

M E M O R A N D U M

DATE: February 19, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0540-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 18, 2020. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(1418 Second Road)
15th Election District
6th Council District
2ND 1418, LLC

Legal Owner

Petitioner

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0540-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by 2ND 1418, LLC, legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”) to approve a lot size of 4,944 sq. ft. in lieu of the required 6,000 sq. ft. lot width of 48 ft. in lieu of the required 55 ft. and an 8 ft. side yard setback in lieu of the required 10 ft., for an existing dwelling, and an open projection of 15.2 ft. in lieu of 18.75 ft. A site plan was marked as Petitioner’s Exhibit 1.

The property owner, William Kluttz, appeared in support of the petition. Timothy Kotroco, Esq. represented Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee (“ZAC”) comment were received from the Department of Environmental Protection and Sustainability (“DEPS”) and from the Department of Planning (“DOP”).

The site is approximately 4,944 square feet in size and is zoned DR 5.5. It is within the Stansbury Manor development plat which was recorded in 1946. These lots are all 50 feet wide or less and are all approximately 5,000 sq. feet. The plat pre-dates the current zoning. The site has an existing home on it and the owner is simply renovating the interior and exterior of that

ORDER RECEIVED FOR FILING

Date 1/17/2020

By Sen

home, which will improve its appearance and property value.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The property is within a community of small homes on small lots that were built during and after World War II to house workers at Martin Aeronautics Company. As such the property is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because he would be unable to complete the renovation of the residence on the property. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of community opposition, or County agency opposition.

THEREFORE, IT IS ORDERED, this **17th** day of **January, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to the Baltimore County Zoning Regulations to approve a lot size of 4,944 sq. ft. in lieu of the required 6,000 sq. ft. lot width of 48 ft. in lieu of the required 55 ft. and an 8 ft. side yard setback in lieu of the required 10 ft., for an existing dwelling, and an open projection of 15.2 ft. in lieu of 18.75 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date 1/17/2020
By Sen

2. Prior to issuance of Permits, Petitioner must comply with ZAC comments submitted by the DEPS, and the DOP, copies of which are attached hereto and made a part hereof.

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 1/17/2020
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 1418 Second Road

which is presently zoned DR 5.5

Deed References: 41365/483

10 Digit Tax Account # 1515690160

Property Owner(s) Printed Name(s) 2ND 1418 LLC

(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

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

3. ☒ a Variance from Section(s) BCZR Section 1B02.3.C.1 to approve a lot size of 4,944 SF in lieu of the required 6,000 SF, lot width of 48 ft. in lieu of the required 55 ft., and an 8 ft. side yard setback in lieu of the required 10 ft., for an existing dwelling. and an open projection of 15.2 ft. in lieu of 18.75ft.

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

N/A

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Timothy M. Kotroco

Name- Type or Print

Signature

305 Washington Ave., Suite 502, Towson, MD

Mailing Address City State

21204 410-299-2943 tkotroco@gmail.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

2ND 1418 LLC by William Klutz, Member

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Suite B104, 104500 Overseas Hwy., Key Largo, FL.

Mailing Address City State

33037

Zip Code

Telephone #

Klutz77@hotmail.com

Email Address

Representative to be contacted:

Attorney for Petitioner

Name - Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

CASE NUMBER 2019-0540A Filing Date 12/10/19

Do Not Schedule Dates:

Reviewer gh

REV. 10/4/11

Drop-off

ZONING DESCRIPTION FOR 1418 SECOND ROAD

Beginning at a point on the southwest side Second Road which is 30 feet wide at a distance of 133 feet northwest of the centerline of Gumwood Road which is 50 feet wide.

Being Lot #165, Section IV, in the subdivision of Stansbury Manor as recorded in Baltimore County Plat Book #13, Folio #138, containing 4944 square feet or 0.113 acres. Located in the 15th Election District and 6th Councilmanic District.

2019-0540-A
Drop-off

RE: PETITION FOR VARIANCE
1418 Second Road; SW/S of Second Road,
NW 133' to c/line of Gumwood Road
15th Election & 6th Councilmanic Districts
Legal Owner(s): 2nd 1418 LLC
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-540-A

* * * * *

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

DEC 19 2019

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of December, 2019, a copy of the foregoing Entry of Appearance was mailed to Timothy Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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:

12/27/2019

Order #: 11828712
Case #: 2019-0540-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0540-A



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: 2019-0540-A

1418 Second Road

S/westside of Second Road, n/west of centerline of Gumwood Road

15th Election District - 6th Councilmanic District

Legal Owners: 2nd 1418 LLC

Variance for a lot size of 4,944 sq. ft. in lieu of the required 6,000 sq. ft. lot width of 48 ft. in lieu of the required 55 ft., and an 8 ft. side yard setback in lieu of the required 10 ft., for an existing dwelling and an open projection of 15.2 ft. in lieu of 18.75 ft.

Hearing: Thursday, January 16, 2020 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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.

d27

PM 1-16-20
10 Am

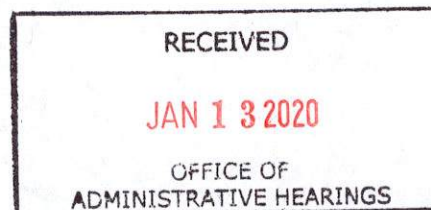
Debra Wiley

From: David Billingsley <dwb0209@yahoo.com>
Sent: Monday, January 13, 2020 11:00 AM
To: Administrative Hearings
Cc: Timothy M. Kotroco
Subject: 1418 SECOND RD CASE NO. 2019-540-A
Attachments: Scan_0646.pdf

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 RECERTIFICATION ATTACHED
THANKS

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



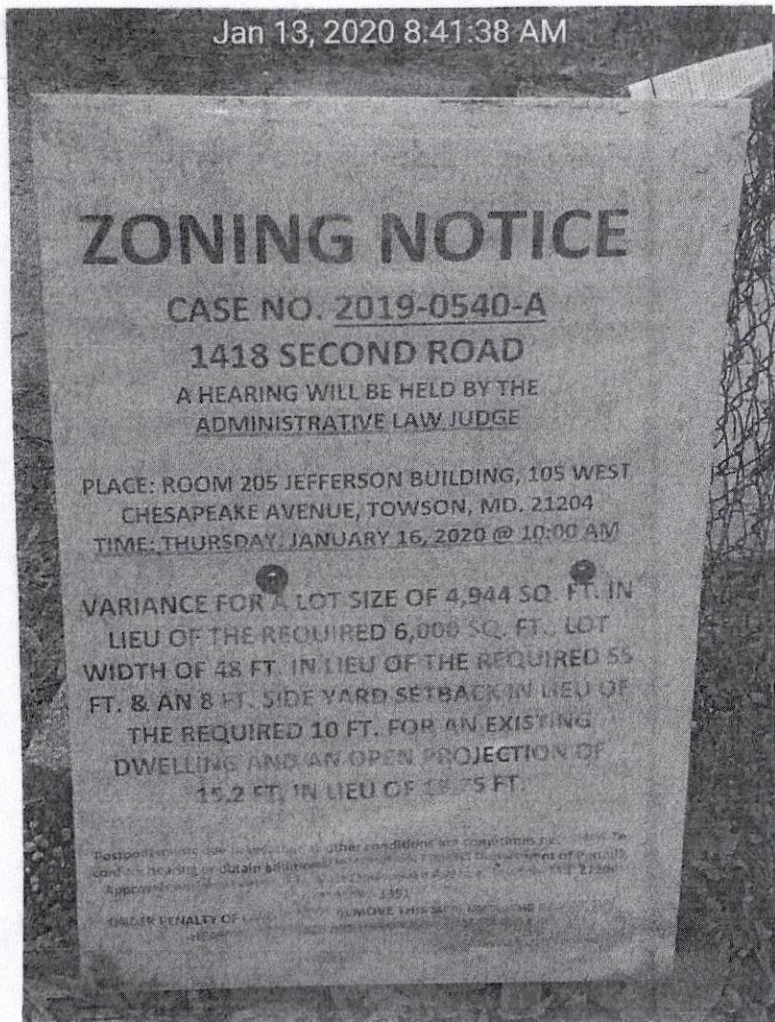
CERTIFICATE OF POSTING

RECEIVED
Date: DECEMBER 27, 2019

RE: Project Name: 1418 SECOND ROAD #1 RECEIVED
Case Number /PAI Number: 2019-0540-A JAN 13 2020
Petitioner/Developer: 2 ND 1418 LLC
Date of Hearing/Closing: JANUARY 16, 2020 OFFICE OF
ADMINISTRATIVE HEARINGS

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 1418 SECOND ROAD

The sign(s) were posted on DECEMBER 27, 2019
(Month, Day, Year)



RECEIVED
DECEMBER 27, 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

RECERTIFY 1/13/20
Date: DECEMBER 27, 2019

RE: Project Name: <u>1418 SECOND ROAD #2</u>	RECEIVED
Case Number /PAI Number: <u>2019-0540-A</u>	JAN 13 2020
Petitioner/Developer: <u>2 ND 1418 LLC</u>	OFFICE OF
Date of Hearing/Closing: <u>JANUARY 16, 2020</u>	ADMINISTRATIVE HEARINGS

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 1418 SECOND ROAD

The sign(s) were posted on DECEMBER 27, 2019
(Month, Day, Year)

Jan 13, 2020 8:41:25 AM

ZONING NOTICE

CASE NO. 2019-0540-A

1418 SECOND ROAD

A HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE

PLACE: ROOM 205 JEFFERSON BUILDING, 105 WEST
CHESAPEAKE AVENUE, TOWSON, MD. 21204
TIME: THURSDAY, JANUARY 16, 2020 @ 10:00 AM

VARIANCE FOR A LOT SIZE OF 4,944 SQ. FT. IN
LIEU OF THE REQUIRED 6,000 SQ. FT., LOT
WIDTH OF 48 FT. IN LIEU OF THE REQUIRED 55
FT. & AN 8 FT. SIDE YARD SETBACK IN LIEU OF
THE REQUIRED 10 FT. FOR AN EXISTING
DWELLING AND AN OPEN PROJECTION OF
15.2 FT. IN LIEU OF 18.75 FT.

