

M E M O R A N D U M

DATE: January 2, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0471-SPHA- Appeal Period Expired

The appeal period for the above-referenced case expired on December 26, 2019. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

IN RE: **PETITIONS FOR SPECIAL HEARING** *
AND VARIANCE *
(4428 Walnut Road) *

13th Election District *
1st Council District *

Patrick J. Snyder, *Legal Owner* *
Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0471-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed on behalf of Patrick J. Snyder, legal owner (“Petitioner”). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (“BCZR”): (1) to approve a proposed accessory structure – a detached garage - with a footprint that is not subordinate to the principal building residence on the same lot pursuant to Sections 101.1 and 400.1 of BCZR and from Section 400.1.e of the Zoning Commissioner’s Policy Manual (“ZCPM”). In addition, a Petition for Variance was filed pursuant to BCZR Section 400.3 to permit a proposed detached garage building with a height 17 ft. in lieu of the maximum allowed 15 ft. A site plan was marked and accepted into evidence as Petitioner’s Exhibit 1.

Patrick Snyder, the property owner, appeared in support of the requests. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”).

ORDER RECEIVED FOR FILING

Date 11/25/19

By Sen

SPECIAL HEARING

Mr. Snyder testified that he wants to construct this garage to house woodworking equipment that he uses to mill and cut wood for ongoing renovations he is doing on his residence, which was built in 1908. He also has two antique Chevrolet pick-up trucks that he wants to work on and store in the garage. He testified that he will not conduct any commercial wood-working or auto repair activity in the garage and that it will be used strictly for his personal use. He also acknowledged that he is not permitted to have a separate utility meter for the garage and that it cannot be used for any residential purpose. He testified that his lot is .71 acres and the Site Plan shows that the size and location of the garage will be in conformance with BCZR Sec. 400.1. He also noted that there are several similar large garage structures in the immediate area. He submitted an aerial My Neighborhood photo that confirms these facts. It was admitted as Petitioner's Exhibit 2. Finally, he testified that he has spoken with his adjoining neighbors and they have no objection to the proposed garage. Based on this testimony and evidence I find that the Special Hearing relief is appropriate and is within the spirit and intent of the BCZR.

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).

The site in question is a trapezoid and is at the end of a dead end road and abutting a forested area which is in turn abutted by I-895. As such the property is unique. If the Regulations

ORDER RECEIVED FOR FILING

Date

11/25/19

By

Sen

were strictly interpreted Petitioner would experience a practical difficulty because he would be unable to build the garage structure he needs to house his wood-working equipment and antique trucks. Finally, I find that the 3 foot height variance (17'6" in lieu of 15') can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition.

THEREFORE, IT IS ORDERED this **25th** day of **November, 2019**, by this Administrative Law Judge, that the Petition for Special Hearing: (1) to approve a proposed detached garage with the footprint which is not subordinate and customarily incidental to and on the same lot with a main building pursuant to Sections 101.1 and 400.1 of BCZR and from Section 400.1.e of the Zoning Commissioner's Policy Manual ("ZCPM") be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to permit a proposed detached garage building with a height 17' 6" in lieu of the maximum allowed 15', be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. There shall be no second electric meter installed in conjunction with the proposed garage.
3. The garage structure may not be used for principal residential purposes.
4. The garage may not be used for any commercial purpose.

ORDER RECEIVED FOR FILING

Date

11/25/19

By

Sen

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 11/25/19

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 4428 Walnut rd, Baltimore MD 21227 which is presently zoned DR S.5
 Deed References: 16886 1215 10 Digit Tax Account # 1320660430
 Property Owner(s) Printed Name(s) Patrick J Snyder

(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

SEE ATTACHED

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

3. ☒ a Variance from Section(s)

SEE ATTACHED

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

TO BE PRESENTED AT THE HEARING

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

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

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

Contract Purchaser/Lessee:

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):

Patrick J Snyder

Name #1 - Type or Print

Name #2 - Type or Print

Patrick J Snyder

Signature #1

Signature #2

4428 Walnut rd, Baltimore

Mailing Address

City

State

21227 1443 790 1448

Zip Code

Telephone #

Email Address

1Psnnyder2012@comcast.net

Representative to be contacted:

psnyderbtp@gmail.com

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER

2019-0471-SPHA

Filing Date

9/20/2019

Do Not Schedule Dates:

Reviewer

AT

A Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve 1) a proposed detached garage with the footprint which is not subordinate and customarily incidental to and on the same lot with a main building pursuant to Sections 101.1 and 400.1 of BCZR, and from Section 400.1.e of Zoning Commissioner's Policy Manual; and 2) to approve the proposed detached garage for use as wood working and auto repair shop in lieu of proposed use not permitted under the regulations.

which is

also

A Variance from Section 400.3 of BCZR to permit a proposed detached garage building with a height of 17 feet in lieu of the maximum allowed 15 feet.

