

M E M O R A N D U M

DATE: April 14, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0545-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on April 10, 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

(8127 Pulaski Highway)

15th Election District

7th Council District

8127 Pulaski Highway, LLC

Legal Owner

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0545-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by 8127 Pulaski Highway, LLC, legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from § 303.2 of the Baltimore County Zoning Regulations (“BCZR”) to permit the front yard setback of 28 feet in lieu of the required 57.5 feet as the average of the front yard depths of the lots immediately adjoining on each side. A site plan was marked as Petitioner’s Exhibit 1.

Russell E. Stickel, the owner of the property, appeared in support of the petition. Edward C. Covahey, Jr., Esq. represented Petitioner and was assisted by Brian Dietz, the licensed surveyor who prepared the site plan. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”). That agency has no objection to granting the petitioned zoning relief conditioned upon the successful resolution of the pending code citation discussed below.

The site is approximately 8,712 sq. ft. in size and is split-zoned BR-AS. Because there were no Protestants or interested persons in attendance Mr. Covahey was allowed to proffer the following evidence: The structure in question was constructed in 1940, before the enactment of the BCZR. It has been used continuously since then as a gas station and service garage. Mr. Stickel

ORDER RECEIVED FOR FILING

Date

3/11/2020

By

Sen

first leased the property approximately seventeen years and subsequently purchased the property as the managing member and sole owner of 8127 Pulaski Highway, LLC. He has owned and operated Orem's Automotive Shop on the property that entire time. The company is in good standing with SDAT.

Mr. Stickel recently constructed a handicapped accessible addition on the front of the existing structure. He was unaware that he needed to obtain building permits to do so, and was also aware of the setback regulations for the parcel. After an anonymous complaint was filed with the Bureau of Code Enforcement he was cited for building without the required permits and received a fine in the amount of \$5,500.00. Administrative Law Judge Lawrence Stahl suspended all but \$1000.00 of the fine and Petitioner paid that portion. Judge Stahl advised Petitioner that he would hold the case open and would dismiss the remaining fine if Petitioner was granted the variance at issue here.

As noted, there were no Protestants at the hearing and no written objections in the file. The property is improved by an existing one (1) story building erected in 1940 and the property is further improved by the aforementioned addition to the existing building, which extends 7.4 feet toward Pulaski Highway. The Siesta Motel is on one side of the parcel and is set back 88 feet from Pulaski Highway. There is a dental office on the other side that is set back 27 feet from that road. Therefore, per BCZR § 303.2 the setback for the structure in question is supposed to be 57.5 feet – and average of the two adjoining structures.

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.

ORDER RECEIVED FOR FILING

Date 3/11/2020

By Sen

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

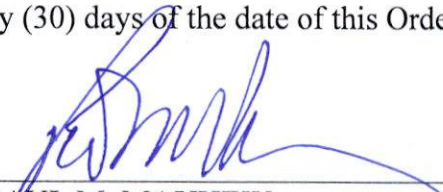
The property in question was laid out on a plat that pre-dates the BCZR. It is slightly irregularly shaped and the adjoining parcel to the rear is zoned DR 5.5. As such the property is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would require removal of both structures in order to comply with the current setback requirements. 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. Mr. Stickel has operated a successful auto repair business there for many years. Further, the setback of the structure in question, including the addition, creates a staggered but uniform sequence of setbacks with the adjoining properties.

THEREFORE, IT IS ORDERED, this 11th day of **March, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 303.2 of the Baltimore County Zoning Regulations ("BCZR") to permit the front yard setback of 28 feet in lieu of the required 57.5 feet as the average of the front yard depths of the lots immediately adjoining on each side, 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.

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

ORDER RECEIVED FOR FILING

Date 3/11/2020
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 8127 Pulaski Hwy, Baltimore, MD 21237 which is presently zoned BR-AS
 Deed References: 39259/460 10 Digit Tax Account # 1 5 0 5 7 7 0 7 9 1
 Property Owner(s) Printed Name(s) 8127 Pulaski Hwy LLC

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

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. a **Variance** from Section(s)

Section 303.2 of Baltimore County Zoning Regulations to permit the front yard setback of 28 ft. in lieu of the required 57.5 ft. pursuant to Section 303.2 of the BCZR as the average of the front yard depths of the lots immediately adjoining on each side.

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)

The property is improved by an existing one (1) story building erected in 1940 and the property is further improved by an addition to the existing building extending 7.4 ft. toward Pulaski Hwy. Unreasonable hardship and practical difficulty would require removal of both structures in order to comply with the current setback requirements.

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Edward C. Covahey, Jr.

Name- Type or Print

Signature

614 Bosley Avenue Towson MD

Mailing Address City State

21204 410-828-9441 kerns@cablaw.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners): 8127 Pulaski Hwy LLC

Russell E. Stickel

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1004 Piper Cove Way Bel Air MD

Mailing Address City State

21014 410-608-4478

Zip Code Telephone # Email Address

Representative to be contacted

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 20A-0545-A Filing Date 12/17/19

Do Not Schedule Dates: Reviewer CF

Brian R. Dietz
Professional Land Surveyor #21080
7867 Oakdale Avenue, Baltimore, MD 21237
Phone 410-686-1198 Fax 410-682-6021

Zoning Description
For
8127 Pulaski Highway
December 16, 2019

Beginning at the intersection of the Southeast side of Pulaski Highway, which is 150 feet wide, and the Southwest side of Lawrence Avenue, which is 50 feet wide. Being Lots 5 and 6, in the subdivision of Duvall Terrace Place, as recorded in Baltimore County Plat Book 12, Folio 105, containing 8,712 sq.ft. of land. Also known as 8127 Pulaski Highway and located in the 15th Election District, 7th Councilmanic District.



Brian Dietz
12-16-19

2019-0545-A

kerns@cablaw.com

From: Debra Wiley <dwiley@baltimorecountymd.gov>
Sent: Tuesday, December 17, 2019 10:13 AM
To: kerns@cablaw.com
Cc: Lionel Van Dommelen
Subject: Case No. CB1900582 - Complaint Lien ID: 45855 - Lien Date: 10/23/2019 - 8127 Pulaski Hwy LLC

Mr. Covahey,

Judge Stahl is in receipt of your December 13, 2019 letter regarding the above-referenced case. Once a Code Enforcement Order has been issued, any extension needs to be approved by the particular inspector in the case. Judge Stahl has forwarded to the appropriate inspector your request with his approval for the extension to April 1, 2020.

He would suggest that you follow-up with the individual inspector to confirm that the requested extension has been granted.

Thank you.

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868



CONNECT WITH BALTIMORE COUNTY



CERTIFICATE OF POSTING

2019-0545-A

RE: Case No.: _____

Petitioner/Developer: _____

Russell Stickel

March 10, 2020

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

8127 Pulaski Highway

SIGN 1

February 19, 2020

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

Sincerely,

 February 19, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

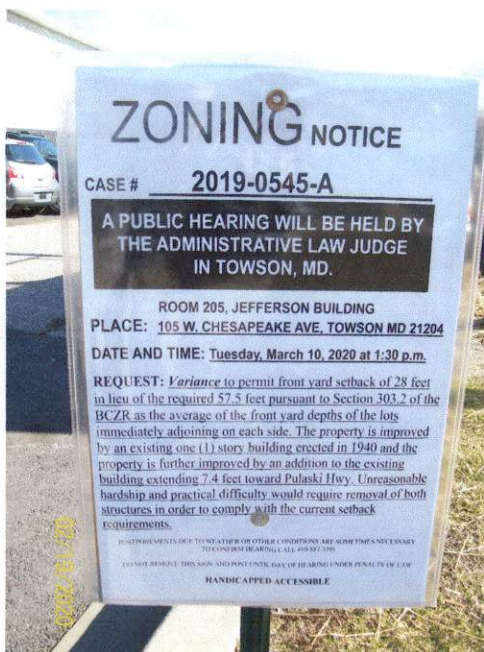
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2019-0545-A

RE: Case No.: _____

Petitioner/Developer: _____

Russell Stickel

March 10, 2020

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

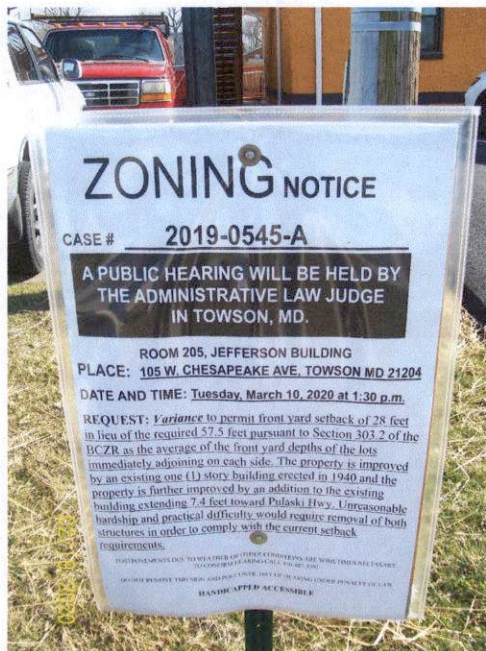
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

8127 Pulaski Highway

SIGN 2

February 19, 2020

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



Sincerely,

 February 19, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

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

2/19/2020

Order #: 11845661
Case #: 2019-0545-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0545-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: 2019-0545-A

8127 Pulaski Highway

S/e side of Pulaski Highway, s/w side of Law Rence Avenue

16th Election District - 7th Councilmanic District

Legal Owners: Russell Stichel

Varance to permit front yard setback of 28 feet in lieu of the required 57.5 feet pursuant to Section 303.2 of the BCZR as the average of the front yard depths of the lots immediately adjoining on each side. The property is improved by an existing one (1) story building erected in 1940 and the property is further improved by an addition to the existing building extending 7.4 feet toward Pulaski Hwy. Unreasonable hardship and practical difficulty would require removal of both structures in order to comply with the current setback requirements.

Hearing: Tuesday, March 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.

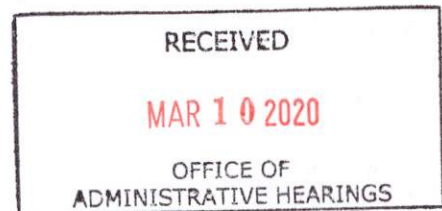
119

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Monday, March 9, 2020 2:45 PM
To: kerns@cablaw.com; Administrative Hearings
Subject: Recertification's For 2019-0545-A AND 2019-0546-XA
Attachments: Re-Cert 1 2019-0545-A.doc; Re-Cert 2 2019-0545-A.doc; Re-Cert 1 2019-0546-XA.doc; Re-Cert 2 2019-0546-XA.doc

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

Recertification's for 11421 Reisterstown Road AND 8127 Pulaski Highway. Thanks.



