

MEMORANDUM

DATE: November 2, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0087-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on October 28, 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.'

/dlw

c:  Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE
(200 Hopkins Lane)
3rd Election District
2nd Council District
Kevin & Julia McAllister

Legal Owners

Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
BALTIMORE COUNTY
*
* **CASE NO. 2020-0087-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by Kevin and Julia McAllister for property located at 200 Hopkins Lane. The Petitioners are requesting variance relief from the Baltimore County Zoning Regulations ("BCZR") § 400.3 to approve an accessory structure (garage) of 25 ft. in lieu of the required 15 feet.

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. A site plan was marked and accepted into evidence as Petitioners' Exhibit 1.

Substantive Zoning Advisory Committee ("ZAC") comments were received from the Department of Environmental Protection and Sustainability ("DEPS") and the Department of Planning ("DOP"). They did not oppose the requested relief, subject to proposed conditions which will be incorporated into the Order.

Kevin and Julia McAllister appeared in support of the requested relief. Bruce Doak, the licensed land surveyor who prepared the site plan, appeared on behalf of the Petitioners. The architect, Charles Patterson, also appeared. Mr. Peter Hoblitzell, the son and personal representative of the estate of the owner of the property to the north, also attended to express

ORDER RECEIVED FOR FILING

Date

By

9/28/20
[Signature]

opposition to the requested variance.¹

The subject property is approximately 3.556 acres and is zoned RC 2, RC 5. It lies within the Greenspring Valley Historic District. The site is roughly rectangular with significant changes in grade. There is an abundance of mature trees and other vegetation that serve as a natural screen, as shown by the site photos that were admitted as Petitioner's Exhibit 3. There are no other residences in close proximity. Mr. Doak testified, and the Site Plan depicts, that the Hoblitzell property is approximately 300 feet to the north of the proposed garage. Mr. McAllister explained that they need to exceed the 15 foot height restriction in order to accommodate storage area above the ground floor. The architect, Mr. Patterson, testified that the higher roof line is needed in order to match the style and pitch of the roof line on the residence. He testified that they may not need to go as high as 25 feet but are requesting this in an abundance of caution. He explained that if they were limited to 15 feet the garage would be incompatible with the residence and would have a boxy, shed like appearance. Architectural elevations were admitted as Petitioners' Exhibit 4. Mr. McCallister stated that they plan to have a wet bar and bathroom in the structure, but no kitchen or other residential accoutrements.

Mr. Hoblitzell voiced two main objections. First, he is concerned about storm water runoff due to the increasingly severe storms we are now experiencing. He notes that his property is downhill from the subject property. He also notes that there was some discussion about adding a pool and pool house in the future (although this occurred prior to the hearing and is not part of the record evidence). Second, he objects to the proposed 25 foot height, stating that "certainly a garage 15 feet tall is sufficient to house their vehicles." *See*, Protestant's Exhibit 1.

¹ Mr. Hoblitzell was initially in attendance at the virtual hearing but due to technical difficulties he lost connection and was unable to testify. I therefore allowed him to submit his testimony via e-mail, which he has done. This email is admitted as Protestant's Exhibit 1.

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Date 9/28/20

By J. M. Cannon

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).

As discussed above, the subject property is long and narrow and has relatively steep topography. Further, it is well screened by mature trees and landscaping and distant from all the surrounding residences. It is therefore sufficiently unique. I find that the Petitioners will suffer practical difficulty if the height variance is not granted because they will be unable to build a structure that will have adequate storage and that is architecturally compatible with their residence. I understand and appreciate Mr. Hoblitzell's concerns about storm water runoff but the height of the proposed garage will have negligible impact on the amount of impervious roof surface. Further, the hypothetical question of whether they will be permitted to build a pool and pool house are not before me in this case. Finally, because his residence is over 300 feet away, and screened by trees, I do not believe the 25 foot height of the proposed garage will unduly impact the views from his property.

THEREFORE, IT IS ORDERED, this 28th day of **September, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to the Baltimore County Zoning Regulations to permit the height of an accessory structure (garage) of 25 ft. in lieu of the required 25 ft. per BCZR § 400.3 and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would

ORDER RECEIVED FOR FILING

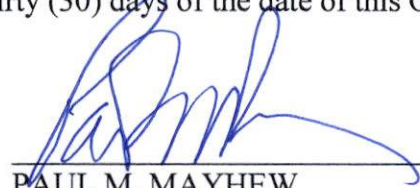
Date

By

be required to return the subject property to its original condition.

- Petitioners or subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The proposed detached garage shall not contain any residential features other than a wet bar and bathroom.
- The proposed detached garage shall not be used for commercial purposes.
- Petitioners shall comply with the ZAC comments submitted by DEPS dated April 8, 2020, a copy of which is attached hereto and made a part hereof.

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/dlm

ORDER RECEIVED FOR FILING

Date

By

9/28/20
Megan



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 200 HOPKINS LANE

which is presently zoned RC2 & RC5

Deed References: 32286/421

10 Digit Tax Account # 0318073080

Property Owner(s) Printed Name(s) KEVIN F. McALLISTER & JULIA MARTIN McALLISTER

(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 AT 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):

KEVIN F. McALLISTER JULIA MARTIN McALLISTER

Name #1 - Type or Print

Name #2 - Type or Print

☒ [Signature]

☒ [Signature]

Signature #1

Signature #2

200 HOPKINS LANE OWINGS MILLS MD

Mailing Address

City

State

21117

☒ 410-299-7528

Zip Code

Telephone #

Email Address

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING, LLC

Name - Type or Print

[Signature]

Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD

Mailing Address

City

State

21053

410-419-4906

Zip Code

Telephone #

Email Address

BD@BRUCEDOAKCONSULTING.COM

CASE NUMBER 2020-0087-A

Filing Date 3/29/2020

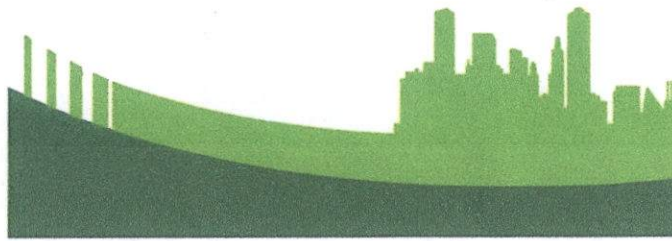
Do Not Schedule Dates:

Reviewer gh

Petitions Requested
For Case # _____
#200 Hopkins Lane

Variance

- 1) To permit the height of an accessory structure (garage) of 25 feet in lieu of the required 15 feet per Section 400.3 BCZR



Zoning Description

#200 Hopkins Lane
Third Election District Second Councilmanic District
Baltimore County, Maryland

Beginning at the intersection of the north side of Chattolanee Hill Road and the east side of Hopkins Lane, at a point easterly 550 feet from the centerline of Golf Course Road, thence running on the east side of Hopkins Lane and running with and binding on the outlines of the subject property 1) North 56 degrees 50 minutes 00 seconds East 84.77 feet, 2) North 22 degrees 24 minutes 20 seconds West 296.16 feet, 3) North 61.19 feet, 4) North 32 degrees 10 minutes 40 seconds West 285.41 feet, 5) North 75 degrees 31 minutes 40 seconds East 31.53 feet, 6) South 61 degrees 45 minutes 10 seconds East 136.60 feet and 7) North 74 degrees 42 minutes 50 seconds East 66.10 feet, thence leaving Hopkins Lane and continuing to run and bind on the outlines of the subject property 8) South 27 degrees 11 minutes 50 seconds West 832.24 feet to the north side of Chattolanee Hill Road, thence binding on the north side of Chattolanee Hill Road and continuing to run and bind on the outlines of the subject property 9) North 62 degrees 05 minutes 10 seconds West 226.45 feet to the point of beginning.

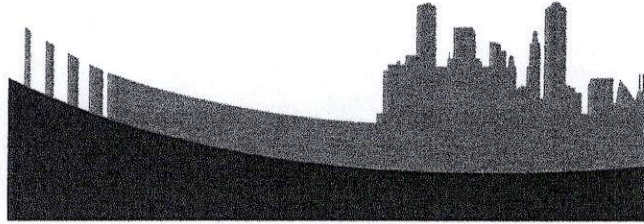
Containing 3.556 acres of land, more or less.

This description is part of a zoning hearing 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



2020-0087-A



CERTIFICATE OF POSTING

September 3, 2020

September 18, 2020 amended for second inspection

Re:

Zoning Case No. 2020- 0087- A

Legal Owner: Kevin & Julia McAllister

Hearing date: September 22, 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 **200 Hopkins Lane**.

The signs were initially posted on **September 1, 2020**.

The subject property was also inspected on **September 18, 2020**.

Sincerely,

A handwritten signature in black ink, appearing to read "B. E. Doak".

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. 2020-0087-A

200 Hopkins Lane

**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: TUESDAY SEPTEMBER 22, 2020

1:30 PM

**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
410-887-7235, EXT. 0.**

**REQUESTS: VARIANCE TO PERMIT THE HEIGHT OF AN
ACCESSORY STRUCTURE (GARAGE) OF 20 FEET, LESS OF
THE REQUIRED 15 FEET.**

ZONING NOTICE

CASE NO. 2020-0087-A

200 Hopkins Lane

**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: TUESDAY SEPTEMBER 22, 2020
1:30 PM**

**FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS
PLEASE GO TO WWW.BALTIMORECOUNTYMD.GOV/PLANNING/HEARINGS.
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND
THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-887-1668, EXT.**

**REQUESTS: VARIANCE TO PERMIT THE HEIGHTENED
ACCESSORY STRUCTURE TO A MAXIMUM OF 20 FEET IN HEIGHT
THE PROPOSED LOT**

TO: THE DAILY RECORD
Wednesday, September 2, 2020 - Issue

Please forward billing to:

Bruce Doak
3801 Baker Schoolhouse Road
Freeland, MD 21053

410-419-4906

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: 2020-0087-A

200 Hopkins Lane

North side of Chatalonee Hill Road, east of Golf Course Road

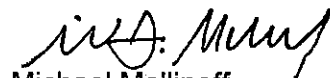
3rd Election District – 2nd Councilmanic District

Legal Owners: Kevin & Julia McAllister

Variance to permit the height of an accessory structure (garage) of 25 ft. in lieu of the required 15 ft. per section.

