

## **M E M O R A N D U M**

**DATE:** October 26, 2020  
**TO:** Zoning Review Office  
**FROM:** Office of Administrative Hearings  
**RE:** Case No. 2020-0089-A- Appeal Period Expired

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The appeal period for the above-referenced case expired on October 23, 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**

**(9137 Field Road)**

3rd Election District

2nd Council District

Matthew J. Thompson &

Stacey R. Thompson

*Legal Owners*

Petitioners

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BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

**CASE NO. 2020-0089-A**

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by Matthew J. Thompson and Stacey R. Thompson for property located at 9137 Field Road. The Petitioners are requesting variance relief from § 400.3 of the Baltimore County Zoning Regulations ("BCZR") to approve an accessory structure (garage) of 19 ft. in lieu of the required 15 ft.

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 Planning ("DOP"). They did not oppose the requested relief, subject to proposed conditions, which will be incorporated into the Order.

Petitioner, Matthew J. Thompson, appeared in support of the requested relief and was assisted by Bruce Doak, a licensed land surveyor, and by Dave Perkins, the builder who is constructing the garage. Vladimir Volinsky, who owns the adjoining properties on either side of the subject property, appeared to voice support for the variance relief. There were no protestants in attendance.

ORDER RECEIVED FOR FILING

Date

By

9/23/20

D. Mignon

The subject property is approximately 2.48 acres and is zoned DR 1. Mr. Doak testified that this and the other properties in the neighborhood are on large lots with mature trees and rolling topography so that the residences are all well screened from each other. He further explained that a permit has already been issued for this garage structure but during construction it was decided that storage would be added above the ground floor, which necessitates raising the height and pitch of the roof.

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

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

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

The rolling topography and dense tree coverage make the subject property unique. The Petitioners will experience practical difficulty and hardship if the variance is denied because they would not be able to construct the necessary storage space. I find that the four foot height variance can be granted within the spirit and intent of the BCZR and without causing harm to the public health, safety, and welfare. This is evidenced by the support voiced by Petitioners' neighbor, and by the lack of opposition from any County agency.

THEREFORE, IT IS ORDERED, this **23rd** 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 19 ft. in lieu of the required 15 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

ORDER RECEIVED FOR FILING

Date

9/23/20

By

*[Signature]*



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 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 sleeping quarters, living area, and kitchen or bathroom facilities, and shall not have a separate utility meter.
- The proposed detached garage shall not be used for commercial purposes.

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

  
\_\_\_\_\_  
PAUL M. MAYHEW  
Managing Administrative Law Judge  
for Baltimore County

PMM/dlm

ORDER RECEIVED FOR FILING

Date

9/23/20

By

Dmignon





# 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 9137 FIELD ROAD

which is presently zoned DR1

Deed References: 31560/189

10 Digit Tax Account # 0303047476

Property Owner(s) Printed Name(s) MATTHEW J. THOMPSON & STACEY R. THOMPSON

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

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

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

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

3.   X   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):

MATTHEW J. THOMPSON / STACEY R. THOMPSON

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

9137 FIELD ROAD PIKEVILLE MO

Mailing Address

City

State

21208

X 443-677-9829 X

Zip Code

Telephone #

Email Address

## Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING LLC

Name - Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MO

Mailing Address

City

State

21053

410-419-4906

Zip Code

Telephone #

Email Address

BD@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 20200689-A

Filing Date 3/3/20

Do Not Schedule Dates: \_\_\_\_\_

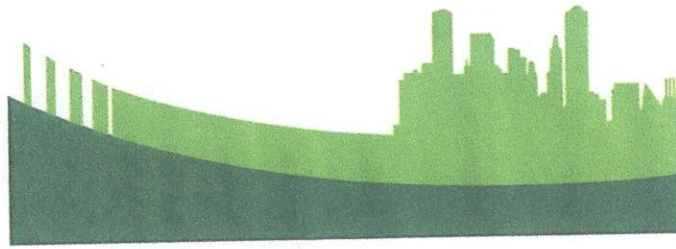
Reviewer gn

Petitions Requested  
For Case # \_\_\_\_\_  
#29137 Field Road

***Variance***

- 1) To permit the height of an accessory structure (garage) of 19 feet in lieu of the required 15 feet per Section 400.3 BCZR

2020-0089-A



## **Zoning Description**

**#29137 Field Road**  
Third Election District Second Councilmanic District  
Baltimore County, Maryland

Beginning at a point on the southwest side of Field Road, 1150 feet from the centerline of McDonough Road.

Being Lot #10 as shown on the plat entitled "Lyon Acres" dated January 20, 1953 and recorded in the land records of Baltimore County in Plat Book 18, page 98.

Containing 2.48 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

2020-0089A



New Time 11:00 AM

# **ZONING NOTICE**

**CASE NO. 2020-0089-A**

**9137 Field 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: TUESDAY SEPTEMBER 22, 2020**

New Time 11:00 AM

**FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS  
PLEASE GO TO [WWW.BALTIMORECOUNTYMDV/ADMINHEARINGS](http://WWW.BALTIMORECOUNTYMDV/ADMINHEARINGS).  
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND  
THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL  
410-887-8868, EXT. 0.**

**REQUESTS: VARIANCE TO PERMIT THE HEIGHT OF AN  
ACCESSORY STRUCTURE (GARAGE) OF 19 FEET IN LIEU  
THE REQUIRED 15 FEET.**

New Time 11:00 AM

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YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND  
THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL  
410-887-3852.**

**REQUEST: VARIANCE TO PERMIT THE HEIGHT OF AN  
ACCESSORY STRUCTURE (GARAGE) OF 19 FEET IN LIEU OF  
THE REQUIRED 15 FEET.**

## Debra Wiley

---

**From:** Bruce Doak <doakfarm@gmail.com>  
**Sent:** Thursday, September 17, 2020 2:22 PM  
**To:** Debra Wiley  
**Subject:** Re: Please Call OAH at 410-887-3868  
**Attachments:** Amended posting cert.pdf; Re-certification of the sign posting.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.

Deb,

I have enclosed a corrected Posting Certificate and also a new Re-certification of the signs for the file. That should make everything with the file OK.

Bruce  
Bruce E. Doak Consulting, LLC  
3801 Baker Schoolhouse Road  
Freeland, MD 21053  
410-419-4906  
[bdoak@bruceedoakconsulting.com](mailto:bdoak@bruceedoakconsulting.com)

On Sep 17, 2020, at 1:43 PM, Debra Wiley <[dwiley@baltimorecountymd.gov](mailto:dwiley@baltimorecountymd.gov)> wrote:

Bruce,

Thank you for the "corrected" sign posting proof, and we will let you know on Monday upon ALJ Mayhew's return from vacation as to what time he's going to proceed.

Thanks again.

---

**From:** Bruce Doak <[doakfarm@gmail.com](mailto:doakfarm@gmail.com)>  
**Sent:** Thursday, September 17, 2020 1:38 PM  
**To:** Debra Wiley <[dwiley@baltimorecountymd.gov](mailto:dwiley@baltimorecountymd.gov)>  
**Cc:** Donna Mignon <[dmignon@baltimorecountymd.gov](mailto:dmignon@baltimorecountymd.gov)>  
**Subject:** Re: Please Call OAH at 410-887-3868

**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.

Deb,

I have corrected the signs and have enclosed photos of them.



Please keep me informed as to Paul's decision on the hearing. I hope that we can still hold the hearing at 11am or 11:30 am. We have been waiting for this hearing for months.

Thanks

Bruce  
Bruce E. Doak Consulting, LLC  
3801 Baker Schoolhouse Road  
Freeland, MD 21053  
410-419-4906  
[bdoak@bruceedoakconsulting.com](mailto:bdoak@bruceedoakconsulting.com)

On Sep 17, 2020, at 11:12 AM, Debra Wiley <[dwiley@baltimorecountymd.gov](mailto:dwiley@baltimorecountymd.gov)> wrote:

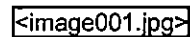
Hi Bruce,

As I cannot leave a voice mail since your mailbox is full, I am sending you this email.

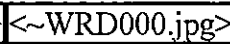
Please call our office to discuss a hearing this coming Tuesday – Case No 2020-0089-A – 9137 Field Road.

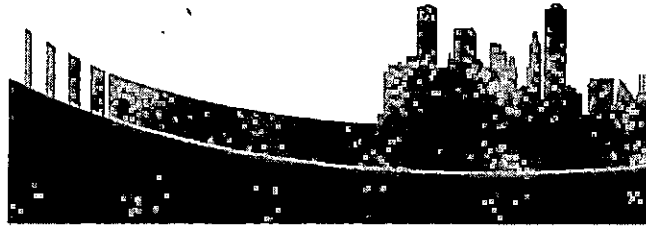
Thanks.

Deb



**CONNECT WITH BALTIMORE COUNTY**

       
[www.baltimorecountymd.gov](http://www.baltimorecountymd.gov)



## CERTIFICATE OF POSTING

September 3, 2020

\_\_\_\_\_ amended for second inspection

Re:

Zoning Case No. 2020- 0089- A

Legal Owner: Matthew & Stacey Thompson

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 9137 Field Road.

The signs were initially posted on **September 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

New Time 11:00 AM

# ZONING NOTICE

CASE NO. 2020-0089-A

9137 Field Road

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

REQUESTS: VARIANCE TO PERMIT THE HEIGHT OF AN  
ACCESSORY STRUCTURE (GARAGE) OF 19 FEET INSTEAD OF  
THE REQUIRED 15 FEET.

New Time 11:00 AM

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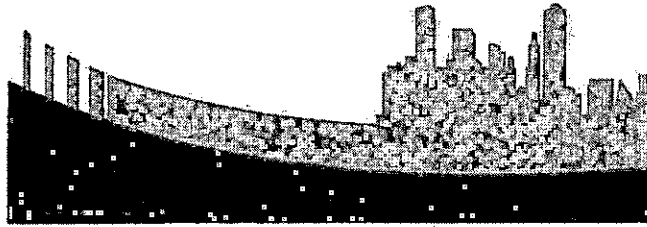
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September 3, 2020

September 17, 2020 amended for second inspection

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Hearing date: September 22, 2020

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The signs were initially posted on September 1, 2020.

The subject property was also inspected on September 17, 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](mailto:bdoak@bruceedoakconsulting.com)

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THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL  
410-887-3868, EXT. 11.**

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New Time 11:00 AM

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YOU WILL BE ASKED TO PROVIDE CONTACT INFORMATION AND  
THE CASE NUMBER PROVIDED. YOU MAY ALSO CALL

410-867-3800.

REQUEST A VARIANCE TO PERMIT THE HEIGHT OF AN

ACCESSORY STRUCTURE (GARAGE) OF 19 FEET IN HEIGHT

BE REQUIRED 15 FEET.

New Time 11:00 AM





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: 2020-0089-A**

9137 Field Road  
South west side of Field Road  
3<sup>rd</sup> Election District – 2<sup>nd</sup> Councilmanic District  
Legal Owners: Matthew & Stacey Thompson

Variance to permit the height of an accessory structure (garage) of 19 feet in lieu of the required 15 feet.

Hearing: Tuesday, September 22, 2020 at 11 a.m.

For information on how to participate in the hearings please go to [www.baltimorecountymd.gov/adminhearings](http://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: Mr. & Mrs. Thompson, 9137 Field Road, Pikesville 21208  
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**



JOHN A. OLSZEWSKI, JR.  
*County Executive*

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

August 24, 2020

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3<sup>rd</sup> Election District – 2<sup>nd</sup> Councilmanic District

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

Michael Mallinoff  
Director

MM:kl

C: Mr. & Mrs. Thompson, 9137 Field Road, Pikesville 21208  
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**

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

Please forward billing to:  
David Perkins, Sr.  
DSP Contracting, Inc.  
4428 Graceton Road  
Pylesville, MD 21132

443-618-9275

---

## NOTICE OF ZONING HEARING

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

RE: PETITION FOR VARIANCE \* BEFORE THE OFFICE  
9137 Field Road; SW/S of Field Road \*  
3<sup>rd</sup> Election & 2<sup>nd</sup> Councilmanic Districts \* OF ADMINSTRATIVE  
Legal Owner(s): Matthew & Stacey Thompson \*  
Petitioner(s) \* HEARINGS FOR  
\* BALTIMORE COUNTY  
\* 2020-089-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

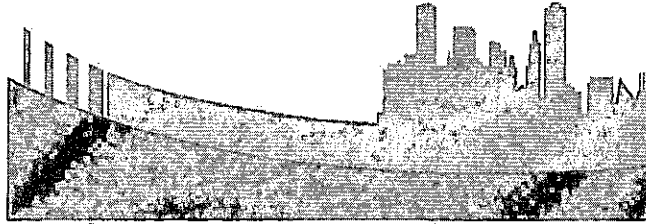
**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 10<sup>th</sup> 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





## CERTIFICATE OF POSTING

August 3, 2020

\_\_\_\_\_ amended for second inspection

Re:

Zoning Case No. 2020- 0089- A

Legal Owner: Matthew & Stacey Thompson

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 **9137 Field Road**.

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](mailto:bdoak@bruceedoakconsulting.com)

# ZONING NOTICE

CASE NO. 2020-0089-A

9137 Field 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: TUESDAY SEPTEMBER 22, 2020  
11:30 AM

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS  
PLEASE GO TO [WWW.BALTIMORECOUNTYMD/GOV/ADMINISTRATIVE/HEARINGS](http://WWW.BALTIMORECOUNTYMD/GOV/ADMINISTRATIVE/HEARINGS).  
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND  
THE CASE NUMBER PROVIDED ABOVE. YOU MAY CALL 410-387-3868  
410-887-3868, EXT. 0.

REQUESTS: VARIANCE TO PERMIT THE HEIGHT OF  
ACCESSORY STRUCTURE (GARAGE) OF 19 FEET IN  
THE REQUIRED 15 FEET.

# **ZONING NOTICE**

**CASE NO. 2020-0089-A**

**9137 Field Road**

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410-887-3868, EXT. 0.**

**REQUESTS: VARIANCE TO PERMIT THE HEIGHT OF AN  
ACCESSORY STRUCTURE (GARAGE) OF 19 FEET IN LIEU OF  
THE REQUIRED 15 FEET.**

**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: 202-0089-A  
Property Address: 9137 FIELD ROAD  
Property Description: LOT 10 LYON ACRES PLATBOOK 18/98  
  
Legal Owners (Petitioners): MATTHEW J. THOMPSON  
Contract Purchaser/Lessee: N/A

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: DAVID S. PERKINS SR.  
Company/Firm (if applicable): DSP CONTRACTING INC.  
Address: 4428 GRACETON ROAD  
PYLESVILLE MD 21132  
  
Telephone Number: 443-618-9275





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

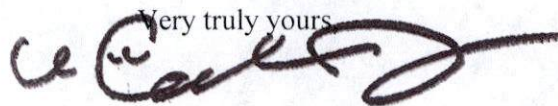
RE: Case Number: 2020-0089-A, 9137 Field Road

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 March 30, 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,  


W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

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

**DATE:** Click here to enter a date.

**FROM:** C. Pete Gutwald  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 20-089

**INFORMATION:**

**Property Address:** 9137 Field Road  
**Petitioner:** Matthew J. & Stacey R. Thompson  
**Zoning:** DR 1  
**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 19 feet in lieu of the required 15 feet.

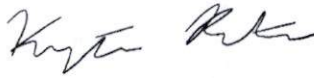
A site visit was conducted on April 27, 2020. The proposed garage is to be placed to the rear of the property, which is wooded and adjacent to I-795. The garage should not have any adverse impacts on the surrounding community.

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.

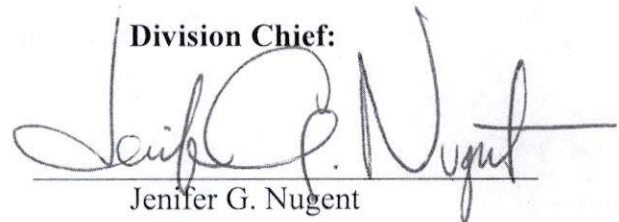
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

**Prepared by:**



Krystle Patchak

**Division Chief:**



Jenifer G. Nugent

CPG/JGN/kma/

Date: 5/7/2020  
Subject: ZAC # 20-089  
Page 2

c: Bill Skibinski

Choose an item.

Bruce E. Doak, Bruce E. Doak Consulting, LLC

Office of the Administrative Hearings

People's Counsel for Baltimore County

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 # 2020-0089-A  
Address 9137 Field Road  
(Thompson Property)

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

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

Reviewer: Steve Ford

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. **2020-0089-A**

**Variance**

**Matthew J. Thompson & Stacey R. Thompson**  
**9137 Field 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](mailto: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



# The Daily Record

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

## PUBLISHER'S AFFIDAVIT

Order #: 11912426  
Case #:  
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0089-A

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: 2020-0089-A**

9137 Field Road

South west side of Field Road

3rd Election District- 2nd Councilmanic District

Legal Owners: Matthew & Stacey Thompson

Variance to permit the height of an accessory structure (garage) of 10 feet in lieu of the required 15 feet.

Hearing: Tuesday, September 22, 2020 at 11 a.m.

For information on how to participate in the hearings please go to [www.baltimorecountymd.gov/adminhearings](http://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

**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

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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

## Panelist List

| Name                              | Email address                  | Phone number | Time Zone     | Language | Locale |
|-----------------------------------|--------------------------------|--------------|---------------|----------|--------|
| donna mignon<br>(Alternate Host)  | dmignon@baltimorecountymd.gov  | 1-           | New York Time | English  | U.S.   |
| henry ayakwah<br>(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.   |
| Matthew and Stacey Thompson       | srendelman@gmail.com           | 1-           | New York Time | English  | U.S.   |
| Paul M. Mayhew                    | pmayhew@baltimorecountymd.gov  | 1-           | New York Time | English  | U.S.   |

9-22-20  
11 AM  
2530-0084-1A

## Debra Wiley

---

**From:** Debra Wiley  
**Sent:** Monday, August 24, 2020 12:58 PM  
**To:** Kristen L Lewis  
**Subject:** Link - 9137 Field Road

**Event:** Zoning Hearing - 9137 Field Road  
**Type:** Listed Event  
**Event address for attendees:** <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e32d904>  
**Event address for panelists:** <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e53fb5d>  
**Date and time:** Tuesday, September 22, 2020 11:00 am  
Eastern Daylight Time (New York, GMT-04:00)  
**Duration:** 1 hour  
**Description:** Zoning Hearing  
9137 Field Road  
Case No. 2020-0089-A  
Matthew & Stacey Thompson  
**Event number:** 172 618 2171  
**Event password:** 1234  
**Host key:** 179694  
**Alternate Host:** donna mignon  
**Panelist Info:**  
**Panelist password:**  
**Panelist numeric password:** 221194  
**Video Address:** 1726182171@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: 172 618 2171

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

## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| <a href="#">View Map</a>                                             | <a href="#">View GroundRent Redemption</a> | <a href="#">View GroundRent Registration</a>                                |
|----------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------|
| <b>Special Tax Recapture:</b> None                                   |                                            |                                                                             |
| <b>Account Identifier:</b> District - 03 Account Number - 0303047476 |                                            |                                                                             |
| Owner Information                                                    |                                            |                                                                             |
| <b>Owner Name:</b>                                                   | THOMPSON MATTHEW J<br>THOMPSON STACEY R    | <b>Use:</b> RESIDENTIAL<br><b>Principal Residence:</b> YES                  |
| <b>Mailing Address:</b>                                              | 9137 FIELD RD<br>BALTIMORE MD 21208-1003   | <b>Deed Reference:</b> /31560/ 00189                                        |
| Location & Structure Information                                     |                                            |                                                                             |
| <b>Premises Address:</b>                                             | 9137 FIELD RD<br>0-0000                    | <b>Legal Description:</b><br><br>LYON ACRES                                 |
| <b>Map:</b> 0067                                                     | <b>Grid:</b> 0017                          | <b>Parcel:</b> 0101                                                         |
| <b>Neighborhood:</b> 3020017.04                                      | <b>Subdivision:</b> 0000                   | <b>Section:</b>                                                             |
| <b>Block:</b>                                                        | <b>Lot:</b> 10                             | <b>Assessment Year:</b> 2020                                                |
|                                                                      |                                            | <b>Plat No:</b> 0018/ 0098                                                  |
| <b>Town:</b> None                                                    |                                            |                                                                             |
| <b>Primary Structure Built</b><br>1955                               | <b>Above Grade Living Area</b><br>2,500 SF | <b>Finished Basement Area</b><br><br><b>Property Land Area</b><br>2.4800 AC |
|                                                                      |                                            | <b>County Use</b><br>04                                                     |
| <b>Stories</b><br>1                                                  | <b>Basement</b><br>NO                      | <b>Type</b><br>STANDARD UNIT                                                |
| <b>Exterior</b><br>BRICK/                                            | <b>Quality</b><br>5                        | <b>Full/Half Bath</b><br>3 full                                             |
| <b>Garage</b>                                                        |                                            |                                                                             |
| <b>Last Notice of Major Improvements</b>                             |                                            |                                                                             |
| Value Information                                                    |                                            |                                                                             |
|                                                                      | <b>Base Value</b>                          | <b>Value</b><br>As of<br>01/01/2020                                         |
|                                                                      |                                            | <b>Phase-in Assessments</b><br>As of<br>07/01/2020                          |
|                                                                      |                                            | As of<br>07/01/2021                                                         |
| <b>Land:</b>                                                         | 119,300                                    | 119,300                                                                     |
| <b>Improvements</b>                                                  | 230,000                                    | 246,000                                                                     |
| <b>Total:</b>                                                        | 349,300                                    | 365,300                                                                     |
| <b>Preferential Land:</b>                                            | 0                                          | 354,633                                                                     |
|                                                                      |                                            | 359,967                                                                     |
|                                                                      |                                            | 0                                                                           |
| Transfer Information                                                 |                                            |                                                                             |
| <b>Seller:</b> ZAFIR DANIEL                                          | <b>Date:</b> 01/04/2012                    | <b>Price:</b> \$385,000                                                     |
| <b>Type:</b> ARMS LENGTH IMPROVED                                    | <b>Deed1:</b> /31560/ 00189                | <b>Deed2:</b>                                                               |
| <b>Seller:</b> ZAFIR DANIEL                                          | <b>Date:</b> 07/12/1990                    | <b>Price:</b> \$0                                                           |
| <b>Type:</b> NON-ARMS LENGTH OTHER                                   | <b>Deed1:</b> /08222/ 00742                | <b>Deed2:</b>                                                               |
| <b>Seller:</b>                                                       | <b>Date:</b>                               | <b>Price:</b>                                                               |
| <b>Type:</b>                                                         | <b>Deed1:</b>                              | <b>Deed2:</b>                                                               |
| Exemption Information                                                |                                            |                                                                             |
| <b>Partial Exempt Assessments:</b>                                   | <b>Class</b>                               | <b>07/01/2020</b>                                                           |
| <b>County:</b>                                                       | 000                                        | 0.00                                                                        |
| <b>State:</b>                                                        | 000                                        | 0.00                                                                        |
| <b>Municipal:</b>                                                    | 000                                        | 0.00 0.00                                                                   |
|                                                                      |                                            | 0.00 0.00                                                                   |
| <b>Special Tax Recapture:</b> None                                   |                                            |                                                                             |
| Homestead Application Information                                    |                                            |                                                                             |
| <b>Homestead Application Status:</b> Approved 05/01/2012             |                                            |                                                                             |
| Homeowners' Tax Credit Application Information                       |                                            |                                                                             |
| <b>Homeowners' Tax Credit Application Status:</b> No Application     |                                            | <b>Date:</b>                                                                |





# 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 9137 FIELD ROAD which is presently zoned DR1  
 Deed References: 315601189 10 Digit Tax Account # 0303047476  
 Property Owner(s) Printed Name(s) MATTHEW J. THOMPSON & STACEY R. THOMPSON

(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):

MATTHEW J. THOMPSON STACEY R. THOMPSON  
 Name #1 - Type or Print Name #2 - Type or Print

☒ [Signature]  
 Signature #1

☒ [Signature]  
 Signature #2

9137 FIELD ROAD PIKESVILLE MD  
 Mailing Address City State

21208 X443-677-9829 X  
 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 1410-919-4906  
 Zip Code Telephone # Email Address

BD@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2020 0689-A Filing Date 3/3/20 Do Not Schedule Dates: Reviewer ga

## Debra Wiley

---

**From:** Debra Wiley  
**Sent:** Monday, August 24, 2020 12:58 PM  
**To:** Kristen L Lewis  
**Subject:** Link - 9137 Field Road

**vent:** Zoning Hearing - 9137 Field Road  
**Type:** Listed Event  
**Event address for attendees:** <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e32d904>  
**Event address for panelists:** <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e53fb5d>  
**Date and time:** Tuesday, September 22, 2020 11:00 am.  
Eastern Daylight Time (New York, GMT-04:00)  
**Duration:** 1 hour  
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+1-415-655-0001  
Show all global call-in numbers  
Access code: 172 618 2171

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

## Panelist List

| Name                             | Email address                  | Phone number | Time Zone     | Language | Locale |
|----------------------------------|--------------------------------|--------------|---------------|----------|--------|
| donna mignon<br>(Alternate Host) | dmignon@baltimorecountymd.gov  | 1-           | New York Time | English  | U.S.   |
| bruce e. doak                    | bdoak@bruceedoakconsulting.com | 1-           | New York Time | English  | U.S.   |
| Matthew and Stacey Thompson      | srendelman@gmail.com           | 1-           | New York Time | English  | U.S.   |
| Paul M. Mayhew                   | pmayhew@baltimorecountymd.gov  | 1-           | New York Time | English  | U.S.   |

**Debra Wiley**

---

9-22-20  
11 AM  
2020-0089-A

**From:** Kristen L Lewis  
**Sent:** Monday, August 24, 2020 12:28 PM  
**To:** Debra Wiley; Donna Mignon  
**Subject:** Webex  
**Attachments:** 20200824121853746.pdf

Hello ladies,

Here is the 3rd one.

Kristen Lewis  
AI – Zoning Review  
410-887-3391

## GENERAL SITE INFORMATION

- Ownership: Matthew J. Thompson & Stacey R. Thompson  
9137 Field Road Pikesville, MD 21208
- Address: 9137 Field Road Pikesville, MD 21208
- Deed references: SA 31560/ 189 Lot 10 "Lyon Acres" PB 18/ 98
- Area: 2.48 acres (per 50AT)
- Tax Map / Parcel / Lot / Tax account #: 67 / 101 / 10 / 03-03-047476
- Election District: 3 Councilmanic District: 2  
ADC Map: 4576J7 GIS file: 067C2 Position sheet: 36NW28  
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 file 067C2 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: DR 1 There are no previous zoning cases on the subject lot.

### Parking Calculations

Required parking spaces: 2

Parking spaces provided on site: 2

### DR 1 Setbacks for Residential Accessory Buildings

Front: Behind the rear of the existing dwelling

Side / Rear: 2.5 feet

## ENVIRONMENTAL IMPACT

Watershed: Gwynns Falls

- The existing dwelling is served by public water and a private 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.

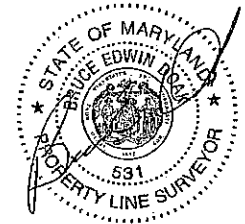
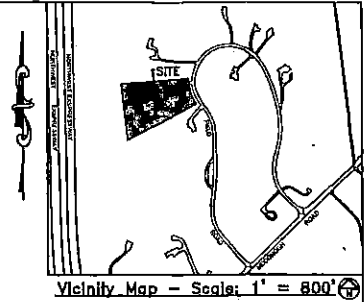
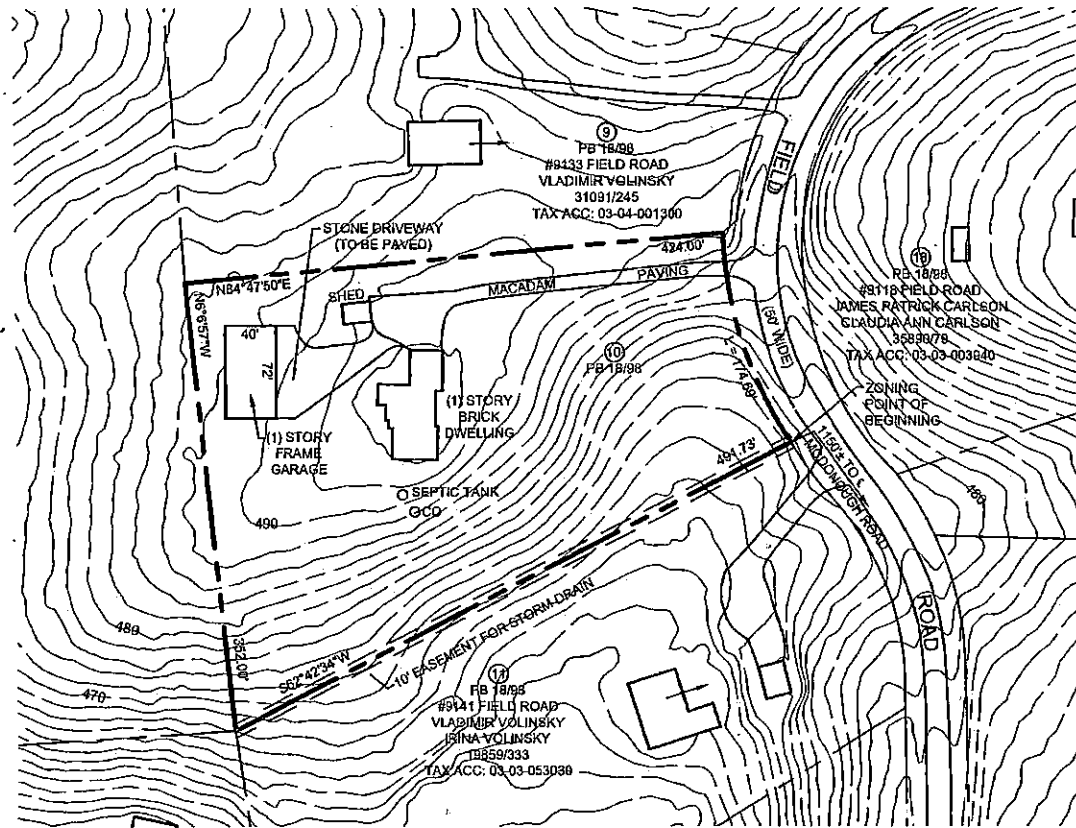
## OFFICE OF PLANNING

Regional Planning District: Pikesville District Code: 313

- The subject dwelling is not historic. The subject property is not in a historic district.

## PROPOSED DEVELOPMENT

To build a garage for residential use by the owners under Baltimore County Building Permit #8963399.

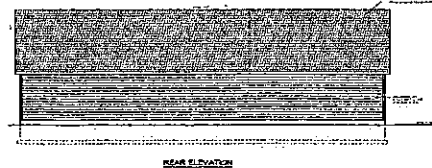
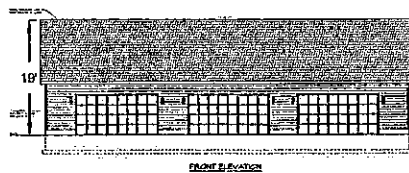


Bruce E. Doak Consulting, LLC  
Land Use Expert and Surveyor  
3801 Baker Schoolhouse Road  
Pikesville, MD 21208  
o 443-900-5335 m 410-419-4906  
bdoak@brucedoakconsulting.com

PLAN TO ACCOMPANY  
A ZONING PETITION  
FOR  
#29137 FIELD ROAD  
BALTIMORE COUNTY, MARYLAND  
3rd ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT

Date: 3/12/2020

Scale: 1"=100'



REVISION

2020-0089-A



# ZAC AGENDA

---

**Case Number:** 2020-0089-A

**Reviewer:** Gary Hucik

**Existng Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL

**Type:** VARIANCE

**Legal Owner:** Matthew J. Thompson & Stacey R. Thompson

**Contract Purchaser:** No Contract Purchaser was set.

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

**Property Address:** 9137 FIELD RD

**Location:** South west side of Field Road.

**Existing Zoning:** DR 1

**Area:** 2.48 AC

**Proposed Zoning:**

VARIANCE:

To permit the height of an accessory structure (garage) of 19 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

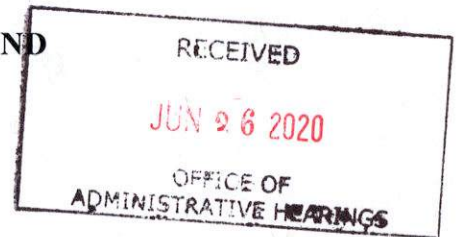
**Closing Date:**

**Miscellaneous Notes:**

---

**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 # 2020-0089-A  
Address 9137 Field Road  
(Thompson Property)

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

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

Reviewer: Steve Ford

## Debra Wiley

---

**From:** Debra Wiley  
**Sent:** Thursday, September 17, 2020 12:17 PM  
**To:** Donna Mignon  
**Subject:** SIGN POSTING - Case No. 2020-0089-A - 9137 Field Road

Hi Donna,

Just got off the phone with Bruce Doak who will go out to the property today and change the time.

I've asked him to send us proof for the file, and that I'm not sure how Paul wants to proceed whether 11, 11:15 or 11:30. He understands.

## Debra Wiley

---

**From:** Debra Wiley  
**Sent:** Thursday, September 17, 2020 11:12 AM  
**To:** 'Bruce Doak'  
**Cc:** Donna Mignon  
**Subject:** Please Call OAH at 410-887-3868

Hi Bruce,

As I cannot leave a voice mail since your mailbox is full, I am sending you this email.

Please call our office to discuss a hearing this coming Tuesday – Case No 2020-0089-A – 9137 Field Road.

Thanks.

Deb

## Debra Wiley

---

**From:** Debra Wiley  
**Sent:** Thursday, September 17, 2020 11:05 AM  
**To:** 'volinsky101@comcast.net'  
**Subject:** Site Plan for Case No. 2020-0089-A - 9137 Field Road  
**Attachments:** 20200917110728129.pdf

Mr. Volinsky,

Per our telephone conversation, please find attached a copy of the site plan (via 2 pages).

Have a great and safe day !

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

**From:** adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>  
**Sent:** Thursday, September 17, 2020 11:07 AM  
**To:** Debra Wiley <dwiley@baltimorecountymd.gov>  
**Subject:** Message from "RNP002673F6C9D3"

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

Scan Date: 09.17.2020 11:07:28 (-0400)  
Queries to: adminhearingscpr@baltimorecountymd.gov



## Debra Wiley

---

**From:** Debra Wiley  
**Sent:** Thursday, September 17, 2020 1:48 PM  
**To:** Paul Mayhew  
**Cc:** Donna Mignon  
**Subject:** Case No. 2020-0089-A - Tuesday, September 22 at 10 AM

Paul,

Just a heads up that the above case's sign posting incorrectly reflected 11:30 AM instead of 11 AM. Bruce Doak went out today to correct it but we had a telephone call from a citizen earlier this morning bringing this to our attention.

Not sure what time you'll want to start the hearing so that everyone can be included.

Told Bruce we'd wait until your return on Monday and get back to him.

Thanks.

## Debra Wiley

---

**From:** Debra Wiley  
**Sent:** Thursday, September 17, 2020 1:43 PM  
**To:** 'Bruce Doak'  
**Cc:** Donna Mignon  
**Subject:** RE: Please Call OAH at 410-887-3868

Bruce,

Thank you for the "corrected" sign posting proof, and we will let you know on Monday upon ALJ Mayhew's return from vacation as to what time he's going to proceed.

Thanks again.

---

**From:** Bruce Doak <doakfarm@gmail.com>  
**Sent:** Thursday, September 17, 2020 1:38 PM  
**To:** Debra Wiley <dwiley@baltimorecountymd.gov>  
**Cc:** Donna Mignon <dmignon@baltimorecountymd.gov>  
**Subject:** Re: Please Call OAH at 410-887-3868

**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.

Deb,

I have corrected the signs and have enclosed photos of them.

Please keep me informed as to Paul's decision on the hearing. I hope that we can still hold the hearing at 11 am or 11:30 am. We have been waiting for this hearing for months.

Thanks

Bruce  
Bruce E. Doak Consulting, LLC  
3801 Baker Schoolhouse Road  
Freeland, MD 21053  
410-419-4906  
[bdoak@bruceedoakconsulting.com](mailto:bdoak@bruceedoakconsulting.com)

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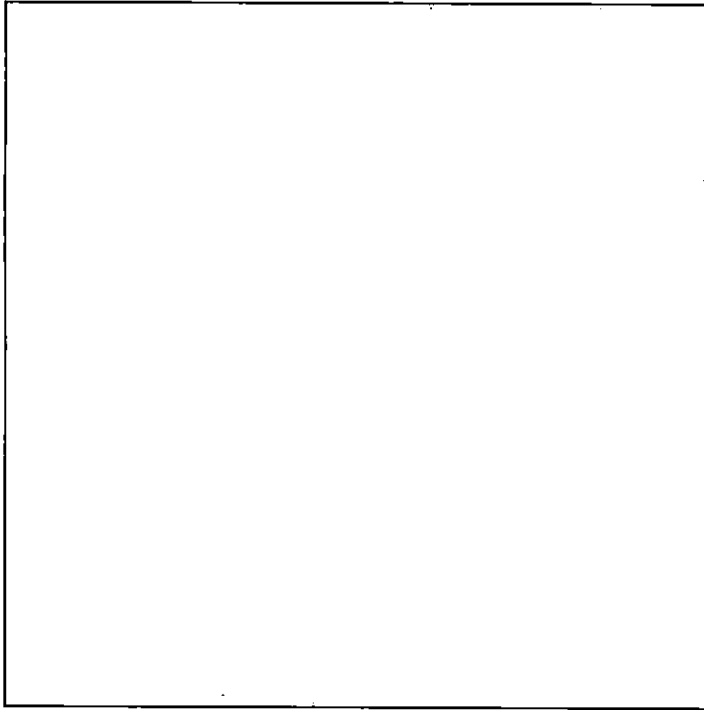
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Please call our office to discuss a hearing this coming Tuesday – Case No 2020-0089-A – 9137 Field Road.

Thanks.

Deb



**CONNECT WITH BALTIMORE COUNTY**

|  |  |  |  |  |  |
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|  |  |  |  |  |  |
|--|--|--|--|--|--|

[www.baltimorecountymd.gov](http://www.baltimorecountymd.gov)

## Donna Mignon

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Please call our office to discuss a hearing this coming Tuesday – Case No 2020-0089-A – 9137 Field Road.

Thanks.

Deb



Practice social distancing and  
wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



## Debra Wiley

---

**From:** Debra Wiley  
**Sent:** Thursday, September 17, 2020 1:52 PM  
**To:** 'volinsky101@comcast.net'  
**Subject:** RE: Site Plan for Case No. 2020-0089-A - 9137 Field Road

Mr. Volinsky,

You're welcome and thank you for the sign photo.

**From:** volinsky101@comcast.net <volinsky101@comcast.net>  
**Sent:** Thursday, September 17, 2020 1:49 PM  
**To:** Debra Wiley <dwiley@baltimorecountymd.gov>  
**Subject:** Re: Site Plan for Case No. 2020-0089-A - 9137 Field Road

**CAUTION:** This message from volinsky101@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.

Ms. Wiley,

I appreciate the info. Please see attached photo of the hearing sign.

Thank you  
Vlad Volinsky

On Sep 17, 2020 11:05 AM, Debra Wiley <dwiley@baltimorecountymd.gov> wrote:

Mr. Volinsky,

Per our telephone conversation, please find attached a copy of the site plan (via 2 pages).

Have a great and safe day !

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

**From:** adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>  
**Sent:** Thursday, September 17, 2020 11:07 AM  
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Scan Date: 09.17.2020 11:07:28 (-0400)  
Queries to: [adminhearingscpr@baltimorecountymd.gov](mailto:adminhearingscpr@baltimorecountymd.gov)

[<http://www.baltimorecountymd.gov/sebin/g/i/signature-covid-mask.gif>] <<https://www.baltimorecountymd.gov/news/coronavirus.html>>



# ZONING NOTICE

CASE NO. 2020-0089-A

9137 Field Road

THE ADMINISTRATIVE LAW JUDGE OF CALIFORNIA COUNTY, BY  
AUTHORITY OF THE ZONING ACT AND REGULATIONS OF  
CALIFORNIA COUNTY, WILL HOLD A VIRTUAL HEARING ON THE  
PROPERTY DESCRIBED

DATE & TIME: TUESDAY SEPTEMBER 22, 2020

11:30 AM

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS  
PLEASE GO TO [WWW.BALTA.ORG/COMMUNITY-AND-ADMINISTRATION](http://WWW.BALTA.ORG/COMMUNITY-AND-ADMINISTRATION)  
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND  
THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL  
410-257-1320, EXT. 0

REQUEST: VARIANCE TO PERMIT THE HEIGHT OF AN  
ACCESSORY STRUCTURE (GARAGE) OF 19 FEET IN LIEU OF  
THE REQUIRED 15 FEET.

9/22  
11 AM

## Donna Mignon

---

**From:** Bruce Doak <doakfarm@gmail.com>  
**Sent:** Tuesday, September 22, 2020 9:46 AM  
**To:** Donna Mignon  
**Cc:** David Perkins  
**Subject:** Case #2020-0089-A request for a panelist

**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,

Dave Perkins is the builder that I need to testify. He says he has not received a panelist invite.

Please send him an invite. [david@dspcontracting.com](mailto:david@dspcontracting.com)

Bruce  
Bruce E. Doak Consulting, LLC  
3801 Baker Schoolhouse Road  
Freeland, MD 21053  
410-419-4906  
[bdoak@bruceedoakconsulting.com](mailto:bdoak@bruceedoakconsulting.com)

## Panelist List

| Name                              | Email address                  | Phone number | Time Zone     | Language | Locale |
|-----------------------------------|--------------------------------|--------------|---------------|----------|--------|
| donna mignon<br>(Alternate Host)  | dmignon@baltimorecountymd.gov  | 1-           | New York Time | English  | U.S.   |
| henry ayakwah<br>(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.   |
| David Perkins                     | david@dspcontracting.com       | 1-           | New York Time | English  | U.S.   |
| Matthew and Stacey Thompson       | srendelman@gmail.com           | 1-           | New York Time | English  | U.S.   |
| Paul M. Mayhew                    | pmayhew@baltimorecountymd.gov  | 1-           | New York Time | English  | U.S.   |
| Vlad Volinsky                     | volinsky101@comcast.net        | 1-           | New York Time | English  | U.S.   |

## Donna Mignon

---

**From:** David Perkins <david@dspcontracting.com>  
**Sent:** Tuesday, September 22, 2020 9:58 AM  
**To:** Bruce Doak; Donna Mignon  
**Cc:** anchorwaterproofing@gmail.com  
**Subject:** RE: Case #2020-0089-A request for a panelist

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

Hello all. The property owner Matt Thompson also says he didn't receive the invite. He is cc'd on this email. I am sorry for the last minute requests.

Regards

David Perkins Sr

Sent from Mail for Windows 10

---

**From:** Bruce Doak  
**Sent:** Tuesday, September 22, 2020 9:46 AM  
**To:** Donna Mignon  
**Cc:** David Perkins  
**Subject:** Case #2020-0089-A request for a panelist

Donna,

Dave Perkins is the builder that I need to testify. He says he has not received a panelist invite.

Please send him an invite. [david@dspcontracting.com](mailto:david@dspcontracting.com)

Bruce  
Bruce E. Doak Consulting, LLC  
3801 Baker Schoolhouse Road  
Freeland, MD 21053  
410-419-4906  
[bdoak@bruceedoakconsulting.com](mailto:bdoak@bruceedoakconsulting.com)

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| henry ayakwah<br>(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.   |
| David Perkins                     | david@dspcontracting.com       | 1-           | New York Time | English  | U.S.   |
| Matt Thompson                     | anchorwaterproofing@gmail.com  | 1-           | New York Time | English  | U.S.   |
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| Paul M. Mayhew                    | pmayhew@baltimorecountymd.gov  | 1-           | New York Time | English  | U.S.   |
| Vlad Volinsky                     | volinsky101@comcast.net        | 1-           | New York Time | English  | U.S.   |

## Donna Mignon

---

**From:** Donna Mignon  
**Sent:** Monday, September 21, 2020 3:45 PM  
**To:** Debra Wiley  
**Subject:** Case No; 2020-0089-A

**Importance:** High

Hey There,

Can you please invite this person, he is the neighbor who caught the wrong time.

He has questions and I told him it is best to be present at the hearing.

The hearing is at 9/22/2020 at 11:30 and I told him to make sure he went on at 11:00 to make sure what the Judge says. He is the one you spoke to the other day and he sent you a photo.

Vlad Volinsky  
[volinsky101@comcast.net](mailto:volinsky101@comcast.net)

Thank you.

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



## Panelist List

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|-----------------------------------|--------------------------------|--------------|---------------|----------|--------|
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| Vlad Volinsky                     | volinsky101@comcast.net        | 1-           | New York Time | English  | U.S.   |

**Donna Mignon**

---

**From:** Donna Mignon  
**Sent:** Monday, September 21, 2020 10:46 AM  
**To:** 'volinsky101@comcast.net'  
**Subject:** 2020-0080-A - 9137 Field Road

Dear Mr. Volinsky,

I wanted to let you know that we spoke to ALJ Mayhew regarding the hearing time on the above case.

ALJ Mayhew indicated that he will go on at 11:00 and advise that they will wait until 11:30 to have the actual hearing since there was a mistake in the sign posting.

Thank you.

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:** Donna Mignon  
**Sent:** Monday, September 21, 2020 10:47 AM  
**To:** 'Bruce Doak'  
**Subject:** Case No: 2020-0089-A 9137 Field Road

**Importance:** High

Dear Bruce:

I wanted to let you know that we spoke to ALJ Mayhew regarding the hearing time on the above case. ALJ Mayhew indicated that he will go on at 11:00 and advise that they will wait until 11:30 to have the actual hearing since there was a mistake in the sign posting.

Thank you.

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

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:** Debra Wiley  
**Sent:** Thursday, September 17, 2020 1:48 PM  
**To:** Paul Mayhew  
**Cc:** Donna Mignon  
**Subject:** Case No. 2020-0089-A - Tuesday, September 22 at 10 AM

Paul,

Just a heads up that the above case's sign posting incorrectly reflected 11:30 AM instead of 11 AM. Bruce Doak went out today to correct it but we had a telephone call from a citizen earlier this morning bringing this to our attention.

Not sure what time you'll want to start the hearing so that everyone can be included.

Told Bruce we'd wait until your return on Monday and get back to him.

Thanks.

## Donna Mignon

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**From:** Bruce Doak <doakfarm@gmail.com>  
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Deb,

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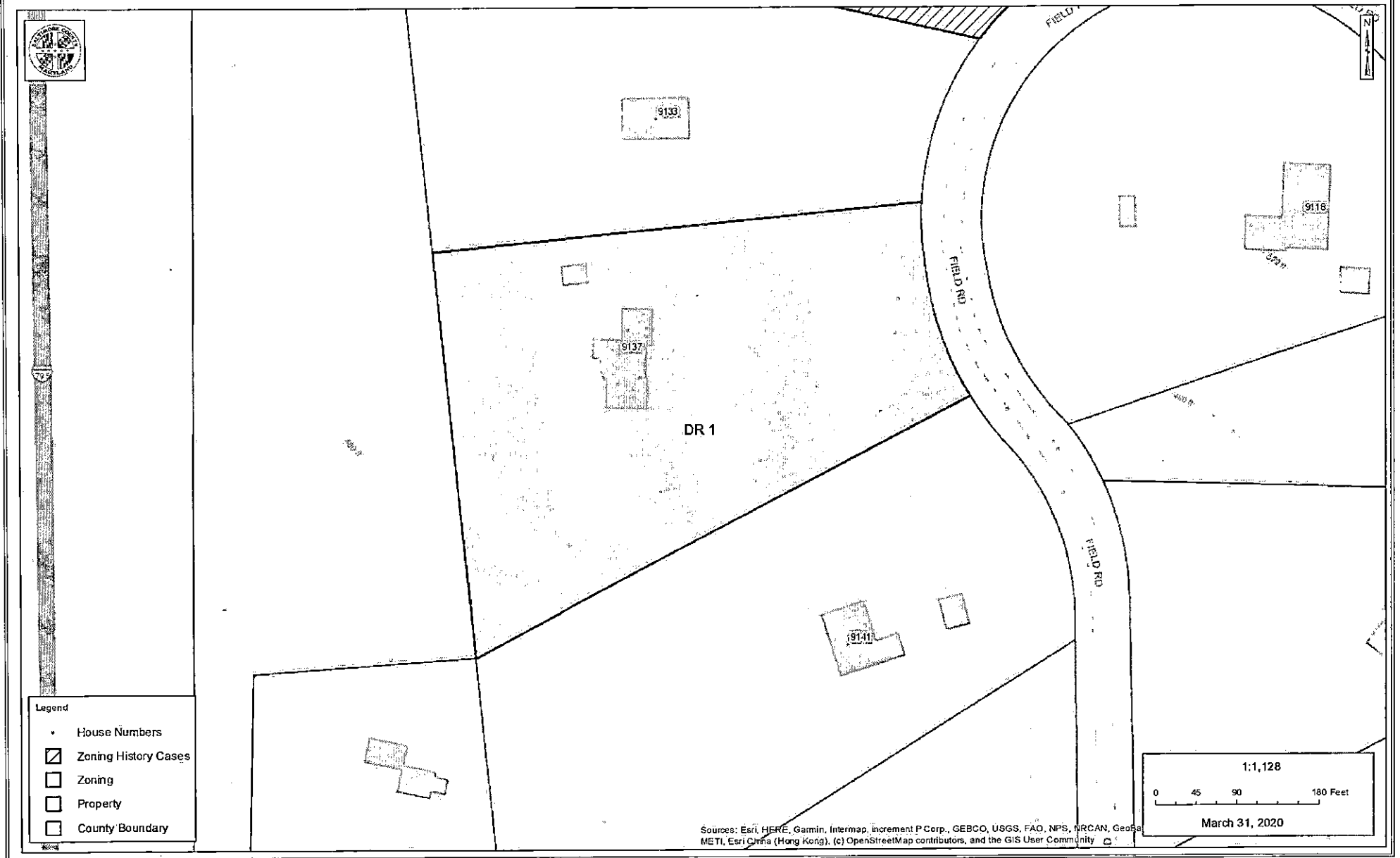


Practice social distancing and  
wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



# Baltimore County - My Neighborhood





## GENERAL SITE INFORMATION

- Ownership: Matthew J. Thompson & Stacey R. Thompson  
9137 Field Road Pikesville, MD 21208
- Address: 9137 Field Road Pikesville, MD 21208
- Deed references: SM 31560/ 189 Lot 10 "Lyon Acres" PB 18/ 98
- Area: 2.48 acres (per SDAT)
- Tax Map / Parcel / Lot / Tax account #: 67 / 101 / 10 / 03-03-047476
- Election District: 3 Councilmanic District: 2  
ADC Map: 4576.17 GIS title: 067C2 Position sheet: 36NW28  
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 title 067C2 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: DR 1 There are no previous zoning cases on the subject lot.

Parking Calculations

Required parking spaces: 2  
Parking spaces provided on site: 2

DR 1 Setbacks for Residential Accessory Buildings

Front: Behind the rear of the existing dwelling  
Side / Rear: 2.5 feet

## ENVIRONMENTAL IMPACT

Watershed: Gwynns Falls

- The existing dwelling is served by public water and a private 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.

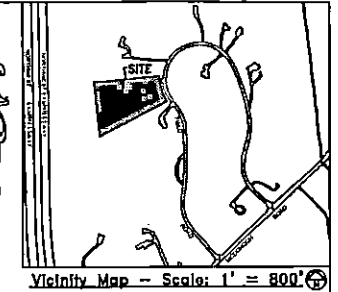
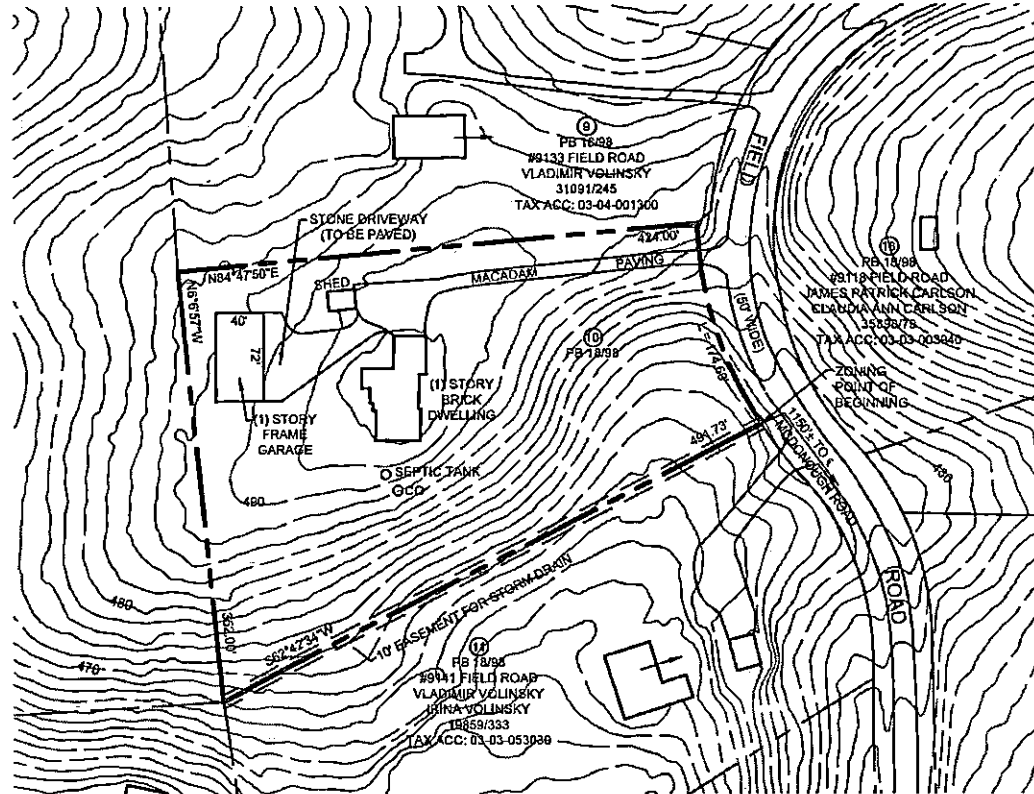
## OFFICE OF PLANNING

Regional Planning District: Pikesville District Code: 313

- The subject dwelling is not historic. The subject property is not in a historic district.

## PROPOSED DEVELOPMENT

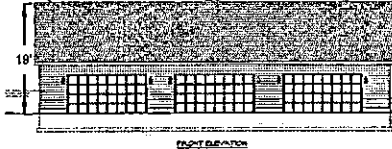
To build a garage for residential use by the owners under Baltimore County Building Permit #B963399.



Bruce E. Doak Consulting, LLC  
Land Use Expert and Surveyor  
3801 Baker Schoolhouse Road  
Pikesville, MD 21208  
410-419-4100  
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY  
A ZONING PETITION  
FOR  
#29137 FIELD ROAD  
BALTIMORE COUNTY, MARYLAND  
3rd ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT

Date: 3/12/2020  
Scale: 1"=100'



PETITIONER'S

EXHIBIT NO. 1





KEY SHEET FOR EXHIBIT PHOTOS

PETITIONER'S

EXHIBIT NO.

2





A

PETITIONER'S

EXHIBIT NO.

3



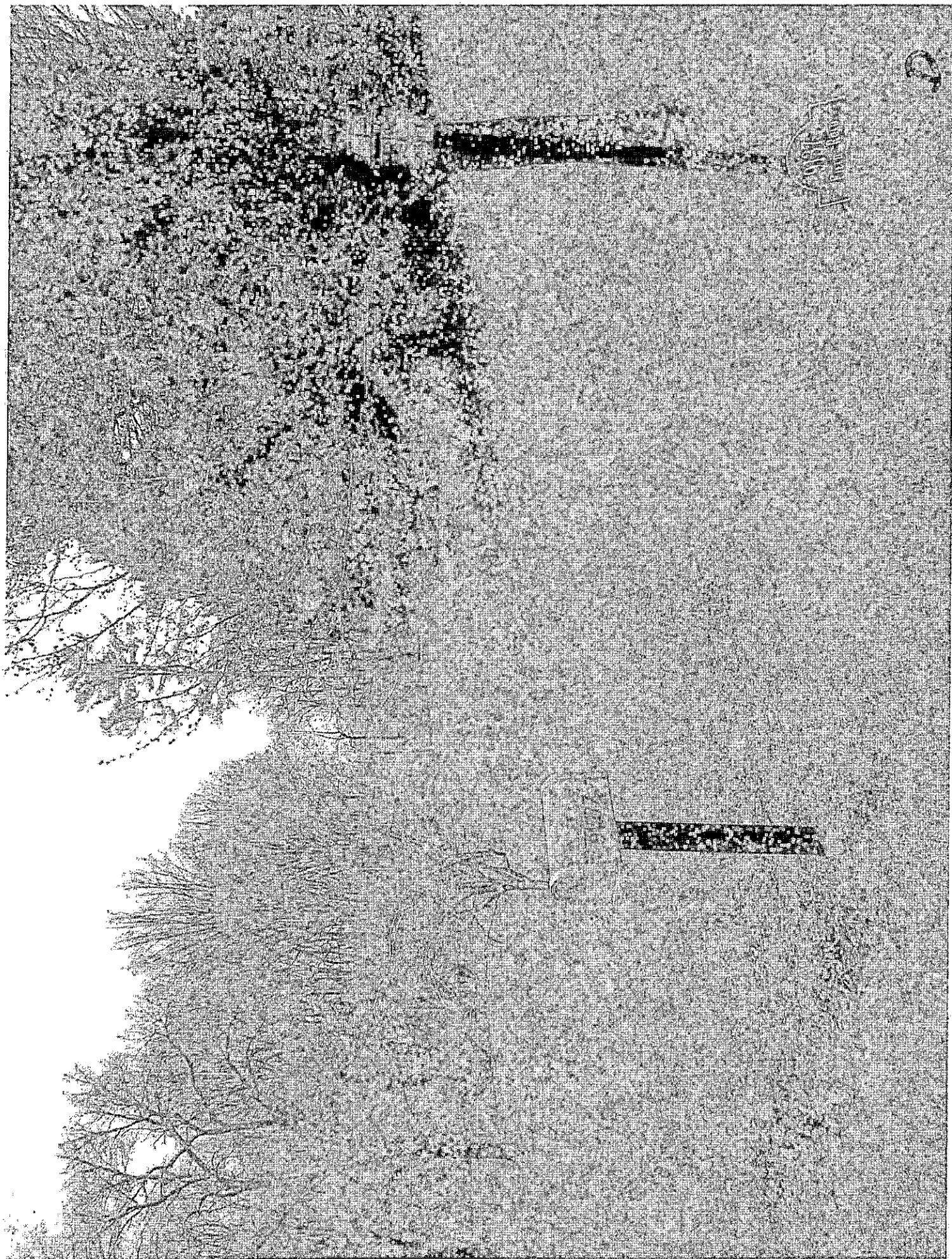


B





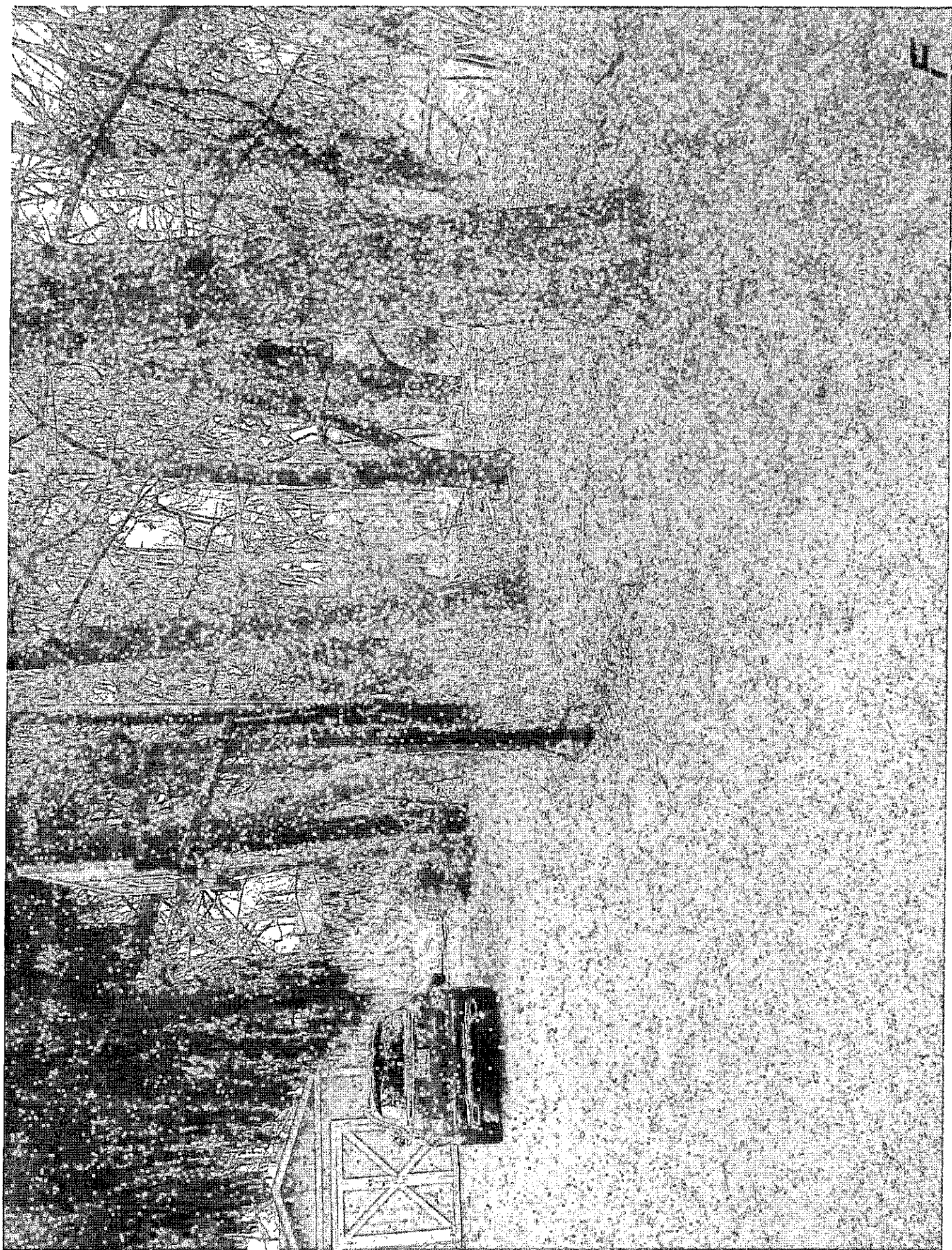












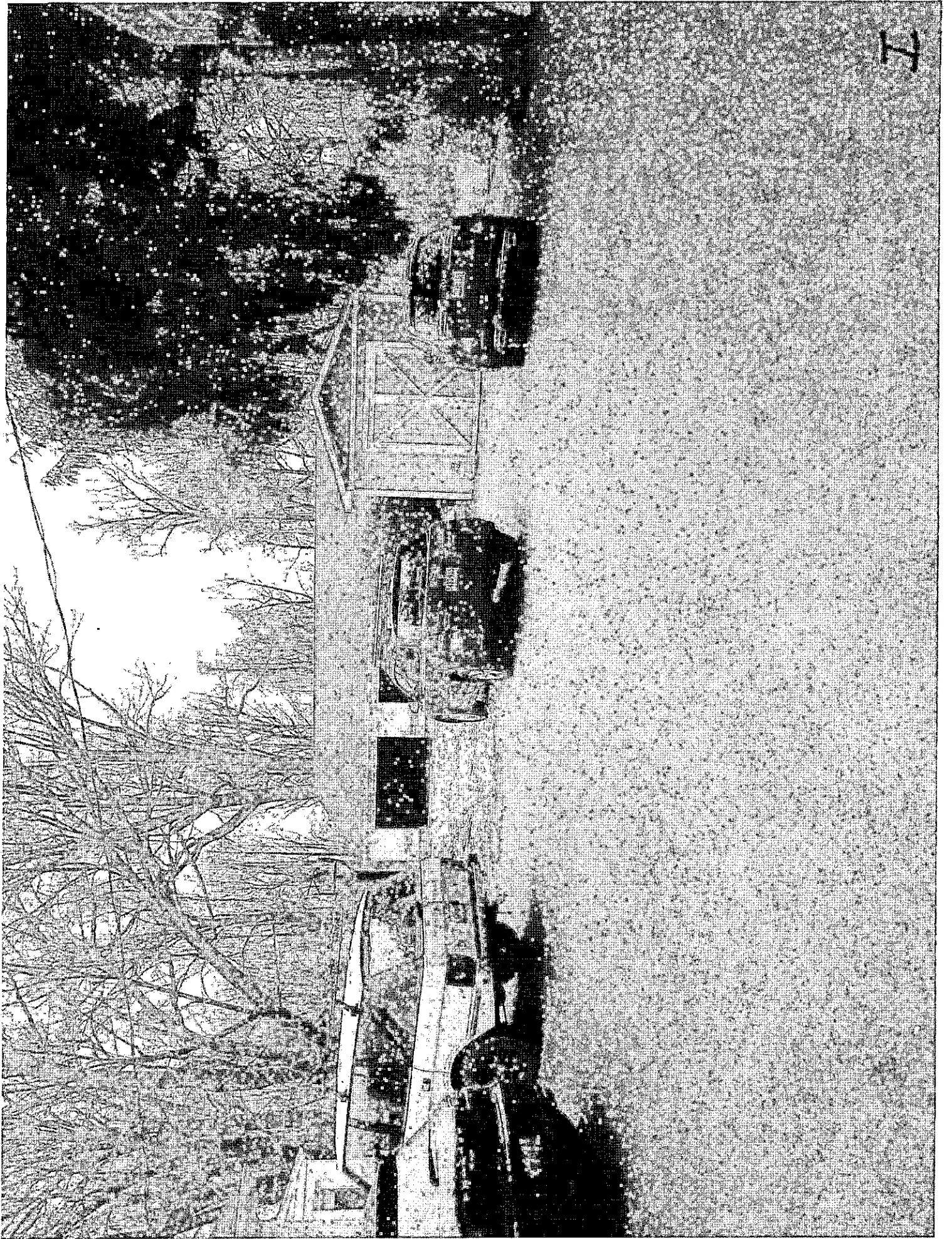






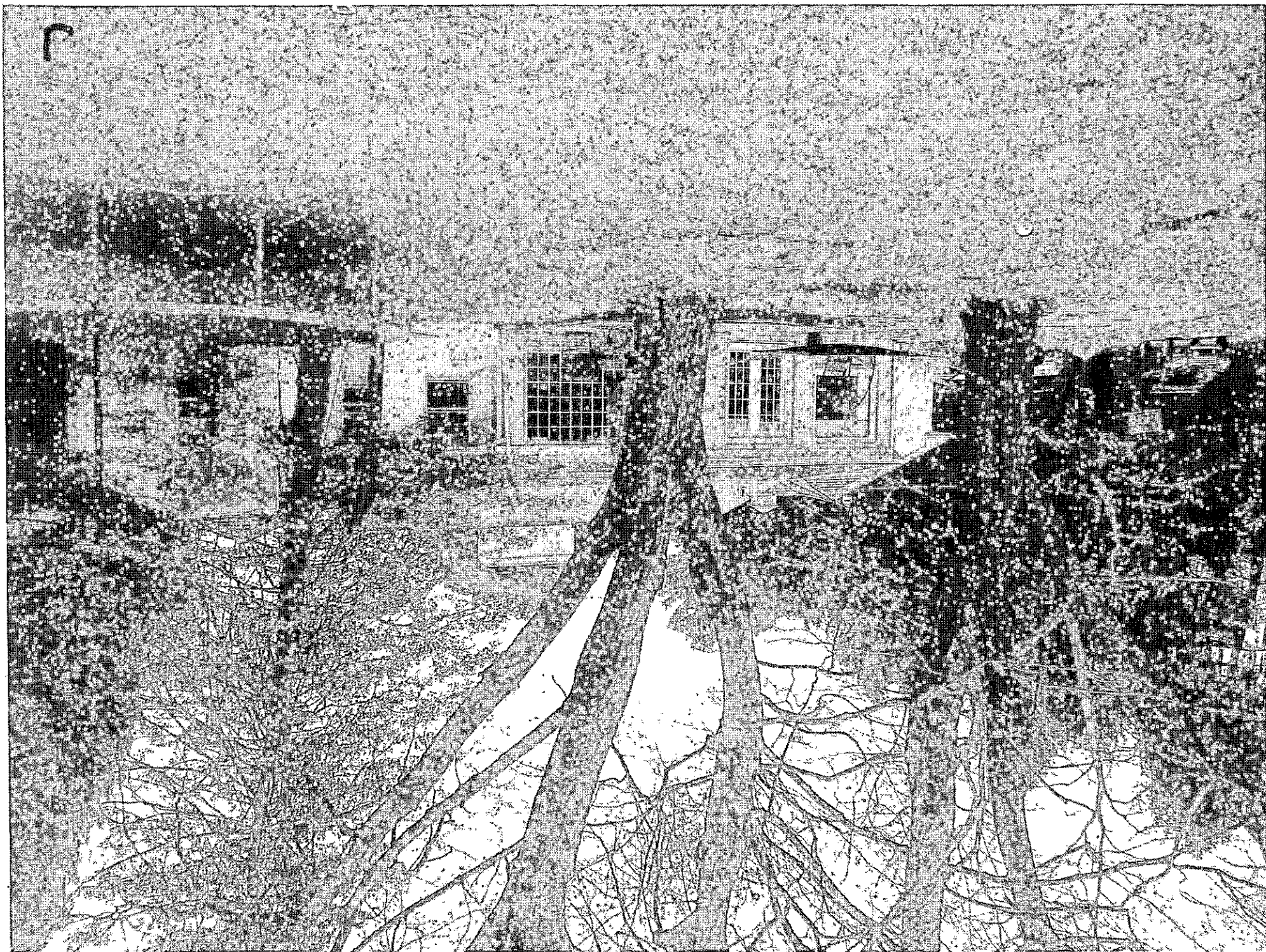


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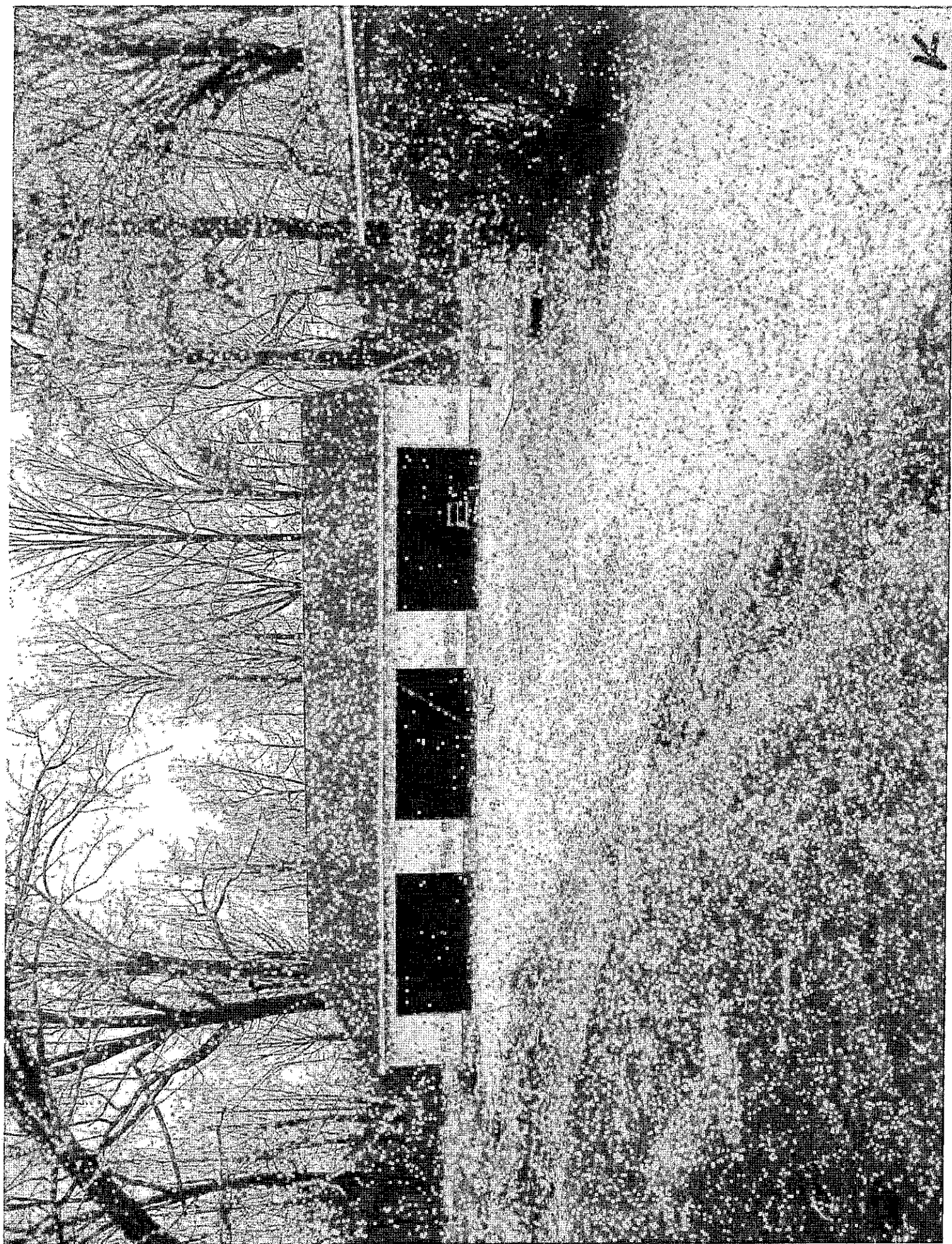