CERTIFICATE OF POSTING

2019-0545-A

RE: Case No.: _____

Petitioner/Developer: _____

Russell Stickel

March 10, 2020

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

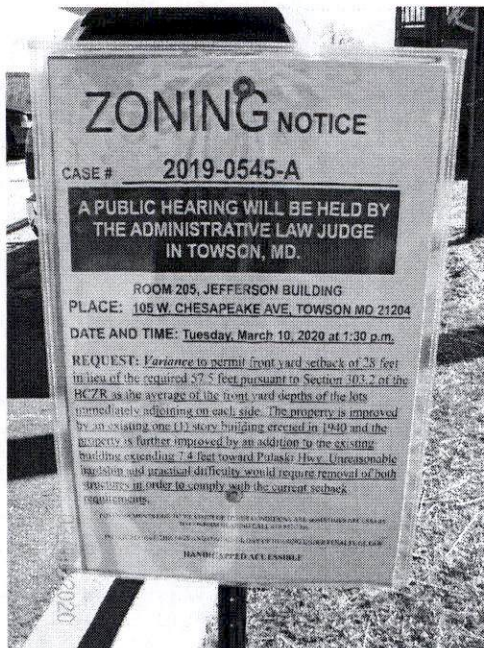
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

8127 Pulaski Highway

SIGN 1 Recertification

February 19, 2020

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



Sincerely,


(Signature of Sign Poster)

March 7, 2020

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0545-A

RE: Case No.: _____

Petitioner/Developer: _____

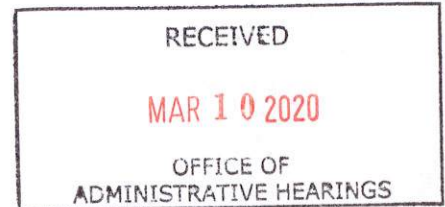
Russell Stickel

March 10, 2020

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:



Ladies and Gentlemen:

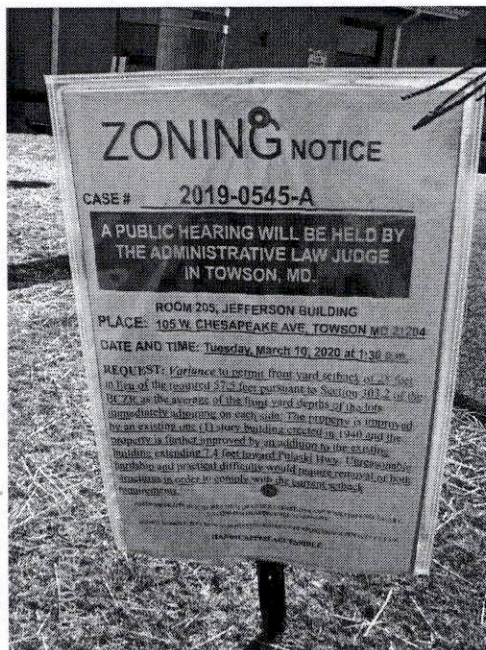
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

8127 Pulaski Highway

SIGN 2 Recertification

February 19, 2020

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



Sincerely,

March 7, 2020

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0545-A

RE: Case No.: _____

Petitioner/Developer: _____

Russell Stickel

March 10, 2020

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

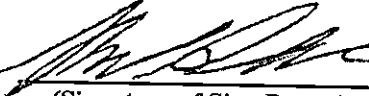
8127 Pulaski Highway

SIGN 1

February 19, 2020

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

Sincerely,

 February 19, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

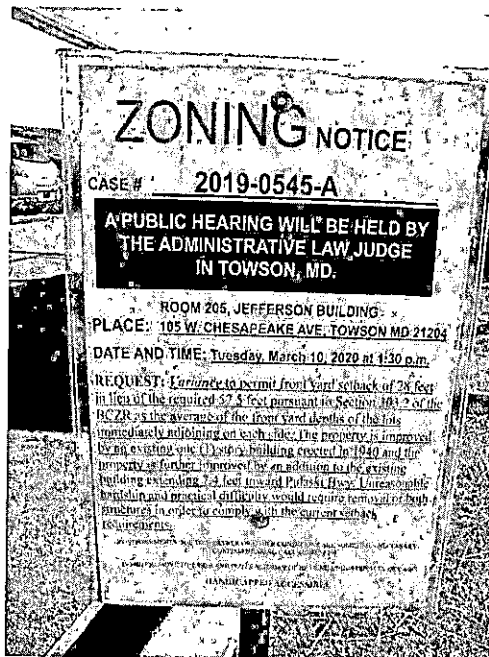
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



RE: PETITION FOR VARIANCE
8127 Pulaski Highway; SE/S of Pulaski
Highway, SW/S of Lawrence Avenue
15th Election & 7th Councilmanic Districts
Legal Owner(s): 8127 Pulaski Hwy LLC
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-545-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.

RECEIVED

JAN 06 2020

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 6th day of January, 2020, a copy of the foregoing Entry of Appearance was mailed to Edward Covahey, Jr. 614 Bosley Avenue, Towson, Maryland 21204, Attorney 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 29, 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: 2019-0545-A

8127 Pulaski Highway

S/e side of Pulaski Highway, s/w side of Law Rence Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Russell Stickel

Variance to permit front yard setback of 28 feet in lieu of the required 57.5 feet pursuant to Section 303.2 of the BCZR as the average of the front yard depths of the lots immediately adjoining on each side. The property is improved by an existing one (1) story building erected in 1940 and the property is further improved by an addition to the existing building extending 7.4 feet toward Pulaski Hwy. Unreasonable hardship and practical difficulty would require removal of both structures in order to comply with the current setback requirements.

Hearing: Tuesday, March 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: Edward Covahey, 614 Bosley Avenue, Towson 21204
Russell Stickel, 1004 Piper Cove Way, Bel Air 21014

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., FEBRUARY 19, 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.**

TO: THE DAILY RECORD

Wednesday, February 19, 2020 – Issue

Please forward billing to:

Edward Covahey, Jr.
Covahey and Boozer, P.A.
614 Bosley Avenue
Towson, MD 21204

410-828-9441

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: 2019-0545-A

8127 Pulaski Highway

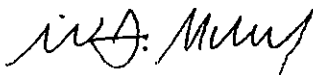
S/e side of Pulaski Highway, s/w side of Law Rence Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Russell Stickel

Variance to permit front yard setback of 28 feet in lieu of the required 57.5 feet pursuant to Section 303.2 of the BCZR as the average of the front yard depths of the lots immediately adjoining on each side. The property is improved by an existing one (1) story building erected in 1940 and the property is further improved by an addition to the existing building extending 7.4 feet toward Pulaski Hwy. Unreasonable hardship and practical difficulty would require removal of both structures in order to comply with the current setback requirements.

Hearing: Tuesday, March 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.

**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: 2019-0545-A
Property Address: 8127 Pulaski Hwy
Property Description: _____

Legal Owners (Petitioners): _____
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: EDWARD C. COVAHEY JR
Company/Firm (if applicable): COVAHEY + BOITZER PA
Address: 6014 BOSLEY AVE
TOWSON MD 21204

Telephone Number: 410 - 828 - 9441

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 3, 2020

Edward C. Covahey,
614 Bosley Avenue
Towson MD 21204

RE: Case Number: 2020-0545-A, 8127 Pulaski Hwy

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 17, 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

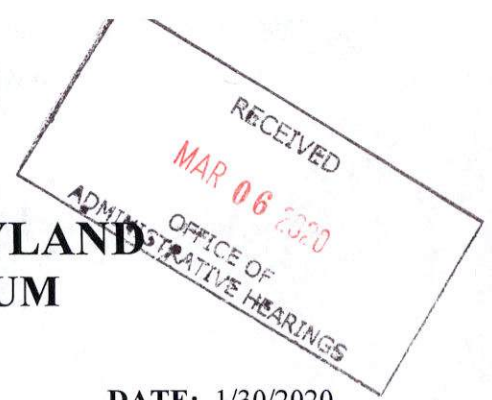
WCR/kl

Enclosures

c: People's Counsel
Russell E. Stickel 1004 Piper Cove Hwy Bel Air MD 21014

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: 19-545

INFORMATION:

Property Address: 8127 Pulaski Highway
Petitioner: Russell E. Stickel
Zoning: BR AS
Requested Action: Variance

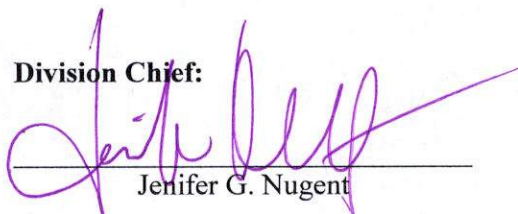
The Department of Planning has reviewed the petition for a variance from § 303.2 of the Baltimore County Zoning Regulations (BCZR) to permit a front yard setback of 28 feet in lieu of the required 57.5 feet pursuant to § 303.2 of the BCZR as the average of the front yard depths of the lots immediately adjoining on each side.

The site is located along Pulaski Highway in a primarily commercial corridor near Essex. The area is dominated by BR-AS zoning and a small area of BL-AS. The property is in a community enhancement area.

A warning notice has been posted on the structure by the Baltimore County Buildings Engineer Office ordering a cease of work. The applicant states that removing both structures in order to comply with the setback requirements would create unreasonable hardship and practical difficulty. The property is currently used for car sales and there are a number of vehicles parked in the lot surrounding the building.

The Department of Planning reached out to the surveyor, Dietz Surveying, on January 17th but has not received a response. The Department would like to hear from the surveying company but otherwise does not have an objection to the variance. If there are additional improvements planned for the property, the applicant should submit a site plan to avoid additional violations.

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

Division Chief:

Jenifer G. Nugent

Date: 1/30/2020
Subject: ZAC # 19-545
Page 2

CPG/JGN/LTM/

c: Joseph Fraker
Edward C. Covahey, Jr.
Office of the Administrative Hearings
People's Counsel for Baltimore County

3-10-2020

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 3, 2020

SUBJECT: DEPS Comment for Zoning Item # 2019-0545-A
Address 8127 Pulaski Highway
(8127 Pulaski Hwy., LLC Property)

Zoning Advisory Committee Meeting of **December 30, 2019.**

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

FROM: Vishnu Desai, Supervisor 
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 30, 2019
Item No. 2019-0545-A, 0547-A & 0548-A

DATE: 02/07/2020

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

* * * * *

VKD: cen
cc: file

Date: 12/23/19

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

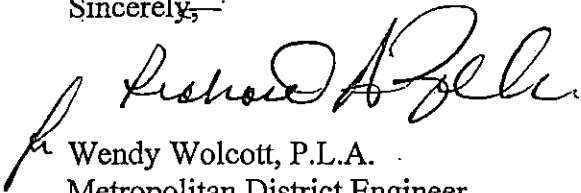
Dear Ms. Lewis:

We have reviewed the site plan to accompany the petition for variance on the subject of the Case number referenced below, which was received on 12/23/19. A field inspection and internal review reveals that an entrance onto US40 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2019-0545-A.

*8127 Pulaski Highway LLC
8127 Pulaski Highway
US 40*

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 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

INTER-OFFICE CORRESPONDENCE

DATE:

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

From: Matt Gawel
Chief Building Inspector

SUBJECT: Item No: **CB1900582**
 Legal Owner/Petitioner: **8127 Polaski Hwy LLC**
 Contract Purchaser:
 Property Address: **8127 Polaski Hwy**
 Location Description: **Rosedale, MD 21237**

VIOLATION INFORMATION: Case No.: **2019-0545-A**
 Defendants: **8127 POLASKI HWY LLC**

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
------	---------

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.