Hearing: Tuesday, September 22, 2020 at 1:30 p.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.



Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 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: 2020-0087-A

200 Hopkins Lane

North side of Chatalonee Hill Road, east of Golf Course Road

3rd Election District – 2nd Councilmanic District

Legal Owners: Kevin & Julia McAllister

Variance to permit the height of an accessory structure (garage) of 25 ft. in lieu of the required 15 ft. per section.

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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.


Michael Mallinoff
Director

MM:kl

C: Mr. & Mrs. McAllister, 200 Hopkins Lane, Owings Mills 21117
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 WED., SEPTEMBER 2, 2020.

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

Order #: 11912401

Case #:

Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0087-A

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:

9/2/2020



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 virtual hearing the property identified herein as follows:

CASE NUMBER: 2020-0087-A

200 Hopkins Lane

North side of Chatalonee Hill Road, east of Golf Course Road

3rd Election District - 2nd Councilmanic District

Legal Owners: Kevin & Julia McAllister

Variance to permit the height of an accessory structure (garage) of 25 ft. in lieu of the required 15 ft. per section.

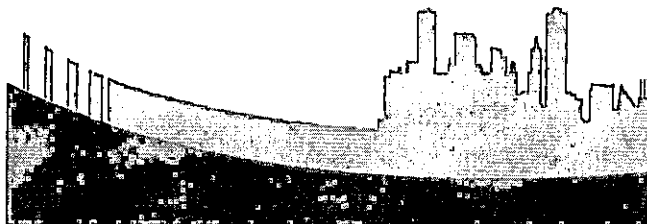
Hearing: Tuesday, September 22, 2020 at 1:30 p.m.

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.

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

s2



CERTIFICATE OF POSTING

August 3, 2020

_____ amended for second inspection

Re:

Zoning Case No. 2020- 0087- A

Legal Owner: Kevin & Julia McAllister

Hearing date: September 22, 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 200 Hopkins Lane.

The signs were initially posted on **August 1, 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

ZONING NOTICE

CASE NO. 2020-0087-A

200 Hopkins Lane

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: TUESDAY SEPTEMBER 22, 2020
1:30 PM

FOR INFORMATION ON HOW TO PARTICIPATE IN
PLEASE GO TO WWW.BALTIMORECOUNTYMD.GOV
YOU WILL BE ASKED TO PROVIDE YOUR CASE NUMBER
THE CASE NUMBER PROVIDED ABOVE.
410-887-5555, EXT. 0.

HEARINGS
HEARINGS.
FORMATION AND
CALL

REQUESTS: VARIANCE TO PERMIT THE HEIGHT OF AN
ACCESSORY STRUCTURE (GARAGE) OF 25 FEET IN LIEU OF
THE REQUIRED 15 FEET.

3 NOTICE

2020-0087-A

Hins Lane

JUDGE OF BALTIMORE COUNTY
FACT AND REGULATIONS C
ED A VIRTUAL HEARING ON
IDENTIFIED.

DAY SEPTEMBER 22, 2020
1 PM

PARTICIPATE IN THE HEARINGS
COUNTYMD/GOV/ADMINHEARINGS
YOUR CONTACT INFORMATION
ABOVE. YOU MAY ALSO CALL
410-387-2668, EXT. 0.

PERMIT THE HEIGHT OF AN
ACCESSORY STRUCTURE (GARAGE) OF 25 FEET IN LIEU OF
THE REQUIRED 15 FEET.

ZONING NOTICE

CASE NO. 2020-0087-A

200 Hopkins Lane

**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: TUESDAY SEPTEMBER 22, 2020
1:30 PM**

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YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND
THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-387-2668, EXT. 0.**

**REQUESTS: VARIANCE TO PERMIT THE HEIGHT OF AN
ACCESSORY STRUCTURE (GARAGE) OF 25 FEET IN LIEU OF
THE REQUIRED 15 FEET.**

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
200 Hopkins Lane; N/S of Chatalonee Hill
Road and E 550' to c/line of Golf Course Road* OF ADMINSTRATIVE
3rd Election & 2nd Councilmanic Districts
Legal Owner(s): Kevin & Julia McAllister * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2020-087-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.

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 10th day of April, 2020, a copy of the foregoing Entry of Appearance was emailed 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

**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 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: 2020-0087-A
Property Address: 200 HOPKINS LANE
Property Description: 3.556 AC. PARCEL OF LAND
EAST SIDE OF HOPKINS LANE
Legal Owners (Petitioners): KEVIN F. McALLISTER
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRUCE E. DOAK
Company/Firm (if applicable): _____
Address: 3801 BAKER SCHOOLHOUSE ROAD
FREELAND MD 21053

Telephone Number: 410-419-4906

Revised 5/20/2014



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 9, 2020

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

RE: Case Number: 2020-0087-A, 200 Hopkins Lane

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 March 29, 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 typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

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

SUBJECT: Zoning Advisory Committee Meeting
For April 13, 2020
Item No. 2020-0087-A, 0088-A, 0089-A

DATE: April 9, 2020

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

*

*

*

*

*

VKD: efc
cc: file

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: April 8, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0087-A
Address 200 Hopkins Lane
(McAllister Property)

Zoning Advisory Committee Meeting of **April 13, 2020**.

1. Ground Water Management must review any proposed building permit(s) for a garage, since the site is served by well and septic.

Reviewer: Dan Esser

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 5/7/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-087

INFORMATION:

Property Address: 200 Hopkins Lane
Petitioner: Kevin F. McAllister, Julia Martin McAllister
Zoning: RC 2, RC 5
Requested Action: Variance

The Department of Planning has reviewed the petition for variance from Section 400.3 of the Baltimore County Zoning Regulations to permit the height of an accessory structure (garage) of 25 feet in lieu of the required 15 feet.

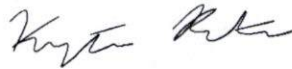
A site visit was conducted on April 27, 2020. The area is wooded and the proposed garage should not have any adverse impacts on the surrounding community.

The Department of Planning has no objections to the requested relief conditioned upon the following:

1. The garage shall not be used for commercial purposes nor contain any living quarters.

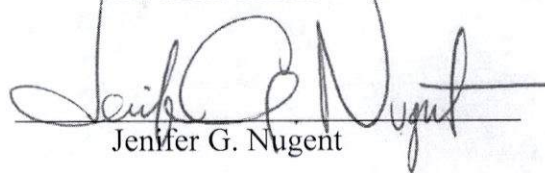
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jennifer G. Nugent

CPG/JGN/kma/

c: Bill Skibinski

Date: 5/7/2020
Subject: ZAC # 20-087
Page 2

Bruce Doak
Kevin F. McAllister
Office of the Administrative Hearings
People's Counsel for Baltimore County

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: May 11, 2020

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. **2020-0087-A**

Variance

Kevin F. McAllister & Julia Martin McAllister
200 Hopkins Lane

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,



For 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 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: April 8, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0087-A
Address 200 Hopkins Lane
(McAllister Property)

Zoning Advisory Committee Meeting of **April 13, 2020.**

1. Ground Water Management must review any proposed building permit(s) for a garage, since the site is served by well and septic.

Reviewer: Dan Esser

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: April 8, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0087-A
Address 200 Hopkins Lane
(McAllister Property)

Zoning Advisory Committee Meeting of **April 13, 2020**.

1. Ground Water Management must review any proposed building permit(s) for a garage, since the site is served by well and septic.

Reviewer: Dan Esser

ORDER RECEIVED FOR FILING

Date

9/28/20

By

[Signature]

Donna Mignon

From: Administrative Hearings
Sent: Tuesday, September 15, 2020 1:02 PM
To: Teresa Moore; Administrative Hearings
Subject: RE: File for variance case to be heard next week: 2020-0087-A
Attachments: 2020-0087-A - Case File.pdf

Ms. Moore,
Please find the attached documents that are presently in the file.
Thank you. If you need anything additional, please let me know.

Donna Mignon

From: Teresa Moore <teresa@thevpc.org>
Sent: Tuesday, September 15, 2020 12:41 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: RE: File for variance case to be heard next week: 2020-0087-A

CAUTION: This message from teresa@thevpc.org 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 Donna,
I'm guessing the file isn't very large.
Is it possible to scan all the documents in the file?
I am most interested in seeing what is being filed, a sketch/site plan, and any county comments.

Teresa Moore
Executive Director
Valleys Planning Council
410-337-6877

From: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Sent: Tuesday, September 15, 2020 12:28 PM
To: Teresa Moore <teresa@thevpc.org>
Subject: RE: File for variance case to be heard next week: 2020-0087-A

Hi Ms. Moore,
I am in possession of the file, if you need me to scan anything to you.

Thank you.

Donna Mignon

From: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Sent: Tuesday, September 15, 2020 10:56 AM
To: Teresa Moore <teresa@thevpc.org>; Administrative Hearings <administrativehearings@baltimorecountymd.gov>

Cc: Donna Mignon <dmignon@baltimorecountymd.gov>

Subject: RE: File for variance case to be heard next week: 2020-0087-A

You're more than welcome and no problem.

If possible, please let us know if you need us as we're taking turns working both in the office and teleworking.

Thanks.

From: Teresa Moore <teresa@thevpc.org>

Sent: Tuesday, September 15, 2020 10:51 AM

To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>

Cc: Donna Mignon <dmignon@baltimorecountymd.gov>

Subject: RE: File for variance case to be heard next week: 2020-0087-A

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I will check with the zoning office to see if I can catch the file before it's sent to your office.

Teresa Moore

Executive Director

Valleys Planning Council

410-337-6877

From: Administrative Hearings <administrativehearings@baltimorecountymd.gov>

Sent: Tuesday, September 15, 2020 10:46 AM

To: Teresa Moore <teresa@thevpc.org>

Cc: Donna Mignon <dmignon@baltimorecountymd.gov>

Subject: RE: File for variance case to be heard next week: 2020-0087-A

Good Morning Ms. Moore,

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Please respond to "all" and Donna and I will make sure you get what you need.

Thanks and stay well.

