

M E M O R A N D U M

DATE: July 23, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0009-A- Appeal Period Expired

The appeal period for the above-referenced case expired on July 22, 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.'

/dlm

cc: Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(8927 Philadelphia Road)
15th Election District
6th Council District
Wayne P. & Debra M. Sullivan
Legal Owners

Petitioners

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2020-0009-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed on behalf of Wayne P. and Debra M. Sullivan, legal owners of the subject property (“Petitioners”). Petitioners are requesting variance relief from § 400.3 of the Baltimore County Zoning Regulations (“BCZR”) to permit an accessory building (garage) with a height of 25 ft. in lieu of the maximum allowed 15 ft. A site plan was marked as Petitioners’ Exhibit 1.

Due to the COVID-19 pandemic, a WebEx hearing was conducted remotely by computer and/or phone participation. Patrick O’Keefe appeared in support of the petition. Because there were no persons appearing at the hearing in opposition to the requested relief I allowed Mr. O’Keefe to proffer the evidence on behalf of the Petitioners.

The Petition was advertised and posted as required by the BCZR. A ZAC comment was received from the Department of Planning (“DOP”) dated February 5, 2020, indicating it had no objection to the requested relief provided that the proposed accessory structure not be used for residential or commercial purposes.

The site is approximately 0.49 acres in size and zoned DR 3.5. There is a two step legal analysis applicable to a request for a zoning variance, summarized as follows:

ORDER RECEIVED FOR FILING

Date 10/22/20

By D. Mignone

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

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

The property is an irregularly shaped rectangle. The existing garage was built in or around 1947 and is in poor condition. It is not large enough to house modern vehicles such as the RV that the Petitioners wish to house. The property is therefore unique. The proposed structure will be approximately 170 feet from Philadelphia Road and will be well behind the residence. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to build a structure large enough for their needs. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition.

THEREFORE, IT IS ORDERED, this 22nd day of **June, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to § 400.3 of the Baltimore County Zoning Regulations ("BCZR") to permit an accessory building (garage) with a height of 25 ft. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.
2. The accessory structure shall not be used for any residential or commercial purpose, and shall not have a separate utility meter.

ORDER RECEIVED FOR FILING

Date 6/22/2020

By D. Mignone

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/dlw

ORDER RECEIVED FOR FILING

Date

DMugnon

By

10/22/2020



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 #8927 PHILADELPHIA ROAD which is presently zoned DR 3.5
Deed References: 8049/414 10 Digit Tax Account # 1519711520
Property Owner(s) Printed Name(s) WAYNE P. AND DEBRA M. SULLIVAN

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

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

1. ☐ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a **Variance** from Section(s) 400, 3, B CZR, TO PERMIT A PROPOSED ACCESSORY BUILDING (GARAGE) WITH A HEIGHT OF 25 FEET IN LIEU OF THE MAXIMUM ALLOWED 15 FEET.

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

WAYNE P. SULLIVAN / DEBRA M. SULLIVAN

Name #1 - Type or Print

Name #2 - Type or Print

Wayne P. Sullivan

Debra M. Sullivan

Signature #1

Signature #2

8922 PHILADELPHIA RD, BALTIMORE, MD.

Mailing Address

City

State

21237

443-677-2645

DEBBYSULLIVAN@AOL.COM

Zip Code

Telephone #

Email Address

Representative to be contacted:

P.M. O'KEEFE

Name - Type or Print

Patrick M. O'Keefe

Signature

523 PENNY LANE, COCKEYSVILLE, MD.

Mailing Address

City

State

21030

410-666-5366

Zip Code

Telephone #

Email Address

CASE NUMBER 2020-0009-4 Filing Date 1/10/20

Do Not Schedule Dates: _____ Reviewer JS

ZONING PROPERTY DESCRIPTION FOR #8927 PHILADELPHIA RD

BEGINNING AT A POINT ON THE SOUTH SIDE OF PHILADELPHIA ROAD WHICH IS FORTY FEET WIDE AT A DISTANCE OF NINE HUNDRED NINETY-SIX FEET (996') SOUTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET HOSPITAL DRIVE WHICH IS SIXTY FEET WIDE. THENCE LEAVING PHILADELPHIA ROAD FOR THE FOLLOWING COURSES AND DISTANCES:

- 1.) SOUTH – 45 DEGREES – 53 MINUTES – 04 SECONDS – EAST, 212.6 FEET.
- 2.) SOUTH – 44 DEGREES – 06 MINUTES – 56 SECONDS WEST, 100.0 FEET.
- 3.) NORTH – 45 DEGREES – 53 MINUTES – 04 SECONDS WEST, 212.6 FEET.
- 4.) NORTH – 44 DEGREES – 06 MINUTES – 56 SECONDS EAST, 100.0 FEET.

BACK TO THE POINT OF BEGINNING AS RECORDED IN DEED LIBER 8049, FOLIO 414, CONTAINING 0.49 ACRES OF LOT. LOCATED IN THE FIFTHTEENTH ELECTION DISTRICT AND SIXTH COUNCIL DISTRICT.

2020-0009-4

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/7/2020

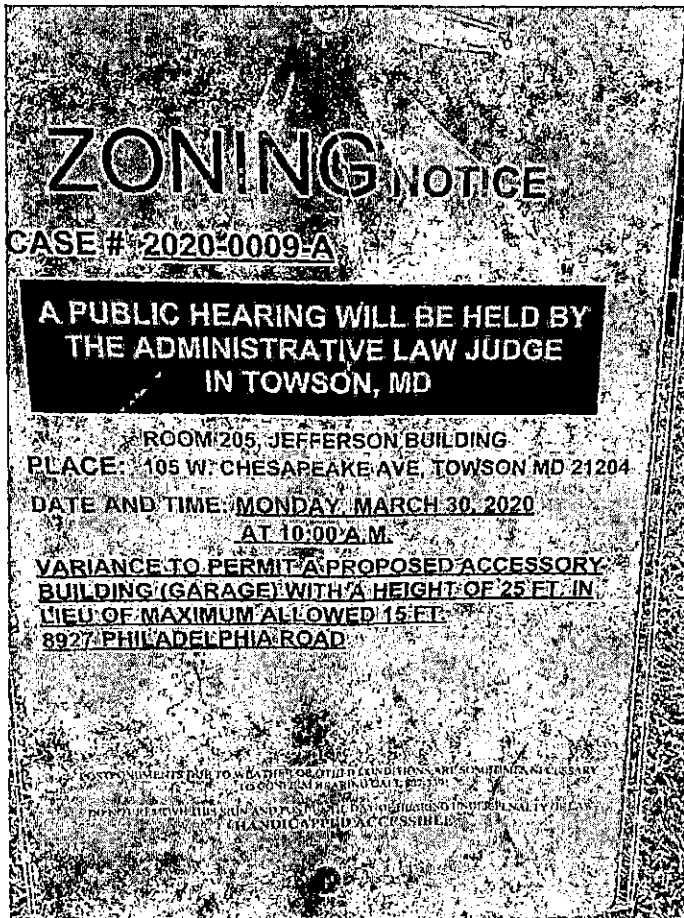
Case Number: 2020-0009-A

Petitioner / Developer: P.M. O'KEEFE ~ WAYNE & DEBRA SULLIVAN

Date of Hearing: MARCH 30, 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:
8927 PHILADELPHIA ROAD

The sign(s) were posted on: MARCH 7, 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, MD 21030
(City, State, Zip of Sign Poster)

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



Background Photo 1st Sign @ 8927 Philadelphia Road ~ 3/7/2020



Background Photo 2nd Sign @ 8927 Philadelphia Road ~ 3/7/2020
CASE # 2020-0009-A

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
8927 Philadelphia Road; SE/S of Philadelphia *
Road, 978' SW of c/line with Hospital Drive * OF ADMINISTRATIVE
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Wayne & Debra Sullivan * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2020-009-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 28 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 28th day of January, 2020, a copy of the foregoing Entry of Appearance was mailed to P. M. O'Keefe, 523 Penny Lane, Cockeysville, Maryland 21030, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/2/2020