Postponement due to weather or other conditions are sometimes necessary. To
confirm hearing or obtain additional information, contact Department of Permits,
Approvals and Inspections, 112 West Chesapeake Avenue, Towson, Md. 21204
(410) 887-3391.
UNDER PENALTY OF LAW, DO NOT REMOVE THIS SIGN UNTIL THE DAY OF THE
HEARING. HEARINGS ARE HANDICAPPED ACCESSIBLE.

RECERTIFY 1/13/20
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)

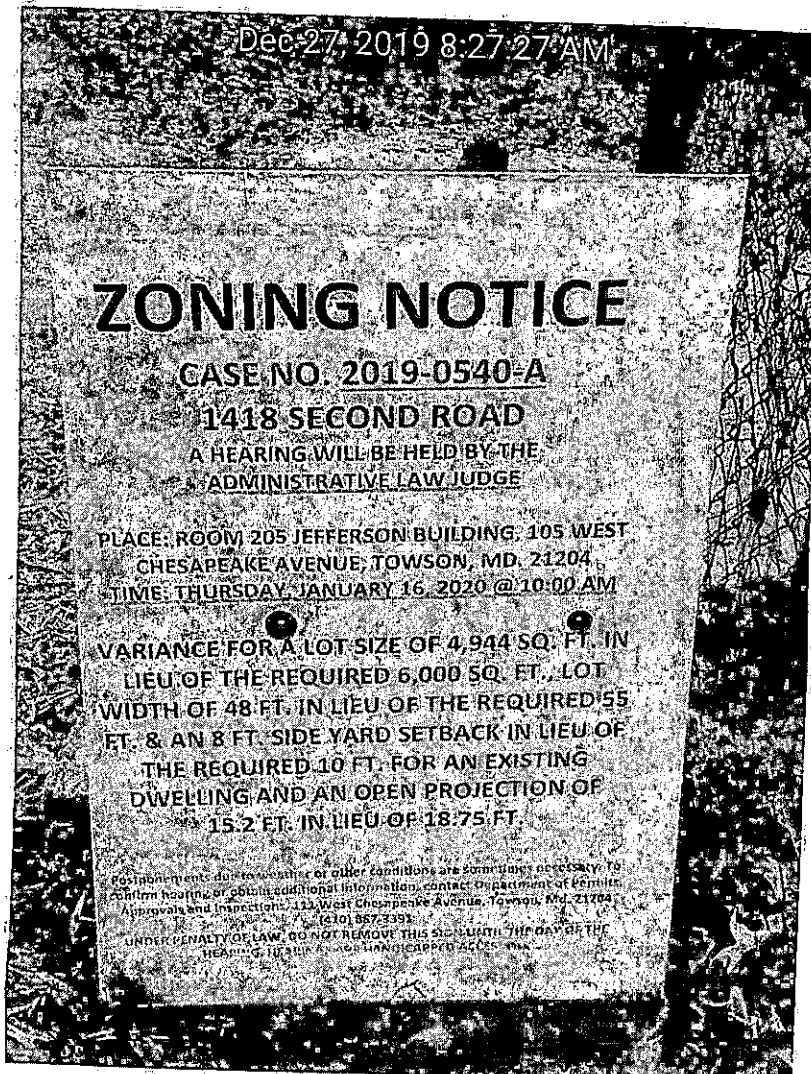
CERTIFICATE OF POSTING

Date: DECEMBER 27, 2019

RE: Project Name: 1418 SECOND ROAD #1
Case Number /PAI Number: 2019-0540-A
Petitioner/Developer: 2 ND 1418 LLC
Date of Hearing/Closing: JANUARY 16, 2020

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 1418 SECOND ROAD

The sign(s) were posted on DECEMBER 27, 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: DECEMBER 27, 2019

RE: Project Name: 1418 SECOND ROAD #2

Case Number /PAI Number: 2019-0540-A

Petitioner/Developer: 2 ND 1418 LLC

Date of Hearing/Closing: JANUARY 16, 2020

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 1418 SECOND ROAD

The sign(s) were posted on

DECEMBER 27, 2019

(Month, Day, Year)

Dec 27, 2019 8:27:08 AM

ZONING NOTICE

CASE NO. 2019-0540-A

1418 SECOND ROAD

A HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE

PLACE: ROOM 205 JEFFERSON BUILDING, 105 WEST
CHESAPEAKE AVENUE, TOWSON, MD. 21204
TIME: THURSDAY, JANUARY 16, 2020 @ 10:00 AM

VARIANCE FOR A LOT SIZE OF 4,944 SQ. FT. IN
LIEU OF THE REQUIRED 6,000 SQ. FT., LOT
WIDTH OF 48 FT. IN LIEU OF THE REQUIRED 55
FT. & AN 8 FT. SIDE YARD SETBACK IN LIEU OF
THE REQUIRED 10 FT. FOR AN EXISTING
DWELLING AND AN OPEN PROJECTION OF
15.2 FT. IN LIEU OF 18.75 FT.

Postponements due to weather or other conditions are sometimes necessary. To
confirm hearing or obtain additional information, contact Department of Permit
Approvals and Inspections, 111 West Chesapeake Avenue, Towson, MD 21204
(410) 887-3331

UNDER PENALTY OF LAW, DO NOT REMOVE THIS SIGN UNTIL THE DAY OF THE
HEARING. HEARINGS ARE HANDICAPPED ACCESSIBLE.

David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 18, 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: 2019-0540-A

1418 Second Road

S/west side of Second Road, n/west of centerline of Gumwood Road

15th Election District – 6th Councilmanic District

Legal Owners: 2nd 1418 LLC

Variance for a lot size of 4.944 sq. ft. in lieu of the required 6,000 sq. ft. lot width of 48 ft. in lieu of the required 55 ft., and an 8 ft. side yard setback in lieu of the required 10 ft., for an existing dwelling and an open projection of 15.2 ft. in lieu of 18.75 ft.

Hearing: Thursday, January 16, 2020 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Michael Mallinoff
Director

MM:kl

C: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204
William Klutz, 104500 Overseas Highway, Ste. B104, Key Largo FL 33037

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, DECEMBER 27, 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, December 27, 2019 -- Issue

Please forward billing to:

Timothy Kotroco
305 Washington Avenue, Ste. 502
Towson, MD 21204

410-299-2943

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: 2019-0540-A

1418 Second Road

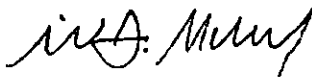
S/west side of Second Road, n/west of centerline of Gumwood Road

15th Election District – 6th Councilmanic District

Legal Owners: 2nd 1418 LLC

Variance for a lot size of 4.944 sq. ft. in lieu of the required 6,000 sq. ft. lot width of 48 ft. in lieu of the required 55 ft., and an 8 ft. side yard setback in lieu of the required 10 ft., for an existing dwelling and an open projection of 15.2 ft. in lieu of 18.75 ft.

Hearing: Thursday, January 16, 2020 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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: 2019-0540-A
Property Address: 1418 Second RD
Property Description: _____
Legal Owners (Petitioners): 2nd 1418 LLC
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Timothy Kotroco
Company/Firm (if applicable): Kotroco & Associates, LLC
Address: 305 Washington Ave Suite 502
Towson, MD 21204
Telephone Number: 410 299 2943

Revised 7/9/2015

Drop-off

2014-0540-A



JOHN A. OLSZEWSKI, JR.
County Executive

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

January 8, 2020

Timothy M. Kotroco
305 Washington Avenue Ste 502
Towson MD 21204

RE: Case Number: 2019-0540-A, 2ND 1418 LLC

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 12, 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 the words "Very truly yours".