From: Teresa Moore <teresa@thevpc.org>

Sent: Tuesday, September 15, 2020 10:35 AM

To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>

Subject: File for variance case to be heard next week: 2020-0087-A

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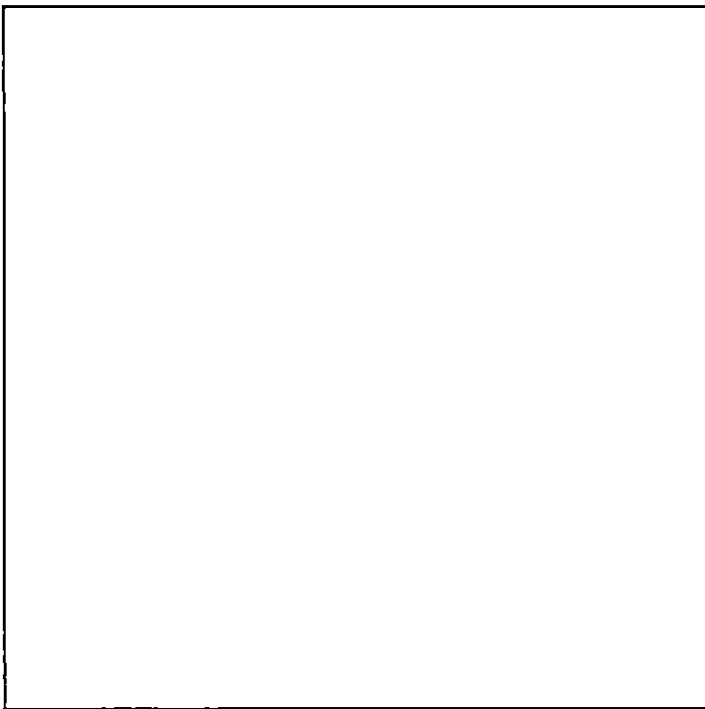
Thanks for your assistance,

Teresa Moore

Executive Director

Valleys Planning Council

410-337-6877



CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

ZAC AGENDA

Case Number: 2020-0087-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Kevin F. McAllister & Julia Martin McAllister
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 200 HOPKINS LN

Location: North side of Chatalonee Hill Road and East 550 to the centerline of Golf Course Road.

Existing Zoning: RC 2, RC 5

Area: 3,556 AC

Proposed Zoning:

VARIANCE:

To permit the height of an accessory structure (garage) of 25 feet in lieu of the required 15 feet per Section 400.3 BCZR.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2020-0088-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Eric Taylor
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 2209 SPARROW POINT RD

Location: South side of Sparrows Point Road West 210 feet to the centerline of Lakeview Avenue.

Existing Zoning: RO

Area: .46 AC

Proposed Zoning:

VARIANCE:

To permit the height of an accessory structure (garage) of 17 feet in lieu of the required 15 feet per Section 400.3 BCZR.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Tuesday, September 15, 2020 9:20 AM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Peter
Last Name	Hoblitzell
Email	thoblitzell@stevenson.edu
Phone	443.314.7125
Address	222 Hopkins Lane
City	Owings Mills
State	Maryland
ZIP Code	21117
Case Number	2020-0087-A
Scheduled Hearing Date	09/22/2020



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 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: 2020-0087-A

200 Hopkins Lane

North side of Chatalonee Hill Road, east of Golf Course Road

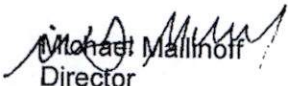
3rd Election District – 2nd Councilmanic District

Legal Owners: Kevin & Julia McAllister

Variance to permit the height of an accessory structure (garage) of 25 ft. in lieu of the required 15 ft. per section.

Hearing: Tuesday, September 22, 2020 at 1:30 p.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.


Michael Mallinoff
Director

MM:kl

C: Mr. & Mrs. McAllister, 200 Hopkins Lane, Owings Mills 21117
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 WED., SEPTEMBER 2, 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: 200 HOPKINS LANE

which is presently zoned RC2 & RC5

Deed References: 32286/421

10 Digit Tax Account # 0318073080

Property Owner(s) Printed Name(s) KEVIN F. McALLISTER & JULIA MARTIN McALLISTER

(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 AT 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):

KEVIN F. McALLISTER JULIA MARTIN McALLISTER
Name #1 - Type or Print Name #2 - Type or Print

X [Signature] X [Signature]
Signature #1 Signature #2

200 HOPKINS LANE OWINGS MILLS MD
Mailing Address City State

21117 410-299-7528 1
Zip Code Telephone # Email Address

KMcALLISTER@ACCESSHOLDINGS.COM
Representative to be contacted:

BRUCE E. DOAK
Name - Type or Print

BRUCE E. DOAK CONSULTING, LLC
Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
Mailing Address City State

21053 410-419-4906 1
Zip Code Telephone # Email Address

BD@BRUCEDOAKCONSULTING.COM

CASE NUMBER 2020-0087-A

Filing Date 3/19/2020

Do Not Schedule Dates:

Reviewer gh

REV. 10/4/11

Event Information

Event: Zoning Hearing - 200 Hopkins Lane
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ec23a5dh46af4fd3fcbfa0bc83197ba92>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e416198b73d0dff844f039e89f3f23b0a>
Date and time: Tuesday, September 22, 2020 1:30 pm
Eastern Daylight Time (New York, GMT-04:00)
Duration: 1 hour
Description: Zoning Hearing
Case No: 2020-0087-A
Address: 200 Hopkins Lane
Owners: Kevin & Julia McAllister
Event number: 172 033 8226
Event password: 1234
Host key: 369274
Alternate Host: Debra Wiley, Henry Ayakwah
Panelist Info:
Panelist password:
Panelist numeric password: 371587
Video Address: 1720338226@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
+1-415-655-0001
[Show all global call-in numbers](#)
Access code: 172 033 8226
Maximum number of registrants: 10000
Destination address after event:
Host Image:
Attendee list available for viewing by: Host, presenter and panelists only
Event material: None
Post-event survey: No
Email configured: Pending, Approved, Rejected

Registration Information

Registration ID required: No
Password required: No
Password:
Approval required: No
Custom registration form: No
After registration, go to URL:

Start Event
You can start
event by clicking
Start Now.

[Start Event](#)

Send Email
You can send
emails by clicking
Send Email

[Send Email](#)[Manage Registrations](#)[Delete Event](#)[Edit Event](#)

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - 200 Hopkins Lane
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e8075d7b35a445c789a36536a8546679f>

Start: Tue 9/22/2020 1:30 PM
End: Tue 9/22/2020 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 the Webex event here.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)
Event number (access code): 172 033 8226

Tuesday, September 22, 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=e8075d7b35a445c789a36536a8546679f>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ed7f8dac24abf9c9531d9fa2bed6>

A rectangular button with a dark background and the text "Start event" in white.

Audio conference information

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

Join from a video system or application

Dial 1720338226@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 371587

If you are a host, click here to view host information:

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e436af65bd7a208c0f34d3fcb141a007a>

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

Search Result for BALTIMORE COUNTY

Donna Mignon

From: Administrative Hearings
Sent: Tuesday, September 15, 2020 10:46 AM
To: Teresa Moore
Cc: Donna Mignon
Subject: RE: File for variance case to be heard next week: 2020-0087-A

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Dear ALJ Office,

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Thanks for your assistance,

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Executive Director
Valleys Planning Council
410-337-6877

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Valleys Planning Council

410-337-6877



Practice social distancing and
wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Donna Mignon

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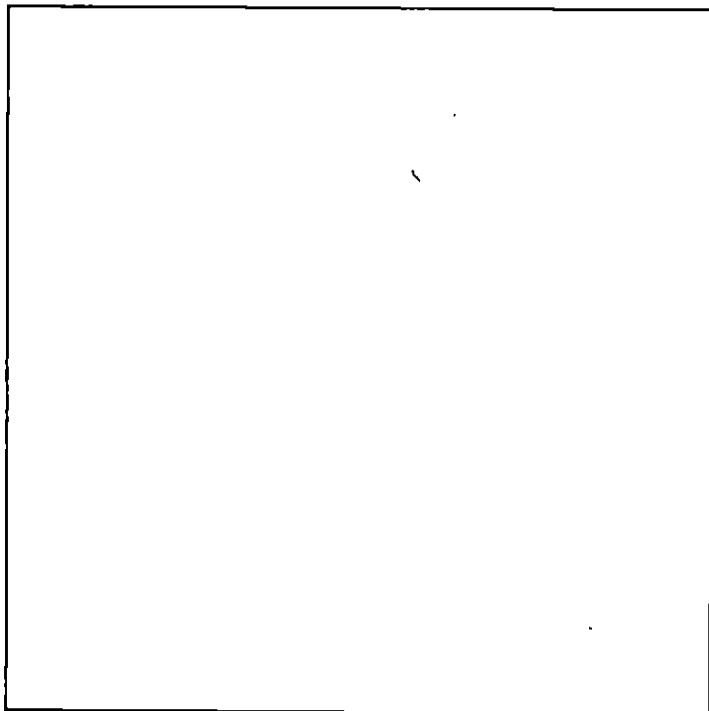
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Teresa Moore

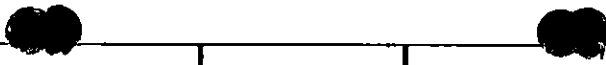
Executive Director

Valleys Planning Council

410-337-6877



CONNECT WITH BALTIMORE COUNTY



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www.baltimorecountymd.gov

9/22 @ 1:30

CASE NO. 2020-

0087-A

CHECKLIST

1 tr
Order ✓

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

4/9

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

N/c

4/8

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

Comment

5/7

FIRE DEPARTMENT

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

Comment
No objection

5/11

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

No objection
or comment

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

SIGN POSTING (1st)

Date:

9/1/20

by

BIDAK

SIGN POSTING (2nd)

Date:

9/18/20

by

"

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any:

*Peter Hadlitzell - 222 Hopkins
Lane - sent req. to testify.

Donna Mignon

From: Administrative Hearings
Sent: Tuesday, September 22, 2020 3:40 PM
To: Toby A. Hoblitzell
Subject: RE: Zoning #2020-0087-A

Good Afternoon,
Our office has received your email and will be given to ALJ Mayhew for his review and consideration.