CODE ENFORCEMENT REPORT

DATE: 9 / 30 / 19 INTAKE BY: _____ CASE#: 031900582 INSPEC: JJK

COMPLAINT LOCATION: 8127 Pulaski Hwy ZIP CODE: _____ DIST: 15

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

ADDRESS: _____ ZIP CODE: _____

PROBLEM: Addition constructed on front of commercial bldg.
Interior alts (bldg, elec, plumb) w/o 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: CB1900582

<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>
CB1900582	John Krach	10/01/2019	10/01/2019	Inspection Scheduled		

Complaint Description: Addition constructed on front of commercial building plus interior alterations (building, plumbing, & electric) without permits.

<u>Property</u>	<u>Owner</u>	<u>Complainant</u>
8127 PULASKI HWY ROSEDALE, MD 21237-2843 Tax Id: 1505770791	8127 PULASKI HWY LLC 1004 PIPERCOVE WAY BEL AIR, MD 21014	John Krach Building Inspections

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
John Krach	10/01/2019	Initial Inspection	Scheduled		

Lien Information - No Lien

Comments Detail - No Comments

9.30.19 - JJK - Stop work issued.
10.1.19 - JJK citation issued. \$5500 penalty (13000 for trades +3 \$500 per missed inspection x 5) Hearing 10.23.19 - unsafe posted.
R/C 10.22.19.
10.7.19 - JJK - Construction area has been closed off from garage / public. see Henry / RC

10/21/19 - PERMIT APPLIED FOR GIVEN OK TO FILE TO BE ABLE TO START PROCESS M.A

10.23.19 - JJK - No permits secured.

12.30.19 - JJK - Edward Carey (Attorney) requested extension for variance R/C 4/1/20

RECEIVED

COVAHEY & BOOZER, P.A.

DEC 23 2019

Attorneys & Counselors at Law
Since 1972

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

Edward C. Covahey, Jr.
F. Vernon Boozer *††
Bruce E. Covahey
Frank V. Boozer, Jr.

614 Bosley Avenue
Towson, Maryland 21204
(410)-828-9441
FAX - (410)-823-7530
Email: kerns@cablaw.com

* ADMITTED TO D.C. BAR
†† OF COUNSEL

December 18, 2019

Inspector John Krach
Dept. Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Ave., Room 213
Towson, MD 21204

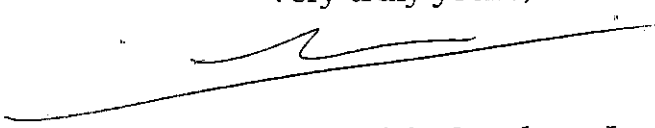
Re: **Premise: 8127 Pulaski Hwy**
Case No.: CB1900582
Complaint Lien ID: 45855
Lien Date: 10/23/2019

Dear Inspector Krach:

Enclosed please find copy of self-explanatory letter directed to Judge Stahl, along with a copy of correspondence from Judge Stahl's office granting the extension to correct the violation until April 1, 2020.

The Zoning Variance Petition was filed December 17, 2019.

Very truly yours,



Edward C. Covahey, Jr.

ECC/jk
Enclosures
cc: Michael D. Mallinoff, Dir.
Russell E. Stickel
1218jk47

COVAHEY & BOOZER, P.A.

Attorneys & Counselors at Law
Since 1972

Edward C. y, Jr.
F. Vernor
Bruce E. y
Frank V. Jr.

* ADMITT D.C. BAR
†† OF COU

614 Bosley Avenue
Towson, Maryland 21204
(410)-828-9441
FAX - (410)-823-7530
Email: kerns@cablaw.com

December 13, 2019

Honorable Lawrence M. Stahl
Administrative Law Judge
Jefferson Building
105 West Chesapeake Ave., Ste. 103
Towson, MD 21204

Re: **Case No.: CB1900582**
Complaint Lien ID: 45855
Lien Date: 10/23/2019

Dear Judge Stahl:

Please be advised that the undersigned represents 8127 Pulaski Hwy LLC with respect to the above-captioned violation when a fine was levied in the amount of \$5,500, with \$4,500 suspended, and the balance of \$1,000 has been paid pursuant to your Order.

My client advises that the violation involved failure to obtain a building permit with respect to a small addition to the improvements and, with respect to the suspension, the client was advised that he needed to obtain the building electrical and plumbing permits by December 27, 2019.

During the course of preparing the necessary documentation for the building permits, it was determined that the addition is in violation of the front yard setback requirements which are established by averaging the setbacks of adjacent properties. This means that in order to obtain the building permit, a variance has to be filed and heard by your office with respect to the variance requirements.

Accordingly, the Managing Member of the LLC, Russell Stickel, has engaged an Dietz, Registered Land Surveyor, to prepare the necessary plat to accomplish Variance Petition and retained the undersigned to represent him with respect to variance hearing.

In light of the foregoing, it is respectfully requested that a continuance be granted until April 1, 2020. Mr. Stickel was advised that if he did not obtain the building permit within the above-captioned parameters, he would be required to pay the balance of the fine of \$4,500.

The necessity for the variance was not discovered until the building permit application process was commenced prior to the hearing before Your Honor, and it was not until December 3rd that the client was advised by the Department of Permits, Approvals & Inspections that a variance was required.

Enclosed please find copy of the Application for Permit that was submitted on October 15, 2019, which was prior to the court hearing on October 23, 2019.

The Court's indulgence would be appreciated. It would further be appreciated if I could be contacted with respect to this request.

Very truly yours,

Edward C. Covahey, Jr.

ECC/jk
Enclosure
cc: Michael D. Mallinoff, Dir.
Russell E. Stickel
1213jk27

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620

Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION

Citation Case No. CB1900582 Facility No. _____ Property No. 1505770796 Zoning: _____

Name(s): 8127 Pulaski Hwy LLC

Address: 1004 Piper Cove Way Bel Air, MD 21014

Address: RA - Russell Stickle

1004 Piper Cove Way Bel Air, MD 21014

Violation Location: 8127 Pulaski Hwy

Rosedale, MD 21237

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Penalty (\$1000 each trade x 3, \$500 per inspection missed x 5)

2015 Baltimore County Code section 35.2.301, 304

2015 Baltimore County Council Bill 40-15 part 115.1

part 121.1 Unsafe part 120.1 Stop Work

part 121.5 Temp Safeguards

A commercial structure has been structurally altered without
securing required permits and inspections (Interior alts,
addn on front elevation, electrical, plumbing)

Area of construction deemed unsafe and must remain unoccupied

Temporary safeguards must be set in place immediately

Stop Work issued on 9-30-19 and remains until after hearing

Secure all required permits and inspections

Pursuant to the Baltimore County Code, as a result of the violation(s) cited herein a civil penalty has been assessed in the amount indicated.

\$ 5500

A quasi-judicial hearing has been pre-scheduled in the Jefferson Building, Room 205, 105 W. Chesapeake Avenue, Towson, MD 21204

DATE: 10 / 23 / 19 TIME: 9:00 A.M.

IF A VIOLATOR DOES NOT APPEAR AT THE CODE ENFORCEMENT HEARING, THE CITATION AND ANY CIVIL
PENALTY ARE DEEMED A NON-APPEALABLE FINAL ORDER OF THE CODE OFFICIAL OR THE DIRECTOR.

I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true and correct to the best of my knowledge,
information, and belief.

Inspector Printed Name: JOHN KRACH

Inspector Signature: [Signature]

Date: 10 / 01 / 19

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

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

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

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION

Citation Case No. 001 00782 Facility No. _____ Property No. 1505 7757 Zoning: _____

Name(s): John A. Smith

Address: 1104 2nd Ave. N. (at Air Rd) 21014

Violation Location: at 1104 2nd Ave. N. (at Air Rd) 21014

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Section 17-101 (a) (1) Code of Baltimore
Section 17-101 (a) (2) Code of Baltimore
Section 17-101 (a) (3) Code of Baltimore
Section 17-101 (a) (4) Code of Baltimore
Section 17-101 (a) (5) Code of Baltimore
Section 17-101 (a) (6) Code of Baltimore
Section 17-101 (a) (7) Code of Baltimore
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Section 17-101 (a) (9) Code of Baltimore
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Section 17-101 (a) (14) Code of Baltimore
Section 17-101 (a) (15) Code of Baltimore
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Section 17-101 (a) (98) Code of Baltimore
Section 17-101 (a) (99) Code of Baltimore
Section 17-101 (a) (100) Code of Baltimore

Pursuant to the Baltimore County Code, as a result of the violation(s) cited herein a civil penalty has been assessed in the amount indicated.

\$ 100.00

A quasi-judicial hearing has been pre-scheduled in the Jefferson Building, Room 205, 105 W. Chesapeake Avenue, Towson, MD 21204

DATE: 10/12/11 TIME: 9:00 A.M.

IF A VIOLATOR DOES NOT APPEAR AT THE CODE ENFORCEMENT HEARING, THE CITATION AND ANY CIVIL PENALTY ARE DEEMED A NON-APPEALABLE FINAL ORDER OF THE CODE OFFICIAL OR THE DIRECTOR.