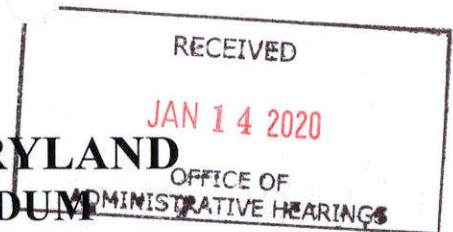
W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
William Klutz Suite B104 104500 Overseas Hwy Key Largo, FL

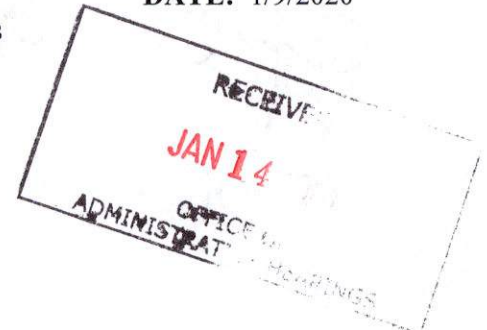
BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



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

DATE: 1/9/2020

FROM: C. Pete Gutwald
Director, Department of Planning



SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-540

INFORMATION:

Property Address: 1418 Second Road
Petitioner: 2nd 1418, LLC
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to Baltimore County Zoning Regulations (BCZR) Sec 1BG02.3.C.1 to approve a lot size of 4,944 square feet in lieu of the required 6,000 square feet, lot width of 46 feet in lieu of required 55 feet, and an 8 foot side yard setback in lieu of the required 10 feet for an existing dwelling and an open projection of 15.2 in lieu of 18.75 feet.

A site visit was conducted on December 18, 2019. It was found that at the time of the site inspection, the improvements had already been made and a stop work order imposed. The neighborhood is made up of dwellings and lots of similar size and setback issues to that of this request. The concern found upon the site visit was that while the replacement of the converted porch improves the appearance of the building, the front of the building needs an architectural treatment to be compatible with the other homes in the neighborhood (see 1416 and 1412 Second Road). A window would be preferred but this might not be possible since the room behind the front wall will be a bathroom. If a window is not possible, an alternative treatment to break up the blank wall is requested.

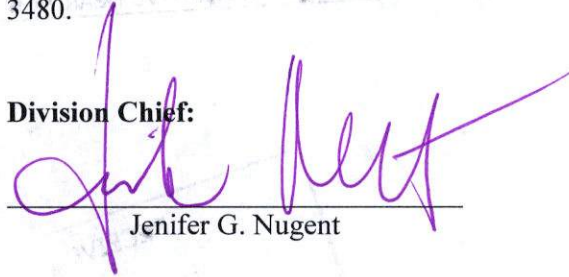
The Baltimore County Master Plan 2020 (adopted November 15, 2010) designates this location as a Community Conservation Area. The Eastern Baltimore County Revitalization Plan adopted by the Baltimore County Council on July 1, 1996 recommends on Page 54 that for the "County, through its development and zoning approval process, should pay particular attention to the quality of proposed development in all Community Conservation Areas.

The Department of Planning supports the requested variances subject to the petitioner making an alteration to the front of the dwelling to make it compatible with the adjacent dwellings on Second Road.

Date: 1/9/2020
Subject: ZAC # 19-540
Page 2

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

Division Chief:



Jenifer G. Nugent

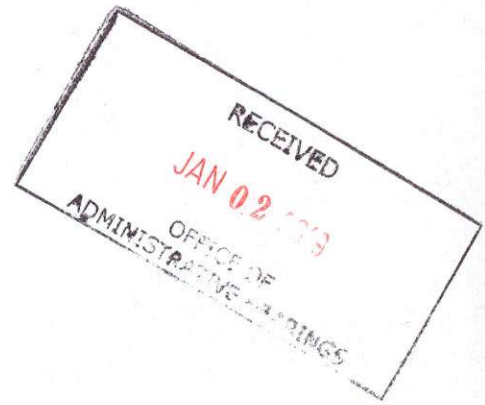
CPG/JGN/LTM/

c: Wally Lippincott
Timothy M. Kotroco
Office of the Administrative Hearings
People's Counsel for Baltimore County

1-16-20

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: January 2, 2020

SUBJECT: DEPS Comment for Zoning Item # 2019-0540-A
Address 1418 Second Road
(2nd 1418, LLC Property)

Zoning Advisory Committee Meeting of **December 23, 2019**.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

This property is located within an Intensely Developed Area (IDA) in the Chesapeake Bay Critical Area (CBCA). Adverse impacts on water quality that result from any development activities can be minimized provided that IDA 10% pollutant reduction requirements are met.

2. Conserve fish, wildlife, and plant habitat; and

The zoning request will not result in any impacts to forest, streams, wetlands, or Critical Area buffers. By meeting the 10% pollutant reduction requirements for any development, watershed impacts can be better managed, and this can aid in the conservation of fish, wildlife, and plant habitat in the area.

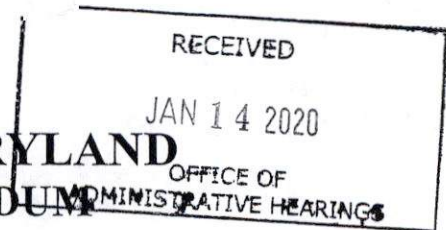
3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address

the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

The zoning relief requested will be consistent with established land-use policies provided that the applicants meet all Critical Area requirements for the proposed development.

Paul Dennis : Environmental Impact Review

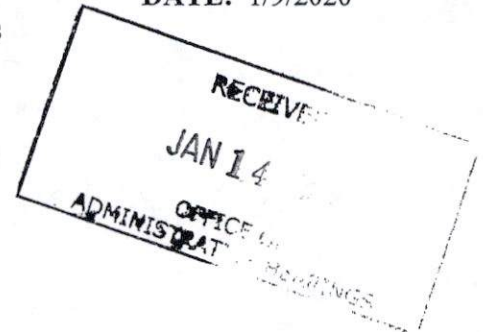
BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



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

DATE: 1/9/2020

FROM: C. Pete Gutwald
Director, Department of Planning



SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-540

INFORMATION:

Property Address: 1418 Second Road
Petitioner: 2nd 1418, LLC
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to Baltimore County Zoning Regulations (BCZR) Sec 1BG02.3.C.1 to approve a lot size of 4,944 square feet in lieu of the required 6,000 square feet, lot width of 46 feet in lieu of required 55 feet, and an 8 foot side yard setback in lieu of the required 10 feet for an existing dwelling and an open projection of 15.2 in lieu of 18.75 feet.

A site visit was conducted on December 18, 2019. It was found that at the time of the site inspection, the improvements had already been made and a stop work order imposed. The neighborhood is made up of dwellings and lots of similar size and setback issues to that of this request. The concern found upon the site visit was that while the replacement of the converted porch improves the appearance of the building, the front of the building needs an architectural treatment to be compatible with the other homes in the neighborhood (see 1416 and 1412 Second Road). A window would be preferred but this might not be possible since the room behind the front wall will be a bathroom. If a window is not possible, an alternative treatment to break up the blank wall is requested.

The Baltimore County Master Plan 2020 (adopted November 15, 2010) designates this location as a Community Conservation Area. The Eastern Baltimore County Revitalization Plan adopted by the Baltimore County Council on July 1, 1996 recommends on Page 54 that for the "County, through its development and zoning approval process, should pay particular attention to the quality of proposed development in all Community Conservation Areas.

The Department of Planning supports the requested variances subject to the petitioner making an alteration to the front of the dwelling to make it compatible with the adjacent dwellings on Second Road.

ORDER RECEIVED FOR FILING

Date

1/17/2020

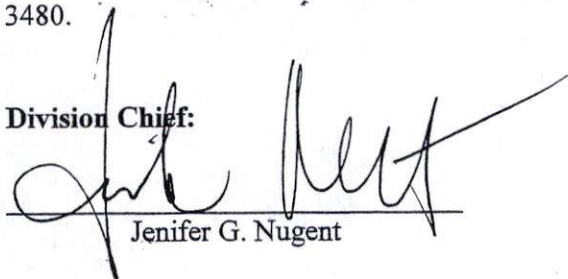
By

Sen

Date: 1/9/2020
Subject: ZAC # 19-540
Page 2

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

Division Chief:



Jenifer G. Nugent

CPG/JGN/LTM/

c: Wally Lippincott
Timothy M. Kotroco
Office of the Administrative Hearings
People's Counsel for Baltimore County

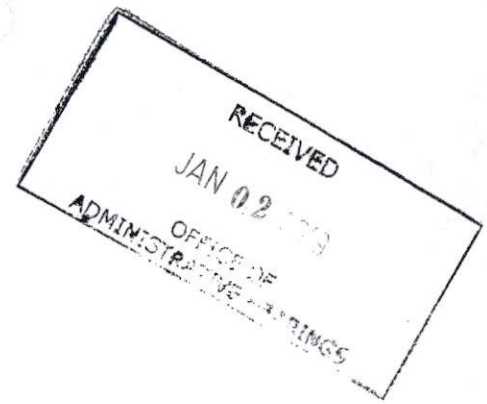
ORDER RECEIVED FOR FILING

Date 1/17/2020
By Sen

1-16-20

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: January 2, 2020

SUBJECT: DEPS Comment for Zoning Item # 2019-0540-A
Address 1418 Second Road
(2nd 1418, LLC Property)

Zoning Advisory Committee Meeting of **December 23, 2019**.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

This property is located within an Intensely Developed Area (IDA) in the Chesapeake Bay Critical Area (CBCA). Adverse impacts on water quality that result from any development activities can be minimized provided that IDA 10% pollutant reduction requirements are met.