Thank you.

From: Toby A. Hoblitzell <thoblitzell@stevenson.edu>
Sent: Tuesday, September 22, 2020 3:26 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Cc: 'Laregina626' <maro941@gmail.com>
Subject: Zoning #2020-0087-A

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

Dear Judge Mayhew:

Thank you for allowing me to submit my comments via email, as I was experiencing technical issues earlier. I am the Personal Representative of my late father's estate, and am currently residing in his house located at 222 Hopkins Lane. I have several concerns regarding the construction of the proposed garage at 200 Hopkins Lane.

First, and foremost, I am concerned about an increase in runoff from their property onto mine. We are experiencing an increase in the volume of water dropped by local storms, and the December 20, 2019 "Climate Conditions and Associated Impacts Northwestern Baltimore County" published by the Valleys Planning Council confirms this. My property is directly downhill from 200 Hopkins Lane, and am seeing greater evidence on my property of increased runoff. At the beginning of the hearing I heard Mr. Doak mention that there are plans to install a swimming pool and a pool house. All of these items will increase the paved area behind their home and increase runoff onto my property. In the woods directly behind my house is a network of streams. I'd like to know how Mr. Gutwald determined that the "proposed garage should not have any adverse impacts on the surrounding community".

My second concern is that I will view the rear of the garage from the entire front of my house. Since the primary purpose of the garage is for parking cars, why is it necessary to be 25 feet tall? Certainly a garage 15 feet tall is sufficient to house their vehicles.

Finally, on Mr. Doak's General Site Information sheet he indicates in the Environmental Impact section that the property does not have any underground storage tanks, yet two large propane tanks were installed underground in the proximity of the existing shed when the property was recently renovated.

Thank you for taking the time to read my concerns.

-Peter
Peter Hoblitzell
Associate Director, Financial Aid Systems

Paul Mayhew

From: Paul Mayhew
Sent: Tuesday, September 22, 2020 4:00 PM
To: 'Bruce Doak'
Cc: 'thoblitzell@stevenson.edu'
Subject: FW: Case No. 2020-0087-A
Attachments: 20200922155553978.pdf

Mr. Doak,

As I stated at the end of the hearing in this case, because Mr. Hoblitzell was apparently having technical issues that prevented him from testifying, I would allow him to express any concerns by email and would hold the record open for him to do so. Attached is an email he has sent, which will be admitted as Protestant's Exhibit 1. In fairness to your clients I will allow you until Friday to respond should you desire. Please copy Mr. Hoblitzell on any response you submit. I will then issue my Decision and Order.

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

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

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Tuesday, September 22, 2020 3:56 PM
To: Paul Mayhew <pmayhew@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 09.22.2020 15:55:53 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

Donna Mignon

From: Toby A. Hoblitzell <thoblitzell@stevenson.edu>
Sent: Tuesday, September 22, 2020 2:42 PM
To: Donna Mignon
Subject: RE: Please join the event in progress now: Zoning Hearing - 200 Hopkins Lane

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

OK Donna thank you very much!

From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Tuesday, September 22, 2020 2:14 PM
To: Toby A. Hoblitzell <thoblitzell@stevenson.edu>
Cc: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: Please join the event in progress now: Zoning Hearing - 200 Hopkins Lane

Good Afternoon Toby

Judge Mayhew noticed you were having technical issues. You can email any comments or concerns and the Judge will take them into consideration.

Please email any comments or concerns to : administrativehearings@baltimorecountymd.gov

Thank you.

From: Donna Mignon
Sent: Tuesday, September 22, 2020 2:05 PM
To: 'Toby A. Hoblitzell' <thoblitzell@stevenson.edu>
Subject: RE: Please join the event in progress now: Zoning Hearing - 200 Hopkins Lane

You are welcome.

From: Toby A. Hoblitzell <thoblitzell@stevenson.edu>
Sent: Tuesday, September 22, 2020 2:04 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: Please join the event in progress now: Zoning Hearing - 200 Hopkins Lane

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OK I just called and apparently the meeting has ended. Thanks for your help though.

From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Tuesday, September 22, 2020 2:00 PM
To: Toby A. Hoblitzell <thoblitzell@stevenson.edu>
Subject: RE: Please join the event in progress now: Zoning Hearing - 200 Hopkins Lane

You will have to call in the number that is shows

From: Toby A. Hoblitzell <thoblitzell@stevenson.edu>

Sent: Tuesday, September 22, 2020 1:58 PM

To: Donna Mignon <dmignon@baltimorecountymd.gov>

Subject: RE: Please join the event in progress now: Zoning Hearing - 200 Hopkins Lane

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

Hi Donna:

I got kicked off of the meeting and cannot get back in. It says it's connecting but it's not letting me back in.

-Peter

-----Original Appointment-----

From: Donna Mignon <dmignon@baltimorecountymd.gov>

Sent: Tuesday, September 22, 2020 1:40 PM

Subject: Please join the event in progress now: Zoning Hearing - 200 Hopkins Lane

When: Tuesday, September 22, 2020 1:30 PM-2:30 PM Eastern Time.

Where:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e8075d7b35a445c789a36536a8546679f>

Join my Webex event in progress.

Zoning Hearing - 200 Hopkins Lane

Tuesday, September 22, 2020 1:30 pm, Eastern Daylight Time (New York, GMT-04:00)

Event number (access code): 172 033 8226

Panelist password: The Event has no Panelist Password



Join the audio conference only

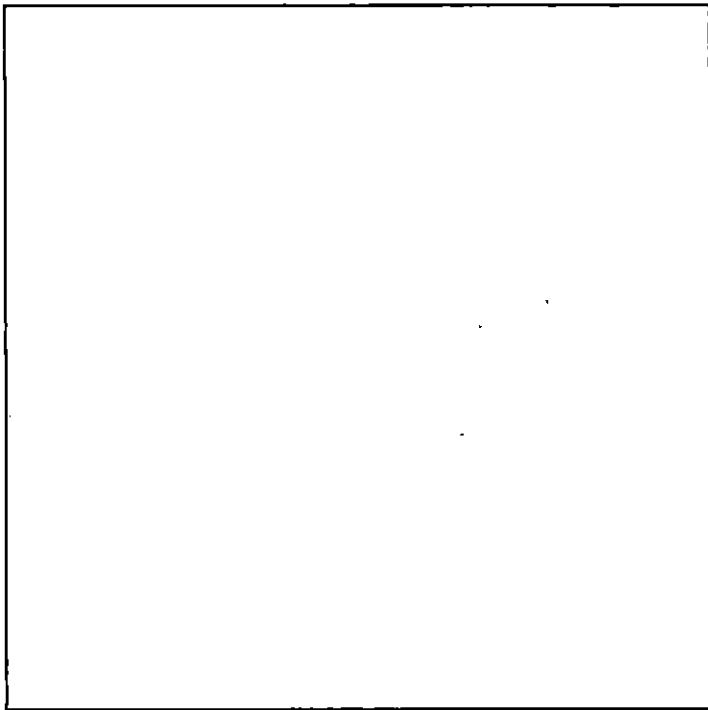
+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1720338226@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Panelist numeric password: 371587

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



CONNECT WITH BALTIMORE COUNTY

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www.baltimorecountymd.gov

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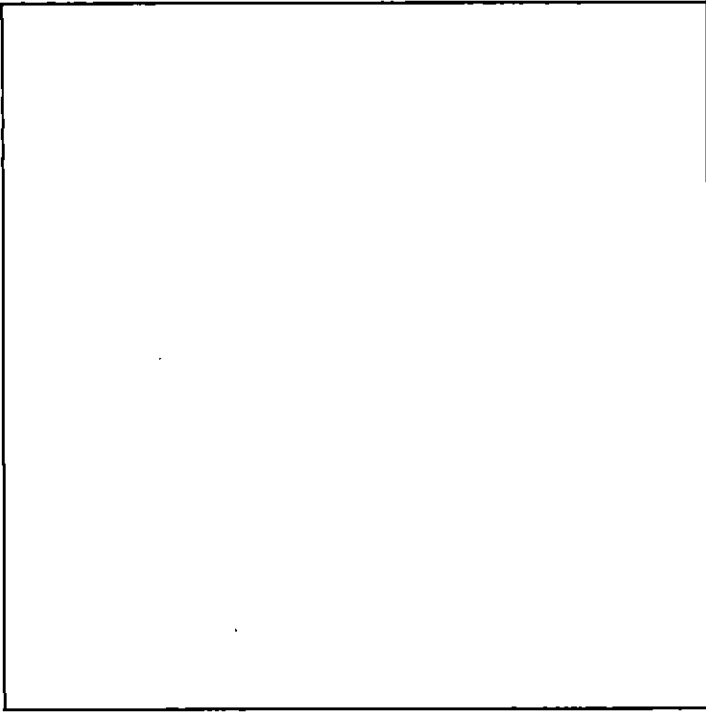
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CONNECT WITH BALTIMORE COUNTY

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www.baltimorecountymd.gov

Donna Mignon

From: Toby A. Hoblitzell <thoblitzell@stevenson.edu>
Sent: Tuesday, September 22, 2020 3:26 PM
To: Administrative Hearings
Cc: 'Laregina626'
Subject: Zoning #2020-0087-A

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

Dear Judge Mayhew:

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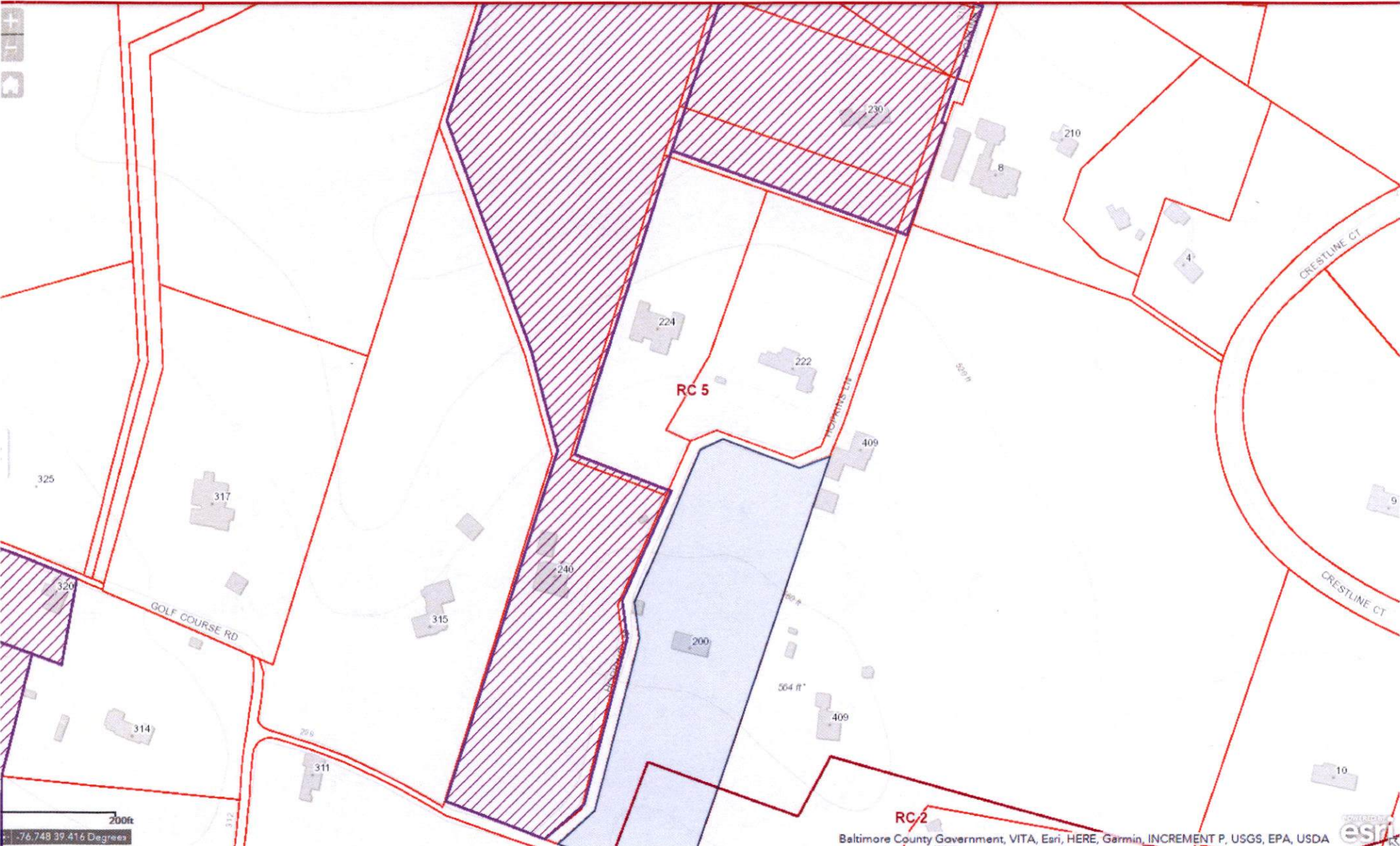
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-Peter
Peter Hoblitzell
Associate Director, Financial Aid Systems
Stevenson University
443.352.4079

PROTESTANT' S

EXHIBIT NO. 1



GENERAL SITE INFORMATION

- Ownership: Kevin F. McAllister & Julia Martin McAllister
200 Hopkins Lane Owings Mills, MD 21117
- Address: 200 Hopkins Lane
- Deed references: SM 32286 / 421
- Area: 3.556 acres (per SDAT)
- Tax Map / Parcel / Tax account #: 68 / 248 / 03-18-073080
- Election District: 3 Councilmanic District: 2
ADC Map: 4577A4 GIS tile: 068A1 Position sheet: 43NW25
Census tract: 407000 Census block: 240054070003006
Schools: Woodholme ES Pikesville MS Owings Mills HS
- The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tiles 068A1 and the information provided by Baltimore County on the internet.
- Improvements: Single family dwelling, shed & parking area. The existing dwelling, shed and parking area will remain.

OFFICE OF ZONING

Zoning: R.C. 2 & R.C. 5
There are no previous zoning cases on the subject parcels.

R.C. 2 CR Setbacks for Residential Buildings

Front: 75 feet from the centerline of the adjoining road
Side / Rear: 35 feet from the property line

ENVIRONMENTAL IMPACT

Watershed: Jones Falls

- The existing dwelling is currently served by a private well and septic system.
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.
- The subject property is not located within a 100 year flood plain.

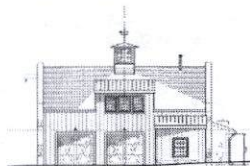
OFFICE OF PLANNING

Regional Planning District: Pikesville District Code: 313

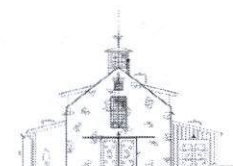
- The subject dwelling is not historic. The subject property is the Greenspring Valley historic district.

PROPOSED DEVELOPMENT

To construct a garage for residential use



EAST ELEVATION



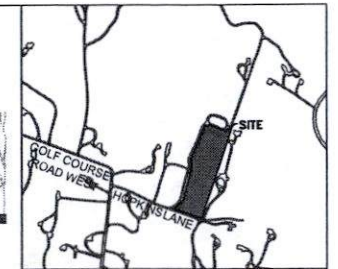
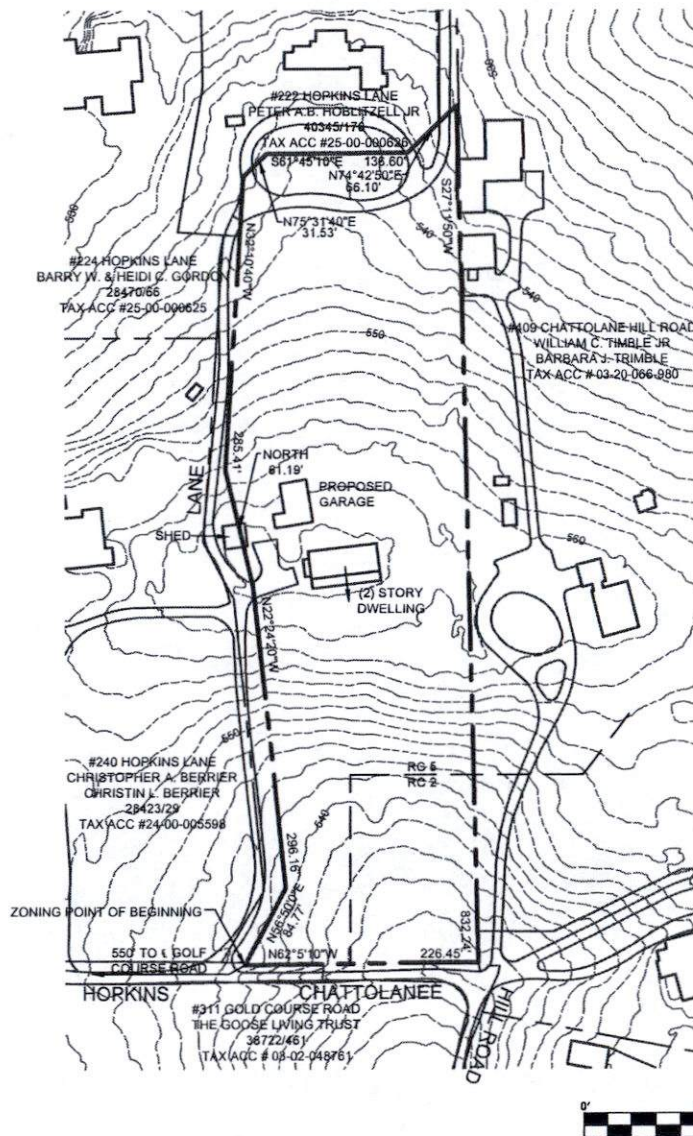
NORTH ELEVATION



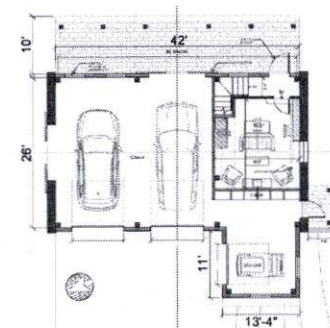
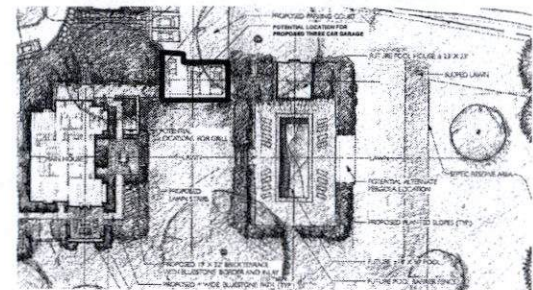
WEST ELEVATION



SOUTH ELEVATION



Vicinity Map - Scale: 1" = 1,000'



1ST FLOOR

REVISION



PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#200 HOPKINS LANE
BALTIMORE COUNTY, MARYLAND
3rd ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT

Date: 3/25/2020

Scale: 1"=120'

PETITIONER'S

EXHIBIT NO. 1



KEY SHEET FOR EXHIBIT PHOTOS

PETITIONER'S

EXHIBIT NO.

