

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(13 S. Tollgate Road)		
4 th Election District	*	OFFICE OF
4 th Council District		
Nathan Richards and Pamela Weinel	*	ADMINISTRATIVE HEARINGS
<i>Legal Owners</i>		
	*	FOR BALTIMORE COUNTY
Petitioners	*	Case No. 2019-0543-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Hearing filed on behalf of Nathan Richards and Pamela Weinel, legal owners (“Petitioners”). The Special Hearing was filed pursuant to § 408B of the Baltimore County Zoning Regulations (“BCZR”) for a use permit for a rooming/boarding house for a maximum of 8 tenants/beds. A site plan was marked and admitted as Petitioners’ Exhibit 1.

The contract purchaser, Chandra Brechin, appeared in support of the petition. He was accompanied by his realtor. There were numerous protestants from the neighborhood in attendance. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Bureau of Development Plans Review (“DPR”) and the Department of Planning (“DOP”). The DOP does not recommend approval. This agency noted discrepancies between the site plan and measurements made during two site visits. DOP also expressed concerns about the amount of impervious surface area that would result from the proposed removal of trees and the installation of paving over the entire back and side yards of the property to accommodate the required parking spaces. DOP has concluded that the proposed boarding house use would be “too intensive for the surrounding neighborhood.”

DPR noted that there is an existing easement along the rear of the property and that the site plan

ORDER RECEIVED FOR FILING

Date 2/12/2020
By Sen

depicts parking spaces, landscaping and fencing within the easement area depicted on the plat.

SPECIAL HEARING

The contract purchaser, Mr. Brechin, testified that if this boarding house use is approved his "partner" would live on the "lower level" of the house (it was not entirely clear whether this means the ground level, where the floor plan shows a master bedroom, or the basement level). In addition the plan is to house eight college students from nearby Stevenson University, or another local college. Mr. Brechin stated that according to his market research the rental market would bear monthly rents for each tenant of between \$550 and \$950. In his view this boarding house with eight college students would enhance the neighborhood. He stated that the students would be fully "vetted" and that this would not be a "frat house" environment. Regarding the stormwater issue Mr. Brechin claimed that there was sufficient greenspace on the surrounding properties to absorb the runoff.

Numerous neighbors testified in opposition. The primary concerns were increased noise and traffic, as well as an exacerbation of existing parking problems due to the narrow streets in the neighborhood. They explained that this neighborhood was developed after the Korean war and has been a quiet, family oriented, working class neighborhood ever since. They are therefore very concerned about the prospect of a large boarding house in the middle of their moderately sized homes. They also expressed concern about the stormwater runoff caused by the paving of the entire back yard and the removal of the large trees that are currently there. Finally, they expressed concern about the precedent that this would set for their neighborhood as well as numerous other similar middle income neighborhoods in this area. In sum, they believe a boardinghouse is incompatible with the existing neighborhood and will diminish their property values.

The Protestants submitted a letter of opposition from the President of the Reisterstown,

ORDER RECEIVED FOR FILING

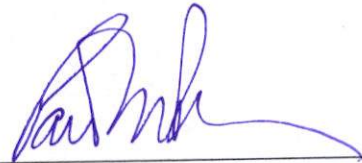
2 Date 2/12/2020
By Sen

Owings Mills, Glyndon Community Association which was admitted as Protestants' Exhibit 1. Another letter of opposition from the President of the "Tollgate Action Group" was admitted as Protestants' Exhibit 2. Finally, a series of photographs of Tollgate Road and the subject property were admitted collectively as Protestants' Exhibit 3.

Based on the comments of DOP and DPR; and more importantly, the testimony and evidence presented by the protesting neighbors, I find that the proposed boarding house would be detrimental to the health, safety and welfare of the general public and that this special hearing relief cannot be granted within the spirit and intent of the BCZR generally, or BCZR Sec. 502.1 specifically.

THEREFORE, IT IS ORDERED this 12th day of **February, 2020** by this Administrative Law Judge, that the Petition for Special Hearing for a use permit for a rooming/boarding house for a maximum of 8 beds, be and hereby is DENIED.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:sln

ORDER RECEIVED FOR FILING

Date

2/12/2020

By

sln



PETITION FOR ZONING HEARING(S)

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

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

Address 13 S. Tollgate Road which is presently zoned DR3.5
 Deed References: 39375/245 10 Digit Tax Account # 0423052280
 Property Owner(s) Printed Name(s) Pamela J. Weiner & Nathan Richards

(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 a use permit for a rooming/boarding house for a maximum of 8 beds pursuant to Section 408B, BCZR
2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☐ a **Variance** from Section(s)

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

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:

Chandra Brechin
 Name- Type or Print
C Brechin
 Signature Stc 110
66 Painters Mill Rd Owings Mills MD
 Mailing Address City State
21117 410-404-7171 brechinco@gmail.com
 Zip Code Telephone # Email Address

Attorney for Petitioner:

N/A
 Name- Type or Print
2/12/2020
 Signature
66 Painters Mill Rd Owings Mills MD
 Mailing Address City State
21117 410-404-7171 brechinco@gmail.com
 Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Nathan Richards Pamela J. Weiner
 Name #1 - Type or Print Name #2 - Type or Print
Nathan Richards Pamela J. Weiner
 Signature #1 Signature #2
13 Tollgate Rd Owings Mills MD
 Mailing Address City State
21117 301-467-0860 pamelaweiner@gmail.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Chandra Brechin
 Name - Type or Print
C Brechin
 Signature Stc 110
66 Painters Mill Rd Owings Mills MD
 Mailing Address City State
21117 410-404-7171 brechinco@gmail.com
 Zip Code Telephone # Email Address

CASE NUMBER 2019-0543-SPH Filing Date 12/13/2019 Do Not Schedule Dates: _____ Reviewer JNP

ZONING PROPERTY DESCRIPTION FOR 13 S. TOLLGATE ROAD

*Beginning at a point on the south side of **S. Tollgate Road** which is **(50 foot of right-of-way width)** wide at the distance of **373 feet north** of the centerline of the nearest improved intersection street **LASTGATE ROAD** which is **50 foot** wide.

Being lot **#1**, Block **E**, in the subdivision of **TOLLGATE** as recorded in Baltimore County Plat Book **#20**, Folio **#110**, containing **11,782 Sq. F.** lot. Located in the **4th** Election District and **4th** Council District.

2019-0543-SPH

MEMORANDUM

DATE: March 17, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0543-SPH – Appeal Period Expired

The appeal period for the above-referenced cases expired on March 13, 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

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 1/20/2020

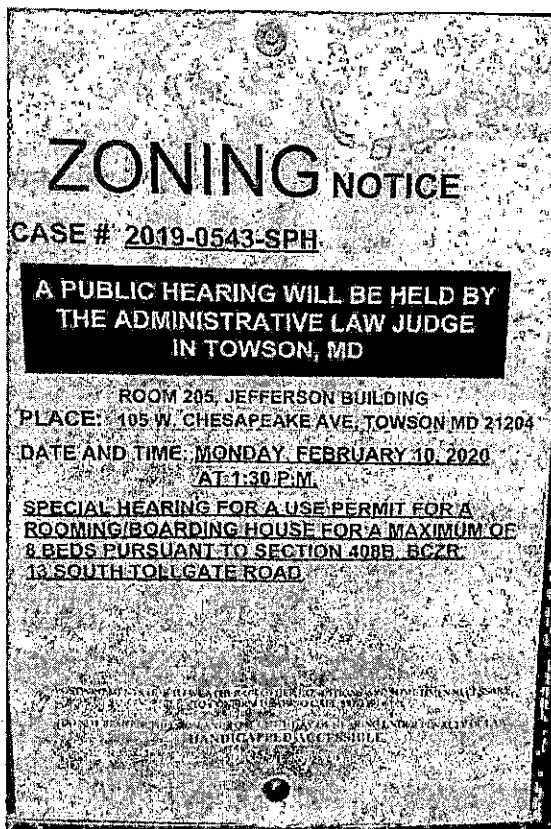
Case Number: 2019-0543-SPH

Petitioner / Developer: NATHAN RICHARDS, PAMELA WEINEL ~
GREGORY CASALINO

Date of Hearing: FEBRUARY 10, 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:
13 SOUTH TOLLGATE ROAD

The sign(s) were posted on: JANUARY 20, 2020



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Background Photo 1st Sign @ 13 South Tollgate Road ~ 1/20/2020



Background Photo 2nd Sign @ 13 South Tollgate Road ~ 1/20/2020

CASE # 2019-0543-SPH

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
13 S. Tollgate Road; SW/S of S. Tollgate * OF ADMINISTRATIVE
Road, 373' N of Lastgate Road * HEARINGS FOR
4th Election & 4th Councilmanic Districts * BALTIMORE COUNTY
Legal Owner(s): Pamela Weinell *
& Nathan Richards *
Contract Purchaser(s): Chandra Brechin *
Petitioner(s) 2019-543-SPH

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

DEC 19 2019

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 19th day of December, 2019, a copy of the foregoing Entry of Appearance was mailed to Chandra Brechin, 66 Painters Mill Road, Owings Mills, Maryland 21117, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

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

January 16, 2020

REVISED 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: 2019-0543-SPH

13 South Tollgate Road
SW/s of Tollgate Road, 373 north of Lastgate Road
4th Election District – 4th Councilmanic District
Legal Owners: Nathan Richards, Pamela Weinel
Contract Purchaser/Lessee: Gregory Casalino

Special Hearing for a use permit for a rooming/boarding house for a maximum of 8 beds pursuant to Section 408B, BCZR.

Hearing: Monday, February 10, 2020 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: Chandra Brechin, 66 Painters Mill Road, Ste. 110, Owings Mills 21117
Nathan Richards, Pamela Weinel, 13 Tollgate Road, Owings Mills 21117

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 21, 2020**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

1/21/2020

Order #: 11838124
 Case #: 2019-0543-SPH
 Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
 2019-0543-SPH



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: 2019-0543-SPH

13 South Tollgate Road

SW/s of Tollgate Road, 373 north of Lastgate Road

4th Election District - 4th Councilmanic District

Legal Owners: Nathan Richards, Pamela Weinel

Contract Purchaser/Lessee: Gregory Casalino

Special Hearing for a use permit for a rooming/boardng house for a maximum of 8 beds pursuant to Section 408B, BCZR.