Case Number: 2020-0009-A

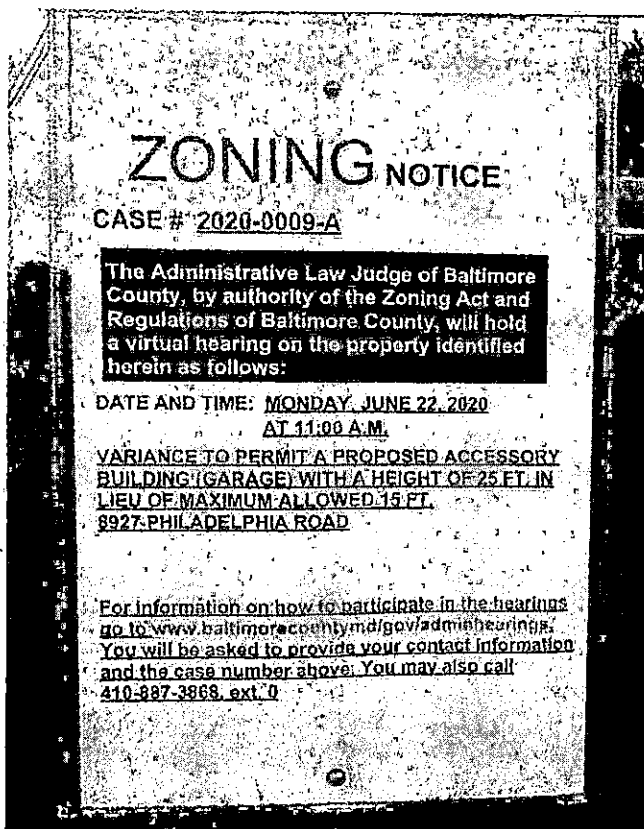
Petitioner / Developer: PATRICK O'KEEFE ~

WAYNE & DEBRA SULLIVAN

Date of Hearing: WAYNE & DEBRA SULLIVAN

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:
8927 PHILADELPHIA ROAD

The sign(s) were posted on: JUNE 2, 2020



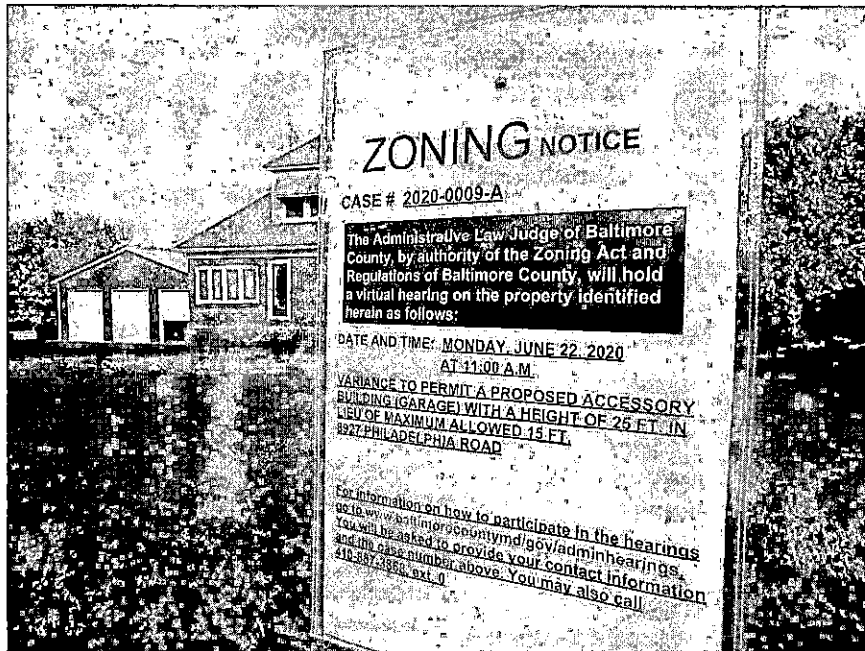
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

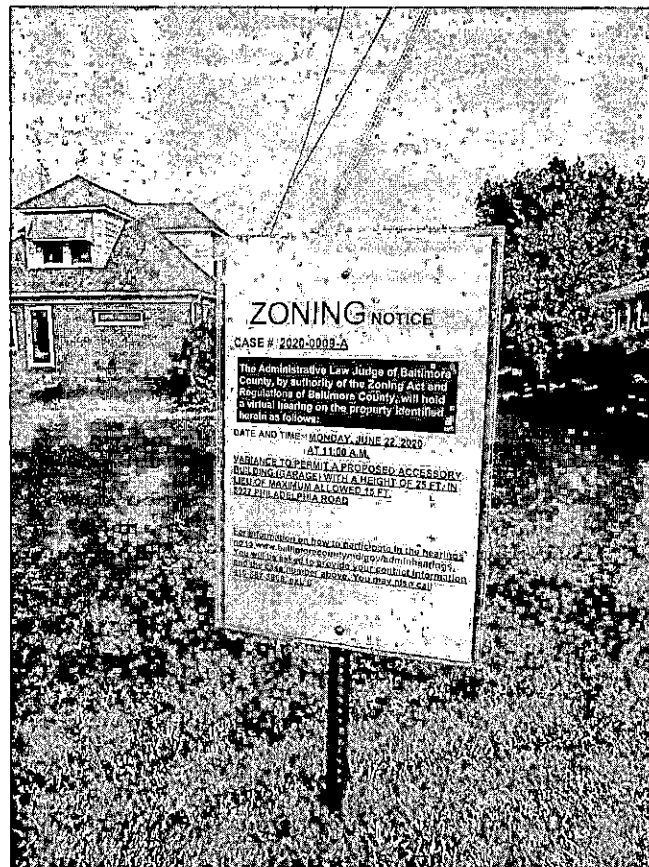
523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign @ 8927 Philadelphia Road ~ 6/2/2020



Background Photo 2nd Sign @ 8927 Philadelphia Road ~ 6/2/2020
CASE # 2020-0009-A



JOHN A. OLSZEWSKI, JR.
County Executive

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

May 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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0009-A

8927 Philadelphia Road

S/east side of Philadelphia Road, s/west of centerline of intersection with Hospital Drive

15th Election District – 6th Councilmanic District

Legal Owners: Wayne & Debra Sullivan

Variance to permit a proposed accessory building (garage) with a height of 25 ft. in lieu of maximum allowed 15 ft.

Hearing: Monday, June 22, 2020 at 11:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

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

Michael Mallinoff
Director

MM:kl

C: Wayne & Debra Sullivan, 8922 Philadelphia Road, Baltimore 21237
P.M. O'Keefe, 523 Penny Lane, Cockeysville 21030

NOTE: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 2, 2020



JOHN A. OLSZEWSKI, JR.
County Executive

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

February 6, 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: 2020-0009-A

8927 Philadelphia Road

S/east side of Philadelphia Road, s/west of centerline of intersection with Hospital Drive

15th Election District – 6th Councilmanic District

Legal Owners: Wayne & Debra Sullivan

Variance to permit a proposed accessory building (garage) with a height of 25 ft. in lieu of maximum allowed 15 ft.

Hearing: Monday, March 30, 2020 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff
Director

MM:kl

C: Wayne & Debra Sullivan, 8922 Philadelphia Road, Baltimore 21237
P.M. O'Keefe, 523 Penny Lane, Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 10, 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
Tuesday, March 10, 2020 – Issue

Please forward billing to:
Wayne & Debra Sullivan
8922 Philadelphia Road
Baltimore, MD 21237

443-677-2645

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: 2020-0009-A

8927 Philadelphia Road
S/east side of Philadelphia Road, s/west of centerline of intersection with Hospital Drive
15th Election District – 6th Councilmanic District
Legal Owners: Wayne & Debra Sullivan

Variance to permit a proposed accessory building (garage) with a height of 25 ft. in lieu of maximum allowed 15 ft.