2

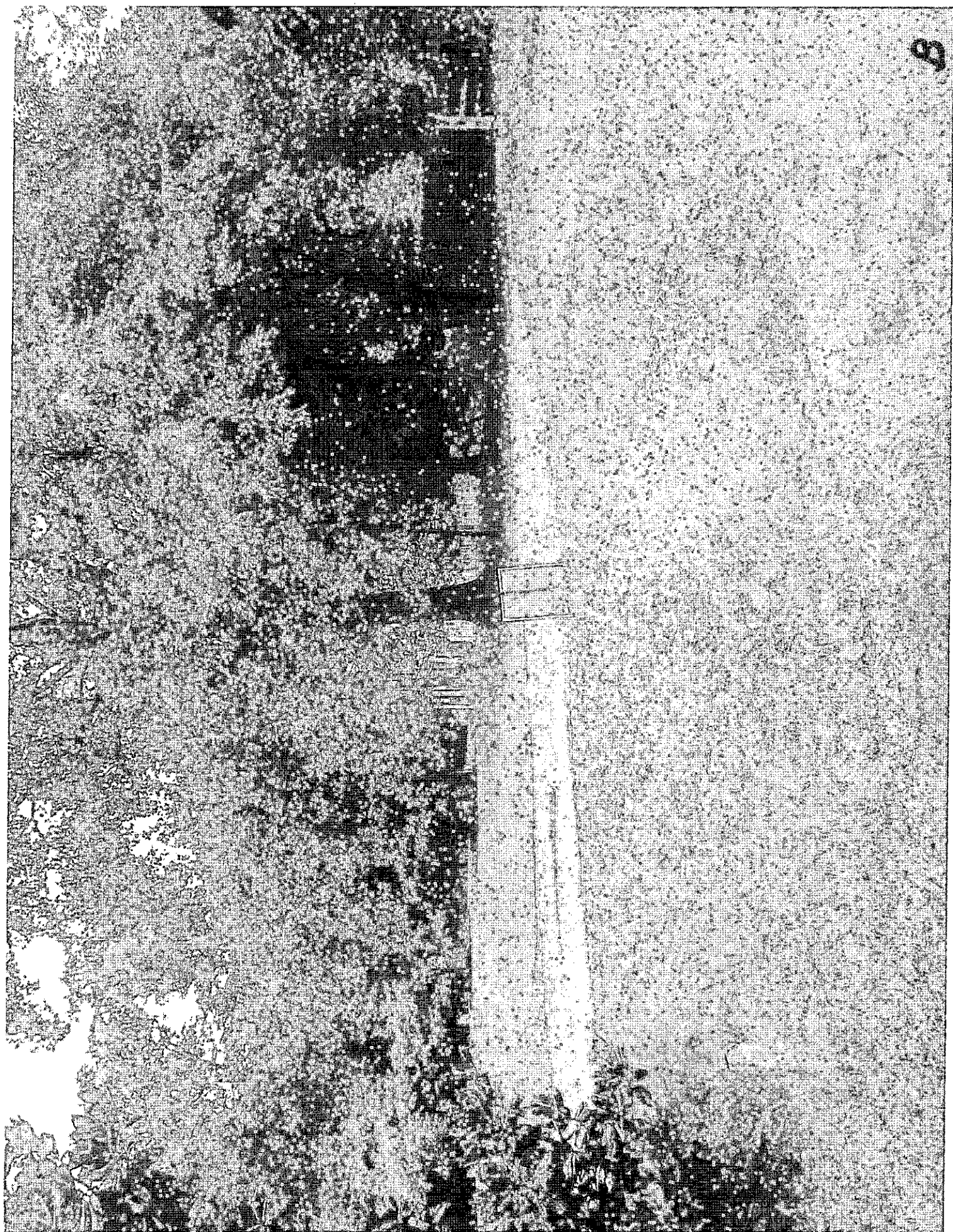


PETITIONER'S

EXHIBIT NO.

