

M E M O R A N D U M

DATE: July 29, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0017-SPH- Appeal Period Expired

The appeal period for the above-referenced case expired on July 27, 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 SPECIAL HEARING**
(1635 Bond Road) and (Bond Road –
Tax Map 12 – Parcel 40)
7th Election District
3rd Council District
Southern Charm Restorations, LLC and
Yvonne Shelley,
Legal Owners

Petitioners

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY

Case No. 2020-0017-SPH and
Case No. 2020-0018-SPH

* * * * *

OPINION AND ORDER

These matters come before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing filed on behalf of Southern Charm Restorations, LLC, legal owner of 1635 Bond Road, and Yvonne Shelley, legal owner of the adjoining parcel, Tax Map 12 – Parcel 40 Bond Road (“Petitioners”). The Special Hearings were filed pursuant to § 500.7 of the Baltimore County Zoning Regulations (“BCZR”) for 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). The undersigned consolidated the petitions and heard the cases together because the petitions seek the identical symbiotic relief. A site plan was marked and admitted as Petitioners’ Exhibit 1.

Mr. Shelley appeared in support of the petition. Geoffrey C. Schultz with Polaris Land Consultants, the engineering firm that prepared the site plan, also attended. Howard L. Alderman, Jr., Esq. represented Petitioners.

The Petition was advertised and posted as required by the BCZR. There were no adverse ZAC comments submitted by any of the County reviewing agencies. Due to the meeting

ORDER RECEIVED FOR FILING

Date 6/26/2020
By D. Mignor

restrictions associated with the Covid-19 crisis, a virtual, on-line WebEx public hearing was held in lieu of an in-person public hearing. There were no protestants or interested citizens in attendance. However, after the hearing a Mr. John Lanzetta, the owner of the property at 1701 Bond Road, called the OAH and stated that he had encountered difficulty accessing the hearing via WebEx but that he wanted to voice his opposition to the requested lot line adjustment.¹ Mr. Lanzetta was informed that he could submit his opposition in writing and that his comments would be considered by the undersigned prior to the issuance of this Opinion and Order. Mr. Lanzetta then sent an email to the undersigned stating that it was his understanding that there was only one buildable lot on these 3.7 acres, and that he is concerned about storm water run-off if more than one house is built. Emails were also then received from several other surrounding property owners voicing these same concerns. Those comments and concerns have been fully considered by the undersigned.

As noted on the site plan (Petitioners' Exhibit 1), and as explained at the hearing, the 3.7 acres that are the subject of this case were deeded in 1951 and 1952 as two separate parcels, with two separate tax accounts. Parcel 1 is 2.4 acres, which allows for 2 building lots in this RC 2 zone. Parcel 2 is 1.3 acres, which allows for 1 building lot. *See*, BCZR § 1A01.3.B. Mr. Alderman proffered that, if called,² Mr. Schultz would testify that the Site Plan was prepared under his supervision. Further, that the lot line adjustments requested in these Special Hearing petitions fully comply with all the conditions in Baltimore County Code ("BCC") § 32-4-106 (a)(1)(viii). Specifically, the lots are not part of an approved Development Plan; there is agreement between

¹ I note that Mr. X did not register to participate 48 hours in advance as required by the hearing notice on the OAH website.

² Mr. Schultz did attend the hearing but due to technical difficulties he was unable to testify. Given that I was unaware of any opposition to the requested relief I allowed Mr. Alderman to proffer Mr. Schultz's expected testimony.

ORDER RECEIVED ON THE FILES

Date 10/20/2020

By D. Mignone

the owners of the parcels regarding the adjustments; and the adjustments will not result in any increase in the number of lots or the total permissible residential density.

Based on the evidence and testimony at the hearing, I find Petitioner has satisfied the requirements of BCZR § 502.1 and the Maryland case law interpreting that provision. I further find that the special hearing relief can be granted within the spirit and intent of the BCZR and without causing any harm to the general health, safety, and welfare. As noted by the Department of Planning, the proposed lot line adjustments will not cause any increase in potential residential density; the property is not currently being used for agricultural purposes, and the relatively small 3.7 acre size of the two parcels “is not of agricultural importance nor will it diminish the agricultural capability of the area.” As such, the requested relief is specifically within the spirit and intent of the RC 2 zoning. Finally, the neighbors’ concerns about run-off, and access will be addressed by all the relevant County agencies if and when the owners of these parcels seek to develop them.

THEREFORE, IT IS ORDERED this **26th** day of **June, 2020** by this Administrative Law Judge, that the Petitions for Special Hearing seeking relief under § 500.7 of the Baltimore County Zoning Regulations (“BCZR”) for 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), 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.
2. Any future development of the property is subject to BCZR § 1A01.5.

ORDER RECEIVED FOR FILING

Date 6/26/2020

By D. Mignon

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING

Date 6/24/2020

By D. Rignone



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:

- 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)
- a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
- 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.

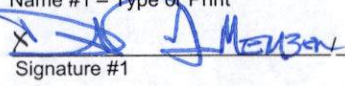
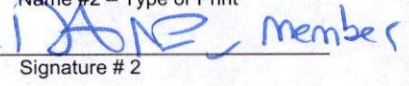
I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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).

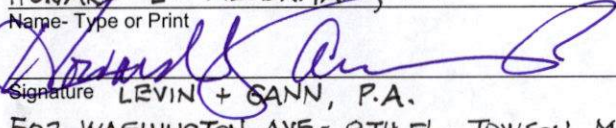
Contract Purchaser/Lessee:

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

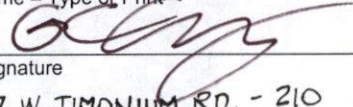
Legal Owners (Petitioners):

SOUTHERN CHARMS RESTORATIONS, LLC
Demetrios Nomikos, Demetrios Nomikos Jr
 Name #1 - Type or Print _____ Name #2 - Type or Print _____
 
 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 _____

Attorney for Petitioner:

HOWARD L. ALDERMAN, JR.
 Name- Type or Print _____

 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

Representative to be contacted:

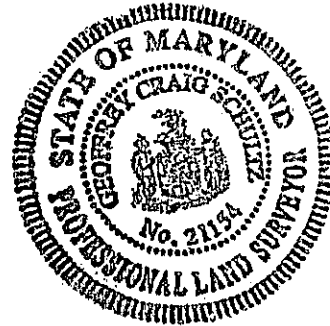
GEOFFREY C. SCHULTZ
 Name - Type or Print _____

 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



57 WEST TIMONIUM ROAD
SUITE 210
TIMONIUM, MD 21093
PHONE: (410) 252-4444
WWW.POLARISLC.COM

Zoning Description of
Parcel 2
1635 Bond Road
7th Election District
3rd Councilmanic District
Baltimore County, MD



Beginning at a point on the East side of Bond Road, said point being 1000 feet North of the center of Old York Road, thence running S 44° E 60 feet to the true point of beginning, thence running S 44° E 337 feet, N 75° E 418 feet, N 12° 45' W 22 feet, S 72° 30' W 67 feet, and N 77° W 569 feet to the point of beginning.

Containing 1.3Acres

Being known as Tax Map 7 – Part of Parcel 40 as recorded in Deed Liber 40242 Folio 130.

Also being known as 1635 Bond Road.

CERTIFICATE OF POSTING

Date: 6-2-20

RE: Case Number: 2020-0017-SPH

Petitioner/Developer: Southern Charms Restorations LLC

Date of Hearing/Closing: 6-23-20 10 AM

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 1635 Bond Road

The signs(s) were posted on 6-2-20
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

#1
ZONING NOTICE

CASE # 2026-0017-SPH

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

PLACE: FOR INFO ON HOW TO PARTICIPATE IN THE HEARINGS
GO TO WWW.CITYMONTGOMERY.MD/GOV/ADMINHEARINGS
YOU MAY ALSO CALL 410-881-3811 EXT. 10

DATE AND TIME: TUESDAY JUNE 23, 2026-10AM

REQUEST: SPECIAL HEARING FOR AN ADJUSTMENT OF
THE CEILING PROPERTY LINE WITH AN ADJACENT
PARCEL WITH NO CHANGE IN SIZE OF PARCELS AND
NO CHANGE IN DENSITY AVAILABLE TO EACH PARCEL
(UNIT-DENSITY TRANSFER)

FOR MORE INFORMATION OR TO REQUEST A HEARING, CONTACT THE ZONING DEPARTMENT AT 410-881-3811. A HEARING WILL BE HELD AT THE TOWSON MUNICIPAL CENTER, 10000 TOWSON ROAD, TOWSON, MD 21286. IF YOU ARE HANDICAPPED OR HAVE A LIMITED ABILITY TO USE PUBLIC FACILITIES, CONTACT THE ZONING DEPARTMENT AT 410-881-3811 FOR MORE INFORMATION AND ACCESSIBILITY. **HANDICAPPED ACCESSIBLE**

#2
ZONING NOTICE

CASE # 2020-0017-SPH

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

PLACE FOR INFO ON HOW TO PARTICIPATE IN THE HEARING S.G.O.
TO WWW.BALTIMORECOUNTY.MD/PLANNING/ADJUDICATIONS/HEARINGS. YOU MAY ALSO
CALL 410-381-2888 EXT. 0.

DATE AND TIME: TUES. JUNE 23, 2020 10 AM

REQUEST: SPECIAL HEARING FOR 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. (LOW DENSITY
TRANSFER)

PLEASE BRING TO THE HEARING THE FOLLOWING INFORMATION:
1. A COPY OF THE ZONING ORDINANCE THAT APPLIES TO THE PARCEL.
2. A COPY OF THE ZONING MAP THAT APPLIES TO THE PARCEL.
3. A COPY OF THE ZONING RESOLUTION THAT APPLIES TO THE PARCEL.
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HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING



Date: 6-18-20

RE: Case Number: 2020-0017-SPH RECERT

Petitioner/Developer: Southern Charm Restoration LLC

Date of Hearing/Closing: 6-23-20 10 AM

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 1635 Bond Rd

The signs(s) were posted on RECERT 6-18-20
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

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#2

ZONING NOTICE

CASE # 2020-0017-SPH

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

PLACE FOR INFO ON HOW TO PARTICIPATE IN THE HEARING S GO
TO WWW.BALTIMORECOUNTYMD.GOV/ADMINHEARINGS. YOU HAVE ALSO
CALL 410-887-3868 EXT. 0

DATE AND TIME: TUES. JUNE 23 2020 10AM

REQUEST: SPECIAL HEARING FOR AN ADJUSTMENT OF

THE COMMON PROPERTY LINE WITH AN ADJACENT PARCEL,

WITH NO CHANGE IN SIZE OF PARCELS AND NO CHANGE IN

DENSITY APPLICABLE TO EACH PARCEL. (NON-DENSITY

TRANSFER)

POSTING REQUIRED DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
DO NOT REMOVE THIS SIGN AND POST UNTIL 10 DAY OF HEARING UNDER PENALTY OF LAW.
HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # 2020-0017-SPH

A PUBLIC HEARING WILL BE HELD BY

ADMINISTRATIVE LAW JUDGE

IN TOWSON, MD

PLACE FOR INFO ON HOW TO PARTICIPATE IN THE HEARINGS
GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS
YOU MAY ALSO CALL 410-887-3868 EXT. 10

DATE AND TIME: TUESDAY JUNE 23, 2:00 PM TO 4:00 PM
REQUEST: SPECIAL HEARING FOR AN ADJUSTMENT OF

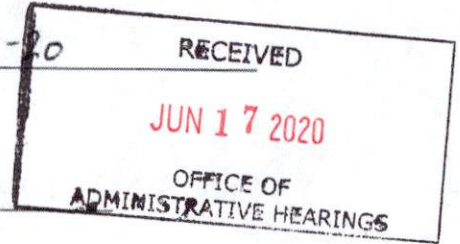
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NO CHANGE IN DENSITY AVAILABLE TO EACH PARCEL
(NON-DENSITY TRANSFER)

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DO NOT REMOVE THIS SIGN AND POST UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

#1

CERTIFICATE OF POSTING

Date: 6-2-20



RE: Case Number: 2020-0017-SPH

Petitioner/Developer: Southern Charms Restorations LLC

Date of Hearing/Closing: 6-23-20 10 AM

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 1635 Bond Road

The signs(s) were posted on 6-2-20
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