Hearing: Monday, February 10, 2020 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.

ja21

TO: THE DAILY RECORD
Tuesday, January 21, 2020 – Issue

Please forward billing to:
Chandra Brechin
66 Painters Mill Road
Owings Mills, MD 21117

410-404-7171

CORRECTED NOTICE OF ZONING HEARING

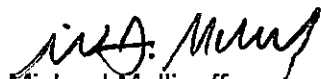
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0543-SPH

13 South Tollgate Road
SW/s of Tollgate Road, 373 north of Lastgate Road
4th Election District – 4th Councilmanic District
Legal Owners: Nathan Richards, Pamela Weinel
Contract Purchaser/Lessee: Gregory Casalino

Special Hearing for a use permit for a rooming/boarding house for a maximum of 8 beds pursuant to Section 408B, BCZR.

Hearing: Monday, February 10, 2020 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

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



JOHN A. OLSZEWSKI, JR.
County Executive

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

January 13, 2020

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: 2019-0543-SPH

13 South Tollgate Road
SW/s of Tollgate Road, 373 north of Lastgate Road
4th Election District – 4th Councilmanic District
Legal Owners: Nathan Richards, Pamela Weinel
Contract Purchaser/Lessee: Chandra Brechin

Special Hearing for a use permit for a rooming/boarding house for a maximum of 8 beds pursuant to Section 408B, BCZR.

Hearing: Monday, February 10, 2020 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: Chandra Brechin, 66 Painters Mill Road, Ste. 110, Owings Mills 21117
Nathan Richards, Pamela Weinel, 13 Tollgate Road, Owings Mills 21117

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 21, 2020**
- (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.

**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: 2019-0543-SPH
Property Address: 13 S. Tollgate Road Owings Mills MD 21117
Property Description: Detached House built in 2016 with 6 Bedrooms
on .27 AC
Legal Owners (Petitioners): Abtham Richards & Pamela J. Weiner
Contract Purchaser/Lessee: Chandra Brechin

PLEASE FORWARD ADVERTISING BILL TO:

Name: Chandra Brechin
Company/Firm (if applicable): _____
Address: 66 Painters Mill Rd
Ste 110
Owings Mills MD 21117
Telephone Number: 410-404-7171

This is available from the Zoning Review Counter, or from the following web address: bcgis.baltimorecountymd.gov/myneighborhood
A GIS System color copy zoning map is required for filing a petition.
This black and white sample is keyed to the map information.
Mark your site clearly on the map.



TO: THE DAILY RECORD
Tuesday, January 21, 2020 – Issue

Please forward billing to:
Chandra Brechin
66 Painters Mill Road
Owings Mills, MD 21117

410-404-7171

NOTICE OF ZONING HEARING

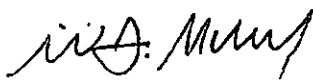
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0543-SPH

13 South Tollgate Road
SW/s of Tollgate Road, 373 north of Lastgate Road
4th Election District – 4th Councilmanic District
Legal Owners: Nathan Richards, Pamela Weinel
Contract Purchaser/Lessee: Chandra Brechin

Special Hearing for a use permit for a rooming/boarding house for a maximum of 8 beds pursuant to Section 408B, BCZR.

Hearing: Monday, February 10, 2020 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.

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

No. **191948**

Date: **12/13/2019** BUSINESS ACTUAL TIME 12/13/2019 10:38:02

PAID RECEIPT

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					500.00

REC WSO1 - WALKIN LJR
 >>RECEIPT # 046689 12/13/2019 DFLN
 528 ZONING VERIFICATION
 91948
 Rcpt Tot \$ 500.00
 00.00 CK .00 CA
 Baltimore County, Maryland

Total: **500.00**

Rec From: **Chandra Brechin**

For: **Special Hearing - 13 S. Tollgate Road**
2619-0543-SPH (Richard/Weinel)

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

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

February 03, 2020

Chandra Brechin
66 Painter Mill Road Ste 110
Owings Mills MD 21117

RE: Case Number: 2019-0543-SPH, 13.S Tollgate 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 December 13, 2019. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Nathan Richards 13 Tollgate Road Owings Mills MD 21117

2-10-20

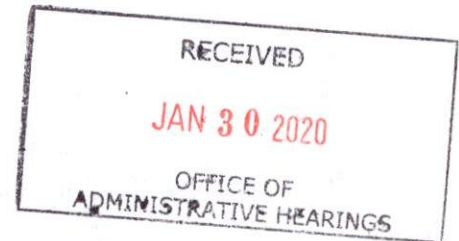
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 1/30/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-543



INFORMATION:

Property Address: 13 Tollgate Road
Petitioner: Nathan Richards, Pamela J. Weinell
Zoning: DR 3.5
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for special hearing to determine whether or not the administrative law judge should approve a use permit for a rooming/boarding house for a maximum of 8 beds pursuant to Section 408 B of the Baltimore County Zoning Regulations (BCZR).

Site visits were conducted on January 9th and 14th, 2020. The second site visit verified widths (see below) using a measure wheel.

According to the site plan, a 22-foot wide two-way driveway is proposed. The existing driveway is approximately 10 feet in width. The rear yard of the property will be paved for eight (8) parking spaces, requiring the removal of trees and an existing garage.

Based on staff analysis using a measure wheel and GIS, it is unclear as to how the petitioner will achieve the proposed 22-foot two-way driveway without crossing the property line. The existing driveway is 10 feet wide with a small landscaped strip between driveways. The best possible physical width is approximately 17 feet, not taking property lines and/or slopes into consideration.

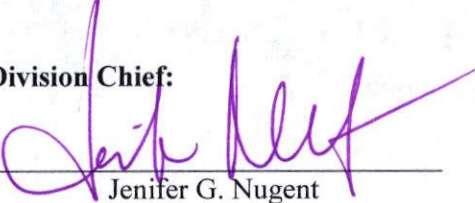
Along with the possible discrepancies with the driveway width, the rear yard will become largely comprised of an impervious surface. Without further studies, it is unclear as to how storm water runoff will affect adjacent properties. The proposed driveway and parking lot is too intensive for the surrounding neighborhood.

Based on the above findings and the plan presented, the Department of Planning does not recommend approval of the proposed rooming/boarding house with a maximum of eight (8) beds.

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

Date: 1/30/2020
Subject: ZAC # 19-543
Page 2

Division Chief:



Jenifer G. Nugent

CPG/JGN

c: Bill Skibinski
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Chandra Brechin
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: 1/30/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-543

INFORMATION:

Property Address: 13 Tollgate Road
Petitioner: Nathan Richards, Pamela J. Weinell
Zoning: DR 3.5
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for special hearing to determine whether or not the administrative law judge should approve a use permit for a rooming/boarding house for a maximum of 8 beds pursuant to Section 408 B of the Baltimore County Zoning Regulations (BCZR).

Site visits were conducted on January 9th and 14th, 2020. The second site visit verified widths (see below) using a measure wheel.

According to the site plan, a 22-foot wide two-way driveway is proposed. The existing driveway is approximately 10 feet in width. The rear yard of the property will be paved for eight (8) parking spaces, requiring the removal of trees and an existing garage.

Based on staff analysis using a measure wheel and GIS, it is unclear as to how the petitioner will achieve the proposed 22-foot two-way driveway without crossing the property line. The existing driveway is 10 feet wide with a small landscaped strip between driveways. The best possible physical width is approximately 17 feet, not taking property lines and/or slopes into consideration.

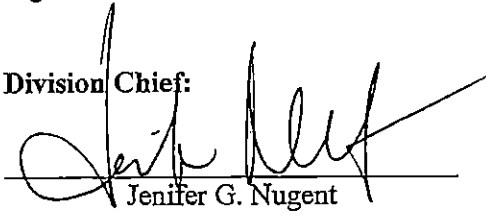
Along with the possible discrepancies with the driveway width, the rear yard will become largely comprised of an impervious surface. Without further studies, it is unclear as to how storm water runoff will affect adjacent properties. The proposed driveway and parking lot is too intensive for the surrounding neighborhood.

Based on the above findings and the plan presented, the Department of Planning does not recommend approval of the proposed rooming/boarding house with a maximum of eight (8) beds.

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

Date: 1/30/2020
Subject: ZAC # 19-543
Page 2

Division Chief:



Jenifer G. Nugent

CPG/JGN

c: Bill Skibinski
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Chandra Brechin
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

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

SUBJECT: Zoning Advisory Committee Meeting
For December 23, 2019
Item No. 2019-0543-A

DATE: 01/22/2020

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

If Special Hearing is approved, a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required.

We noticed that the record plat shows existing easement along the rear property line. The easement was not shown on the plan submitted with the application. The plan shows proposed improvements (parking lot, fence and landscaping) are to be built within the easement boundary shown on the plat. The site plan shall be revised showing the proposed improvements constructed moved out of the easement limits.

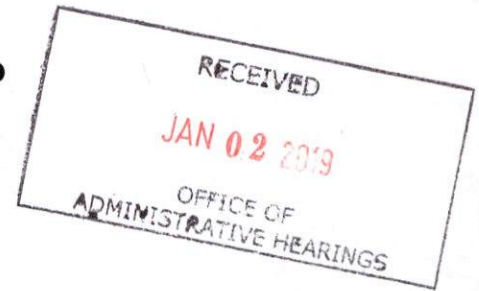
* * * * *

VKD: cen
cc: file

2-10-20

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 # 2019-0543-SPH
Address 13 S. Tollgate Road
(Weinel & Richards Property)

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

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. 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 # 2019-0543-SPH
Address 13 S. Tollgate Road
(Weinel & Richards Property)

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

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

Reviewer: Steve Ford

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

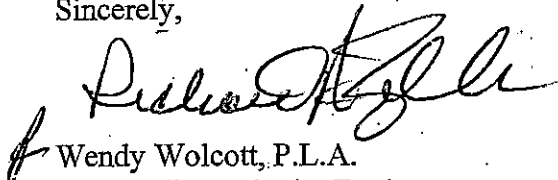
Dear Ms. Lewis:

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. *2019-0543-SPH*

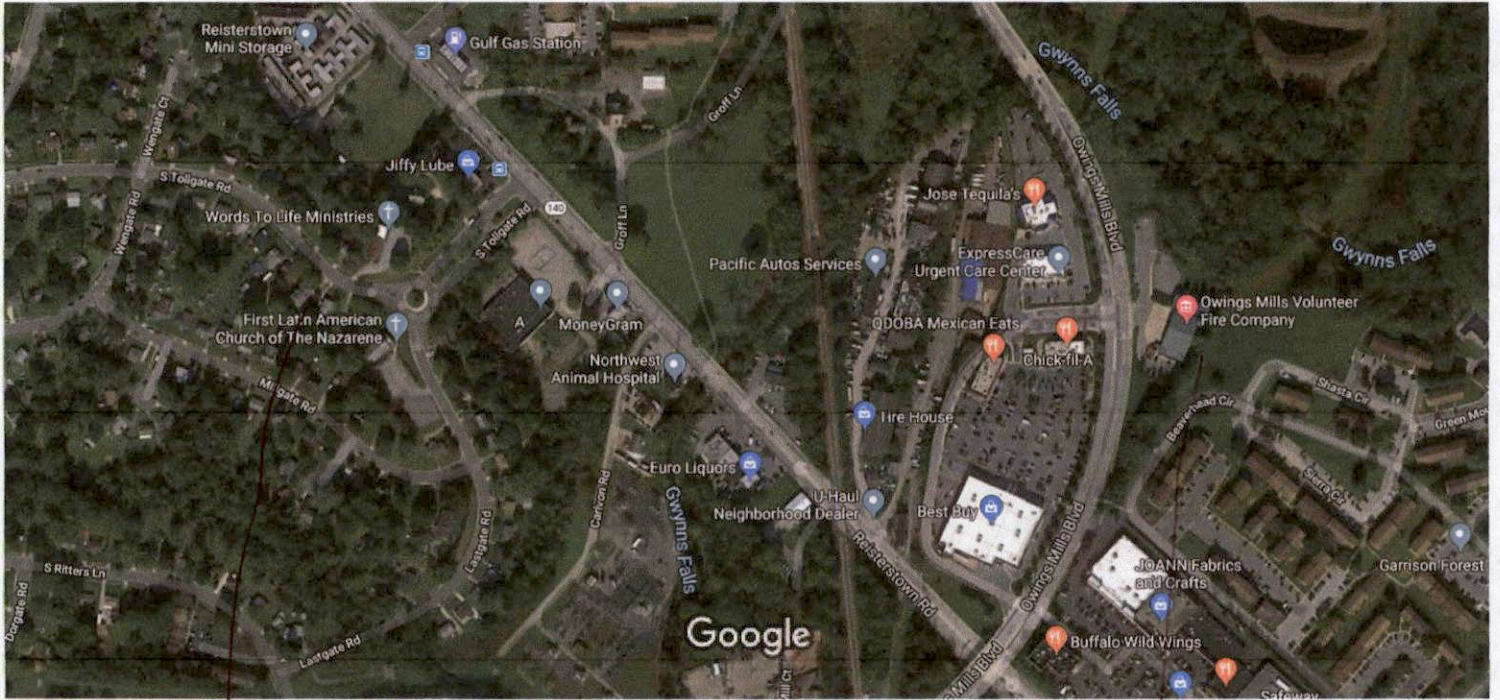
*Special Hearing
Pamela J. Weiner & Nathan Richards
13 S. Tollgate Road*

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

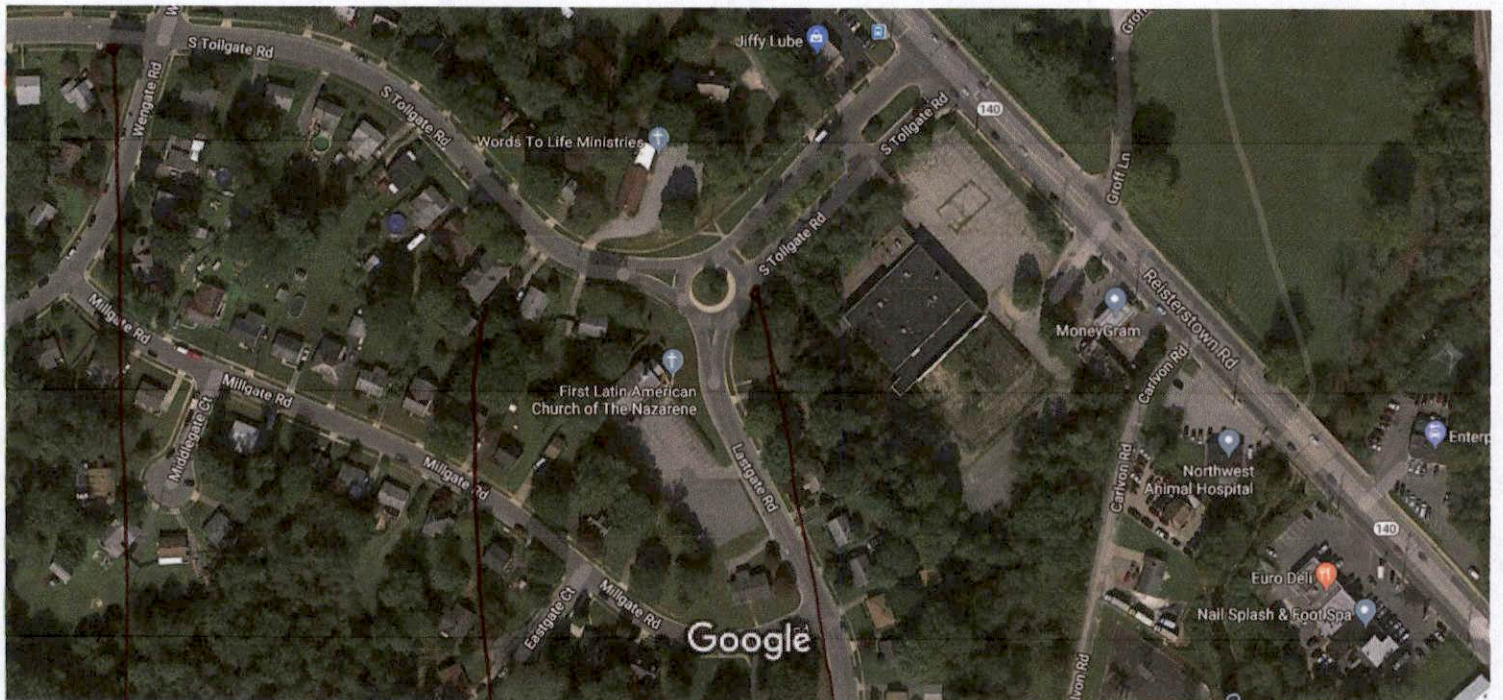


Imagery ©2019 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2019 200 ft

13 S. Tollgate Road

Closest
Fire House

2019-0543-SPH



Imagery ©2019 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2019 100 ft

Location of
Fire Hydrant

13 S. Tollgate
Rd

Location of
Fire Hydrant

ZONING MAP

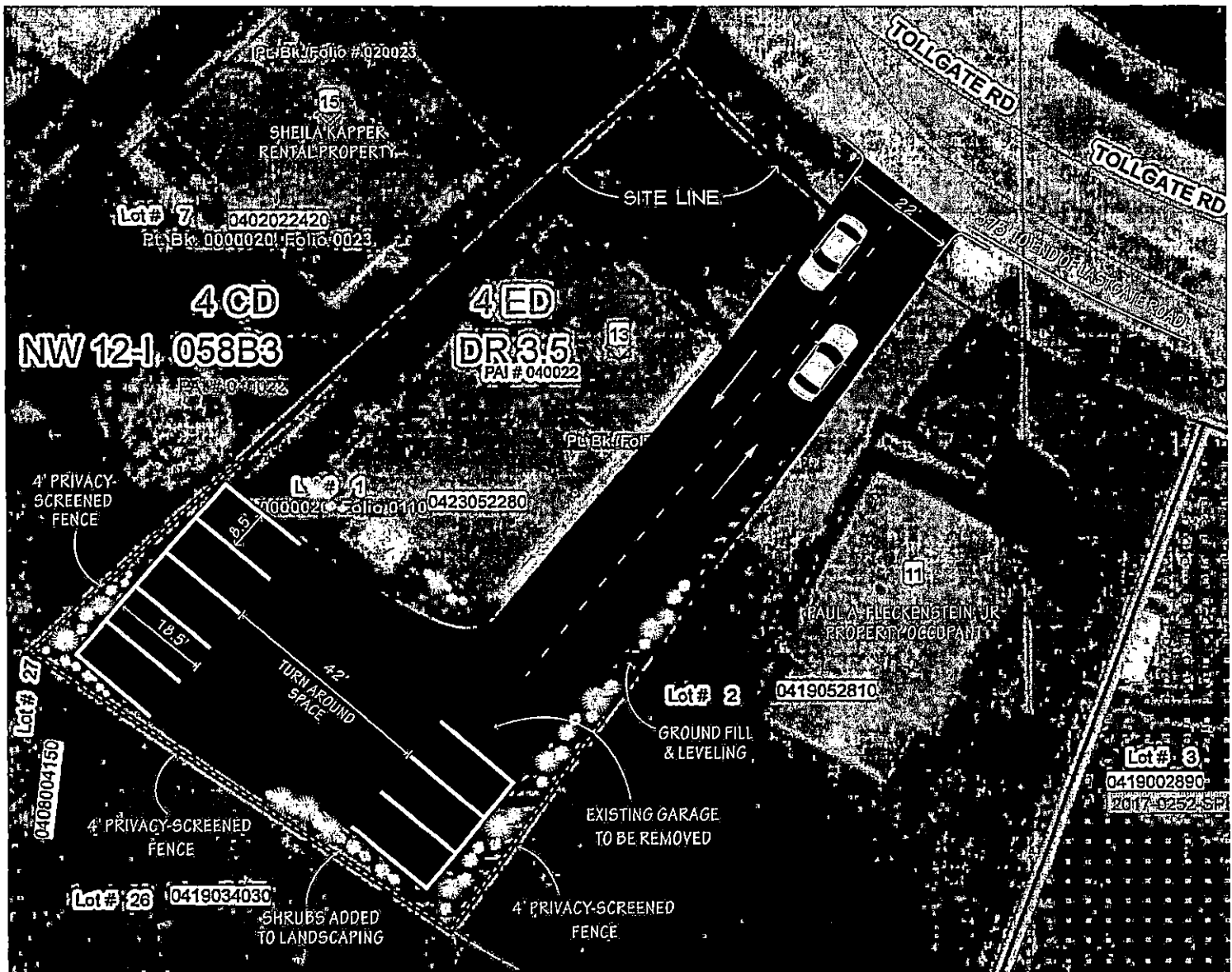
13 S. TOLLGATE ROAD, OWINGS MILLS, MD 21117
Plan to build parking court for proposed rooming/boarding house

GENERAL NOTES

OWNERS: PAMELA J. WEINEL & NATHAN RICHARDS
ZONING MAP # 05083
SITE ZONED: DR 3.5
ELECTION DISTRICT 4TH
COUNCIL DISTRICT 4TH
LOT SQUARE FEET: 11,782
SITE IS NOT HISTORIC
IN CBCA: NO
IN FLOOD PLAIN? NO
WATER & SEWER ARE PUBLIC

PROPOSED PARKING COURT

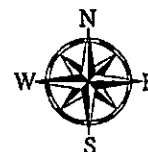
TOTAL PARKING SPACES = 8
SPACE SIZE 8.5' x 18.5'
MATERIAL: PAVEMENT
THERE IS A 22' WIDE 2 WAY ENTRANCE FROM STREET
THERE IS SOME CLEARING OF TREES REQ'D FOR THIS WORK
REMOVAL OF EXISTING GARAGE STRUCTURE REQ'D FOR THIS WORK
THERE IS SOME GROUND FILL AND LEVELING REQ'D FOR THIS WORK



Publication Date: 11/6/2019



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



0 5 10 20 30 40
Feet

1 inch = 30 feet

2019-0543-SPM

Application for a Use Permit for Boarding House in a D.R. Zone on 13 S Tollgate Road or also known as 13 Tollgate Rd

The maximum number of tenants expected to live on the property. 8 (Eight) Tenants

A site plan indicating the location and type of structure and the proximity of dwellings on adjacent lots. See attached documents

The location of the required off-street parking spaces.