3

A

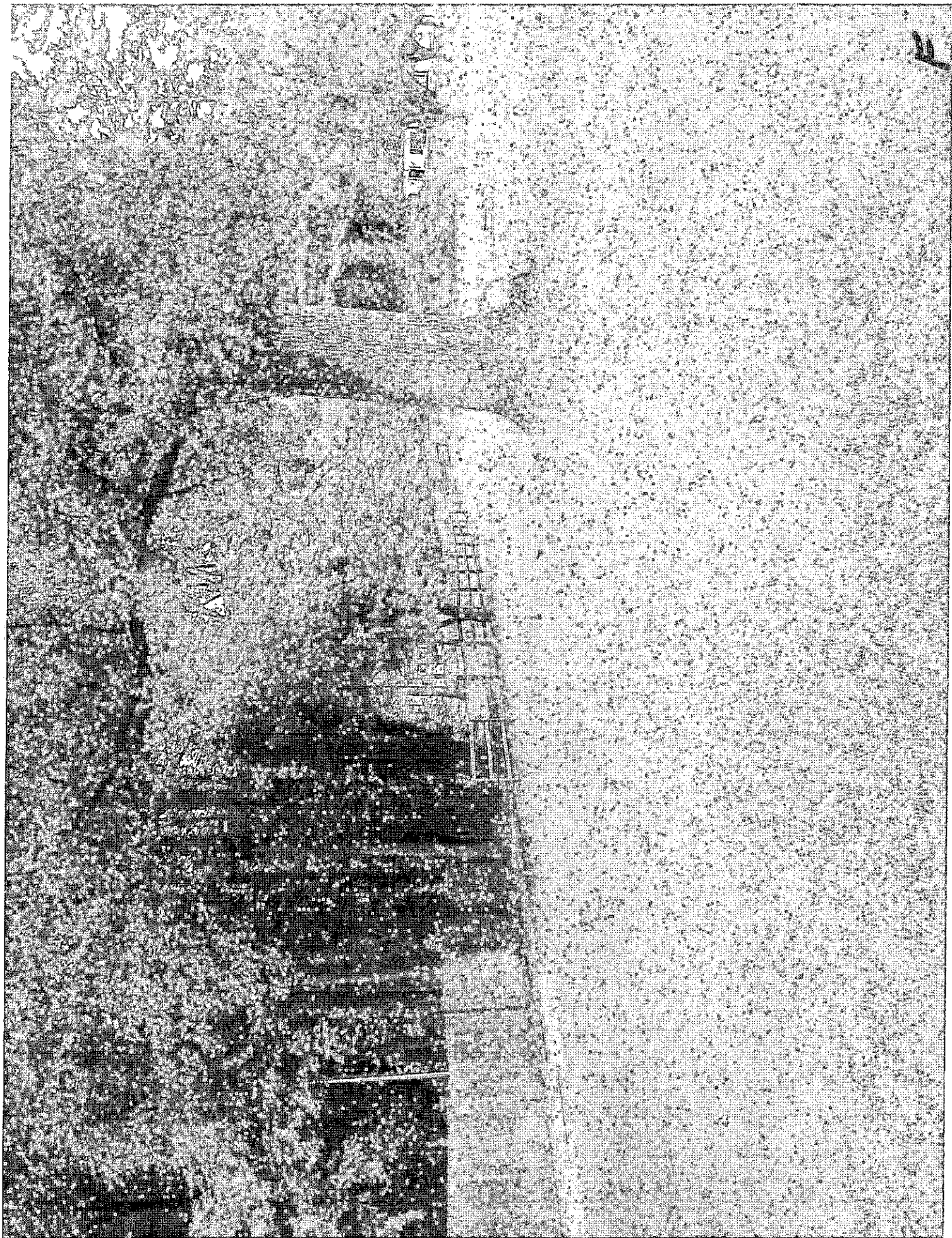


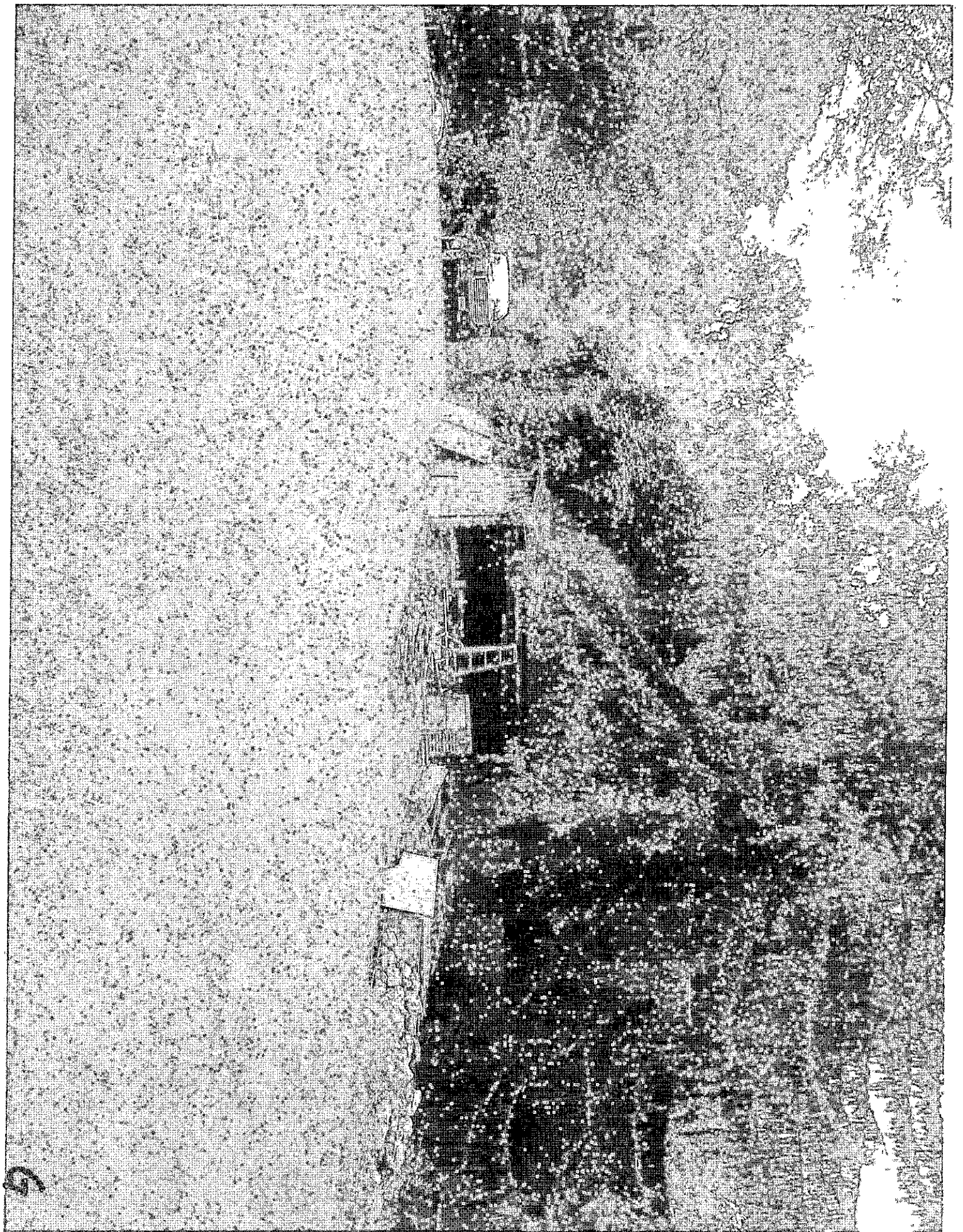


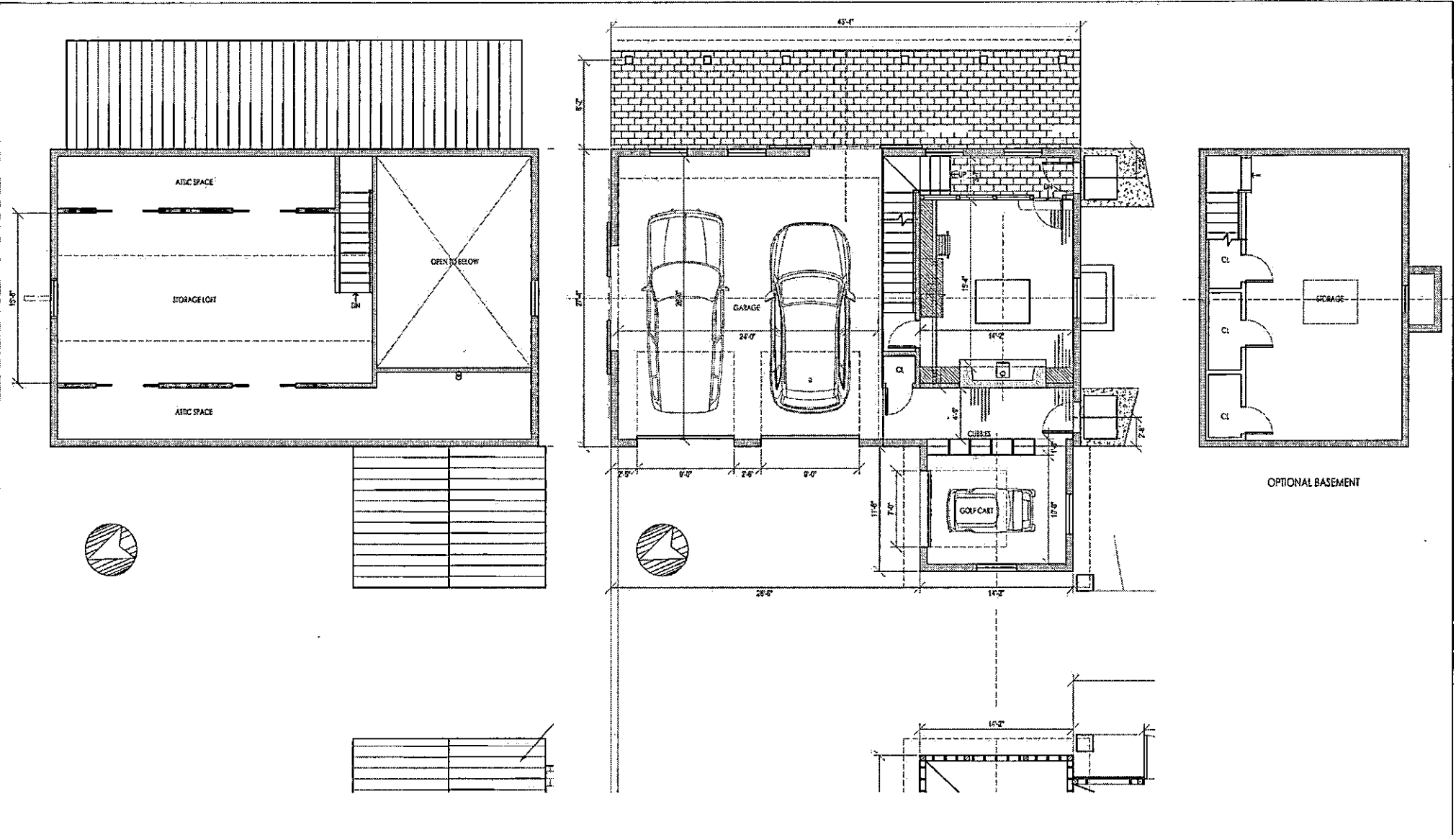


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MCALLISTER RESIDENCE - BARN
LAYOUT
06.18.2020

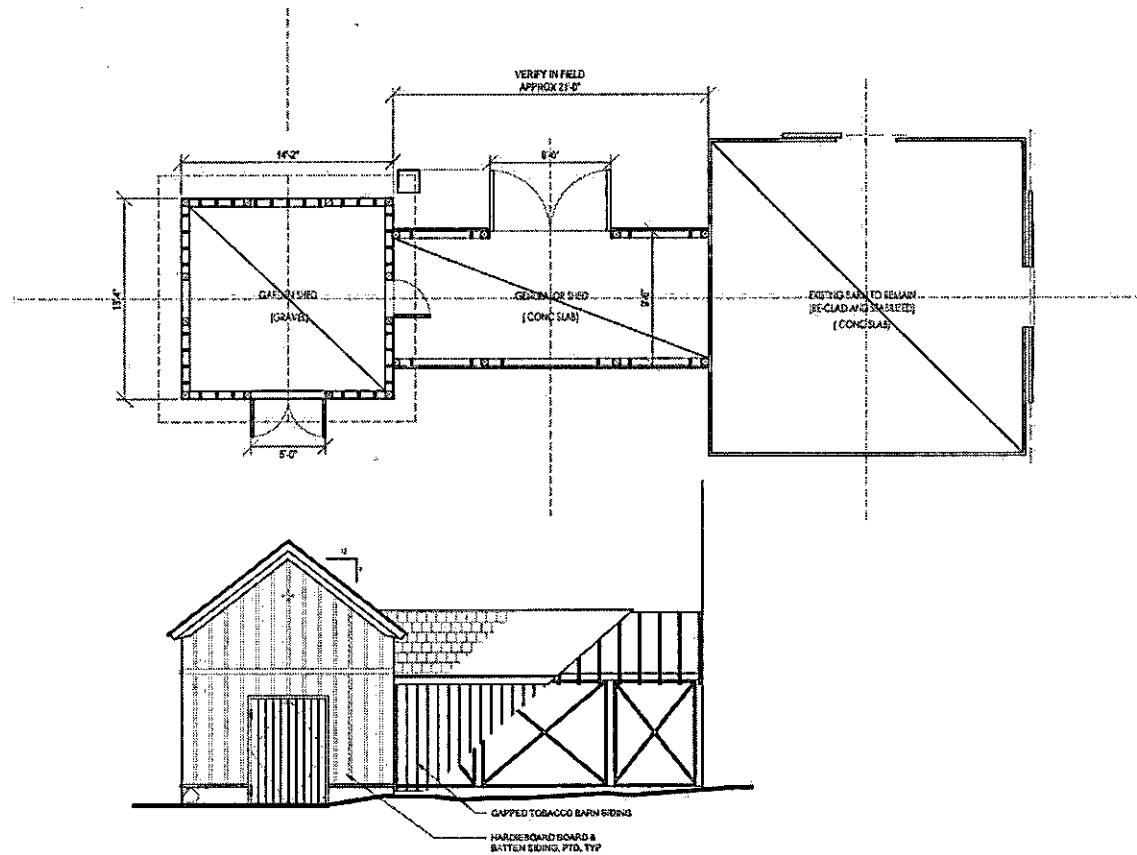
SCHAMU MACHOWSKI + PATTERSON ARCHITECTS, INC
1100 CATHEDRAL STREET, BALTIMORE, MD 21201
TEL 410-685-3582, WWW.S.M.P.-ARCHITECTS.COM



PETITIONER'S

EXHIBIT NO.

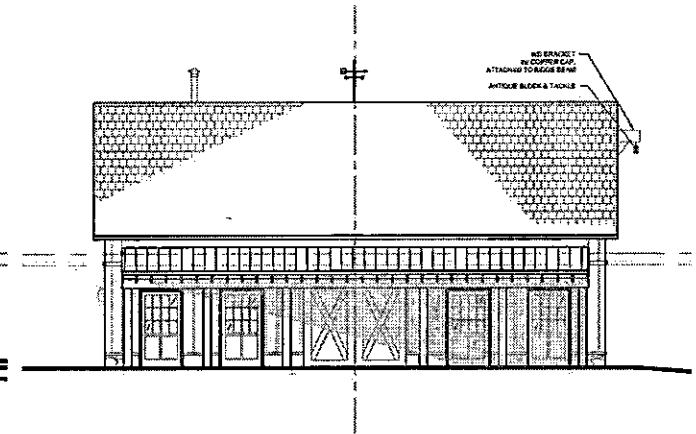
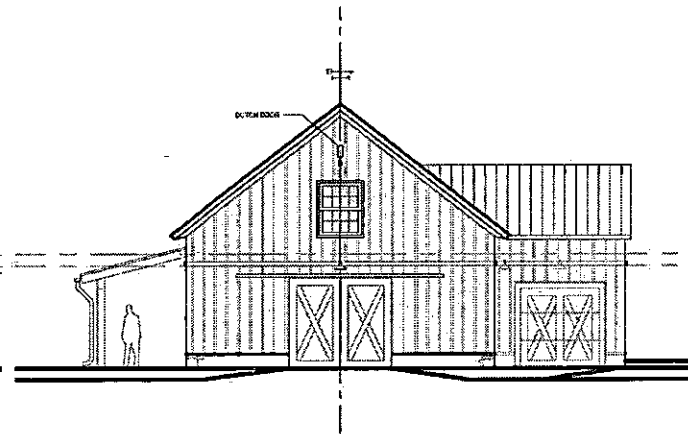
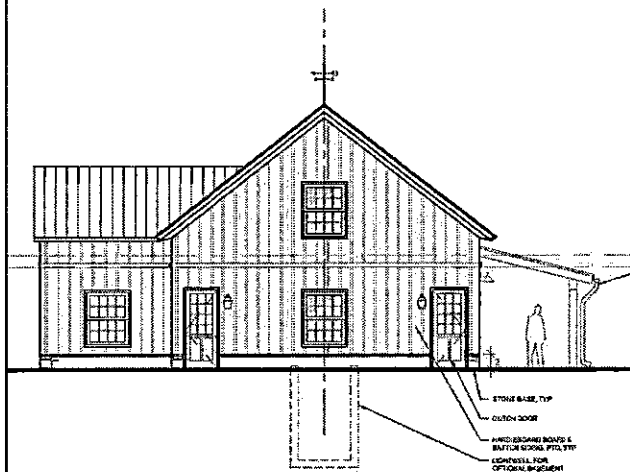
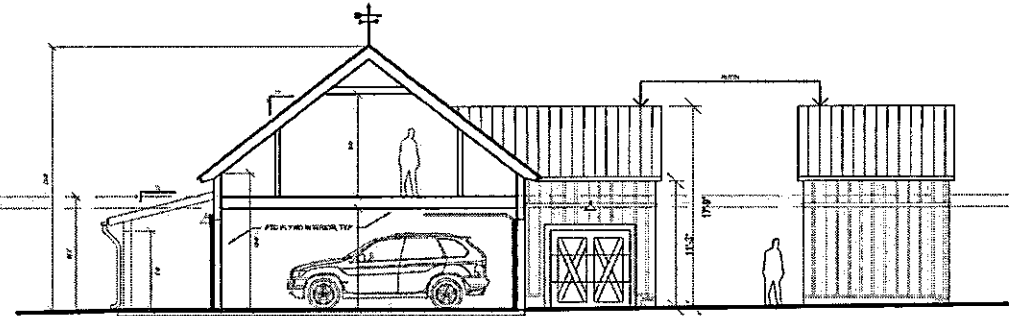
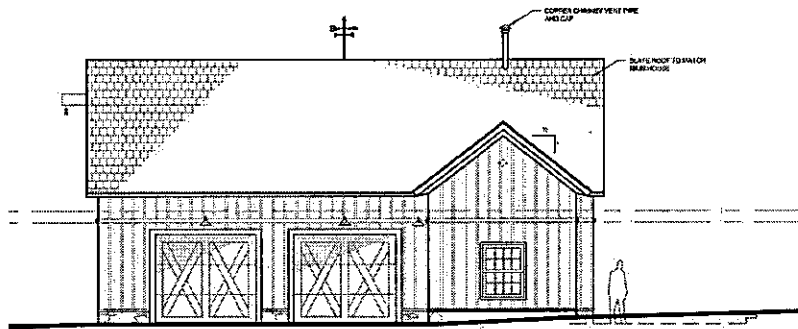
4