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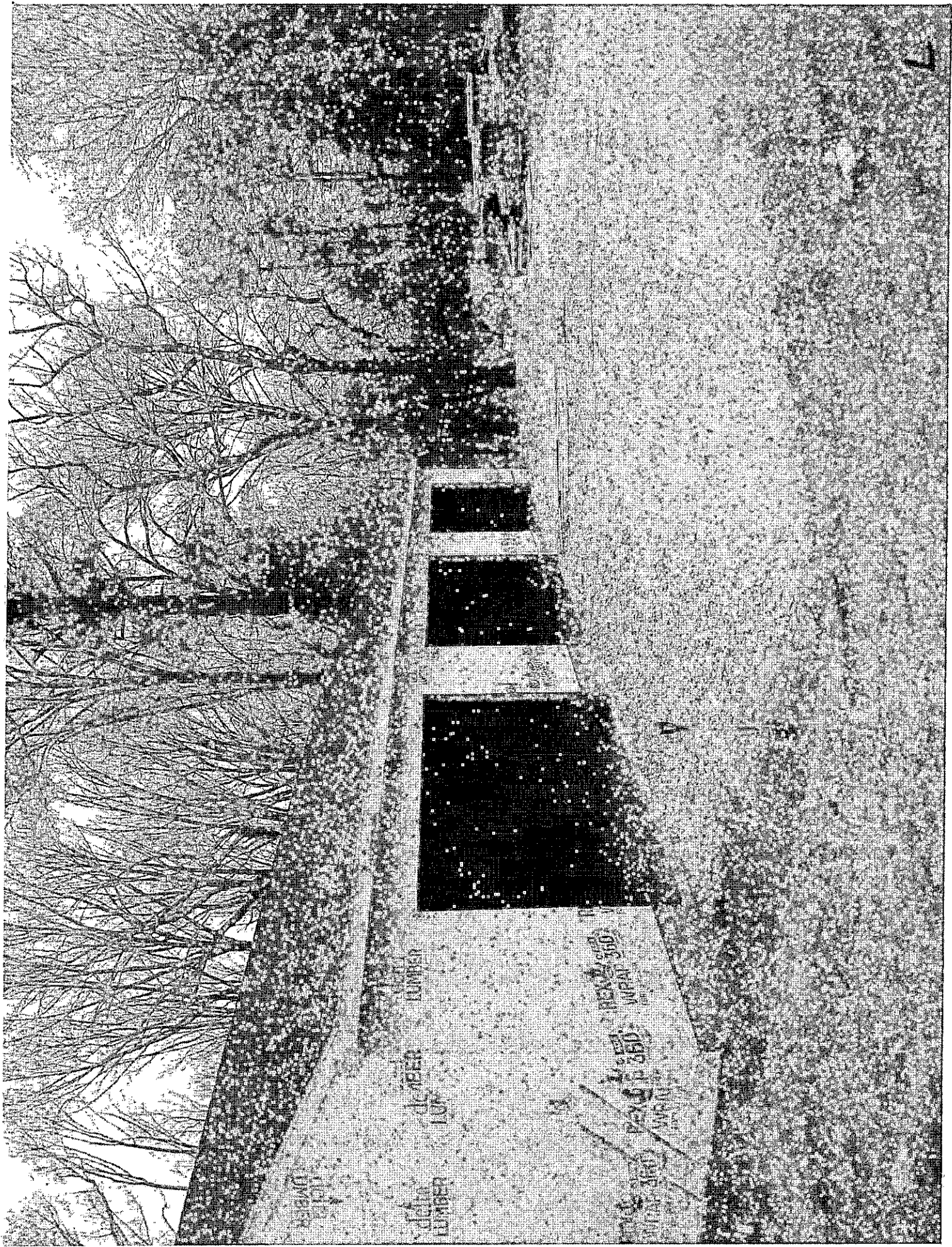