ORDER RECEIVED FOR FILING

Date_____

By_____

Property Description

Beginning for the same at a stake now set in the last or South 29 degrees 40 minutes West, 412.00 foot line of the land which by Deed dated December 1, 1947 and recorded among the Land Records of Baltimore County in Liber JWB 1611, Folio 57 was conveyed by John H. Harold to David A. Childs and the intersection of the North Right-of-Way Line of the West approach of the Patapsco Tunnel Highway, of variable width, as shown on the State Roads Commission of Maryland Plat No. 12773 approved May 6, 1955 with the Northwest side of Walnut Avenue, 30 feet wide thence leaving said place of beginning and running and binding on said Northwest side of Walnut Avenue and reversely along a part of the last or South 29 degrees, 40 minutes West 412.00 foot line of the herein mentioned Deed, referring all courses to the meridian as established by the State Roads Commission of Maryland, North 21 degrees 49 minutes 24 seconds East 136.11 feet to a stake now set and to the beginning of the land which by Deed dated February 12, 1951 and recorded among the Land Records of Baltimore County in Liber GLB 1935, Folio 86 was conveyed by David A. Childs to Arthur E. Montgomery, thence leaving said Northwest side of Walnut Avenue and binding on the first line of the 2nd herein mentioned Deed North 68 degrees 01 minutes 36 seconds West 182.68 feet to a stake now set at the end of the said first line and to intersect the second or North 29 degrees 40 minutes East 412.00 foot line of the first herein mentioned Deed, thence binding reversely on part of said second or North 29 degrees 40 minutes East 412.00 foot line South 21 degrees 49 minutes 24 seconds West 195.10 feet to a stake now set and to intersect the North Right-of-Way Line of the West approach of the Patapsco Tunnel Highway, thence binding thereon South 76 degrees 55 minutes 36 seconds East 55.94 feet to a stone heretofore set, thence still binding on the said North Right-of-Way Line of the West approach of the Patapsco Tunnel Highway South 89 degrees 36 minutes 25 seconds East 136.85 to the place of beginning. Containing 0.71 acres of land more or less.

The improvements thereon being known as No. 4428 Walnut Road.

2019-0471-SPHA

AKR-1040-0102

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE * OF ADMINISTRATIVE
4428 Walnut Road; W/S of Walnut Road, *
1000' S of c/line of Virginia Avenue * HEARINGS FOR
13th Election & 1st Councilmanic Districts *
Legal Owner(s): Patrick J. Snyder * BALTIMORE COUNTY
Petitioner(s) *
* 2019-471-SPHA

* * * * *

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of October, 2019, a copy of the foregoing Entry of Appearance was mailed to Patrick J. Snyder, 4428 Walnut Road, Baltimore, Maryland 21227, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
OCT 02 2019

RE-CERTIFICATION OF POSTING

RE: Case No. 2019-0471- SPHA

Petitioner: Patrick Snyder

Hearing Date: 11/21/19

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204



This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

4428 Walnut Road – front North side of property (1 of 3)

4428 Walnut Road –front South side of property (2 of 3)

4428 Walnut Road – Enlargement of wording (3 of 3)

on 11/1/19 re-photographed on 11/16/19

Sincerely,

 11/16/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

0957-202 (244)

FRANK M. STON

809 DELLWOOD DRIVE

MICHAEL E. HODINER

Sincerely,

on 07/17/78 16-photographed on 07/17/78

(E to E) and/or to photographing - back of 8244

(E to E) and/or to photographing - front of 8244

(E to E) and/or to photographing - front of 8244

were posted conspicuously on the property located at
This letter is to confirm, under penalties of perjury, that the necessary sign(s)

TOWSON, MD 21204

111 W. Chesapeake Ave.

Room 111, County Office Building

Permits, Approvals and Inspections

Baltimore County Department of

Meeting Date: 07/17/78

Permitter: PATRICK BRADLEY

RE: Case No. 2018-0437-2844

RE-CERTIFICATION OF POSTING

RE- Certification of Posting

Case No 2019-0471-SPHA



4428 Walnut Road – North side of property (1 of 3)

Richard E. Hoffman 11/16/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

RE-Certification of Posting

Case No 2019-0471-SPHA



4428 Walnut Road – South side of property (2 of 3)

 11/16/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

U.S. Constitution, Article I

Section 2, Clause 3

to be a natural born citizen

to be a natural born citizen

to be a natural born citizen

to be a natural born citizen

to be a natural born citizen

to be a natural born citizen

Certification of Posting

Case No 2019-0471-SPHA

ZONING NOTICE
CASE # 2019-0471-SPHA

**A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

PLACE: Room 215, JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: THURSDAY, NOVEMBER 21, 2019 AT 1:30 P.M.