Back of House – Total of 8 Parking Spaces

The removal of the existing Garage Structure

A floor plan indicating the number of bedrooms and bathrooms.

See Attached.

Items that will be added to each Bedroom

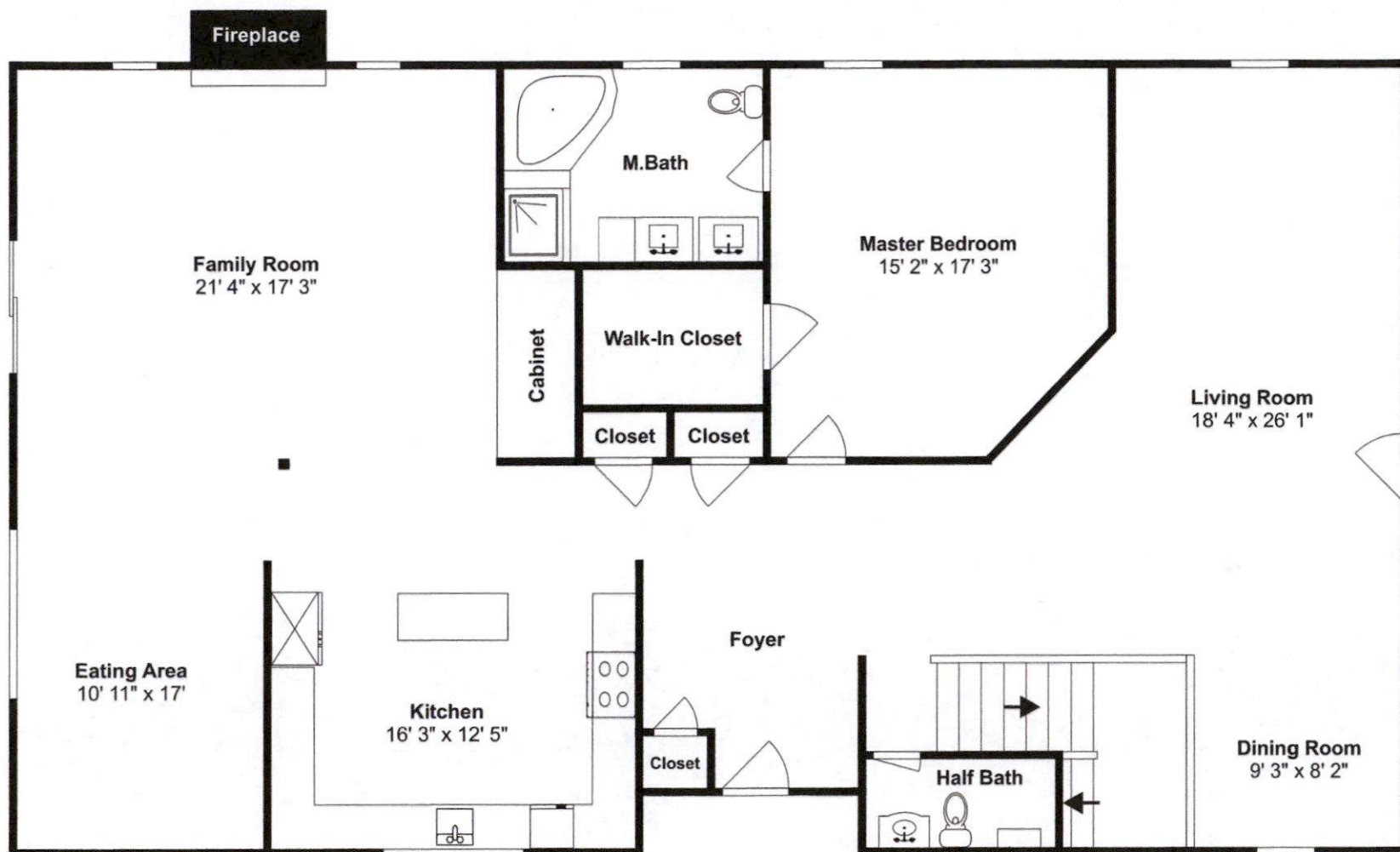
Smoke & Carbon Monoxide Detectors

Fire Escape Ladder

Fire Extinguisher

2019-0543-SPH

2019-0543-SP4



HOMETRACK
REAL ESTATE MARKETING

13 South Tollgate Road | Owings Mills, MD 21117

MAIN



2019-0543-SP4

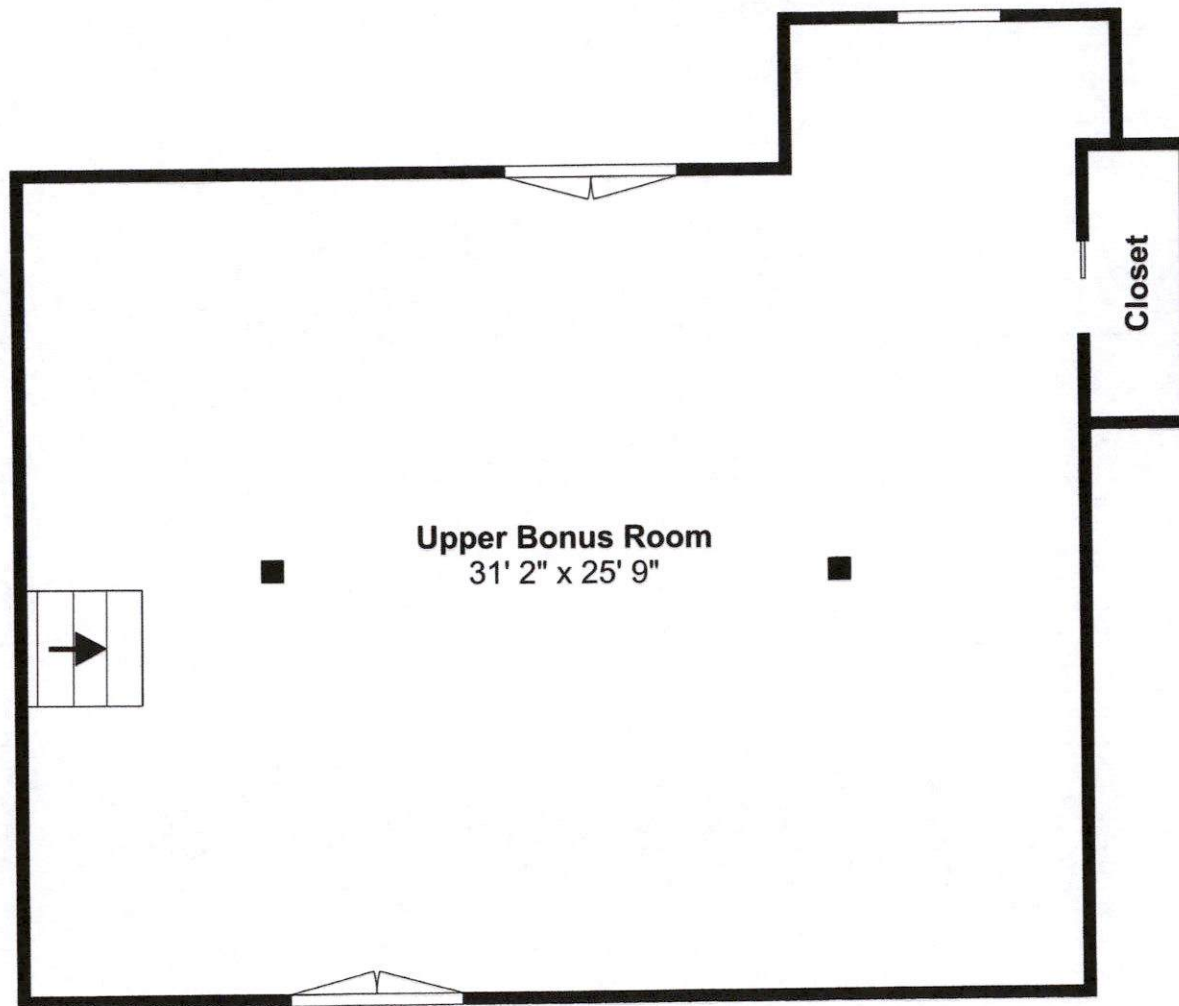


HOMETRACK
REAL ESTATE MARKETING

13 South Tollgate Road

Owings Mills, MD 21117

SECOND



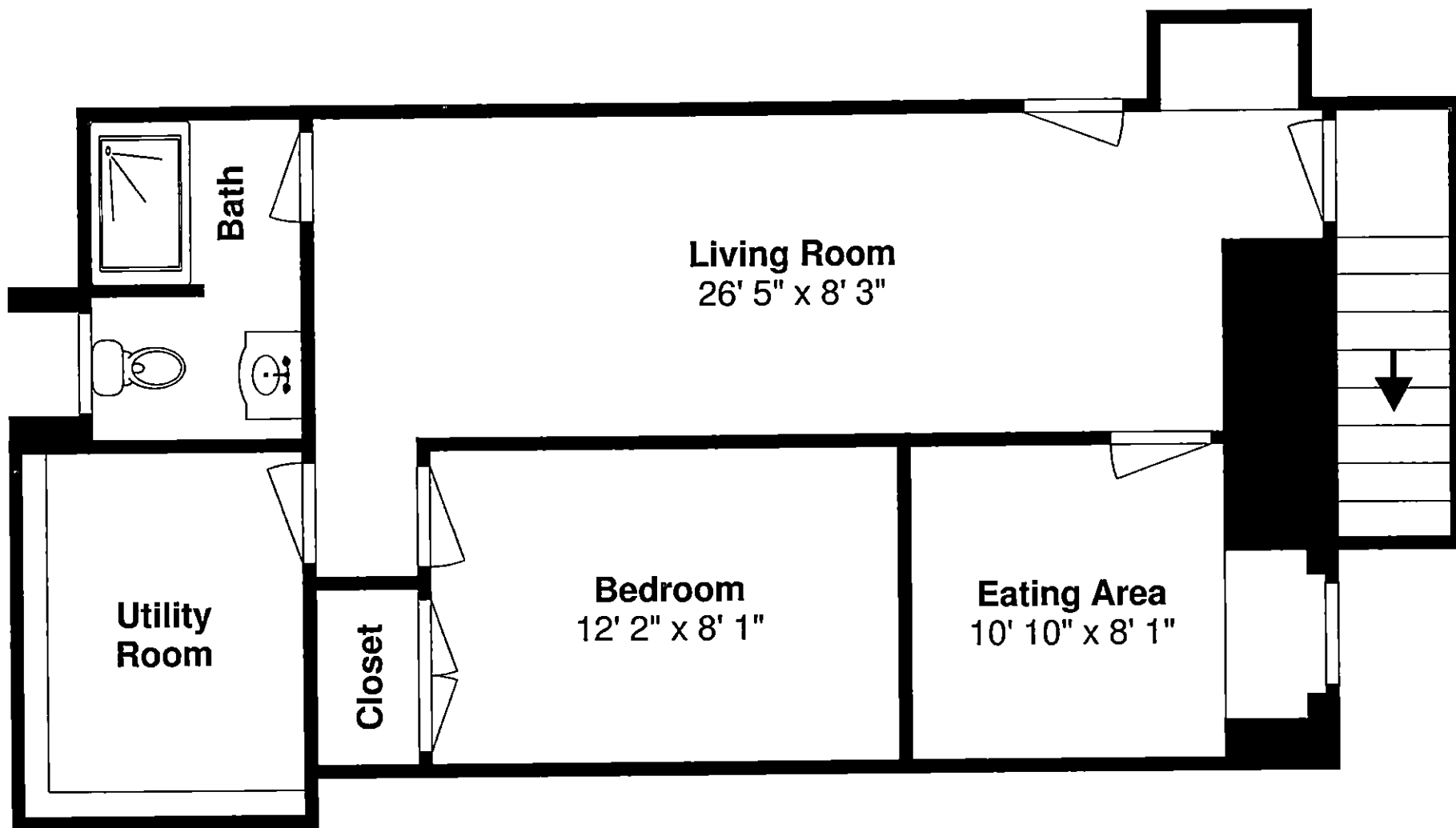
2019-0543-SH



HOMETRACK
REAL ESTATE MARKETING

13 South Tollgate Road | Owings Mills, MD 21117 | THIRD

2019-0543-SPH



February 8, 2020

Baltimore County, MD
Zoning Hearing

Re: 13 South Tollgate Road
Case Number 2019-0543-SPH

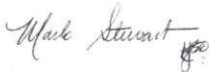
Dear Hearing Officer,

At the ROG monthly meeting February 3rd, residents of the Tollgate Action Group, which is one of our members, attended and expressed concerns with this matter. The concerns expressed were the inconsistency with the nature of the neighborhood being single family homes. The addition of a rooming/boarding house with a maximum of 8 beds is very concerning.

This opens the opportunity for a variety of uses which have not been identified by the owners Pamela Weinel and Nathan Richards, whose occupants may not contribute to the quiet nature of the community but rather be transient in nature. The vehicular traffic from eight more residents will add to the limited parking on that curve near the roundabout.

A motion was made and passed unanimously to OPPOSE this use of the property. We request that you do not change the current zoning.

Sincerely,



Mark Stewart
President

PROTESTANT' S

EXHIBIT NO. 1

Opposition to boardinghouse

PROTESTANT' S

EXHIBIT NO. 2

As residents of Tollgate, we are concerned with the change of use for a single family house at 13 Tollgate Road.

This house should never have been built in the first place. It was done without proper permits and the owner was fined tens of thousands of dollars before it was finally approved to be finished. We don't know who in the County authorized this.