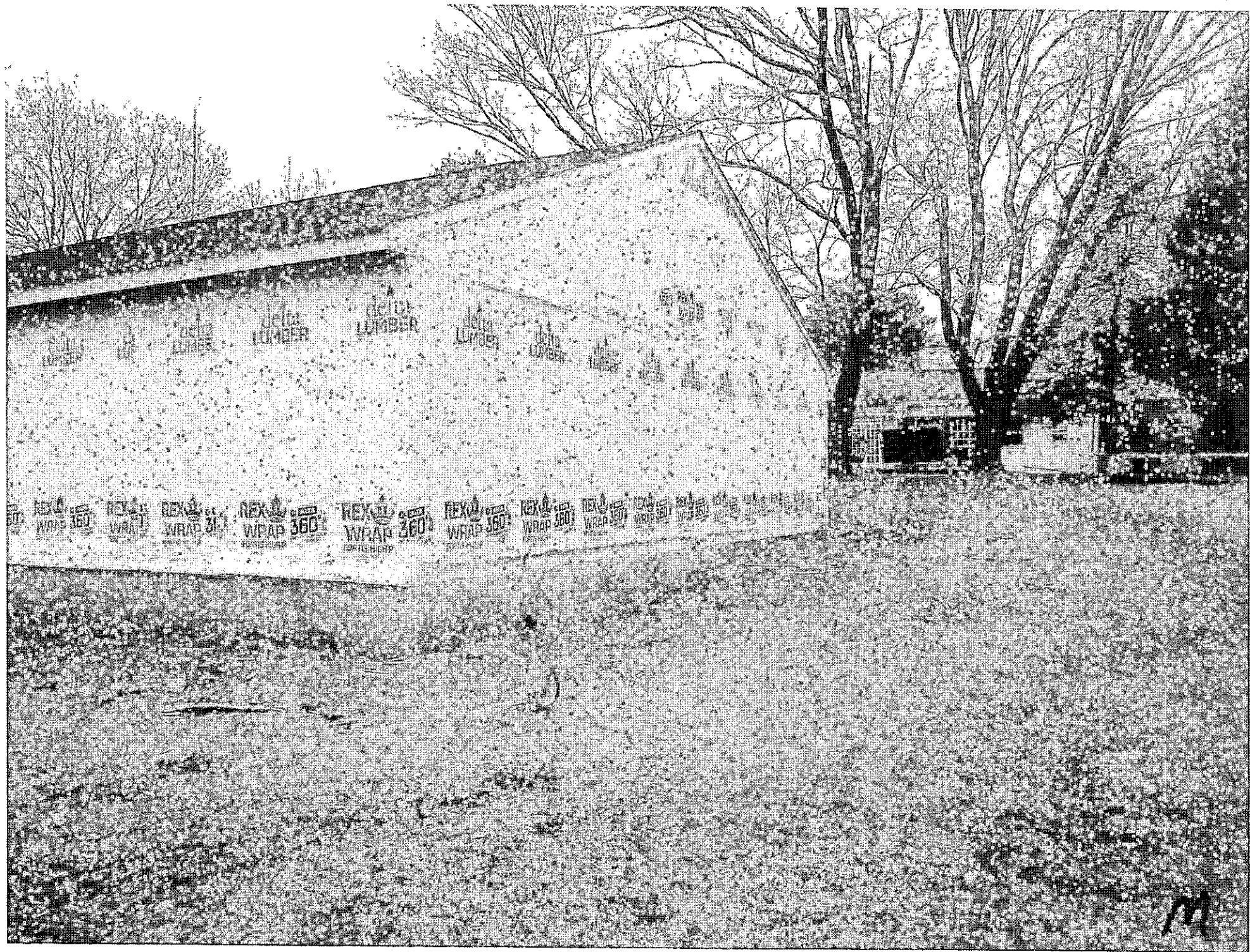








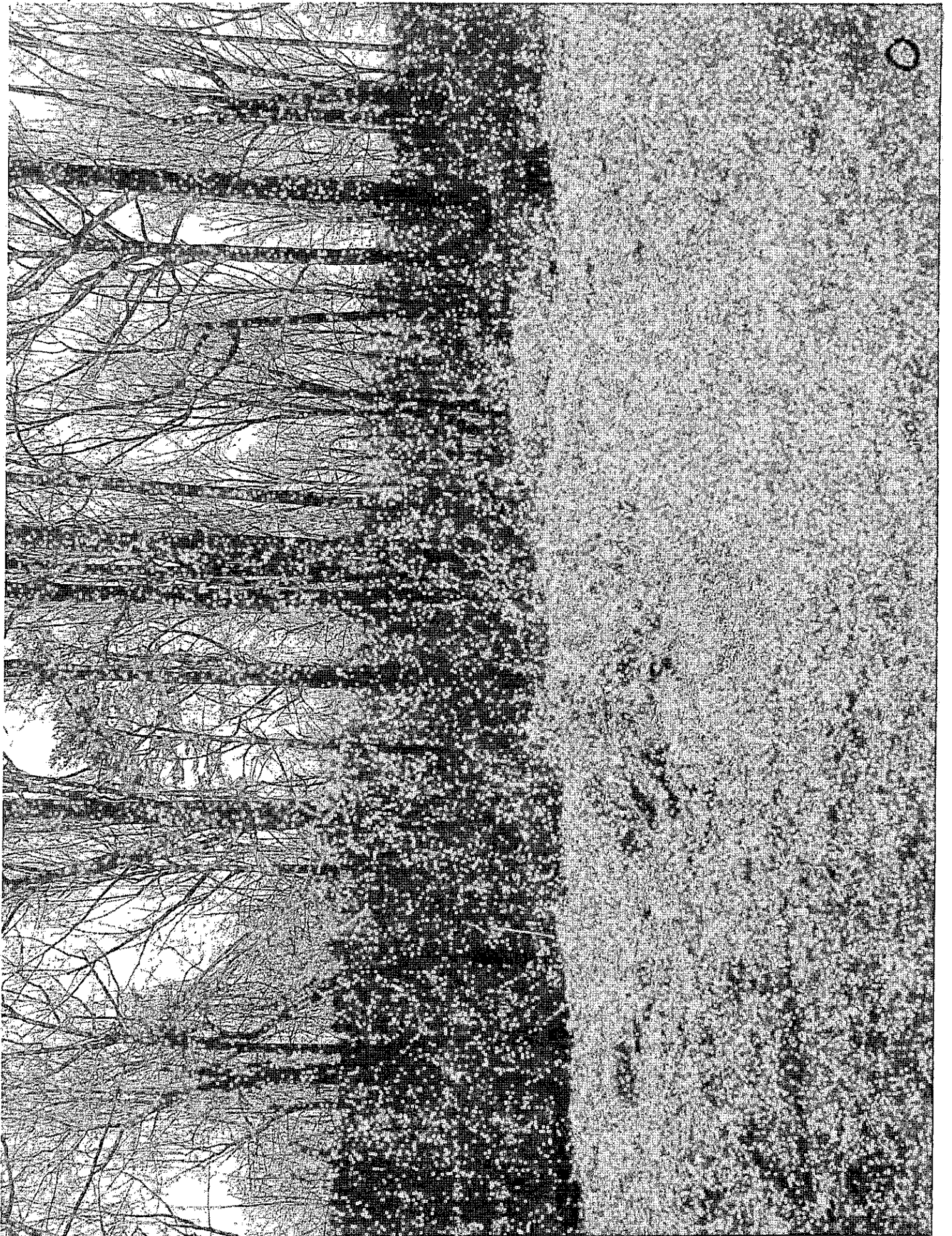




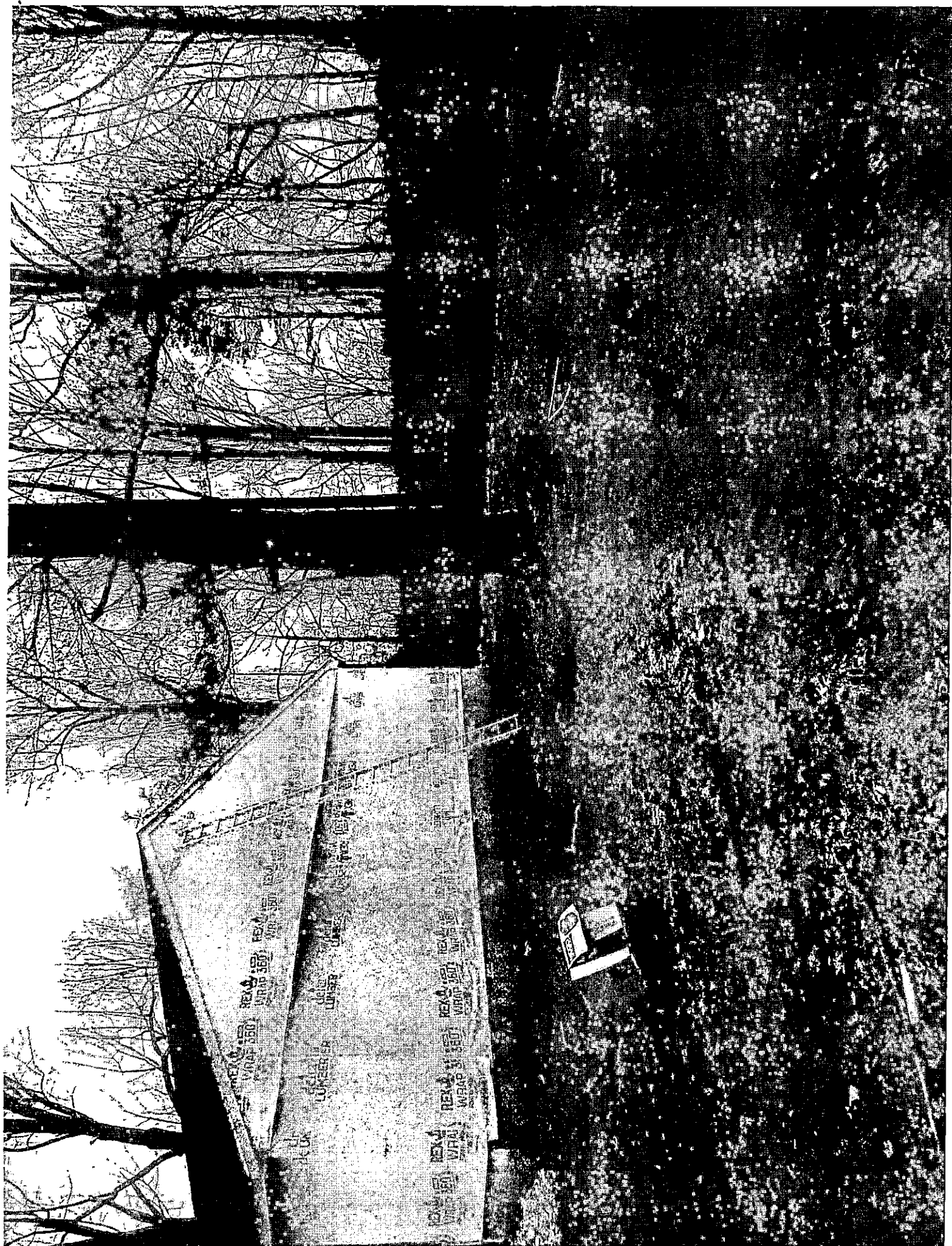












To whom it may concern,

My name is Vlad Volinsky and I live at 9141 Field Rd. Pikesville, MD 21208. I am aware of the requested variance at 9137 Field Rd. Pikesville MD 21208 and have zero objections to the variance for the accessory structure having a height of 19' in lieu of the permitted 15' being granted.

Warm regards,

*V. Volinsky* 9-16-2020

\* / also own 9133 Field Rd.

PETITIONER' S

EXHIBIT NO. 4



## GENERAL SITE INFORMATION

1. Ownership: Matthew J. Thompson & Stacey R. Thompson  
9137 Field Road Pikesville, MD 21208
2. Address: 9137 Field Road Pikesville, MD 21208
3. Deed references: SM 31560/ 189 Lot 10 "Lyon Acres" PB 18/ 98
4. Area: 2.48 acres (per SDAT)
5. Tax Map / Parcel / Lot / Tax account #: 67 / 101 / 10 / 03-03-047476
6. Election District: 3 Councilmanic District: 2  
ADC Map: 4576J7 GIS tile: 067C2 Position sheet: 36NW28  
Schools: Woodholme ES Pikesville MS Owings Mills HS
7. 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 tile 067C2 and the information provided by Baltimore County on the internet.
8. Improvements: Single family dwelling, shed & parking area. The existing dwelling, shed and parking area will remain.

## OFFICE OF ZONING

Zoning: DR 1 There are no previous zoning cases on the subject lot.

### Parking Calculations

Required parking spaces: 2  
Parking spaces provided on site: 2

### DR 1 Setbacks for Residential Accessory Buildings

Front: Behind the rear of the existing dwelling  
Side / Rear: 2.5 feet

## ENVIRONMENTAL IMPACT

Watershed: Gwynns Falls

1. The existing dwelling is served by public water and a private septic system.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

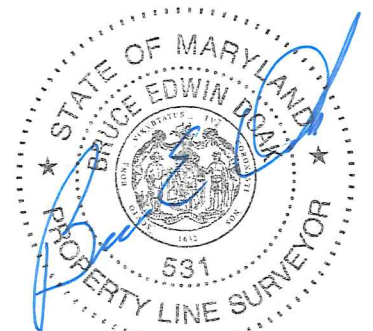
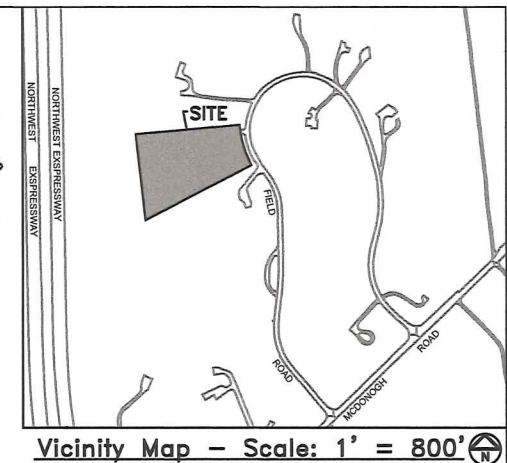
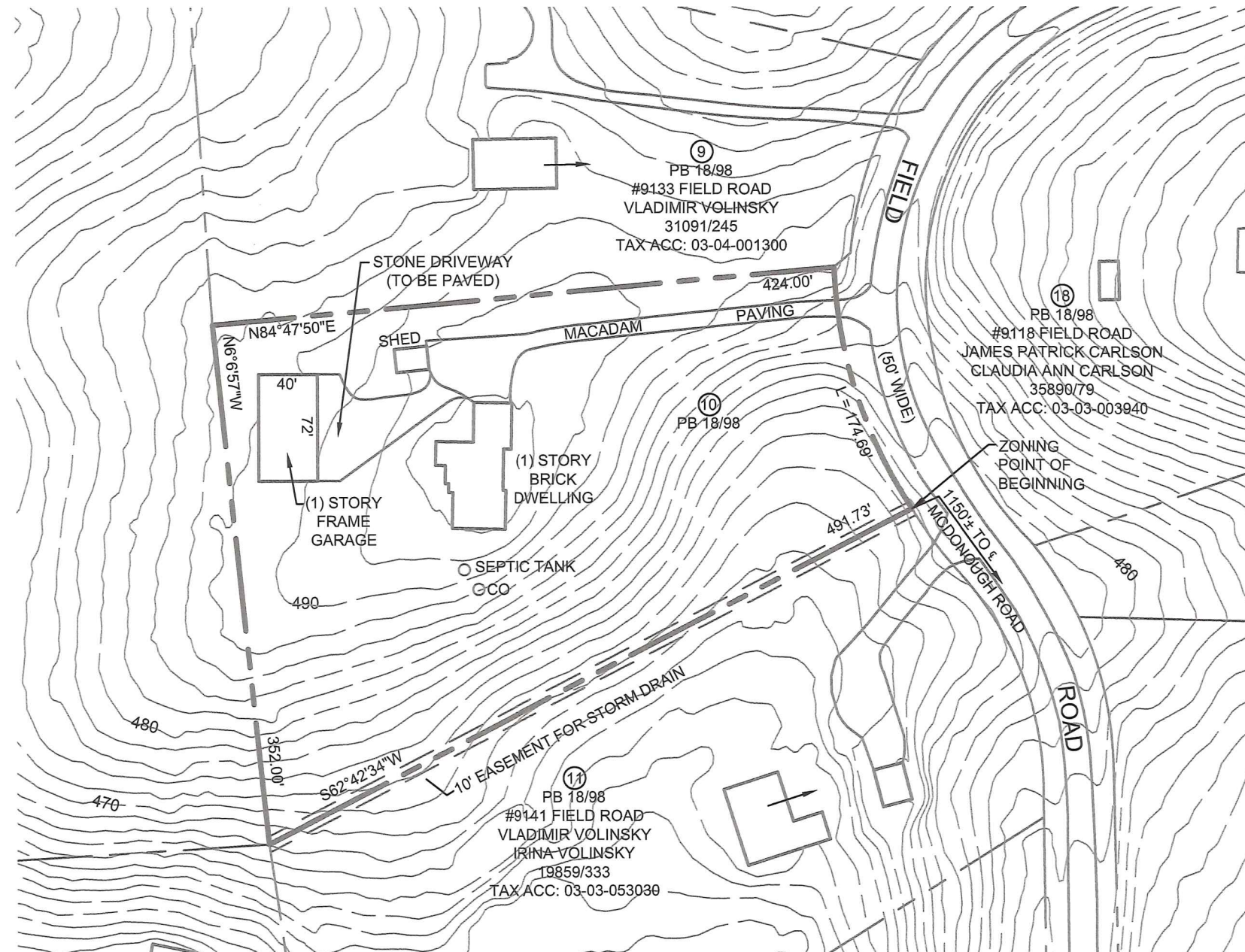
## OFFICE OF PLANNING

Regional Planning District: Pikesville District Code: 313

1. The subject dwelling is not historic. The subject property is not in a historic district.

## PROPOSED DEVELOPMENT

To build a garage for residential use by the owners under Baltimore County Building Permit #B963399.



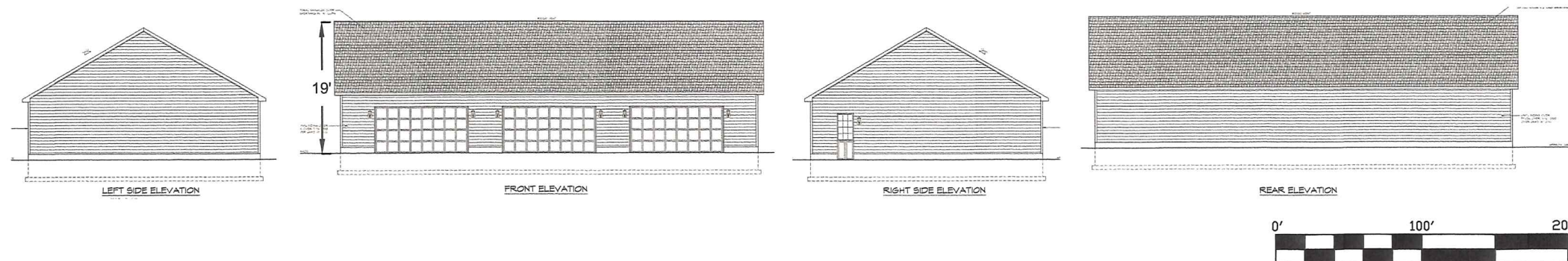
Bruce E. Doak Consulting, LLC  
Land Use Expert and Surveyor  
3801 Baker Schoolhouse Road  
Freeland, MD 21053  
o 443-900-3535 m 410-419-4906  
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY  
A ZONING PETITION

FOR  
#29137 FIELD ROAD  
BALTIMORE COUNTY, MARYLAND  
3rd ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT

Date: 3/12/2020

Scale: 1"=100'



2020-0089-A