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3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address

ORDER RECEIVED FOR FILING
Date 1/17/2020
By [Signature]

the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

The zoning relief requested will be consistent with established land-use policies provided that the applicants meet all Critical Area requirements for the proposed development.

Paul Dennis : Environmental Impact Review

ORDER RECEIVED FOR FILING

Date 1/17/2020

By sen

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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Office of Administrative Hearings

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

DATE: January 2, 2020

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Paul Dennis : Environmental Impact Review

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 12/18/19

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

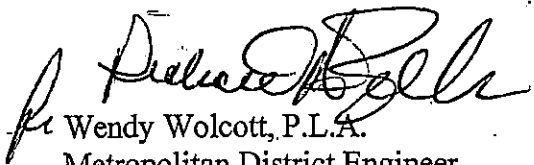
Dear Ms. Lewis:

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. 2019-0540-A

Variance
2nd 1418 LLC
1418 Second 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@mdot.maryland.gov).

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 NO. 2019-

0540 - A

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

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

1/2/2020

DEPS

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

Comment

FIRE DEPARTMENT

1/14/20

PLANNING

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

Supports/Comment

12/18/19

STATE HIGHWAY ADMINISTRATION

no objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

12/27/19 The Daily Record

SIGN POSTING (1st)

Date:

12/27/19

by

Bledingsley

SIGN POSTING (2nd)

Date:

1/13/20

by

11 "

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Search Result for BALTIMORE COUNTY

CASE NAME _____
CASE NUMBER _____
DATE 11/16/20

CASE NAME _____
CASE NUMBER _____
DATE 11/16/20

[illegible]



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 18, 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: 2019-0540-A

1418 Second Road
S/west side of Second Road, n/west of centerline of Gumwood Road
15th Election District – 6th Councilmanic District
Legal Owners: 2nd 1418 LLC

Variance for a lot size of 4.944 sq. ft. in lieu of the required 6,000 sq. ft. lot width of 48 ft. in lieu of the required 55 ft., and an 8 ft. side yard setback in lieu of the required 10 ft., for an existing dwelling and an open projection of 15.2 ft. in lieu of 18.75 ft.

Hearing: Thursday, January 16, 2020 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Michael Mallinoff
Director

MM:kl

C: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204
William Klutz, 104500 Overseas Highway, Ste. B104, Key Largo FL 33037

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, DECEMBER 27, 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.

BALTIMORE COUNTY MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE:

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

From: Matt Gawel
Chief Building Inspector

SUBJECT: Item No: 2019-0540-A
Legal Owner/Petitioner: 2nd 1418 LLC
Contract Purchaser:
Property Address: 1418 2nd St.
Location Description: Middle River, MD 21220

VIOLATION INFORMATION: Case No.: CB1900476
Defendants:

Please be advised that the aforementioned petition is the subject of an active violation case.
When the petition is for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
John Krach Building Inspector	111 W. Chesapeake Ave. Room 621 Towson, MD 21204

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- ☒ 1. Complaint letter/memo/email/fax (if applicable)
- ☒ 2. Complaint intake from/Code Enforcement Officer's report and notes
- ☐ 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☒ 8. Photographs including dates taken
- ☒ 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt(s) (if applicable)
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☐ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable)

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Kristin Lewis in Room 111 in order that the appropriate action may be taken relative to the violation case.

CC ENFORCEMENT REPORT

DATE: 8/16/19 INTAKE BY: JJK CASE#: CB1900476 INSPEC: JJK

COMPLAINT
LOCATION: 1418 8 2nd St

ZIP CODE: _____ DIST: 15

COMPLAINT
NAME: JJK PHONE#:(H) _____ (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: Elec. Plus. Aldg → no permits

IS THIS A RENTAL UNIT? YES _____ NO _____
IF YES, IS THIS SECTION 8? YES _____ NO _____
OWNER/TENANT
INFORMATION _____

TAX ACCOUNT #: _____ ZONING: _____

INSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CB1900476

<u>Record ID</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Received Date</u>	<u>Status</u>	<u>Compliance Date</u>	<u>Hearing Date</u>
CB1900476	John Krach	08/16/2019	08/16/2019	Inspection Scheduled		

Complaint Description: Renovations without building, electrical or plumbing permits.

<u>Property</u>	<u>Owner</u>	<u>Complainant</u>
1418 2ND RD MIDDLE RIVER, MD 21220 Tax Id: 1515690160	2ND 1418 LLC SUITE B104 104500 OVERSEAS HWY KEY LARGO, FL 33037	John Krach Building Inspector

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
John Krach	08/16/2019	Initial Inspection	Scheduled		

Lien Information - No Lien

Comments Detail - No Comments

8.16.19-JJK C.N. issued. R/C 8/30/19.

8.19.19-JJK- Tim Kotracco has been retained as Attorney by owner. Same R/C (LK)

12.16.19-JJK. Work continues to be stopped. A variance is needed for addition. R/C 1/20/20. [Signature]

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 15 Account Number - 1515890160			
Owner Information					
Owner Name:	2ND 1418 LLC		Use:	RESIDENTIAL	
Mailing Address:	SUITE B104 104500 OVERSEAS HWY KEY LARGO FL 33037-		Principal Residence:	NO	
			Deed Reference:	/41365/ 00483	
Location & Structure Information					
Premises Address:	1418 SECOND RD 0-0000		Legal Description:	STANSBURY MANOR	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0091	0019	0253		0000	4
					Block:
					165
					Assessment Year:
					2018
					Plat No:
					Plat Ref: 0013/ 0138
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area		Finished Basement Area		Property Land Area
1942	672 SF				4,944 SF
					County Use
					04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	STANDARD UNIT	ASBESTOS SHINGLE	1 full	
Value Information					
	Base Value	Value	Phase-In Assessments		
		As of	As of	As of	
		01/01/2018	07/01/2019	07/01/2020	
Land:	59,500	59,500			
Improvements	52,000	54,600			
Total:	111,500	114,100	113,233	114,100	
Preferential Land:	0			0	
Transfer Information					
Seller: SPAGNOLO LINDA ANNE		Date: 04/30/2019		Price: \$65,000	
Type: ARMS LENGTH IMPROVED		Deed1: /41365/ 00483		Deed2:	
Seller: WETZELBERGER RICHARD JOSEPH		Date: 08/24/2016		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /37911/ 00264		Deed2:	
Seller: WETZELBERGER WILLIAM JR		Date: 07/11/2016		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /37737/ 00190		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:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953 - contact inspector.

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. CB1900476 Property No. 1515690160 Zoning: _____

Name(s): 2nd 1418 LLC

Address: 104500 Overseas Hwy Suite B104
Key Largo FL 33037

Violation Location: 14180 2nd Rd
Middle River, MD 21220

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

2015 Baltimore County Code section 35.2.301, 304
2015 Baltimore County Council Bill 40-15 part 115.1

Electric, Plumbing, and Building have been
performed on a Single Family Dwelling
without obtaining required permits and
inspections.

Obtain ALL required permits and ALL required
inspections for work on SFD.
\$3000.00 penalty to be paid prior to obtaining
permits. (\$1000 per trade)

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 8.30.19 DATE ISSUED: 8.16.19

