

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. 2020-0018-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	*	BEFORE THE
(1635 Bond Road) and (Bond Road –	*	OFFICE OF
Tax Map 12 – Parcel 40)	*	ADMINISTRATIVE HEARINGS
7 th Election District	*	BALTIMORE COUNTY
3 rd Council District	*	Case No. 2020-0017-SPH and
Southern Charm Restorations, LLC and	*	Case No. 2020-0018-SPH
Yvonne Shelley,	*	
Legal Owners	*	
Petitioners		

* * * * *

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 10/21/2020

By D. Mignone

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 this, I granted relief I allowed Mr. Alderman to proffer Mr. Schultz's expected testimony.

ORDER RECEIVED OFFICE OF THE CLERK

Date 6/24/2020

By D. M. Magon

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 6/26/2020

By D. Mignone



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 BOND ROAD - TAX MAP 12 - PARCEL 40 which is presently zoned RC-2

Deed References: 41057 / 358 10 Digit Tax Account # 0718047202

Property Owner(s) Printed Name(s) YVONNE SHELLEY

(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. X 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

Signature LEVIN E. GANN, P.A.

502 WASHINGTON AVE. 8TH. FL. TOWSON, MD

Mailing Address City State

Z1204 , 410-321-0600 , HALDERMAN@LEVIN

Zip Code Telephone # Email Address GANN.COM

Legal Owners (Petitioners):

YVONNE SHELLEY

Name #1 - Type or Print

Name #2 - Type or Print

X Yvonne C. Shelley

Signature #1

Signature #2

PO BOX 356 MONKTON MD

Mailing Address City State

Z1111 , 410-977-5885 , RSHELLEY@COMCAST.NET

Zip Code Telephone # Email Address

Representative to be contacted:

GEOFFREY C. SCHULTZ

Name - Type or Print

Signature

57 W. TIMONIUM RD - Z10 TIMONIUM MD

Mailing Address City State

Z1093 , 410-252-4444 , GSCULTZ@POLARISLC.COM

Zip Code Telephone # Email Address

CASE NUMBER 2020-0018-SFH

Filing Date 1/21/2020

Do Not Schedule Dates:

Reviewer CP

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

Zoning Description of
Parcel 1
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, S 77° E 569 feet, N 72° 30' E 67 feet, and N 12° 45' W 270 feet to the East Side of Bond Road, thence running along the East Side of said road S 78° 15' W 609 feet to the point of beginning.

Containing 2.4 Acres

Being known as Tax Map 7 – Part of Parcel 40 as recorded in Deed Liber 41057 Folio 358.

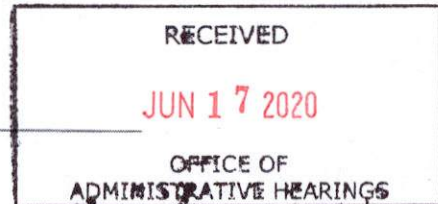
CERTIFICATE OF POSTING

Date: 6-2-20

RE: Case Number: 2020-0018-SPH

Petitioner/Developer: Shelley

Date of Hearing/Closing: 6-23-20 11AM



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 Bond Rd Tax Map 12 - Parcel 40

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: 6-18-20



RE: Case Number: 2020-0018 SPH RECERT

Petitioner/Developer: Yvonne Shelley

Date of Hearing/Closing: 6-23-20 11 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 Bond Road Tax Map 12 Parcel 40

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)

ZONING

NOTICE

CASE # 2020-0018-SPH

**A PUBLIC HEARING WILL BE HELD BY
THE 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. 0

DATE AND TIME: TUESDAY JUNE 23, 2020 11 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 SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391
ON THE DAY OF HEARING UNDER PENALTY OF LAW

Donna Mignon

From: Larry Pilson <lpilson@hotmail.com>
Sent: Thursday, June 18, 2020 1:04 PM
To: Administrative Hearings; rshelley@comcast.net; Howard Alderman; Geoffrey Schultz; Kristen L Lewis
Subject: 2020-0018 SPH Bond Road Tax Map 12 Parcel 40 Recert
Attachments: Bond Road Tax Map 12 Parcel 40 2nd Recert.pdf; DSC_1052.JPG; DSC_1053.JPG

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

6/23 @ 11 AM

CERTIFICATE OF POSTING

Date: 6-2-20



RE: Case Number: 2020-0018-SPH

Petitioner/Developer: Shelley

Date of Hearing/Closing: 6-23-20 11 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 Bond Rd Tax Map 12 - Parcel 40

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)

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ZONING NOTICE

CASE # 2020-0018-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.COUNTYADMINISTRATIVEHEARINGS.MD
YOU MAY ALSO CALL 410-301-2000 EXT. 6000

DATE AND TIME: TUESDAY JUNE 23, 2020 11AM

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)

IN ORDER TO PARTICIPATE IN THE HEARING, YOU MUST PREPARE AND SUBMIT A WRITTEN REQUEST FOR A HEARING TO THE ADMINISTRATIVE LAW JUDGE.
YOU MUST ALSO SUBMIT A WRITTEN REQUEST FOR A HEARING TO THE ADMINISTRATIVE LAW JUDGE.