Hearing: Monday, March 30, 2020 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

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

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbors 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: 2020-0009-A

Property Address: 8927 PHILADELPHIA ROAD

Property Description: _____

Legal Owners (Petitioners): WAYNE + DEBRA SULLIVAN

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: WAYNE + DEBRA SULLIVAN

Company/Firm (if applicable): _____

Address: 8922 PHILADELPHIA RD
BALTIMORE, MD 21237

Telephone Number: 443-677-2645

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

June 15, 2020

Wayne P. Sullivan,
8927 Philadelphia Road
Baltimore MD 21237

RE: Case Number: 2020-0009-A, 8927 Philadelphia 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 January 10, 2020. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

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 24, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0009-A
Address 8927 Philadelphia Road
(Sullivan Property)

Zoning Advisory Committee Meeting of **January 27, 2020.**

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

Reviewer: Steve Ford

Date: 1/21/20

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 1/21/20. A field inspection and internal review reveals that an entrance onto MD 7 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2020-0009-A.

Wayne P. & Debra M. Sullivan
8927 Philadelphia Road
MD 7

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

FROM: Vishnu Desai, Supervisor 
Bureau of Development Plans Review

DATE: 02/10/2020

SUBJECT: Zoning Advisory Committee Meeting
For January 27, 2020
Item No. 2020-0009-A, 0010-A, 0012-A, 0013-A, 0014-A, 0015-A &
0016-A

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

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VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 2/3/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-009

INFORMATION:

Property Address: 8927 Philadelphia Road
Petitioner: Wayne P. Sullivan, Debra M. Sullivan
Zoning: DR 3.5
Requested Action: Variance

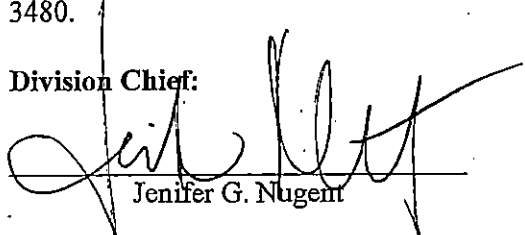
The Department of Planning has reviewed the petition for a variance to Section 400.3, BCZR, to permit a proposed accessory building (garage) with a height of 25 feet in lieu of the maximum allowed 15 feet.

A site visit was conducted on January 23, 2020. The site is approximately one half acre and improved with a 1 ½ story dwelling and small detached garage. It is adjacent on the north to a property under the same ownership that has recently been improved with a large 3 bay garage. The proposed garage from the drawing appears to be approximately 35 feet by 30 feet and the petitioner's representative has indicated it will not be for commercial use. The proposed garage location and existing residence are well set back from Philadelphia Road.

The Philadelphia Road Corridor Study adopted by the Baltimore County Council on January 21, 1992 indicates this location as a small area of residential surrounded by general industrial land use. The study identifies Philadelphia Road as a minor arterial with traffic and safety concerns with a recommendation for future widening. There is a 2020 comprehensive zoning map issue (6-016) request by the landowner to change the zoning from DR 3.5 to ML or ML-IM. There is a sliver of ML-IM on the rear of the property.

The Department of Planning does not oppose this request subject to the condition that the proposed garage is not used for commercial or residential purposes.

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

Division Chief:

Jennifer G. Nugent

CPG/JGN

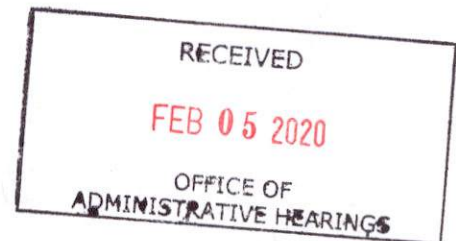
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 2/3/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-009



INFORMATION:

Property Address: 8927 Philadelphia Road
Petitioner: Wayne P. Sullivan, Debra M. Sullivan
Zoning: DR 3.5
Requested Action: Variance

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

Division Chief:

Jennifer G. Nugent

CPG/JGN

Date: 2/3/2020
Subject: ZAC # 20-009
Page 2

c: Wally Lippincott
Patrick M. O'Keefe
Office of the Administrative Hearings
People's Counsel for Baltimore County

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 24, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0009-A
Address 8927 Philadelphia Road
(Sullivan Property)

Zoning Advisory Committee Meeting of **January 27, 2020.**

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

Reviewer: Steve Ford

Order ✓ Ltr. ✓

✓ (3-30-20 @ 10 AM)

CASE NO. 2020-0009-A

6/22 @ 11 AM

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
1-24	DEPS (if not received, date e-mail sent _____)	NC
_____	FIRE DEPARTMENT	_____
2-5	PLANNING (if not received, date e-mail sent _____)	No object. w/ Cond.
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION (Case No. _____)		
PRIOR ZONING (Case No. R-1946-0543-X)		
NEWSPAPER ADVERTISEMENT Date: _____		
SIGN POSTING (1 st) Date: 6/2/2020 by O'Keefe		
SIGN POSTING (2 nd) Date: 6-19-2020 by "		
PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐		
PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☒		

Comments, if any: _____

Donna Mignon

From: Donna Mignon
Sent: Tuesday, June 23, 2020 12:08 PM
To: 'debra sullivan'
Subject: RE: 8927 Philadelphia road

Good Afternoon,

We received everything and Judge Mayhew granted the Petition for Variance. You should be receiving the Order in the next few day.

Thank you.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868



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

From: debra sullivan <debbysul@aol.com>
Sent: Tuesday, June 23, 2020 10:14 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Cc: Linda Okeefe <luckylinda1954@yahoo.com>
Subject: 8927 Philadelphia road

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

Donna Mignon,

The purpose of this email is to clarify the we, Debra & Wayne Sullivan, owners of 8927 Philadelphia Road, the Petitioners in Zoning case #2020-0009A were part of the virtual hearing, in that we could hear the testimony, but were unable to speak. (I had called and verbally told you yesterday by phone, after the hearing.) It was probably a technical issue. However, Mr O'Keefe is our spokesman and we agree with the exhibits which had been presented at the hearing. We had also emailed the amended exhibits to you, the morning of the hearing. Please advise Judge Mayhew of our limited observation of the hearing, and include this correspondence in the petition for case #2020-0009A. We greatly appreciate his consideration of this matter.

Once again, thank you for your assistance in this matter.

Sincerely,

Wayne & Debra Sullivan
8927 Philadelphia Road

Baltimore, Md 21237
410-241-2869

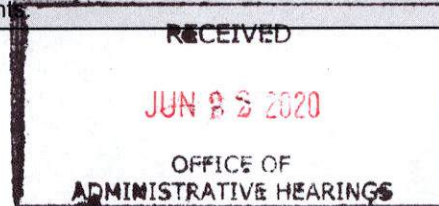
CC: lucky linda1954@yahoo.com

Sent from my iPad

Donna Mignon

From: Jeff Cochran <jgcochran@outlook.com>
Sent: Monday, June 22, 2020 9:33 AM
To: Donna Mignon
Subject: Fw: Zoning Case Number 2020-0009-A

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



Jeff Cochran
4000 North Point Rd.
office: 410-391-1591
cell: 443 829 4133

From: Jeff Cochran
Sent: Friday, June 19, 2020 2:26 PM
To: dmignon@baltimorecountymd.gov <dmignon@baltimorecountymd.gov>
Subject: Zoning Case Number 2020-0009-A

Donna Mignon,

Wayne P. and Debra Sullivan
#8927 Philadelphia Rd.
Baltimore, Md. 21237

Hardship and Practical Difficulty:

Existing one house and garage were built in 1947 subsequent to a commercial zoning case no.1946-0549-x which may be a mute issue regarding this request for variance. The existing garage onsite is not able to be used. The garage is structurally unsafe and a fire hazard. We wish to replace it with a 1500 square foot garage with three bays and a height of 25ft. to house our camper (RV) and vintage cars.

Next door to the north 8929 Philadelphia Rd. is a multi-story (2-story & attic) dwelling with basement along with a three car garage with a 15' ceiling and 13' high garage doors. The depth of the #8927 existing garage is between 20 and 25 feet. The existing opening s and dimensions may have been adequate for 1947 era vehicles but the current owner has a 33ft long travel trailer that is currently parked in the front yard. The height of this travel trailer (RV) is greater than the garage door opening, thus a larger structure is needed. Some neighboring property owners also have campers, trailers and boats sitting in their yards because they will not fit in the older style garages. These neighbors are all supportive of the Sullivans. The unique location of the proposed garage is to be setback greater than 170ft from Philadelphia road and 48 ft behind the existing dwelling. The existing lot is less than one acre, where as most of the other nearby properties average less than one acre within this zoning district. Our hard ship is simply that our vehicles do not fit in the existing garage. The petitioned height variance, if granted, will allow us to rebuild a suitable sized structure. Refer to exhibits 'B' real property data search for living area data. Photos by sperate cover.

UNIVERSITY OF ALABAMA
LIBRARY
TALLAHASSEE, FLORIDA

O'keefe

lucky linda1954@yahoo.com

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Friday, June 19, 2020 10:48 PM
To: Administrative Hearings
Subject: Certification ~ Philadelphia Rd.
Attachments: Philadelphia Rd. 2nd Cert..jpeg; Philadelphia Rd. Photos.docx

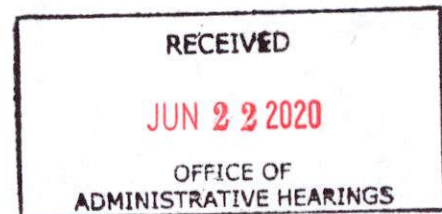
CAUTION: This message from luckylinda1954@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Donna,

I am attaching the 2nd Certification and background photos for Case # 2020-0009-A @ 8927 Philadelphia Road 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



14

RECEIVED
JUL 1 1964
OFFICE OF
THE ATTORNEY GENERAL

SECOND CERTIFICATE OF POSTING

ATTENTION: DONNA MIGNON

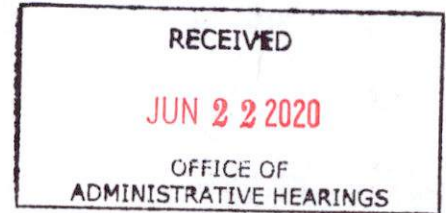
DATE: 6/19/2020

Case Number: 2020-0009-A

Petitioner / Developer: PATRICK O'KEEFE ~

WAYNE & DEBRA SULLIVAN

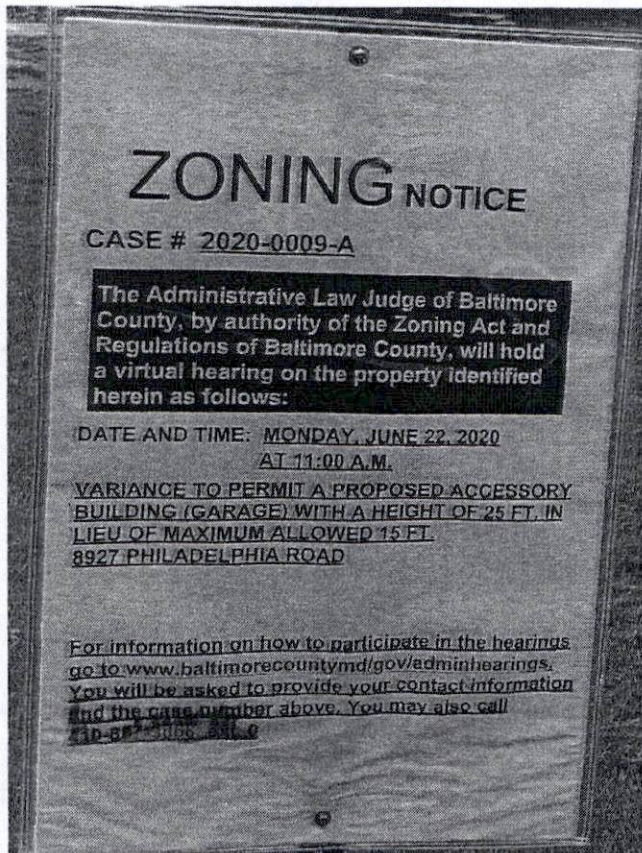
Date of Hearing: JUNE 22, 2020



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: 8927 PHILADELPHIA ROAD

The sign(s) were posted on: JUNE 2, 2020

The sign(s) were re-photographed on: JUNE 19, 2020



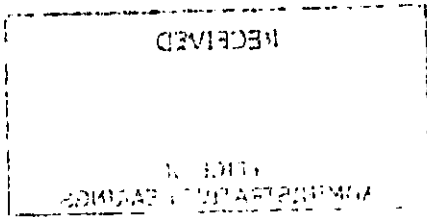
Linda O'Keefe
(Signature of Sign Poster)

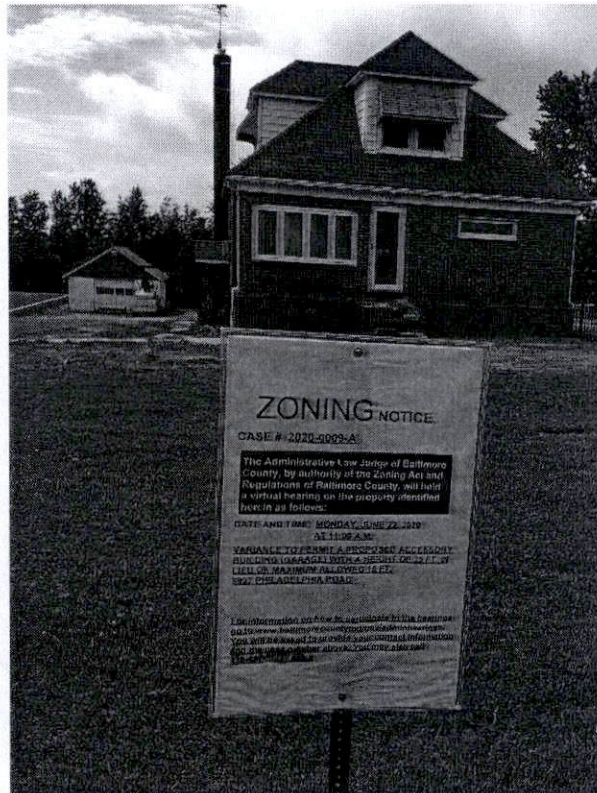
Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

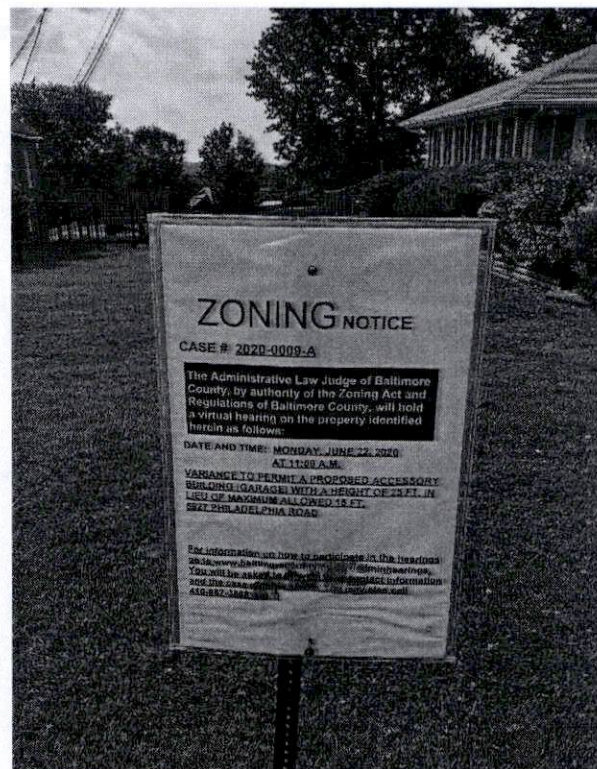
Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