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

INSPECTOR: [Signature] PRINT NAME: JOHN KRACH

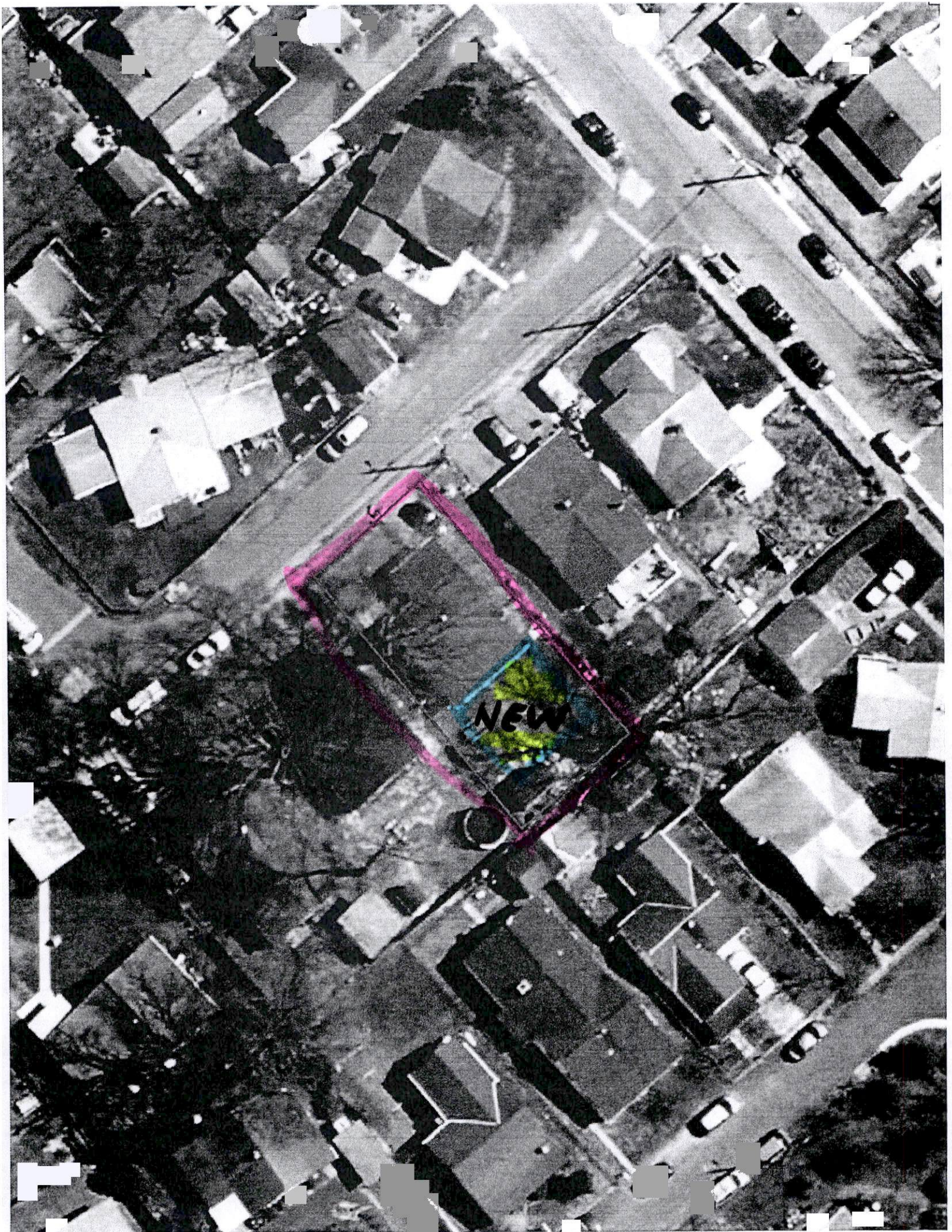
STOP WORK NOTICE

PURSUANT TO INSEPTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: 08.30.19 DATE ISSUED: 08.14.19

INSPECTOR: [Signature] PRINT NAME: JOHN KRACH

COPIES: PINK - AGENCY, YELLOW - VIOLATION SITE, GOLD - DEFENDANT, WHITE - INSPECTOR



MEM

John Krach

From: Tim Kotroco <tkotroco@gmail.com>
Sent: Thursday, September 12, 2019 8:39 AM
To: John Krach
Subject: Re: 1418 Second Road

CAUTION: This message from tkotroco@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.

John, I had a typo in the subject box. The address is 1418 Second Road, not what I sent previously. That's what I get for sending emails too early in the morning!! Trying to catch you before you go out in the field.

Timothy M. Kotroco, Esq.
305 Washington Ave. Suite 502
Towson, MD 21204
Cell: 410-299-2943

On Thu, Sep 12, 2019, 8:25 AM Timothy M. Kotroco <tkotroco@gmail.com> wrote:
John,

As you know, I represent the owner of the property listed above. Thank you for working with us in bringing this property into compliance with your building code. We are hoping to have this matter resolved with your building inspection office as soon as possible. Here is our plan.

1. Craig Rodgers will follow through on the inspections with you. He will prepare a floor plan of the work that was done in the addition and the house. Craig will secure the permit for the work that was completed. Photographs of the footers were taken at the time the work was done to show that everything was done in accordance with building codes. We hope that those photographs will suffice.
2. Craig has also prepared a site plan of the property showing the size of the addition and the house as well as all setbacks. Our survey showed that the original house is situated 8 feet from the side property line. (The lot is only 48 feet in width.) It appears that I will have to file a variance to get the 8 foot setback approved, but I will verify this with the zoning office.
3. Once our building permit application is accepted, we will file for our electrical permits and our plumbing permits. We will follow through with those inspections.
4. The dumpster that was being used during renovation has been removed.
5. I will talk to the Director of the department regarding the fines that have been imposed by your office and hope to have that resolved in the next few days.
6. Please let me know if you need anything additional other than what was stated above.

Thank you for working with us to resolve this matter.

Regards,



08/14/2019







08/14/2019



08/14/2019

Silver Line
by Andersen
WINDOWS • DOORS

8/16/19
JJK

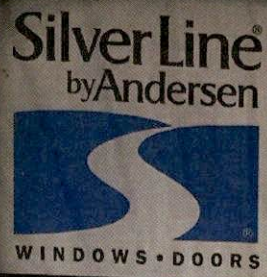
WARNING

ALL WORK ON THIS PROJECT
HAS BEEN STOPPED BY
ORDER OF BALTIMORE COUNTY
ANYONE PERFORMING WORK ON
THIS PROJECT WHILE THE STOP WORK
ORDER IS IN EFFECT WILL BE SUBJECT
TO A FINE OF \$1,000.00 AND
CIVIL PROSECUTION

8-16-19
JJK

8/16/19
JJK

08/16/2019



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HAS BEEN STOPPED BY
ORDER OF BALTIMORE COUNTY.
ANYONE PERFORMING WORK ON
THIS PROJECT WHILE THE STOP WORK
ORDER IS IN EFFECT WILL BE SUBJECT
TO A FINE OF \$1,000.00 AND
CRIMINAL PROSECUTION.