REQUEST: SPECIAL HEARING TO DETERMINE WHETHER OR NOT THE ADMINISTRATIVE LAW
JUDGE SHOULD APPROVE A PROPOSED DETACHED GARAGE WITH THE FOOTPRINT WHICH
IS NOT SUBORDINATE AND CUSTOMARILY INCIDENTAL TO AND ON THE SAME LOT WITH
A MAIN BUILDING; AND TO APPROVE THE PROPOSED DETACHED GARAGE ALSO FOR
USE AS WOOD WORKING AND AUTO REPAIR SHOP WHICH IS NOT PERMITTED UNDER
THE REGULATIONS. VARIANCE TO PERMIT A PROPOSED DETACHED GARAGE
BUILDING WITH A HEIGHT OF 17 FT. IN LIEU OF THE MAXIMUM ALLOWED 15 FT.

11/1/19 11:28 AM

OTHER CONDITIONS ARE SOMETIMES NECESSARY.

4428 Walnut Road – Enlargement of wording (3 of 3)

 11/1/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

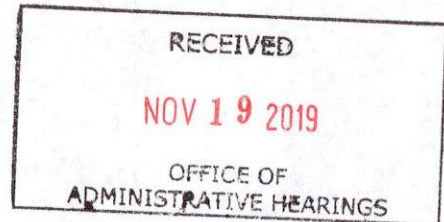
CERTIFICATION OF POSTING

RE: Case No. 2019-0471- SPHA

Petitioner: Patrick Snyder

Hearing Date: 11/21/19

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204



This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

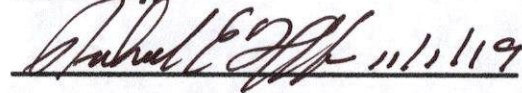
4428 Walnut Road – front North side of property (1 of 3)

4428 Walnut Road –front South side of property (2 of 3)

4428 Walnut Road – Enlargement of wording (3 of 3)

_____ on 11/1/19

Sincerely,



Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

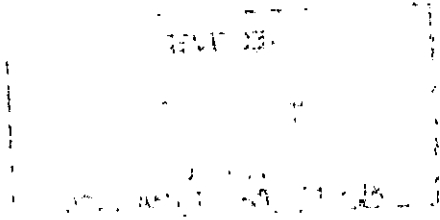
(443) 243-7360

CERTIFICATION OF POSTING

RE: Case No. 5019-0471-SPHA

Petitioner: Patrick Snyder

Hearing Date: 11/11/19



Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)

were posted conspicuously on the property located at _____

4458 Walnut Road - front North side of property (1 of 3)

4458 Walnut Road - front South side of property (2 of 3)

4458 Walnut Road - front East side of property (3 of 3)

on 11/11/19

Sincerely,

Richard E. Hoffman

Richard E. Hoffman

904 Dellwood Drive

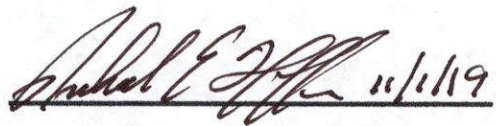
Fallston, Md. 21047

(443) 243-7350

Certification of Posting
Case No 2019-0471-SPHA



4428 Walnut Road – North side of property (1 of 3)

 11/1/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Continuation of Posting

Case No 1012-0471-2949

4437 North Road - North side of property (2 of 2)

Certification of Posting
Case No 2019-0471-SPHA



4428 Walnut Road – South side of property (2 of 3)

 11/1/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No 2019-0471-SPHA

ZONING NOTICE
CASE # 2019-0471-SPHA

**A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

PLACE: ROOM 215, JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: THURSDAY, NOVEMBER 21, 2019 AT 1:30 P.M.

REQUEST:
SPECIAL HEARING TO DETERMINE WHETHER OR NOT THE ADMINISTRATIVE LAW
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USE AS WOOD WORKING AND AUTO REPAIR SHOP WHICH IS NOT PERMITTED UNDER
THE REGULATIONS. VARIANCE TO PERMIT A PROPOSED DETACHED GARAGE
BUILDING WITH A HEIGHT OF 17 FT. IN LIEU OF THE MAXIMUM ALLOWED 15 FT.

11/1/19 11:28 AM

OTHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.