It was sold to a single family and parts of it were still unfinished on the inside. The owners had to move when the husband was transferred for his employment and it was sold to another single family.

The house is extremely close to the neighbors on both sides, and there is a single car-wide driveway. The occupants would need to park on an already crowded road, which is on a curve near the roundabout entrance to our community. It is not the safest place for an abundance of vehicles to park, and adding eight more vehicles would cause parking issues for nearby residents.

Another issue that is concerning is that the owners have not stipulated who the residents of the boardinghouse will be. It is not handicapped accessible as the bedrooms are on the second floor and there is no elevator in the house. This leaves other options available that could impact our community, and the elementary and high schools that are within a mile radius of this home. Also, wouldn't a boardinghouse be a commercial property as it is raising revenue and being run as a business? The zoning for Tollgate is residential.

The biggest concern is that Tollgate was built as a single-family home community. If the use of a boardinghouse is permitted, this sets a precedent for any homeowner with a two-story addition, basement, or Cape Cod home to convert their homes to a boardinghouse. This would change the nature of the entire community, which is a close-knit one where generations have been raised and have stayed to raise their children.

We are respectfully requesting that the change in use be denied, and that the home remains a single family home. It would be perfect for a large family, or a multi-generational one where the grandparents live with their offspring. Thank you for your consideration in this matter.

Norma Bosley
President Tollgate Action Group

Lastgate RD
Tollgate RD
Tollgate RD

SPEED
LIMIT
25

PROTESTANT' S

EXHIBIT NO. 3

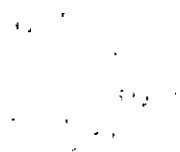




(close to neighbors)

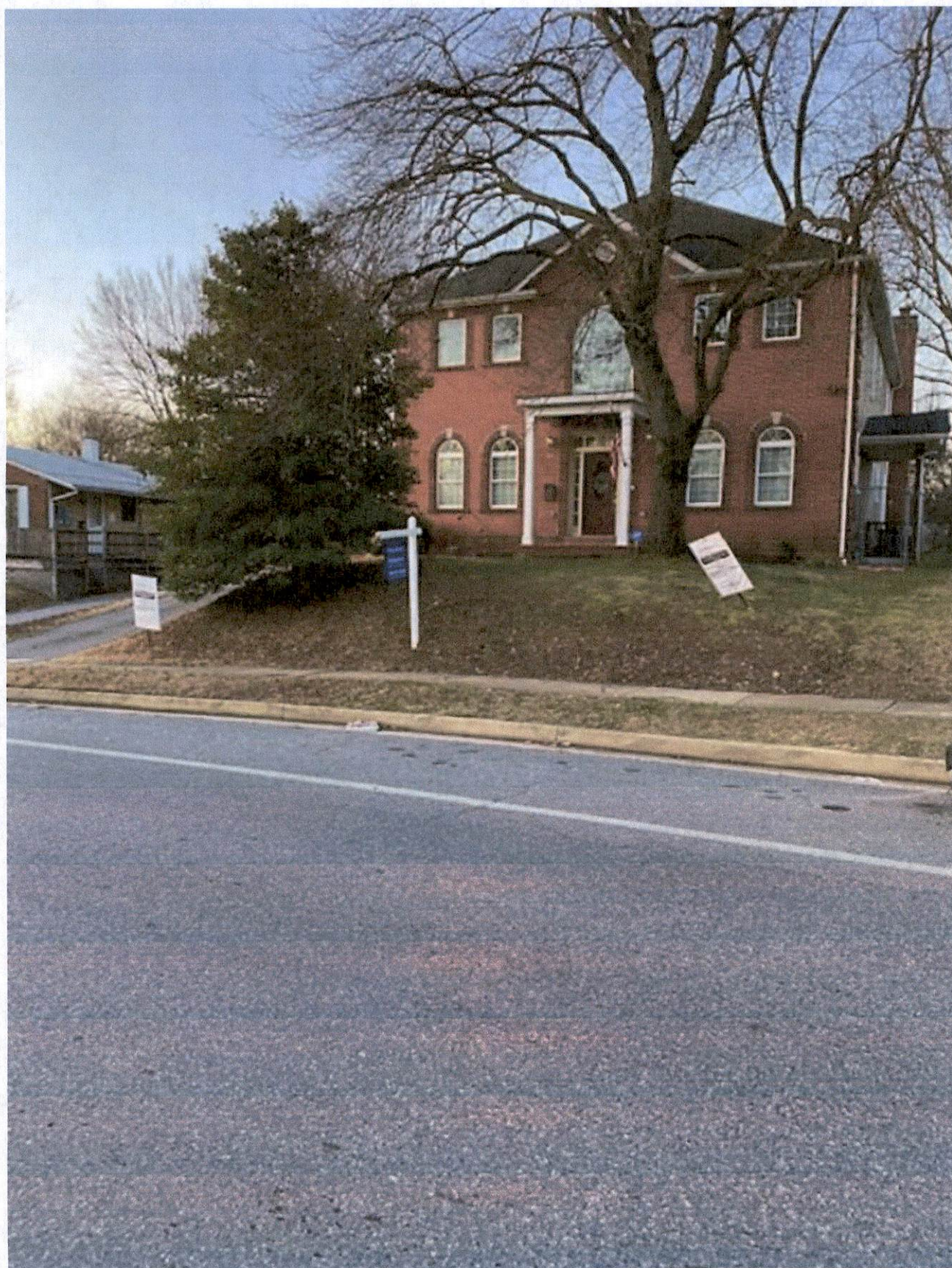


(space for one, maybe
two, cars)



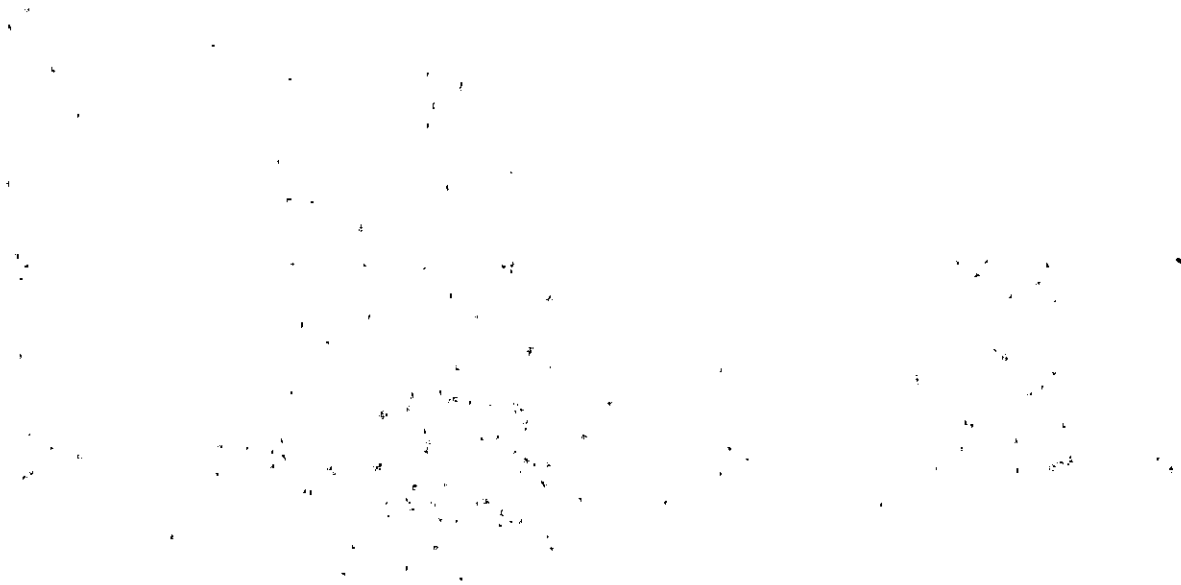








(parking line
runs out)





Kristen L Lewis

From: C Brechin <brechincb@gmail.com>
Sent: Wednesday, January 15, 2020 5:20 PM
To: Kristen L Lewis
Subject: Re: Hearing Notice`

CAUTION: This message from brechincb@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.