Date: 6-2-20

RE: Case Number: 2020-0017-SPH

Petitioner/Developer: Southern Charms Restorations LLC

Date of Hearing/Closing: 6-23-20 10 AM

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 1635 Pond Road

The signs(s) were posted on 6-2-20
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

#1

ZONING NOTICE

CASE # 2020-0017-SPH

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

PLACE: FOR INFO. ON HOW TO PARTICIPATE IN THE HEARINGS
GO TO WWW.BALTIMORECOUNTYMD.GOV/ADMINHEARINGS
YOU MAY ALSO CALL 410-881-3866 EXT. 0

DATE AND TIME: TUESDAY JUNE 23, 2020 10AM

REQUEST: SPECIAL HEARING FOR 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)

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM OR CHANGE CALL 877-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW.
HANDICAPPED ACCESSIBLE

#2

ZONING NOTICE

CASE # 2020-0017-SPH

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

PLACE: FOR INFO. ON HOW TO PARTICIPATE IN THE HEARINGS GO
TO WWW.BALTIMORECOUNTY.MD/GOV/ADMINHEARINGS. YOU MAY ALSO
CALL 410-887-3868 EXT. 0

DATE AND TIME: TUES. JUNE 23, 2020 10 AM

REQUEST: SPECIAL HEARING FOR 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)

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOME TIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

Scanned
to all parties



JOHN A. OLSZEWSKI, JR.
County Executive

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

June 1, 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: 2020-0017-SPH

1635 Bond Road

E/side of Bond Road, 100 ft. n/of Old York Road

7th Electric District – 3rd Councilmanic District

Legal Owners: Southern Charms Restorations, LLC, Demetrios Nomikos

Special Hearing for 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)

Hearing: Tuesday, June 23, 2020 at 10:00 a.m. in Room 205

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 "M. Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Howard Alderman, Jr., 502 Washington Avenue, 8th Floor, Towson 21204
Demetrios Nomikos, 2613 Beckleystown Road, Freeland 21053
Geoffrey Schutlz, 57 W. Timonium Road, Ste. 210, Timonium 21093

NOTE: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED SIGN POSTER BY WEDNESDAY, JUNE 3, 2020.

CERTIFICATE OF POSTING

Date: 3-27-20

RE: Case Number: 2020-0017-SPH RECERT

Petitioner/Developer: Southern Charms Restorations LLC

Date of Hearing/Closing: March 31, 2020 1:30 PM

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 1635 Bond Rd

The signs(s) were posted on Recert 3-27-20
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

#1

ZONING NOTICE

CASE # 2020-0.D17-SPH

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

PLACE: JEFFERSON BUILDING ROOM 205
105 W. CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME: TUES. MARCH 31, 2020 1:30 PM

REQUEST: SPECIAL HEARING FOR 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)

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW.
HANDICAPPED ACCESSIBLE

#2

ZONING NOTICE

CASE # 2020-0017-SPH

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

PLACE: JEFFERSON BUILDING ROOM 203
105 N. CHESAPEAKE AVE. TOWSON 21284

DATE AND TIME: TUES. MARCH 21, 2020, 1:30 PM

REQUEST: SPECIAL HEARING FOR 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)

WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CANCEL OR RESCHEDULE A HEARING. PLEASE CALL 410-386-1300
ON THE DAY OF HEARING UNDER PENALTY OF PERJURY
IF NECESSARY

The Daily Record

200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

Order #: 11857152
Case #: 2020-0017-SPH
Description:

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:

3/11/2020

NOTICE OF ZONING HEARING - CASE NUMBER:
2020-0017-SPH

Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2020-0017-SPH
1635 Bond Road
E/side of Bond Road, 100 ft. n/of Old York Road
7th Electric District - 3rd Councilmanic District
Legal Owners: Southern Charms Restorations, LLC, Demetrios Nomikos

Special Hearing for 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)

Hearing: Tuesday, March 31, 2020 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chasapeake 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.

mh ll

CERTIFICATE OF POSTING

Date: 3-9-20

RE: Case Number: 2020-0017-SPH

Petitioner/Developer: Southern Charm Restorations LLC

Date of Hearing/Closing: March 31, 2020 1:30PM

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 1635 Board Rd

The signs(s) were posted on 3-9-20
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State; Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

1. *Chlorophyll a*

2. *Chlorophyll b*

3. *Carotenoids*

4. *Xanthophylls*

5. *Phycocyanin*

6

ZONING NOTICE

CASE # 2020-0017-SPH

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

PLACE: JEFFERSON BUILDING ROOM 205
105 W. GREENPARKING TOWSON, MD

DATE AND TIME: TUES. MARCH 31, 2020, 11:00PM

REQUEST: SPECIAL HEARING FOR AN ADJUDICATED
THAT COMMON PROPERTY LINE WITH ADJACENT
PARCEL WITH NO CHANGE IN SIZE OF PARCELS AND
NO CHANGE IN DENSITY AVAILABLE TO EACH PARCEL
(NON-DENSITY TRANSFER)

FOR MORE INFORMATION, CONTACT THE PLANNING DEPARTMENT
AT (410) 338-3300 OR VISIT US ONLINE AT WWW.TOWSONMD.GOV
IF YOU ARE A PERSON WITH A DISABILITY AND NEED ACCESSIBILITY
ARRANGEMENTS, PLEASE CONTACT US AT (410) 338-3300

.....

#2
ZONING NOTICE

CASE # 2020-0017-SPH

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

PLACE: JEFFERSON BUILDING, ROOM 205
105 W. CHEESAPEAKE AVE. TOWSON 21204

DATE AND TIME: TUES. MARCH 31, 2020 11:30 PM

REQUEST: SPECIAL HEARING FOR AN ADJUSTMENT OF
THE COMMON PROPERTY LINE WITHIN ADJACENT PARCELS
WITH NO CHANGE IN SIZE OF PARCELS AND NO CHANGE IN
DENSITY AVAILABLE TO EACH PARCEL. (NO DENSITY
TRANSFER)

RE: PETITION FOR SPECIAL HEARING
1635 Bond Road; E/S of Bond Road, 100' N
of Old York Road
7th Election & 3rd Councilmanic Districts
Legal Owner(s): Southern Charm
Restorations, LLC

Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2020-017-SPH

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

FEB 03 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 3rd day of February, 2020, a copy of the foregoing Entry of Appearance was mailed to Geoffrey Schultz, 57 W. Timonium Road, Suite 210, Timonium, Maryland 21093 and Howard Alderman, Esquire, Levin & Gann, P.A., 502 Washington Avenue, 8th Floor, 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

February 19, 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: 2020-0017-SPH

1635 Bond Road


E/side of Bond Road, 100 ft. n/of Old York Road

7th Electric District – 3rd Councilmanic District

Legal Owners: Southern Charms Restorations, LLC, Demetrius Nomikos

Special Hearing for 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)

Hearing: Tuesday, March 31, 2020 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Michael Mallinoff
Director

MM:kl

C: Howard Alderman, Jr., 502 Washington Avenue, 8th Floor, Towson 21204
Demetrius Nomikos, 2613 Beckleysville Road, Freeland 21053
Geoffrey Schutlz, 57 W. Timonium Road, Ste. 210, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., MARCH 11, 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, March 11, 2020 – Issue

Please forward billing to:
Yvonne Shelley
P.O. Box 356
Monkton, MD 21111

410-977-5885

NOTICE OF ZONING HEARING

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105 West Chesapeake Avenue, Towson 21204



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

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Date: 3-9-20

RE: Case Number: 2020-0017-SPH

Petitioner/Developer: Southern Charms Restorations LLC

Date of Hearing/Closing: March 31, 2020 1:30PM

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The signs(s) were posted on 3-9-20
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ATTACH PHOTOGRAPH

6

ZONING NOTICE

#2

CASE # 2020-0017-SPH

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

PLACE: JEFFERSON BUILDING ROOM 205
105 W. CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME: TUES. MARCH 31, 2020 - 1:30 PM

REQUEST: SPECIAL HEARING FOR 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)

**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: 2020-0017-SPH
Property Address: 1635 BOND ROAD - PARCEL 2
Property Description: SOUTH SIDE OF BOND ROAD 1000'
EAST OF OLD YORK ROAD
Legal Owners (Petitioners): SOUTHERN CHARM RESTORATIONS LLC
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: YVONNE SHELLEY
Company/Firm (if applicable): N/A
Address: PO BOX 356
MONKTON, MD 21111
Telephone Number: 410-977-5885



JOHN A. OLSZEWSKI, JR.
County Executive

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

June 15, 2020

Geoffrey C. Schultz,
57 W. Timonium Road Suite 210
Timonium MD 21093

RE: Case Number: 2020-0017-SPH, 1635 Bond 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 21, 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.", written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Howard L. Alderman Jr. 502 Washington Ave 8th Floor Towson MD 21204

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**

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

DATE: 2/21/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-017

INFORMATION:

Property Address: 1635 Bond Road
Petitioner: Demetrios Nomikos, Demetrios Nomikos, Jr.
Zoning: RC 2
Requested Action: Special Hearing

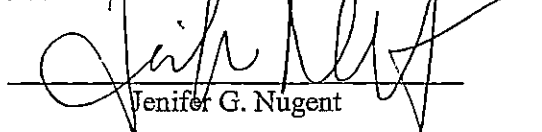
The Department of Planning has reviewed the petition for an adjustment of the common property line with an adjacent parcel, with no change in size of parcels and no change in density available to each parcel (Non-Density Transfer).

The area is a mix of rural residential and agricultural uses. The site is currently developed with one house and the remainder is wooded. The site is currently a larger parcel on the county GIS but deeded into two parcels (this case and ZAC 20-018) Deed: 33862/410.

The Department of Planning does not object to the request. The site currently has one dwelling and two parcels. Parcel 1 is 2.4 acres and parcel 2 is 1.3 acres. After the proposed transfer, the property will end up with the same amount of land but in a new configuration. The property is not being used for agricultural purposes, and the overall size being only 3.7 acres is not of agricultural importance nor will it diminish the agricultural capability of the area. Any future development on the property is subject to 1A01.5 of the Baltimore County Zoning Regulations.

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

Division Chief:



Jennifer G. Nugent

CPG/JGN/kma/

c: Joseph Wiley
Geoffrey C. Schultz, Polaris Land Consultants
Howard L. Alderman, Jr., Levin & Gann, PA
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals
DATE: 03/02/2020

FROM: Vishnu Desai, Supervisor
EPC for VKD
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 03, 2020
Item No. 2020-0017-SPH, 0018-SPH, 0019-A, 0020-A &
0022-SPH

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

* * * * *

VKD: cen
cc: file

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: February 4, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0017-SPH
Address 1635 Bond Road
(Southern Charm Restorations, LLC
Property)

Zoning Advisory Committee Meeting of February 3, 2020.

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

Reviewer: Steve Ford

3-31-20

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: February 4, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0017-SPH
Address 1635 Bond Road
(Southern Charm Restorations, LLC
Property)

Zoning Advisory Committee Meeting of **February 3, 2020**.

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

Reviewer: Steve Ford

3-31-20
1:30 pm

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 2/21/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-017

RECEIVED
FEB 24 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

INFORMATION:

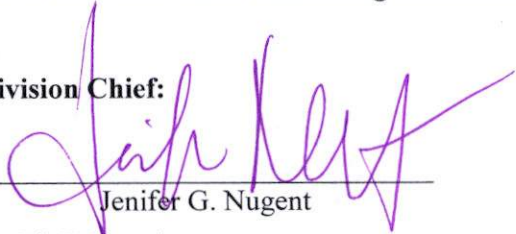
Property Address: 1635 Bond Road
Petitioner: Demetrios Nomikos, Demetrios Nomikos, Jr.
Zoning: RC 2
Requested Action: Special Hearing

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Division Chief:


Jenifer G. Nugent
CPG/JGN/kma/

c: Joseph Wiley
Geoffrey C. Schultz, Polaris Land Consultants
Howard L. Alderman, Jr., Levin & Gann, PA
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

DATE: 03/02/2020

FROM: Vishnu Desai, Supervisor
EPC for VKD
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 03, 2020
Item No. 2020-0017-SPH, 0018-SPH, 0019-A, 0020-A &
0022-SPH

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

* * * * *

VKD: cen
cc: file



JOHN A. OLSZEWSKI, JR.
County Executive

August 7, 2019

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

Geoffrey Schultz
Polaris Land Consultants
57 W. Timonium Road, Ste. 210
Timonium, MD 21093

Re: 1635 Bond Road, 21053, Dist. 7C3
DRC Number: 081319-LLA

Dear Sir/Madam:

Pursuant to Section 32-4-106(a)(1) of the Baltimore County Code (BCC), this letter constitutes an administrative order and decision on the request you filed with this department.