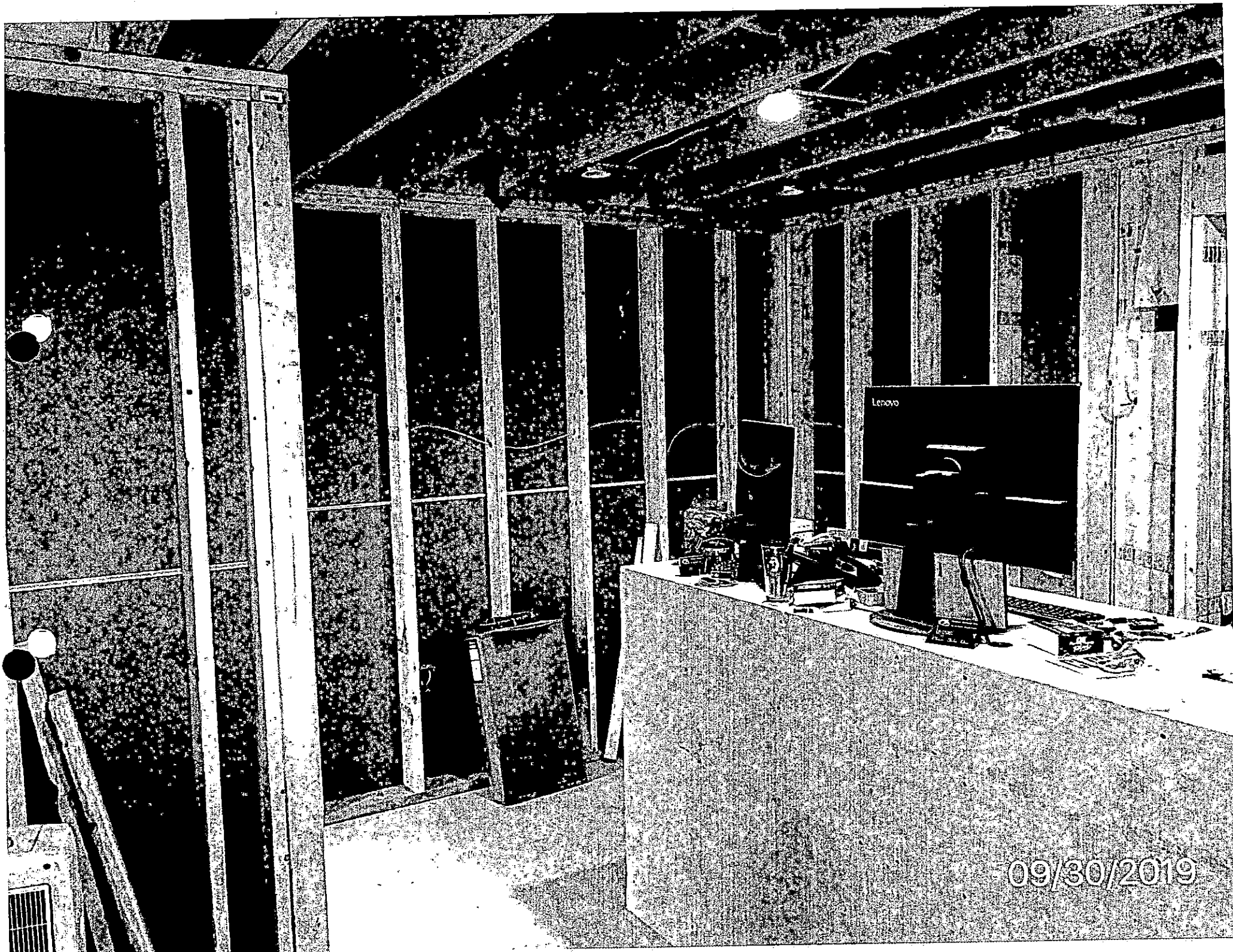
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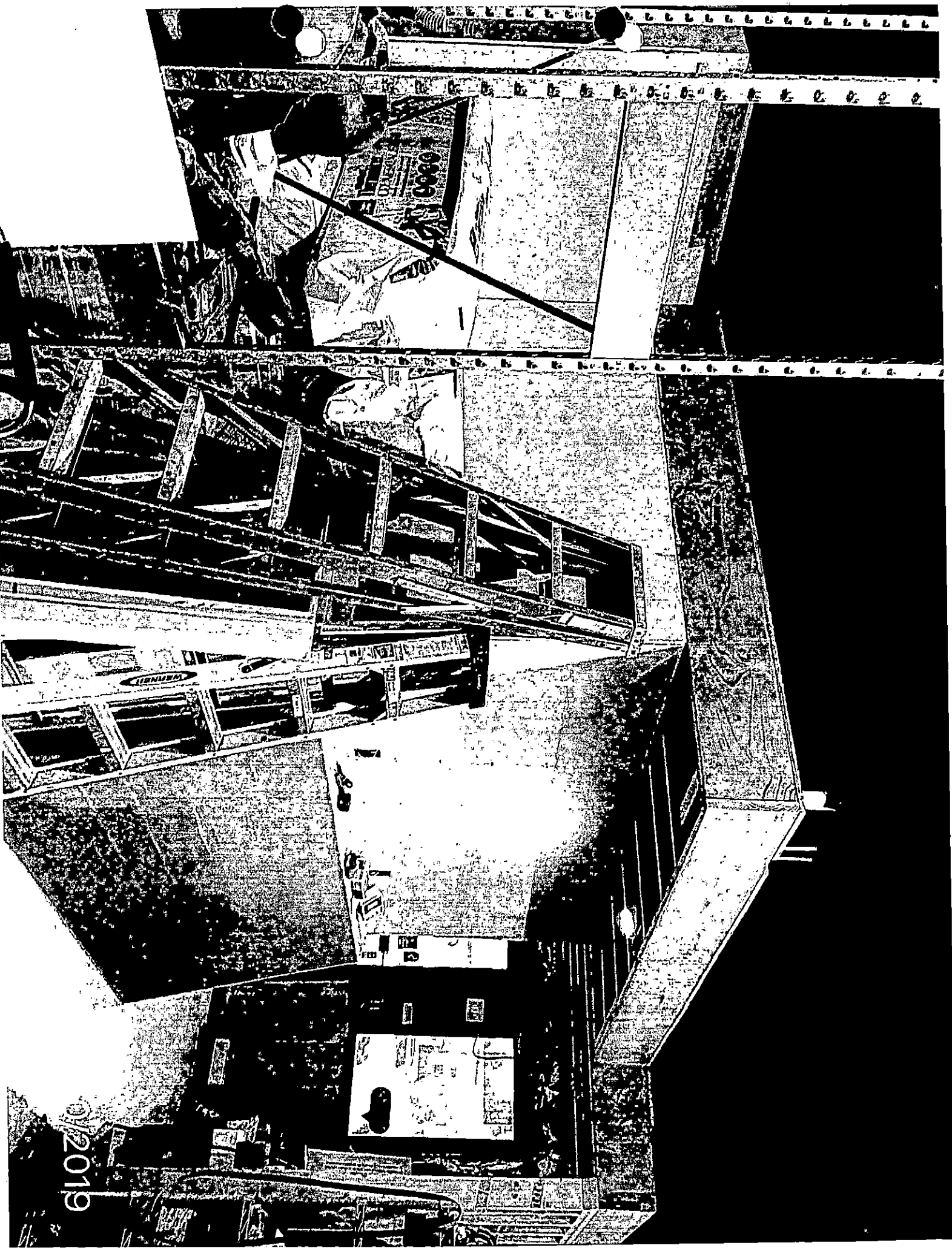
Inspector Printed Name: John A. Smith

Inspector Signature: [Signature]

Date: 10/12/11

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









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AGNOSTICS

COVAHEY & BOOZER, P.A.

Attorneys & Counselors at Law
Since 1972

Edward C. Covahey, Jr.
F. Vernon Boozer *††
Bruce E. Covahey
Frank V. Boozer, Jr.

* ADMITTED TO D.C. BAR
†† OF COUNSEL

614 Bosley Avenue
Towson, Maryland 21204
(410)-828-9441
FAX - (410)-823-7530
Email: kerns@cablaw.com

December 13, 2019

Honorable Lawrence M. Stahl
Administrative Law Judge
The Jefferson Building
105 West Chesapeake Ave., Ste. 103
Towson, MD 21204

Re: **Case No.: CB1900582**
Complaint Lien ID: 45855
Lien Date: 10/23/2019

Dear Judge Stahl:

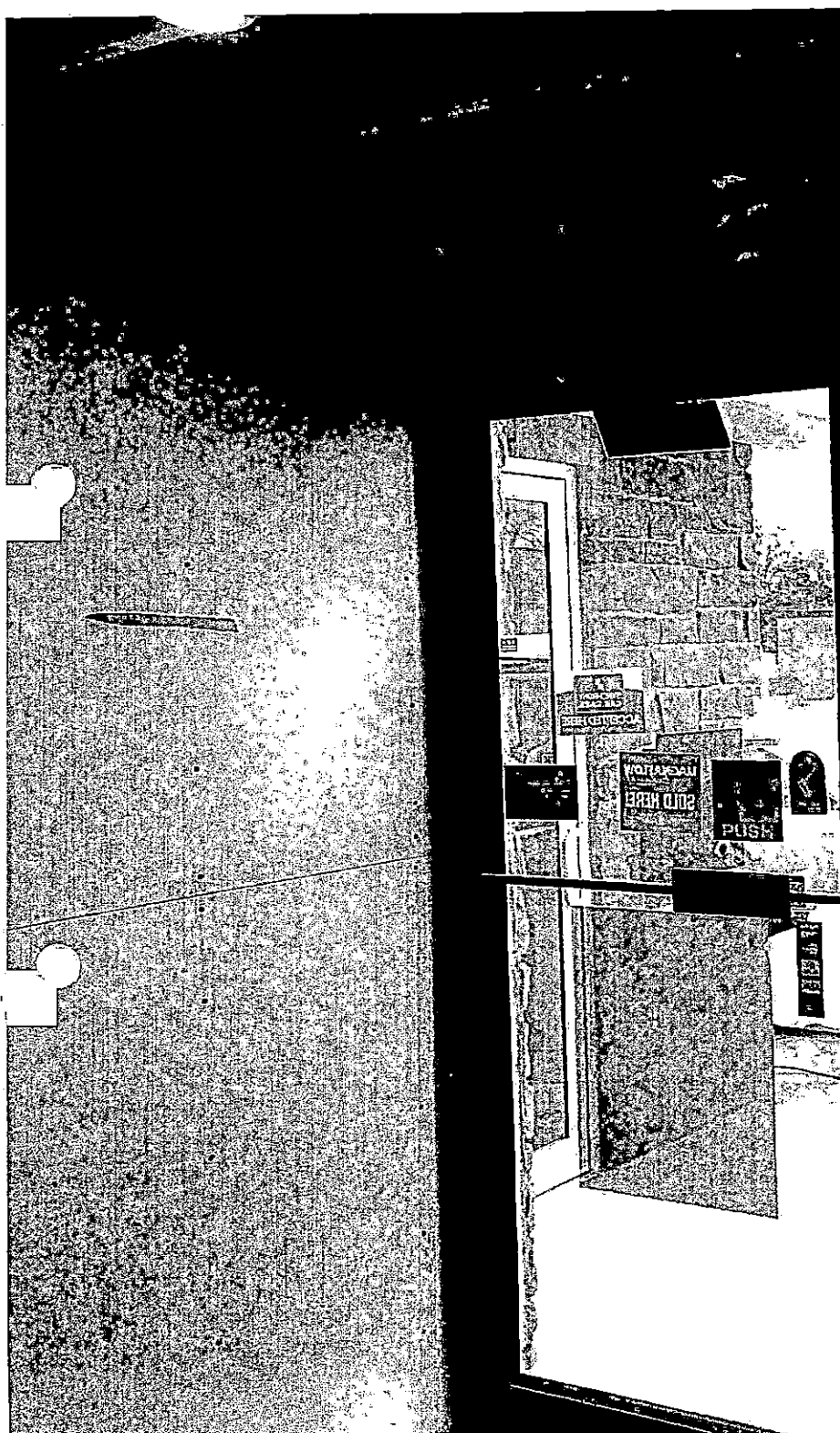
Please be advised that the undersigned represents 8127 Pulaski Hwy LLC with respect to the above-captioned violation when a fine was levied in the amount of \$5,500, with \$4,500 suspended, and the balance of \$1,000 has been paid pursuant to your Order.