MCALLISTER RESIDENCE - BARN
GENERATOR/SHED LAYOUT
 06.18.2020

SCHAMU MACHOWSKI + PATTERSON ARCHITECTS, INC
 1100 CATHEDRAL STREET, BALTIMORE, MD 21201
 TEL 410-685-3582 WWW.SMP-ARCHITECTS.COM





MCALLISTER RESIDENCE - BARN
 ELEVATIONS
 06.18.2020

SCHAMU MACHOWSKI + PATTERSON ARCHITECTS, INC
 1100 CATHEDRAL STREET, BALTIMORE, MD 21201
 TEL 410-685-3582 WWW.SMP-ARCHITECTS.COM



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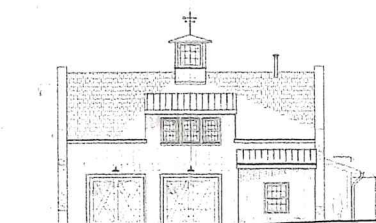
OFFICE OF PLANNING

Regional Planning District: Pikesville District Code: 313

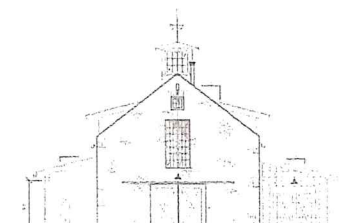
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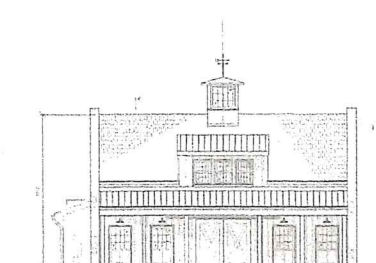
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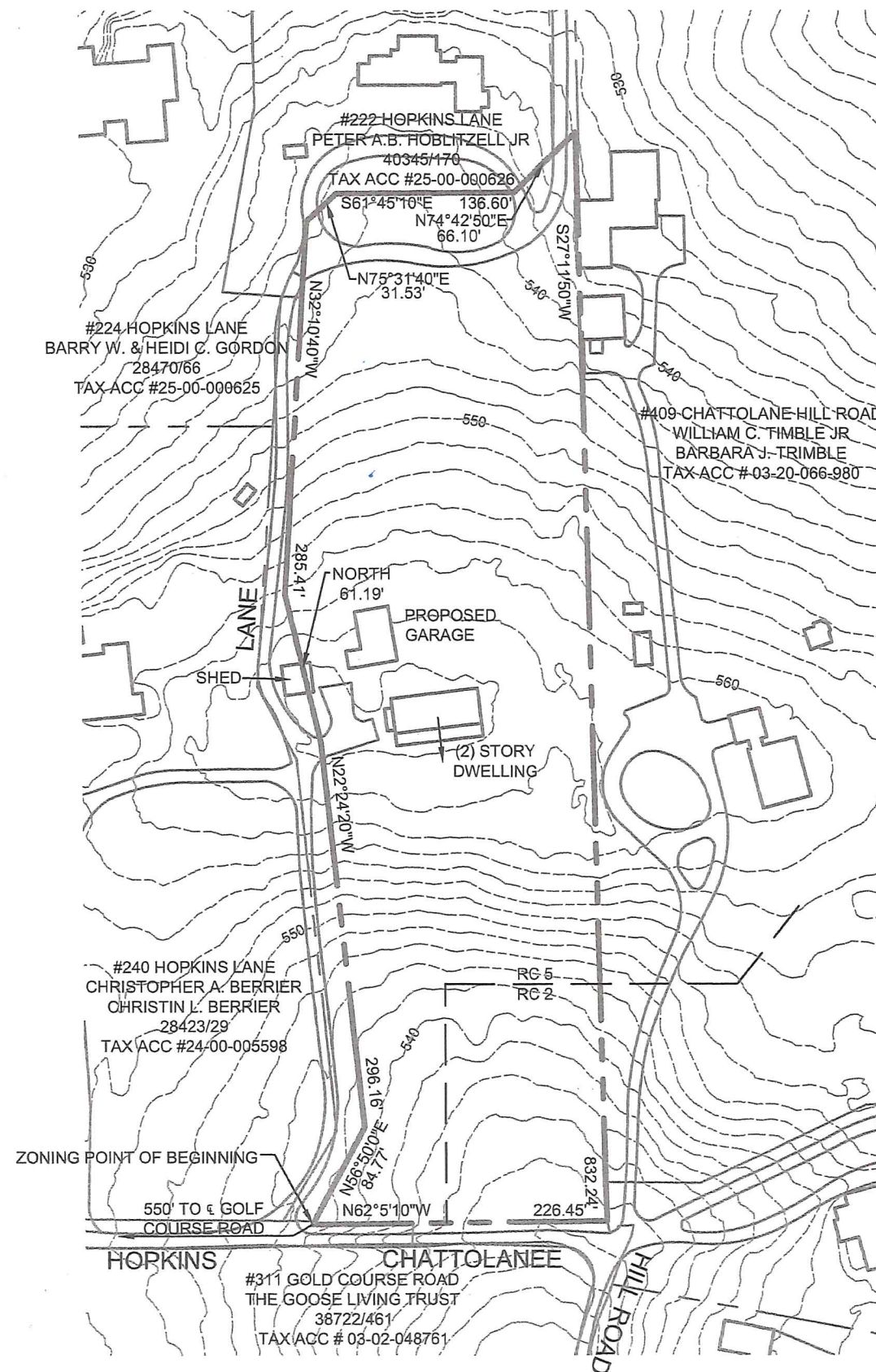
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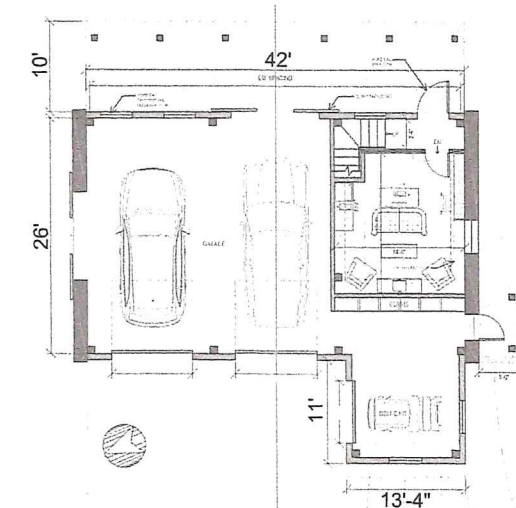
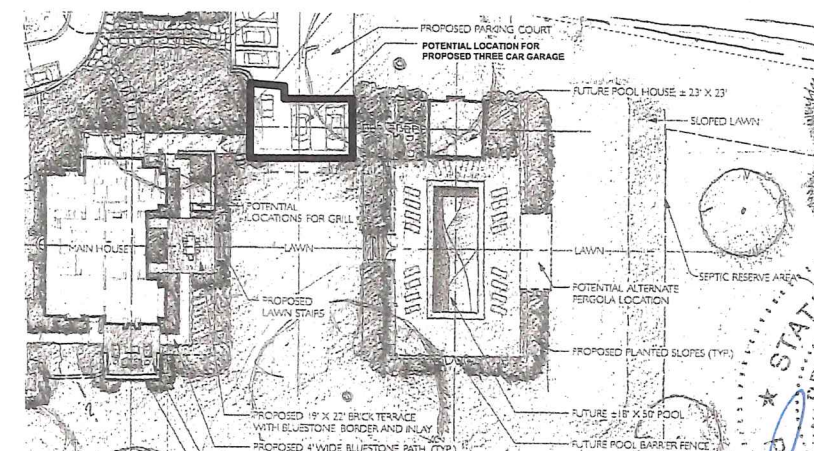
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SOUTH ELEVATION



Vicinity Map - Scale: 1' = 1,000'



1ST FLOOR

REVISION

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
#200 HOPKINS LANE
BALTIMORE COUNTY, MARYLAND
3rd ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT

Date: 3/25/2020

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