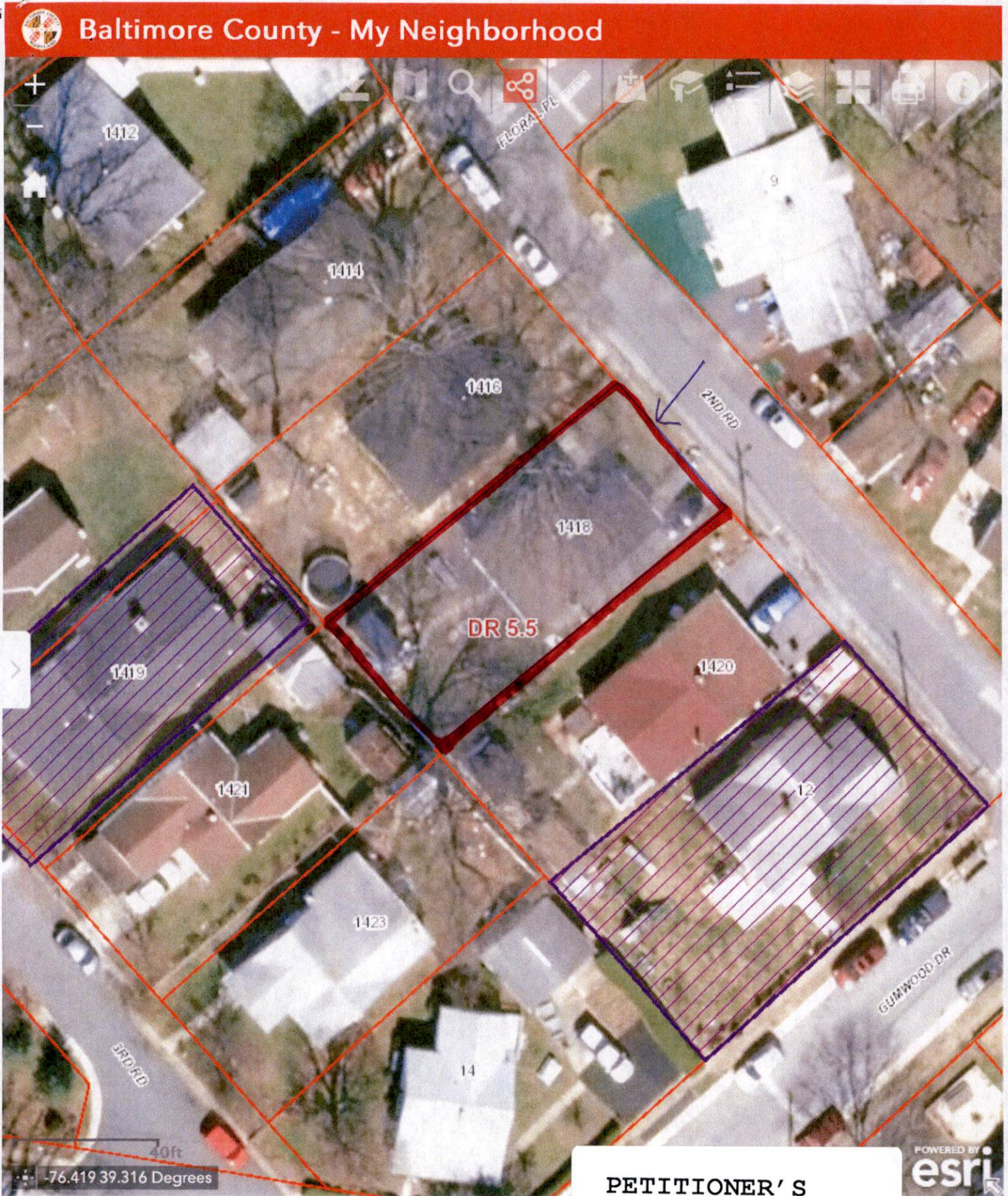
DATE **8-14-19**
POSTED BY **JJK**



BALTIMORE COUNTY
BUILDING ENFORCEMENT
OFFICE



08/14/2019



PETITIONER'S

EXHIBIT NO. 3



Baltimore County - My Neighborhood



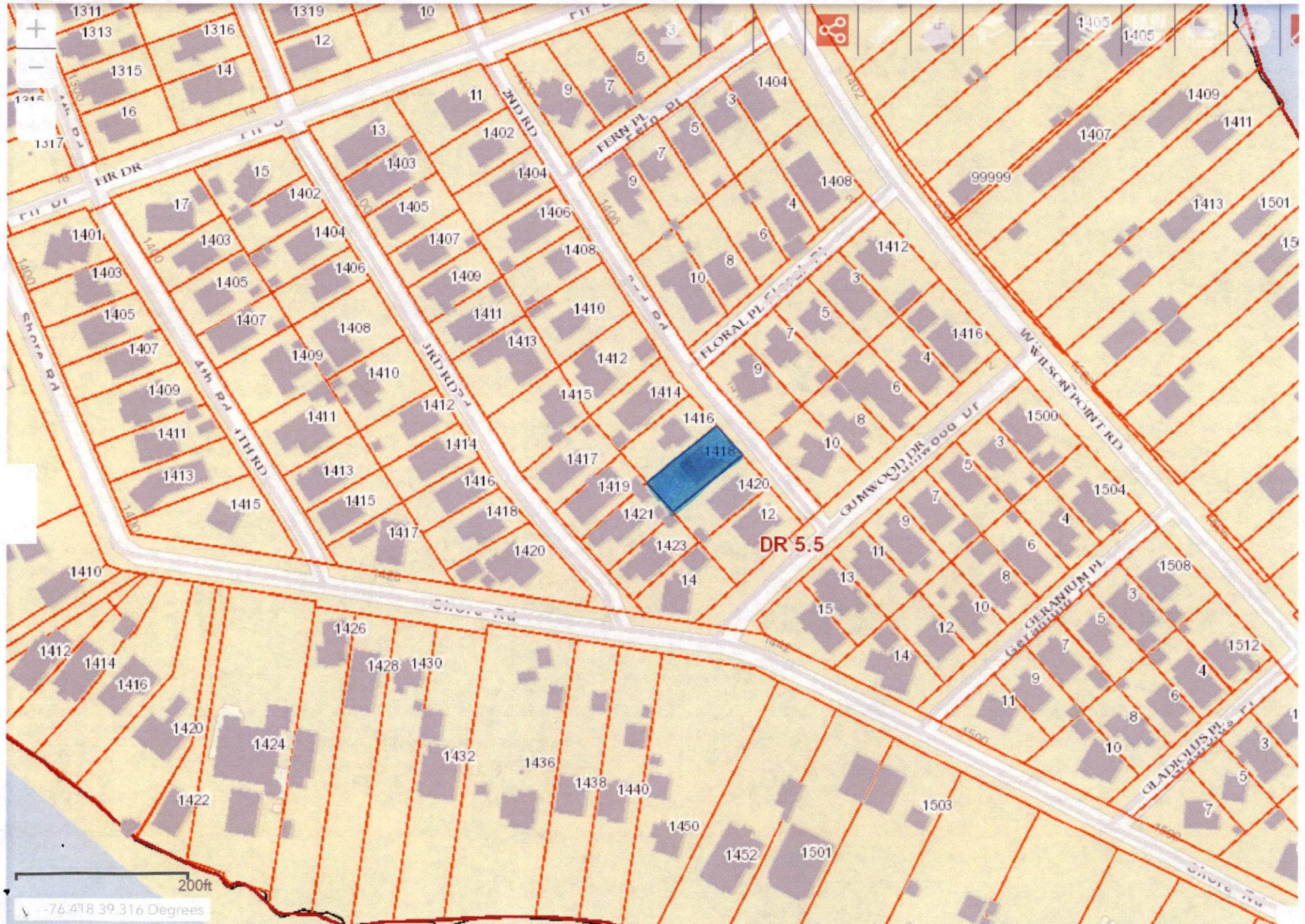
600ft

-76.406 39.317 Degrees





Baltimore County - My Neighborhood





PETITIONER'S

EXHIBIT NO.

4







BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 1/9/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-540

INFORMATION:

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Petitioner: 2nd 1418, LLC
Zoning: DR 5.5
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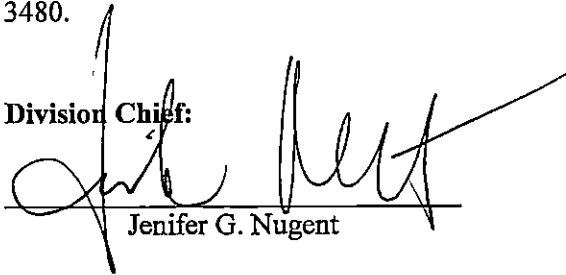
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The Department of Planning supports the requested variances subject to the petitioner making an alteration to the front of the dwelling to make it compatible with the adjacent dwellings on Second Road.

Date: 1/9/2020
Subject: ZAC # 19-540
Page 2

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

Division Chief:



Jenifer G. Nugent

CPG/JGN/LTM/

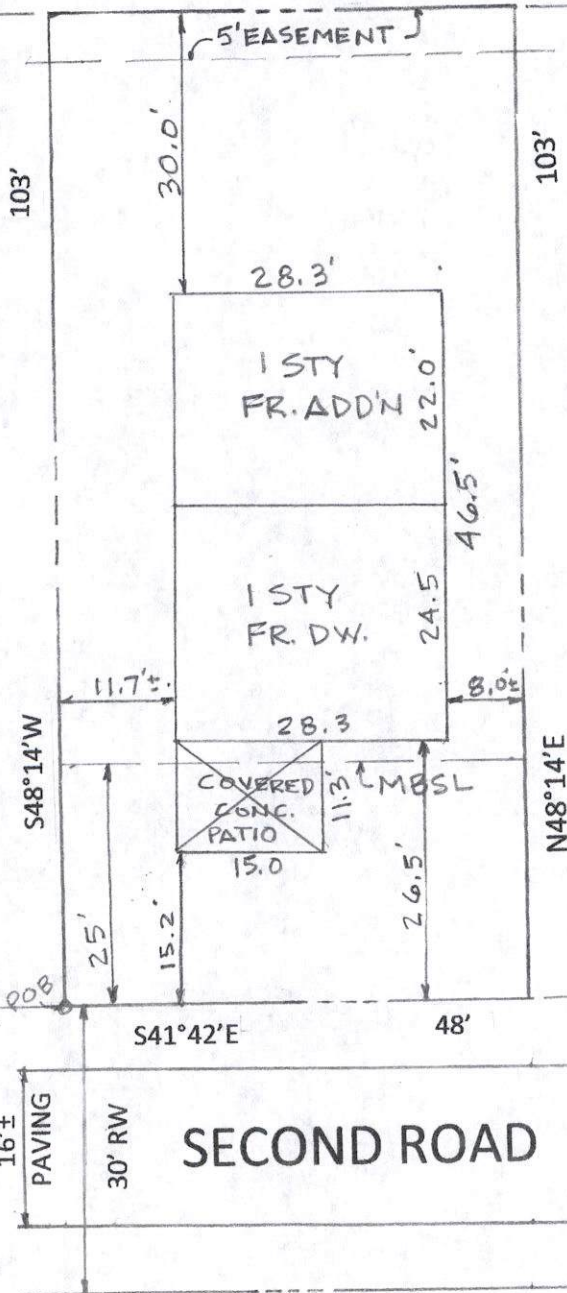
c: Wally Lippincott
Timothy M. Kotroco
Office of the Administrative Hearings
People's Counsel for Baltimore County

1421 3RD RD.
FRANKIE A. HAMMER
T.A.# 1508005360
DEED REF: 40760/216

N41°42'W 48'

