

M E M O R A N D U M

DYM
8/18/20

DATE: August 18, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0044-A- Appeal Period Expired

The appeal period for the above-referenced case expired on August 17, 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

4-2

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 4/6/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-044

INFORMATION:

Property Address: 6721 Mt Vista Road
Petitioner: Monica Watts
Zoning: RC 2
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for:

1. A special hearing under Section 500.7 of the Baltimore County Zoning Regulations (BCZR), to determine whether or not the zoning commissioner should permit an accessory structure (garage) temporarily in the front yard without a principle dwelling;
2. A variance from Section 400.3 of the BCZR to approve an accessory building (garage) at a total height of 24 feet in lieu of the required maximum height of 15 feet, and;
3. A variance from Section 400.1 of the BCZR to permit an accessory building (garage) in the future front yard of dwelling in lieu of the required rear yard.

A site visit was conducted on March 6, 2020. The surrounding area is rural residential and agricultural. Mt. Vista Road is a county scenic road, but the proposed building is set well back from the roadway.

In a meeting with the petitioner's representatives on March 12, 2020, the representatives discussed their plans to pursue a lot line adjustment through the Development Review Committee (DRC), at a later date. The proposed structure that is the subject of the current request along with the proposed future residence will straddle the current parcel lines, as shown on the attached exhibit, which also shows the lot line adjustment. The Department of Planning supports the lot line adjustment as shown as it will reduce the size of one of the lots and move the lot closer to the road and in line with the existing lots along the road. This adjustment will thus minimize the impact to the agricultural land. The petitioner's representative indicated by email on March 17, 2020 that the petitioner would be willing have the approval of the lot line adjustment be a condition of the approval of this request.

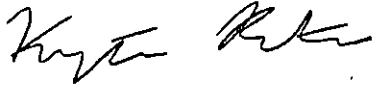
The Department of Planning has reviewed the petition for a special hearing and variances and does not object to the special hearing or variances, with the following conditions:

1. The lot line adjustment shall be approved prior to issuance of permits for the structure;
2. The accessory structure shall not be used for principal residential or commercial purposes; and
3. There shall be no separate utility meter for the accessory structure.

Date: 4/6/2020
Subject: ZAC # 20-044

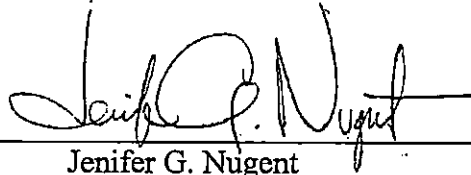
For further information concerning the matters stated herein, please contact Megan Benjamin at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Megan Benjamin
Charles Merritt
Office of the Administrative Hearings
People's Counsel for Baltimore County



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 6721 Mt Vista Road which is presently zoned RC 2
 Deed References: 40427/243 10 Digit Tax Account # 1119053050
 Property Owner(s) Printed Name(s) Monica Watts

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

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

1. ☒ **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

To allow an accessory building (garage) temporarily in the front yard without a principle dwelling

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

3. ☒ **a Variance** from Section(s)

BCZR 400.3 to approve an accessory building (garage) at a total height of 24 ft in lieu of the required maximum height of 15 ft and BCZR 400.1 to approve an accessory building (garage) in the future front yard of dwelling in lieu of the required rear yard only

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:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Monica Watts

Name #1 - Type or Print

Name #2 - Type or Print

Monica Watts

Signature #1

Signature #2

10111 Egerton Farms Court Baltimore MD

Mailing Address

City

State

21234

Zip Code

/ 717-449-1972

Telephone #

/ monica.watts1018@gmail.com

Email Address

Representative to be contacted:

Charles Merritt

Name - Type or Print

Signature

MDC- 9831 Magledt Road Baltimore MD

Mailing Address

City

State

21234

Zip Code

/ 410-925-4061

Telephone #

/ Merrittdc@verizon.net

Email Address

CASE NUMBER 2020-0044-SPHA

Filing Date 2/13/2020

Do Not Schedule Dates: _____

Reviewer CP

MERRITT DEVELOPMENT CONSULTANTS, INC

~~~~~Engineering~~~~~Land Planning~~~~~Surveying~~~~~

9831 Magledt Road  
Baltimore, MD 21234  
Phone: 410-925-4061  
Fax: 410-661-1297  
merrittdc@verizon.net

## Zoning Description for 6721 Mt Vista Road

Beginning at a point on the West side of My Vista Road 30' wide, approximately 30' South from the centerline of Dilworth Road 30' wide the following courses:

1. S 30° 27' 51" E 319.66'
2. S 31° 20' 08" E 172.15'
3. S 33° 24' 21" E 195.93'
4. S 29° 01' 27" E 63.67'
5. S 81° 54' 06" W 1232.25'
6. S 81° 38' 43" W 205.57'
7. N 57° 05' 49" W 771.71'
8. N 25° 02' 35" E 360.90'
9. N 86° 17' 24" E 1531.26' to the place of beginning

As recorded in Baltimore County Liber #40427, Folio #243, containing 1,182,218.40+/- SF or 27.14+/- AC. Located in the 11<sup>th</sup> Election District and the 5<sup>th</sup> Council District.

Saving and excepting the 0.5107 acre parcel of land described in the first parcel of a deed dated November 29, 1990 from Helen Acton to Richard J. and Sharon Townsley recorded among the aforesaid land records in Liber 8679 Folio 199.

Also saving and excepting the 0.5158 acre parcel of land described in the deed dated November 12, 2002 from Everett W. Smith and E. Louise Smith to the Smith Family Revocable Living Trust recorded among the aforesaid land records in Liber 17148 Folio 146.

2020-0044-SHA

IN RE: **PETITIONS FOR SPECIAL HEARING** \*  
**AND VARIANCE**

(6721 Mt. Vista Road) \*

11<sup>th</sup> Election District \*

5<sup>th</sup> Council District \*

Monica Watts, *Legal Owner* \*

Petitioner \*

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

**Case No. 2020-0044-SPHA**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed on behalf of Monica Watts, legal owner (“Petitioner”). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations (“BCZR”) to allow an accessory building (garage) temporarily in the front yard without a principal dwelling. In the alternative, a Petition for Variance was filed pursuant to BCZR §§400.3 and 400.1 to approve an accessory building (garage) at total height of 24 ft. in lieu of the required maximum height of 15 ft. and to approve an accessory building (garage) in the future front yard of dwelling in lieu of the required rear yard only. Finally, the Petitioner also asks that an existing barn structure on the property be permitted to remain. A site plan was marked and accepted into evidence as Petitioner’s Exhibit 1.

Monica Watts appeared in support of the requests. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (“ZAC”) comment was received from Department of Planning (“DOP”). They do not oppose the requested relief, subject to proposed conditions, which will be incorporated into the Order.

ORDER RECEIVED FOR FILING

Date

7/17/2020

By

*D. Morgan*



### SPECIAL HEARING

Under BCZR § 500.7 relief can be granted provided that the requested relief does not run counter to the spirit and intent of the BCZR or cause harm to the public health, safety or welfare. In my view, this is such a case and the relief should and will be granted. The property in question consists of two parcels. As noted by the DOP, a lot line adjustment will be required in order to site the proposed residence and garage structure on the same parcel. Petitioner testified that the proposed garage structure is part of the architectural layout and will form an "L" with the principal residential structure. As noted by the DOP, the property in question is in a rural area of the County where large garage/barn structures are common. Further, the proposed house and garage are set well back from the road. In addition, the architectural elevations show that the structure will have the appearance of a traditional horse barn so it will be compatible with this rural area. Finally, I believe the existing barn can remain on the property without causing any harm to the public health, safety, and welfare, and within the spirit of the BCZR, even though after the lot line adjustment it will be on a parcel without a residence.

### VARIANCE

A variance request involves a two-step process, summarized as follows:

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

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

The subject property is made up of two parcels and is irregularly shaped. As such the property is unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because she would be unable to construct the proposed garage. Finally, I find

ORDER RECEIVED FOR FILING

Date 7/17/2020  
By D. Mignon

that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare.

THEREFORE, IT IS ORDERED this 17<sup>th</sup> day of **July, 2020**, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to §500.7 of the BCZR to allow an accessory building (garage) temporarily in the front yard without a principal dwelling, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to approve an accessory building (garage) at total height of 24 ft. in lieu of the required maximum height of 15 ft. and to approve an accessory building (garage) in the future front yard of dwelling in lieu of the required rear yard only, 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 his 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. Prior to issuance of Permits, Petitioner must comply with ZAC comments submitted by the DOP, a copy of which is attached hereto and made a part hereof.
3. The existing barn shall be permitted to remain but shall not be used for residential or commercial purposes.

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

  
PAUL M. MAYHEW  
Managing Administrative Law Judge  
for Baltimore County

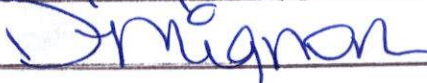
PMM:slh

ORDER RECEIVED FOR FILING

Date

By

7/17/2020







# PETITION FOR ZONING HEARING(S)

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

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

Address 6721 Mt Vista Road which is presently zoned RC 2  
 Deed References: 40427/243 10 Digit Tax Account # 1119053050  
 Property Owner(s) Printed Name(s) Monica Watts

(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

To allow an accessory building (garage) temporarily in the front yard without a principle dwelling

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

3. ☒ a **Variance** from Section(s)

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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:

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

## Legal Owners (Petitioners):

Monica Watts /  
 Name #1 - Type or Print \_\_\_\_\_ Name #2 - Type or Print \_\_\_\_\_  
 Signature #1 Monica Watts Signature #2 \_\_\_\_\_  
 10111 Egerton Farms Court Baltimore MD  
 Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_  
 21234 / 717-449-1972 / monica.watts1018@gmail.com  
 Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

## Representative to be contacted:

Charles Merritt  
 Name - Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 MDC- 9831 Magledt Road Baltimore MD  
 Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_  
 21234 / 410-925-4061 / Merrittdc@verizon.net  
 Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

CASE NUMBER 2020-0044-SHA Filing Date 2/13/2020 Do Not Schedule Dates: \_\_\_\_\_ Reviewer CF



# MERRITT DEVELOPMENT CONSULTANTS, INC

~~~~~Engineering~~~~~Land Planning~~~~~Surveying~~~~~

9831 Magledt Road
Baltimore, MD 21234
Phone: 410-925-4061
Fax: 410-661-1297
merrittdc@verizon.net

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2020-0044-SAH A

RECEIVED

JUL 15 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

CERTIFICATE OF POSTING

JULY 13, 2020 Recertify
Date: JUNE 26, 2020

RE: Project Name: 6721 MT VISTA RD #1
Case Number /PAI Number: 2020-0044-SPHA
Petitioner/Developer: WATTS
Date of Hearing/Closing: JULY 17, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 6721 MT VISTA RD

The sign(s) were posted on
Jul 13, 2020 9:23:40 AM

JULY 13, 2020 Recertify
JUNE 26, 2020
(Month, Day, Year)

David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

ZONING NOTICE

CASE NO. 2020-0044-SPHA

6721 MT. VISTA ROAD

A VIRTUAL HEARING ON THE PROPERTY
IDENTIFIED HEREON WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE

TIME: FRIDAY JULY 17, 2020 @1:30 PM

SPECIAL HEARING TO ALLOW AN ACCESSORY BUILDING
(GARAGE) TEMPORARILY IN THE FRONT YARD WITHOUT
A PRINCIPLE DWELLING. VARIANCE TO APPROVE AN
ACCESSORY BUILDING (GARAGE) AT A TOTAL HEIGHT OF
24 FEET IN LIEU OF THE MAXIMUM HEIGHT OF 15 FEET,
TO APPROVE AN ACCESSORY BUILDING (GARAGE) IN THE
FUTURE FRONT YARD OF A DWELLING IN LIEU OF THE
REQUIRED REAR YARD ONLY

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARING GO TO:
www.baltimorecountymd.gov/administrativehearings
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND THE CASE
NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL 410-387-8888, EXT. 2

1200 (3-10-89)

1200 (3-10-89)

1200 (3-10-89) 1200 (3-10-89)

CERTIFICATE OF POSTING

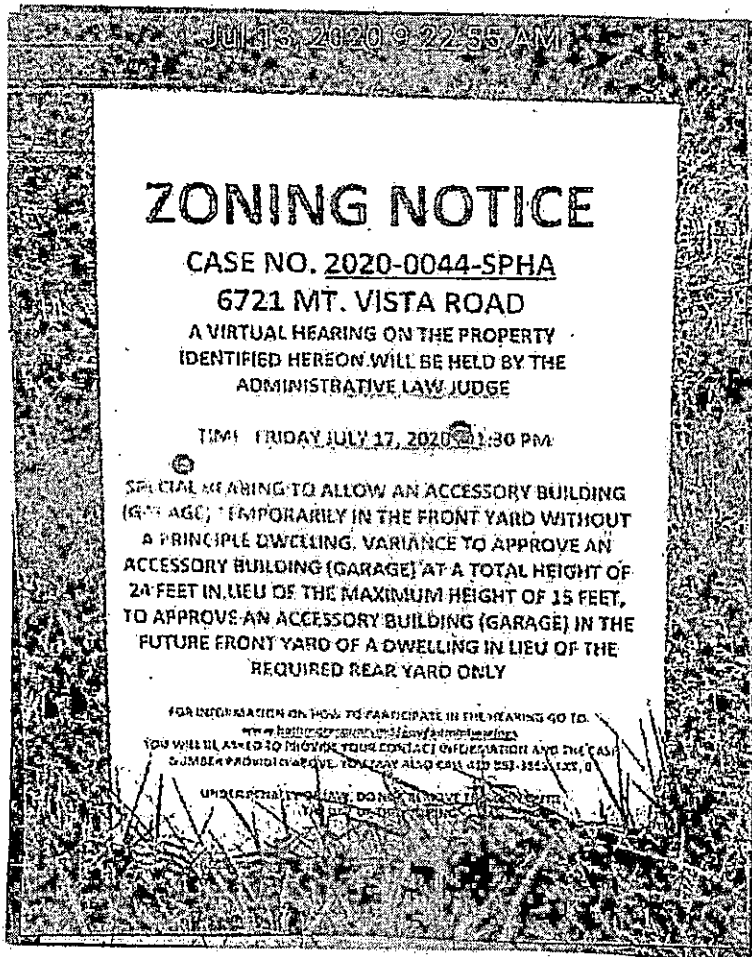
①

JULY 13, 2020 Recertify
Date: JUNE 26, 2020

RE: Project Name: 6721 MT VISTA RD #2
Case Number /PAI Number: 2020-0044-SPHA
Petitioner/Developer: WATTS
Date of Hearing/Closing: JULY 17, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 6721 MT VISTA RD

The sign(s) were posted on JUNE 26, 2020
(Month, Day, Year)



David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

Donna Mignon

From: Chuck Merritt <merrittdc@verizon.net>
Sent: Friday, July 17, 2020 1:58 PM
To: Donna Mignon
Subject: Re: 6721 Mt. Vista Road - hearing date: 7/17/20 at 1:30 p.m.

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

Donna

I had difficulty getting on the web, However the owner presented her case and got approval. There was one thing I was hoping to address, There is currently another accessory structure(barn) on the site, We applied for a Lot Line Adjustment and the county asked us to get approval of that structure to remain as well, to be on a lot without a principal dwelling. Is there a way we can incorporate that structure in the order as well.
Should the LOJ need clarification I'm available to discuss at his convenience.

Please respond as needed.

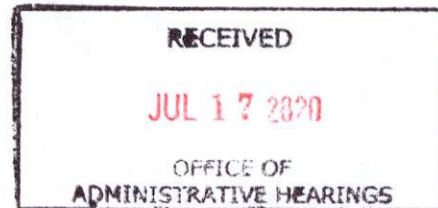
Charles Merritt, President

Merritt Development Consultants, Inc

9831 Magledt Road Baltimore, MD 21234

410-925-4061

410-661-1297 (fax)



On Wednesday, July 8, 2020, 10:57:08 AM EDT, Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

Good Morning Mr. Merritt:

I wanted to touch base with you since the hearing is scheduled for Friday, July 17, 2020 in regard to 6721 Mt. Vista Road by a virtual hearing.

Please email any exhibits you wish to present within 48 hours of the hearing to
: administrativehearings@baltimorecountymd.gov.

We will also need a copy of the second posting certification when that has been completed.

Thank you so much and have a great day.

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

Donna Mignon, Legal Assistant

Baltimore County Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 103

Towson, Maryland 21204

410-887-3868

COVID-19

Stay Home • Wash Your Hands
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Disinfect Surfaces Frequently

STOP THE SPREAD • FLATTEN THE CURVE

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov



CERTIFICATE OF POSTING

JULY 13, 2020 Recertify
Date: JUNE 26, 2020

RE: Project Name: 6721 MT VISTA RD #1
Case Number /PAI Number: 2020-0044-SPHA
Petitioner/Developer: WATTS
Date of Hearing/Closing: JULY 17, 2020

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Jul 13, 2020 9:23:40 AM

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ZONING NOTICE

CASE NO. 2020-0044-SPHA

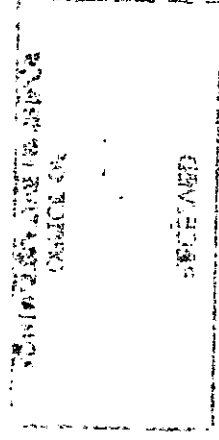
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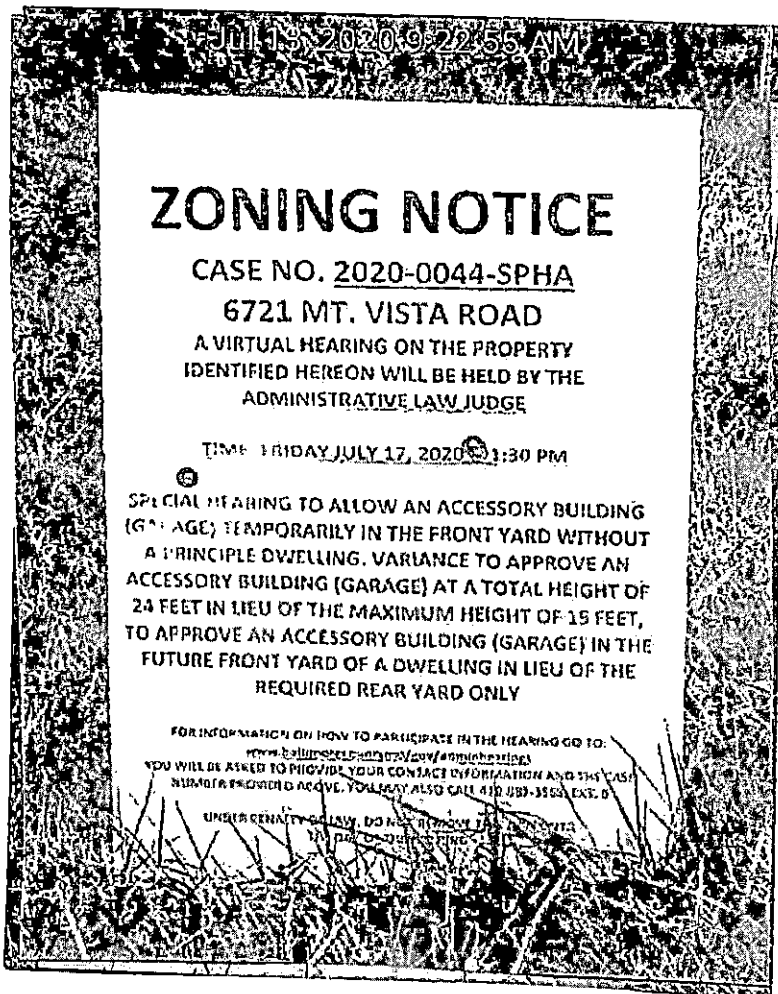
CERTIFICATE OF POSTING

Date: JULY 13, 2020 Ascertain

RE: Project Name: 6721 MT VISTA RD #2
Case Number /PAI Number: 2020-0044-SPHA
Petitioner/Developer: WATTS
Date of Hearing/Closing: JULY 17, 2020

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JUNE 26, 2020
 (Month, Day, Year)



David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
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EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

Real Property Data Search

Search Result for BALTIMORE COUNTY

| View Map | | View GroundRent Redemption | | View GroundRent Registration | |
|--|-----------------|--|----------------------|-------------------------------|--|
| Special Tax Recapture: AGRICULTURAL TRANSFER TAX | | | | | |
| Account Identifier: | | District - 11 Account Number - 1119053050 | | | |
| Owner Information | | | | | |
| Owner Name: | | WATTS MONICA | | Use: | AGRICULTURAL |
| Mailing Address: | | 10111 EGERTON FARM CT
PARKVILLE MD 21234- | | Principal Residence: | NO |
| | | | | Deed Reference: | /40427/ 00243 |
| Location & Structure Information | | | | | |
| Premises Address: | | 6721 MT VISTA RD
KINGSVILLE 21087- | | Legal Description: | 28 & PART ACRES
WS MT VISTA AVE & IMPS
5280 S BELAIR RD |
| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: Block: Lot: Assessment Year: Plat No: |
| 0054 | 0023 | 0123 | 11080067.04 | 0000 | 2018 Plat Ref: |
| Town: None | | | | | |
| Primary Structure Built | | Above Grade Living Area | | Finished Basement Area | Property Land Area
28.7400 AC |
| | | | | | County Use
05 |
| Stories | Basement | Type | Exterior | Quality | Full/Half Bath Garage Last Notice of Major Improvements |
| Value Information | | | | | |
| | | Base Value | Value | Phase-in Assessments | |
| | | | As of | As of | As of |
| | | | 01/01/2018 | 07/01/2019 | 07/01/2020 |
| Land: | | 156,000 | 141,000 | | |
| Improvements | | 0 | 0 | | |
| Total: | | 156,000 | 141,000 | 141,000 | 141,000 |
| Preferential Land: | | 6,000 | | | 6,000 |
| Transfer Information | | | | | |
| Seller: SMITH EVERETT W | | Date: 06/27/2018 | | Price: \$500,000 | |
| Type: ARMS LENGTH IMPROVED | | Deed1: /40427/ 00243 | | Deed2: | |
| Seller: SMITH EVERTT W | | Date: 11/25/2002 | | Price: \$0 | |
| Type: NON-ARMS LENGTH OTHER | | Deed1: /17148/ 00154 | | Deed2: | |
| Seller: | | Date: | | Price: | |
| Type: | | Deed1: | | 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: AGRICULTURAL TRANSFER TAX | | | | | |
| Homestead Application Information | | | | | |
| Homestead Application Status: No Application | | | | | |
| Homeowners' Tax Credit Application Information | | | | | |
| Homeowners' Tax Credit Application Status: No Application | | | Date: | | |

CERTIFICATE OF POSTING

Date: JUNE 26, 2020

RE: Project Name: 6721 MT VISTA RD #1
Case Number /PAI Number: 2020-0044-SPHA
Petitioner/Developer: WATTS
Date of Hearing/Closing: JULY 17, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 6721 MT VISTA RD

The sign(s) were posted on

JUN 26, 2020 10:02:23 AM

JUNE 26, 2020

(Month, Day, Year)

ZONING NOTICE

CASE NO. 2020-0044-SPHA

6721 MT. VISTA ROAD

A VIRTUAL HEARING ON THE PROPERTY
IDENTIFIED HEREON WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE

TIME: FRIDAY JULY 17, 2020 @ 1:30 PM

SPECIAL HEARING TO ALLOW AN ACCESSORY BUILDING
(GARAGE) TEMPORARILY IN THE FRONT YARD WITHOUT
A PRINCIPLE DWELLING. VARIANCE TO APPROVE AN
ACCESSORY BUILDING (GARAGE) AT A TOTAL HEIGHT OF
24 FEET IN LIEU OF THE MAXIMUM HEIGHT OF 15 FEET,
TO APPROVE AN ACCESSORY BUILDING (GARAGE) IN THE
FUTURE FRONT YARD OF A DWELLING IN LIEU OF THE
REQUIRED REAR YARD ONLY

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARING 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 410-987-3868, EXT. 0

UNDER PENALTY OF LAW, DO NOT REMOVE THIS SIGN UNTIL
THE DAY OF THE HEARING.

David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

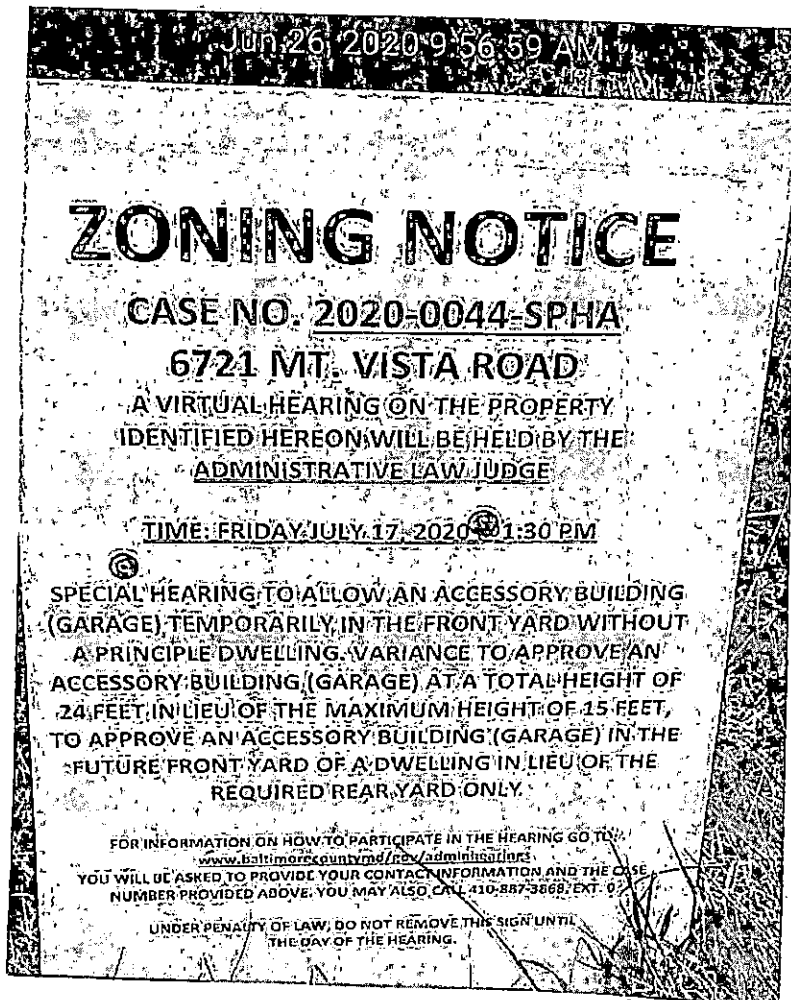
CERTIFICATE OF POSTING

Date: JUNE 26, 2020

RE: Project Name: 6721 MT VISTA RD #2
Case Number /PAI Number: 2020-0044-SPHA
Petitioner/Developer: WATTS
Date of Hearing/Closing: JULY 17, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 6721 MT VISTA RD

The sign(s) were posted on JUNE 26, 2020
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

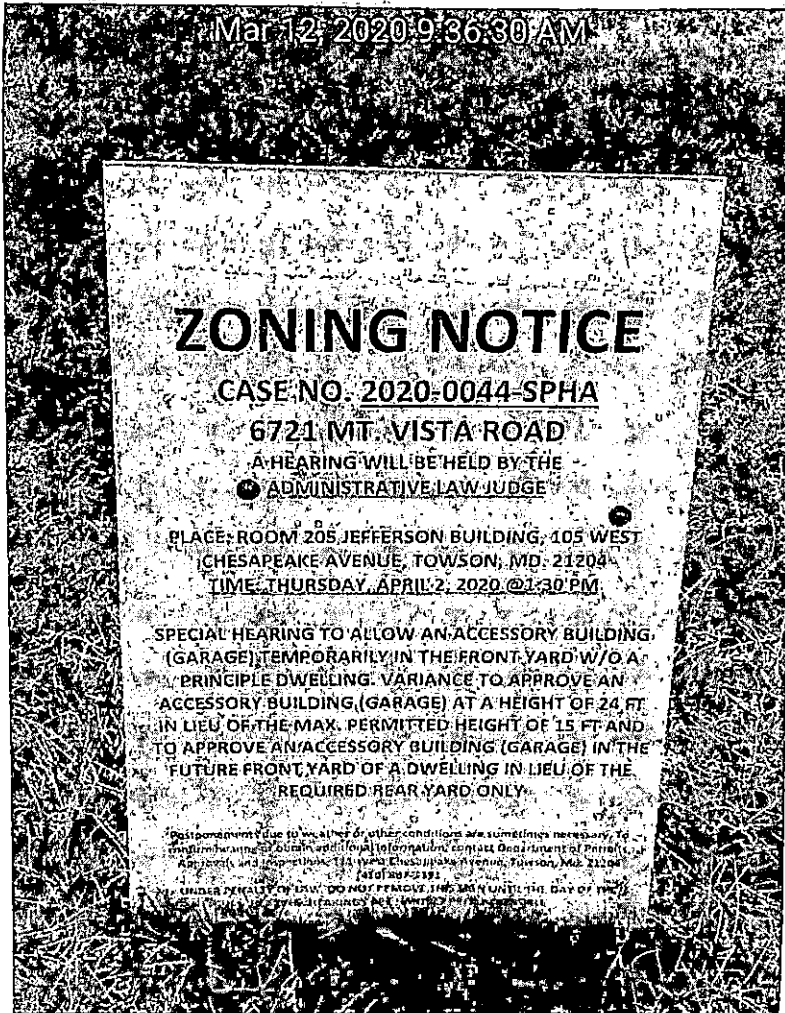
CERTIFICATE OF POSTING

Date: MARCH 12, 2020

RE: Project Name: 6721 MT. VISTA ROAD #1
Case Number /PAI Number: 2020-0044-SPHA
Petitioner/Developer: MONICA WATTS
Date of Hearing/Closing: APRIL 2, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 6721 MT. VISTA ROAD

The sign(s) were posted on MARCH 12, 2020
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

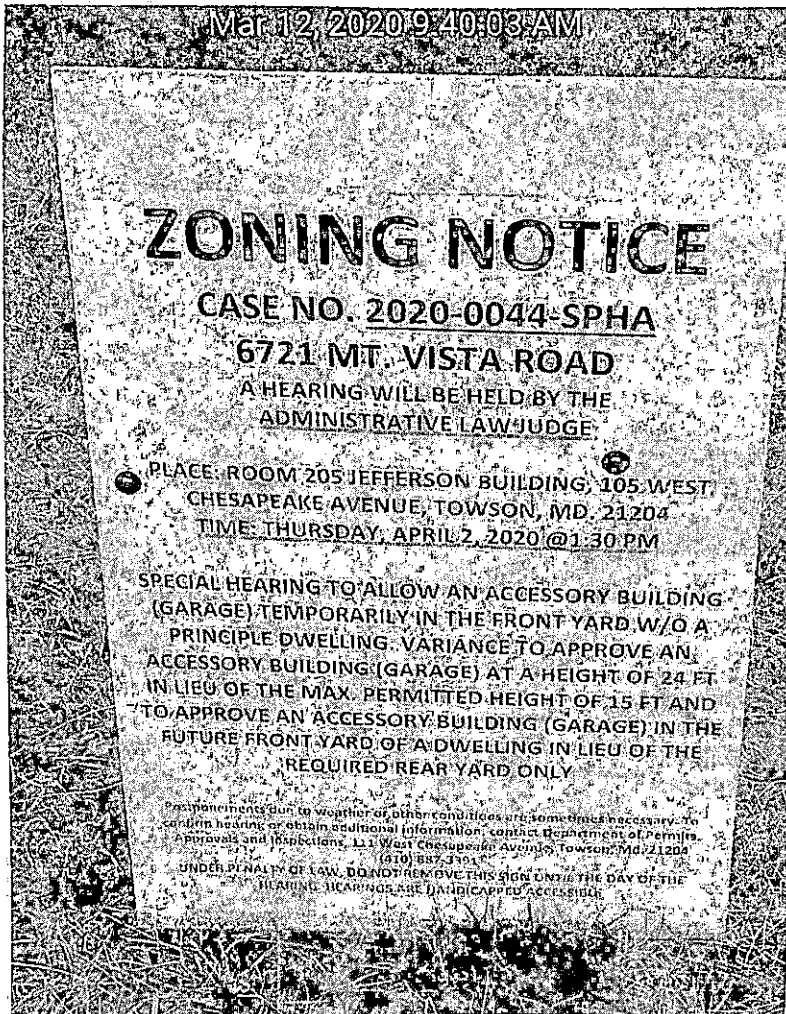
CERTIFICATE OF POSTING

Date: MARCH 12, 2020

RE: Project Name: 6721 MT. VISTA ROAD #2
Case Number /PAI Number: 2020-0044-SPHA
Petitioner/Developer: MONICA WATTS
Date of Hearing/Closing: APRIL 2, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 6721 MT. VISTA ROAD

The sign(s) were posted on MARCH 12, 2020
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

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:

3/13/2020

Order #:

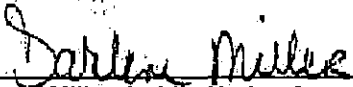
11868036

Case #:

2020-0044-SPHA

Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2020-0044-SPHA


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: 2020-0044-SPHA

6721 Mt. Vista Road,

W/side of Mt. Vista Road, 30 ft. south of Dilworth Road

11th Election District - 5th Councilmanic District

Legal Owners: Monica Watts

Special Hearing to allow an accessory building (garage) temporarily in the front yard without a principle dwelling. Variance to approve an accessory building (garage) at a total height of 24 ft. in lieu of the required maximum height of 15 ft., to approve an accessory building (garage) in the future front yard of dwelling in lieu of the required rear yard only.

Hearing: Thursday, April 2, 2020 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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.

mh13

**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: 2020-0044-SHA
Property Address: 6721 MT. VISTA ROAD
Property Description: _____

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

PLEASE FORWARD ADVERTISING BILL TO:

Name: MONICA WATTS
Company/Firm (if applicable): _____
Address: 10111 EGERTON FARM COURT
BALTO MD 21234

Telephone Number: 717-449-1972

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

June 24, 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: 2020-0044-SPHA

6721 Mt. Vista Road

W/side of Mt. Vista Road, 30 ft. south of Dilworth Road

11th Election District – 5th Councilmanic District

Legal Owners: Monica Watts

Special Hearing to allow an accessory building (garage) temporarily in the front yard without a principle dwelling. Variance to approve an accessory building (garage) at a total height of 24 ft. in lieu of the required maximum height of 15 ft., to approve an accessory building (garage) in the future front yard of dwelling in lieu of the required rear yard only.

Hearing: Friday, July 17, 2020 at 1:30 p.m.

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

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

Michael Mallinoff
Director

MM:kl

C: Monica Watts, 10111 Egerton Farms Court, Baltimore 21234
Charles Merritt, 9831 Magledt Road, Baltimore 21234

NOTE: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 27, 2020.



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 3, 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: 2020-0044-SPHA

6721 Mt. Vista Road
W/side of Mt. Vista Road, 30 ft. south of Dilworth Road
11th Election District – 5th Councilmanic District
Legal Owners: Monica Watts

Special Hearing to allow an accessory building (garage) temporarily in the front yard without a principle dwelling. Variance to approve an accessory building (garage) at a total height of 24 ft. in lieu of the required maximum height of 15 ft., to approve an accessory building (garage) in the future front yard of dwelling in lieu of the required rear yard only.

Hearing: Thursday, April 2, 2020 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Michael Mallinoff
Director

MM:kl

C: Monica Watts, 10111 Egerton Farms Court, Baltimore 21234
Charles Merritt, 9831 Magledt Road, Baltimore 21234

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MARCH 13, 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
Friday, March 13, 2020 – Issue

Please forward billing to:

Monica Watts
10111 Egerton Farms Court
Baltimore, MD 21234

717-449-1972

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: 2020-0044-SPHA

6721 Mt. Vista Road

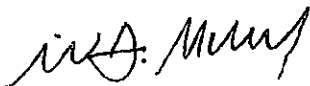
W/side of Mt. Vista Road, 30 ft. south of Dilworth Road

11th Election District – 5th Councilmanic District

Legal Owners: Monica Watts

Special Hearing to allow an accessory building (garage) temporarily in the front yard without a principle dwelling. Variance to approve an accessory building (garage) at a total height of 24 ft. in lieu of the required maximum height of 15 ft., to approve an accessory building (garage) in the future front yard of dwelling in lieu of the required rear yard only.

Hearing: Thursday, April 2, 2020 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
6721 Mt. Vista Road; W/S of Mt. Vista Road, * OF ADMINISTRATIVE
30' S of Dilworth Road *
11th Election & 5th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Monica Watts *
Petitioner(s) * BALTIMORE COUNTY
* 2020-044-SPHA

* * * * *

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 27 2020

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of February, 2020, a copy of the foregoing Entry of Appearance was mailed to Charles Merritt, MDC, 9831 Magledt Road, Baltimore, Maryland 21234, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

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

July 6, 2020

Charles Merritt,
9831 Magledt Road
Baltimore MD 21234

RE: Case Number: 2020-0044-SPHA, 6721 Mt Vista 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 February 13, 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 the words "Very truly yours,".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Acting Secretary
Tim Smith, P.E.
Acting Administrator

Date: 2/26/20

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

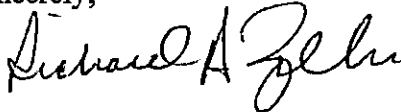
Dear Ms. Lewis:

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. 2020-0044-SPHA.

*Special Hearing Variance
Monica Watts
6721 Mt. Vista 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
INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals
DATE: 05/22/2020

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

SUBJECT: Zoning Advisory Committee Meeting
For March 02, 2020
Item No. 2020-0044-SPHA, 0047-A, 0048-A, 0049-A, 0050-A, 0051-SPHA,
0053-A & 0054-A

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 28, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0044-SPHA;
Address 6721 Mt. Vista Road
(Watts Property)

Zoning Advisory Committee Meeting of **March 2, 2020.**

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

Reviewer: Steve Ford

4-2

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

FEB 28 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

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 28, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0044-SPHA
Address 6721 Mt. Vista Road
(Watts Property)

Zoning Advisory Committee Meeting of **March 2, 2020**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 4/6/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-044

INFORMATION:

Property Address: 6721 Mt Vista Road
Petitioner: Monica Watts
Zoning: RC 2
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for:

1. A special hearing under Section 500.7 of the Baltimore County Zoning Regulations (BCZR), to determine whether or not the zoning commissioner should permit an accessory structure (garage) temporarily in the front yard without a principle dwelling;
2. A variance from Section 400.3 of the BCZR to approve an accessory building (garage) at a total height of 24 feet in lieu of the required maximum height of 15 feet, and;
3. A variance from Section 400.1 of the BCZR to permit an accessory building (garage) in the future front yard of dwelling in lieu of the required rear yard.

A site visit was conducted on March 6, 2020. The surrounding area is rural residential and agricultural. Mt. Vista Road is a county scenic road, but the proposed building is set well back from the roadway.

In a meeting with the petitioner's representatives on March 12, 2020, the representatives discussed their plans to pursue a lot line adjustment through the Development Review Committee (DRC), at a later date. The proposed structure that is the subject of the current request along with the proposed future residence will straddle the current parcel lines, as shown on the attached exhibit, which also shows the lot line adjustment. The Department of Planning supports the lot line adjustment as shown as it will reduce the size of one of the lots and move the lot closer to the road and in line with the existing lots along the road. This adjustment will thus minimize the impact to the agricultural land. The petitioner's representative indicated by email on March 17, 2020 that the petitioner would be willing have the approval of the lot line adjustment be a condition of the approval of this request.

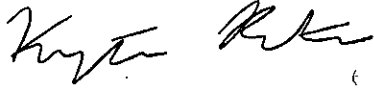
The Department of Planning has reviewed the petition for a special hearing and variances and does not object to the special hearing or variances, with the following conditions:

1. The lot line adjustment shall be approved prior to issuance of permits for the structure;
2. The accessory structure shall not be used for principal residential or commercial purposes; and
3. There shall be no separate utility meter for the accessory structure.

Date: 4/6/2020
Subject: ZAC # 20-044

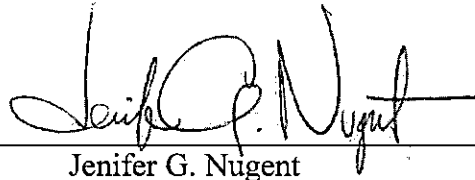
For further information concerning the matters stated herein, please contact Megan Benjamin at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Megan Benjamin
Charles Merritt
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: 05/22/2020

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

SUBJECT: Zoning Advisory Committee Meeting
For March 02, 2020
Item No. 2020-0044-SPHA, 0047-A, 0048-A, 0049-A, 0050-A, 0051-SPHA,
0053-A & 0054-A

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

*

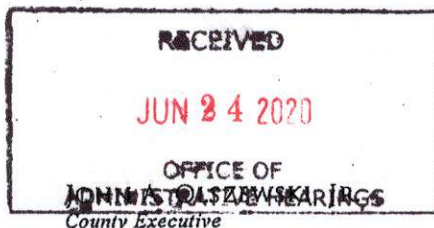
*

*

*

*

VKD: cen
cc: file



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

June 24, 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: 2020-0044-SPHA

6721 Mt. Vista Road

W/side of Mt. Vista Road, 30 ft. south of Dilworth Road

11th Election District – 5th Councilmanic District

Legal Owners: Monica Watts

Special Hearing to allow an accessory building (garage) temporarily in the front yard without a principle dwelling. Variance to approve an accessory building (garage) at a total height of 24 ft. in lieu of the required maximum height of 15 ft., to approve an accessory building (garage) in the future front yard of dwelling in lieu of the required rear yard only.

Hearing: Friday, July 17, 2020 at 1:30 p.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.

Michael Mallinoff
Director

MM:kl

C: Monica Watts, 10111 Egerton Farms Court, Baltimore 21234
Charles Merritt, 9831 Magledt Road, Baltimore 21234

NOTE: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 27, 2020.

RECEIVED
JUL 1 1962
OFFICE OF
ADMINISTRATIVE HEARINGS



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 6721 Mt Vista Road

which is presently zoned RC 2

Deed References: 40427/243

10 Digit Tax Account # 1119053050

Property Owner(s) Printed Name(s) Monica Watts

(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

To allow an accessory building (garage) temporarily in the front yard without a principle dwelling

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

3. ☒ a **Variance** from Section(s)

BCZR 400.3 to approve an accessory building (garage) at a total height of 24 ft in lieu of the required maximum height of 15 ft and BCZR 400.1 to approve an accessory building (garage) in the future front yard of dwelling in lieu of the required rear yard only

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:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Monica Watts

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature # 2

10111 Egerton Farms Court Baltimore MD

Mailing Address City State

21234 / 717-449-1972 / monica.watts1018@gmail.com

Zip Code Telephone # Email Address

Representative to be contacted:

Charles Merritt

Name - Type or Print

Signature

MDC- 9831 Magledt Road Baltimore MD

Mailing Address City State

21234 / 410-925-4061 / Merrittcdc@verizon.net

Zip Code Telephone # Email Address

CASE NUMBER 2020-0044-SPHA

Filing Date 2/13/2020

Do Not Schedule Dates: _____

Reviewer CP

Donna Mignon

Subject: Web seminar updated: Zoning Hearings-6721 Mt. Vista Road
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e3bd9ef3cc5176400da5224fe77f2e506>
Start: Fri 7/17/2020 1:30 PM
End: Fri 7/17/2020 2:30 PM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
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 your Webex event here.

Event number: 160 386 1147

Event password: 1234

Panelist password: The Event has no Panelist Password

Host key: 612563 (Use this to reclaim host privileges.)

Friday, July 17, 2020 1:30 pm, Eastern Daylight Time (New York, GMT-04:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e3bd9ef3cc5176400da5224fe77f2>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=efa5a8216be86a6a9ddfd298463>



Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

ZAC AGENDA

Case Number: 2020-0044-SPHA

Reviewer: Christina Frink

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: SPECIAL HEARING, VARIANCE

Legal Owner: Monica Watts

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 6721 MT. VISTA RD

Location: W/side of Mt. Vista Road, 30 ft. south of Dilworth Road

Existing Zoning: RC-2

Area: 28.74 AC

Proposed Zoning:

SPECIAL HEARING:

To allow an accessory building (garage) temporarily in the front yard without a principle dwelling.

VARIANCE:

BCZR 400.3 To approve an accessory building (garage) at total height of 24 ft in lieu of the required maximum height of 15 ft and BCZR 400.1 to approve an accessory building (garage) in the future front yard of dwelling in lieu of the required rear yard only.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

order ✓
ltr ✓

17/20 4-2 @ 1:30 pm
@ 1:30 p.m.
CASE NO. 2020-0044-SPHA

C H E C K L I S T

| <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 _____) | _____ |
| 2/28 | DEPS
(if not received, date e-mail sent _____) | N/C |
| _____ | FIRE DEPARTMENT | _____ |
| 4/6/20 | PLANNING
(if not received, date e-mail sent _____) | NO OBJ w/ conds |
| _____ | STATE HIGHWAY ADMINISTRATION | _____ |
| _____ | TRAFFIC ENGINEERING | _____ |
| _____ | COMMUNITY ASSOCIATION | _____ |
| _____ | ADJACENT PROPERTY OWNERS | _____ |
| ZONING VIOLATION | (Case No. _____) | |
| PRIOR ZONING | (Case No. _____) | |
| NEWSPAPER ADVERTISEMENT | Date: _____ | |
| SIGN POSTING (1 st) | Date: 6/26/20 | by David Billingsley |
| SIGN POSTING (2 nd) | Date: 7/13/20 | by 41 |
| PEOPLE'S COUNSEL APPEARANCE | Yes ☒ No ☒ | |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes ☐ No ☒ | |

Comments, if any: _____

Donna Mignon

From: Paul Mayhew
Sent: Friday, July 17, 2020 2:17 PM
To: merrittdc@verizon.net
Cc: Donna Mignon
Subject: Case No. 2020-0044-SPHA

Mr. Merritt,

I received your email. I am sorry you had technical difficulty accessing the hearing. I will include the existing barn structure in my Order, and that it is permitted on a parcel without a residence. In the future please try to include all your requested relief in your Petition.

Have a good weekend,

Paul M. Mayhew
Managing Administrative Law Judge
105 West Chesapeake Ave., Suite 103
Towson, Maryland 21204
410-887-3868
pmayhew@baltimorecountymd.gov

Donna Mignon

From: Donna Mignon
Sent: Friday, July 17, 2020 2:02 PM
To: 'Chuck Merritt'
Subject: RE: 6721 Mt. Vista Road - hearing date: 7/17/20 at 1:30 p.m.

Hi Mr. Merritt,
I forwarded your email to ALJ Mayhew for his review.

Thank you.

Donna Mignon

From: Chuck Merritt <merrittdc@verizon.net>
Sent: Friday, July 17, 2020 1:58 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: Re: 6721 Mt. Vista Road - hearing date: 7/17/20 at 1:30 p.m.

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

Donna

I had difficulty getting on the web, However the owner presented her case and got approval. There was one thing I was hoping to address, There is currently another accessory structure(barn) on the site, We applied for a Lot Line Adjustment and the county asked us to get approval of that structure to remain as well, to be on a lot without a principal dwelling. Is there a way we can incorporate that structure in the order as well.
Should the LOJ need clarification. I'm available to discuss at his convenience.

Please respond as needed.

Charles Merritt, President

Merritt Development Consultants, Inc

9831 Magledt Road Baltimore, MD 21234

410-925-4061

410-661-1297 (fax)

On Wednesday, July 8, 2020, 10:57:08 AM EDT, Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

Good Morning Mr. Merritt:

I wanted to touch base with you since the hearing is scheduled for Friday, July 17, 2020 in regard to 6721 Mt. Vista Road by a virtual hearing.

Please email any exhibits you wish to present within 48 hours of the hearing to : administrativehearings@baltimorecountymd.gov.

We will also need a copy of the second posting certification when that has been completed.

Thank you so much and have a great day.

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

Donna Mignon, Legal Assistant

Baltimore County Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 103

Towson, Maryland 21204

410-887-3868

COVID-19

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

STOP THE SPREAD • FLATTEN THE CURVE

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Donna Mignon

From: Donna Mignon
Sent: Friday, July 17, 2020 2:14 PM
To: 'Don Miko'
Subject: RE: Registration approved for Web seminar: Zoning Hearings-6721 Mt. Vista Road

Dear Sir:

This hearing/meeting has finished.

Thanks,

Donna Mignon

From: Don Miko <dmiko@hotmail.com>
Sent: Friday, July 17, 2020 2:10 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: Re: Registration approved for Web seminar: Zoning Hearings-6721 Mt. Vista Road

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

Hi Donna,

Was this meeting cancelled? Its still showing as "Not started" in Webex.

Thanks,

Don

From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Friday, July 17, 2020 1:33 PM
To: Don Miko <dmiko@hotmail.com>
Subject: Registration approved for Web seminar: Zoning Hearings-6721 Mt. Vista Road
When: Friday, July 17, 2020 1:30 PM-2:30 PM.
Where:
<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e3bd9ef3cc5176400da5224fe77f2e506>

Your registration was approved for the following Webex event.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)

Event number (access code): 160 386 1147

Registration ID: This event does not require a registration ID

Event password: 1234

Friday, July 17, 2020 1:30 pm, Eastern Daylight Time (New York, GMT-04:00)

Join event

Join the audio conference only

+1-415-655-0001 US Toll

Global call-in numbers

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

RC 5

1900008190

1994-0050-SPH
1989-0489-SPH
1985-0245-X

2019-0494-SPHX

1700001086

1975-0083-X

Pt. Bk. 0000029, Folio 0026

Lot # 3

1107016710

2002-0436-SPH
2000-0188-SPH

12022

PAI # 110064

PAI # 110064

1119076391

Pt. Bk./Folio # 029026

12012

NE 15-H

1120067470

Lot # 5

12015

1999-0464-A

1119076392

Pt. Bk. 0000026, Folio 0113

Lot # 2

5 CD

11 ED

054B3

1119053050

RC 2

GROWTH TIER 4

(No New Subdivisions of 4
or More Additional Lots)

054C3

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NE 14-H

1126000530

11610

1110000520

2200022388

1110015970

11708

1102095125

NE 14-I

1119034011

STOCKSDALE RD

2020-0044-SPHA

R-1958-4394-X 1302352

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1103003610

1112060180

BROOKNOLL DR

1123017500

1119027750

1107029500

12021

Pt. Bk./Folio # 020073

Lot # 5

1111068370

Lot # 4

1112059890

1112059880

1110001120

Pt. Bk. 0000023, Folio 0073

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442-443-2225

Real Property Data Search

Search Result for BALTIMORE COUNTY

| View Map | | View GroundRent Redemption | | View GroundRent Registration | |
|---|----------|--|---------------|--|------------------|
| Special Tax Recapture: AGRICULTURAL TRANSFER TAX | | | | | |
| Account Identifier: | | District - 11 Account Number - 1119053050 | | | |
| Owner Information | | | | | |
| Owner Name: | | WATTS MONICA | | Use: AGRICULTURAL NO | |
| Mailing Address: | | 10111 EGERTON FARM CT
PARKVILLE MD 21234- | | Principal Residence: /40427/ 00243 | |
| Location & Structure Information | | | | | |
| Premises Address: | | 6721 MT VISTA RD
KINGSVILLE 21087 | | Legal Description: 28 & PART ACRES
WS MT VISTA AVE & IMPS
5280 S BELAIR RD | |
| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: |
| 0054 | 0023 | 0123 | 11080067.04 | 0000 | |
| Town: None | | Block: | | Lot: | Assessment Year: |
| | | | | | 2018 |
| Plat No: | | Plat Ref: | | | |
| | | | | | |
| Primary Structure Built | | Above Grade Living Area | | Finished Basement Area | |
| | | | | Property Land Area 28.7400 AC | |
| County Use | | 05 | | | |
| Stories | Basement | Type | Exterior | Quality | Full/Half Bath |
| | | | | | Garage |
| Last Notice of Major Improvements | | | | | |
| Value Information | | | | | |
| Base Value | | Value | | Phase-in Assessments | |
| | | As of | | As of | |
| | | 01/01/2018 | | 07/01/2019 | |
| | | | | As of | |
| | | | | 07/01/2020 | |
| Land: | 156,000 | 141,000 | | | |
| Improvements | 0 | 0 | | | |
| Total: | 156,000 | 141,000 | | 141,000 | |
| Preferential Land: | 6,000 | | | 6,000 | |
| Transfer Information | | | | | |
| Seller: SMITH EVERETT W | | Date: 06/27/2018 | | Price: \$500,000 | |
| Type: ARMS LENGTH IMPROVED | | Deed1: /40427/ 00243 | | Deed2: | |
| Seller: SMITH EVERETT W | | Date: 11/25/2002 | | Price: \$0 | |
| Type: NON-ARMS LENGTH OTHER | | Deed1: /17148/ 00154 | | Deed2: | |
| Seller: | | Date: | | Price: | |
| Type: | | Deed1: | | 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: AGRICULTURAL TRANSFER TAX | | | | | |
| Homestead Application Information | | | | | |
| Homestead Application Status: No Application | | | | | |
| Homeowners' Tax Credit Application Information | | | | | |
| Homeowners' Tax Credit Application Status: No Application | | | | | |
| Date: | | | | | |

2020-0044-SPHA

Baltimore County - My Neighborhood

2

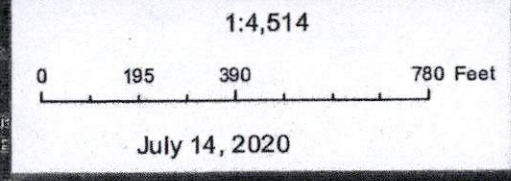


RC 5

RC 2



PETITIONER'S
EXHIBIT NO. 2



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNR, and the GIS User Community, Esri, HERE, DeLorme, USGS, AeroGRID, IGN, and the GIS User Community

USDA FSA | VITA, Esri, HERE, Garmin, PCN

6721 Mt. Vista Rd

From: Megan Benjamin (mbenjamin@baltimorecountymd.gov)

To: merrittdc@verizon.net

Cc: whippincott@baltimorecountymd.gov

Date: Thursday, March 12, 2020, 02:31 PM EDT

Chuck-

I spoke with Wally about this and we're of the opinion that you need to go before DRC and take care of the lot line adjustment before the issue of the Special Hearing and Variance you're seeking for the garage.

Given that the proposed structures straddle the current parcel lines and the intention to adjust those lines, the lot line adjustment needs to be accomplished first. We suggest going to the DRC if time allows before the scheduled hearing or postponing the hearing until that can be accomplished.

Otherwise, we may not give a favorable comment on the issue.

I described the adjustment that you were showing of moving the parcel line up to be in line with the other lots near the road to Wally and he was supportive of that as described. It is the order of the process that concerns us.

Megan

Megan J. Benjamin

Planner & Land Preservation Specialist

Department of Planning

Community Planning

105 W. Chesapeake Avenue, Suite 101

Towson, MD 21204

410-887-3480

Fax: 410-887-5862



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PETITIONER'S

EXHIBIT NO. 3

4



JOHN A. OLSZEWSKI, JR.
County Executive

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

Mr. Charles Merritt, President
Merritt Development Consultants, Inc.
9831 Magledt Road
Parkville, MD 21234

June 9, 2020

RE: 6721 Mt. Vista Road
6721 Mt. Vista Road
Tracking Number: DRC-2020-00088
DRC Number: 060920-LLA1; Dist. 11C5

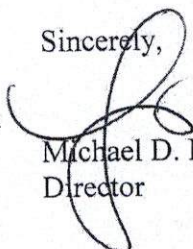
Dear Mr. Merritt:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland, and as provided in Section 602 (d) of the Baltimore County Charter, and Sections 32-1-101, 32-3-401, and 32-3-517 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal or modification of a license, permit, approval, exemption, waiver or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions so designated by their directors to represent their respective departments. The purpose of the DRC is to ensure compliance with Section 32-4-106 and Section 32-4-262 of the Baltimore County Code and to make recommendations to the Director of the Department of Permits Approvals and Inspections (PAI).

The DRC met in an open meeting on June 9, 2020 and determined that your project is tabled to the Department of Zoning Review. Please contact Lloyd T. Moxley or Dawn Chaney at 410-887-3321 if you have further questions or to have the item placed on the DRC agenda as "old business."

Sincerely,

For:  DEU: MAR.
Michael D. Mallinoff
Director

MM: LTM:dc

C: File

PETITIONER'S

EXHIBIT NO. 4

5



PETITIONER'S
EXHIBIT NO. 5

PETITIONER'S
EXHIBIT NO. 6

10/25/19
Drawn By KR
T-1

INDEX OF DRAWINGS

| | |
|----------------------|----------|
| STAIRS | 3:07 PM |
| ALARM | 1:02 PM |
| 2ND FLOOR | 11:50 PM |
| 1ST FLOOR | 2:44 PM |
| * OTHER | 10:11 PM |
| 1714A SPECIFICATIONS | 3:40 PM |

NOTE: THE STRUCTURE SHALL BE FULLY SPECIFICATED THE SPREADER SYSTEM SHALL BE DESIGNED BY A LICENSED / CERTIFIED FIRE SPREADER CONTRACTOR

[illegible]

BY-ALL CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL HOUSING CODES
AND THE CONTRACTOR, IN THE EVENT PLANS ARE REVISIONED/DELETED SO
WHICH IN CONSTRUCTION.

11-PORTER-AS DESIGNED FOR MAXIMUM EFFICIENCY AND
OF 6000 WATTS OUTPUT AT 115V-220V VOLTAGE

[illegible]

TRAINING:

ENTER MEASURING OF 7 1/2" FOR CIRCUMFERENCE SHOULD BE TAKEN AS FOLLOWS: PLACE THE TAPE AROUND THE WAIST, NOT THE HIPS, AND HOLD THE TAPE FLAT AGAINST THE SKIN. THE TAPE SHOULD BE PARALLEL TO THE FLOOR. THE TAPE SHOULD BE TIGHT BUT NOT STRETCHED. THE TAPE SHOULD BE READ AT THE POINT WHERE IT MEETS. THE TAPE SHOULD BE READ TO THE NEAREST 1/8" AND A MAXIMUM OF 1/4".

6—REAGENTS UNDER 25 DISPERSED ON THE STRUCTURAL ELEMENTS WALL, BY KID-07 ON LENS, UNLESS NOTED.

5) -- TYPICALLY PAID IN AT 8-9 O.C. WITHIN 15 DAYS AND PAYEE RECEIVES
BENEFIT AND/OR ELIGIBLE AT ALL PAYING PERIOD.

ALL OTHERS ARE/IN THE BLUE. NOT A "C" (CROSS) MARK FOR ANYTHING. MATERIAL, AND NEON/COLOR SMALL, GLASS/NO EXTRA SEQUENCING. PLEASE BY THE WIRE/NOT COPY/NOT COPY.

Q--WAS A REMARKS AND ACTIONS STATE OF
FEDERAL STATE?

3-STEELER'S STEEL DETAILING, PPLICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF STEEL CONSTRUCTION" AS PUBLISHED BY THE AMERICAN INSTITUTE OF STEEL.

1. A STRUCTURAL STEEL JOIST CONTAINING AT LEAST A 3% COLD FORMED STEEL AND CHANNEL CHANNELS PRESS STRUCTURAL STEEL IN JOISTS 1650
2. CHANNEL STEEL JOINED TO A 3% COLD

ELASTIC BRILL. ON MONO CRYST. $\lambda/4$ - POLARIZING ACTION & -225 DEG. WITH DICHROISM AND BIREFRING.

TRUCKED SPRING AT FALLOUT AND/OR FILL CONSTRUCTION.
 6- ALL TRUCKED PLANT MATERIAL SHALL BE COVERED TO THE MAXIMUM WITH
 MULCH/STRAW. SPECIFICATIONS.

THESE RESULTS INDICATE THAT THE PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT IMPACT ON THE QUALITY OF THE AIR IN THE AREA.

THESE WILL BE HANDLED AS PER THE JUNE 1970 EDITION.

RE--ALL "T" BEAM JOISTS (17), THE GRI. AND ETC.) SHALL BE BOLTED AND
FOR THE JOISTS, BRACES AND CONNECTIONS. SUPPLIES OF THESE
PRODUCTS SHALL PROVIDED BY ROBERT LAMONT AND ENTER. EXCEPT TO THE
ARCHITECT.

4-1-11 A MOB REPORTED CONTACTED WITH LOUISIANA. INITIAL PLATES SHOWN AS EXPIRED AND FURNISHED TO ACCORDANCE WITH THE STATE PLATE VOUCHER (E.F.F.)

[illegible]

AND SHALL BEAR THE BURDEN OF A LONELY AND UNREMARKABLE DEATH.
THE STRAITS IN WHICH THE STRUGGLES OF HIS LIFE.

ALL EXCEPT SUBJECTS TO BE TRY APPROVED AND RETURNED BY A FIELD
STATION OFFICER. VARIOUS MEMORANDUMS SHOULD BE FOR DISSEMINATED

STATION AND THE TROOPS STAY. HE STATED AS VERY UNPLEASANT
AND TALKING ABOUT THE THING. HE SAID HE HAD BEEN
RECEIVED AND BELONGED AND REQUESTED FOR THE STATION.

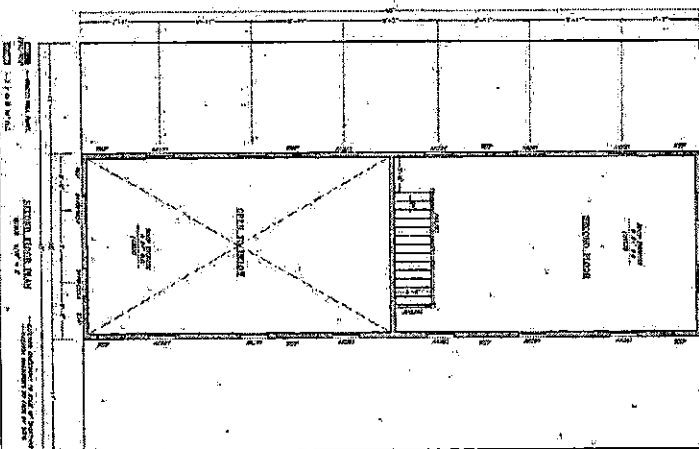
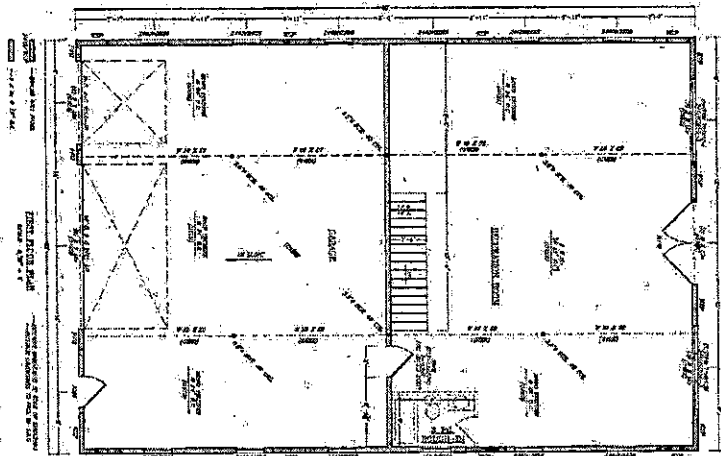
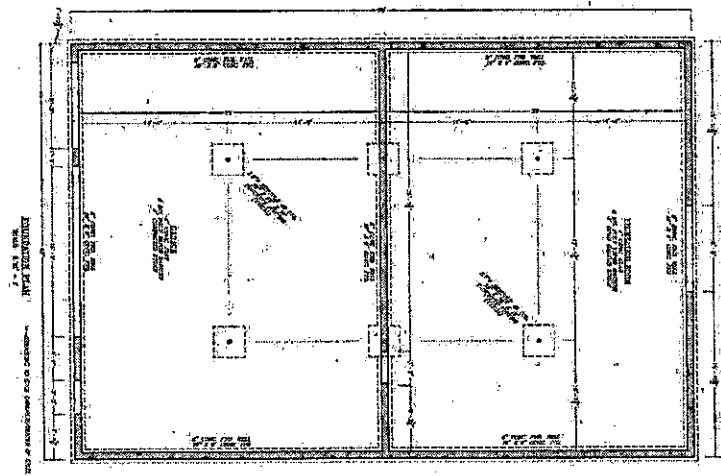
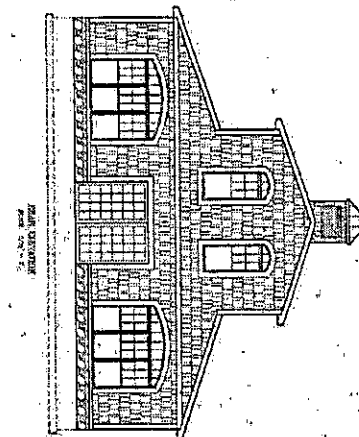
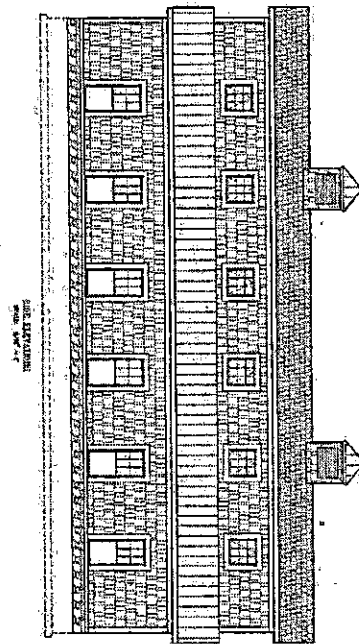
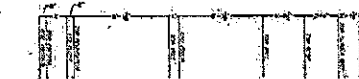
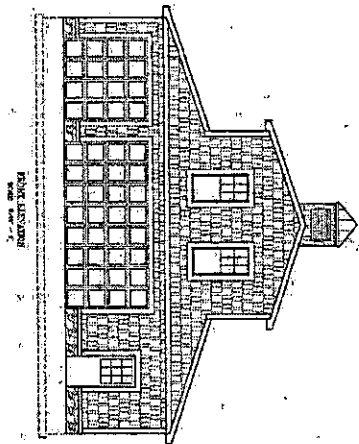
THE STATE

11-ROOF: 33 ELY SNOW, 25 ELY BUSH
 40 TD LATE, 10 ELY BUSH
 40 TD LATE, 10 ELY BUSH
 40 TD LATE, 10 ELY BUSH

STAY/REMAIN DEFLECTOR 1,200 CM. U.S.S.

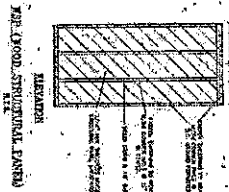
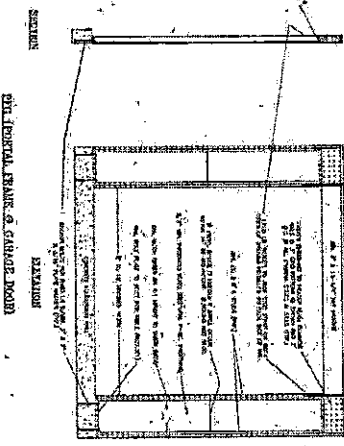
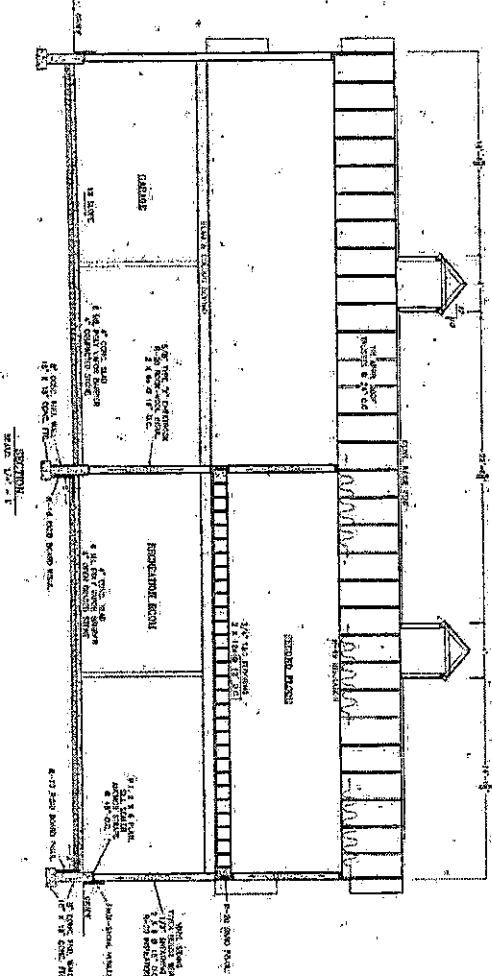
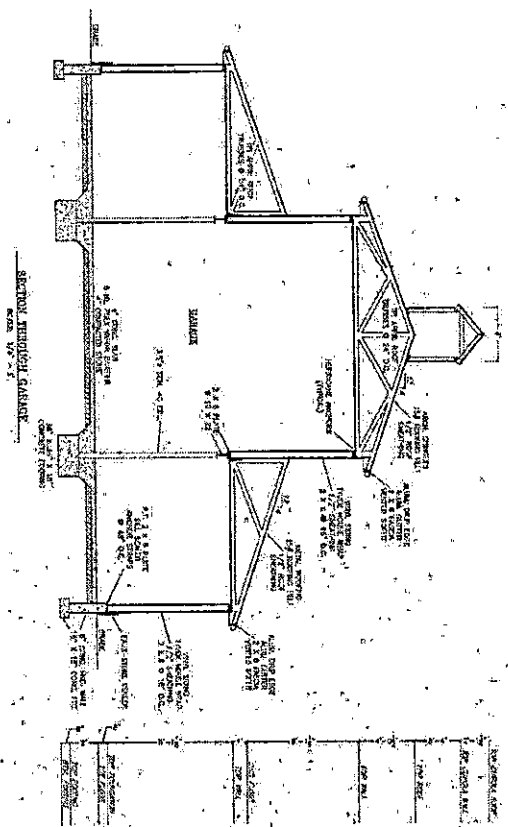
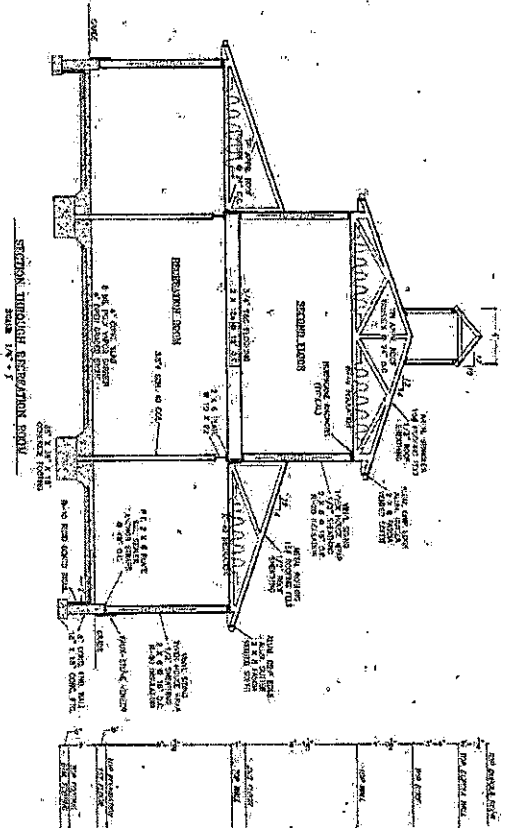
Figure 1

[illegible]



10/23/19
A-1

WATTS GARAGE
Baltimore County, MD



WATTS GARAGE

Baltimore County, MD

10/23/79
A-1

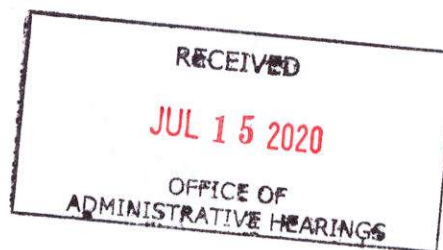
Donna Mignon

From: Chuck Merritt <merrittdc@verizon.net>
Sent: Tuesday, July 14, 2020 6:44 PM
To: Administrative Hearings; Monica Watts
Subject: 6721 Mt Vista Road Case No. 2020-0044-SPHA
Attachments: scan0285.pdf

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

Attached are the exhibits we will be presenting at the hearing. Should you need additional information please contact me.

Thanks





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: 6721 Mt Vista Road

which is presently zoned RC 2

Deed References: 40427/243

10 Digit Tax Account # 1119053050

Property Owner(s) Printed Name(s) Monica Watts

(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

To allow an accessory building (garage) temporarily in the front yard without a principle dwelling

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

3. ☒ a Variance from Section(s)

BCZR 400.3 to approve an accessory building (garage) at a total height of 24 ft in lieu of the required maximum height of 15 ft and BCZR 400.1 to approve an accessory building (garage) in the future front yard of dwelling in lieu of the required rear yard only

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:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Monica Watts

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

10111 Egerton Farms Court Baltimore MD

Mailing Address City State

21234 / 717-449-1972

Zip Code Telephone # Email Address

Representative to be contacted:

Charles Merritt

Name - Type or Print

Signature

MDC- 9831 Magledt Road Baltimore MD

Mailing Address City State

21234 / 410-925-4061

Zip Code Telephone # Email Address

CASE NUMBER 2020-0044-SPHA

Filing Date 2/13/2020

Do Not Schedule Dates:

Reviewer CP

Donna Mignon

From: Donna Mignon
Sent: Wednesday, July 8, 2020 10:57 AM
To: 'merrittdc@verizon.net'
Subject: 6721 Mt. Vista Road - hearing date: 7/17/20 at 1:30 p.m.

Good Morning Mr. Merritt:

I wanted to touch base with you since the hearing is scheduled for Friday, July 17, 2020 in regard to 6721 Mt. Vista Road by a virtual hearing.

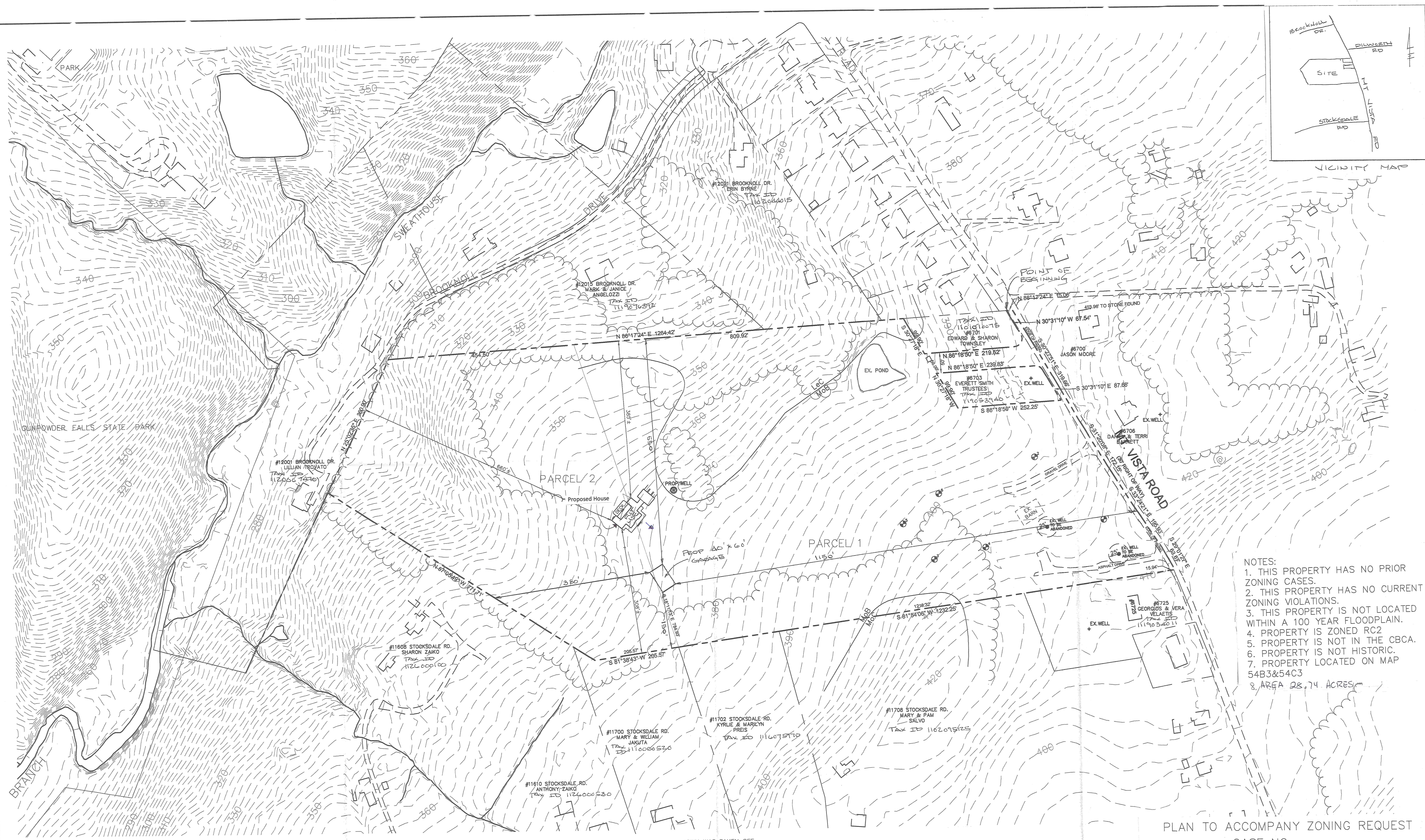
Please email any exhibits you wish to present within 48 hours of the hearing to
: administrativehearings@baltimorecountymd.gov.

We will also need a copy of the second posting certification when that has been completed.

Thank you so much and have a great day.

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

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



- NOTES:
1. THIS PROPERTY HAS NO PRIOR ZONING CASES.
 2. THIS PROPERTY HAS NO CURRENT ZONING VIOLATIONS.
 3. THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN.
 4. PROPERTY IS ZONED RC2
 5. PROPERTY IS NOT IN THE CBCA.
 6. PROPERTY IS NOT HISTORIC.
 7. PROPERTY LOCATED ON MAP 54B3&54C3
 8. AREA 28.74 ACRES

MERRITT DEVELOPMENT
CONSULTANTS, INC.
9831 MAGLEDT ROAD
BALTIMORE, MARYLAND 21234
PHONE: 410-925-4061 FAX: 410-661-1297

TOPO SHOWN WAS TAKEN OFF
BALTIMORE COUNTY GIS TILE
54B3 AND 54C3 DATED 7-18-18

SOILS TAKEN FROM "WEB SOIL
SURVEY NRCS.USDA.GOV" WEBSITE 5-19-18.

MASTER WATER AND SEWER
PLAN DESIGNATION IS 7.

TIER MAP DESIGNATION IS 1.

OWNER
MONICA WATTS
10111 EGERTON FARM COURT
BALTIMORE, MARYLAND 21234
DEED REF. 40427/243
TAX ID. 1119053050

PLAN TO ACCOMPANY ZONING REQUEST
CASE NO.
6721 MT. VISTA ROAD
11TH ELEC. DISTRICT 5th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=100' FEBRUARY 6, 2020

MERRITT DEVELOPMENT
CONSULTANTS, INC.
9831 MAGLEDIT ROAD
BALTIMORE, MARYLAND 21234
PHONE: 410-925-4061 FAX: 410-661-1297

TOPO SHOWN WAS TAKEN OFF
BALTIMORE COUNTY GIS TITLE
5483 AND 543C DATED 7-18-18
SOILS TAKEN FROM "WEB SOIL
SURVEY NRCS.USDA.GOV" WEBSITE 5-19-18.
MASTER WATER AND SEWER
PLAN DESIGNATION IS 7.
TER MAP DESIGNATION IS 1.

PLAN TO ACCOMPANY ZONING REQUEST
CASE NO. 6721 MT. VISTA ROAD
11TH ELEC. DISTRICT 5 CH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
TAX ID. 1119053050
DEED REF. 40427/243
BALTIMORE, MARYLAND 21234
10111 EGERTON FARM COURT
MONICA WATTS
OWNER

NOTES:

1. THIS PROPERTY HAS NO PRIOR ZONING CASES.
2. THIS PROPERTY HAS NO CURRENT ZONING VIOLATIONS.
3. THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN.
4. PROPERTY IS ZONED RC2
5. PROPERTY IS NOT IN THE CBCA.
6. PROPERTY IS NOT HISTORIC.
7. PROPERTY LOCATED ON MAP 54B3&54C3

8/20/23 74 Acres

VICINITY MAP