4428 Walnut Road – Enlargement of wording (3 of 3)

 11/1/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

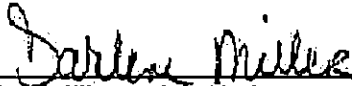
PUBLISHER'S AFFIDAVIT

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:

11/1/2019

Order #: 11808236
Case #: 2019-0471-SPHA
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2019-0471-SPHA



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: 2019-0471-SPHA

4428 Walnut Road

W/s Walnut Road, 1,000 feet south of the centerline of Virginia Avenue

13th Election District - 1st Councilmanic District

Legal Owners: Patrick Snyder

Special Hearing to determine whether or not the Administrative Law Judge should approve a proposed detached garage with the footprint which is not subordinate and customarily incidental to and on the same lot with a main building to approve the proposed detached garage also for use as wood working and auto repair shop which is not permitted under the regulations. Variance to permit a proposed detached garage building with a height of 17 ft. in lieu of the maximum allowed 16 ft.

Hearing: Thursday, November 21, 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 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.

n1



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 23, 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: 2019-0471-SPHA

4428 Walnut Road

W/s Walnut Road, 1,000 feet south of the centerline of Virginia Avenue

13th Election District – 1st Councilmanic District

Legal Owners: Patrick Snyder

Special Hearing to determine whether or not the Administrative Law Judge should approve a proposed detached garage with the footprint which is not subordinate and customarily incidental to and on the same lot with a main building; to approve the proposed detached garage also for use as wood working and auto repair shop which is not permitted under the regulations. Variance to permit a proposed detached garage building with a height of 17 ft. in lieu of the maximum allowed 15 ft.

Hearing: Thursday, November 21, 2019 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Michael Mallinoff
Director

MM:kl

C: Patrick Snyder, 4428 Walnut Road, Baltimore 21227

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

TO: THE DAILY RECORD
Friday, November 1, 2019 – Issue

Please forward billing to:
Patrick Snyder
4428 Walnut Road
Baltimore, MD 21227

443-490-1448

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: 2019-0471-SPHA

4428 Walnut Road

W/s Walnut Road, 1,000 feet south of the centerline of Virginia Avenue

13th Election District – 1st Councilmanic District

Legal Owners: Patrick Snyder

Special Hearing to determine whether or not the Administrative Law Judge should approve a proposed detached garage with the footprint which is not subordinate and customarily incidental to and on the same lot with a main building; to approve the proposed detached garage also for use as wood working and auto repair shop which is not permitted under the regulations. Variance to permit a proposed detached garage building with a height of 17 ft. in lieu of the maximum allowed 15 ft.

Hearing: Thursday, November 21, 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.

**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/neighborhood 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: 2019-0471-SPHA
Property Address: 4428 WALNUT ROAD, BALTIMORE MD 21227
Property Description: _____

Legal Owners (Petitioners): _____

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Patrick J Snyder

Company/Firm (if applicable): _____

Address: 4428 Walnut rd
Baltimore MD 21227

Telephone Number: 443 790 1448



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 04, 2019

Patrick J Snyder
4428 Walnut Road
Baltimore MD 21227

RE: Case Number: 2019-0471-SPHA, 4428 Walnut 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 20, 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 extending to the right.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

11-21-19

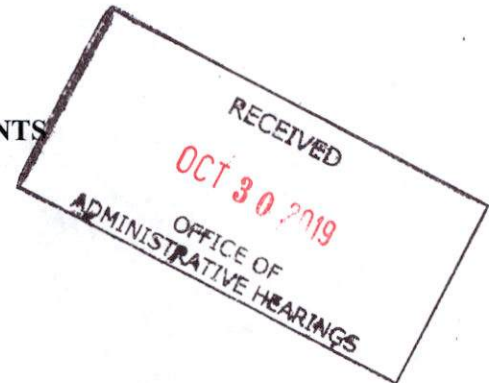
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 10/24/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-471



INFORMATION:

Property Address: 4428 Walnut Road
Petitioner: Patrick Snyder
Zoning: DR 5.5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve the zoning relief as listed on the attachment submitted in support of the petition.

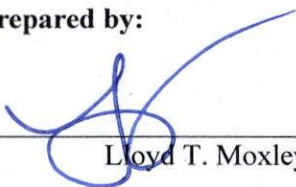
A site visit was conducted on October 8, 2019. The subject property is currently improved with an existing one-story single family dwelling (SFD).

