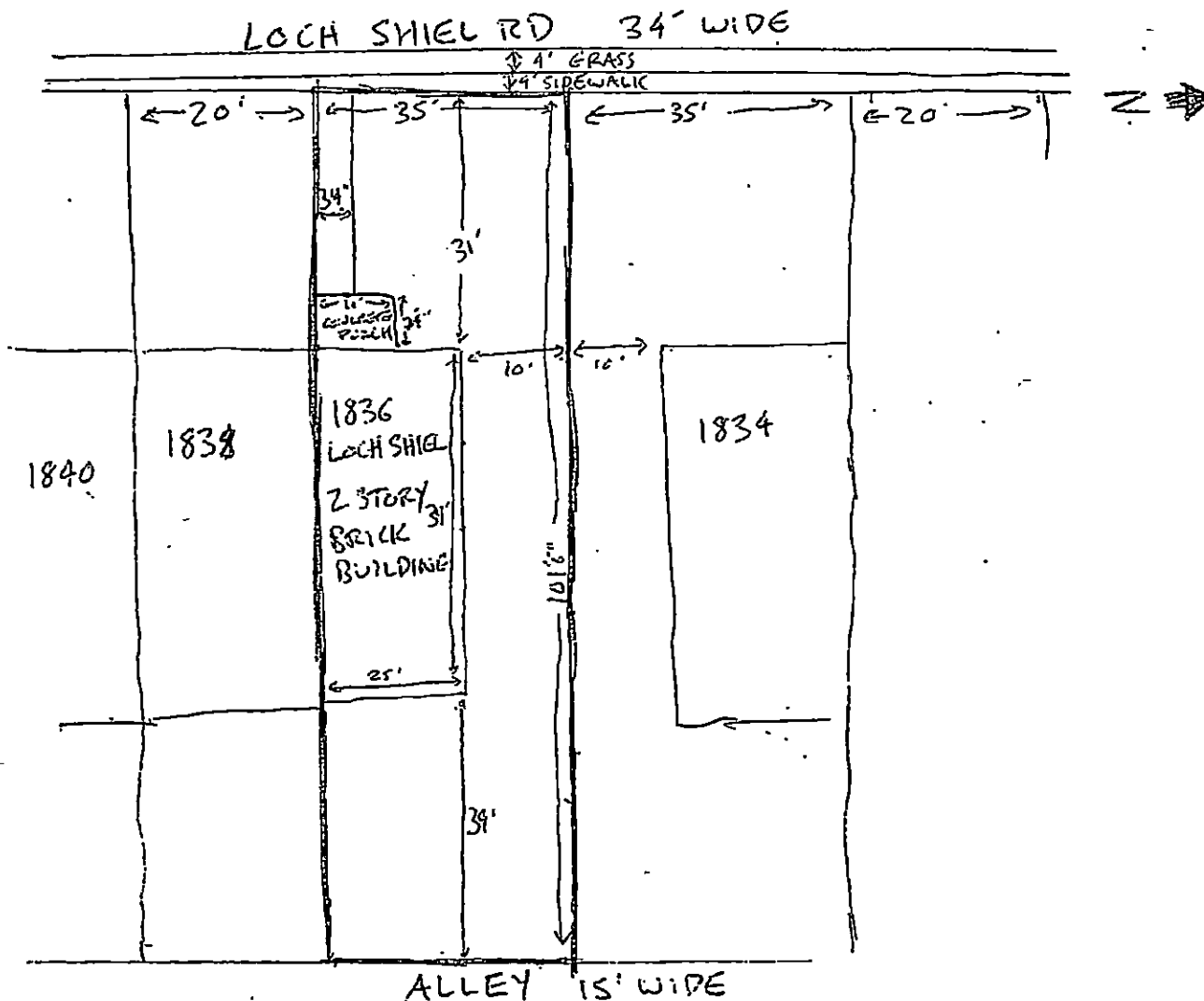
VIOLATION CASE INFO:

ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING ☒ (MARK TYPE REQUESTED WITH X)

ADDRESS 1836 LOCH SHIELD RD. 21286 OWNER(S) NAME(S) CINA E PENN

SUBDIVISION NAME LOCH RAVEN VILLAGE LOT# 30 BLOCK# 3 SECTION# N/A

PLAT BOOK# 13 FOLIO# 131 10 DIGIT TAX# 0923001020 DEED REF.# 19339/00653



MAP IS NOT TO SCALE

ZONING MAP# 070C3

SITE ZONED D2 10.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 6

LOT AREA ACREAGE .078

OR SQUARE FEET 3399

HISTORIC? X

IN CBCA? X

IN FLOOD PLAIN? X

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE

SEWER IS:

PUBLIC X PRIVATE

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

R-1944-0393

VIOLATION CASE INFO:

