

M E M O R A N D U M

DATE: October 5, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0050-A- Appeal Period Expired

The appeal period for the above-referenced case expired on October 2, 2020. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlm

cc: Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(3112 Mt. Zion Road)

5th Election District

2nd Council District

Vernon J. Chilcote & Jane L. Goldstrom

Legal Owners

Petitioners

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2020-0050-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Vernon J. Chilcote and Jane L. Goldstrom, legal owners of the subject property (“Petitioners”). Petitioners are requesting variance relief from § 400.1 of the Baltimore County Zoning Regulations (“BCZR”) to allow an accessory structure (solar array) to be located in the front yard of a 8.195 acre corner property in lieu of the third area of the rear yard not furthest removed from any street. A site plan was marked as Petitioners’ Exhibit 1.

Due to COVID-19 pandemic, a WebEx hearing was conducted remotely by computer and/or phone participation. Vernon Chilcote & Jane Goldstrom along with Bruce Doak, surveyor appeared in support of the petition. A number of community protestants were present at the hearing, and their names are listed on the sign-in sheet. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”). That agency does not support the request.

It should be noted that upon review of the file, it is noted that there is a comment from the Director of the Department of Planning (“DOP”) opposing the granting of the variance. It notes that the side of the property along Falls Road is a state designated scenic highway and Baltimore County Master Plan 2020 designated Scenic Route. The comment states:

ORDER RECEIVED FOR FILING

Date 9-2-2020

By ew

"The Comprehensive Manual of Development Policies ('CMDP'), Division VI, Section A, focuses on development adjacent to scenic routes. The view from Falls Road is an enclosed view from the southbound lane. Falls Road is at a lower elevation than the property. The view focuses on the side and rear of the house. The proposed solar panels are to be located on the Falls Road side of the house in the view shed. Page 178 of the CMDP, Development Guidelines #5 states: 'Design and locate utilities, drainage structures, bridges, lighting, signage, fences, walls, and street furniture to harmonize with the surroundings and to create the least visual impact.

The Department of Planning does not support the request. According to the submitted plan, the elevation and slope of the property is approximately the same in the third of the lot furthest from the road, as it is at the plan location. The approval of the proposed location goes against the CMDP, as the utility is located in an area that creates a visual impact from Falls Road. For this reason, the department opposes the request."

Testimony was presented by Mr. Doak that the subject site is, in fact, 8.195 acres, is zoned RC 2, and is bordered on the east by Falls Road and on the south by Mt. Zion Road. The property is improved by a single-family home. He noted the location of the property septic system to the north of the residence. He stated that the Petitioner wishes to construct a 15 ft. x 30 ft. solar array on the Falls Road side of the property (as noted on Petitioner's Exhibit 1), as opposed to placing it on the roof of the residence. He further noted that the height of the proposed array could be up to 11 ft.

Mr. Doak described the site's topography, stating that the first one third of the site is flat and that the remainder slopes into the back and corner of the site. He stated that the reason for the variance request was that, absent the variance, the panels would be required to be placed in the one third of the property farthest from the road, but that with two bordering roads, Petitioner is unable to place it where he wishes. He offered further that the swale of the remainder of the property also mitigates against the sighting of the panels. He stated that the Petitioner wished to place the panels where he believed they would least be seen. In addition, he related that since the

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Date 9-2-2020

By [Signature]

property is zoned RC 2, the Petitioner wished in the future to subdivide the site to create another residential lot.

He addressed the opposition of the DOP to the requested variance set out in their comment of April 2, 2020. He opined that the guidelines mentioned exist more to enhance residential use and growth, and less to be applied to rural areas. He stated that although he spoke with the Department to address their concerns, "they declined to amend in any way their opposing comment".

Petitioner Chilcote briefly testified, adopting Mr. Doak's presentation. He stated that the goal of the variance was to hide the panels from view from other properties and the adjacent roads.

A number of protestants testified. Protestant Herschman was concerned about the second lot and opined that the proposed site for the panels could be seen from their living room. Protestant Tate noted that he has solar panels on his roof. He stated that the County won't even let speed signs to be placed on Mt. Zion Road and is also concerned about the rationale for the variance being a future subdivision of the property. Protestant Laiken notes that the scenic highways on both sides are very idyllic, that she is also for green energy and has put solar panels on her roof. Protestant Greene wishes to maintain the scenic character of the area, and notes that the proposed site could be clearly seen from the road. Protestant Hawks objects to many of the same issues as raised by the others and is also concerned as to the aesthetics of the ground-based array. Protestant Meerdter adopts the objections of her neighbors and is also particularly concerned that the only reason for the variance request is to enable the subdivision of the site in the future. Protestant Sandler agrees with the objections raised by his neighbors and also points out that the granting of the variance would be a destabilizing precedent for future zoning requests

ORDER RECEIVED FOR FILING

Date 9-2-2020

By law

in the area. Protestants Bossow, Laiken and Dereamer also noted in testimony their support and agreement with the objections raised by their neighbors.

The Petitioner's request fails for a number of reasons. First, this is a rural area whose topography is shared by all of the neighboring sites. After a review of the aerial photographs and maps, I find that the Petitioner has not established any specific uniqueness of the site. It is bordered on two sides by roads, but so are other properties in the area.

Although I could conclude at this point, I believe that addressing the other factors in the granting of a variance is appropriate. Even assuming arguendo that the property was unique, there is no practical difficulty inherent in the site that would prevent the Petitioner from placing the solar panels on a portion of his property that would be permitted under the the zoning regulations. In addition, if the variance is not granted, Petitioner could place the panels on the roof of his residence, as many of his neighbors have already done.

Finally, I disagree with Mr. Doak regarding his view of the Baltimore County Master Plan 2020 and the CMDP as it relates to this variance. Much of Maryland is rural, as is major parts of Baltimore County. The protection of those areas is an important part of these regulations. I agree with the comments of the DOP and therefore find that the requested variance could not 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, in this manner, the general welfare.

THEREFORE, IT IS ORDERED, this 2nd day of **September, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from the BCZR pursuant to § 400.1 to allow an accessory structure (solar array) to be located in the front yard of a 8.195 acre corner property in lieu of the third area of the rear yard not furthest removed from any street, be and is hereby DENIED.

ORDER RECEIVED FOR FILING

Date 9-2-2020

By [Signature]

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



LAWRENCE M. STAHL
Administrative Law Judge
for Baltimore County

LMS/dlw

ORDER RECEIVED FOR FILING

Date 9-2-2020

By bw



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 3112 Mt Zion Road which is presently zoned RC2
Deed References: 39293/497 10 Digit Tax Account # 1600000392
Property Owner(s) Printed Name(s) VERNON J. CHILCOTE & JANE L. GOLDSTROM

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

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

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

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

3. ☒ a **Variance** from Section(s)

SEE ATTACHED PAGE

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 IN THE HEARING

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

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

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

Contract Purchaser/Lessee:

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

Attorney for Petitioner:

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

Legal Owners (Petitioners):

VERNON J. CHILCOTE JANE L. GOLDSTROM
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 [Signature] Signature #2 [Signature]
3112 Mt Zion Road Upperco Mo
Mailing Address _____ City _____ State _____
21155 | 443-547-3997 | _____
Zip Code _____ Telephone # _____ Email Address _____
CHILLYVJ@COMCAST.NET

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC
Name - Type or Print _____
Signature [Signature]
3801 BAKER SCHOOLHOUSE ROAD FREDERICK MO
Mailing Address _____ City _____ State _____
2053 | 410-419-4906 | _____
Zip Code _____ Telephone # _____ Email Address _____
BDOAK@BRUCEEDOAKCONSULTING.COM
Do Not Schedule Dates: _____ Reviewer LF

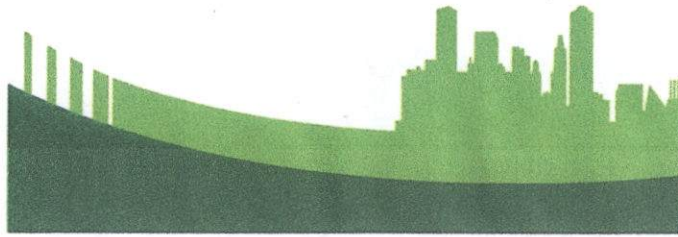
CASE NUMBER 2020-0050-A Filing Date 2/18/2020

Zoning Hearing Petitions Being Requested

Case # 2020-0050

Variance to allow an accessory structure (solar array) to be located in the front yard of a 8.195 acre corner property in lieu of the $\frac{1}{3}$ AREA OF THE REAR YARD NOT FURTHEST REMOVED FROM ANY STREET, PER SECTION 400.1 BCZR

2020-0050-A



Zoning Description

3112 Mt. Zion Road- 8.155 Acre Parcel
Fifth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at the northwest intersection of the west side of Falls Road and the north side of Mt. Zion Road.

Being Lot 4 as shown on the plat entitled "Section 1 Pinelane Farm" dated April 30, 1969 and recorded in the land records of Baltimore County Maryland in Plat Book 33, page 110.

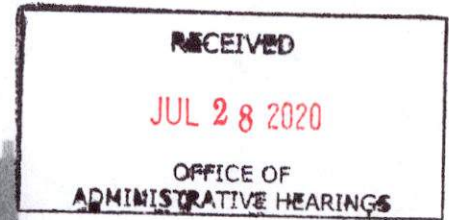
Containing 8.155 acres of land, more or less.

This description is part of a zoning petition and is not intended for any conveyance purposes.



Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

2020-0050-A



CERTIFICATE OF POSTING

July 09, 2020

July 28, 2020 amended for second inspection

Re:

Zoning Case No. 2020-0050-A

Legal Owner: Vernon Chilcote & Jane Goldstrom

Hearing date: July 31, 2020

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

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **3112 Mt Zion Road**.

The signs were initially posted on **July 09, 2020**.

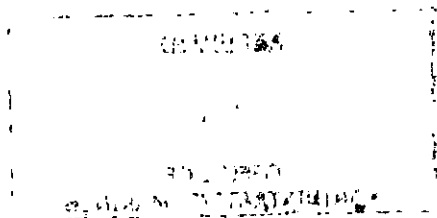
The subject property was also inspected on **July 28, 2020**.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com



ZONING NOTICE

CASE NO. 2019-0050-A

3112 Mt. Zion Road

**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.**

DATE & TIME: FRIDAY JULY 31, 2020 10:00 AM

**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
410-887-3863, EXT. 0.**

REQUESTS:

**VARIANCE TO ALLOW AN ACCESSORY STRUCTURE (SOLAR
ARRAY) TO BE LOCATED IN THE FRONT YARD OF A 0.495 ACRE
CORNER PROPERTY IN LIEU OF THE 10' FRONT YARD REAR
YARD NOT FURTHER REMOVED FROM THE FRONT YARD
SECTION 400.1 BCZR**

ZONING NOTICE

CASE NO. 2019-0050-A

3112 Mt. Zion Road

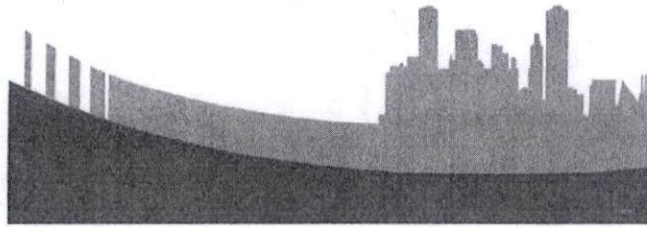
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THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-887-3868, EXT. 0.

REQUESTS:

VARIANCE TO ALLOW AN ACCESSORY STRUCTURE (SOLAR
ARRAY) TO BE LOCATED IN THE FRONT YARD OF A 8.195 ACRE
CORNER PROPERTY IN LIEU OF THE 1/3 AREA OF THE REAR
YARD NOT FURTHEST REMOVED FROM ANY STREET PER
SECTION 400.1 BCZR



CERTIFICATE OF POSTING

July 09, 2020

_____ amended for second inspection

Re:

Zoning Case No. 2020-0050-A

Legal Owner: Vernon Chilcote & Jane Goldstrom

Hearing date: July 31, 2020

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

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 3112 Mt Zion Road.