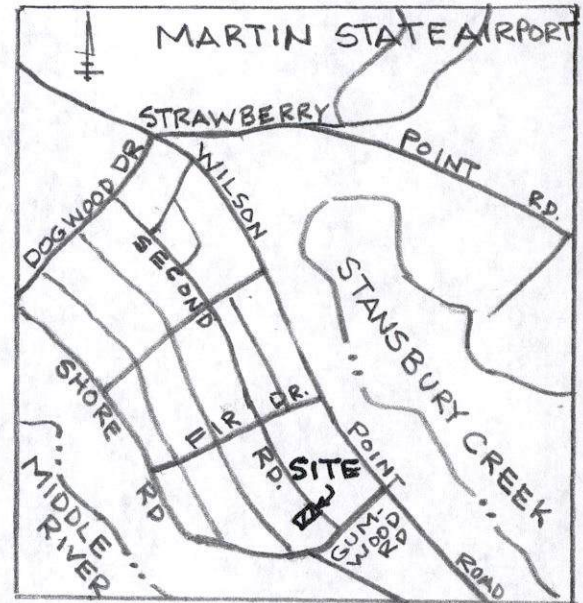
1420 SECOND RD.
JOSEPH SPAGNOLO
LINDA A. SPAGNOLO
T.A.# 1511890550
DEED REF: 7098/82

Ex.
DW
1 STY



1416 SECOND RD.
SECOND 1416 LLC
T.A.# 1503002421
DEED REF: 37370/456

Ex.DW
1 STY



VICINITY MAP
SCALE: 1"= 1000'

GENERAL NOTES

ZONING MAP# 091A3
SITE ZONED: DR 5.5
LOT AREA ACREAGE: 0.113 AC±
OR SQUARE FEET: 4944 SF
HISTORIC: NO
IN CBCA: YES
IN FLOOD PLAIN: NO
WATER IS: PUBLIC
SEWER IS: PUBLIC
PRIOR HEARING? NO
PRIOR VIOLATIONS NO

OWNERS:
2ND 1418 LLC
SUITE B104
104500 OVERSEAS HWY
KEY LARGO, FL 33037

ZONING HEARING PLAN TO
ACCOMPANY VARIANCE
REQUEST FOR:

1418 SECOND RD.

ELECTION DISTRICT 15
COUNCILMANIC DISTRICT 6
BALTIMORE COUNTY, MD
TAX ACCT NO. 1515690160
DEED REF: 41365/483
LOT 165, SECTION IV,
STANSBURY MANOR (13/138)

SCALE: 1"=20' DATE: 10/15/19

CRAIG CONSULTING, LLC
7024 GREENBANK RD.
BALTIMORE, MD 21220

Drop off

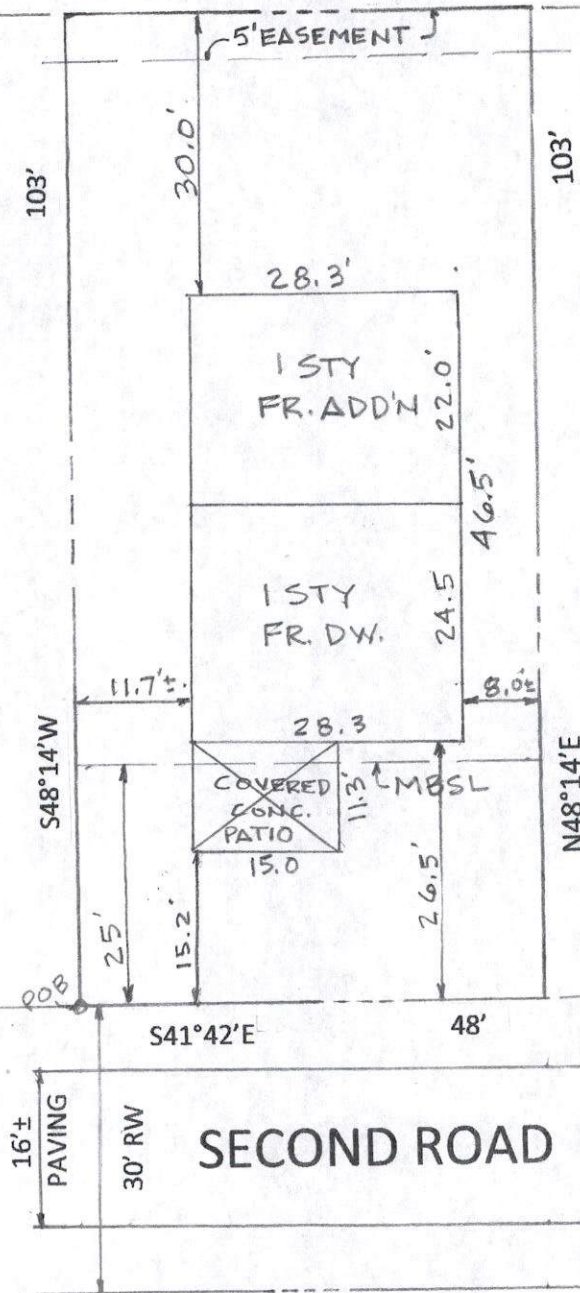
2019-05-10-0

1421 3RD RD.
FRANKIE A. HAMMER
T.A.# 1508005360
DEED REF: 40760/216

N41°42'W 48'

1420 SECOND RD.
JOSEPH SPAGNOLO
LINDA A. SPAGNOLO
T.A.# 1511890550
DEED REF: 7098/82

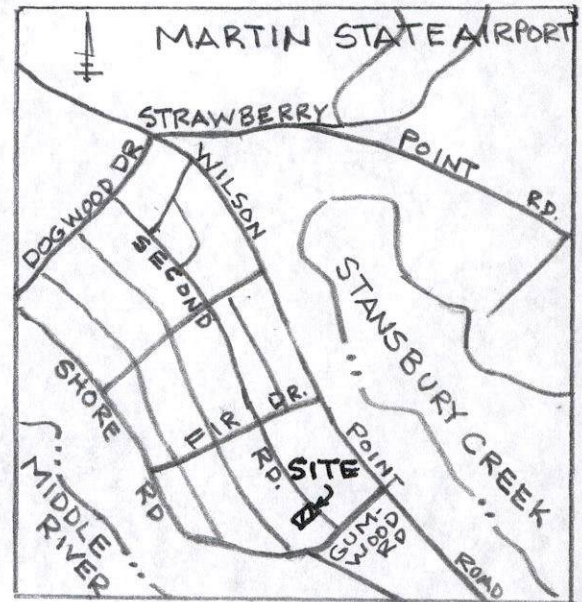
Ex.
DW
1 STY



SECOND ROAD

1416 SECOND RD.
SECOND 1416 LLC
T.A.# 1503002421
DEED REF: 37370/456

Ex.DW
1 STY



VICINITY MAP
SCALE: 1"= 1000'

GENERAL NOTES

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PRIOR HEARING? NO
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OWNERS:
2ND 1418 LLC
SUITE B104
104500 OVERSEAS HWY
KEY LARGO, FL 33037

ZONING HEARING PLAN TO
ACCOMPANY VARIANCE
REQUEST FOR:

1418 SECOND RD.

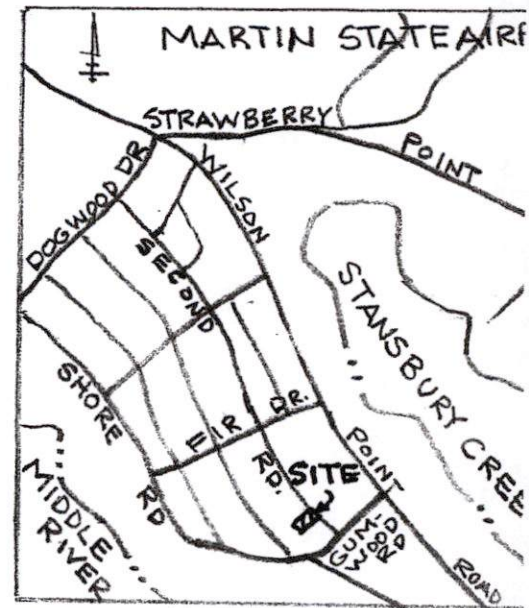
ELECTION DISTRICT 15
COUNCILMANIC DISTRICT 6
BALTIMORE COUNTY, MD
TAX ACCT NO. 1515690160
DEED REF: 41365/483
LOT 165, SECTION IV,
STANSBURY MANOR (13/138)