Your request has been submitted for careful review and consideration to the Director and Zoning Office. It has been determined that your proposal:

- Provisionally meets the requirements of a limited exemption under Section 32-4-106(a)(1)(viii), BCC.
- Meets the requirements of a limited exemption under Section 32-4-106(a)(1)(ii) or (a)(1)(v), BCC.
- Does not meet the requirements of a limited exemption under Section 32-4-106(a)(1), BCC. Tabled for additional requirements and review by Planning, EPS and Zoning.
- Needs additional materials/information for review. EPS needs well & septic approval and Zoning is ok with intact parcels, however Special Hearing is needed to determine remaining density after reconfiguration.
- Does not reach the scope or extent that would require Baltimore County development approval.
- All or a portion of the property is located within the Chesapeake Bay Critical Area, therefore prior to any County action you are required to apply for and receive approval of Lot Consolidation and Reconfiguration through the Dept. of Environmental Protection and Sustainability (Comar 27.01.02.08) After receiving approval, resubmit your application for LLA with documentation of DEPS approval.

When recording deeds in the land records, please attach this letter and the survey plat as exhibits. Also, if the property(s) are improved or any Baltimore County permits are applied for or anticipated in the future, an existing record plat may be required to be amended and the following approval agencies should be contacted to resolve any possible development issues: Development Plans Review – 410-887-3751, Planning 410-887-3480, Environmental Protection & Sustainability – 410-887-5859

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

2020-0017-SAH

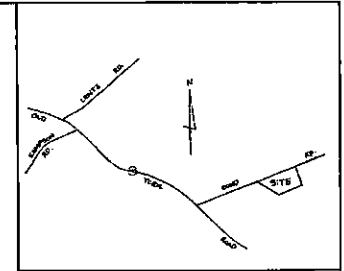
GENERAL NOTES

1. EXISTING ZONING - RC-2
2. ZONING MAP NO. - 097C2
3. ELECTION DISTRICT - 7TH
4. COUNCILMANIC DISTRICT - 3RD
5. SITE IS NOT HISTORIC
6. SITE IS NOT IN CBCA
7. NO FLOOD PLAINS ON-SITE
8. PRIVATE WELL AND SEPTIC
9. NO PRIOR ZONING HEARINGS
10. NO STREAMS, WETLANDS, OR STORM DRAINS ON-SITE OR WITHIN 100 FEET OF SITE.

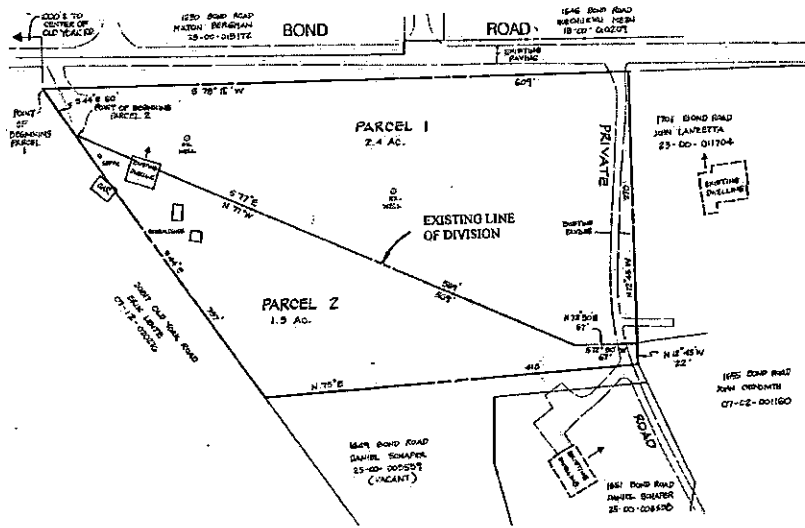
DENSITY SUMMARIES

PARCEL 1
 EXISTING ZONING - RC-2
 GROSS AREA - 2.4 Acres
 HELD-IN-TACT SINCE 1-15-1952 (DEED 214743)
 DENSITY ALLOWED - 2 LOTS

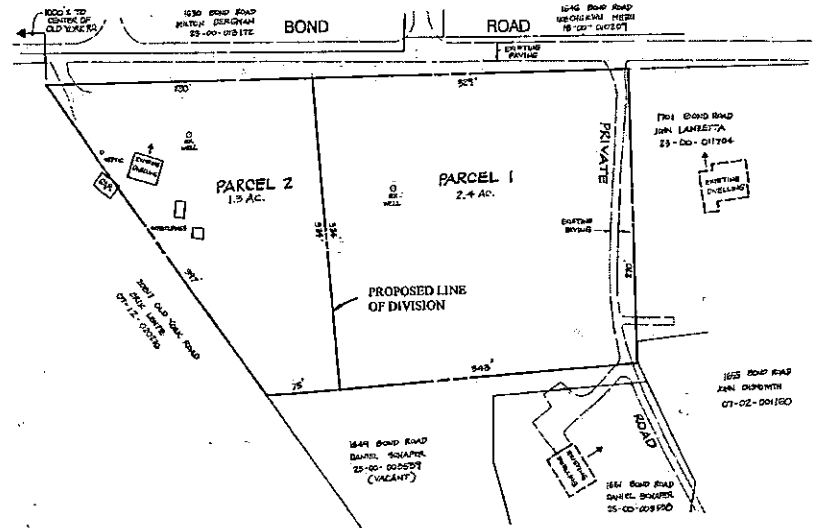
PARCEL 2
 EXISTING ZONING - RC-2
 GROSS AREA - 1.3 Acres
 HELD-IN-TACT SINCE 12-03-1951 (DEED 214741)
 DENSITY ALLOWED - 1 LOT



VICINITY MAP
 1" = 1000'



EXISTING PARCEL CONFIGURATION
 SCALE: 1" = 600'



PROPOSED PARCEL RECONFIGURATION
 SCALE: 1" = 600'

PROPERTY INFORMATION

PARCEL 2
 OWNER - SOUTHERN CHARM RESTORATIONS LLC
 2613 BECKLEYSVILLE ROAD
 FREELAND, MD 21053

TAX MAP 7 - PART OF PARCEL 40
 ACCOUNT NO. 07-18-047201
 DEED - 40242/130

PARCEL 1
 OWNER - YVONNE SHELLEY
 PO BOX 356
 MONKTON, MD 21111

TAX MAP 7 - PART OF PARCEL 40
 ACCOUNT NO. 07-18-047202
 DEED - 41057/358



PLAT TO ACCOMPANY
 PETITION FOR SPECIAL HEARING
1635 BOND AVENUE
 7TH ELECTION DISTRICT BALTO. CO., MD
 SCALE: 1" = 50' NOV. 23, 2019

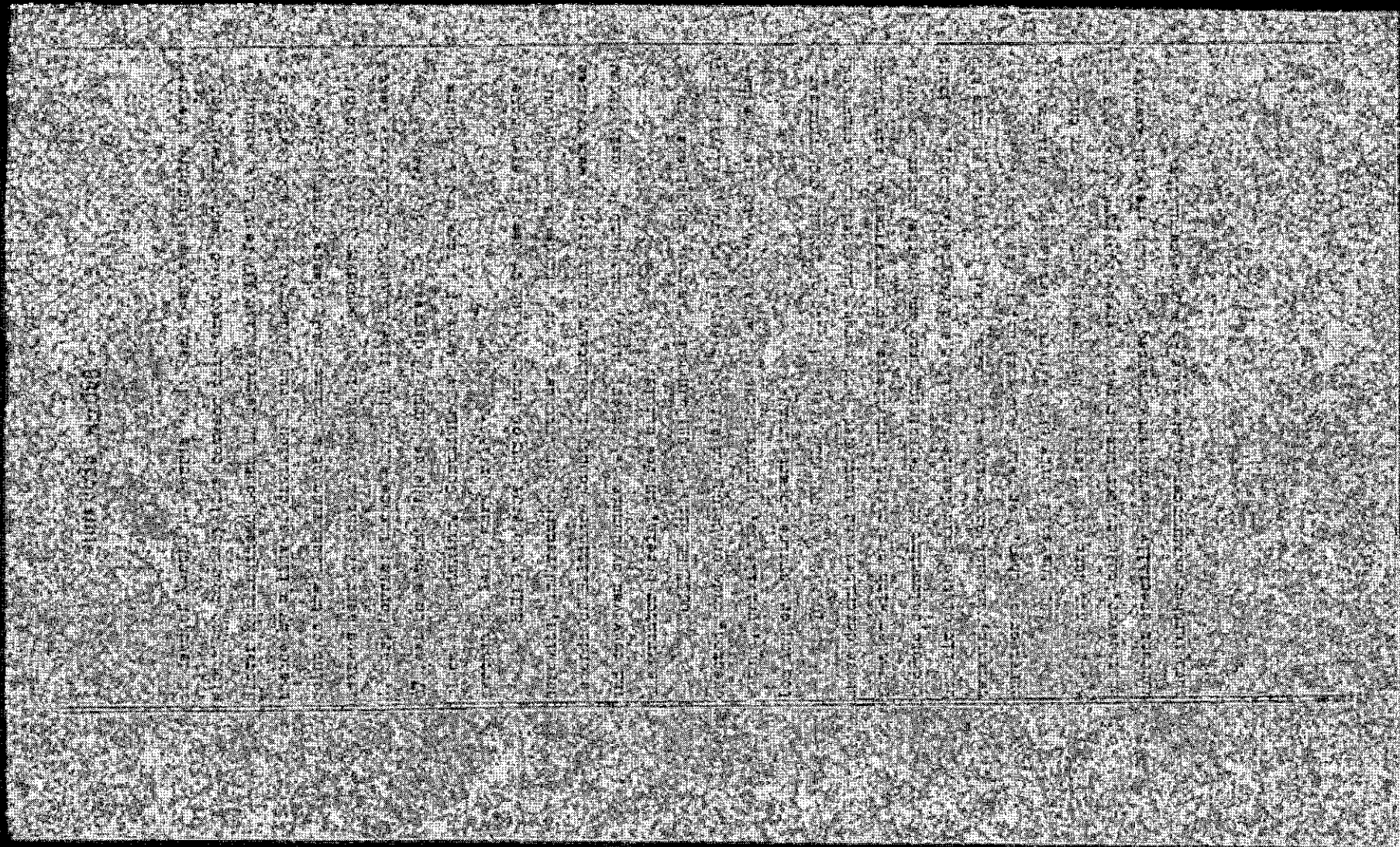
TAX MAP 7 - PARCEL 40
 TAX ID NOS. 0718047201 & 202

OWNERS
 SOUTHERN CHARM RESTORATIONS LLC
 AND YVONNE SHELLEY
 DEEDS 40242/130 AND 41057/358



ALL STATE LEGAL
PETITIONERS
EXHIBIT
2

[The main body of the document contains several paragraphs of text that are extremely faint and illegible due to the low quality of the scan. The text appears to be a legal document or petition.]



THE UNIVERSITY OF CHICAGO
LIBRARY
540 EAST 57TH STREET
CHICAGO, ILL. 60637



JOHN A. OLSZEWSKI, JR.
County Executive

August 7, 2019

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

Geoffrey Schultz
Polaris Land Consultants
57 W. Timonium Road, Ste. 210
Timonium, MD 21093

Re: 1635 Bond Road, 21053, Dist. 7C3
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- Does not reach the scope or extent that would require Baltimore County development approval.
- All or a portion of the property is located within the Chesapeake Bay Critical Area, therefore prior to any County action you are required to apply for and receive approval of Lot Consolidation and Reconfiguration through the Dept. of Environmental Protection and Sustainability (Comar 27.01.02.08) After receiving approval, resubmit your application for LLA with documentation of DEPS approval.