The signs were initially posted on July 09, 2020.

The subject property was also inspected on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

RECEIVED

JUL 13 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

ZONING NOTICE

CASE NO. 2019-0050-A

3112 Mt. Zion Road

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.

DATE & TIME: FRIDAY JULY 31, 2020 10:00 AM

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YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND
THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-887-3868, EXT. 0.

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VARIANCE TO ALLOW AN ACCESSORY STRUCTURE (SOLAR
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CORNER PROPERTY IN LIEU OF THE 1/3 AREA OF THE REAR
YARD NOT FURTHEST REMOVED FROM ANY STREET PER
SECTION 400.1 BCZR.

ZONING NOTICE

CASE NO. 2019-0050-A

3112 Mt. Zion Road

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.

DATE & TIME: FRIDAY JULY 31, 2020 10:00 AM

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
410-387-3063 EXT. 0.

REQUESTS:

VARIANCE TO ALLOW AN ACCESSORY STRUCTURE (SOLAR
ARRAY) TO BE LOCATED IN THE FRONT YARD OF A 8.195 ACRE
CORNER PROPERTY IN LIEU OF THE CORNER OF THE REAR
YARD NOT FURTHEST REMOVED FROM MOUNT ZION STREET FOR
SECTION 400.1 BCZR

L Scheduled.



JOHN A. OLSZEWSKI, JR.
County Executive

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

July 6, 2020

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2020-0050-A

3112 Mt. Zion Road

N/west of intersection of the W/side of Falls Road, n/side of Mt. Zion Road

5th Election District – 2nd Councilmanic District

Legal Owners: Vernon Chilcote, Jane Goldstrom

Variance to allow an accessory structure (solar array) to be located in the front yard of a 8.195 acre corner property in lieu of the 1/3 area of the rear yard not furthest removed from any street per section 400.1 BCZR.

Hearing: Friday, July 31, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. 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: Vernon Chilcote, Jane Goldstrom, 3112 Mt. Zion Road, Upperco 21155
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

NOTE: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 11, 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 3112 Mt Zion Road which is presently zoned RC2

Deed References: 39293/497 10 Digit Tax Account # 1600000392

Property Owner(s) Printed Name(s) VERNON J. CHILCOTE & JANE L. GOLDSTROM

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

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

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

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

3. ☒ a Variance from Section(s)

SEE ATTACHED PAGE

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 IN THE 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 bound 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):

VERNON J. CHILCOTE JANE L. GOLDSTROM

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

3112 Mt Zion Road SPARCO MD

21155

Zip Code

Telephone #

Email Address

CHILLYVJ@COMCAST.NET

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING LLC

Name - Type or Print

Signature

3801 BAKER SCHOOL HOUSE ROAD FREDERICK MD

Mailing Address

City

State

2053

Zip Code

Telephone #

Email Address

BDOAK@BRUCEDOAKCONSULTING.COM

CASE NUMBER 2010-0050-A

Filing Date 2/18/2020

Do Not Schedule Dates:

Reviewer LF



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 3112 MT ZION ROAD which is presently zoned RC 2
 Deed References: 39293/497 10 Digit Tax Account # 1600000392
 Property Owner(s) Printed Name(s) VERNON J. CHILCOTE & JANE L. GOLDSTROM

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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):

VERNON J. CHILCOTE JANE L. GOLDSTROM

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

3112 MT ZION ROAD UPPERCO MO

21155 1 443-547-39971

Zip Code Telephone # Email Address

CHILLYVJ@COMCAST.NET

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING LLC

Name - Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREDERICK MD

2053 1 410-419-4906 1

Zip Code Telephone # Email Address

BDOAK@BRUCEDOAKCONSULTING.COM

CASE NUMBER 2020-0050-A

Filing Date 2/18/2020

Do Not Schedule Dates:

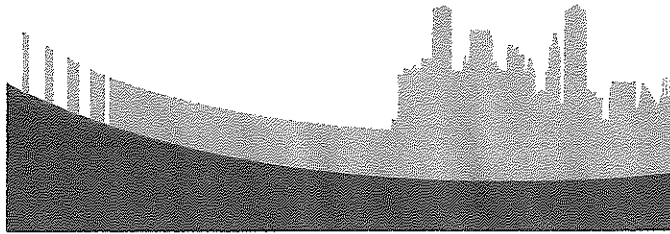
Reviewer UF

Zoning Hearing Petitions Being Requested

Case # 2020-0050

Variance to allow an accessory structure (solar array) to be located in the front yard of a 8.195 acre corner property in lieu of the $\frac{1}{3}$ AREA OF THE REAR YARD NOT FURTHEST REMOVED FROM ANY STREET, PER SECTION 400.1 BCZR

2020-0050-A



Zoning Description

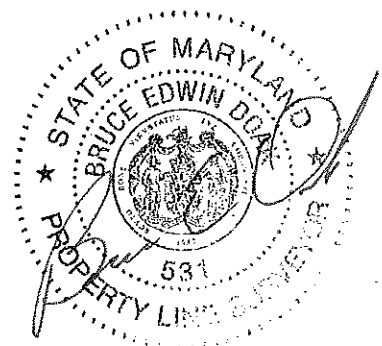
3112 Mt. Zion Road- 8.155 Acre Parcel
Fifth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at the northwest intersection of the west side of Falls Road and the north side of Mt. Zion Road.

Being Lot 4 as shown on the plat entitled "Section 1 Pinelane Farm" dated April 30, 1969 and recorded in the land records of Baltimore County Maryland in Plat Book 33, page 110.

Containing 8.155 acres of land, more or less.

This description is part of a zoning petition and is not intended for any conveyance purposes.



Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

2020-0050-A



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 4, 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: 2020-0050-A

3112 Mt. Zion Road

N/west of intersection of the W/side of Falls Road, n/side of Mt. Zion Road

5th Election District – 2nd Councilmanic District

Legal Owners: Vernon Chilcote, Jane Goldstrom

Variance to allow an accessory structure (solar array) to be located in the front yard of a 8.195 acre corner property in lieu of the 1/3 area of the rear yard not furthest removed from any street per section 400.1 BCZR.

Hearing: Thursday, April 9, 2020 at 10:00 a.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: Vernon Chilcote, Jane Goldstrom, 3112 Mt. Zion Road, Upperco 21155
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MARCH 20, 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.**



JOHN A. OLSZEWSKI, JR.
County Executive

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

July 6, 2020

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2020-0050-A

3112 Mt. Zion Road

N/west of intersection of the W/side of Falls Road, n/side of Mt. Zion Road

5th Election District – 2nd Councilmanic District

Legal Owners: Vernon Chilcote, Jane Goldstrom

Variance to allow an accessory structure (solar array) to be located in the front yard of a 8.195 acre corner property in lieu of the 1/3 area of the rear yard not furthest removed from any street per section 400.1 BCZR.

Hearing: Friday, July 31, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. 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: Vernon Chilcote, Jane Goldstrom, 3112 Mt. Zion Road, Upperco 21155
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

NOTE: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 11, 2020

Kristen L Lewis

From: Sherry Nuffer
Sent: Thursday, May 21, 2020 1:29 PM
To: Kristen L Lewis; Jenae Johnson
Cc: Paul Mayhew; Lawrence Stahl; Debra Wiley
Subject: Fw: 20200050A

Kristen/Jenae,

Can you please put the attached e-mail in the above mentioned case file.

Thank you

From: Administrative Hearings
Sent: Thursday, May 21, 2020 12:22 PM
To: Sherry Nuffer
Subject: Fw: 20200050A

From: JOHN GREENE <jgreene16@comcast.net>
Sent: Thursday, May 21, 2020 9:47 AM
To: Administrative Hearings
Subject: 20200050A

CAUTION: This message from jgreene16@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

I am writing to oppose granting a variance for the property located at 3112 Mt Zion Road, Upperco, Md 21155 to install solar panels in front of or to the corners along Mt Zion Road as incompatible with the rural nature of the property, resulting in an eyesore that will lower the value (aesthetic and monetary) of homes on Mt Zion Road. There is ample room for the property owner to locate the panels behind their attractive new house.

Please let us know when the postponed April 9th hearing is rescheduled. We will look for the new property sign as well.

Thank you.

John & Gael Greene
3229 Mt Zion Rd
Upperco, MD 21155
410-374-4796
jgreene16@comcast.net

TO: THE DAILY RECORD
Friday, March 20, 2020 – Issue

Please forward billing to:
Vernon Chilcote
3112 Mt. Zion Road
Upperco, MD 21155

443-547-3997

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: 2020-0050-A

3112 Mt. Zion Road

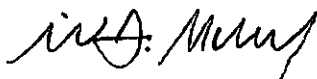
N/west of intersection of the W/side of Falls Road, n/side of Mt. Zion Road

5th Election District – 2nd Councilmanic District

Legal Owners: Vernon Chilcote, Jane Goldstrom

Variance to allow an accessory structure (solar array) to be located in the front yard of a 8.195 acre corner property in lieu of the 1/3 area of the rear yard not furthest removed from any street per section 400.1 BCZR.

Hearing: Thursday, April 9, 2020 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR VARIANCE

3112 Mt. Zion Road; NW intersection of
W/S of Falls Road, N/S of Mt. Zion Road
5th Election & 2nd Councilmanic Districts

Legal Owners: Vernon Chilcote & Jane Goldstrom
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2020-050-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

FEB 27 2020

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of February, 2020, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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:

3/20/2020

Order #: 11871381
Case #: 2020-0050-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0050-A



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County**NOTICE OF ZONING HEARING**

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

CASE NUMBER: 2020-0050-A

3112 Mt. Zion Road

N/west of intersection of the W/side of Falls Road, n/side of Mt. Zion Road

5th Election District - 2nd Councilmanic District

Legal Owners: Vernon Chilcote, Jane Goldstrom

Variance to allow an accessory structure (solar array) to be located in the front yard of a 8.195 acre corner property in lieu of the 1/3 area of the rear yard not furthest removed from any street per section 400.1 BCZR.

Hearing: Thursday, April 9, 2020 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

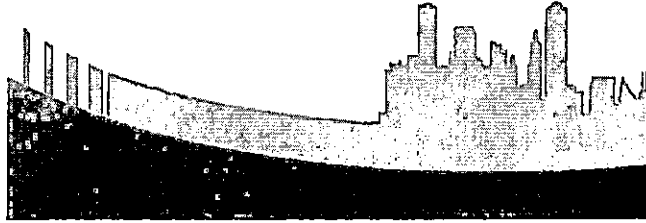
Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE, FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-837-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-837-3391.

mh20



CERTIFICATE OF POSTING

March 25, 2020 (amended _____)

Re:

Zoning Case No. 2020-0050-A

Legal Owner: Vernon Chilcote & Jane Goldstrom

Hearing date: April 9, 2020

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

Attention: Jenae Johnson

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 3112 Mt. Zion Road.

The signs were posted on March 20, 2020.

The signs were inspected again on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2020-0050-A

3112 Mt Zion Road

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

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

DATE & TIME: Thursday April 9, 2020 10:00 AM

REQUEST:

**VARIANCE TO ALLOW AN ACCESSORY STRUCTURE
(SOLAR ARRAY) TO BE LOCATED IN THE FRONT
YARD OF A 8.195 ACRE CORNER PROPERTY IN LIEU
OF THE 1/3 AREA OF THE REAR YARD.
FURTHEST REMOVED FROM ANY STREET
SECTION 400.1 BCZR**

**POSTPONEMENTS DUE TO WEATHER OR OTHER UNUSUAL CIRCUMSTANCES
NECESSARY TO CONFIRM THE HEARING CALL WILL BE MADE.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE END OF THE HEARING UNDER
PENALTY OF LAW.**

THE HEARING IS HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE NO. 2020-0050-A

3112 Mt Zion Road

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

PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204

DATE & TIME: Thursday April 9, 2020 10:00 AM

REQUEST:

**VARIANCE TO ALLOW AN ACCESSORY STRUCTURE
(SOLAR ARRAY) TO BE LOCATED IN THE FRONT
YARD OF A 8.195 ACRE CORNER PROPERTY IN LIEU
OF THE 1/3 AREA OF THE REAR YARD NOT
FURTHEST REMOVED FROM ANY STREET PER
SECTION 400.1 BCZR**

POSTPONEMENTS DUE TO WEATHER OR OTHER CIRCUMSTANCES ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING DATE, CALL 410-386-1000

DO NOT REMOVE THIS SIGN AND POST UNTIL THE PUBLIC HEARING UNDER
PENALTY OF LAW

THE HEARING IS HANDICAPPED ACCESSIBLE

**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/neighborhood 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 fifteen (15) 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: 2020-0050-A

Property Address: 3112 Mt. Zion Road

Property Description: 8.155 ACRES LOT 4 SECTION 1 PINELAKE
PB 23/110

Legal Owners (Petitioners): VERNON J. CHILCOTE & JANE L. GOLDSTROM

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: VERNON J. CHILCOTE

Company/Firm (if applicable): _____

Address: 3112 Mt Zion Road
UMBERCO MD 21155

Telephone Number: 443-547-3997

Revised 5/20/2014



JOHN A. OLSZEWSKI, JR.
County Executive

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

July 21, 2020

Bruce E. Doak,
3801 Baker Schoolhouse Road
Freeland MD 21053

RE: Case Number: 2020-0050-A, 3112 Mt. Zion 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 18, 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 dark ink, appearing to read "W. Carl Richards, Jr.", is written over the "Very truly yours," text.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Vernon J. Chilcoat 3112 Mt Zion Road Upperco MD 21155

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 # 2020-0050-A
Address 3112 Mt. Zion Road
(Chilcoat & Goldstrom 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

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. 2020-0050-A

Variance
Vernon F. Chilcote & Jane & L. Goldstrom
3112 Mt. Zion 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: 4/2/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-050

INFORMATION:

Property Address: 3112 Mt Zion Road
Petitioner: Vernon Chilcoat, Jane Goldstrom
Zoning: RC 2
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to allow an accessory structure (solar array) to be located in the front yard of a 8.195 acre corner property in lieu of the 1/3 area of the rear yard not furthest removed from any street per section 400.1 of the Baltimore County Zoning Regulations (BCZR).

There is currently an existing dwelling on the site with frontage on Mount Zion Road. The area is a mix of rural residential and agriculture. The side of the property (corner lot) runs along Falls Road which is a state designated scenic highway and Baltimore County Master Plan 2020 designated Scenic Route.

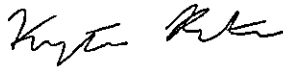
The Comprehensive Manual of Development Policies (CMDP), Division VI, Section A, focuses on development adjacent to scenic routes. The view from Falls Road is an enclosed view from the southbound lane. Falls Road is at a lower elevation than the property. The view focuses on the side and rear of the house. The proposed solar panels are to be located on the Falls Road side of the house in the view shed. Page 178 of the CMDP, Development Guidelines #5 states: "Design and locate utilities, drainage structures, bridges, lighting, signage, fences, walls, and street furniture to harmonize with the surroundings and to create the least visual impact."

The Department of Planning does not support the request. According to the submitted plan, the elevation and slope of the property is approximately the same in the third of the lot furthest from the road, as it is at the plan location. The approval of the proposed location goes against the CMDP, as the utility is located in an area that creates a visual impact. The third of the lot furthest from the road is the area that will create the least visual impact from Falls Road. For this reason, the department opposes the request.

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

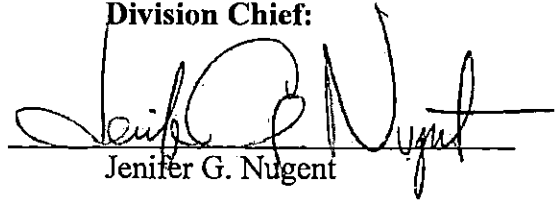
Date: 4/2/2020
Subject: ZAC # 20-050
Page 2

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Joseph Wiley
Bruce Doak
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: February 28, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0050-A
Address 3112 Mt. Zion Road
(Chilcoat & Goldstrom 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

Kristen L Lewis

From: Sherry Nuffer
Sent: Thursday, May 21, 2020 1:28 PM
To: Kristen L Lewis; Jenae Johnson
Cc: Paul Mayhew; Lawrence Stahl; Debra Wiley
Subject: Fw: Re Date: May 21, 2020 at 9:47 AM Subject: 20200050A

Ladies,

Can you please put the attached e-mail in the above mentioned case file.

Thank you

From: Administrative Hearings
Sent: Thursday, May 21, 2020 12:22 PM
To: Sherry Nuffer
Subject: Fw: Re Date: May 21, 2020 at 9:47 AM Subject: 20200050A

From: Paul M. Sandler <pms@shapirosher.com>
Sent: Thursday, May 21, 2020 12:09 PM
To: Administrative Hearings
Subject: Re Date: May 21, 2020 at 9:47 AM Subject: 20200050A

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

To Whom it may concern:

I write to oppose granting a variance for the property located at

3112 Mt Zion Road, Upperco, Md 21155 to install solar panels in front of or toward the corners along Mt Zion Road as incompatible with the rural nature of the community, resulting in an eyesore that will lower the esthetic beauty of the community and the homes on Mt Zion Road.

Those of us who appreciate living in the country appreciate the environment in which we live. The zoning laws that control to some extent how we live, are designed to protect intrusions that are incompatible with country living. If the zoning law in this instance is varied for no reason than a convenience to a resident, but to detriment of neighbors, then why have the zoning laws?

Paul Mark Sandler
Attorney at Law
pms@shapirosher.com
250 West Pratt Street
Suite 2000
Baltimore, MD 21201
P 410.385.4272
F 410.539.7611



SHAPIRO SHER

Shapiro Sher Guinot & Sandler

NOTICE

In accordance with Internal Revenue Service rules, any federal tax advice provided in this communication is not intended or written by the author to be used, and cannot be used by the recipient, for the purpose of (i) avoiding penalties which may be imposed on the recipient by the IRS or (ii) promoting, marketing or recommending to another party any tax-related matter addressed herein. Please contact the author if you would like to receive written advice in a format which complies with IRS rules and may be relied upon to avoid penalties.

This e-mail and its attachments are confidential and intended exclusively for the individual or entity named above. If you are not the intended addressee, you are hereby notified that reading, disseminating, distributing, or copying this communication is unauthorized and prohibited. If you have received this communication in error, please immediately notify us by telephone.

7/31/2020
@ 10:00

4-9/10 Am

CASE NO. 2020-0050-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/Conditions/Comments/No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
3/28	DEPS (if not received, date e-mail sent _____)	N/C
_____	FIRE DEPARTMENT	_____
4/2	PLANNING (if not received, date e-mail sent _____)	Objected
2/26	STATE HIGHWAY ADMINISTRATION	N/C
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: 7/9/2020	by Bruce Doak
SIGN POSTING (2 nd)	Date: 7/28/20	by "
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☒	

Comments, if any: _____

Donna Mignon

From: Administrative Hearings
Sent: Monday, September 21, 2020 2:44 PM
To: JOHN GREENE
Subject: RE: Case No. 0050-A

Good Afternoon Mr. Greene,

As of today, no appeal has been filed.

The 30 days to appeal will expire on October 2, 2020.

Please contact our office on October 3, 2020 and we can advise you if an appeal has been filed.

Thank you. Have a great day.

From: JOHN GREENE <jgreene16@comcast.net>
Sent: Monday, September 21, 2020 2:39 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Case No. 0050-A

CAUTION: This message from jgreene16@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Attn: Lawrence M. Stahl
Administrative Law Judge

Will we receive an notice in advance if this case for 3112 Mt Zion Rd is being appealed?

We do not have an attorney. If you notify me, I will make sure the others in the community are contacted.

Please advise. Thank you.

John Greene
3229 Mt. Zion Road
Mobile: 443-900-0388
Email: jgreene16@comcast.net

Donna Mignon

From: JOHN GREENE <jgreene16@comcast.net>
Sent: Monday, September 21, 2020 2:39 PM
To: Administrative Hearings
Subject: Case No. 0050-A

CAUTION: This message from jgreene16@comcast.net originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.

Attn: Lawrence M. Stahl
Administrative Law Judge

Will we receive an notice in advance if this case for 3112 Mt Zion Rd is being appealed?

We do not have an attorney. If you notify me, I will make sure the others in the community are contacted.

Please advise. Thank you.

John Greene
3229 Mt. Zion Road
Mobile: 443-900-0388
Email: jgreene16@comcast.net

PROTESTANTS

Presque

Case NO. 2020-0050-K

7-31-20

DON TATE

JOHN GREENE

LAUREN HERSCHMAN

MARSHALL HAWKS

DON REAGAN

ERICA KONEW

JESSIE LAIKEN

STEPHEN LAIKEN

STEVE BUSSOW

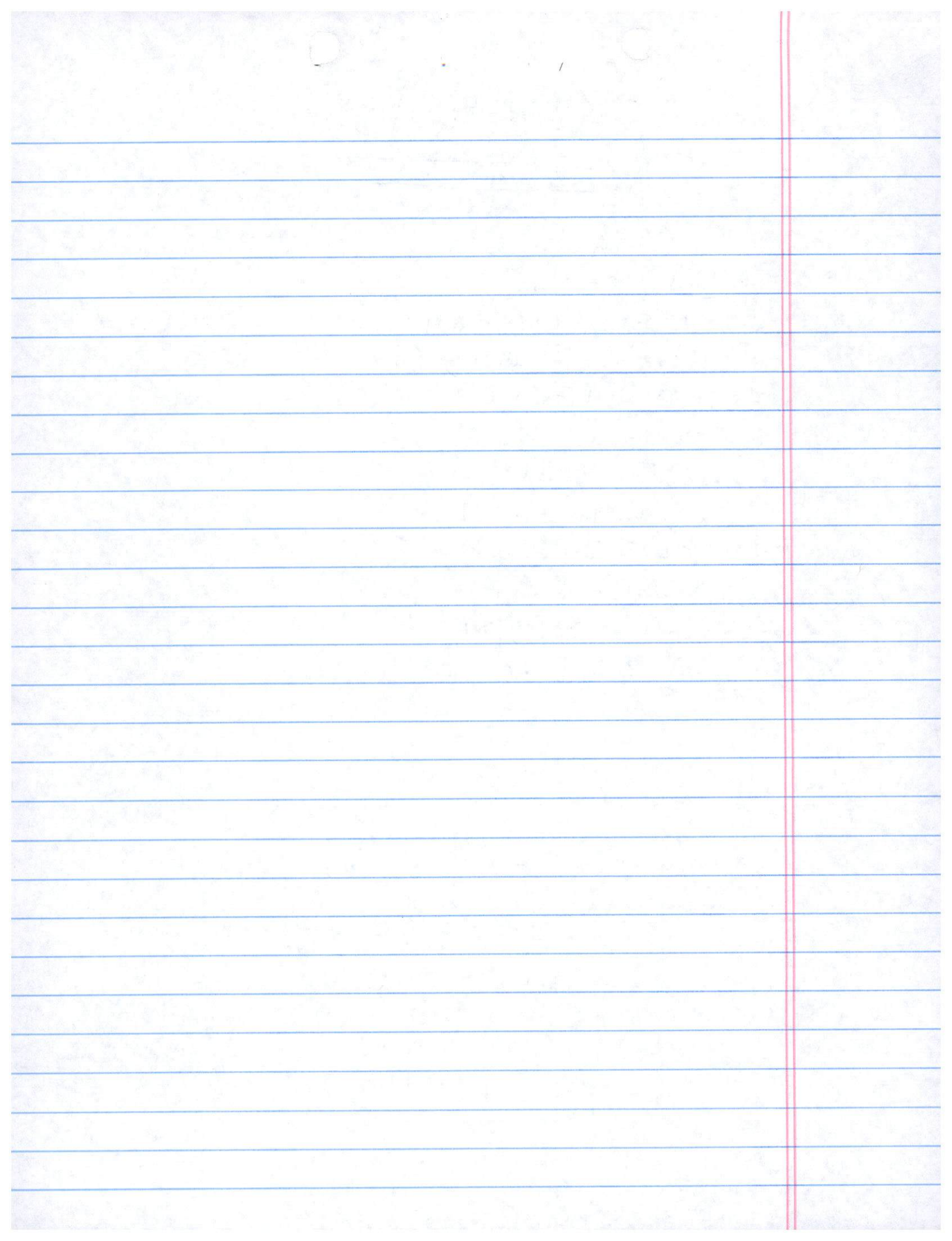
PAUL SANDLER

GAIL MEERDTEN

WILLIAM DEREAMER

Greene will take care of the Protestants - just send him copy of Order
per Larry 9-1-20

John Greene, 3229 Mt. Zion Rd., Oppama, ME. 21155



Donna Mignon

From: JOHN GREENE <jgreene16@comcast.net>
Sent: Monday, September 14, 2020 10:10 AM
To: Administrative Hearings
Subject: Case No. 2020-0050-A

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This message from jgreene16@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Attn: Lawrence M. Stahl
Administrative Law Judge

As requested, I have distributed copies of your decision rendered for Property: 3112 Mt. Zion Road to those who participated in the virtual hearing..