Understood here it is...

Gregory Casalino
greg123@icloud.com

(954) 661-6244

Address:
66 Painters Mill Rd Suite 110
Owings Mills MD 21117

Again Thanks much
cBrechin

Email or call me with any other questions.

Contract Purchaser

On Jan 15, 2020, at 1:18 PM, Kristen L Lewis <klewis@baltimorecountymd.gov> wrote:

Hello,

Payment is necessary by the date the Daily Record indicated so that your advertisement can run and have your hearing held. On the petition forms that you submitted show you listed under Contract Purchaser/Lessee and under Representative to be contacted, that would be why the information was sent over to the Daily Record that way. There is no address or contact information listed for the person you referred to you in your email for us to list him or send him any notifications. Please provide me with his contact information to be able issue a new notice. Thank you,

Kristen Lewis
PAI – Zoning Review
410-887-3391

-----Original Message-----

From: C Brechin [<mailto:brechincb@gmail.com>]
Sent: Tuesday, January 14, 2020 4:28 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: Re: Hearing Notice`

CAUTION: This message from brechincb@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.

Hello Kristen:

The daily record just called me and she indicated that my name is listed on the add...

Please remove my name from the add—I am not the purchaser — The actual purchaser is Greg Casalino. I am just the co signer on this deal.

Again as soon as you send over revised notice removing my name and putting Greg Casalino I will be happy to give them payment.
You can still have them call me for payment.

Thanks
CB Brechin

On Jan 13, 2020, at 12:03 PM, Kristen L Lewis
<klewis@baltimorecountymd.gov> wrote:

Good afternoon,

Attached is the hearing notice and sign posters list needed for you to have someone post the sign by the date indicated at the bottom of the notice. Thank you,

Kristen Lewis
PAI - Zoning Review
410-887-3391

[<http://www.baltimorecountymd.gov/sebin/v/b/census-logo.png>] <<http://www.baltimorecountymd.gov>>

Connect with Baltimore County

[<http://www.baltimorecountymd.gov/sebin/x/g/social-icon-facebook.png>] <<https://www.facebook.com/baltcogov>> [<http://www.baltimorecountymd.gov/sebin/p/o/social-icon-twitter.png>]
<<https://twitter.com/BaltCoGov>> [<http://www.baltimorecountymd.gov/sebin/z/n/social-icon-news.png>]
<<http://www.baltimorecountymd.gov/News/BaltimoreCountyNow>> [<http://www.baltimorecountymd.gov/sebin/b/d/social-icon-youtube.png>]
<<https://www.youtube.com/user/BaltimoreCounty>> [<http://www.baltimorecountymd.gov>]

[tymd.gov/sebin/l/y/social-icon-flickr.png](http://www.baltimorecountymd.gov/sebin/l/y/social-icon-flickr.png)

<<https://www.flickr.com/photos/baltimorecounty>> [[http://www.baltimorecount](http://www.baltimorecountymd.gov/sebin/t/q/social-icon-linkedin.png)

[ymd.gov/sebin/t/q/social-icon-linkedin.png](http://www.baltimorecountymd.gov/sebin/t/q/social-icon-linkedin.png)]

<<https://www.linkedin.com/company/baltimore-county-government>>

www.baltimorecountymd.gov <<http://www.baltimorecountymd.gov>>

<20200113121312287.pdf>



*Office of Administrative Hearings
105 West Chesapeake Avenue, Room 103
Jefferson Building
Towson, Maryland 21204*

Return Service Requested

Charlotte Atencio
9815 Middle Mill Dr.
Owings Mills, Maryland 21117

CASE NAME _____
CASE NUMBER 2019-0543-SPH
DATE 2/10/2020

NAME

CITY, STATE, ZIP

[illegible]

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

CASE NO. 2019-

0543-SPH

2-10

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

1/22/20

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

COMMENT

1/2

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

NO
COMMENT

FIRE DEPARTMENT

1/30

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

NOT
Recommend

12/18

STATE HIGHWAY ADMINISTRATION

No Objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

1/21/20

THE DAILY RECORD

SIGN POSTING (1st)

Date:

1/20/20

by Jim O'Keefe

SIGN POSTING (2nd)

Date:

2-9-2020

by "

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

1. The first part of the paper is devoted to a general discussion of the problem of the existence of solutions of the system of equations

$$\frac{dx}{dt} = P(x, y, z), \quad \frac{dy}{dt} = Q(x, y, z), \quad \frac{dz}{dt} = R(x, y, z),$$

where P, Q, R are continuous functions of x, y, z in a certain domain D of the space (x, y, z) .

It is shown that if the functions P, Q, R satisfy certain conditions, then the system of equations has a unique solution in the domain D .

The second part of the paper is devoted to a study of the stability of the solutions of the system of equations.

It is shown that if the functions P, Q, R satisfy certain conditions, then the solutions of the system of equations are stable.

2-10-20
2019-0543-SPH

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 04 Account Number - 0423052280			
Owner Information					
Owner Name:		RICHARDS NATHAN WEINEL PAMELA J		Use: RESIDENTIAL Principal Residence: YES	
Mailing Address:		13 S TOLLGATE RD OWINGS MILLS MD 21117-		Deed Reference: /39375/ 00245	
Location & Structure Information					
Premises Address:		13 S TOLLGATE RD OWINGS MILLS MD 21117-		Legal Description: 13 S TOLLGATE RD TOLLGATE	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref: 0020/0110
0058	0021	0280	4010003.04	0000	E 1 2019
Special Tax Areas: None			Town: None Ad Valorem: None Tax Class: None		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
2016		3,834 SF		400 SF	
Property Land Area		County Use			
11,782 SF		04			
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
2	YES	STANDARD UNIT	FRAME/	4	4 full/ 1 half
Garage		Last Notice of Major Improvements			
1 Detached					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of 01/01/2019		As of 07/01/2019 As of 07/01/2020	
Land:		41,700		51,700	
Improvements		360,700		385,400	
Total:		402,400		437,100 413,967 425,533	
Preferential Land:		0		0	
Transfer Information					
Seller: ANTHONY ROBERT D		Date: 09/12/2017		Price: \$455,000	
Type: ARMS LENGTH IMPROVED		Deed1: /39375/ 00245		Deed2:	
Seller: 13 TOLLGATE ROAD LLC		Date: 02/05/2016		Price: \$405,500	
Type: ARMS LENGTH IMPROVED		Deed1: /37154/ 00152		Deed2:	
Seller: PRUITT JEFFREY		Date: 12/10/2014		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /35645/ 00117		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	
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

PM 2-10-20
1:30 PM

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Sunday, February 9, 2020 10:33 PM
To: Administrative Hearings
Subject: Certifications
Attachments: W. Cherry Hill Rd. Cert..jpeg; W. Cherry Hill Rd. Photos .docx; S. Tollgate Rd. Cert. .jpeg;
S. Tollgate Rd. Photos.docx

CAUTION: This message from luckylinda1954@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.

Hi Debbie,

I am attaching the Second Certifications and photos for Case # 2019-0452-A @ 119 W. Cherry Hill Rd. and Case # 2019-0543-SPH @ 13 South Tollgate Rd. for your records.
Have a nice day,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com

SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 2/9/2020

Case Number: 2019-0543-SPH

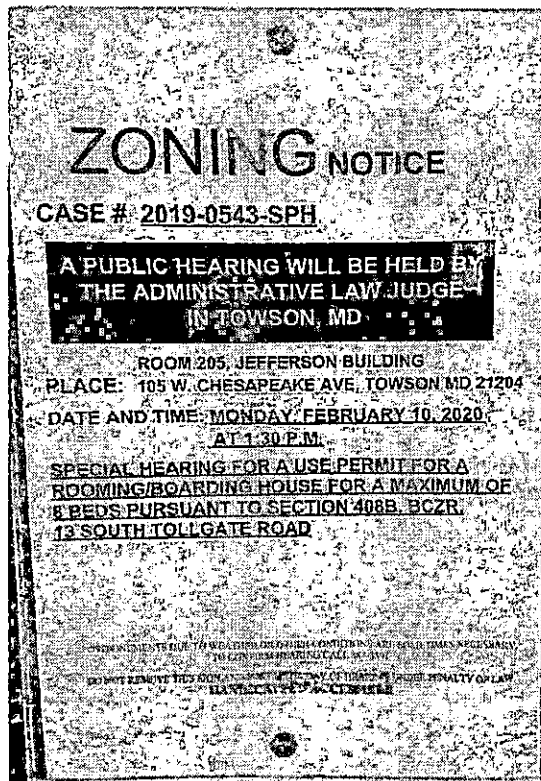
Petitioner / Developer: NATHAN RICHARDS, PAMELA WEINEL ~
GREGORY CASALINO

Date of Hearing: FEBRUARY 10, 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:
13 SOUTH TOLLGATE ROAD

The sign(s) were posted on: JANUARY 20, 2020

The sign(s) were re-photographed on: FEBRUARY 9, 2020



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Re-Photographed 1st Sign @ 13 South Tollgate Road ~ 2/9/2020



Re-Photographed 2nd Sign @ 13 South Tollgate Road ~ 2/9/2020

CASE # 2019-0543-SPH

SUBMITTER NAME Tollgate
 PLAT BOOK # 20 FOLIO # 110 DEED TAX # 04 23 05 22 80 DEED REF. # 39375245

13 S. TOLLGATE ROAD, OWINGS MILLS, MD 21117
Plan to build parking court for proposed rooming/boarding house



0 5 10 20 30 40 Feet
1 inch = 30 feet



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

Architectural drawings of the interior of the 'Klosterkirche' (St. Peter's Church) in the 18th century. The drawings show the floor plan and elevation of the church, including the altar, choir, and nave. The drawings are labeled with numbers 1 through 10, corresponding to the text descriptions.

EXHIBIT NO.

DATE 12/13/2017 SCALE IN INCHES = 3.0

2019-0543-SPH

VIOLETION CASE INFO:

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)
ADDRESS 13 S Tollgate Road OWNER(S) NAME(S) Pamela J Weinel + Nathan Richards
SUBDIVISION NAME Tollgate LOT # 1 BLOCK # E SECTION # _____
PLAT BOOK # 20 FOLIO # 110 10 DIGIT TAX # 0423052280 DEED REF. # 393751245

SAMPLE PARKING LAYOUT

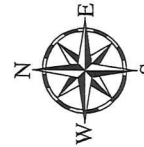
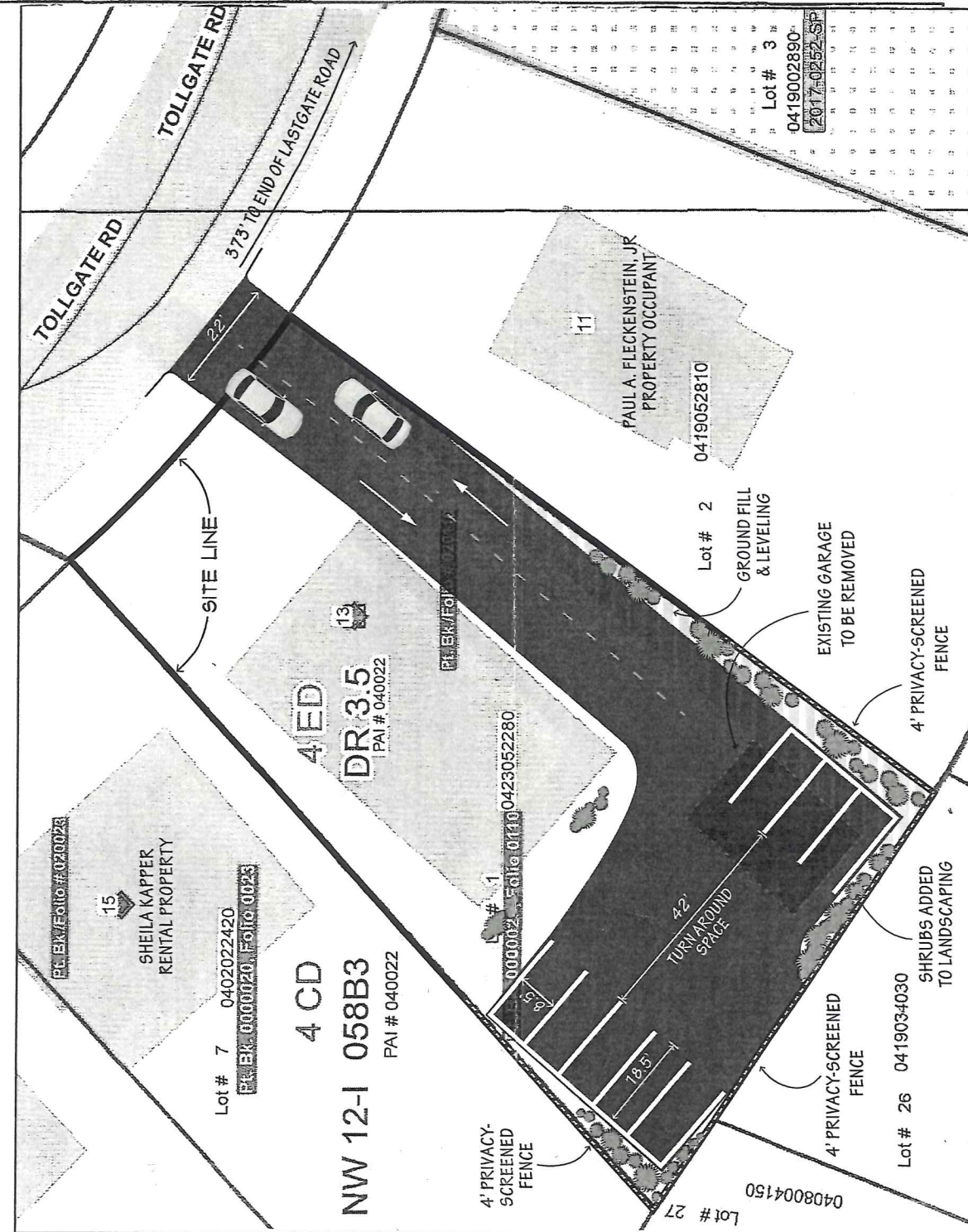
13 S. TOLLGATE ROAD, OWINGS MILLS, MD 21117
Plan to build parking court for proposed rooming/boarding house

GENERAL NOTES

OWNERS: PAMELA J. WEINEL & NATHAN RICHARDS
ZONING MAP # 058B3
SITE ZONED: DR 3.5
ELECTION DISTRICT 4TH
COUNCIL DISTRICT 4TH
LOT SQUARE FEET: 11,782
SITE IS NOT HISTORIC
IN CBCA: NO
IN FLOOD PLAIN? NO
WATER & SEWER ARE PUBLIC

PROPOSED PARKING COURT

TOTAL PARKING SPACES = 8
SPACE SIZE 8.5' x 18.5'
MATERIAL: PAVEMENT
THERE IS A 22' WIDE 2 WAY ENTRANCE FROM STREET
THERE IS SOME CLEARING OF TREES REQ'D FOR THIS WORK
REMOVAL OF EXISTING GARAGE STRUCTURE REQ'D FOR THIS WORK
THERE IS SOME GROUND FILL AND LEVELING REQ'D FOR THIS WORK



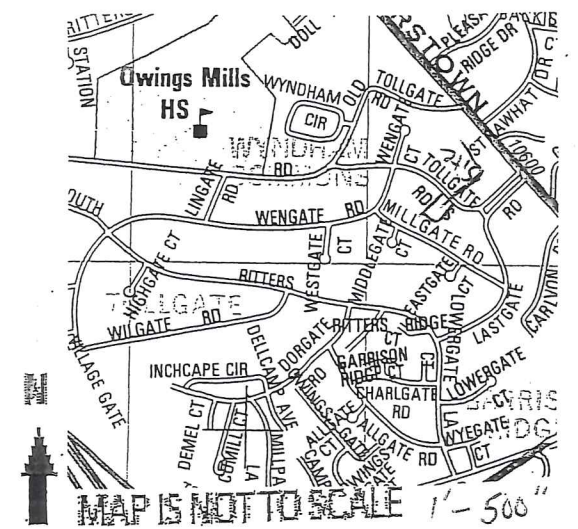
0 5 10 20 30 40 Feet
1 inch = 30 feet

Publication Date: 11/6/2019



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

SITE VICINITY MAP



ZONING MAP# 058B.3

SITE ZONED DR 3.5

ELECTION DISTRICT 4th

COUNCIL DISTRICT 4th

LOT AREA ACREAGE _____

OR SQUARE FEET 11,782

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY C-13

DATE 12/13/2019 SCALE: 1 INCH = 30 FEET

2019-0543-SPH

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)
ADDRESS 13 S Tollgate Road OWNER(S) NAME(S) Pamela J Weinel + Nathan Richards
SUBDIVISION NAME Tollgate LOT# 1 BLOCK# E SECTION#
PLAT BOOK# 20 FOLIO# 110 10 DIGIT TAX# 0423052280 DEED REF.# 393751245

SAMPLE PARKING LAYOUT

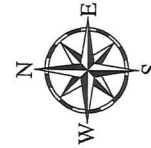
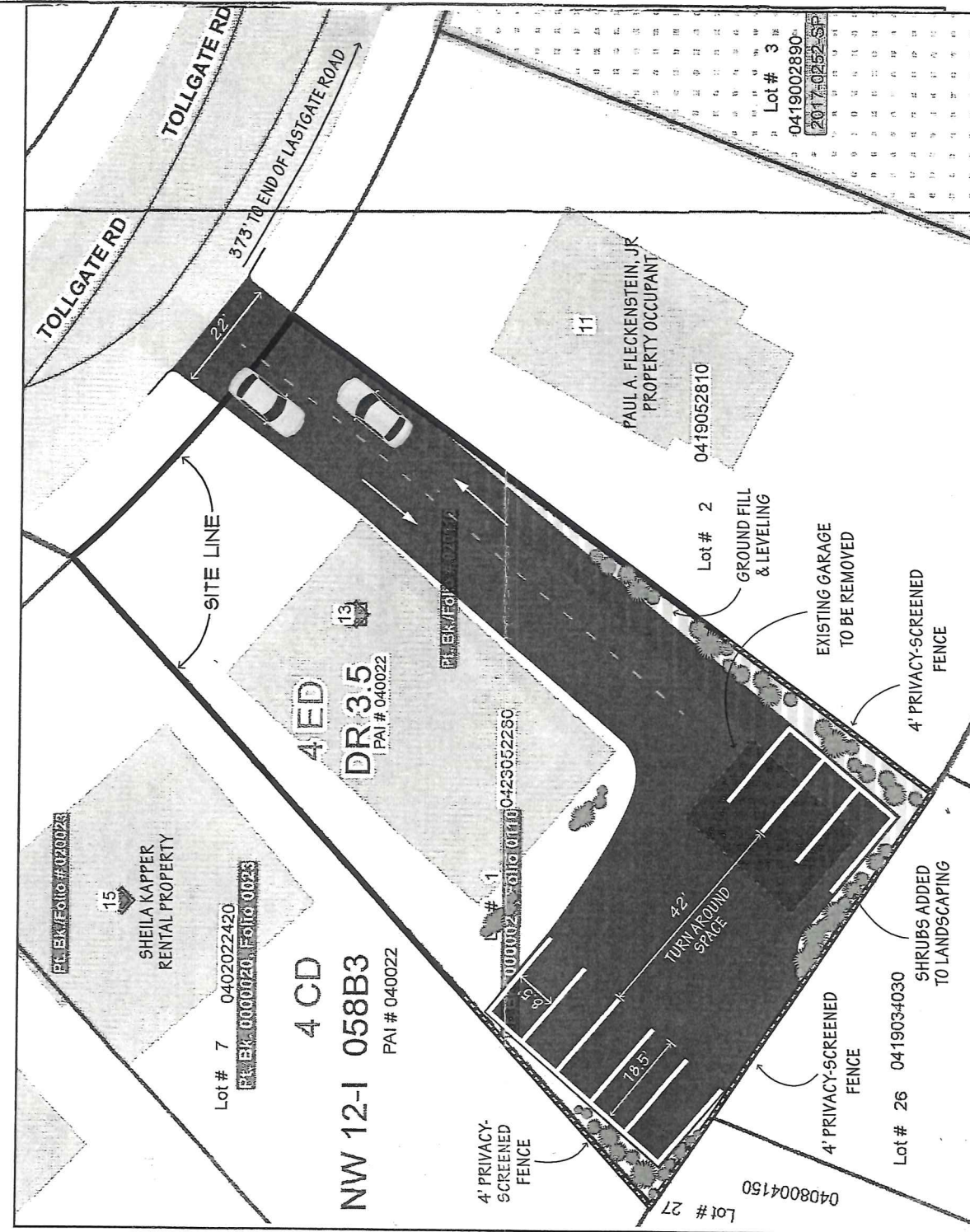
13 S. TOLLGATE ROAD, OWINGS MILLS, MD 21117
Plan to build parking court for proposed rooming/boarding house

GENERAL NOTES

OWNERS: PAMELA J. WEINEL & NATHAN RICHARDS
ZONING MAP # 058B3
SITE ZONED: DR 3.5
ELECTION DISTRICT 4TH
COUNCIL DISTRICT 4TH
LOT SQUARE FEET: 11,782
SITE IS NOT HISTORIC
IN CBCA: NO
IN FLOOD PLAIN? NO
WATER & SEWER ARE PUBLIC

PROPOSED PARKING COURT

TOTAL PARKING SPACES = 8
SPACE SIZE 8.5' x 18.5'
MATERIAL: PAVEMENT
THERE IS A 22' WIDE 2 WAY ENTRANCE FROM STREET
THERE IS SOME CLEARING OF TREES REQ'D FOR THIS WORK
REMOVAL OF EXISTING GARAGE STRUCTURE REQ'D FOR THIS WORK
THERE IS SOME GROUND FILL AND LEVELING REQ'D FOR THIS WORK



0 5 10 20 30 40 Feet
1 inch = 30 feet

Publication Date: 11/6/2019

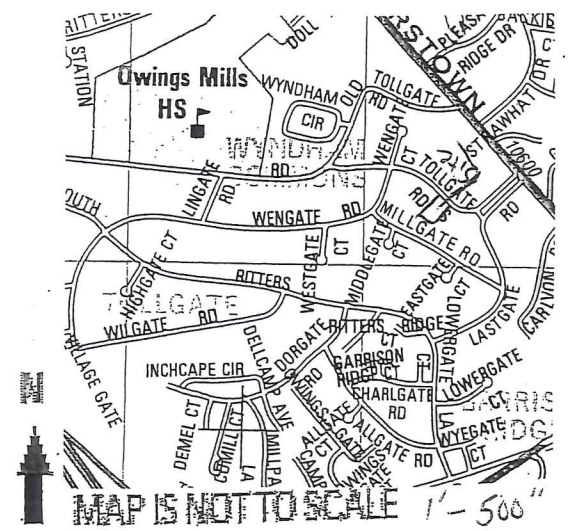


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

PLAN DRAWN BY C.B.

DATE 12/13/2019 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



ZONING MAP# DS8B3

SITE ZONED DR 3.5

ELECTION DISTRICT 4th

COUNCIL DISTRICT 4th

LOT AREA ACREAGE _____

OR SQUARE FEET 11,782

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

PETITIONER'S _____

EXHIBIT NO. 1

VIOLATION CASE INFO:

2019-0543-SP4

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)
ADDRESS 13 S Tollgate Road OWNER(S) NAME(S) Pamela J Weinel + Nathan Richards
SUBDIVISION NAME Tollgate LOT# 1 BLOCK# E SECTION#
PLAT BOOK# 20 FOLIO# 110 10 DIGIT TAX# 04 23 05 2 280 DEED REF.# 393751245

SAMPLE PARKING LAYOUT

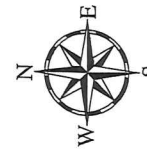
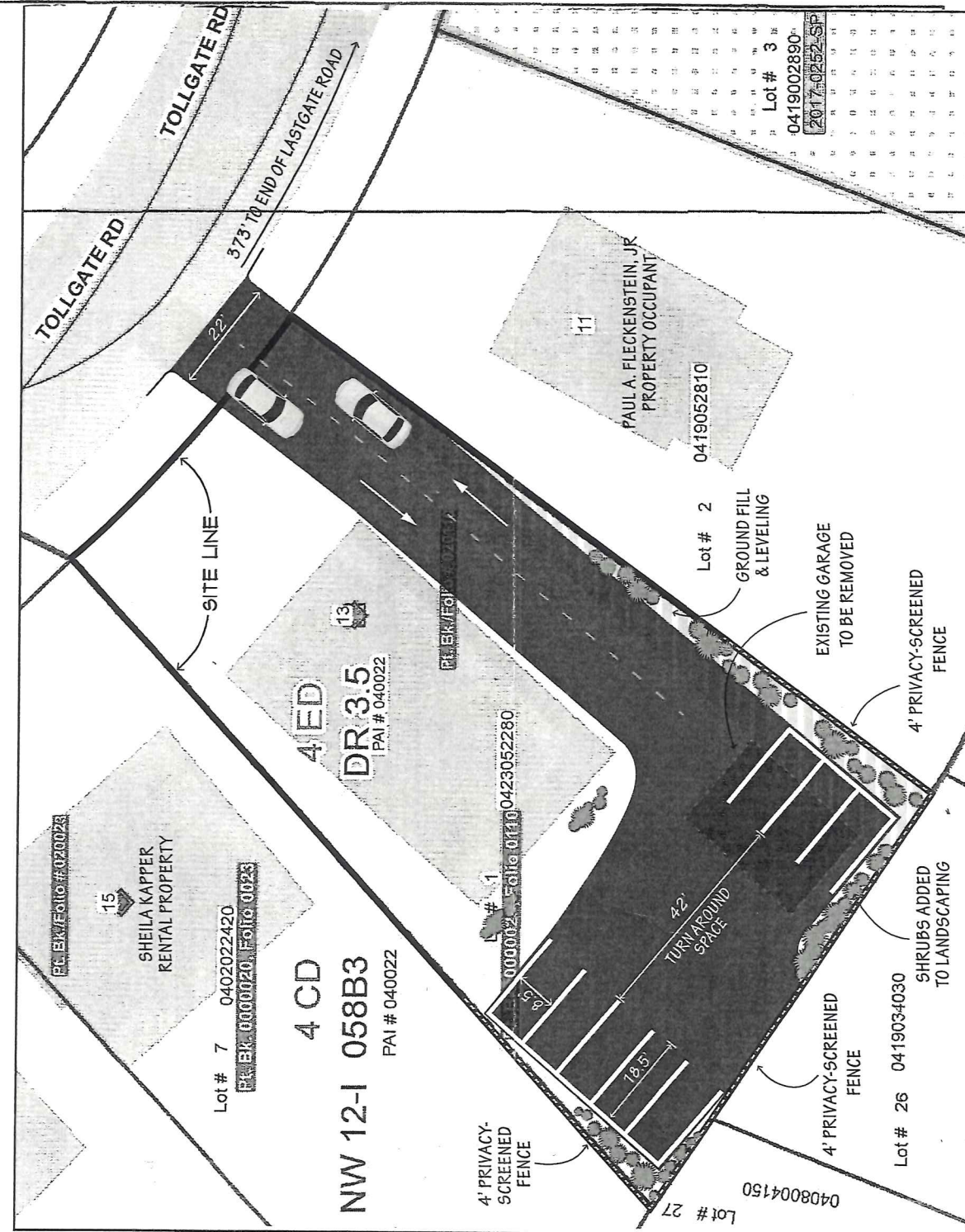
13 S. TOLLGATE ROAD, OWINGS MILLS, MD 21117
Plan to build parking court for proposed rooming/boarding house

GENERAL NOTES

OWNERS: PAMELA J. WEINEL & NATHAN RICHARDS
ZONING MAP # 058B3
SITE ZONED: DR 3.5
ELECTION DISTRICT 4TH
COUNCIL DISTRICT 4TH
LOT SQUARE FEET: 11,782
SITE IS NOT HISTORIC
IN CBCA: NO
IN FLOOD PLAIN? NO
WATER & SEWER ARE PUBLIC

PROPOSED PARKING COURT

TOTAL PARKING SPACES = 8
SPACE SIZE 8.5' x 18.5'
MATERIAL: PAVEMENT
THERE IS A 22' WIDE 2 WAY ENTRANCE FROM STREET
THERE IS SOME CLEARING OF TREES REQ'D FOR THIS WORK
REMOVAL OF EXISTING GARAGE STRUCTURE REQ'D FOR THIS WORK
THERE IS SOME GROUND FILL AND LEVELING REQ'D FOR THIS WORK



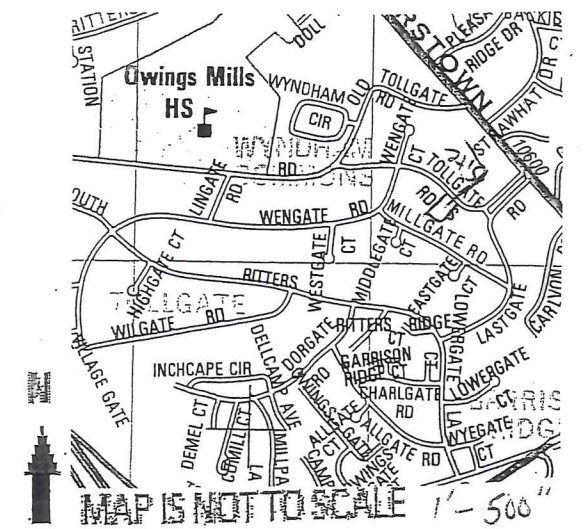
0 5 10 20 30 40 Feet
1 inch = 30 feet

Publication Date: 11/6/2019



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

SITE VICINITY MAP



ZONING MAP# DS8B3

SITE ZONED DR 3.5

ELECTION DISTRICT 4th

COUNCIL DISTRICT 4th

LOT AREA ACREAGE _____

OR SQUARE FEET 11,782

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY C-13

DATE 12/13/2019 SCALE: 1 INCH = 30 FEET

2019-0543-SPH