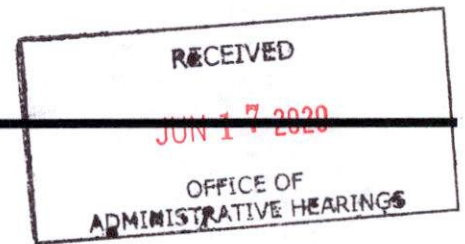
When recording deeds in the land records, please attach this letter and the survey plat as exhibits. Also, if the property(s) are improved or any Baltimore County permits are applied for or anticipated in the future, an existing record plat may be required to be amended and the following approval agencies should be contacted to resolve any possible development issues: Development Plans Review – 410-887-3751, Planning 410-887-3480, Environmental Protection & Sustainability – 410-887-5859

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor



Donna Mignon



From: Howard Alderman <halderman@levingann.com>
Sent: Wednesday, June 17, 2020 11:14 AM
To: Donna Mignon
Cc: Geoffrey Schultz; Randy Shelley
Subject: RE: 1635 Bond Road, Case No: 2020 0017 SPH and Bond Road Case No: 2020 0018 SPA
Attachments: Petitioner's Exhibits Bond Road Cases.pdf

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

Ms. Mignon, good morning. I have forwarded your message below to Larry Pilson, who is the approved County sign poster, requesting that he send you the certifications. I copied you on that message.

With respect to exhibits, Petitioner (in both cases) has three (3) at this point in time, as follows:

1. Petitioner's Exhibit No. 1 – "Plat to Accompany Petition for Special Hearing" dated November 23, 2019. I have one full-sized copy of this, however, there should be multiple copies in the County's file. **Note: there have been no changes or modifications to that plat since it was submitted with the Zoning Petitions.** Please let me know if you need additional full-sized copies.
2. Petitioner's Exhibit No. 2: Deed, dated November 27, 2959, between Ruth M. Volz, as Grantor and Jennie A. Rosier, et al, as Grantees. A copy of that exhibit is included in the attachment hereto.
3. Petitioner's Exhibit No. 3: Letter dated August 7, 2019, from W. Carl Richards, Jr., Zoning Supervisor to Geoffrey Schultz of Polaris Land Consultants. A copy of that exhibit is included in the attachment hereto.

The exhibits are identical for both cases.

We have **not yet received the ZAC comments**, despite this matter having been originally scheduled for March 30, 2020. We do not know if there is any person/entity opposed to the requested relief. Therefore, there may need to be one or more additional exhibits in response to the ZAC Comments (once they are received) and/or any opposition. Therefore, Petitioners reserve the right to supplement their exhibits accordingly.

We are not aware of any opposition or County comments that may oppose the relief requested, however, I have to keep the door open for additional exhibits. Please let me know if you need additional information.

Howard

Download V-Card

Howard L. Alderman, Jr., Esquire
Levin & Gann, PA
Nottingham Centre, 8th Floor
502 Washington Avenue
Towson, Maryland 21204
410-321-0600 (voice)
410-339-5761 **or** 833-801-1118 (fax)
410-456-8501 (cell)
Email: halderman@LevinGann.com
Website: www.LevinGann.com

From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Wednesday, June 17, 2020 10:51 AM
To: Howard Alderman <halderman@levinggann.com>
Subject: 1635 Bond Road, Case No: 2020 0017 SPH and Bond Road Case No: 2020 0018 SPA

Good Morning Mr. Alderman,

I am in the process of reviewing the files for hearings next week.
We need any exhibits you wish to present at the hearing emailed to us along with the 2nd sign certifications.

If you have any questions or concerns, please feel free to contact our office.
Thank you.

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

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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

DATE: 03/02/2020

FROM: Vishnu Desai, Supervisor
EPC for VKD
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 03, 2020
Item No. 2020-0017-SPH, 0018-SPH, 0019-A, 0020-A &
0022-SPH

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

* * * * *

VKD: cen
cc: file

Order ✓ Ltr ✓

(3-31-20 1:30 pm)

CASE NO. 2019-²⁰²⁰ 0017-SPH

6/23 @ 10 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 _____) | _____ |
| <u>2-4</u> | DEPS (if not received, date e-mail sent _____) | <u>NC</u> |
| _____ | FIRE DEPARTMENT | _____ |
| <u>2-24</u> | PLANNING (if not received, date e-mail sent _____) | <u>No objection</u> |
| _____ | STATE HIGHWAY ADMINISTRATION | _____ |
| _____ | TRAFFIC ENGINEERING | _____ |
| _____ | COMMUNITY ASSOCIATION | _____ |
| _____ | ADJACENT PROPERTY OWNERS | _____ |

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 6/2/2020 by J. Pilson

SIGN POSTING (2nd) Date: 6/18/2020 by J. Pilson

PEOPLE'S COUNSEL APPEARANCE Yes No

PEOPLE'S COUNSEL COMMENT LETTER Yes No

Comments, if any: Case Must Be Heard w/ Case No. 2020-0018-SPH

§ 32-4-106. - LIMITED EXEMPTIONS.

(a) *Exemption from development review and approval process.*

(1) The following proposed development is exempt from compliance with Subtitle 2 of this title:

- (i) The building or preparation of land for building a dwelling for one or two families on a single lot or tract that is not part of a recorded plat;
- (ii) The building or preparation of land for building on a lot of record lawfully in effect at the time of the building or preparation of the land for building, provided the lot of record did not result from a subdivision of land exempt under § 32-4-105 of this subtitle;
- (iii) The construction of one tenant house or the location of one trailer on a farm tract;
- (iv) The subdivision of property in accordance with a court order, a will, or the laws of intestate succession;
- (v) The resubdivision or lot line adjustment of industrially zoned or commercially zoned parcels of land that have been the subject of a previously approved Development Plan and recorded plat;
- (vi) The construction of residential accessory structures or minor commercial structures;
- (vii) The construction of a building owned and operated by a county volunteer fire, ambulance, or rescue company that is used primarily for:
 - 1. Storage or training purposes;
 - 2. Fund-raising activities; or
 - 3. Other purposes related to rescue or fire-suppression activities;

(viii) Lot line adjustments in residential zones for lots that are not part of an approved Development Plan under this title or an approved Development Plan under Article 1B of the Baltimore County Zoning Regulations. For purposes of this subsection, "lot line adjustment" means one or more alterations of a divisional property line or lines between two or more lots in common ownership or by agreement of the owners, provided that the alteration does not result in an increase or decrease in the number of lots and there is no increase in total residential density available to the lots considered as a whole;

- (ix) Subdivision of land that was recorded before January 26, 1990 into three or fewer lots; and
- (x) Except as provided in paragraph (2) of this subsection, subdivision of land into three or fewer lots for residential single-family dwellings provided that the lots are not served by a panhandle driveway.

(2) If a lot is served by a panhandle driveway, the subdivision of land into three or fewer lots for residential single-family dwellings is only exempt from:

- (i) The concept plan requirements under §§ 32-4-211 through 32-4-217 of this title; and
- (ii) The county review requirements under §§ 32-4-226 and 32-4-227 of this title.

(3) All development exempted under this subsection shall comply with Subtitles 3, 4, and 5 of this title and all applicable Baltimore County Zoning Regulations.

(b) *Exemption from community input meetings and Hearing Officer's hearing.* The following development is exempt from the community input meeting and the Hearing Officer's hearing under Subtitle 2 of this title:

- (1) Lot line adjustments, including the combination of lots or parcels;
- (2) Amendments to an approved Development Plan or plat that do not materially alter the proposed development;

- (3) The subdivision of land that is in an approved state agricultural preservation district or county agricultural preservation district for the purpose of the conveyance of the lots to the owner or the children of the owner under Title 2, Subtitle 2, Agriculture Article of the Annotated Code of Maryland and Article 24 of the Code;
 - (4) The subdivision of a farm tract into two lots;
 - (5) The subdivision of land into three or fewer lots for residential single-family dwellings;
 - (6) The construction of accessory structures;
 - (7) The subdivision of land or buildings in a planned office or industrial park for which a Development Plan has been approved in accordance with this title;
 - (8) A minor development that does not exceed a total of three lots; and
 - (9) A development plan processed under § 235.B.8. of the Baltimore County Zoning Regulations is subject to review by the Design Review Panel.
- (c) *Development of land in a county agricultural easement.*
- (1) The use or development of land in a county agricultural easement shall be governed by Article 24 of the Code.
 - (2) If there are conflicting provisions, the provisions of Article 24 of the Code shall take precedence over this title and the Baltimore County Zoning Regulations.
- (d) *R.C. 6 zones.* Notwithstanding any other provisions of this section, all development in a R.C. 6 zone is subject to Subtitle 2, Part V of this title.

(1988 Code, § 26-171) (Bill No. 172, 1989, § 2, 11-26-1990; Bill No. 18, 1990, §§ 2, 3, 3-30-1990; Bill No. 106, 1990, §§ 1, 2, 6-29-1990; Bill No. 1, 1992, § 2, 3-2-1992; Bill No. 50-93, § 3; Bill No. 73-00, § 3, 9-15-2000; Bill No. 79-01, § 2, 7-1-2004; Bill No. 75-03, § 8, 7-1-2004; Bill No. 54-05, § 1, 2-16-2005; Bill No. 58-09, § 4, 8-17-2009; Bill No. 38-11, § 2, 8-25-2011)

Annotation— Former § 26-171 (1988) cited in Marzullo v. Kahl, 366 Md. 158, 783 A.2d 169 (2001).

Donna Mignon

From: Katie <katieschaper.originals@gmail.com>
Sent: Thursday, June 25, 2020 9:19 AM
To: Administrative Hearings
Subject: Reference: 2020-0017-SPH 1635 Bond Road Parkton MD 21120

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

Honorable Judge Mayhew,

Reference: 2020-0017-SPH 1635 Bond Road Parkton MD 21120

6/26/20 -
mail copy
of
order Dm.

As a resident with property adjacent to 1635 Bond Road I have several concerns and questions.

My well is very close to this property (only feet from the property line) and I'm aware of several residents with well issues. The 1635 Bond Road property is directly next to my property and all of this property's water runoff will be entering my property then to the adjacent farm and homes. It's my understanding that there was only 1 home that would be built. I do not believe that it is in the best interest of the homeowners surrounding 1635 Bond Rd for this development of multiple homes to be allowed to move forward.

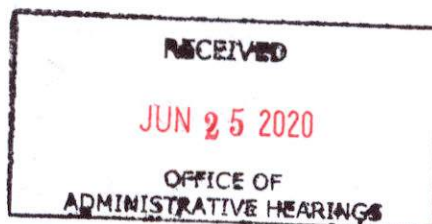
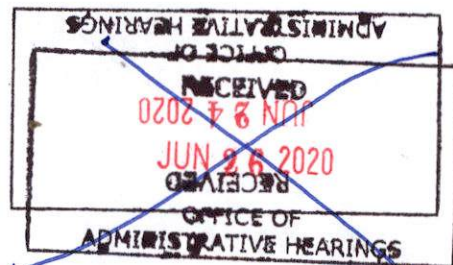
My husband and I just completed building our home At 1649 Bond rd and We also own 1651 Bond rd, where my Mother-inLaw is living, so I am not at all against building but I believe that the zoning should be upheld and no exception made in this instance. I am very much opposed to this if its more than one home to be built.

Thank you for taking my concerns in consideration with this property ruling.

Thank you,

Kathleen Schoonmaker
1651 Bond Rd and 1649 Bond Rd
443-676-1080

Sent from my iPhone



RECEIVED
OFFICE OF THE
ADMINISTRATIVE SERVICES
MAY 15 1960

RECEIVED
OFFICE OF
ADMINISTRATIVE SERVICES
MAY 15 1960

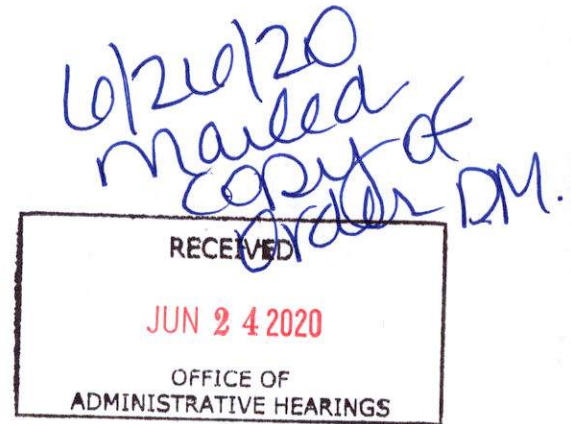
Debra Wiley

From: Administrative Hearings
Sent: Wednesday, June 24, 2020 2:28 PM
To: 'Gayle Youngblood'
Subject: RE: 2020-0017-SPH 1635 Bond Road

This is to acknowledge receipt of your email.

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



From: Gayle Youngblood <youngblood21021@comcast.net>
Sent: Wednesday, June 24, 2020 2:25 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: 2020-0017-SPH 1635 Bond Road

CAUTION: This message from youngblood21021@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.

Attn: Judge Mayhem

Please note: I sent this message yesterday following the hearing, however, it is not being received at your office so I'm sending from a second email address today.

Your Honor,

I am writing in response to the decision this morning at 10:00 a.m. allowing 3 houses to be built at 1635 Bond Road. My property recently inherited from my deceased parents, John and Dorothy Chenowith is adjacent to the building lot and is a 100+ acre farm which is actively being farmed. The address is 1655 Bond Road. Parkton, MD 21120. I was only able to attend this morning for the last several minutes due to technical issues getting into the hearing. I did not see until this morning that 2 days notice was required in order to participate in the hearing. The zoning notification did not indicate this requirement.

I am concerned about the following:

- 1). No notification to landowners that may be impacted
- 2). Run-off during and after construction is complete to the farm property
- 3). Where will the access/driveways to these houses be?
- 4). My farm driveway has already suffered damage from another house that was recently built adjacent to these lots due to heavy truck access. The owner agreed to fix the drive and somewhat patched it but it still is flooded consistently and runs off onto the farmland. I am extremely concerned as to what damage an additional 3 houses will do.

RECEIVED
ALM'S TALK & HEARINGS

Thank you for your consideration of my comments. I look forward to your response.

“ Amy Gayle Youngblood

I can be contacted at any of the following:

21021 Keeney Mill Rd
Freeland, MD 21053

410-262-3279

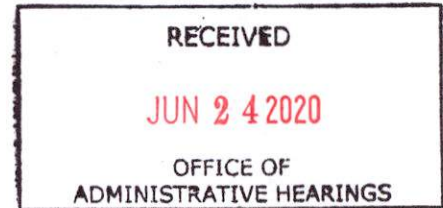
Debra Wiley

From: john3030@comcast.net
Sent: Tuesday, June 23, 2020 6:25 PM
To: Administrative Hearings
Subject: 1635 Bomd Road

6/20/20
mailed
copy of
order PM.

CAUTION: This message from john3030@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.

Honorable Judge Mayhew,



Reference: 2020-0017-SPH 1635 Bond Road Parkton MD 21120

As a resident with property adjacent to 1635 Bond Road I have several concerns and questions. I did read the posted sign on the property explaining to call into on today's date at 10:00 witch I did. I was only able to hear the ending with someone saying something about three lots. I could be completely wrong about what I heard and if so please ignore the rest. It was my understanding this was only one buildable lot and not three.

My well is very close to this property and I'm aware of several residents with well issues. The 1635 Bond Road property is directly uphill from my property and all of this property's water runoff will be entering my property then to the adjacent farm. It's my understanding that Southern Charm Restoration is a builder and doesn't intend to live here. He's only here to make money and would be not necessarily concerned with any issues or future issues as he will be gone.

I'm all for development, but I would be very much opposed to this if its more than one home to be built.

Thank you for taking my concerns in consideration with this property ruling.

Thank you,

John Lanzetta

1701 Bond Road

Parkton, MD 21120

443-324-3650

RECEIVED
OFFICE OF
THE ATTORNEY GENERAL
STATE OF TEXAS

4/23 10Am
ZAC AGENDA

See Misc. Note
Below

Case Number: 2020-0017-SPH **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING
Legal Owner: Southern Charm Restorations LLC
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 7 **Council Dist:** 3

Property Address: 1635 BOND RD
Location: E side of Bond Road 100 feet N. of Old York Road.

Existing Zoning: RC 2 **Area:** 1.3 AC

Proposed Zoning:
SPECIAL HEARING:

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)

Attorney: Howard L. Alderman Jr.

Prior Zoning Cases: None

Concurrent Cases: 2020-0018-SPH

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case must be heard with case number 2020-0018-SPH.

Donna Mignon

From: Howard Alderman <halderman@levingann.com>
Sent: Wednesday, June 17, 2020 12:01 PM
To: Donna Mignon
Cc: Debra Wiley
Subject: RE: 1635 Bond Road, Case No: 2020 0017 SPH and Bond Road Case No: 2020 0018 SPA

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

Ms. Mignon, having reviewed the ZAC comments for both cases, I do not see any need for additional exhibits in the Petitioner's case in chief. I do, however, reserve the right to supplement Petitioner's exhibits in rebuttal if any is required.

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Howard L. Alderman, Jr., Esquire
Levin & Gann, PA
Nottingham Centre, 8th Floor
502 Washington Avenue
Towson, Maryland 21204
410-321-0600 (voice)
410-339-5761 or 833-801-1118 (fax)
410-456-8501 (cell)
Email: halderman@LevinGann.com
Website: www.LevinGann.com

Per Pauline said this was fine.

From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Wednesday, June 17, 2020 11:37 AM
To: Howard Alderman <halderman@levingann.com>
Cc: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: 1635 Bond Road, Case No: 2020 0017 SPH and Bond Road Case No: 2020 0018 SPA

Hi Howard,
Debbie is going to email you the Zac comments.

On Exhibit 1, the Plat is cut off, can you please scan and email again so we have the entire plan.

Thank you so much.

Donna -

From: Howard Alderman <halderman@levingann.com>
Sent: Wednesday, June 17, 2020 11:14 AM

To: Donna Mignon <dmignon@baltimorecountymd.gov>
Cc: Geoffrey Schultz <gschultz@polarisl.com>; Randy Shelley <'rshelley@comcast.net'>
Subject: RE: 1635 Bond Road, Case No: 2020 0017 SPH and Bond Road Case No: 2020 0018 SPA

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

Ms. Mignon, good morning. I have forwarded your message below to Larry Pilson, who is the approved County sign poster, requesting that he send you the certifications. I copied you on that message.

With respect to exhibits, Petitioner (in both cases) has three (3) at this point in time, as follows:

1. Petitioner's Exhibit No. 1 – "Plat to Accompany Petition for Special Hearing" dated November 23, 2019. I have one full-sized copy of this, however, there should be multiple copies in the County's file. **Note: there have been no changes or modifications to that plat since it was submitted with the Zoning Petitions.** Please let me know if you need additional full-sized copies.
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The exhibits are identical for both cases.

We have **not yet received the ZAC comments**, despite this matter having been originally scheduled for March 30, 2020. We do not know if there is any person/entity opposed to the requested relief. Therefore, there may need to be one or more additional exhibits in response to the ZAC Comments (once they are received) and/or any opposition. Therefore, Petitioners reserve the right to supplement their exhibits accordingly.

We are not aware of any opposition or County comments that may oppose the relief requested, however, I have to keep the door open for additional exhibits. Please let me know if you need additional information.

Howard

[Download V-Card](#)

Howard L. Alderman, Jr., Esquire
Levin & Gann, PA
Nottingham Centre, 8th Floor
502 Washington Avenue
Towson, Maryland 21204
410-321-0600 (voice)
410-339-5761 or 833-801-1118 (fax)
410-456-8501 (cell)
Email: halderman@LevinGann.com
Website: www.LevinGann.com

From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Wednesday, June 17, 2020 10:51 AM
To: Howard Alderman <halderman@levinggann.com>
Subject: 1635 Bond Road, Case No: 2020 0017 SPH and Bond Road Case No: 2020 0018 SPA

Good Morning Mr. Alderman,

I am in the process of reviewing the files for hearings next week.
We need any exhibits you wish to present at the hearing emailed to us along with the 2nd sign certifications.

If you have any questions or concerns, please feel free to contact our office.
Thank you.

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

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www.baltimorecountymd.gov

Debra Wiley

117

From: Debra Wiley
Sent: Wednesday, June 17, 2020 11:40 AM
To: 'Howard Alderman'
Subject: RE: 1635 Bond Road, Case No: 2020 0017 SPH and Bond Road Case No: 2020 0018 SPA
Attachments: Message from "RNP002673F6C9D3"; Message from "RNP002673F6C9D3"

Mr. Alderman,

Hope this finds you well.

Please find attached ZAC comments for the above two cases.

Thanks and stay well.

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

From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Wednesday, June 17, 2020 11:33 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: FW: 1635 Bond Road, Case No: 2020 0017 SPH and Bond Road Case No: 2020 0018 SPA

FYI

From: Howard Alderman <halderman@levingann.com>
Sent: Wednesday, June 17, 2020 11:14 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Cc: Geoffrey Schultz <gschultz@polarisl.com>; Randy Shelley <rshelley@comcast.net>
Subject: RE: 1635 Bond Road, Case No: 2020 0017 SPH and Bond Road Case No: 2020 0018 SPA

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

Ms. Mignon, good morning. I have forwarded your message below to Larry Pilson, who is the approved County sign poster, requesting that he send you the certifications. I copied you on that message.

With respect to exhibits, Petitioner (in both cases) has three (3) at this point in time, as follows:

3-31
1:30

Debra Wiley

From: Debra Wiley
Sent: Tuesday, March 17, 2020 9:51 AM
To: gschultz@polarisl.com
Subject: Hearings Postponed Before OAH

Good Morning Mr. Schultz,

Please be advised that a voice mail was left for you 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 No. 2020-0017-SPH and Case No. 2020-0018-SPH both scheduled for Tuesday, March 31, 2020 @ 1:30 PM and 2:30 PM 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 Sp. to Mr. Schultz
9:37 AM



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 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

Legal Owners (Petitioners): SOUTHERN CHARM RESTORATIONS LLC

Demetrius Nomikos, Demetrius Nomikos Jr
Name #1 - Type or Print Name #2 - Type or Print
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

Attorney for Petitioner:

HOWARD L. ALDERMAN, JR.
Name- Type or Print
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

Representative to be contacted:

GEOFFREY C. SCHULTZ
Name - Type or Print
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 @ 1:30 Sp. to Lexi Schwarz J. Wiley
0-22 min 2.17

Debra Wiley

From: Howard Alderman <halderman@levingann.com>
Sent: Monday, March 16, 2020 1:53 PM
To: Debra Wiley
Subject: Re: Zoning / Development Plan Hearings

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

Thank you

Howard Alderman
Sent from my iPhone —please excuse typos
See my Office email for disclosures

From: Debra Wiley <dwiley@baltimorecountymd.gov>
Sent: Monday, March 16, 2020 1:11:42 PM
To: Howard Alderman <halderman@levingann.com>
Subject: Re: Zoning / Development Plan Hearings

Hi Mr. Alderman,

All hearings before the OAH are postponed through the end of March and will be rescheduled as soon as possible.

Stay healthy.

From: Howard Alderman <halderman@levingann.com>
Sent: Monday, March 16, 2020 11:16:06 AM
To: Debra Wiley; Sherry Nuffer
Subject: Zoning / Development Plan Hearings

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

Deb/Sherry, good morning. Hope you both are safe and well. Has there been any decision(s) made about whether or not upcoming zoning and/or development plan hearings will be held as scheduled? I received an email message from ACA Marissa Merrick that Code Enforcement hearings are suspended.

Thanks in advance,
Howard

[Download V-Card](#)

Howard L. Alderman, Jr., Esquire
Levin & Gann, PA
Nottingham Centre, 8th Floor

502 Washington Avenue
Towson, Maryland 21204
410-321-0600 (voice)
410-339-5762 or 833-801-1118 (fax)
410-456-8501 (cell)
Email: halderman@LevinGann.com
Website: www.LevinGann.com

Recognized as one of Maryland's



LEVIN & GANN, P.A.



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Circular 230 Disclosure: Pursuant to recently-enacted U.S. Treasury Department Regulations, we are now required to advise you that, unless otherwise expressly indicated, any federal tax advice contained in this communication, including attachments and enclosures, is not intended or written to be used, and may not be used, for the purpose of either (i) avoiding tax-related penalties under the U.S. Internal Revenue Code or (ii) promoting, marketing or recommending to another party any tax-related matters addressed herein.



CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Real Property Data Search

Search Result for BALTIMORE COUNTY

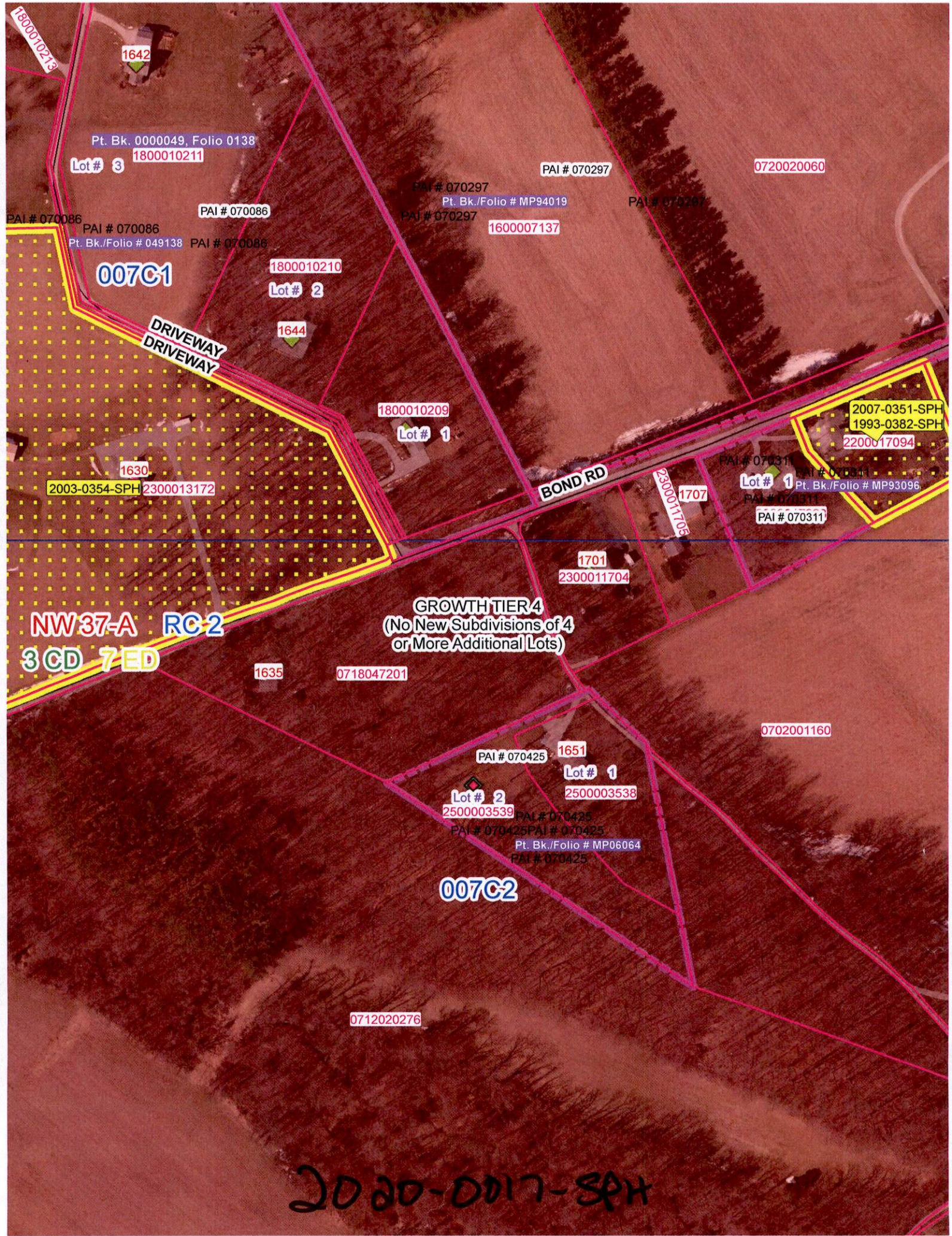
| View Map | View GroundRent Redemption | View GroundRent Registration |
|--|---|---|
| Special Tax Recapture: None | | |
| Account Identifier: District - 07 Account Number - 0718047201 | | |
| Owner Information | | |
| Owner Name: | SOUTHERN CHARM RESTORATIONS LLC | Use: RESIDENTIAL |
| Mailing Address: | 2613 BECKLEYSVILLE RD FREELAND MD 21053- | Principal Residence: NO |
| | | Deed Reference: /40242/ 00130 |
| Location & Structure Information | | |
| Premises Address: | 1635 BOND RD PARKTON 21120- | Legal Description: 1.262AC SS BOND RD 270 FT SW COR BOND AVE |
| Map: | Grid: | Parcel: |
| 0007 | 0012 | 0040 |
| Neighborhood: | Subdivision: | Section: |
| 7010001.04 | 0000 | |
| Block: | Lot: | Assessment Year: |
| | | 2020 |
| Plat No: | Plat Ref: | |
| | | |
| Town: None | | |
| Primary Structure Built | Above Grade Living Area | Finished Basement Area |
| 1959 | 806 SF | |
| Property Land Area | County Use | |
| 1.2600 AC | 04 | |
| Stories | Basement | Type |
| 1 | YES | STANDARD UNIT |
| Exterior | Quality | Full/Half Bath |
| FRAME/ | 3 | 1 full |
| Garage | Last Notice of Major Improvements | |
| 1 Detached | | |
| Value Information | | |
| | Base Value | Value |
| | | As of |
| | | 01/01/2020 |
| | | Phase-in Assessments |
| | | As of |
| | | 07/01/2019 |
| | | As of |
| | | 07/01/2020 |
| Land: | 83,100 | 83,100 |
| Improvements | 63,200 | 87,500 |
| Total: | 146,300 | 170,600 |
| Preferential Land: | 0 | 146,300 |
| | | 154,400 |
| | | 0 |
| Transfer Information | | |
| Seller: JONES MARGIE R | Date: 05/14/2018 | Price: \$65,000 |
| Type: NON-ARMS LENGTH OTHER | Deed1: /40242/ 00130 | Deed2: |
| Seller: ROSIER JENNIE A | Date: 05/02/2005 | Price: \$0 |
| Type: NON-ARMS LENGTH OTHER | Deed1: /33862/ 00410 | Deed2: |
| Seller: LENTZ GEORGE O | Date: 07/28/1952 | Price: \$0 |
| Type: NON-ARMS LENGTH OTHER | Deed1: /02147/ 00041 | Deed2: |
| Exemption Information | | |
| Partial Exempt Assessments: | Class | |
| County: | 000 | 07/01/2019 |
| State: | 000 | 07/01/2020 |
| Municipal: | 000 | 0.00 |
| | | 0.00 |
| | | 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: | |

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

| View Map | View GroundRent Redemption | View GroundRent Registration | | | | | | | |
|---|--|--|-----------------------------|-----------------------------|-----------------------|-------------------------|--|-------------------------|------------------------|
| Special Tax Recapture: None | | | | | | | | | |
| Account Identifier: | District - 07 Account Number - 0718047201 | | | | | | | | |
| Owner Information | | | | | | | | | |
| Owner Name: | SOUTHERN CHARM RESTORATIONS LLC | Use: RESIDENTIAL Principal Residence: NO | | | | | | | |
| Mailing Address: | 2613 BECKLEYSVILLE RD FREELAND MD 21053- | Deed Reference: /40242/ 00130 | | | | | | | |
| Location & Structure Information | | | | | | | | | |
| Premises Address: | 1635 BOND RD PARKTON 21120- | Legal Description: 1.262AC SS BOND RD 270 FT SW COR BOND AVE | | | | | | | |
| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
| 0007 | 0012 | 0040 | 7010001.04 | 0000 | | | | 2020 | Plat Ref: |
| Special Tax Areas: None | | | Town: None | | | Ad Valorem: None | | | Tax Class: None |
| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use | | | | | |
| 1959 | 806 SF | | 1.2600 AC | 04 | | | | | |
| Stories | Basement | Type | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements | | |
| 1 | YES | STANDARD UNIT | FRAME/ | 3 | 1 full | 1 Detached | | | |
| Value Information | | | | | | | | | |
| | | Base Value | Value | Phase-in Assessments | | | | | |
| | | | As of | As of | As of | | | | |
| | | | 01/01/2020 | 07/01/2019 | 07/01/2020 | | | | |
| Land: | | 83,100 | 83,100 | | | | | | |
| Improvements | | 63,200 | 87,500 | | | | | | |
| Total: | | 146,300 | 170,600 | 146,300 | 154,400 | | | | |
| Preferential Land: | | 0 | | | 0 | | | | |
| Transfer Information | | | | | | | | | |
| Seller: JONES MARGIE R | | | Date: 05/14/2018 | | | Price: \$65,000 | | | |
| Type: NON-ARMS LENGTH OTHER | | | Deed1: /40242/ 00130 | | | Deed2: | | | |
| Seller: ROSIER JENNIE A | | | Date: 05/02/2005 | | | Price: \$0 | | | |
| Type: NON-ARMS LENGTH OTHER | | | Deed1: /33862/ 00410 | | | Deed2: | | | |
| Seller: LENTZ GEORGE O | | | Date: 07/28/1952 | | | Price: \$0 | | | |
| Type: NON-ARMS LENGTH OTHER | | | Deed1: /02147/ 00041 | | | Deed2: | | | |
| Exemption Information | | | | | | | | | |
| Partial Exempt Assessments: | Class | | | 07/01/2019 | 07/01/2020 | | | | |
| County: | 000 | | | 0.00 | | | | | |
| State: | 000 | | | 0.00 | | | | | |
| Municipal: | 000 | | | 0.00 0.00 | 0.00 0.00 | | | | |
| Special Tax Recapture: None | | | | | | | | | |
| Homestead Application Information | | | | | | | | | |
| Homestead Application Status: No Application | | | | | | | | | |

2020-0017-SAH



1800010213

1642

Pt. Bk. 0000049, Folio 0138

Lot # 3

1800010211

PAI # 070297

0720020060

PAI # 070297

Pt. Bk./Folio # MP94019

PAI # 070297

PAI # 070086

1600007137

PAI # 070086

PAI # 070086

Pt. Bk./Folio # 049138 PAI # 070086

007C1

1800010210

Lot # 2

1644

DRIVEWAY
DRIVEWAY

1800010209

Lot # 1

2007-0351-SPH
1993-0382-SPH

2200017094

1630

BOND RD

2003-0354-SPH 2300013172

PAI # 070311

Lot # 1

Pt. Bk./Folio # MP93096

PAI # 070311

PAI # 070311

2300011705

1707

1701
2300011704

NW 37-A RC-2
3 CD 7 ED

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

1635

0718047201

0702001160

PAI # 070425

1651

Lot # 1

2500003538

Lot # 2

2500003539

PAI # 070425

PAI # 070425 PAI # 070425

Pt. Bk./Folio # MP06064

PAI # 070425

007C2

0712020276

2020-0017-SPH

Kristen L Lewis

Subject: Web seminar scheduled: Zoning Hearings - 1635 Bond Road
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e84cfc37b895a23ac2584916ac76d6132>

Start: Tue 6/23/2020 10:00 AM
End: Tue 6/23/2020 11:00 AM
Show Time As: Tentative

Recurrence: (none)

Organizer: webex

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

When it's time, start the Webex event here.

Host: Kristen Lewis (klewis@baltimorecountymd.gov)
Event number (access code): 160 310 0711
Host key: 110437 (Use this to reclaim host privileges.)

Tuesday, June 23, 2020 10:00 am, Eastern Daylight Time (New York, GMT-04:00)

Event address for attendees:
<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e84cfc37b895a23ac2584916ac76d6132>
Event address for panelists:
<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ed858db49163824b1c7edff8dcaf65334>

Start event

Audio conference information

+1-415-655-0001 US Toll
[Global call-in numbers](#)

Join from a video system or application
Dial [1603100711](tel:1603100711)@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Panelist numeric password: 177132

Need help? Go to <http://help.webex.com>



Zoning Hearings -
1635 Bond Ro...