Thank you for a very thorough and thoughtful denial of the requested variance.
It was greatly appreciated by our little community, who are concerned about protecting the rural and scenic nature of Northern Baltimore County, as well as protecting the value of their properties.

John Greene
3229 Mt. Zion Road

Donna Mignon

From: Herschman, Lauren L <lherchman@kpmg.com>
Sent: Thursday, September 10, 2020 2:00 PM
To: Donna Mignon
Subject: RE: 3112 Mt. Zion Road

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This message from lherchman@kpmg.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 very much!

From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Thursday, September 10, 2020 1:50 PM
To: Herschman, Lauren L <lherchman@kpmg.com>
Subject: [EXTERNAL] 3112 Mt. Zion Road

Good Afternoon,

Per our conversation, please find attached a copy of the Order. I am working from home today, and will send you a copy with the Judge's signature tomorrow. You asked the question, if you will be notified if a Motion for Reconsideration or an Appeal was filed, I will put your information in the file and if something is filed, we will notify you by email. However, you may want to call our office when the 30 days is up to just double check to see if anything was filed.

If an appeal is filed, your information will be in the file however, once you know it has been filed with the Board of Appeals, I would touch base with them.

Thank you so much. Have a great day.

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



Practice social distancing and
wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

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Any advice in this

communication is limited to the conclusions specifically set forth herein and is based on the completeness and accuracy of the stated facts, assumptions and/or representations included. In rendering our advice, we may consider tax authorities that are subject to change, retroactively and/or prospectively, and any such changes could affect the validity of our advice. We will not update our advice for subsequent changes or modifications to the laws and regulations, or to the judicial and administrative interpretations thereof. The advice or other information in this document was prepared for the sole benefit of KPMG's client and may not be relied upon by any other person or organization. KPMG accepts no responsibility or liability in respect of this document to any person or organization other than KPMG's client.

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Donna Mignon

From: JOHN GREENE <jgreene16@comcast.net>
Sent: Tuesday, July 28, 2020 2:28 PM
To: Donna Mignon
Subject: Case# 2019-0050-A

CAUTION: This message from jgreene16@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Donna,

We spoke recently but I have not received the invitation to speak at the Zoning Variance Remote Hearing for 3112 Mt Zion Rd.

Look forward to hearing from you.

John Greene
3229 Mt Zion Rd
Upperco, MD 21155
Mobile: 443-900-0388
Home: 41-374-4796
Email: jgreene16@comcast.net

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Debra Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Bruce E. Doak	bdoak@bruceedoakconsulting.com	1-	New York Time	English	U.S.
Daniel Reagan	danieltreagan@gmail.com	1-	New York Time	English	U.S.
Don Tate	davtate@comcast.net	1-443-465-5961	New York Time	English	U.S.
Erika Konen	ekonen1226@gmail.com	1-	New York Time	English	U.S.
John Greene	jgreene@comcast.net	1-	New York Time	English	U.S.
Lauren Herschman	lherschman@kpmg.com	1-	New York Time	English	U.S.
Lawrence Stahl	lstahl@baltimorecountymd.gov	1-	New York Time	English	U.S.
Paul Sandler	pms@shapirosher.com	1-	New York Time	English	U.S.
Vernon Chilcote & Jane L. Goldstrom	chillyvj@comcast.net	1-	New York Time	English	U.S.

Donna Mignon

From: Debra Wiley
Sent: Tuesday, July 28, 2020 11:17 AM
To: Donna Mignon
Subject: 2020-0050-A

Donna,

Would you please send an invite for this gentleman to participate in the above hearing on Friday (he's a neighbor).

Paul Sandler
pms@shapirosher.com

Thanks in advance; it is appreciated.

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

Erika
Konen

Ekonen1226@a

amae.com

Donna Mignon

From: Donna Mignon
Sent: Thursday, July 23, 2020 2:30 PM
To: 'Larry Stahl'
Subject: RE: Zion Road--
Attachments: Department of Planning Comments - 20-0050.pdf

Hi Larry,
See the attached.
Thanks.
Donna

From: Larry Stahl <lawrence.stahl1@gmail.com>
Sent: Thursday, July 23, 2020 2:25 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: Zion Road--

CAUTION: This message from lawrence.stahl1@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Donna---The skeleton for 0050 Dept. of Planning comment and that they are against the petition.
Would you please send me a copy of their comment

Thanks--

Larry

Edit Panelist Invitation List

You can select contacts from an existing address book, import a Comma or Tab Delimited file (file contains non-ASCII characters, use a Unicode file delimited either by commas or tabs) or add new contacts. Note that the number of invitation emails cannot exceed 10000.

[Select Contacts...](#)
[Import Contacts...](#)

Panelists to Invite

Name	Email address	Phone number	Language	Time Zone	Locale
☐ <u>Debra Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Bruce E. Doak</u>	bdoak@bruceedoakconsulting.com	1-	English	New York Time	U.S.
☐ <u>Don Tate</u>	davtate@comcast.net	1-443-465-5961	English	New York Time	U.S.
☐ <u>Lawrence Stahl</u>	lstahl@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Vernon Chilcote & Jane L. Goldstrom</u>	chillyvj@comcast.net	1-	English	New York Time	U.S.

[Invite](#)
[Select All](#)
[Clear All](#)
[Delete](#)
[Cancel](#)

New Panelist

Full name: (required)

Email address: (required)

Country/Region: Number (with area/city code):

Phone number:

Time Zone: New York (Eastern Daylight Time, GMT-04:00) ▼

Language: English ▼

Locale: U.S. ▼

☐ Add new panelist in my address book

☐ Invite as alternate host

[Add to Invitation List](#)

List who has
been invited.

John Greene
johnngreen
jgreene116@comcast.net

2015-11-10
10:00 AM
10:00 AM

Donna Mignon

From: Donna Mignon
Sent: Tuesday, July 14, 2020 1:29 PM
To: 'dvtate@comcast.net'
Subject: Hearing on 7/31/2020 at 10:00 a.m. - 3112 Mt. Zion Road

Dear Mr. Tate:

Per our telephone conversation, it is my understanding that you wish to participate and speak at the above-referenced hearing.

I will be sending you an invite and the email will come from webex. Just make sure you accept the invite.

If you wish to present any exhibits at the hearing, please send them to our general mailbox

at: administrativehearings@baltimorecountymd.gov.

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

Have a great day.

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

Donna Mignon

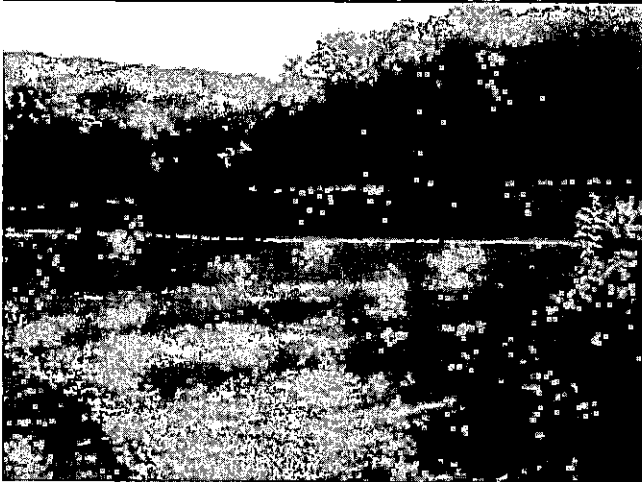
From: Bruce Doak <doakfarm@gmail.com>
Sent: Tuesday, July 14, 2020 8:40 AM
To: Donna Mignon
Cc: Vernon Chilcote
Subject: Case 2020-0050-A Hearing Exhibits
Attachments: Chilcote Mt Zion zoning plan 2 11 20.pdf; GIS Photo Chilcote.pdf; Solar array details.pdf

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

Donna,

I have enclosed the email address for the owner who will be testifying
chillyvj@comcast.net

I have also enclosed the exhibits for the hearing



Bruce
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053

410-419-4906
bdoak@bruceedoakconsulting.com

Donna Mignon

Subject: Web seminar updated: Zoning Hearing-3112 Mt. Zion Road
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e9c4be5e5586f74d052a7546cd11079c2>
Start: Fri 7/31/2020 10:00 AM
End: Fri 7/31/2020 11:00 AM
Show Time As: Tentative
Recurrence: (none)
Organizer: webex

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

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

Event number: 160 895 9464

Event password: 1234

Panelist password: The Event has no Panelist Password

Host key: 891962 (Use this to reclaim host privileges.)

Friday, July 31, 2020 10:00 am, Eastern Daylight Time (New York, GMT-04:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e9c4be5e5586f74d052a7546cd1>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e2f7c8777d5a61e11cf4ec9d5eb>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1608959464@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 458553

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

ZAC AGENDA

Case Number: 2020-0049-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Juile A. Martin
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 207 SHERWOOD RD
Location: S.E side of Sherwood Road 60 ft N.E. of Tyrie Ave.

Existing Zoning: DR 1 **Area:** 1.609 AC
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
BCZR 4100.1 To approve an accessory structure (pool) in side right yard in lieu of the required rear yard only.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 03/09/2020

Miscellaneous Notes:

Case Number: 2020-0050-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Vernon J. Chilcote & Jane & L. Goldstrom
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 5 **Council Dist:** 2

Property Address: 3112 MT ZION RD
Location: N.W. intersection of the W. side of Falls Road N side of MT Zion Road.