IF YOU DO NOT SUBMIT A WRITTEN REQUEST FOR A HEARING, YOU MAY BE HEARD AT THE HEARING, BUT YOU WILL NOT BE ABLE TO PRESENT YOUR CASE.

HANDICAPPED ACCESSIBLE

1. The first part of the paper is devoted to the study of the properties of the function $f(x)$ defined by the equation

$$f(x) = \int_0^x \frac{1}{1+t^2} dt.$$

2. In the second part, we consider the function $F(x)$ defined by the equation

$$F(x) = \int_0^x \frac{1}{1+t^2} dt.$$

ZONING NOTICE

CASE # 2020-0018 -SPH

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

PLACE: PRINTED ON HOW TO PARTICIPATE IN THE HEARINGS GO
TO WWW.BALTIMORECOUNTYMD.GOV/ADMINHEARINGS
YOUR MAIL ADDRESS: 4101-5500 F.R.D.

DATE AND TIME: TUESDAY JUNE 23, 2020 11 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)

NOTICE OF HEARING: IT IS THE POLICY OF THE COUNTY OF BALTIMORE AND THE CITY OF TOWSON TO PROVIDE A PUBLIC HEARING ON ALL ZONING MATTERS. THE HEARING WILL BE HELD ON THE DATE AND TIME LISTED ABOVE. IF YOU ARE HANDICAPPED OR HAVE A SPECIAL NEED, PLEASE CONTACT THE PLANNING DEPARTMENT AT (410) 326-3100. HANDICAPPED ACCESSIBLE.

Kristen L Lewis

Subject: Web seminar scheduled: Zoning Hearings - Bond Road
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e4a5840412c56e5e39794895806247113>
Start: Tue 6/23/2020 11:00 AM
End: Tue 6/23/2020 12:00 PM
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): 160 230 4506
Host key: 627975 (Use this to reclaim host privileges.)

Tuesday, June 23, 2020 11:00 am, Eastern Daylight Time (New York, GMT-04:00)

Event address for attendees:
<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e4a5840412c56e5e39794895806247113>
Event address for panelists:
<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ed3e5203bb9a5b9c3bffd1a80098ff11>

Start event

Audio conference information

+1-415-655-0001 US Toll
Global call-in numbers

Join from a video system or application
Dial 1602304506@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Panelist numeric password: 296718

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



Zoning Hearings -
Bond Road.ic...

CERTIFICATE OF POSTING

Date: 6-2-20

RE: Case Number: 2020-0018-SPH

Petitioner/Developer: Shelley

Date of Hearing/Closing: 6-23-20 11AM

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 Bond Rd Tax Map 12 - Parcel 40

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)

ZONING NOTICE

CASE # 2020-0018-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 410-887-3368 EXT. 2

DATE AND TIME: TUESDAY JUNE 23, 2020 11AM

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
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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

ZONING NOTICE

CASE # 2020-0018-SPH

**A PUBLIC HEARING WILL BE HELD BY
THE 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 410-887-2868 EXT. 0

DATE AND TIME: TUESDAY JUNE 23, 2020 11 AM

REQUEST: SPECIAL HEARING FOR AN ADJUSTMENT OF
THE COMMON PROPERTY LINE WITH AN ADJACENT PARCEL,
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TRANSFER)

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TO CONFIRM HEARING CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

Seemed
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: 2020-0018-SPH

Bond Road, Tax Map 12 – Parcel 40
E/side of Bond Road, 1000 ft. n/of Old York Road
7th Election District – 3rd Councilmanic District
Legal Owners: Yvonne Shelley

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 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 dark ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Howard Alderman, Jr., 502 Washington Avenue, 8th Fl., Towson 21204
Yvonne Shelley, P.O. Box 356, Monkton 21111
Geoffrey Schultz, 57 W. Timonium Road, Ste. 210, Timonium 21093

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

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

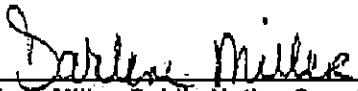
PUBLISHER'S AFFIDAVIT

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

3/11/2020

Order #: 11857149
 Case #: 2020-0018-SPH
 Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
 2020-0018-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: 2020-0018-SPH

Bond Road, Tax Map 12 - Parcel 40

E/side of Bond Road, 1000 ft. n/of Old York Road

7th Election District - 3rd Councilmanic District

Legal Owners: Yvonne Shelley

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 2:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

mh11

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END PAGE

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 2. *Scirpus americanus* (L.) Link.
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CERTIFICATE OF POSTING

Date: 3-9-20

RE: Case Number: 2020-0018 SPH

Petitioner/Developer: Shelley

Date of Hearing/Closing: March 31, 2020 2:30PM

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 Bond Rd Tax Map 12, Parcel 40

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

J. Lawrence Pilson
(Signature of Sign Poster)

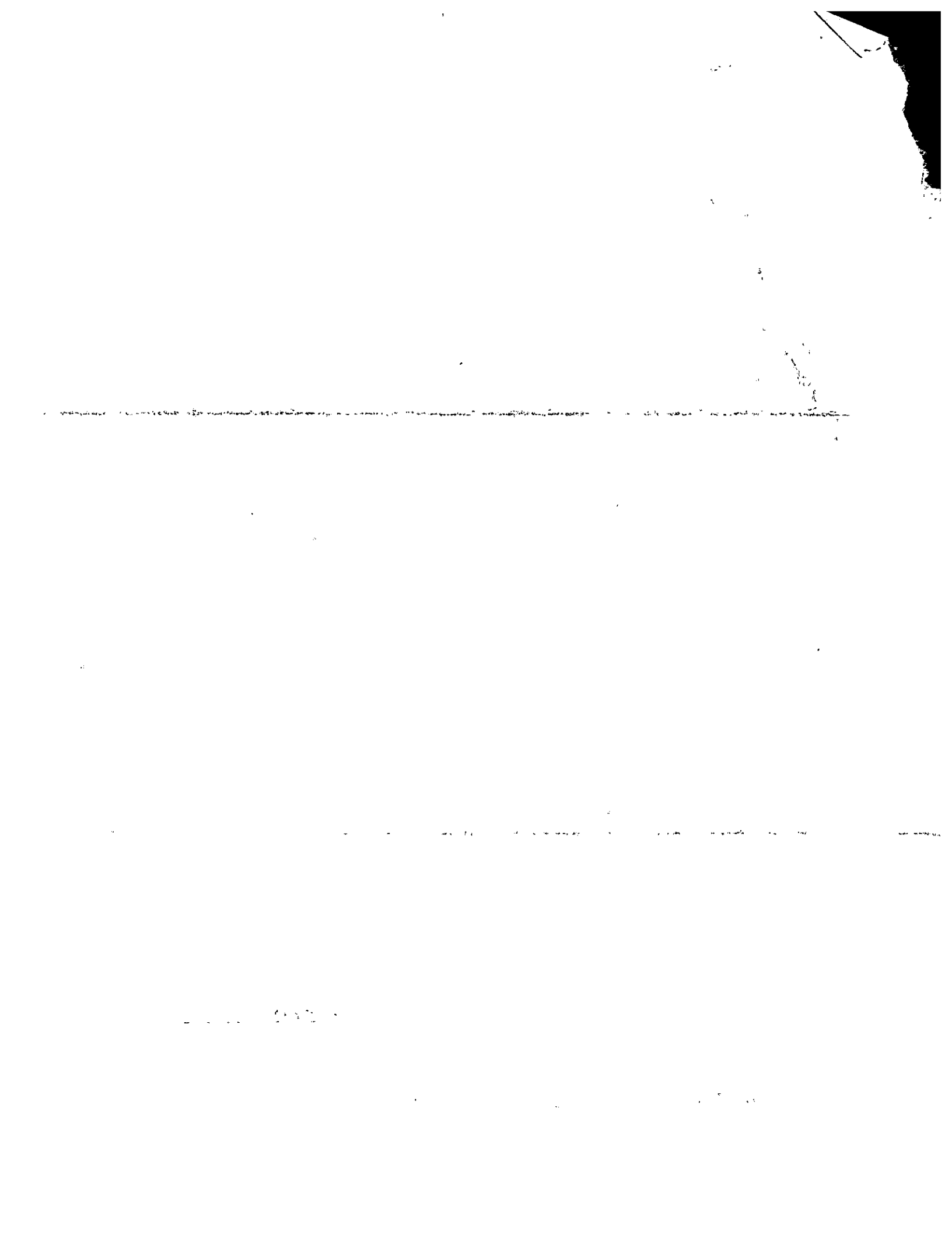
J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH 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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NOTICE

ADMINISTRATIVE LAW JUDGE

PLACE: JEFFERSON BUILDING ROOM 205
SUGAR LAKE AVE. TOWSON

PLACE: 105 W. CHESAPEAKE AVE. 1000
MARCH 31, 2020 2:30 PM

DATE AND TIME: TUES. MARCH 21, 1967
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)

NO VEHICLES
TO BE USED FOR
SIGNALING PURPOSES
HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # 2020-0018-SPH

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

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

DATE AND TIME: TUES. MARCH 31, 2020 2:30 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)

NOTICE OF PUBLIC HEARING: A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE LAW JUDGE ON THE MATTER OF THE ZONING OF THE PROPERTY OF THE APPLICANT. THE HEARING WILL BE HELD AT THE LOCATION AND TIME SPECIFIED ABOVE. THE APPLICANT IS ADVISED THAT FAILURE TO APPEAR AT THE HEARING WILL BE CONSIDERED AN ADJUDICATION OF THE MATTER UNDER PENALTY OF LAW.

CERTIFICATE OF POSTING

Date: 3-27-20

RE: Case Number: 2020-0018-SPH RECERT

Petitioner/Developer: Shelley

Date of Hearing/Closing: March 31, 2020 2:30PM

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 Bond Rd Tax Map 12-Parcel 40

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)

#2

ZONING NOTICE

CASE # 2020-0018-SPH

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

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

DATE AND TIME: TUES. MARCH 31, 2020 2:30 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

ZONING NOTICE

CASE # 2020-0018-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 2:30 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 THE HEARING, CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 3-9-20

RE: Case Number: 2020-0018 SPH

Petitioner/Developer: Shelley

Date of Hearing/Closing: March 31, 2020 2:30PM

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 Bond Rd Tax Map 12, Parcel 40

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 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)

ZONING NOTICE

CASE # 2020-0018-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 2:30 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 882-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # 2020-0018-SPH

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

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

DATE AND TIME: TUES. MARCH 31, 2020 2:30 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.
IF HEARING CANNOT BE HELD, A NEW HEARING DATE WILL BE SET.
IF YOU HAVE ANY QUESTIONS, CALL 887-3391.
BY ORDER OF HEARING UNDER PENALTY OF LAW

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
Bond Road, Tax Map 12 – Parcel 40; E/S of	*	
Bond Road, 1000' N of Old York Road	*	OF ADMINISTRATIVE
7 th Election & 3 rd Councilmanic Districts	*	
Legal Owner(s): Yvonne Shelley	*	HEARINGS FOR
	*	
Petitioner(s)	*	BALTIMORE COUNTY
	*	
	*	2020-018-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.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED
FEB 03 2020

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: 2020-0018-SPH

Bond Road, Tax Map 12 – Parcel 40

E/side of Bond Road, 1000 ft. n/of Old York Road

7th Election District – 3rd Councilmanic District

Legal Owners: Yvonne Shelley

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 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Michael Mallinoff
Director

MM:kl

C: Howard Alderman, Jr., 502 Washington Avenue, 8th Fl., Towson 21204

Yvonne Shelley, P.O. Box 356, Monkton 21111

Geoffrey Schultz, 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

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: 2020-0018-SPH
Bond Road, Tax Map 12 – Parcel 40
E/side of Bond Road, 1000 ft. n/of Old York Road
7th Election District – 3rd Councilmanic District
Legal Owners: Yvonne Shelley

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 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2020-0018-SPH
Property Address: 1635 BOND ROAD - PARCEL 1
Property Description: SOUTH SIDE OF BOND ROAD 1000'
EAST OF OLD YORK ROAD
Legal Owners (Petitioners): YVONNE SHELLEY
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

Revised 7/9/2015



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
Timonium MD 21093

RE: Case Number: 2020-0018-SPH, Bond Road Tax Map 12 Parcel 40

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.", with a stylized flourish at the end.

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

MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Gregory Slater
Acting Secretary
Tim Smith, P.E.
Acting Administrator

Date: 1/29/20

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2020-0018-SPH

*Special Hearing
Yvonne Shelley
12 Bond Road*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@mdot.maryland.gov).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

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: 20-018

INFORMATION:

Property Address: Bond Road
Petitioner: Yvonne Shelley
Zoning: RC 2
Requested Action: Special Hearing

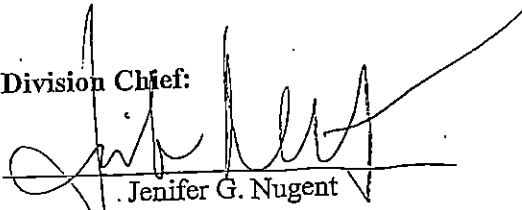
The Department of Planning has reviewed the petition for an adjustment of the common property line with an adjacent parcel, with no change in size of parcels and no change in density available to each parcel (Non-Density Transfer).

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 20-017) 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:



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

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

DATE: 03/02/2020

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

2-31-20

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 # 2020-0018-SPH
Address Bond Rd. east side, 1000 feet N. of
Old York Road
(Shelley 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
2:30 pm

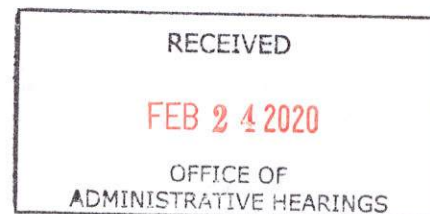
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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: 20-018



INFORMATION:

Property Address: Bond Road
Petitioner: Yvonne Shelley
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 20-017) 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:

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

Order ✓ Ex. ✓

3-31-20
2:30pm

CASE NO. ~~2019~~ ²⁰²⁰ 0018-SPH

6/23
@ 11 Am

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

2-4

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

NC

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

2-24

FIRE DEPARTMENT

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

No object.

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: 10/2/2020 by J. Pilson

SIGN POSTING (2nd) Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☒

Comments, if any: ★ Case must Be Heard w/ Case No. 2020-0017-SPH

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier: District - 07 Account Number - 0718047202					
Owner Information					
Owner Name:		SHELLEY YVONNE		Use: RESIDENTIAL NO	
Mailing Address:		PO BOX 356 MONKTON MD 21111-		Deed Reference: /41057/ 00358	
Location & Structure Information					
Premises Address:		BOND AVE 0-0000		Legal Description: 2.412AC SS BOND AVE SW COR STABLER RD	
Map: 0007	Grid: 0012	Parcel: 0040	Neighborhood: 7010001.04	Subdivision: 0000	Section: Block: Lot: Assessment Year: 2020
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 2.4100 AC	
				County Use 04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
Garage					
Last Notice of Major Improvements					
Value Information					
		Base Value		Value	
				As of 01/01/2020	
Land:		17,300		17,300	
Improvements		0		0	
Total:		17,300		17,300	
Preferential Land:		0		0	
Phase-in Assessments					
				As of 07/01/2019	
				17,300	
				As of 07/01/2020	
				17,300	
				0	
Transfer Information					
Seller: JONES MARGIE R		Date: 01/15/2019		Price: \$90,000	
Type: ARMS LENGTH VACANT		Deed1: /41057/ 00358		Deed2:	
Seller: ROSIER JENNIE A		Date: 05/02/2005		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /33862/ 00410		Deed2:	
Seller: MORRIS N EARL		Date: 07/28/1952		Price: \$500	
Type: ARMS LENGTH IMPROVED		Deed1: /02147/ 00043		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2019	
				07/01/2020	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00	
				0.00 0.00	
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

6/23 11Am
ZAC AGENDA

See Misc. Note
Below

Case Number: 2020-0018-SPH **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING
Legal Owner: Yvonne Shelley
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: TAX MAP 12 BOND RD
Location: E side of Bond Road 1000 feet N. of Old York Road.

Existing Zoning: RC 2 **Area:** 2.4 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: 2020-0017-SPH

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case must be heard with case number 2020-0017-SPH.

Debra Wiley

118

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:

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 2:30 PM
Sp. to Mr. Schultz
DWiley



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 BOND ROAD - TAX MAP 12 - PARCEL 40 which is presently zoned RC-2
 Deed References: 41057 / 358 10 Digit Tax Account # 0718047202
 Property Owner(s) Printed Name(s) YVONNE SHELLEY

(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 _____

Attorney for Petitioner:

HOWARD L. ALDERMAN, JR.
 Name- Type or Print _____
 Signature Howard L. Alderman, Jr.
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):

YVONNE SHELLEY
 Name #1 - Type or Print _____ Name #2 - Type or Print _____
 Signature #1 X Yvonne C. Shelley Signature #2 _____
PO BOX 356 MONKTON MD
 Mailing Address _____ City _____ State _____
21111 , 410-977-5885 , RSHELLEY@COMCAST.NET
 Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

GEOFFREY C. SCHULTZ
 Name - Type or Print _____
 Signature Geoffrey C. Schultz
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 2020-0018-SHA

Filing Date 1/21/2026

Do Not Schedule Dates: _____

Reviewer CP

REV. 10/4/11

3-31 @ 2:30pm
Sp. to Mr. Schultz
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 8667 Belair Road

which is presently zoned BL; DR5.5

Deed References: 08725/00641

10 Digit Tax Account # 1700007432

Property Owner(s) Printed Name(s) Laurie Industries Trust and Diejeff Trust c/o Kin Properties Inc.

(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

See Attached

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

3. ☒ a Variance from Section(s)

See Attached

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:

Lidl US Operations, LLC

Name- Type or Print

Signature

3500 S Clark St. Arlington VA

Mailing Address City State

22202

Zip Code Telephone # Email Address

Attorney for Petitioner:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 lschmidt@sgs-law.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Laurie Industries Trust and Diejeff Trust c/o Kin Properties Inc.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

185 NW Spanish River Blvd., Suite 100 Boca Raton FL

Mailing Address City State

33431

Zip Code Telephone # Email Address

Representative to be contacted:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name - Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 lschmidt@sgs-law.com

Zip Code Telephone # Email Address

CASE NUMBER 20-0037-SPHA Filing Date 2/10/20

Do Not Schedule Dates:

Reviewer gh

REV. 10/4/11

3-30 11 AM
Mon.

V.M. Left
3-17 @ 10:02 AM
410.821.0070
D.Wiley x112

18

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



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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 - 0718047202		
Owner Information		
Owner Name:	SHELLEY YVONNE	Use: RESIDENTIAL Principal Residence: NO
Mailing Address:	PO BOX 356 MONKTON MD 21111-	Deed Reference: /41057/ 00358
Location & Structure Information		
Premises Address:	BOND AVE 0-0000	Legal Description: 2.412AC SS BOND AVE SW COR STABLER RD
Map: 0007	Grid: 0012	Parcel: 0040
Neighborhood: 7010001.04	Subdivision: 0000	Section: 0000
Block: 0000	Lot: 0000	Assessment Year: 2020
Town: None		Plat No: 04 Plat Ref:
Primary Structure Built	Above Grade Living Area	Finished Basement Area
		Property Land Area: 2.4100 AC
		County Use: 04
Stories	Basement	Type
		Exterior
		Quality
		Full/Half Bath
		Garage
		Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	17,300	17,300
Improvements	0	0
Total:	17,300	17,300
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
		17,300
		17,300
		0
Transfer Information		
Seller: JONES MARGIE R	Date: 01/15/2019	Price: \$90,000
Type: ARMS LENGTH VACANT	Deed1: /41057/ 00358	Deed2:
Seller: ROSIER JENNIE A	Date: 05/02/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /33862/ 00410	Deed2:
Seller: MORRIS N EARL	Date: 07/28/1952	Price: \$500
Type: ARMS LENGTH IMPROVED	Deed1: /02147/ 00043	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		0.00 0.00
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		



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:

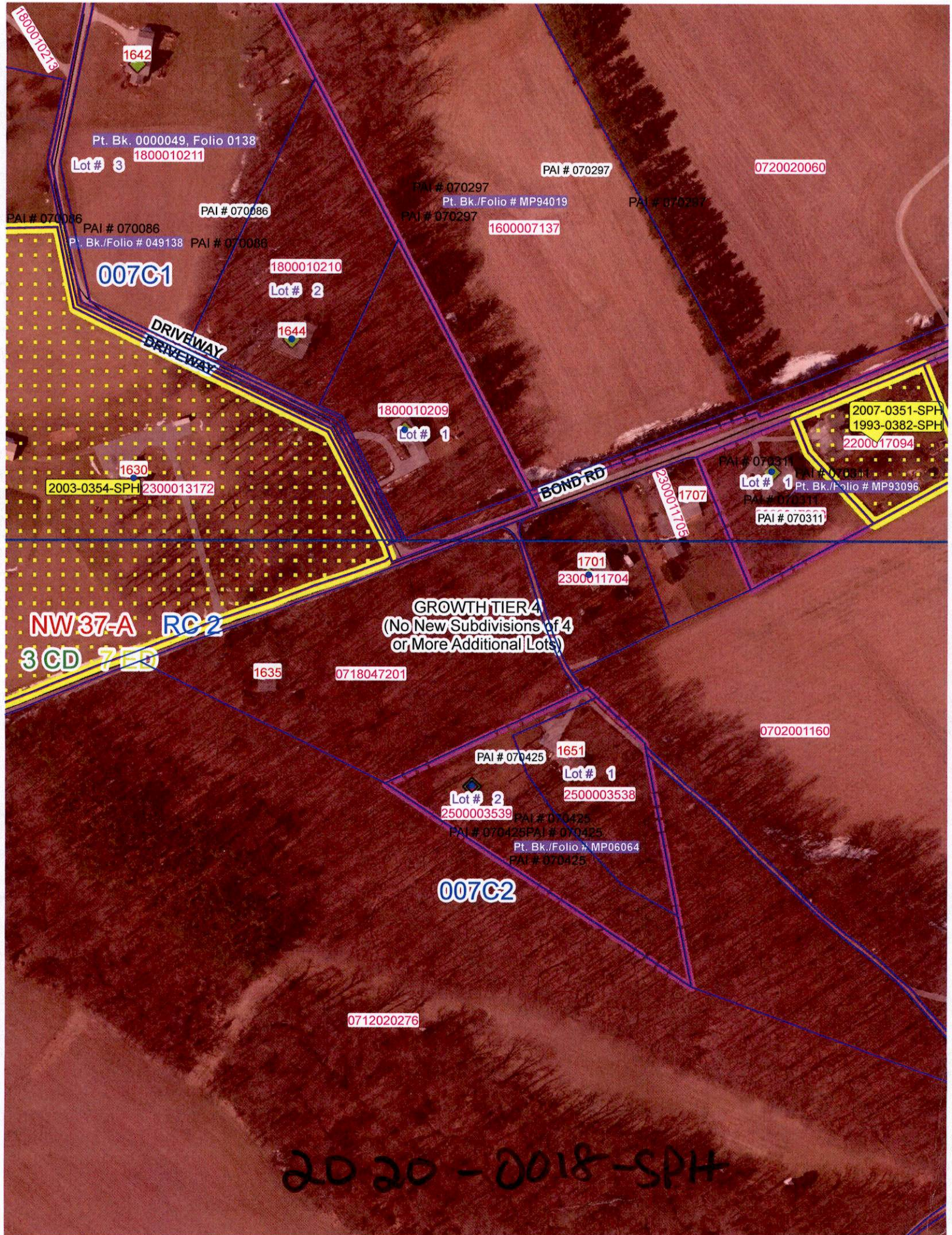
- ☐ Provisionally meets the requirements of a limited exemption under Section 32-4-106(a)(1)(viii), BCC.
- ☐ Meets the requirements of a limited exemption under Section 32-4-106(a)(1)(ii) or (a)(1)(v), BCC.
- ☐ Does not meet the requirements of a limited exemption under Section 32-4-106(a)(1), BCC. Tabled 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

2020-0018-SAH



Pt. Bk. 0000049, Folio 0138

Lot # 3

1800010211

PAI # 070086

PAI # 070086

Pt. Bk./Folio # 049138 PAI # 070086

007C1

1800010210

Lot # 2

1644

1800010209

Lot # 1

1630

2003-0354-SPH 2300013172

BOND RD

2300011703

1707

PAI # 070311

PAI # 070311

Pt. Bk./Folio # MP93096

PAI # 070311

PAI # 070311

2007-0351-SPH
1993-0382-SPH

2200017094

NW 37-A RC 2

3 CD 7 ED

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

1635

0718047201

1701

2300011704

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 - 2018 - SPH

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 CBA
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.

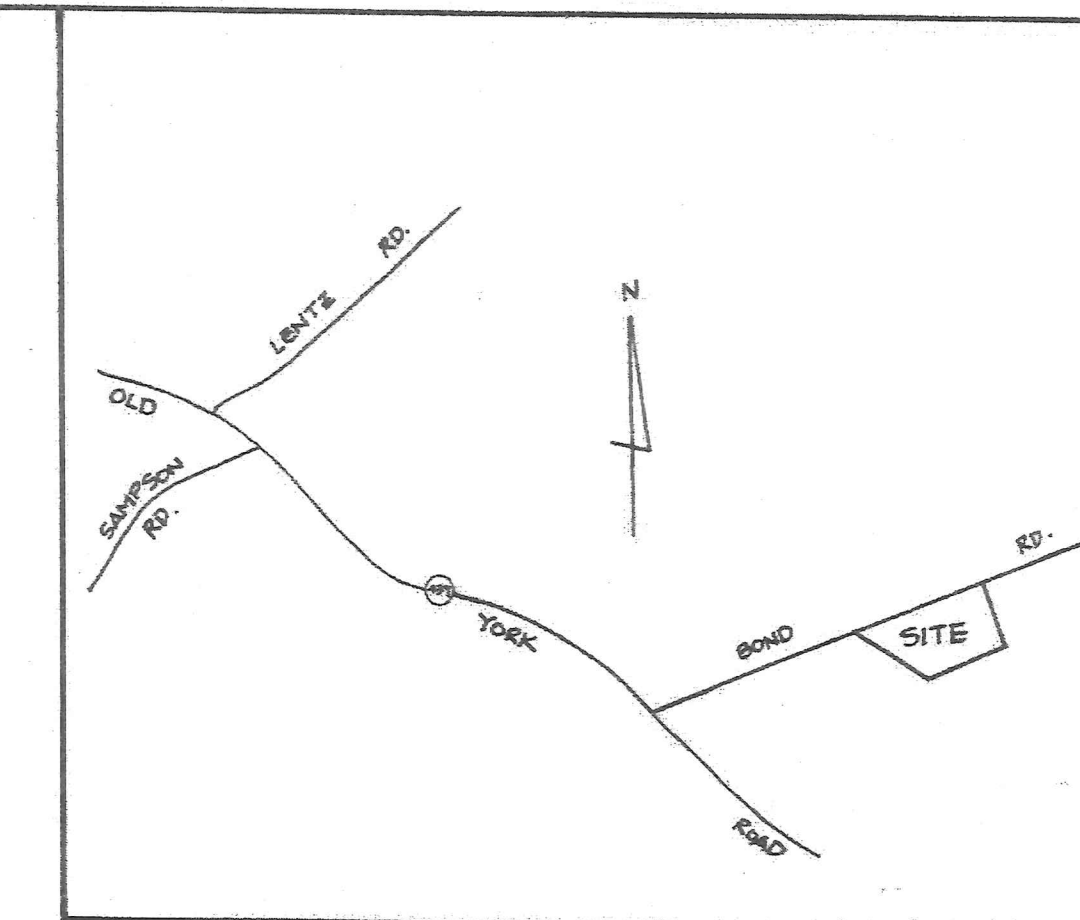
DENSITY SUMMARIES

PARCEL 1

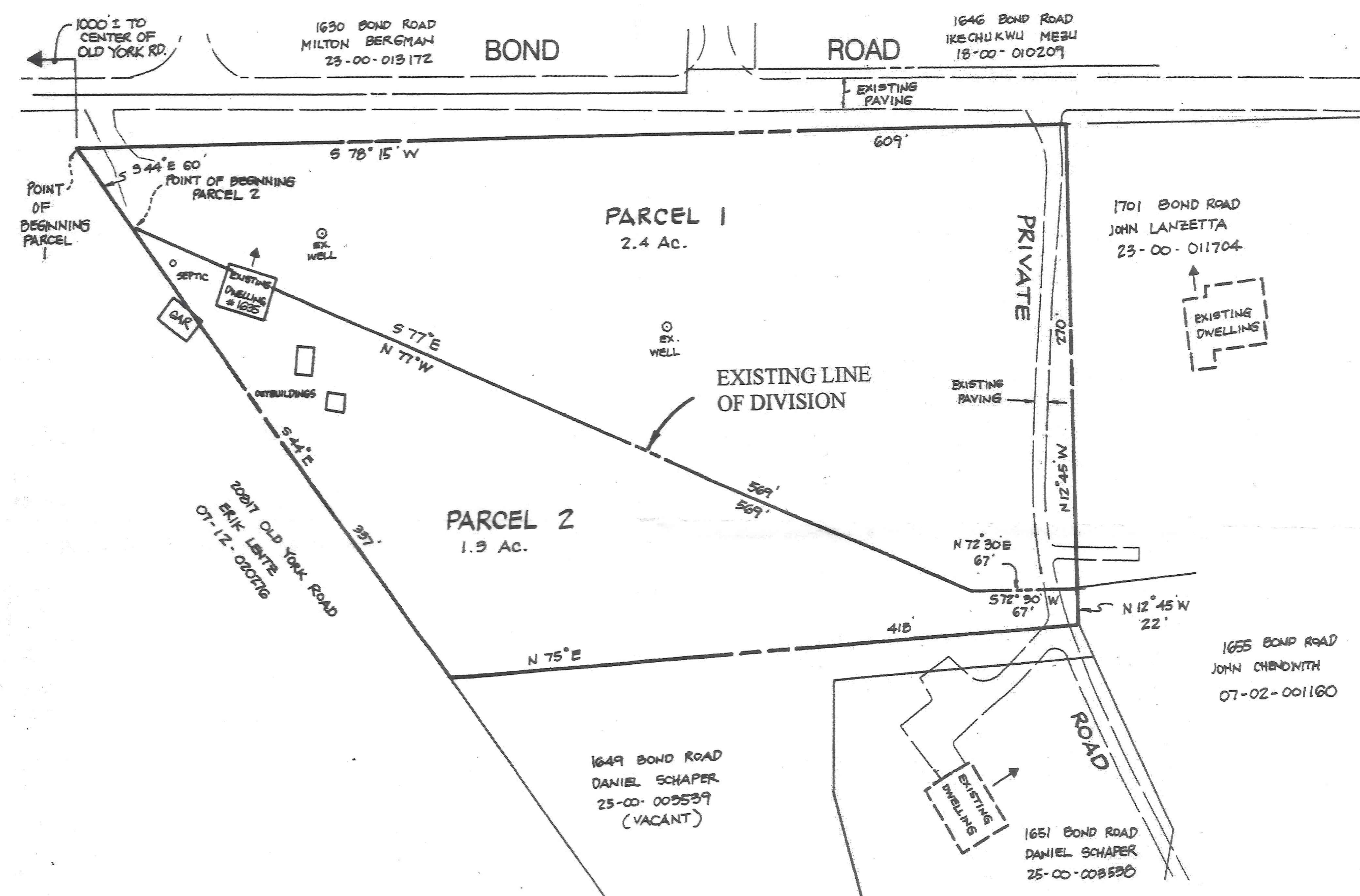
EXISTING ZONING - RC-2
GROSS AREA - 2.4 Acres
HELD-IN-TACT SINCE 1-15-1952 (DEED 2147/43)
DENSITY ALLOWED - 2 LOTS

PARCEL 2

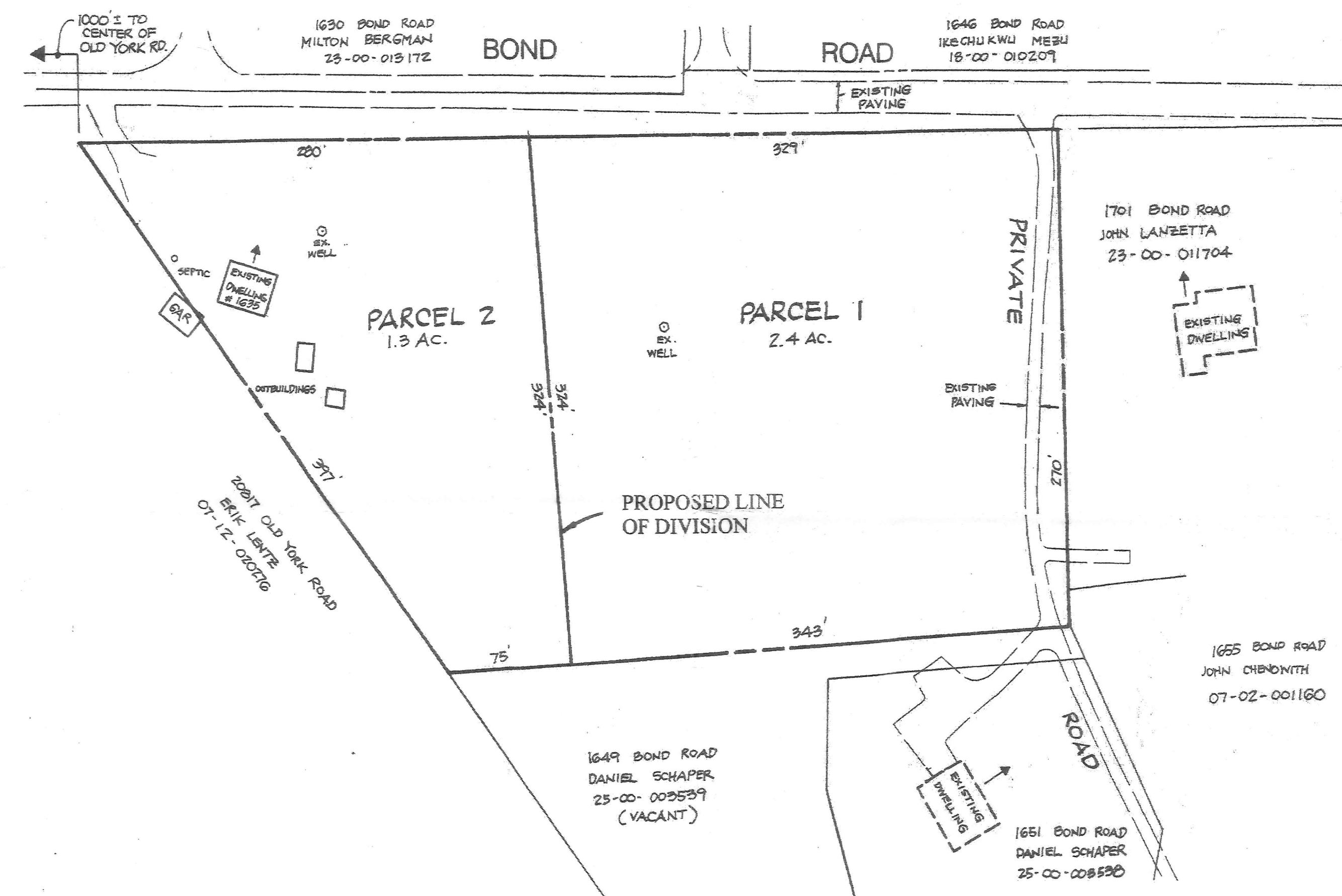
EXISTING ZONING - RC-2
GROSS AREA - 1.3 Acres
HELD-IN-TACT SINCE 12-03-1951 (DEED 2147/41)
DENSITY ALLOWED - 1 LOT



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

2020-0018-SPH