SCALE: 1"=20' DATE: 10/15/19

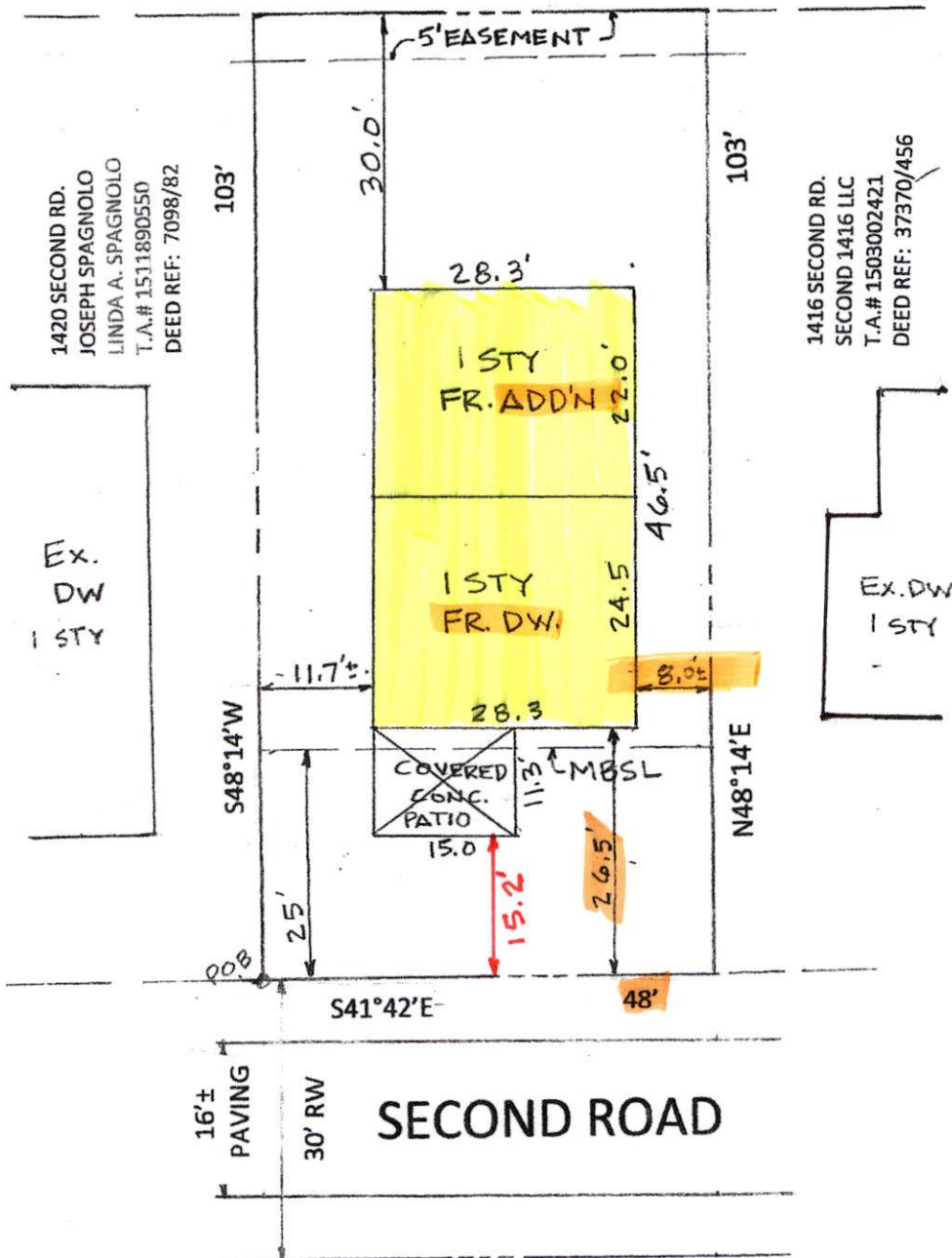
1421 3RD RD.
FRANKIE A. HAMMER
T.A.# 1508005360
DEED REF: 40760/216

N41°42'W

48'



VICINITY MAP
SCALE: 1"=1000'



GENERAL NOTES

ZONING MAP# 091A3
SITE ZONED: DR 5.5
LOT AREA ACREAGE: 0.113 AC±
OR SQUARE FEET: 4944 SF
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IN CBCA: YES
IN FLOOD PLAIN: NO
WATER IS: PUBLIC
SEWER IS: PUBLIC
PRIOR HEARING? NO
PRIOR VIOLATIONS NO

OWNERS:

2ND 1418 LLC
SUITE B104
104500 OVERSEAS HWY
KEY LARGO, FL 33037

ZONING HEARING PLAN 1
ACCOMPANY VARIANCE
REQUEST FOR:

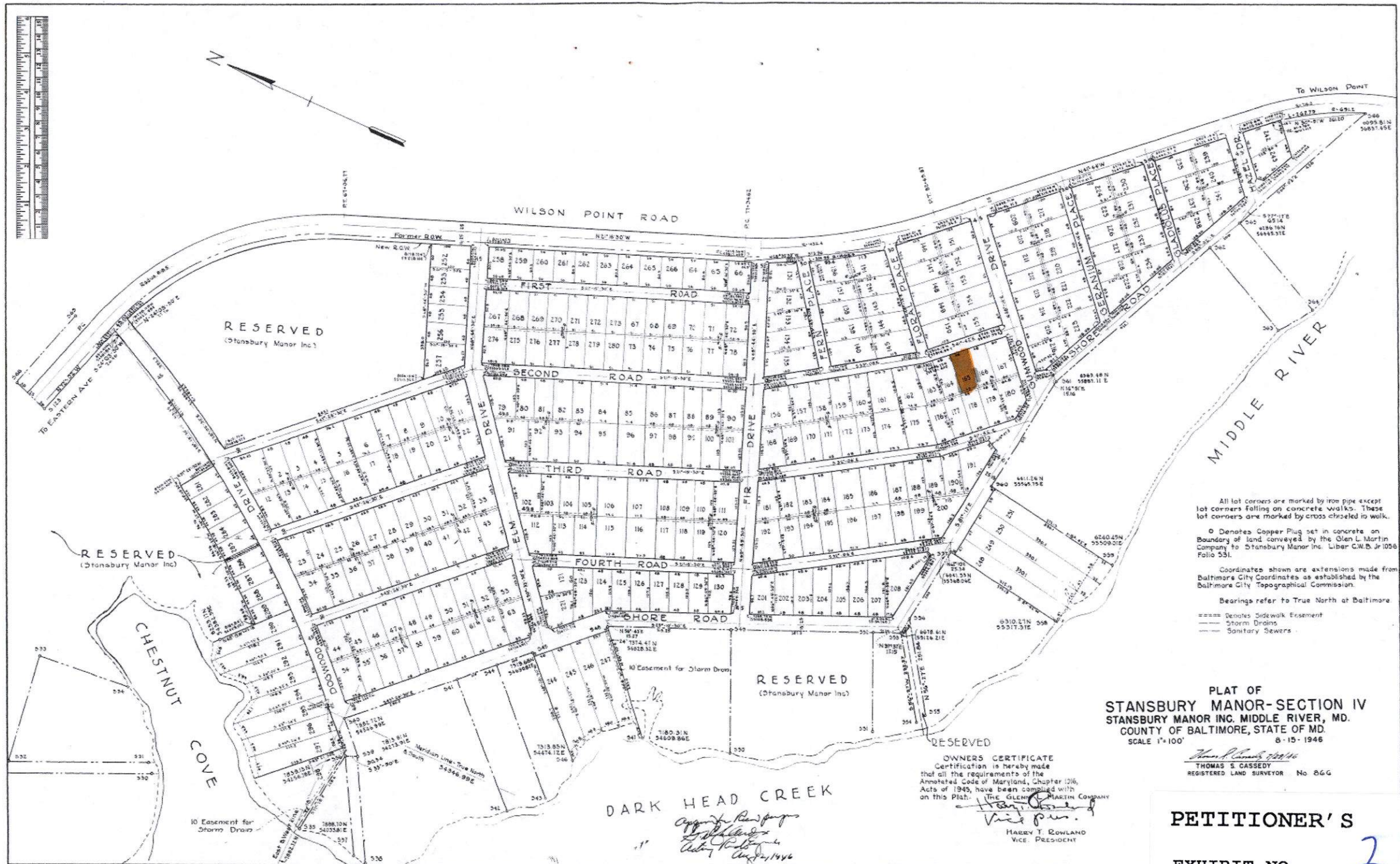
1418 SECOND RD.

ELECTION DISTRICT 15
COUNCILMANIC DISTRICT 6
BALTIMORE COUNTY, MD
TAX ACCT NO. 1515690160
DEED REF: 41365/483
LOT 165, SECTION IV,
STANSBURY MANOR (13/15)
SCALE: 1"=20' DATE: 10/15/19

PETITIONER'S

EXHIBIT NO. 1

CRAIG CONSULTING, LLC
7024 GREENBANK RD.
BALTIMORE, MD 21220



All lot corners are marked by iron pipe except lot corners falling on concrete walks. These lot corners are marked by cross chiseled in walk.

O Denotes Copper Plug set in concrete on Boundary of land conveyed by the Glen L. Martin Company to Stansbury Manor Inc. Liber C.W.B. Jr 1056 Folio 531.

Coordinates shown are extensions made from Baltimore City Coordinates as established by the Baltimore City Topographical Commission.

Bearings refer to True North at Baltimore.

==== Denotes Sidewalk Easement
--- Storm Drains
--- Sanitary Sewers

PLAT OF
STANSBURY MANOR-SECTION IV
STANSBURY MANOR INC. MIDDLE RIVER, MD.
COUNTY OF BALTIMORE, STATE OF MD.
SCALE 1"=100' 8-15-1946

OWNERS CERTIFICATE
Certification is hereby made
that all the requirements of the
Annotated Code of Maryland, Chapter 136,
Acts of 1945, have been complied with
on this Plat.

Harry T. Rowland
Harry T. Rowland
VICE PRESIDENT

PETITIONER'S
EXHIBIT NO. 2