Existing Zoning: RC 2 **Area:** 8,155 AC
Proposed Zoning:
VARIANCE:
To allow an accessory structure (solar array) to be located in the front yard of a 8.195 acre corner property in lieu of the 1/3 area of the rear yard not furthest removed from any street per section 400.1 BCZR.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:



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 3112 Mt Zion Road which is presently zoned RC 2
 Deed References: 39293/497 10 Digit Tax Account # 1600000392
 Property Owner(s) Printed Name(s) VERNON J. CHILCOTE & JANE L. GOLDSTROM

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

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

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

SEE ATTACHED PAGE

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 IN THE HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.
 I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.
 Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

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

Attorney for Petitioner:

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

Legal Owners (Petitioners):

VERNON J. CHILCOTE JANE L. GOLDSTROM
 Name #1 - Type or Print Name #2 - Type or Print
[Signature] [Signature]
 Signature #1 Signature #2
3112 Mt Zion Road PAPERS CO Mo
 Mailing Address City State
21155 1 443-547-3997 1
 Zip Code Telephone # Email Address
CHILLYVJ@COMCAST.NET

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC
 Name - Type or Print
[Signature]
 Signature
3801 BAKER SCHOOLHOUSE ROAD FREDERICK Mo
 Mailing Address City State
21553 1 410-419-9906 1
 Zip Code Telephone # Email Address
BDOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2020-0050-A Filing Date 2/18/2020 Do Not Schedule Dates: _____ Reviewer LF

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 - 05 Account Number - 1600000392		
Owner Information		
Owner Name:	CHILCOTE VERNON J GOLDSTROM JANE L	Use: AGRICULTURAL Principal Residence: NO
Mailing Address:	438 FIVE FARMS LN LUTH-TIMONIUM MD 21093-	Deed Reference: /39293/ 00497
Location & Structure Information		
Premises Address:	3112 MT ZION RD UPPERCO 21155-	Legal Description: 8.195 AC NW COR MT ZION RD 0
Map:	Grid:	Parcel:
0026	0005	0147
Neighborhood:	Subdivision:	Section:
5040004.04	0000	1
Block:	Lot:	Assessment Year:
	4	2020
Plat No:		Plat Ref:
		0033/ 0110
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2020	3,033 SF	
Property Land Area	County Use	
8.1900 AC	33	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	6	3 full/ 1 half
Garage	Last Notice of Major Improvements	
2 Attached		
Value Information		
	Base Value	Value
		As of
		01/01/2020
Land:	97,200	97,200
Improvements	782,900	822,700
Total:	880,100	919,900
Preferential Land:	2,700	
		Phase-in Assessments
		As of
		07/01/2019
		As of
		07/01/2020
		880,100
		893,367
		2,700
Transfer Information		
Seller: CHILCOTE VERNON J	Date: 08/16/2017	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /39293/ 00497	Deed2:
Seller: SHAMER DOLORES K	Date: 01/26/2017	Price: \$185,000
Type: ARMS LENGTH VACANT	Deed1: /38555/ 00001	Deed2:
Seller: SHAMER DAVID H	Date: 03/02/1983	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /06494/ 00080	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	0.00
State:	000	0.00
Municipal:	000	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:		

Case No.:

2020-0050-A

9/2/20
D.M.
10/5/20
D.M.

Exhibit Sheet

Petitioner/Developer

Protestants

No. 1	Zoning Plan	
No. 2	GIS Photo Oricote	
No. 3	Solar array details	
No. 4	Picture	
No. 5	Picture	
No. 6	Slide for Hearing	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

GENERAL SITE INFORMATION

1. Ownership: Deane K. Shamer
2. Address: #3112 Mt. Zion Road
3. Deed reference: Deed 24-14441 B/L Lot 4 "Section 1, Pinevale Farms" PB 33/110
4. Property area: 8.155 acres per PB 33/110
5. Elevation District: 5th, Councilmanic District: 2nd
6. Tax Map 20 Parcel 147 Tax Acc. # 16-00-000292
7. ADC Map Code: 420218
8. Parcel Sheet: 1020427
9. GS The Number: 0204
10. Regional Planning District: Presttoby Regional Planning Dist. Code: 302
11. Growth Tier: 4 Growth Tier Description: Preservation & Conservation Areas
12. Watershed Name: Loch Raven Reservoir
13. URSI Land Type: 1
14. School District: PB10 District ES: Harford HS Harford MS
15. Census Block: 3400540000004 Census Tract: 400800
16. The boundary shown herein is from "Section 1, Pinevale Farms" PB 33/110
17. The topography shown herein is from GS file 0204

GROUND WATER MANAGEMENT

1. The proposed dwelling shown herein will be served by a private septic system and a private well.
2. The septic reserve area shown herein will be utilized for a proposed single family residence which will have 3 bedrooms.
3. The proposed dwelling will utilize geothermal wells that will be drilled in the future.
4. There are no underground fuel tanks on this property.

ENVIRONMENTAL IMPACT

Forest Conservation

1. No Forest exists on the subject property.
2. The owner will submit a Single Use Declaration of Intent to meet the Forest Conservation Act requirements as a part of the building permit process.

Forest Buffer

1. No wetlands exist on the subject property.
2. No flood plain is shown on the current FEMA Flood Map.
3. The subject parcels are not located within a 100 year flood plain.
4. The subject parcels are not in the Chesapeake Bay Critical Area.

AGRICULTURE

The subject property is being utilized for agricultural purposes. A portion of the subject may continue to be utilized for agricultural purposes after the construction of the dwelling.

STORM WATER MANAGEMENT

1. The requirements for storm water management will be met as a part of the building permit process.

OFFICE OF ZONING

Current Zoning RC 1

Devolution of Title

The subject property was created as Lot 4 "Section 1, Pinevale Farms" PB 33/110 July 14, 1969

The developer's surveyor has confirmed that no part of the gross area of this property as shown in this plan has ever been utilized, recorded, or represented as density or area to support any off-site dwelling.

Zoning History

There have been no zoning hearings concerning the subject property.

Density Calculations

Gross area: 8.155 acres
Lots permitted: 2 (the subject property was created prior to 1979)
Lots proposed: 1
Density remaining: 1

R.C. 2 Setbacks for Residential Single Family Dwellings

Front: 75 feet from the centerline of any street or road
Side / Rear: 35 feet from any lot line other than a street or road line

OFFICE OF PLANNING

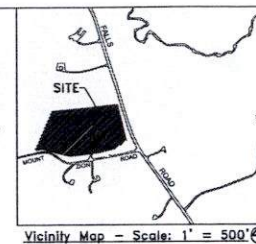
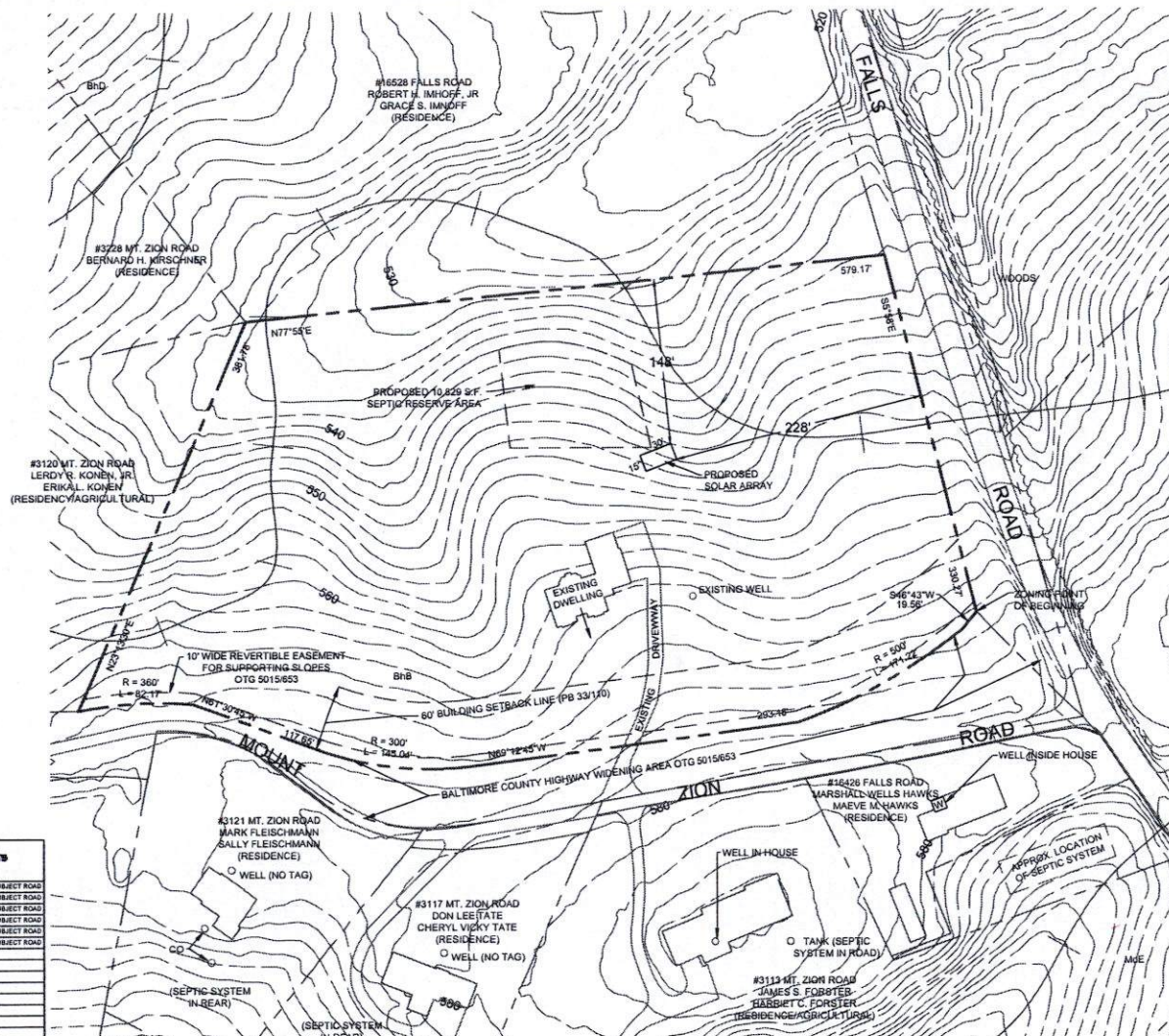
1. The subject property is not located in a National Register Historic District.
2. Falls Road is designated as a Baltimore County scenic route.
3. A deed history and composite signed and sealed by a surveyor or civil engineer registered within the State of Maryland confirming exact location as of 11/25/1979 will be provided to the Bureau of Zoning Review in issuance of building permits for this project.

WELL & SEPTIC INFORMATION FOR SURROUNDING PROPERTIES WITHIN 200'

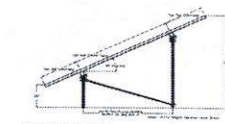
PROPERTY ADDRESS	TYPE OF INFO	SEPTIC (Y/N)	AS PER DEPT. FILES	AS PER PROPERTY OWNER	LOCATED BY SURVEY	UNKNOWN	COMMENTS
#16528 FALLS ROAD	WELL	Y					>200' FROM SUBJECT ROAD
#3228 MT ZION ROAD	SEPTIC	Y					>200' FROM SUBJECT ROAD
#3210 MT ZION ROAD	WELL	Y					>200' FROM SUBJECT ROAD
#3121 MT ZION ROAD	SEPTIC	Y					>200' FROM SUBJECT ROAD
#3117 MT ZION ROAD	WELL	Y				X	
#3113 MT ZION ROAD	SEPTIC	Y				X	
#3113 MT ZION ROAD	WELL	Y				X	
#3113 MT ZION ROAD	SEPTIC	Y				X	
#16428 FALLS ROAD	WELL	Y	X				
	SEPTIC	Y	X				

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELD	SEPTIC TANK/RESERV. AREA	SEPTIC & PUMPING
BnB			
BnD			
MdE			



Vicinity Map - Scale: 1" = 500'



SOLAR ARRAY DETAILS



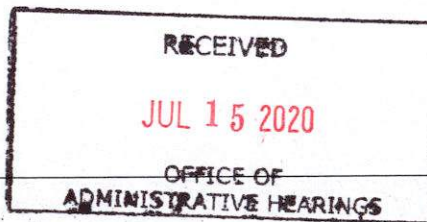
SOLAR ARRAY DETAILS



PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#3112 MT. ZION ROAD

BALTIMORE COUNTY, MARYLAND
5th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 2/11/20
Scale: 1"=50'