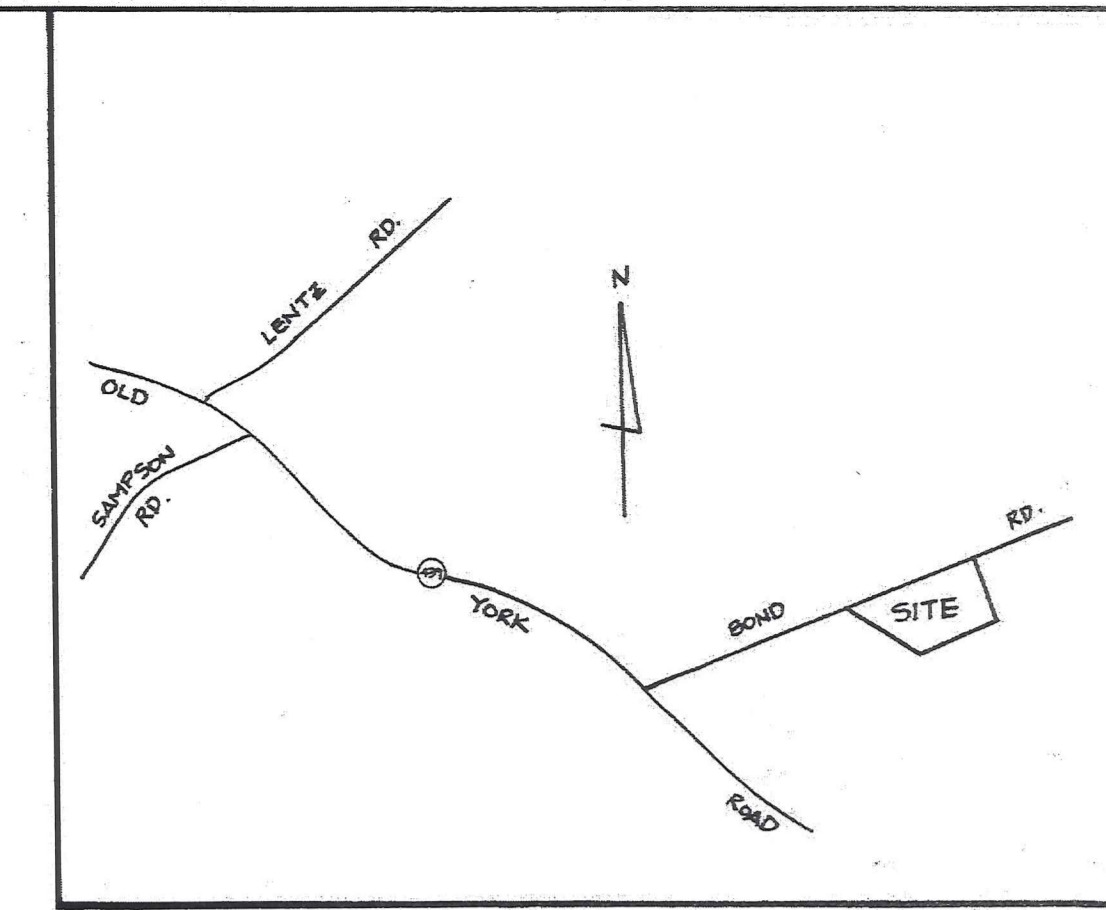
GENERAL NOTES

1. EXISTING ZONING - RC-2
2. ZONING MAP NO. - 007C2
3. ELECTION DISTRICT - 7TH
4. COUNCILMANIC DISTRICT - 3RD
5. SITE IS NOT HISTORIC
6. SITE IS NOT IN CBCA
7. NO FLOOD PLAINS ON-SITE
8. PRIVATE WELL AND SEPTIC
9. NO PRIOR ZONING HEARINGS
10. NO STREAMS, WETLANDS, OR STORM DRAINS ON-SITE OR WITHIN 100 FEET OF SITE.

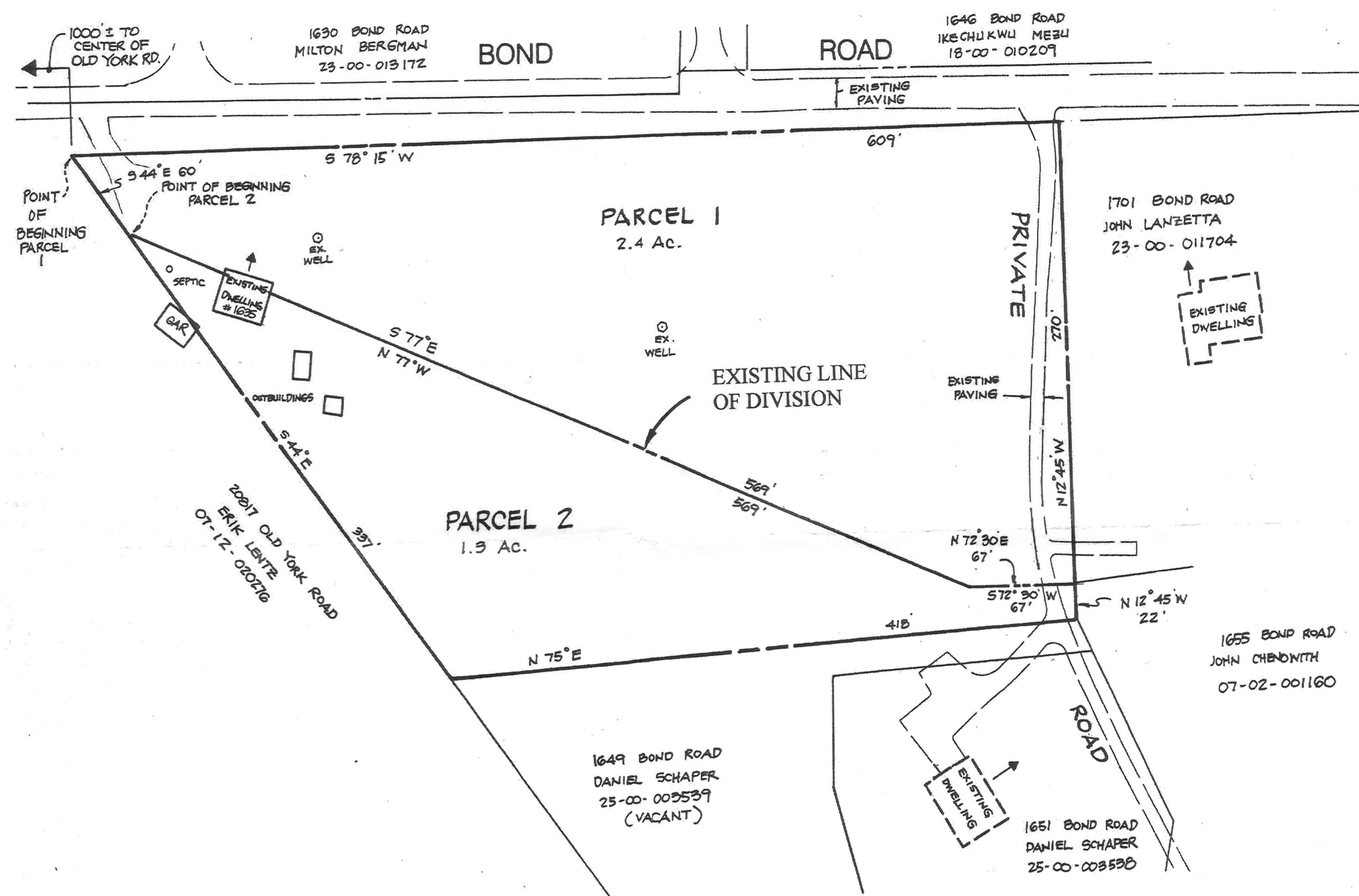
DENSITY SUMMARIES

PARCEL 1
 EXISTING ZONING - RC-2
 GROSS AREA - 2.4 Acres
 HELD-IN-TACT SINCE 1-15-1952 (DEED 2147/43)
 DENSITY ALLOWED - 2 LOTS

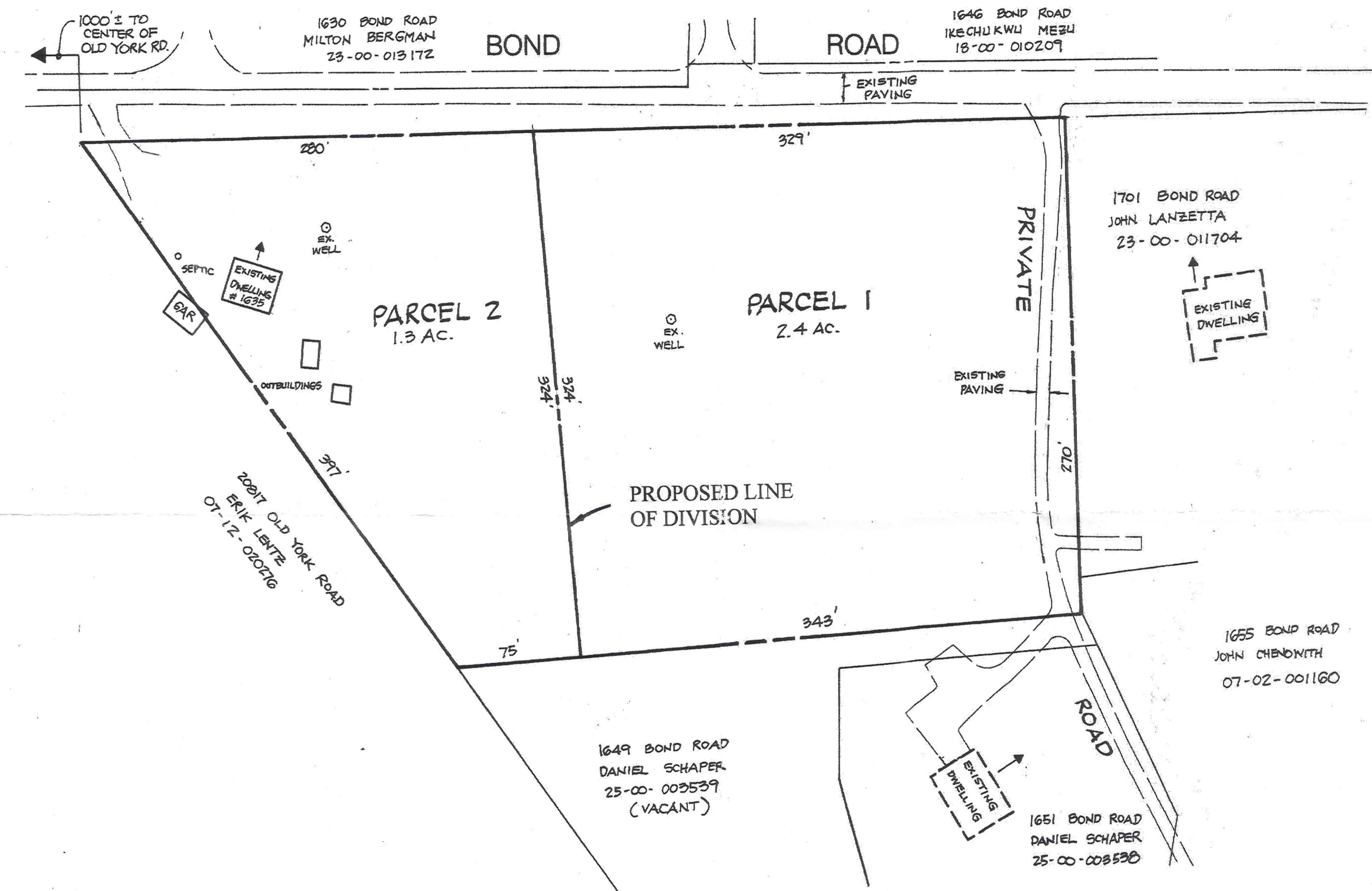
PARCEL 2
 EXISTING ZONING - RC-2
 GROSS AREA - 1.3 Acres
 HELD-IN-TACT SINCE 12-03-1951 (DEED 2147/41)
 DENSITY ALLOWED - 1 LOT



VICINITY MAP
 1" = 1000'



EXISTING PARCEL CONFIGURATION
 SCALE: 1" = 600'



PROPOSED PARCEL RECONFIGURATION
 SCALE: 1" = 600'

PROPERTY INFORMATION

PARCEL 2
 OWNER - SOUTHERN CHARM RESTORATIONS LLC
 2613 BECKLEYSVILLE ROAD
 FREELAND, MD 21053
 TAX MAP 7 - PART OF PARCEL 40
 ACCOUNT NO. 07-18-047201
 DEED - 40242/130

PARCEL 1
 OWNER - YVONNE SHELLEY
 PO BOX 356
 MONKTON, MD 21111
 TAX MAP 7 - PART OF PARCEL 40
 ACCOUNT NO. 07-18-047202
 DEED - 41057/358

PLAT TO ACCOMPANY
 PETITION FOR SPECIAL HEARING

1635 BOND ROAD
 7TH ELECTION DISTRICT BALTO. CO., MD
 SCALE: 1"=50' NOV. 23, 2019

TAX MAP 7 - PARCEL 40
 TAX ID NOS. 0718047201 & 202

OWNERS
 SOUTHERN CHARM RESTORATIONS LLC
 AND YVONNE SHELLEY
 DEEDS 40242/130 AND 41057/358

PETITIONER'S
 EXHIBIT NO. 1



2020-0017-SP4 and
 2020-0019-SP4

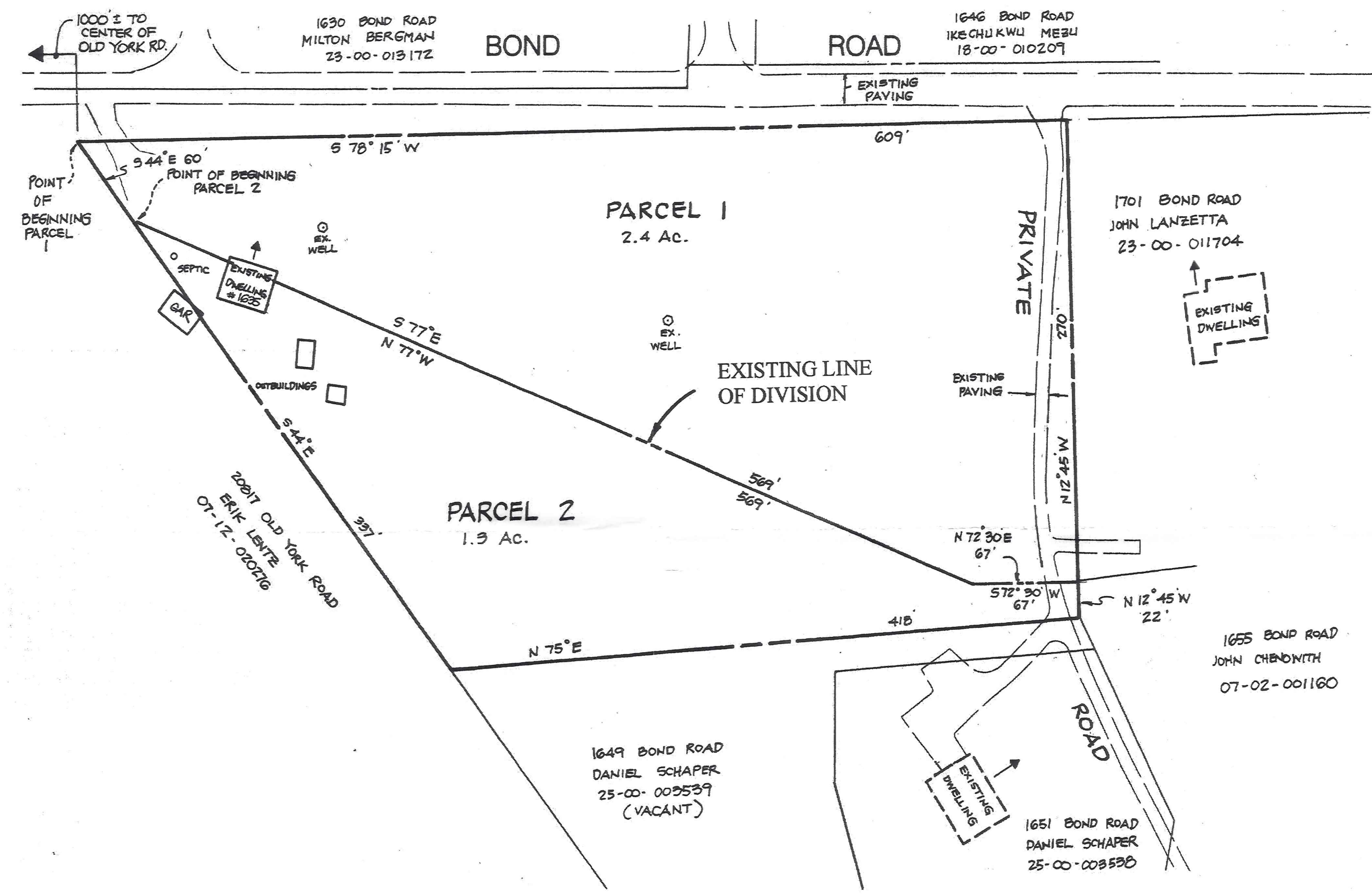
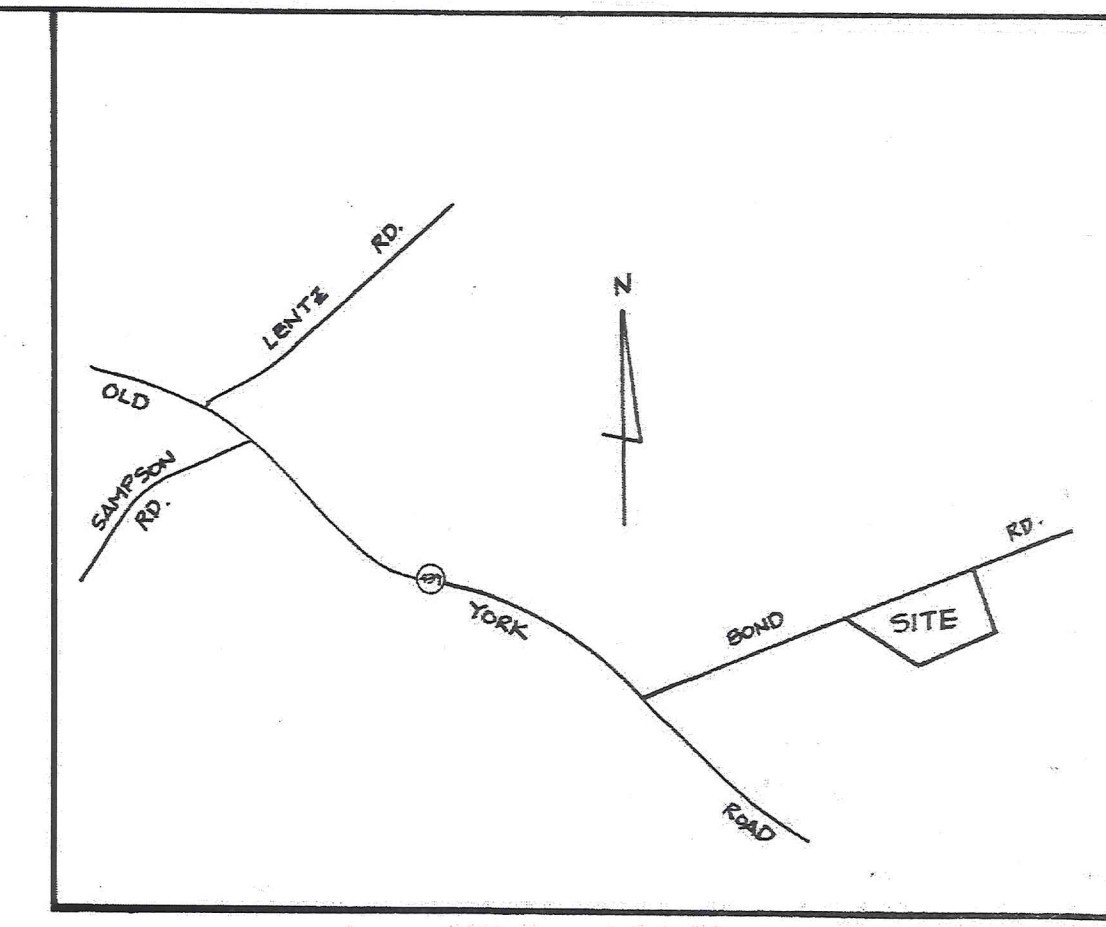
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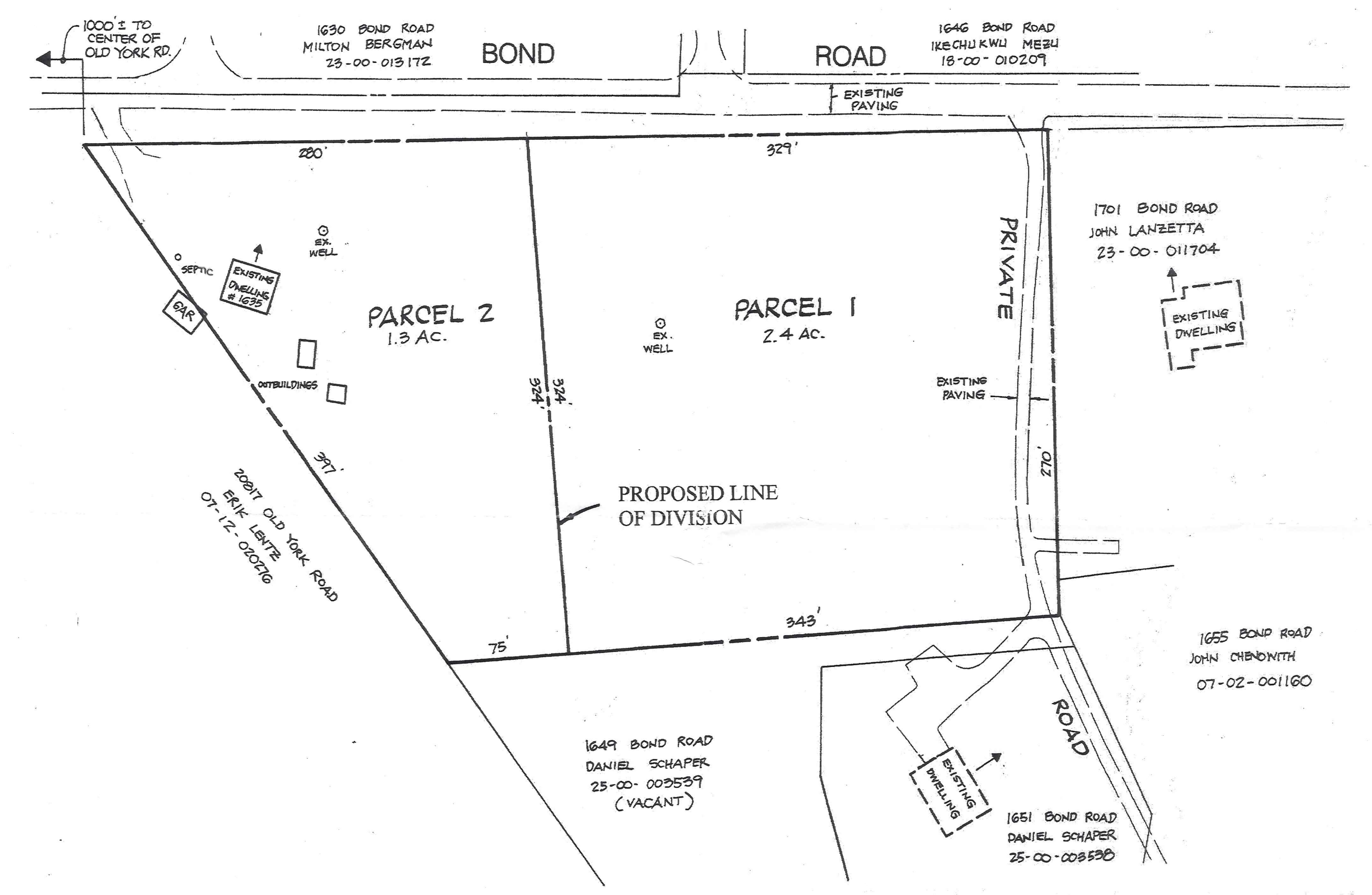
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EXISTING PARCEL CONFIGURATION
 SCALE: 1" = 600'



PROPOSED PARCEL RECONFIGURATION
 SCALE: 1" = 600'

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1635 BOND ROAD

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TAX MAP 7 - PARCEL 40
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OWNERS
 SOUTHERN CHARM RESTORATIONS LLC
 AND YVONNE SHELLEY
 DEEDS 40242/130 AND 41057/358



2020-007-SPH