The Department has no objection to granting the petitioned zoning relief conditioned on the following:

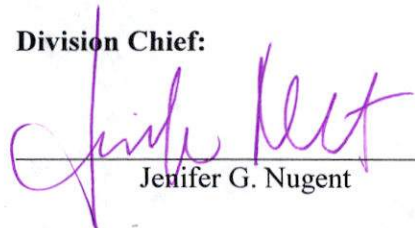
- If the petitioned relief is granted the garage structure may be larger than the principal SFD structure. That notwithstanding, said garage structure must remain subordinate in its use. There shall be no commercial auto repair or the commercial fabrication of materials made of wood on site.
- There shall be no second electric meter installed in conjunction with the proposed garage.
- The garage structure may not be used for principal residential purposes.

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

Prepared by:


Lloyd T. Moxley

Division Chief:


Jennifer G. Nugent

CPG/JGN/LTM/

c: Josephine Selvakumar
Patrick J. Snyder
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: 10/24/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-471

INFORMATION:

Property Address: 4428 Walnut Road
Petitioner: Patrick Snyder
Zoning: DR 5.5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve the zoning relief as listed on the attachment submitted in support of the petition.

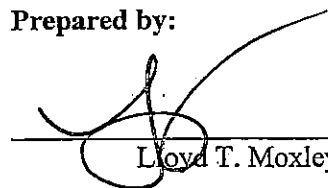
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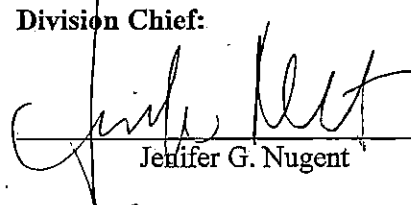
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Jennifer G. Nugent

CPG/JGN/LTM/

c: Josephine Selvakumar
Patrick J. Snyder
Office of the Administrative Hearings
People's Counsel for Baltimore County

11-21-19

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 3, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0471-SPHA
Address 4428 Walnut Road
(Snyder Property)

Zoning Advisory Committee Meeting of **September 27, 2019**.

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

Reviewer: Steve Ford

Date: 10/2/19

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. 2019-0471-SPHA.

*Special Hearing Variance
Patrick J. Snyder
4428 Walnut 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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

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

SUBJECT: Zoning Advisory Committee Meeting
For September 27, 2019
Item No. 2019-0471-SPHA, 0474-A, 0475-A, 0476-A, & 0477-A

DATE: 10/29/19

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

*

*

*

*

*

VKD: cen
cc: file

Case No.: 2019-0471-SPHA 4428 Walnut Rd.

Exhibit Sheet

Petitioner/Developer

Protestants

No. 1	SITE PLAN	
No. 2	MY NEIGHBORHOOD AERIAL PHOTO	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

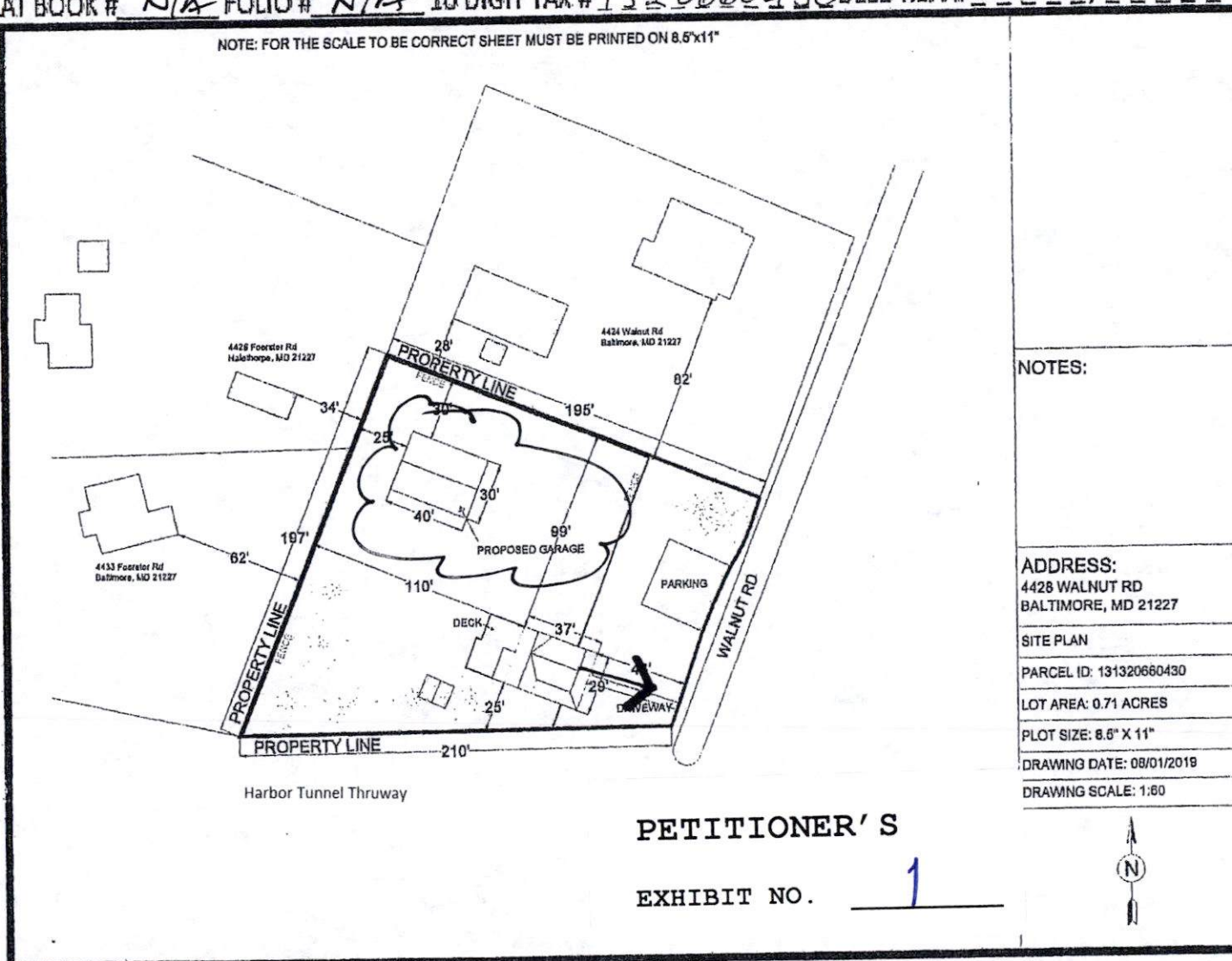
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 4428 Walnut rd, Halethorpe OWNER(S) NAME(S) Patrick J Snyder

SUBDIVISION NAME 0000 LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # N/A FOLIO # N/A 10 DIGIT TAX # 1330660430 DEED REF. # 168861215

NOTE: FOR THE SCALE TO BE CORRECT SHEET MUST BE PRINTED ON 8.5"x11"



NOTES:

ADDRESS:
4428 WALNUT RD
BALTIMORE, MD 21227

SITE PLAN

PARCEL ID: 131320660430

LOT AREA: 0.71 ACRES

PLOT SIZE: 8.5" X 11"

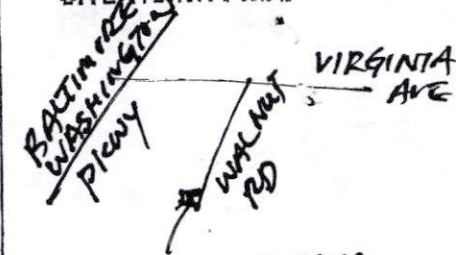
DRAWING DATE: 08/01/2019

DRAWING SCALE: 1:60



PLAN DRAWN BY USA Site Plans DATE _____ SCALE: 1 INCH = 60 FEET

SITE VICINITY MAP



SUBJECT PROP.

MAP IS NOT TO SCALE

ZONING MAP# 109B2

SITE ZONED DR 5.5

ELECTION DISTRICT 13

COUNCIL DISTRICT 1

LOT AREA ACREAGE 0.71

OR SQUARE FEET 30927

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

2019-0471-SPHA

PLEASE PRINT CLEARLY.

CASE NAME

CASE NUMBER 2019-0471-SP4A

DATE 11.21.2019

PETITIONER'S SIGN-IN SHEET

[illegible]

CHECKLISTComment
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:

SIGN POSTING (1st)

Date:

SIGN POSTING (2nd)

Date:

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Sherry Nuffer

From: Pat Snyder (BFPE) <psnyderbfpe@gmail.com>
Sent: Monday, November 18, 2019 10:46 AM
To: Sherry Nuffer
Subject: Re: 2019-0471-SPHA 4428 Walnut Road

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

I sent a request for info and your email address to him

Thank you
Pat

On Mon, Nov 18, 2019, 10:36 AM Sherry Nuffer <snuffer@baltimorecountymd.gov> wrote:

Mr. Snyder,

After reviewing the case for the above mentioned case for the upcoming hearing on Thursday, I noticed that there are no sign posting certifications enclosed.

If you had the property posted for the upcoming hearing can you please e-mail them to me or have your sign poster e-mail to me?

If you have any questions or concerns, please feel free to contact me.

Thank you,

Sherry Nuffer

Legal Assistant

Baltimore County Office of Administrative Hearings

410-887-3868



**CENSUS
2020**

EVERYONE COUNTS

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Sherry Nuffer

From: Sherry Nuffer
Sent: Monday, November 18, 2019 10:36 AM
To: 'psnyderbfpe@gmail.com'
Subject: 2019-0471-SPHA 4428 Walnut Road

Mr. Snyder,

After reviewing the case for the above mentioned case for the upcoming hearing on Thursday, I noticed that there are no sign posting certifications enclosed.

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If you have any questions or concerns; please feel free to contact me.

Thank you,

Sherry Nuffer
Legal Assistant
Baltimore County Office of Administrative Hearings
410-887-3868

Real Property Data Search

You may experience issues today as SDAT works to restore all services. SDAT apologizes for any inconvenience the last few days, and asks for patience as we continue to work to make the site better.

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration				
Tax Exempt: None			Special Tax Recapture: None							
Exempt Class: None										
Account Identifier:			District - 13 Account Number - 1320660430							
Owner Information										
Owner Name:			SNYDER PATRICK J				Use:		RESIDENTIAL	
Mailing Address:			4428 WALNUT RD BALTIMORE MD 21227-3504				Principal Residence:		YES	
							Deed Reference:		/16886/ 00215	
Location & Structure Information										
Premises Address:			4428 WALNUT RD BALTIMORE 21227-3504				Legal Description:		0.71 AC 4428 WALNUT RD NW COR PATAPSCO TUNN	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0109	0010	0340	13010005.04	0000				2019	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	
1920			1,968 SF				30,927 SF		04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements			
2 1/2	YES	STANDARD UNIT	SIDING/	3	1 full					
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of		As of		As of	
					01/01/2019		07/01/2019		07/01/2020	
Land:			70,500		70,500					
Improvements			112,600		131,000					
Total:			183,100		201,500		189,233		195,367	
Preferential Land:			0						0	
Transfer Information										
Seller: SECRETARY OF VETERANS AFFAIRS				Date: 10/01/2002				Price: \$115,750		
Type: NON-ARMS LENGTH OTHER				Deed1: /16886/ 00215				Deed2:		
Seller: MILLER RICHARD DONALD				Date: 02/08/2001				Price: \$98,706		
Type: NON-ARMS LENGTH OTHER				Deed1: /15119/ 00360				Deed2:		
Seller: RANDLETT SHEILA				Date: 04/22/1996				Price: \$109,000		
Type: ARMS LENGTH IMPROVED				Deed1: /11544/ 00507				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:** Non**Exempt Class:** None

Homestead Application Information

Homestead Application Status: Approved 09/11/2017

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:



4425

4427

Lot # 35

1308001500

4429

4433

2013-0154-SPHA 8002470

SW 6-B

Lot # 35

13 ED

109B2

DR 5.5 SITE

1 CD

1303230090

Pt. Bk. 0000003, Folio 0022

Lot # 35 4420

2009-0283-SPH 03370440

Lot # 35

1800003614

PAI # 130168

Pt. Bk./Folio # MP03088 PAI # 130168

220002617

4422

4424

1313201670

1320660430

4428

1312200340

Lot # 2

2500002656

PAI # 130194

Pt. Bk./Folio # MP03088

PAI # 130194

Lot # 1

2500002655 PAI # 130194

4431

4433

1900007814

1895

GROWTH TIER 4

(No New Subdivisions of 4 or More Additional Lots)

RC 20

RAMP

SW 7-B

PETITIONER'S

EXHIBIT NO. 2

2019-0471-SPHA

1895

MMR 1740-9103

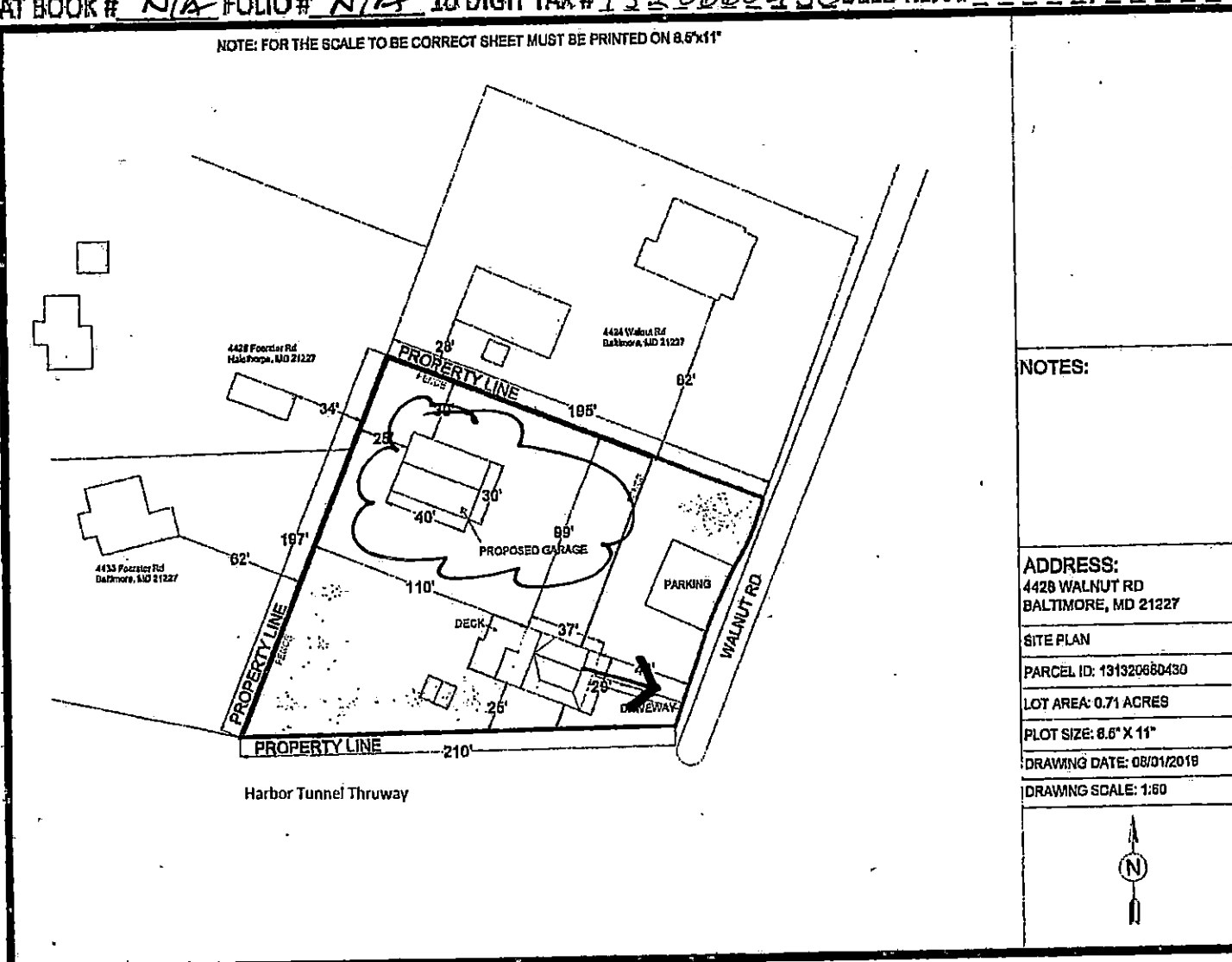
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SUBDIVISION NAME 0000 LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # N/A FOLIO # N/A 10 DIGIT TAX # 1320660430 DEED REF. # 16P861215

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NOTES:

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4428 WALNUT RD
BALTIMORE, MD 21227

SITE PLAN

PARCEL ID: 131320680430

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PLOT SIZE: 8.5" X 11"

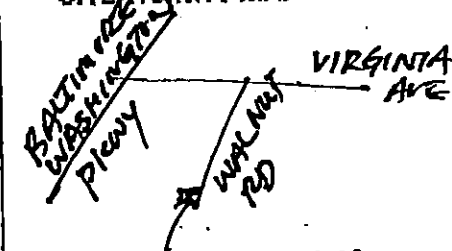
DRAWING DATE: 08/31/2018

DRAWING SCALE: 1:60



PLAN DRAWN BY VSA Site Plans DATE _____ SCALE: 1 INCH = 60 FEET

SITE VICINITY MAP



SUBJECT PROP.

MAP IS NOT TO SCALE

ZONING MAP# 102932

SITE ZONED DR 5.5

ELECTION DISTRICT 13

COUNCIL DISTRICT 1

LOT AREA ACREAGE .71

OR SQUARE FEET 30927

HISTORIC? NO

IN CBQA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

2019-0421-SPHA

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 - 13 Account Number - 1320660430			
Owner Information					
Owner Name:		SNYDER PATRICK J		Use:	RESIDENTIAL
				Principal Residence:	YES
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Location & Structure Information					
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Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0109	0010	0340		0000	
				Block:	Lot:
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built		Above Grade Living Area		Finished Basement Area	Property Land Area
1920		1,968 SF			30,927 SF
					County Use
					04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2 1/2	YES	STANDARD UNIT	SIDING	1 full	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2019	07/01/2019	07/01/2020
Land:		70,500	70,500		
Improvements		112,600	131,000		
Total:		183,100	201,500	189,233	195,367
Preferential Land:		0			0
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State:		000	0.00		
Municipal:		000	0.00 0.00		0.00 0.00
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