PETITIONER'S

EXHIBIT NO. 1

11

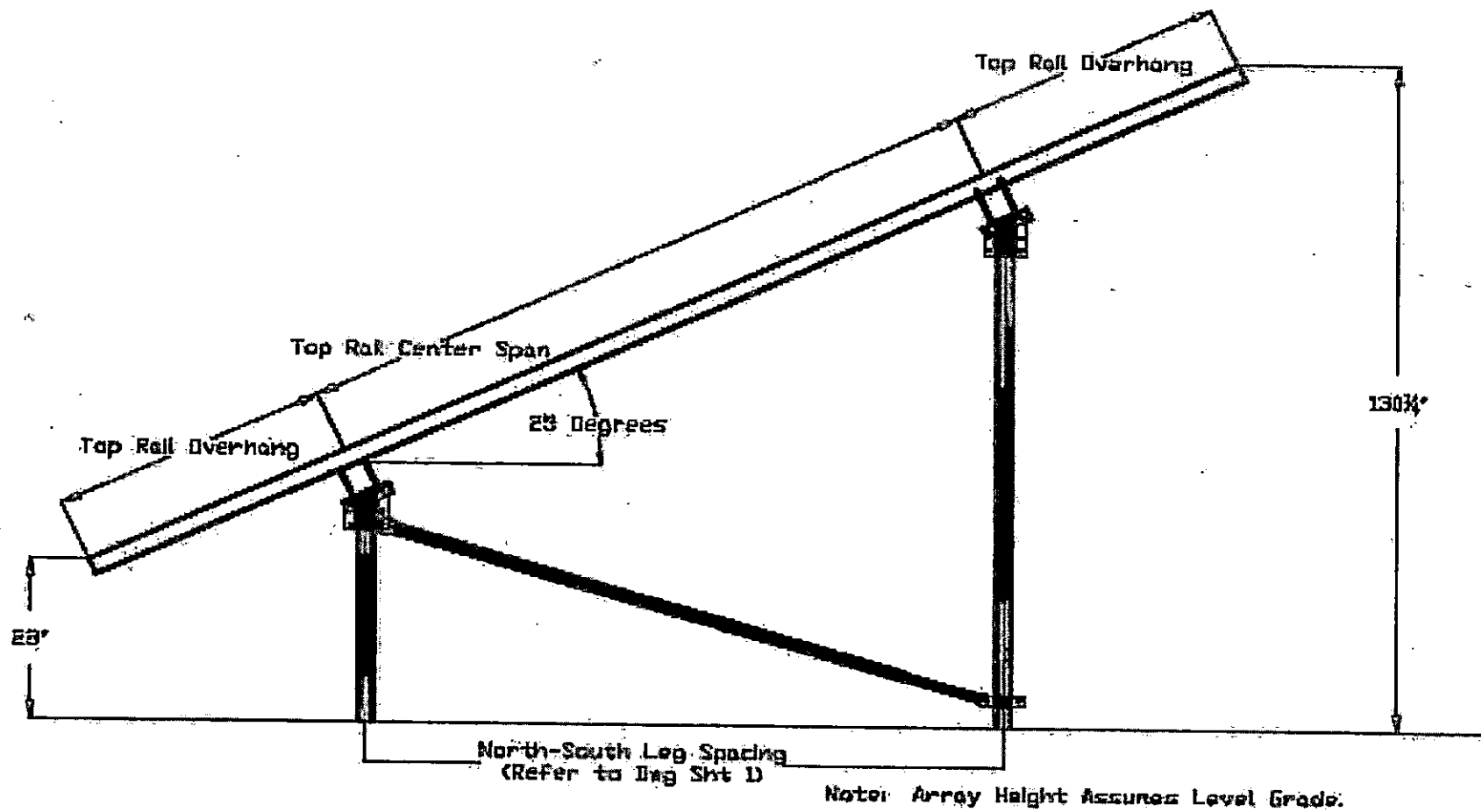
RECEIVED
JAN 10 1968
U.S. AIR FORCE
HEADQUARTERS
WASHINGTON, D.C.



PETITIONER'S

EXHIBIT NO.

2



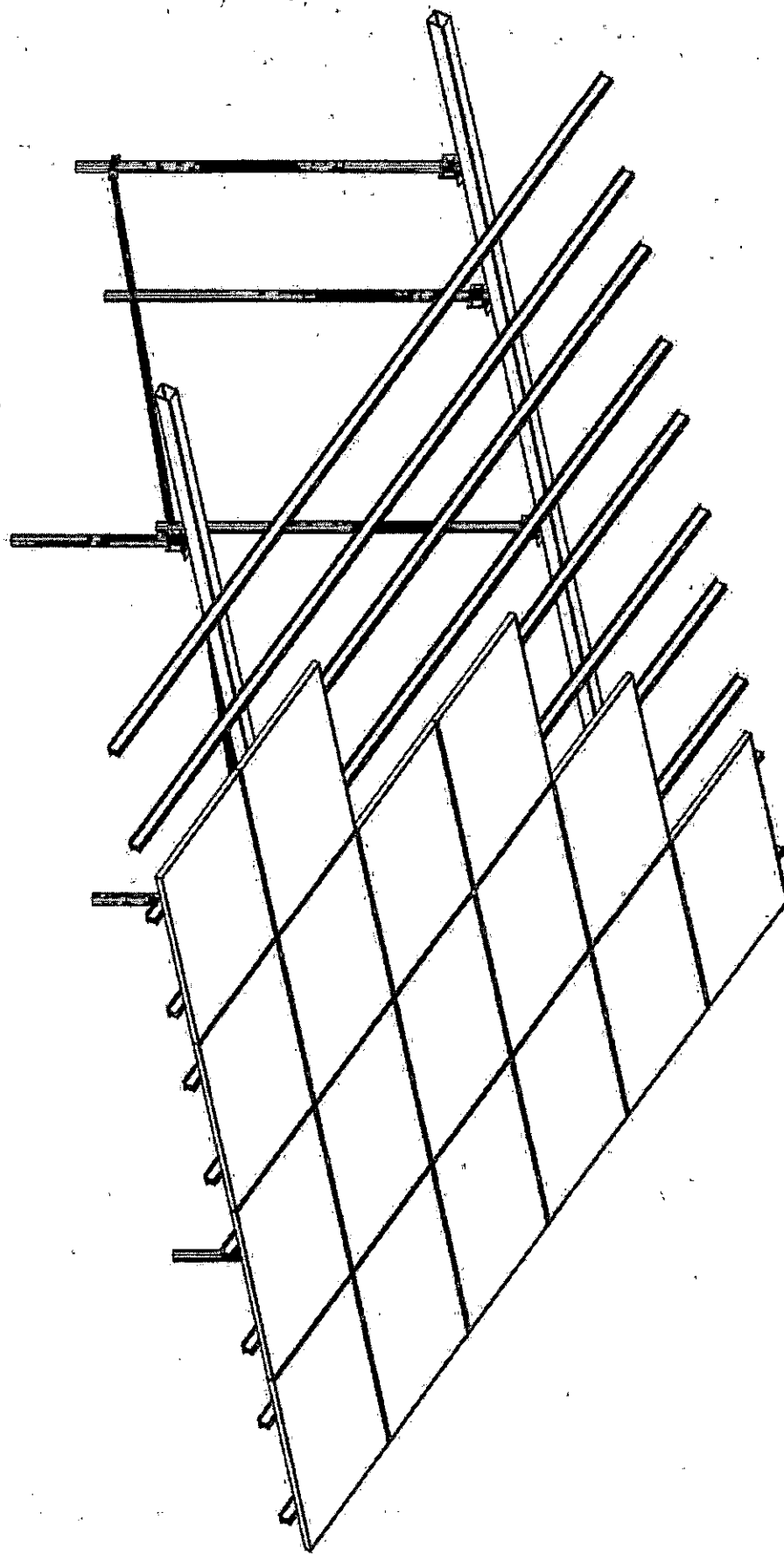
SIDE ELEVATION DETAIL

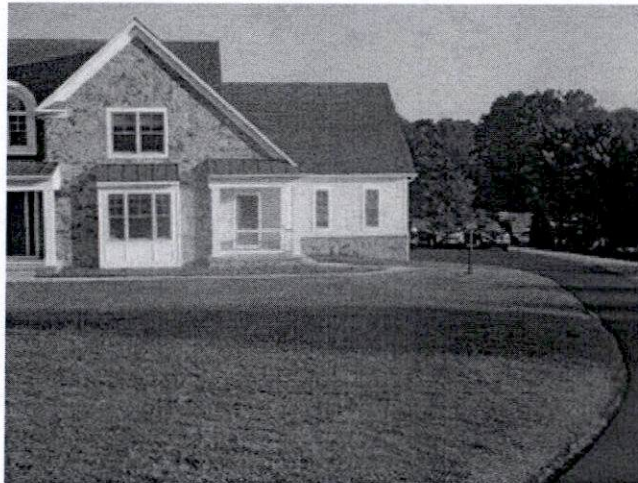
NOT TO SCALE

PETITIONER'S

EXHIBIT NO.

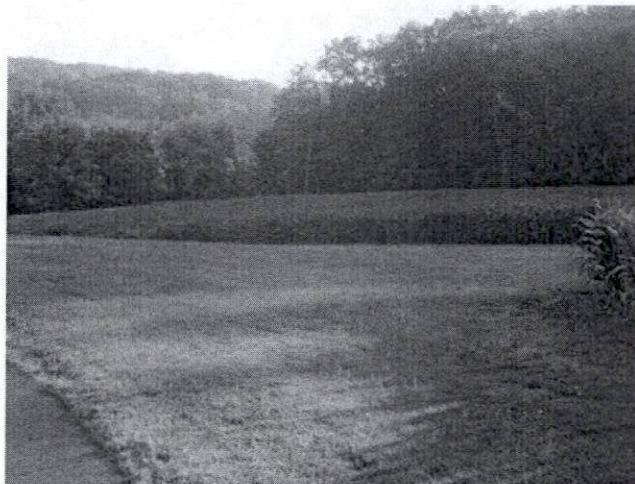
3





PETITIONER'S

EXHIBIT NO. 4



PETITIONER'S

EXHIBIT NO. 5

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: AGRICULTURAL TRANSFER TAX		
Account Identifier:		District - 05 Account Number - 1600000392
Owner Information		
Owner Name:	CHILCOTE VERNON J GOLDSTROM JANE L	Use: AGRICULTURAL Principal Residence: NO
Mailing Address:	438 FIVE FARMS LN LUTH-TIMONIUM MD 21093-	Deed Reference: /39293/ 00497
Location & Structure Information		
Premises Address:	FALLS RD UPPERCO 21155-	Legal Description: 8.195 AC NW COR MT ZION RD PINELANE FARMS
Map:	Grid:	Parcel:
0026	0005	0147
Neighborhood:	Subdivision:	Section:
5040004.04	0000	1
Block:	Lot:	Assessment Year:
	4	2020
		Plat No:
		Plat Ref: 0033/ 0110
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
		Property Land Area 8.1900 AC
		County Use 33
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:	3,000	3,000
Improvements	0	0
Total:	3,000	3,000
Preferential Land:	3,000	3,000
Phase-in Assessments		
	As of	As of
	07/01/2019	07/01/2020
	3,000	3,000
		3,000
Transfer Information		
Seller: CHILCOTE VERNON J	Date: 08/16/2017	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /39293/ 00497	Deed2:
Seller: SHAMER DOLORES K	Date: 01/26/2017	Price: \$185,000
Type: ARMS LENGTH VACANT	Deed1: /38555/ 00001	Deed2:
Seller: SHAMER DAVID H	Date: 03/02/1983	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /06494/ 00080	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: AGRICULTURAL TRANSFER TAX		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:

2020-0050-A



0508065325

PAI # 050112
Pt. Bk. 0000046, Folio 0115
1800014870 PAI # 050112
Pt. Bk./Folio # 046115
PAI # 050112

Pt. Bk. 0000069, Folio 0137
Lot # 1 2300000459
Pt. Bk./Folio # 069137

16528

1600000391

Lot # 3

Lot # 2
1600000390

PAI # 058006

Pt. Bk./Folio # 033110A

3 CD

NW26-G 026C1
5ED RC2

Pt. Bk. 0000033, Folio 0110
1600000392

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

Lot # 1 0522089010

Lot # 4

SITE

2300000462

PAI # 050184

Pt. Bk. 0000066, Folio 0129
PAI # 050184
PAI # 050184

Pt. Bk./Folio # 066129
2200020367

Lot # 16

2000008948

MOUNT ZION RD

16426

2300012373

1600000745

PAI # 050134

Pt. Bk./Folio # 033099

0502065470

Pt. Bk./Folio # 050136A
Pt. Bk. 0000031, Folio 0136
PAI # 050134

1900011505 PAI # 050134
1994-0238 PAI # 050134

0502020251

220-0050 A



1-32-00-00-00

GENERAL SITE INFORMATION

- Ownership: VENANDU J. CHILKOTI & JANE L. GOLDSTON
- Addresses: #3112 Mt. Zion Road
- Deed reference: 39282/497 Lot 4 "Section 1, Pinelane Farms" PB 33/110
- Property area: 8.155 acres (per PB 33/110)
- Election District: 5th Councilmanic District: 340
- Tax Map 26 Parcel 147 Tax Acc. # 16-00-000392
- ADC Map Grid: 4232J8
- Position Sheet: 102NW27
- GIS Title Number: 026C1
- Regional Planning District: Prettyboy Regional Planning Dist. Code: 302
- Growth Tier: 4 Growth Tier Description: Preservation & Conservation Areas
- Watershed Name: Loch Raven Reservoir
- URDL Land Type: 1
- School District: Fifth District ES Hereford MS Hereford HS
- Census Block: 240054050002004 Census Tract: 405000
- The boundary shown hereon is from "Section 1, Pinelane Farms" PB 33/110
- The topography shown hereon is from GIS title 026C1

GROUND WATER MANAGEMENT

- The proposed dwelling shown hereon will be served by a private septic system and a private well.
- The septic reserve area shown hereon will be utilized for a proposed single family residence which will have 3 bedrooms
- The proposed dwelling will utilize geo-thermal wells that will be drilled in the future.
- There are no underground fuel tanks on the subject property.

ENVIRONMENTAL IMPACT

Forest Conservation

- No forest exists on the subject property.
- The owner will submit a Single Lot Declaration of Intent to meet the Forest Conservation Act requirements as a part of the building permit process.

Forest Buffer

- No wetlands exist on the subject property.
- No flood plain is shown on the current FEMA FIRM Map.
- The subject parcels are not located within a 100 year flood plain.
- The subject parcels are not in the Chesapeake Bay Critical Area.

AGRICULTURE

The subject property is being utilized for agricultural purposes. A portion of the subject may continue to be utilized for agricultural purposes after the construction of the dwelling.

STORM WATER MANAGEMENT

- The requirements for storm water management will be met as a part of the building permit process.

OFFICE OF ZONING

Current Zoning RC 2

Devolution of Title

The subject property was created as Lot 4 "Section 1, Pinelane Farms" PB 33/110 July 14, 1969

The developer's surveyor has confirmed that no part of the gross area of this property as shown on this plan has ever been utilized, recorded, or represented as density or area to support any off-site dwellings.

Zoning History

There have been no zoning hearings concerning the subject property.

Density Calculations

Gross area: 8.155 acres
Lots permitted: 2 (the subject property was created prior to 1979)
Lots proposed: 1
Density remaining: 1

R.C. 2 Setbacks for Residential Single Family Dwellings

Front: 75 feet from the centerline of any street or road
Side / Rear: 35 feet from any lot line other than a street or road line

OFFICE OF PLANNING

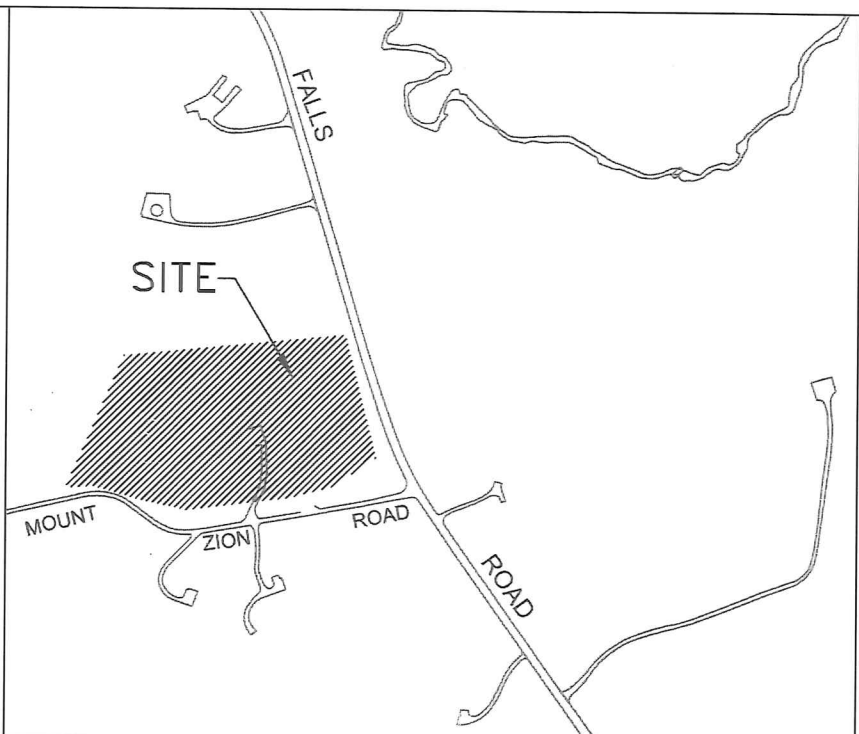
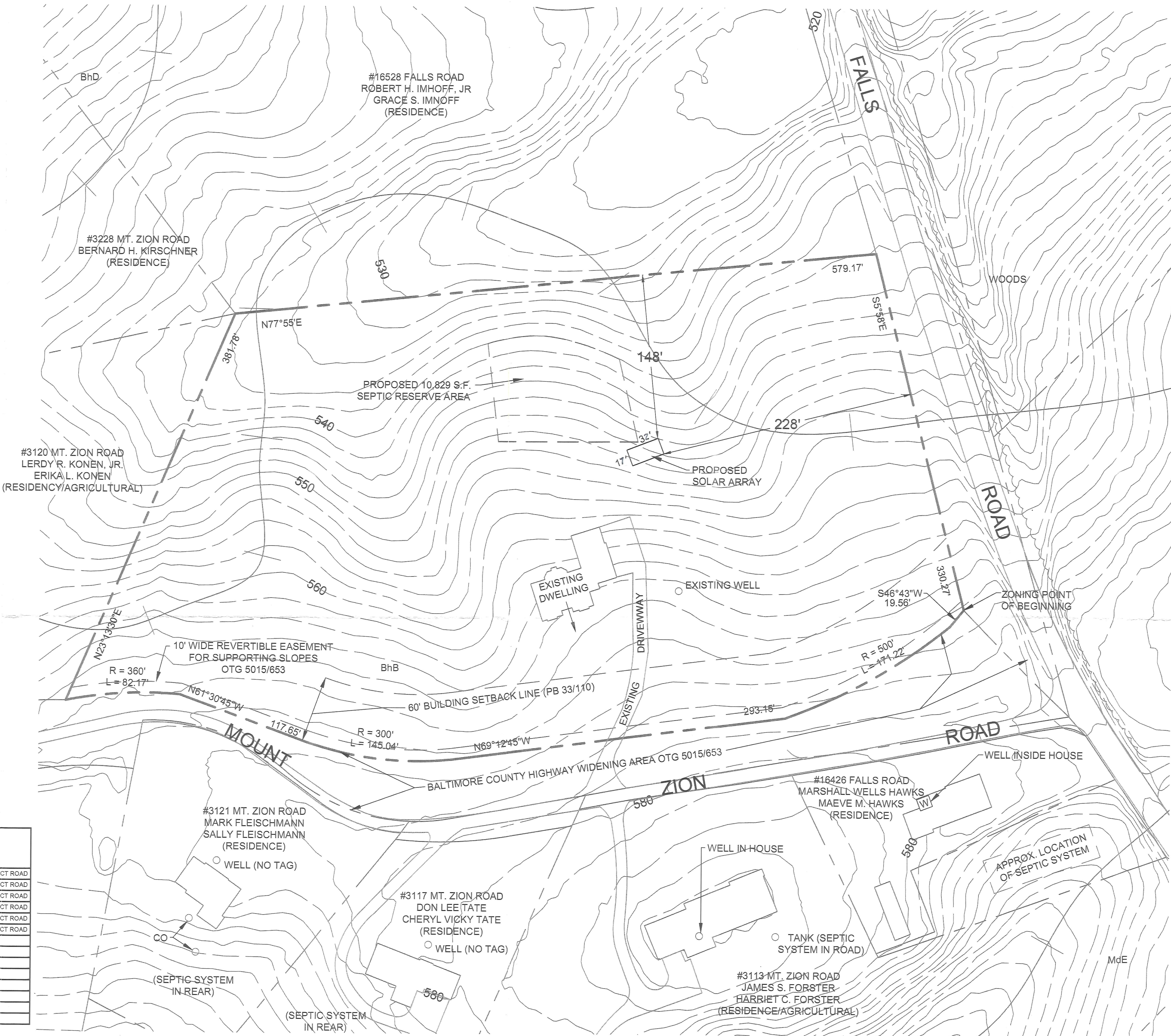
- The subject property is not located in a National Register Historic District.
- Falls Road is designated as a Baltimore County scenic route.
- A deed history and composite signed and sealed by a surveyor or civil engineer registered within the State of Maryland confirming tract outlines as of 11/25/1979 will be provided to the Bureau of Zoning Review in issuance of building permits for this project.

WELL & SEPTIC INFORMATION FOR SURROUNDING PROPERTIES WITHIN 200'

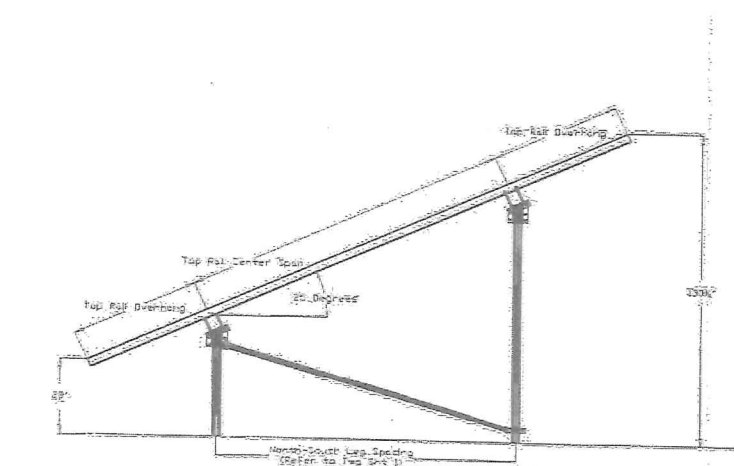
PROPERTY ADDRESS	TYPE OF INFO	EXISTS (Y/N)	AS PER DEPRM FILES	SOURCE AS PER PROPERTY OWNER	LOCATED BY SURVEY	UNKNOWN	COMMENTS
#16528 FALLS ROAD	WELL	Y					>200' FROM SUBJECT ROAD
	SEPTIC	Y					>200' FROM SUBJECT ROAD
#3228 MT ZION ROAD	WELL	Y					>200' FROM SUBJECT ROAD
	SEPTIC	Y					>200' FROM SUBJECT ROAD
#3210 MT ZION ROAD	WELL	Y					>200' FROM SUBJECT ROAD
	SEPTIC	Y					>200' FROM SUBJECT ROAD
#3121 MT ZION ROAD	WELL	Y			X		
	SEPTIC	Y			X		
#3117 MT ZION ROAD	WELL	Y			X		
	SEPTIC	Y			X		
#3113 MT ZION ROAD	WELL	Y			X		
	SEPTIC	Y			X		
#16426 FALLS ROAD	WELL	Y	X				
	SEPTIC	Y	X				