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





Re-Photographed 1st Sign @ 8927 Philadelphia Road ~ 6/19/2020



Re-Photographed 2nd Sign @ 8927 Philadelphia Road ~ 6/19/2020

CASE # 2020-0009-A

MINISTER OF REVENUE
OTTAWA

RECEIVED

Donna Mignon

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Friday, June 19, 2020 1:25 PM
To: Donna Mignon
Subject: Re: 8927 Philadelphia Road Case No: 2020-0009-A 6/22/2020 at 11:00

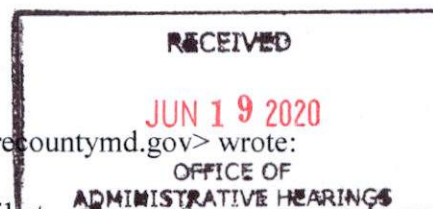
CAUTION: This message from luckylinda1954@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Received, thank you.

Sent from Yahoo Mail for iPhone

On Friday, June 19, 2020, 8:49 AM, Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

Please send the exhibits and second posting to our general email at



administrativehearings@baltimorecountymd.gov

Thank you.

From: Donna Mignon
Sent: Friday, June 19, 2020 8:45 AM
To: 'luckylinda1954@yahoo.com' <luckylinda1954@yahoo.com>
Subject: 8927 Philadelphia Road Case No: 2020-0009-A 6/22/2020 at 11:00

Good Morning,

Just a reminder that we need the exhibits and the second posting for the hearing on Monday.

Thank you so much. Have a great day.

Donna Mignon, Legal Assistant

Baltimore County Office Administrative Hearings

105 West Chesapeake Avenue, Suite 103

Towson, Maryland 21204

410-887-3868

COVID-19

Stay Home • Wash Your Hands
Avoid Touching Your Face
Disinfect Surfaces Frequently

STOP THE SPREAD • FLATTEN THE CURVE

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Donna Mignon

From: Donna Mignon
Sent: Friday, June 19, 2020 8:50 AM
To: 'lucky linda1954@yahoo.com'
Subject: RE: 8927 Philadelphia Road Case No: 2020-0009-A 6/22/2020 at 11:00

Please send the exhibits and second posting to our general email at

administrativehearings@baltimorecountymd.gov

Thank you.

From: Donna Mignon
Sent: Friday, June 19, 2020 8:45 AM
To: 'lucky linda1954@yahoo.com' <lucky linda1954@yahoo.com>
Subject: 8927 Philadelphia Road Case No: 2020-0009-A 6/22/2020 at 11:00

Good Morning,

Just a reminder that we need the exhibits and the second posting for the hearing on Monday.

Thank you so much. Have a great day.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

6/16/20 - called spoke to
Ms. O'Keefe

6/19/20 - Called
Mr. O'Keefe
again voicemail
full.

6/19/20 - left message
w/ Mr. Sullivan
we need
Exhibits &
second posting

ZAC AGENDA

6/22
11Am

Case Number: 2020-0009-A **Reviewer:** Jason Seidelman
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Wayne P. & Debra M. Sullivan
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 6

Property Address: 8927 PHILADELPHIA RD

Location: SE/S of Philadelphia Road (25'), 978' SW of the center line of the intersection with Hospital Drive (65').

Existing Zoning: DR 3.5

Area: 0.49 AC

Proposed Zoning:

VARIANCE:

400.3 BCZR, To permit a proposed accessory building (garage) with a height of 25 feet in lieu of the maximum allowed 15 feet.

Attorney: Not Available

Prior Zoning Cases: R-1946-0543-X

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2020-0010-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: William David, Ellen Louise Kidd
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 3

Property Address: 13211 FORK RD

Location: North East side of Fork 1,055, to Southeast of Bottom Road.

Existing Zoning: RC 2

Area: 1.03 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1A01.3.B.3. To permit a proposed garage addition with a side yard setback of 5 feet in lieu of the required 35 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 02/10/2020

Miscellaneous Notes:

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 - 1519711520		
Owner Information		
Owner Name:	SULLIVAN WAYNE PATRICK SULLIVAN DEBRA MARIE	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	8927 PHILADELPHIA RD BALTIMORE MD 21237-4312	Deed Reference: /08049/ 00414
Location & Structure Information		
Premises Address:	8927 PHILADELPHIA RD BALTIMORE 21237-4312	Legal Description: .488 AC SES PHILADELPHIA RD 900 SW LENNING AV
Map:	Grid:	Parcel:
0090	0002	0235
Neighborhood:	Subdivision:	Section:
15040028.04	0000	
Block:	Lot:	Assessment Year:
		2018
Plat No:		Plat Ref:
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1947	1,740 SF	550 SF
Property Land Area	County Use	
20,908 SF	04	
Stories	Basement	Type
1 1/2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
BRICK/	4	1 full/ 1 half
Garage	Last Notice of Major Improvements	
1 Detached		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2018	07/01/2019
Land:	83,200	83,200
Improvements	117,800	123,600
Total:	201,000	206,800
Preferential Land:	0	0
Transfer Information		
Seller: SULLIVAN WAYNE G	Date: 12/09/1988	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08049/ 00414	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
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:

2020-03-17
09:38 AM
3-30
10 AM

Debra Wiley

From: Debra Wiley
Sent: Tuesday, March 17, 2020 9:38 AM
To: 'Linda Okeefe'
Subject: Postponement of Hearings Before the OAH

Good Morning Mr. O'Keefe,

This is to confirm our telephone conversation this morning regarding hearings before our office.

Due to the coronavirus, we will not be conducting public hearings during the month of March. Therefore, Case Nos. 2020-0029-A scheduled for Friday, March 27, 2020 @ 11:00 AM AND 2020-0009-A scheduled for Monday, March 30, 2020 @ 10:00 AM have been postponed; this information is reflected on the County's website. For your reference, please see the following link: <https://www.baltimorecountymd.gov/Agencies/adminhearings/index.html>

We would kindly ask if you could notify all interested parties of this postponement, and this will be rescheduled as soon as possible. Please feel free to contact our office if you have any questions and/or concerns and thanks for your patience during this time.

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

3-17 9:33 AM Sp. to O'Keefe
D. Wiley



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 #8927 PHILADELPHIA ROAD which is presently zoned DR 3.5
 Deed References: 8049/414 10 Digit Tax Account # 1519711520
 Property Owner(s) Printed Name(s) WAYNE P. AND DEBRA M. SULLIVAN

(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. X a Variance from Section(s) 400.3, B C Z R, TO PERMIT A PROPOSED ACCESSORY BUILDING (GARAGE) WITH A HEIGHT OF 25 FEET IN LIEU OF THE MAXIMUM ALLOWED 15 FEET.