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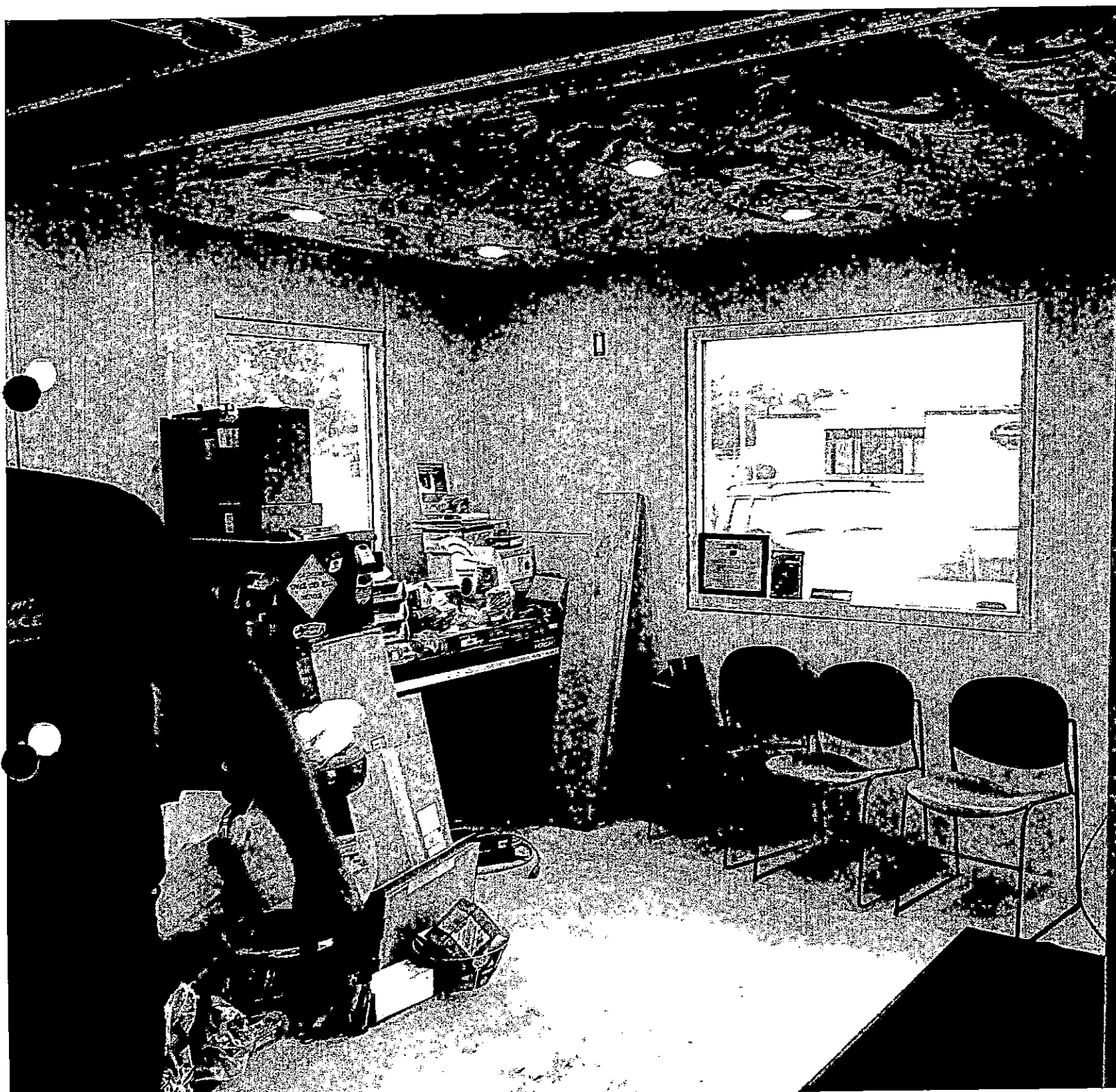
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Accordingly, the Managing Member of the LLC, Russell Stickel, has engaged Brian Dietz, Registered Land Surveyor, to prepare the necessary plat to accomplish the Variance Petition and retained the undersigned to represent him with respect to the variance hearing.

In light of the foregoing, it is respectfully requested that a continuance be granted until April 1, 2020. Mr. Stickel was advised that if he did not obtain the building permit within the above-captioned parameters, he would be required to pay the balance of the fine of \$4,500.

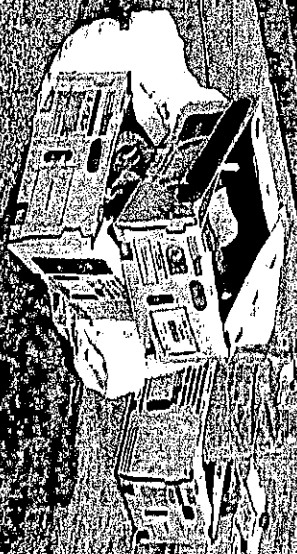


09/30/2019

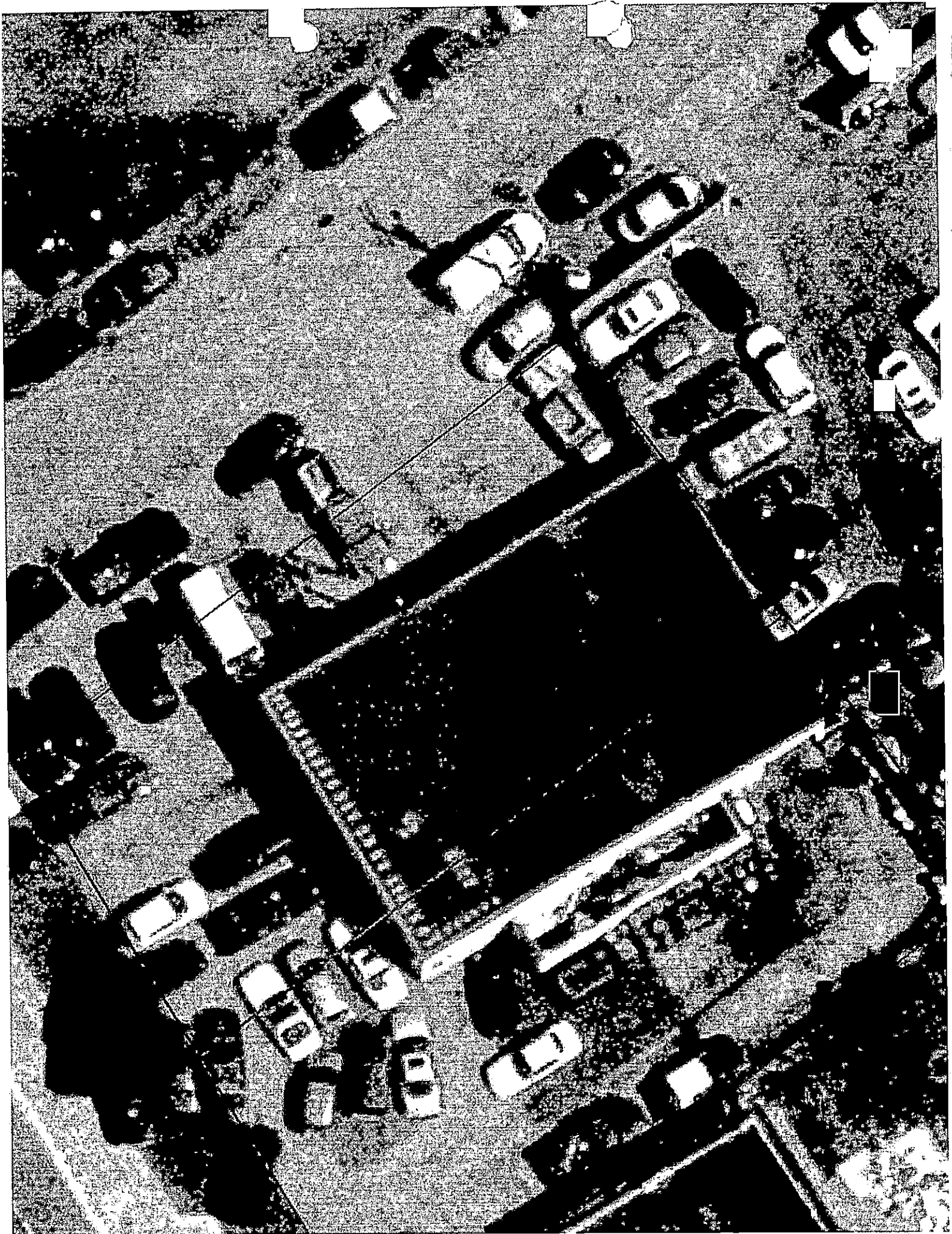


09/30/2019

OREM'S 
GARAGE
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"We Fix Check Engine Lights"



09/30/2019





Business Home

8127 PULASKI HWY, LLC: W17950320

General Information

Department ID Number: W17950320

Business Name: 8127 PULASKI HWY, LLC

Principal Office: 1004 PIPERCOVE WAY
BEL AIR MD 21014

Resident Agent: RUSSELL STICKEL
1004 PIPERCOVE WAY
BEL AIR MD 21014

Status: ACTIVE

Good Standing: THIS BUSINESS IS IN GOOD STANDING
» Order Certificate of Status

Business Type: DOMESTIC LLC

Business Code: 20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration: 04/20/2017 ⓘ

State of Formation: MD

Stock Status: N/A

Close Status: N/A

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FOR FILING AND BUSINESS RELATED QUESTIONS

Maryland Department of Assessments & Taxation

410-767-1184 | Outside the Baltimore Metro Area: 888-246-5941

Maryland Relay: 800-735-2258

FOR TECHNICAL QUESTIONS AND SUPPORT

NIC Maryland, eGov Services Partner of the

Department of Information Technology (DoIT) and

Maryland.gov

» [Click for 24/7 Support](#)

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt: None		Special Tax Recapture: None			
Exempt Class: None					
Account Identifier:		District - 15 Account Number - 1505770791			
Owner Information					
Owner Name:	8127 PULASKI HWY LLC		Use:	COMMERCIAL	
Mailing Address:	1004 PIPERCOVE WAY BEL AIR MD 21014-		Principal Residence:	NO	
			Deed Reference:	/39259/ 00460	
Location & Structure Information					
Premises Address:	8127 PULASKI HWY BALTIMORE 21237-		Legal Description:	LT 5,6 DUVALL TERRACE PLACE	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0089	0023	0712	30000.04	0000	
					Block: 5
					Assessment Year: 2018
					Plat No: 0012/ 0105
					Plat Ref: 0012/ 0105
Special Tax Areas: None			Town:	None	
			Ad Valorem:	None	
			Tax Class:	None	
Primary Structure Built	Above Grade Living Area		Finished Basement Area		Property Land Area
1940	3,626 SF				8,712 SF
County Use	20				
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
		SERVICE GARAGE	/	C3	
Last Notice of Major Improvements					
Value Information					
	Base Value		Value		Phase-in Assessments
			As of		As of
			01/01/2018		07/01/2019
Land:	261,300		261,300		As of
Improvements	102,600		14,600		07/01/2020
Total:	363,900		275,900		275,900
Preferential Land:	0				0
Transfer Information					
Seller: MOORHEAD PROPERTIES LLC		Date: 08/07/2017		Price: \$275,000	
Type: ARMS LENGTH IMPROVED		Deed1: /39259/ 00460		Deed2:	
Seller: BILL AND EDS INC		Date: 06/29/2005		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /22132/ 00371		Deed2:	
Seller: OREMS GARAGE PAR TNERSHIP		Date: 07/06/1992		Price: \$100,000	
Type: ARMS LENGTH IMPROVED		Deed1: /09266/ 00648		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2019		07/01/2020	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt: None		Special Tax Recapture: None			
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.

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt: None		Special Tax Recapture: None
Exempt Class: None		
Account Identifier:	District - 15 Account Number - 1505770791	
Owner Information		
Owner Name:	8127 PULASKI HWY LLC	Use: COMMERCIAL
Mailing Address:	1004 PIPERCOVE WAY BEL AIR MD 21014-	Principal Residence: NO Deed Reference: /39259/ 00460
Location & Structure Information		
Premises Address:	8127 PULASKI HWY BALTIMORE 21237-	Legal Description: LT 5,6 DUVALL TERRACE PLACE
Map:	Grid:	Parcel:
0089	0023	0712
Neighborhood:	Subdivision:	Section:
30000.04	0000	
Block:	Lot:	Assessment Year:
	5	2018
		Plat No:
		Plat Ref: 0012/0105
Special Tax Areas: None		Town: None
		Ad Valorem: None
		Tax Class: None
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1940	3,626 SF	8,712 SF
Property Land Area	County Use	
8,712 SF	20	
Stories	Basement	Type
		SERVICE GARAGE
Exterior	Quality	Full/Half Bath
/	C3	
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2018
Land:	261,300	261,300
Improvements	102,600	14,600
Total:	363,900	275,900
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
		275,900
		275,900
Transfer Information		
Seller: MOORHEAD PROPERTIES LLC	Date: 08/07/2017	Price: \$275,000
Type: ARMS LENGTH IMPROVED	Deed1: /39259/ 00460	Deed2:
Seller: BILL AND EDS INC	Date: 06/29/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /22132/ 00371	Deed2:
Seller: OREMS GARAGE PARTNERSHIP	Date: 07/06/1992	Price: \$100,000
Type: ARMS LENGTH IMPROVED	Deed1: /09266/ 00648	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt: None	Special Tax Recapture: None	
Exempt Class: None		

2019-0545-A

9010-0242-4

John Krach

From: John Krach
Sent: Monday, December 30, 2019 7:58 AM
To: 'kerns@cablaw.com'
Subject: CB1900582 8127 Pulaski Hwy
Attachments: John Krach.vcf

Mr. Covahey,

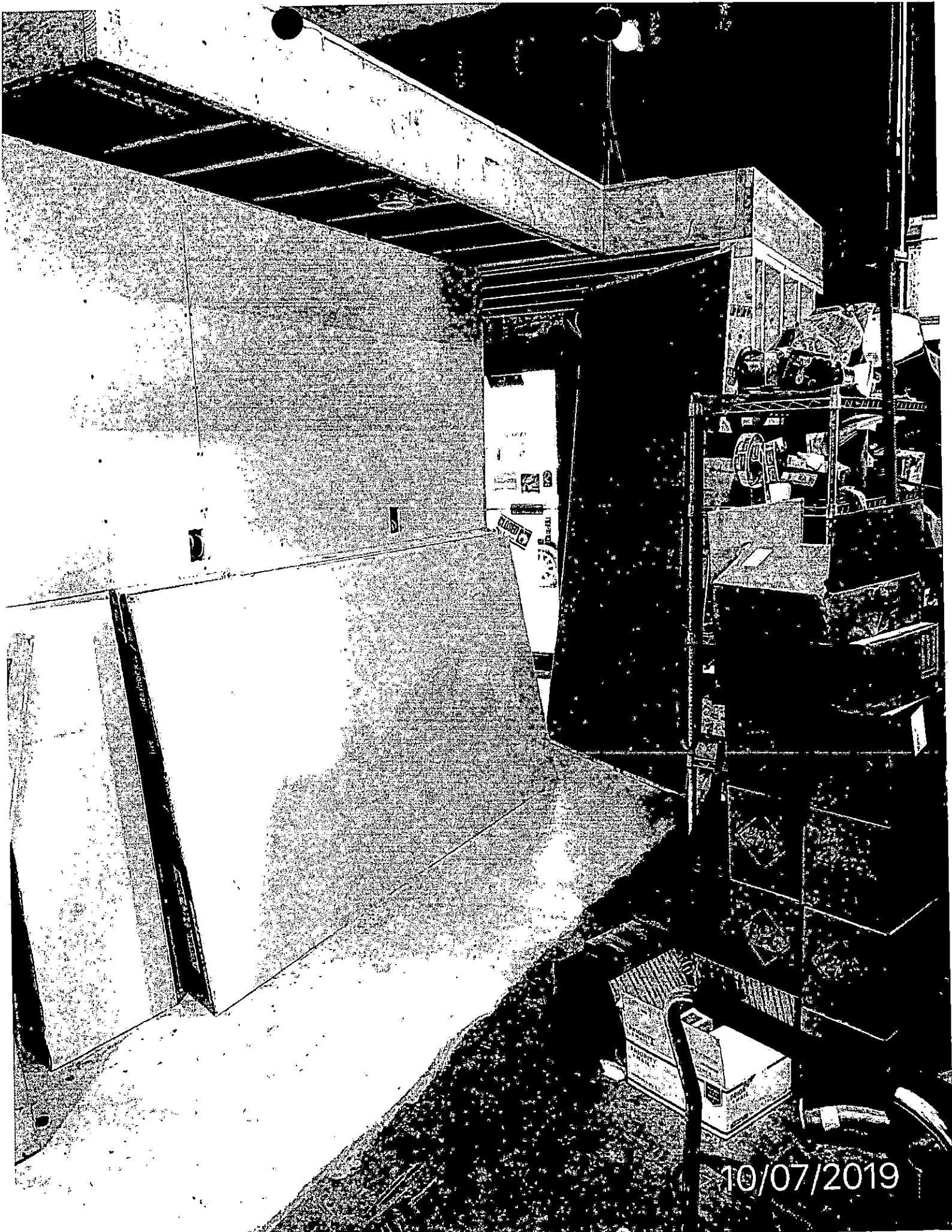
I have received the letter requesting the continuance from 12/27/19 to 04/01/20 due to the variance. I agree to the continuance. Please provide me an update once the variance hearing is complete

John Krach

Baltimore County Government
Building Inspector

(410) 887-3953 Work
jkrach@baltimorecountymd.gov

111 W. Chesapeake Ave
Towson, MD 21204



10/07/2019

8127

[illegible]

MAGFLOW
SOLD HERE!

PULL

DANGER
 THIS BUILDING IS A DANGER
 DO NOT ENTER
 DO NOT TOUCH
 JUL 1948
 1504

10/01/2019

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

CASE NO. 2019-

0545-A

3-10-20

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

2/7

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

No Comment

1/3

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

No Comment

FIRE DEPARTMENT

3/6

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

Comment

12/23

STATE HIGHWAY ADMINISTRATION

No Objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. CB 1900582)

* send copy of order
to JOHN
KROCH

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 2/19/2020

THE Daily Record

SIGN POSTING (1st)

Date: 2/19/2020

by SSG Robert Black

SIGN POSTING (2nd)

Date: 3/7/2020

by / / / /

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

2014-0545-H
3-10-20

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 15 Account Number - 1505770791		
Owner Information		
Owner Name:	8127 PULASKI HWY LLC	Use: COMMERCIAL
Mailing Address:	1004 PIPERCOVE WAY BEL AIR MD 21014-	Principal Residence: NO
		Deed Reference: /39259/ 00460
Location & Structure Information		
Premises Address:	8127 PULASKI HWY BALTIMORE 21237-	Legal Description: LT 5,6 DUVALL TERRACE PLACE
Map:	Grid:	Parcel:
0089	0023	0712
Neighborhood:	Subdivision:	Section:
30000.04	0000	
Block:	Lot:	Assessment Year:
	5	2018
		Plat No:
		Plat Ref: 0012/ 0105
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1940	3,626 SF	
		Property Land Area
		8,712 SF
		County Use
		20
Stories	Basement	Type
		SERVICE GARAGE /
Exterior	Quality	Full/Half Bath
	C3	
Garage		
Last Notice of Major Improvements		
Value Information		
	Base Value	Value
		As of
		01/01/2018
Land:	261,300	261,300
Improvements	102,600	14,600
Total:	363,900	275,900
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2019
		As of
		07/01/2020
		275,900
		275,900
Transfer Information		
Seller: MOORHEAD PROPERTIES LLC	Date: 08/07/2017	Price: \$275,000
Type: ARMS LENGTH IMPROVED	Deed1: /39259/ 00460	Deed2:
Seller: BILL AND EDS INC	Date: 06/29/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /22132/ 00371	Deed2:
Seller: OREMS GARAGE PAR Tnership	Date: 07/06/1992	Price: \$100,000
Type: ARMS LENGTH IMPROVED	Deed1: /09266/ 00648	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
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:		

PETITIONER'S

EXHIBIT NO. 5

PETITIONER'S

EXHIBIT NO. _____

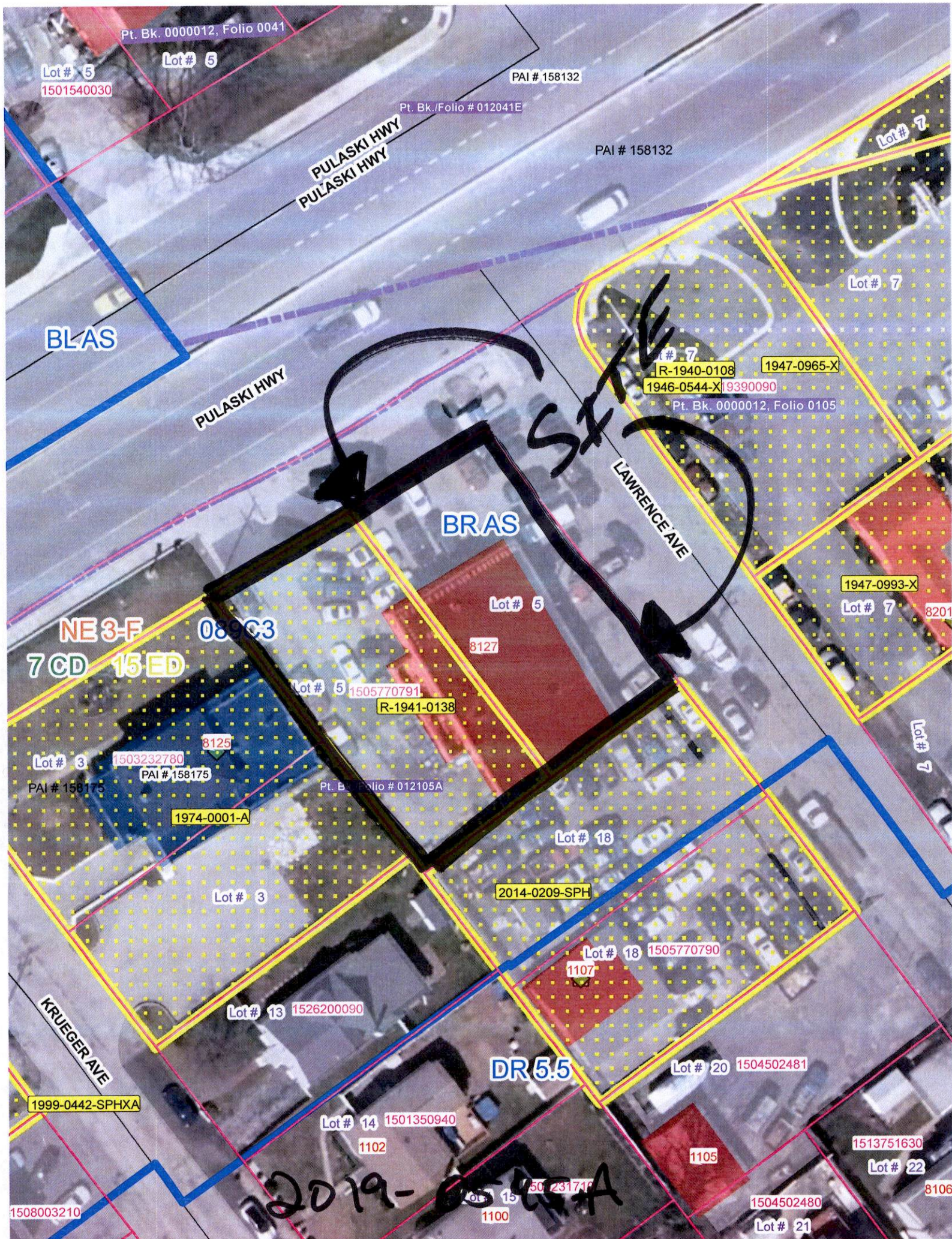
Real Property Data Search

Search Result for BALTIMORE COUNTY

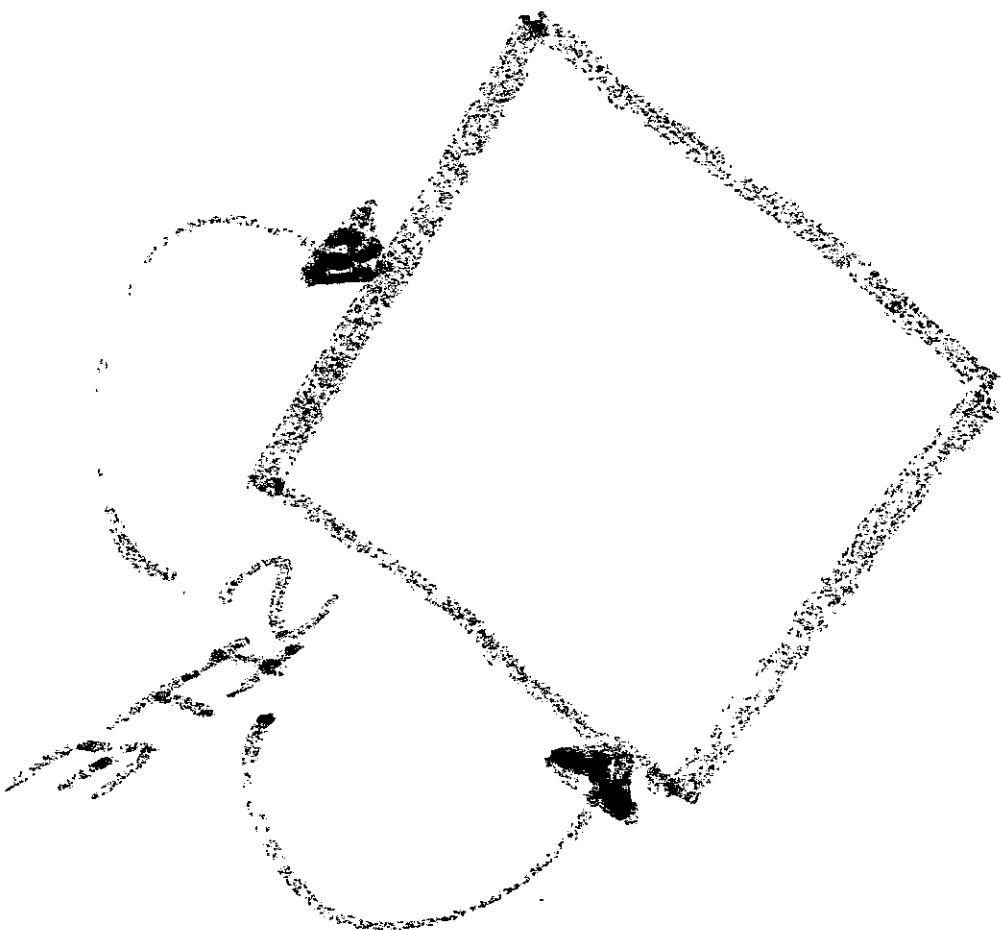
View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 15 Account Number - 1505770791		
Owner Information		
Owner Name:	8127 PULASKI HWY LLC	Use: COMMERCIAL
Mailing Address:	1004 PIPERCOVE WAY BEL AIR MD 21014-	Principal Residence: NO Deed Reference: /39259/ 00460
Location & Structure Information		
Premises Address:	8127 PULASKI HWY BALTIMORE 21237-	Legal Description: LT 5,6 DUVALL TERRACE PLACE
Map:	Grid:	Parcel:
0089	0023	0712
Neighborhood:	Subdivision:	Section:
30000.04	0000	
Block:	Lot:	Assessment Year:
	5	2018
Plat No:	Plat Ref:	
	0012/ 0105	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1940	3,626 SF	8,712 SF
Property Land Area	County Use	
8,712 SF	20	
Stories	Basement	Type
		SERVICE GARAGE
Exterior	Quality	Full/Half Bath
/	C3	
Garage	Last Notice of Major Improvements	
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2018	07/01/2019
Land:	261,300	261,300
Improvements	102,600	14,600
Total:	363,900	275,900
Preferential Land:	0	275,900
		0
Transfer Information		
Seller: MOORHEAD PROPERTIES LLC	Date: 08/07/2017	Price: \$275,000
Type: ARMS LENGTH IMPROVED	Deed1: /39259/ 00460	Deed2:
Seller: BILL AND EDS INC	Date: 06/29/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /22132/ 00371	Deed2:
Seller: OREMS GARAGE PAR TNERSHIP	Date: 07/06/1992	Price: \$100,000
Type: ARMS LENGTH IMPROVED	Deed1: /09266/ 00648	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	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:**



2016-2017



PETITIONER' S

EXHIBIT NO. _____

2

OREM'S 
GARAGE
Complete Auto Service

410-682-5220

"We Fix Check Engine Lights"

DIAGNOSTICS



PETITIONER' S

EXHIBIT NO. _____

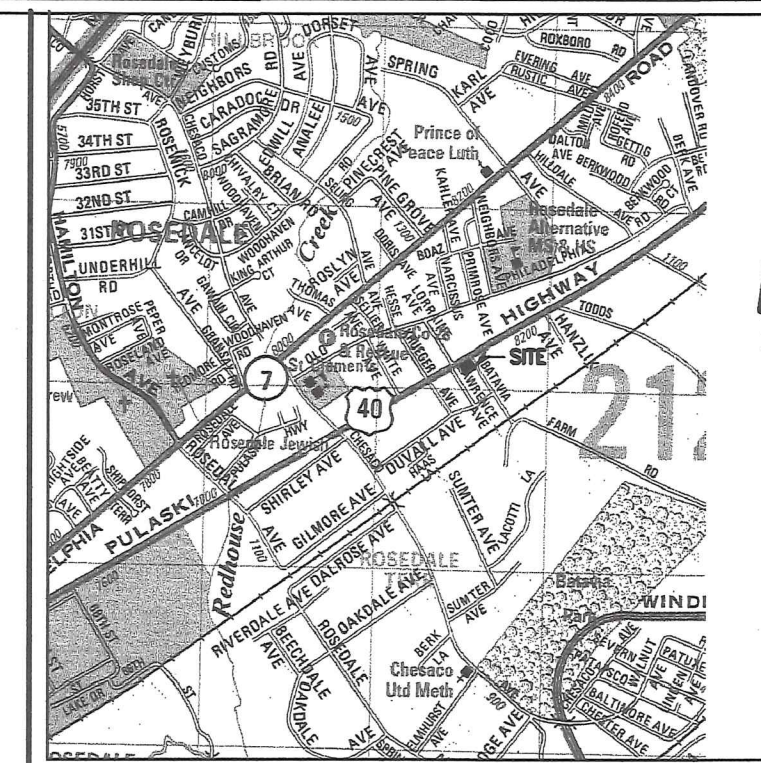
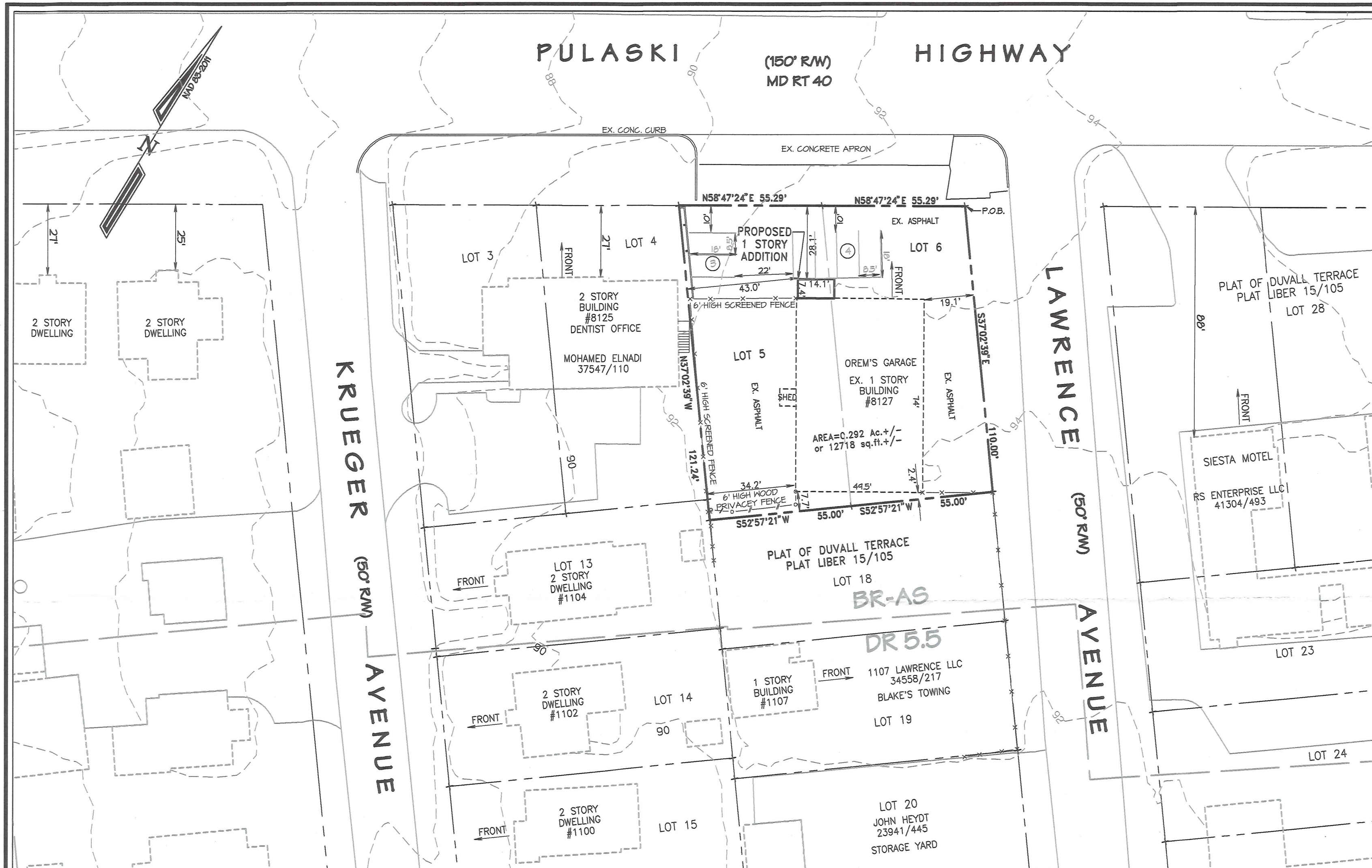
3



PETITIONER' S

EXHIBIT NO. 4





Vicinity Map Scale: 1" = 2000'

NOTES

1. Owner: 8127 Pulaski Hwy LLC
1004 Piper Cove Way
Bel Air MD. 21014
2. Deed: 39259/460
3. Area= 8,712 sq.ft. or 0.20 Ac. ±
4. Tax # 1505770791
5. Zoned: BR-AS
6. This site is not in the Chesapeake Bay Critical Area or the 100 year flood plain.
7. There are no underground fuel tanks.
8. This is not a historic property/building.
9. This site is serviced by public water and sewer.
10. No Prior Zoning Cases.

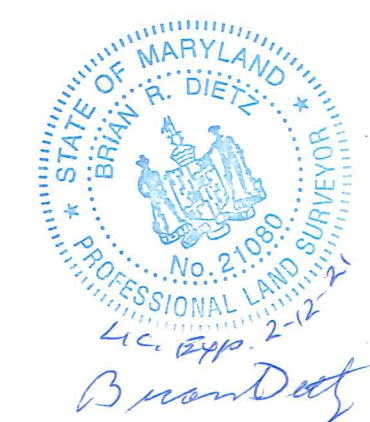
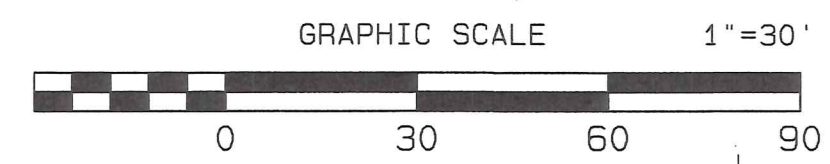
Plat to Accompany a Zoning Petition for a Variance

8127 Pulaski Hwy LLC
8127 Pulaski Highway
Baltimore County, Maryland

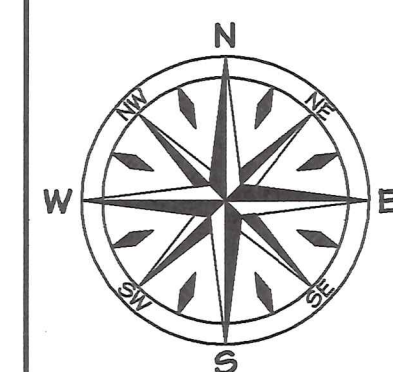
Tax Map 89, Grid 23, Parcel 712
15th Election District, 7th Councilmanic District
Scale: 1"=30' Date: October 25, 2019

PARKING COMPUTATIONS

3.3 PER 1,000 sq.ft.= 3873 sq.ft.= 13 SPACE
TOTAL SPACES REQUIRED= 13 SPACES
SPACES PROVIDED= 7 OUTSIDE AND 6 BAYS INSIDE = 13 SPACES



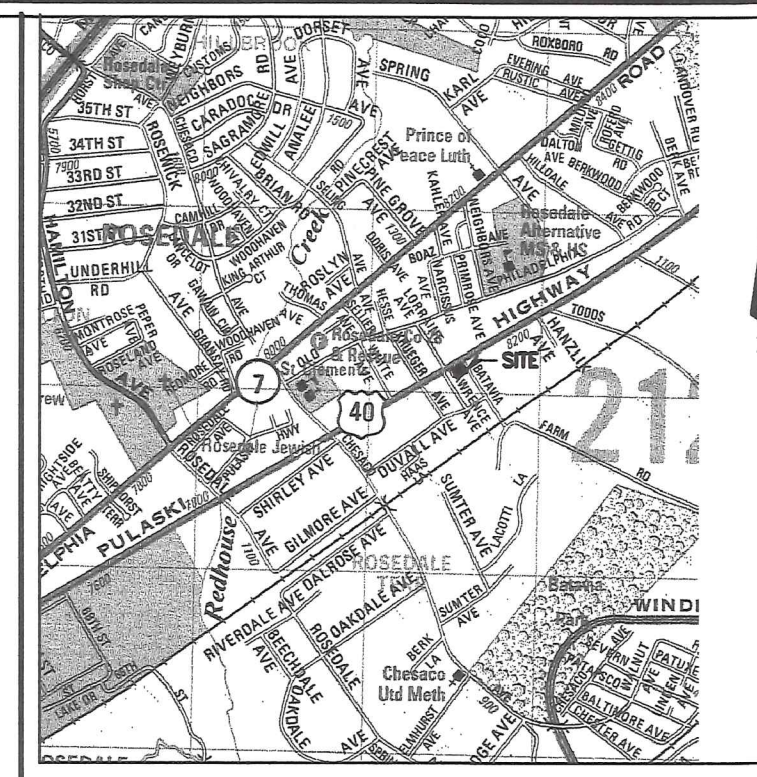
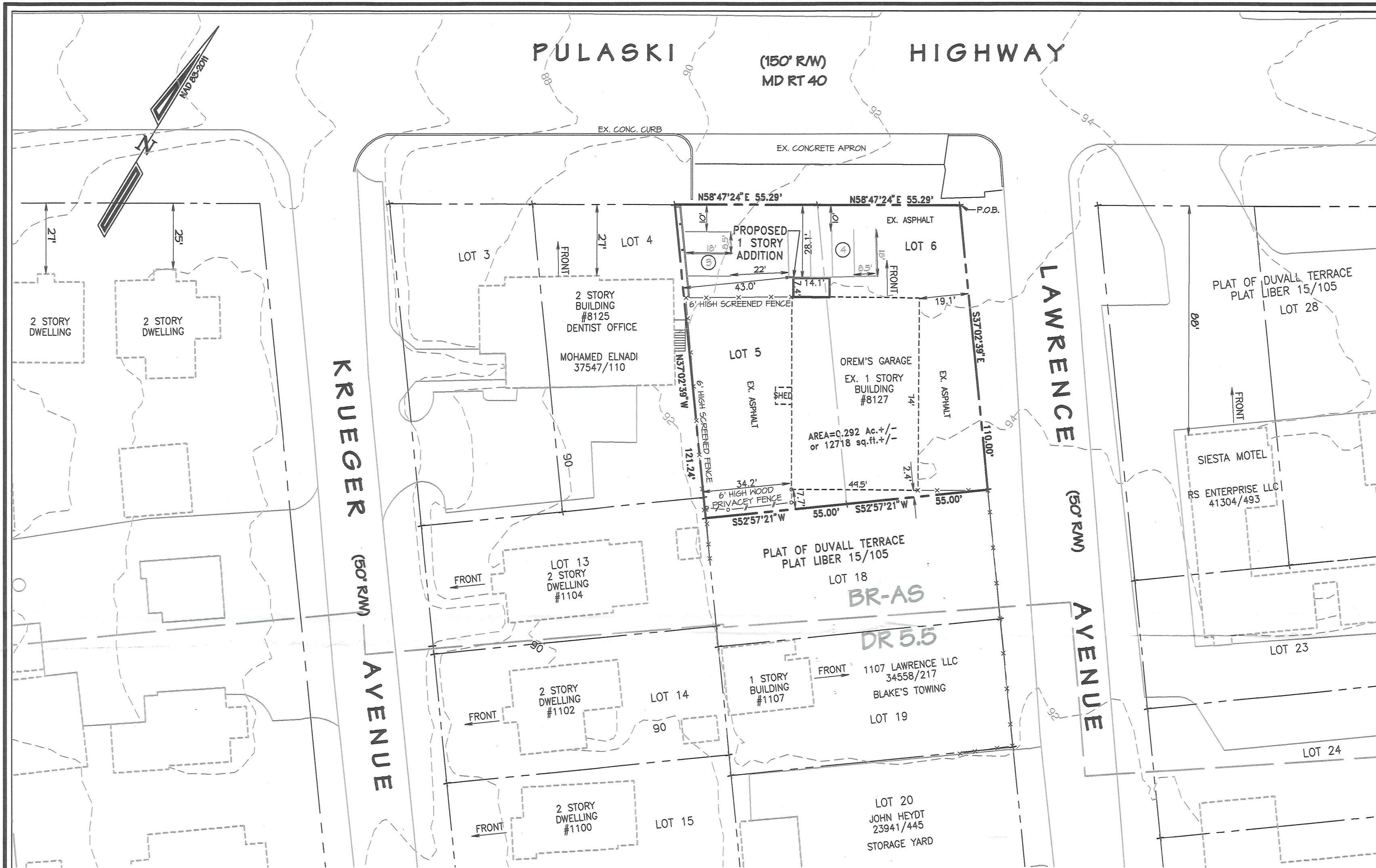
2019-0545-A



Dietz Surveying Co.
Land Surveying and Land Planning
8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsurveying.net

File Name: J:\Pulaski Hwy 8127\Pulaski 8127.pro

Revisions	Date	Plot Date: 12/16/2019	FIELD: JMD	DRAWN: JMD	Job No. 19223
-----------	------	-----------------------	------------	------------	---------------



Vicinity Map

Scale: 1" = 2000'

NOTES

1. Owner: 8127 Pulaski Hwy LLC
1004 Piper Cove Way
Bel Air MD. 21014
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9. This site is serviced by public water and sewer.
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Plat to Accompany a Zoning Petition for a Variance

of
8127 Pulaski Hwy LLC
8127 Pulaski Highway
Baltimore County, Maryland

Tax Map 89, Grid 23, Parcel 712
15th Election District, 7th Councilmanic District
Scale: 1"=30' Date: October 25, 2019

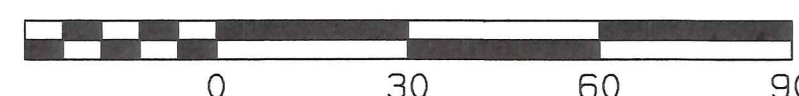
PARKING COMPUTATIONS

3.3 PER 1,000 sq.ft.= 3873 sq.ft.= 13 SPACE

TOTAL SPACES REQUIRED= 13 SPACES

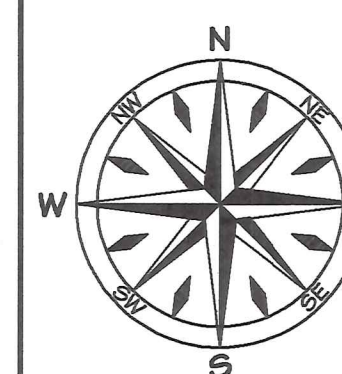
SPACES PROVIDED= 7 OUTSIDE AND 6 BAYS INSIDE = 13 SPACES

GRAPHIC SCALE 1"=30'



PETITIONER'S

EXHIBIT NO. 1



Dietz Surveying Co.

Land Surveying and Land Planning

8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsveying.net

File Name: J:\Pulaski Hwy 8127\Pulaski 8127.pro

Revisions

Date

Plot Date: 12/16/2019

FIELD: JMD

DRAWN: JMD

Job No. 19223