SOIL TYPES & LIMITATIONS

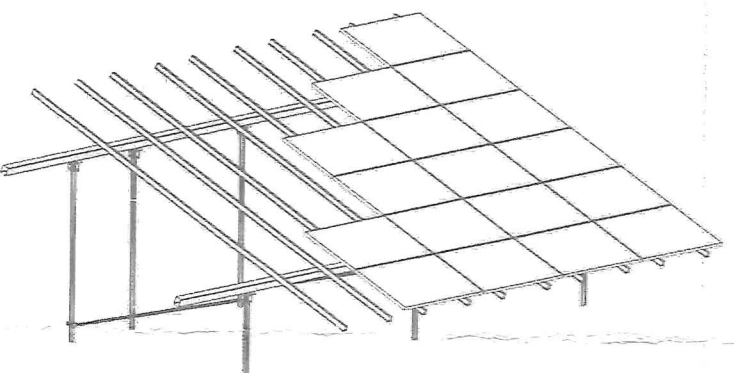
TYPE	SEPTIC FILTER FIELDS	HOMESITES W/BASEMENT	STREETS & PARKING
BhB			
BhD			
McE			



Vicinity Map - Scale: 1" = 500'



SIDE ELEVATION DETAIL

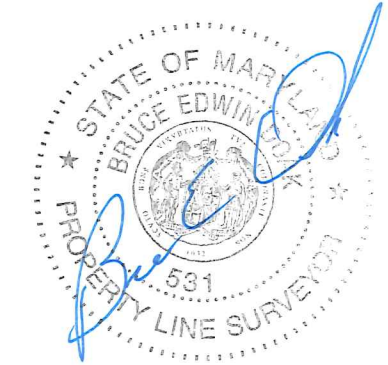


SOLAR ARRAY DETAILS

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#3112 MT. ZION ROAD

BALTIMORE COUNTY, MARYLAND
5th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT



Date: 2/11/20
Scale: 1"=50'

2020-0050-A

GENERAL SITE INFORMATION

1. Ownerships: *Vernon J. Calicore & Jane L. Goldstrom*
2. Addresses: #3112 Mt. Zion Road
3. Deed reference: *89-23/497* 1 Lot 4 "Section 1, Pinelane Farms" PB 33/110
4. Property area: 8.155 acres (per PB 33/110)
5. Election District: 5th Councilmanic District: *322*
6. Tax Map 26 Parcel 147 Tax Acc. # 16-00-000392
7. ADC Map Grid: 423218
8. Position Sheet: 102NW27
9. GIS Title Number: 026C1
10. Regional Planning District: Prettyboy Regional Planning Dist. Code: 302
11. Growth Tier: 4 Growth Tier Description: Preservation & Conservation Areas
12. Watershed Name: Loch Raven Reservoir
13. URD Land Type: 1
14. School Districts: Fifth District ES Hereford MS Hereford HS
15. Census Block: 240054050002004 Census Tract: 405000
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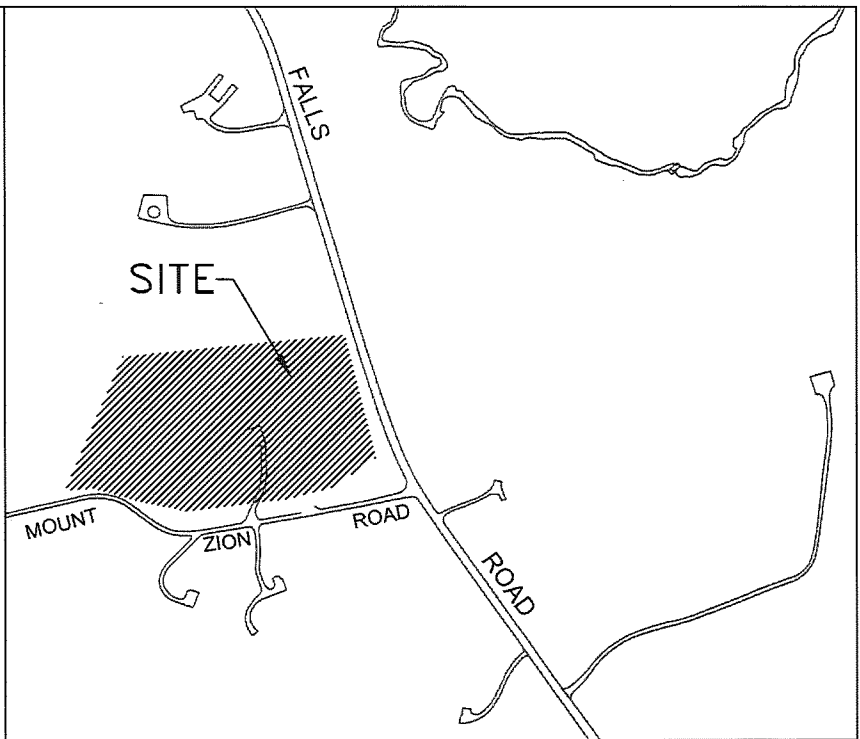
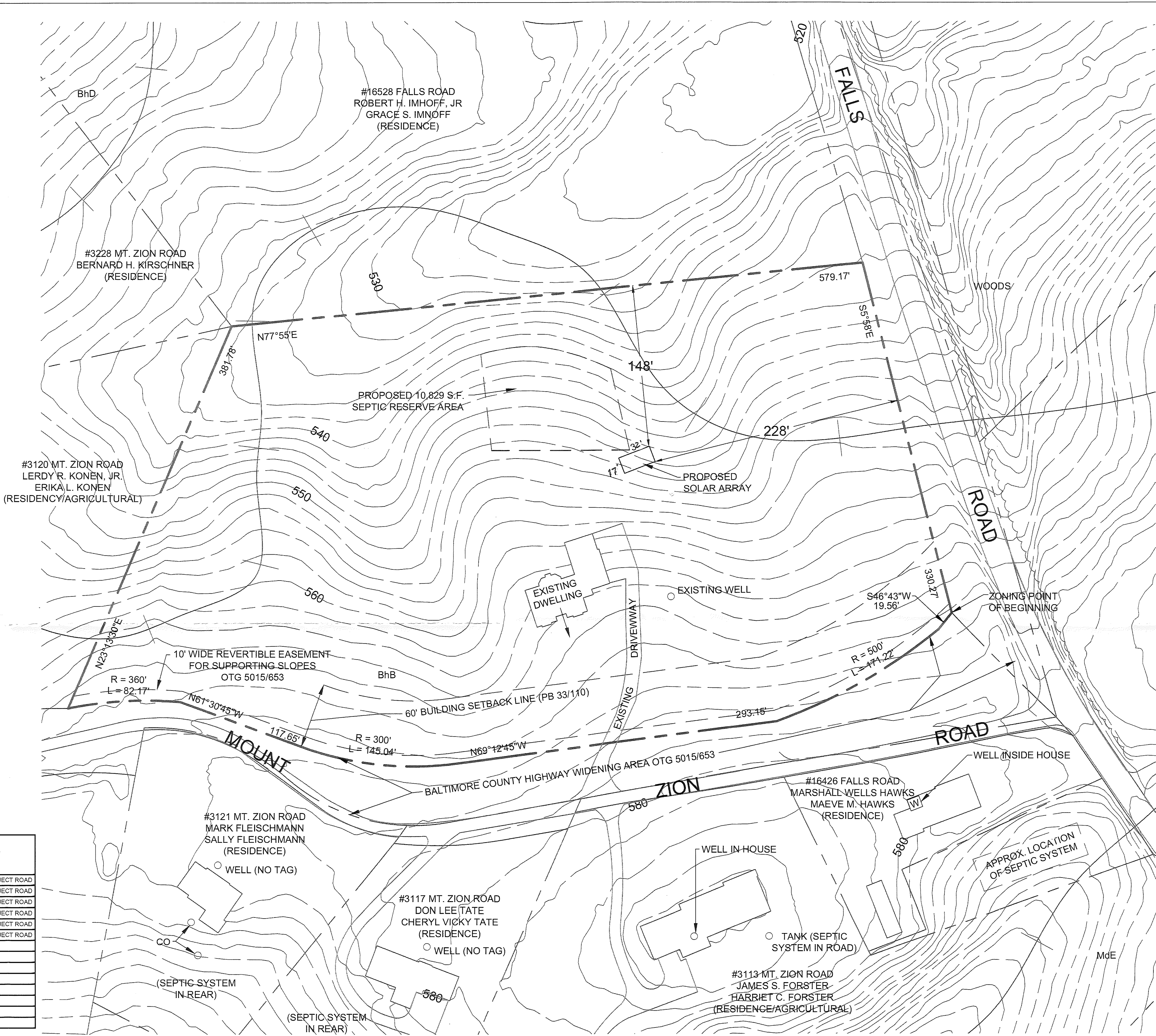
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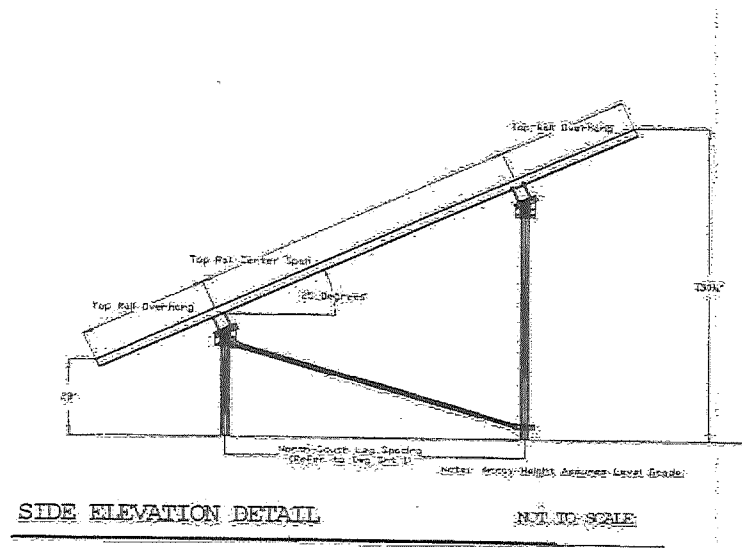
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			AS PER DEED FILES	AS PER PROPERTY OWNER			
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	SEPTIC	Y			X		
#16426 FALLS ROAD	WELL	Y	X				
	SEPTIC	Y	X				

SOIL TYPES & LIMITATIONS

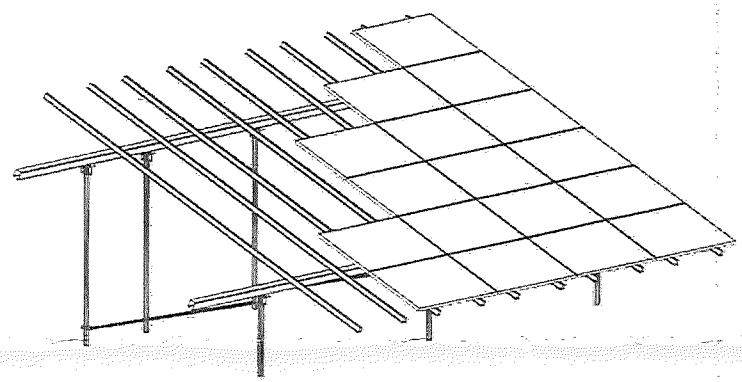
TYPE	SEPTIC FILTER FIELDS	HOMESITES W/ABSEMENT	STREETS & PARKING
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Vicinity Map - Scale: 1" = 500'



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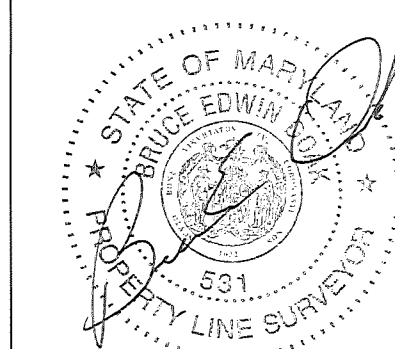


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PLAN TO ACCOMPANY
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