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

WAYNE P. SULLIVAN / DEBRA M. SULLIVAN
 Name #1 - Type or Print Name #2 - Type or Print
Wayne P. Sullivan / Debra M. Sullivan
 Signature #1 Signature #2
8922 PHILADELPHIA RD, BALTIMORE, MD.
 Mailing Address City State
21237 / 410-677-2645 / DEBBYSUL@aol.com
 Zip Code Telephone # Email Address

Representative to be contacted:

P.M. O'KEEFE
 Name - Type or Print
Patrick M. O'Keefe
 Signature
523 PENNY LANE, COCKEYSVILLE, MD.
 Mailing Address City State
21030 / 410-666-5366 / _____
 Zip Code Telephone # Email Address

CASE NUMBER 2020-0009-4 Filing Date 1/10/20 Do Not Schedule Dates: _____ Reviewer JS

REV. 10/4/11

3-30 @ 10 AM

Sf. to Mr. O'Keefe
9:33 AM
3-17
D. Wiley



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 1635 BOND ROAD which is presently zoned RC-2
Deed References: 40242 / 130 10 Digit Tax Account # 0718047201
Property Owner(s) Printed Name(s) SOUTHERN CHARM RESTORATIONS 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 an adjustment of the common property line with an adjacent parcel, with no change in size of parcels and no change in density available to each parcel - (NON-DENSITY TRANSFER)
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:

Name- Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

Attorney for Petitioner:

HOWARD L. ALDERMAN, JR.
Name- Type or Print
LEVIN + GANN, P.A.
Signature
502 WASHINGTON AVE - 8TH FL. TOWSON, MD
Mailing Address City State
21204 , 410-321-0600 , HALDERMAN@LEVIN
Zip Code Telephone # Email Address GANN.COM

Legal Owners (Petitioners): SOUTHERN CHARM RESTORATIONS LLC

Demetrius Nomikos, Demetrius Nomikos Jr
Name #1 - Type or Print Name #2 - Type or Print
[Signature] [Signature]
Signature #1 Signature #2
2613 BECKLEYSVILLE RD. FREELAND, MD
Mailing Address City State
21053 , 410-977-1922 , DNOMJR@GMAIL.COM
Zip Code Telephone # Email Address

Representative to be contacted:

GEOFFREY C. SCHULTZ
Name - Type or Print
[Signature]
Signature
57 W. TIMONIUM RD. - 210 TIMONIUM, MD
Mailing Address City State
21093 , 410-252-4444 , GSCHULTZ@POLARISLC.COM
Zip Code Telephone # Email Address

CASE NUMBER 2020-0017-SPA Filing Date 1/21/2020 Do Not Schedule Dates: Reviewer CP

REV. 10/4/11

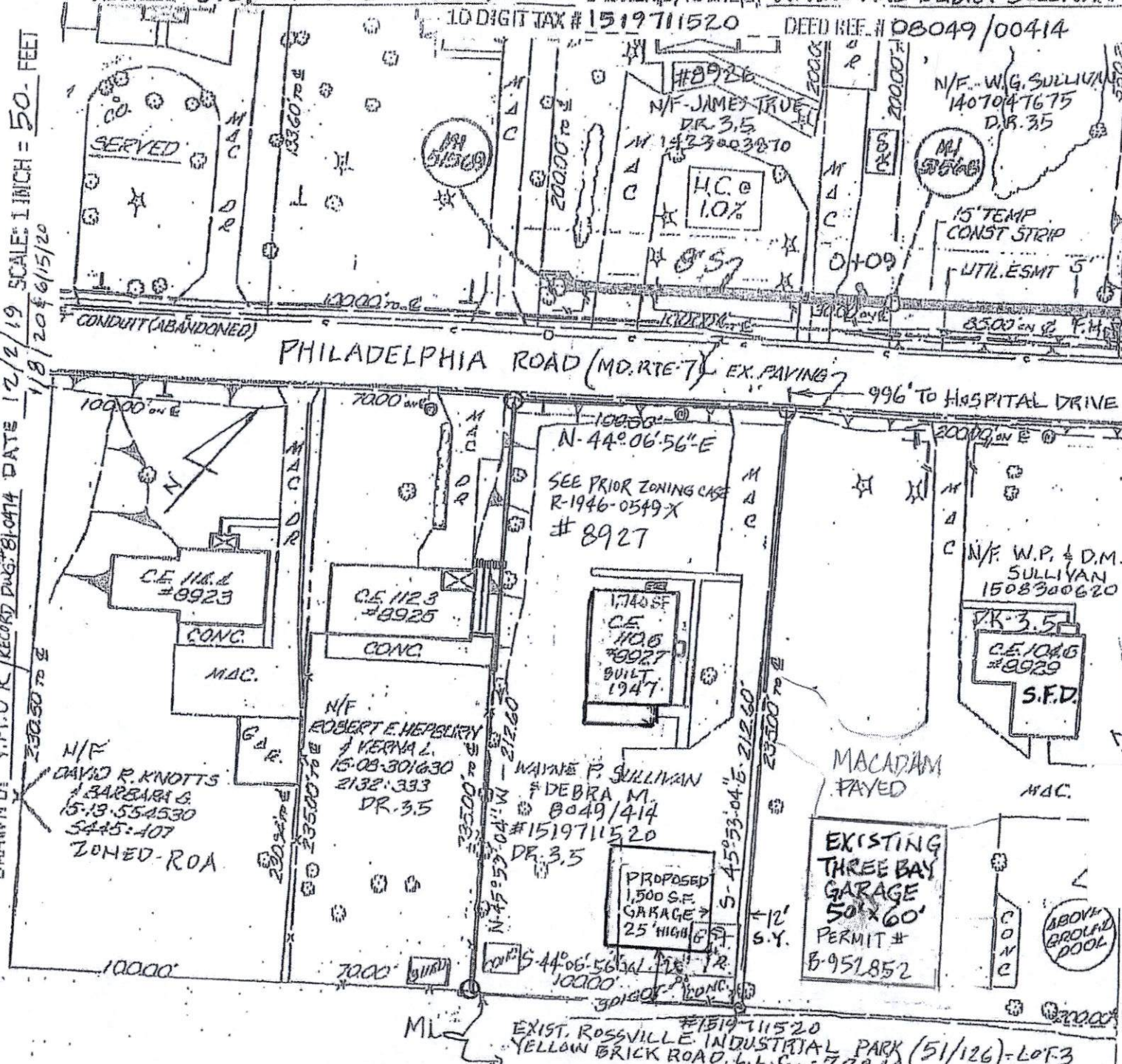
3-31 @ 8:30 Sp to her
Schultz J. Wiley
2-22 min 2-17

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

ADDRESS #8927 PHILADELPHIA ROAD OWNER(S) NAME(S) WAYNE AND DEBRA SULLIVAN

LD DIGIT TAX #1519711520 DEED REF #08049/00414

DRAWN BY P.M.O'K RECORD DWG #810474 DATE 12/2/19 SCALE: 1 INCH = 50 FEET
1/8/20 6/15/20



VICINITY MAP
MAP IS NOT TO SCALE

ZONING MAP 090A1

SITE ZONED DR-3.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 6

LOT AREA, ACREAGE 0.49 AC.

OR SQUARE FEET

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:
PUBLIC ☒ PRIVATE

SEWER IS:
PUBLIC ☒ PRIVATE

PRIOR HEARING? N/A

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

PETITIONER'S

EXHIBIT NO. 1

VIOLATION CASE INFO.

EXHIBIT 'A'
#2020-0009-A

BUILT-1947

EXHIBIT-B
ZONING CASE #
2020-0009-A

EXHIBIT NO.

2

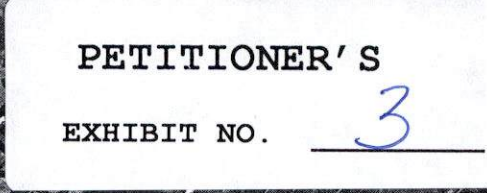


EXHIBIT 'C'
#2020-0009-A

Fri 6/19/2020 2:26 PM

☐

☐

☐

☐☐

To:

- dmignon@baltimorecountymd.gov

Donna Mignon,

Wayne P. and Debra Sullivan
#8027 Philadelphia Rd.
Baltimore, Md. 21237

ZONING CASE
2020-0009-A

Hardship and Practical Difficulty:

Existing one house and garage were built in 1947 subsequent to a commercial zoning case no.1946-0549-x which may be a mute issue regarding this request for variance. The existing garage onsite is not able to be used. The garage is structurally unsafe and a fire hazard. We wish to replace it with a 1500 square foot garage with three bays and a height of 25ft. to house our camper (RV) and vintage cars.

Next door to the north 8229 Philadelphia Rd. is a multi-story (2-story & attic) dwelling with basement along with a three car garage with a 15' ceiling and 13' high garage doors. The depth of the #8227 existing garage is between 20 and 25 feet. The existing opening s and dimensions may have been adequate for 1947 era vehicles but the current owner has a 33ft long travel trailer that is currently parked in the front yard. The height of this travel trailer (RV) is greater than the garage door opening, thus a larger structure is needed. Some neighboring property owners also have campers, trailers and boats sitting in their yards because they will not fit in the older style garages. These neighbors are all supportive of the Sullivans. The unique location of the proposed garage is to be setback greater than 170ft from Philadelphia road and 48 ft behind the existing dwelling. The existing lot is less than one acre, where as most of the other nearby properties average less than one acre within this zoning district. Our hard ship is simply that our vehicles do not fit in the existing garage. The petitioned height variance, if granted, will allow us to rebuild a suitable sized structure. Refer to exhibits 'B' real property data search for living area data. Photos by sperate cover.

O'keefe

lucky linda1954@yahoo.com

PETITIONER' S

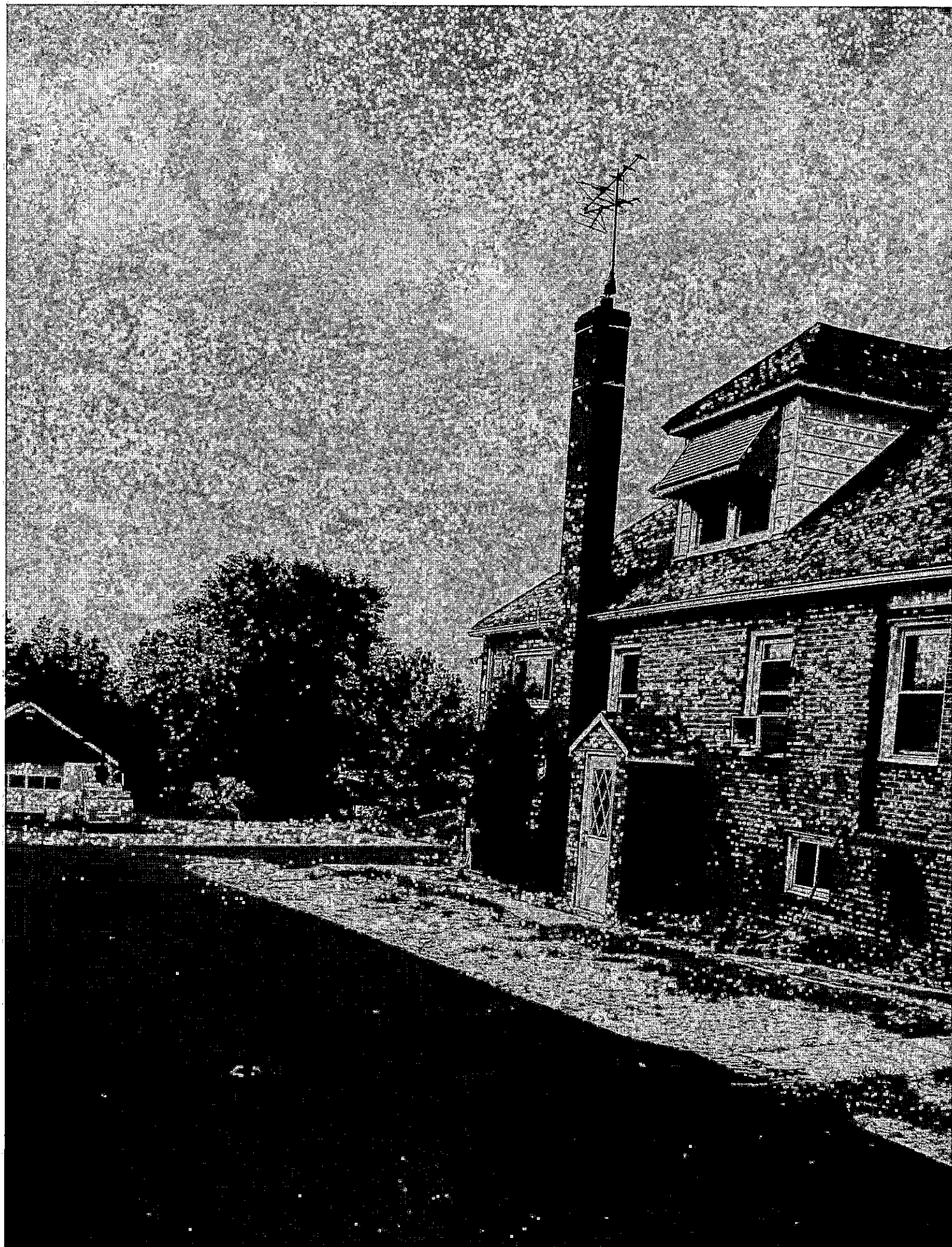
EXHIBIT NO. 4

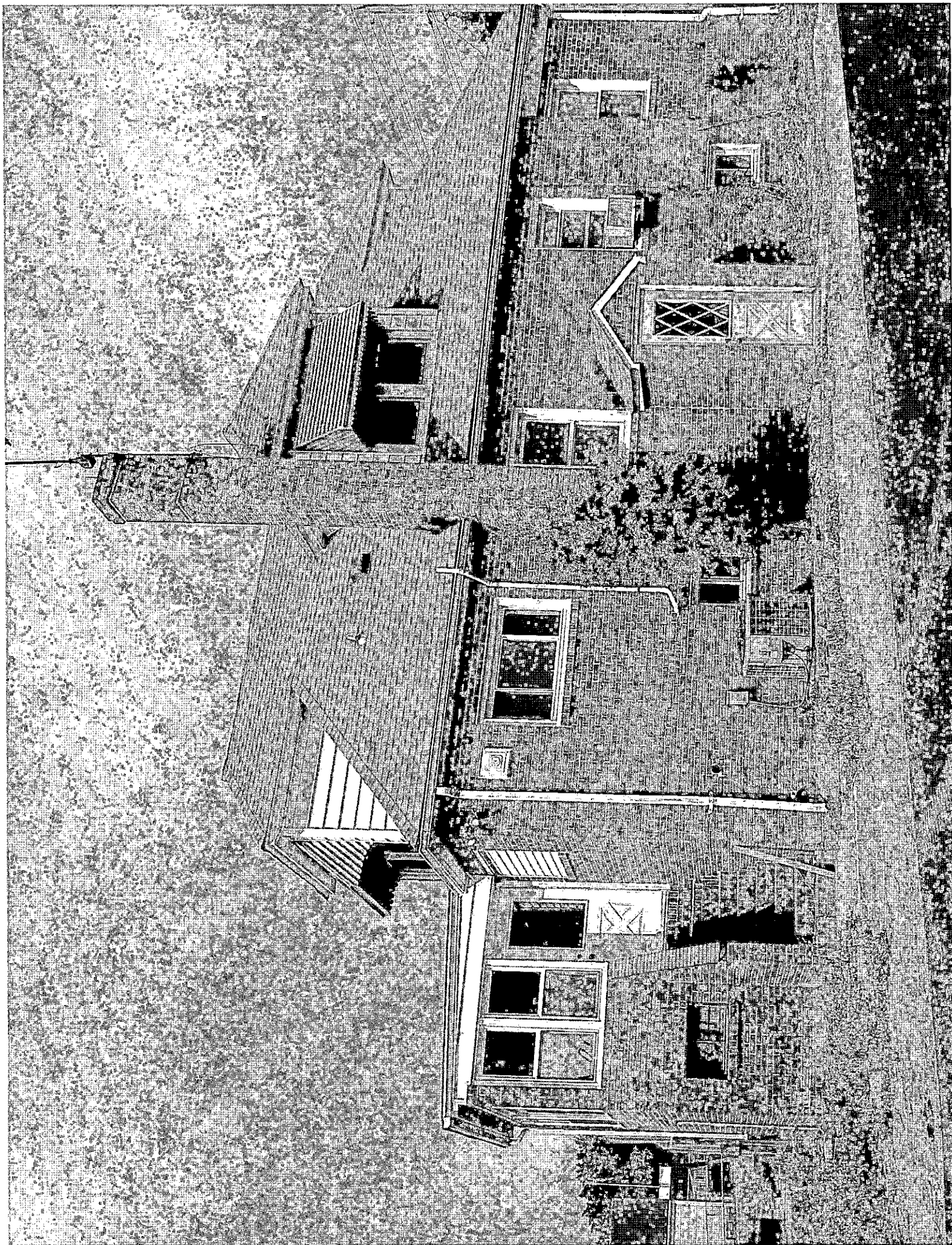


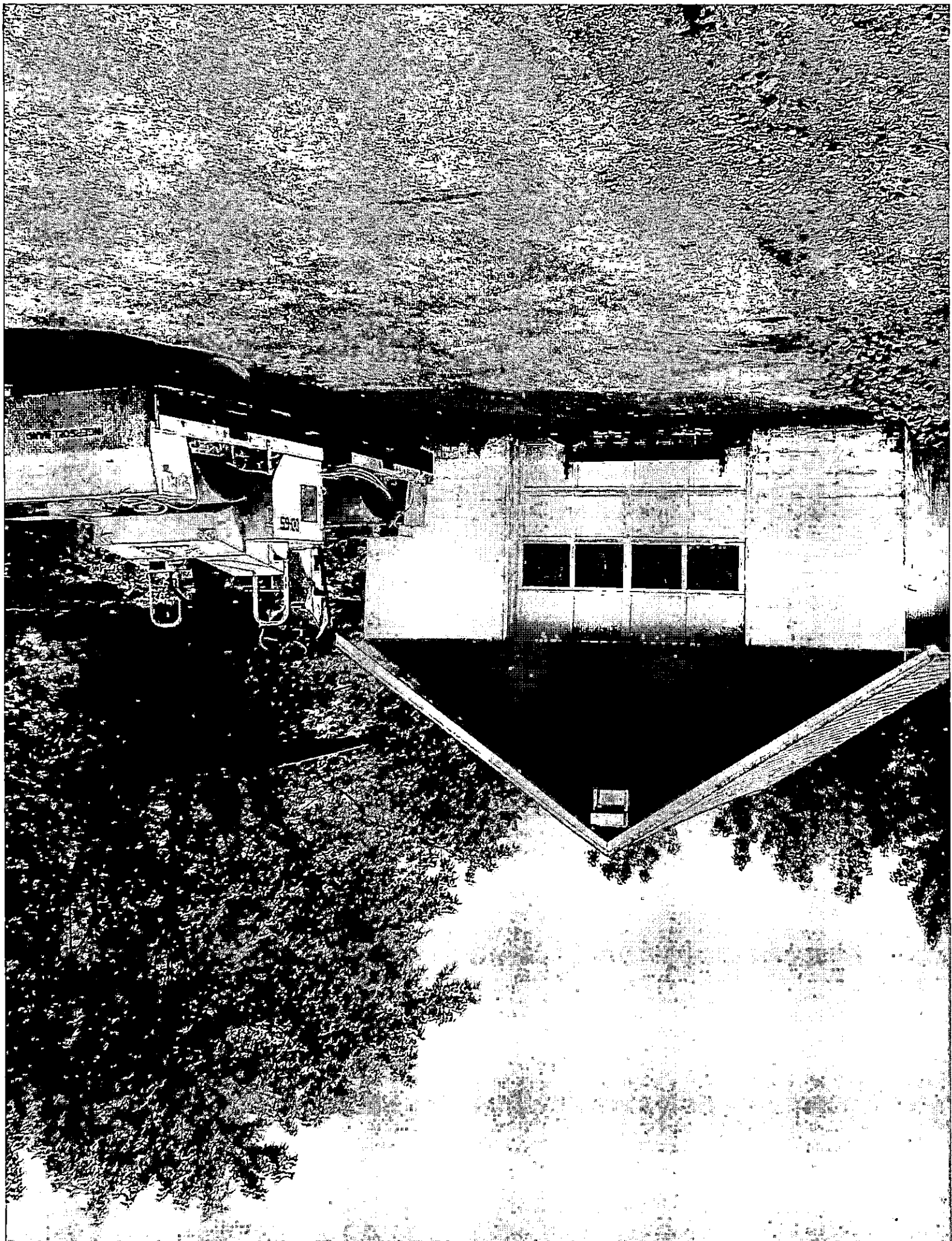
PETITIONER'S

EXHIBIT NO.

5









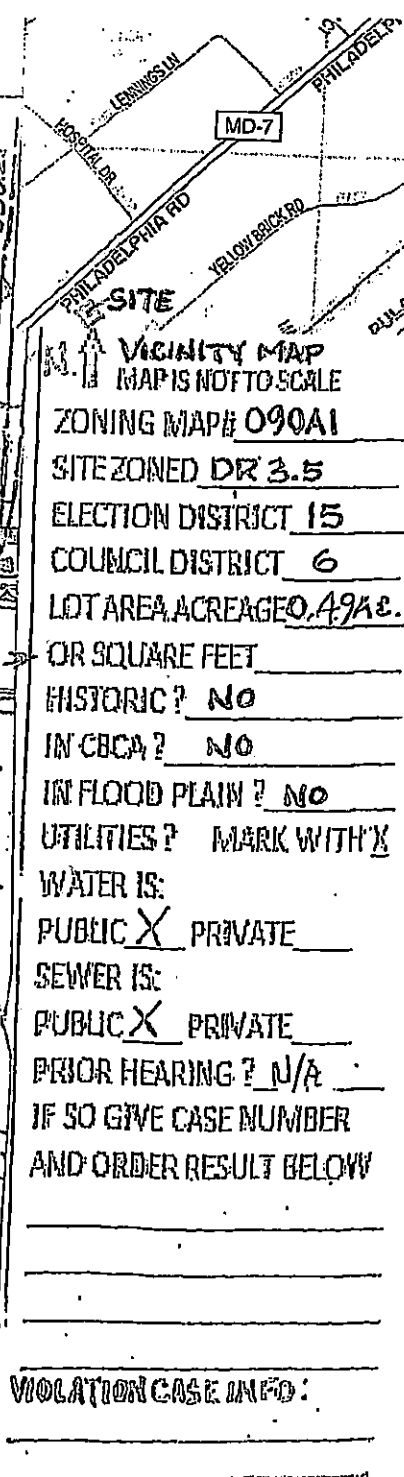


10 DIGIT TAX # 1519711520 DEED REF # 08049/00414

2020.-0009-A

Mi

EXIST. ROSSVILLE INDUSTRIAL PARK (51/126) - LOT 3
YELLOW BRICK ROAD, L.L.C. - 7.28 AC



2020-0009-A

Miles

EXIST. ROSSVILLE INDUSTRIAL PARK (51/126) - LOT 3
YELLOW BRICK ROAD, L.L.C. - 77211520

VIOLATION CASE INFO: