

MEMORANDUM

DATE: November 2, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0104-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on October 30, 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

(712 Monkton Road)
7th Election District
3rd Council District
712 Monkton Road, LLC
Legal Owner
Petitioner

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2020-0104-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by 712 Monkton Road, LLC, legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from the Baltimore County Zoning Regulations (BCZR) § 1A04.3.B.2b to permit a front yard setback of 62 ft. in lieu of the required 150 ft. and a side yard setback of 38 ft. in lieu of the required 50 ft. from the east lot line and a side yard setback of 40 ft. in lieu of the required 50 ft. from the west lot line.

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 Petitioner’s Exhibit 1.

Brian P. Baker, the managing partner, appeared on behalf of 712 Monkton Road, LLC in support of the petition. Brian Dietz, the surveyor who prepared the site plan also attended. He was accepted as an expert in surveying, zoning, and the BCZR. Edward C. Covahey, Jr., Esq. represented the Petitioner. There was no opposition in attendance. Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), dated May 27, 2020, and State Highway Administration (“SHA”) dated May 12, 2020. They do not oppose the requested relief.

ORDER RECEIVED FOR FILING

Date

By

9/30/20
[Signature]

The site is approximately 1.125 acres in size and is split-zoned RC 5, RC 7. Mr. Dietz explained that the residence on the subject property was built in 1934 and is part of a cluster of about a dozen other homes in one of the old "villages" along Monkton Road. The subject residence is sited 62 feet from the center line of Monkton Road and this setback is similar to all the other homes in the village, which were built before the current BCZR were enacted. Mr. Dietz testified that in his opinion the setback relief requested is compatible with the existing neighborhood and is within the spirit and intent of the BCZR.

Mr. Baker testified that he resides next door to the subject property at 706 Monkton Road. He purchased this property in 2018 in the name of the LLC and is in the process of refurbishing the grounds and the existing structure for his in-laws to move into. He is a professional home builder. Photos of the existing structure were admitted as Petitioner's Exhibits 2, 3, 4, and 5; and architectural drawings of the proposed improvements were admitted as Exhibit 6. The side yard setback variances are needed in order to accommodate the planned improvements. Mr. Baker testified that the completed home will be completely re-sided with "hardy board" siding and that a new roof will be installed.

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 property is unique because it is split-zoned and the front setback of the existing residence is non-conforming with the current BCZR. In addition, there is a septic field in the back yard that precludes expansion of the home in that direction. Petitioner would suffer practical

ORDER RECEIVED FOR FILING

Date

By

difficulty and hardship if the variance relief were denied because he would be unable to make the proposed improvements to the property. I find that the variance relief is within the spirit and intent of the BCZR and that it will not cause harm to the public health, safety or welfare. To the contrary, I find that the proposed improvements to the property will enhance its appearance, and will also enhance the appearance of the "village." This is further evidenced by the support of the DOP and the lack of any neighborhood opposition.

THEREFORE, IT IS ORDERED, this 30th 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 a front yard setback of 62 ft. in lieu of the required 150 ft. and a side yard setback of 38 ft. in lieu of the required 50 ft. from the east lot line and a side yard setback of 40 ft. in lieu of the required 50 ft. from the west lot line is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at 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, Petitioner would be required to return the subject property to its original condition.

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 9/30/20
By LD Mignone



PETITION FOR ZONING HEARING(S)

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

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

Address 712 Monkton Rd, Monkton, MD 21111 which is presently zoned RC5 & RC7
Deed References: J.L.E. No. 40512/325 10 Digit Tax Account # 0 7 0 2 0 8 5 4 7 5
Property Owner(s) Printed Name(s) 712 Monkton Road LLC

(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 SHEET

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

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

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

Contract Purchaser/Lessee:

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

Attorney for Petitioner:

EDWARD C. COVAHEY, JR.

Name- Type or Print _____
Signature _____

614 Bosley Avenue **Towson** **MD**
Mailing Address _____ City _____ State _____
21204 **410-828-9441** **kerns@cablaw.com**
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners): 712 Monkton Road LLC

Brian P. Baker

Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 B.P.B. Signature #2 Managing Member

706 Monkton Road **Monkton** **MD**
Mailing Address _____ City _____ State _____
21111 **410-935-4020** ~~XXXXXXXXXX~~ @comcast.net
Zip Code _____ Telephone # _____ Email Address nancye 73

Representative to be contacted:

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

CASE NUMBER 2020-0104-A Filing Date 4/23/20

Do Not Schedule Dates: _____ Reviewer gh

ATTACHMENT

A variance from the requirements of Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (BCZR) to permit a front yard setback of 62 ft. in lieu of the required 150 ft., and a side yard setback of 38 ft. in lieu of the required 50 ft. from the east lot line, and a side yard setback of 30 ft. in lieu of the required 50 ft. from the west lot line.

**AT THE HEARING THE PETITIONER WILL ESTABLISH THAT THE
PETITIONER WILL SUSTAIN AN UNREASONABLE HARDSHIP
OR PRACTICAL DIFFICULTY FOR THE FOLLOWING REASONS,
INCLUDING BUT NOT LIMITED TO:**

1. The existing dwelling was erected in 1934 and constituted a setback zoning violation when the legislation was enacted creating the RC5 Zoning classification.
2. The existing dwelling is in deteriorated condition and cannot be practically improved without the requested zoning variances.
3. The dwellings situate on the lots immediately to the east and west of the subject site both violate side yard and front yard setbacks.
4. The owner's ability to improve the dwelling toward the rear lot line is limited, as the rear portion of the property is zoned RC7.
5. This property is unique in that its split zoning did not comport to the rear property line and the dwellings on both sides of the site violate the setback requirements.

2020-0104-A

Variance from section: 1A04.3.B.2.b (BCZR): To permit a proposed addition with front setback of 62 feet to the center line of the roadway in lieu of the required 150 feet and to permit a side yard setback of 38 feet and 30 in lieu of the required 50 feet and 50 feet.

Brian Dietz, Inc.
Professional Land Surveyor #21080
8119 Oakleigh Road, Baltimore, MD 21234
Phone 410-661-3160 Fax 410-661-3163
www.dietzsurveying.net

March 31, 2020

Zoning Description
712 Monkton Road

Beginning at a point in the center of Monkton Road, at the distance of 130 feet, more or less, easterly from the center of Hereford Road, running thence with the center of Monkton Road, (1) South 75 degrees 30 minutes East 140 feet, thence leaving said road and running, (2) North 41 degrees 30 minutes East 350 feet, (3) North 75 degrees 30 minutes West 140 feet, and, (4) South 14 degrees 30 minutes West 350 feet, to the place of beginning. Containing 1.125 acres of land, more or less. Located in the 7th Election District and 3rd Councilmanic District, Baltimore County, Maryland.



Brian Dietz

2020-0104-A

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

Order #: 11916049
 Case #: 2020-0104-A
 Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0104-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:

9/9/2020



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: 2020-0104-A 712 Monkton Road North side of Monkton Road, east of Herford Road 7th Election District - 3rd Councilmanic District Legal Owners: 712 Monkton, LLC Variance to permit a front yard setback of 62 ft. in lieu of the required 150 ft. and a side yard setback of 38 ft. in lieu of the required 50 ft. from the east lot line and a side yard setback of 40 ft. in lieu of the required 50 ft. from the west lot line. Hearing: Tuesday, September 29 at 10 a.m. For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-387-3868, ext. 0. Michael Mallinoff Director of Permits, Approvals and Inspections for Baltimore County s0



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 25, 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: 2020-0104-A

712 Monkton Road
North side of Monkton Road, east of Herford Road
7th Election District – 3rd Councilmanic District
Legal Owners: 712 Monkton, LLC

Variance to permit a front yard setback of 62 ft. in lieu of the required 150 ft. and a side yard setback of 38 ft. in lieu of the required 50 ft. from the east lot line and a side yard setback of 40 ft. in lieu of the required 50 ft. from the west lot line.

Hearing: Tuesday, September 29 at 10 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

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

Michael Mallinoff
Director

MM:kl

C: Edward Covahey, Jr., 614 Bosley Avenue, Towson 21204
Brian Baker, 706 Monkton Road, Monkton 21111

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., SEPTEMBER 9, 2020.

TO: THE DAILY RECORD
Wednesday, September 9, 2020 - Issue

Please forward billing to:
Edward Covahey, Jr.
614 Bosley Avenue
Towson, MD 21204

410-828-9441

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: 2020-0104-A

712 Monkton Road
North side of Monkton Road, east of Herford Road
7th Election District – 3rd Councilmanic District
Legal Owners: 712 Monkton, LLC

Variance to permit a front yard setback of 62 ft. in lieu of the required 150 ft. and a side yard setback of 38 ft. in lieu of the required 50 ft. from the east lot line and a side yard setback of 40 ft. in lieu of the required 50 ft. from the west lot line.

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

RE: PETITION FOR VARIANCE
712 Monkton Road; N/S Monkton Road,
E 128' to c/line of Hereford Road
7th Election & 3rd Councilmanic Districts
Legal Owner(s): 712 Monkton Road LLC
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2020-104-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

Carol 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 11th day of May, 2020, a copy of the foregoing Entry of Appearance was emailed to Edward Covahey, Esquire, 614 Bosley Avenue, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CERTIFICATE OF POSTING

2020-0104-A

RE: Case No.: _____

Petitioner/Developer: _____

712 Monkton, LLC

September 29, 2020

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

712 Monkton Road

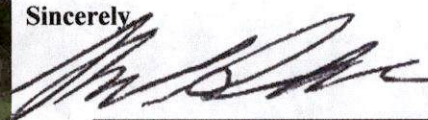
SIGN 1

September 9, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 September 9, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2020-0104-A

RE: Case No.: _____

Petitioner/Developer: _____

712 Monkton, LLC

September 29, 2020

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

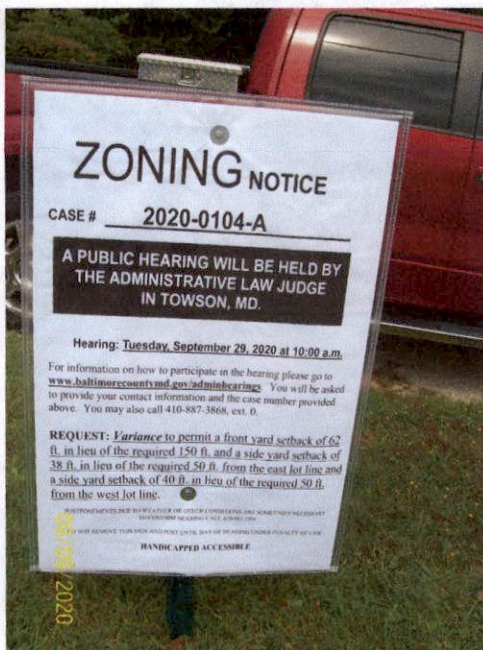
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

712 Monkton Road

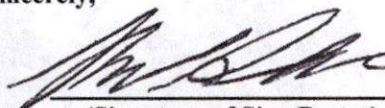
SIGN 2

September 9, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 September 9, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2020-0104-A

RE: Case No.: _____

Petitioner/Developer: _____

712 Monkton, LLC

September 29, 2020

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

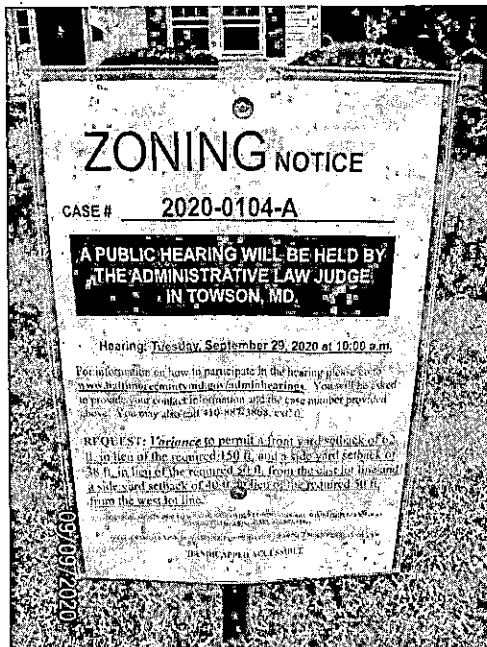
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

712 Monkton Road

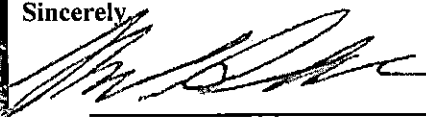
SIGN 1

September 9, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 September 9, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2020-0104-A

RE: Case No.: _____

Petitioner/Developer: _____

712 Monkton, LLC

September 29, 2020

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

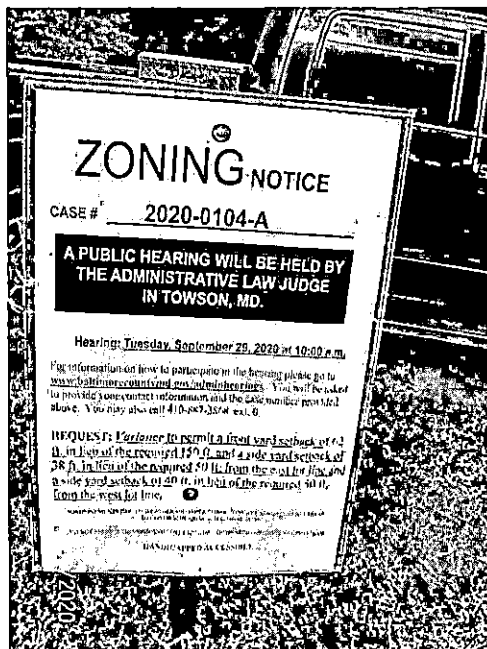
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

712 Monkton Road

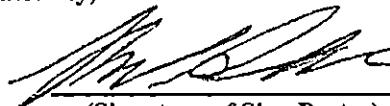
SIGN 2

September 9, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 September 9, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 5/27/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-104

INFORMATION:

Property Address: 712 Monkton Road
Petitioner: Brian P. Baker
Zoning: RC 5, RC 7
Requested Action: Variance

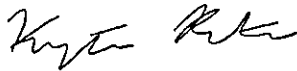
The Department of Planning has reviewed the petition for a variance from Section 1A04.03.B.2.b of the (Baltimore County Zoning Regulations) BCZR to permit a front yard setback of 62 ft. in lieu of the required 150 ft., and a side yard setback of 38 ft. in lieu of the required 50 ft. from the east lot line, and a side yard setback of 30 ft. in lieu of the required 50 ft. from the west lot line.

A site visit was conducted on May 5, 2020. The surrounding area is rural residential and the site is within a rural village. Monkton Road is also a State Scenic Byway.

The Department of Planning has no objection to granting the petitioned zoning relief. The proposed setbacks for this property are consistent with the other properties in the vicinity.

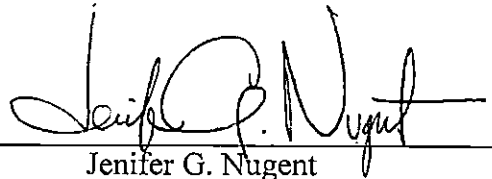
For further information concerning the matters stated herein, please contact Megan Benjamin at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:


Jenifer G. Nugent

CPG/JGN/kma/

Date: 5/27/2020
Subject: ZAC # 20-104
Page 2

c: Megan Benjamin
Choose an item.
Edward C. Covahey, Jr.
Office of the Administrative Hearings
People's Counsel for Baltimore County



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Gregory Slater
Secretary

Tim Smith, P.E.
Acting Administrator

Date: May 12, 2020

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany the petition for variance on the subject of the Case number referenced below, which was received on 5/11/20. A field inspection and internal review reveals that an entrance onto MD 138 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for **Variance**, Case Number 2020-0104-A.

712 Monkton Road, LLC
712 Monkton Road
MD 138

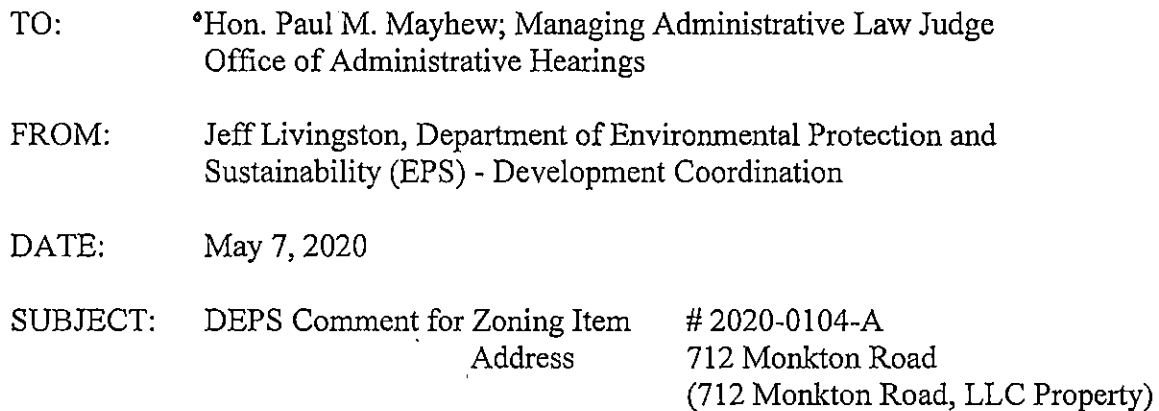
Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 2332 or by email at (rzeller@mdot.maryland.gov).

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

Inter-Office Correspondence



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

C:\Users\jnjohnson\AppData\Local\Microsoft\Windows\Temporary Internet
Files\Content.Outlook\H1PAGF4X\ZAC 20-0104-A 712 Monkton Road.doc

COVAHEY & BOOZER, P.A.

Attorneys & Counselors at Law
Since 1972

Edward C. Covahey, Jr.
F. Vernon Boozer *††
Bruce E. Covahey
Frank V. Boozer, Jr.

* ADMITTED TO D.C. BAR
†† OF COUNSEL

614 Bosley Avenue
Towson, Maryland 21204
(410)-828-9441
FAX - (410)-823-7530
Email: kerns@cablaw.com

April 23, 2020

Dept. of Permits, Approvals & Inspections
Baltimore County Office Building
111 W Chesapeake Ave #105
Towson, MD 21204

RE: Petition for Zoning Hearing (Variance)
712 Monkton Road, Monkton, MD 21111
Owner: 712 Monkton Road, LLC

Dear Sir/Madam:

Enclosed please find the following in reference to the above-captioned matter:

1. Three (3) original Petition for Zoning Hearing(s).
2. Three (3) original Zoning Descriptions.
3. Twelve (12) Plats.
4. One (1) Site Layout.
5. Check in the amount of \$500 payable to Baltimore County for the filing fee.

If there is anything missing from this package, please call the undersigned posthaste and it will be rectified.

Very truly yours,



Edward C. Covahey, Jr.

ECC/jk

Enclosures

cc: Brian P. Baker (via bbaker@taylorreedbuilders.com)
0423jk12

To: GH
Dup off
4/23/20
u

✓ Order
✓ Hr.

9/29 10:00

CASE NO. 2020-0104-A

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

5/7

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

N/C

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

5/27

FIRE DEPARTMENT

No objection

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

5/12

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

SIGN POSTING (1st)

Date:

9/9/20

by

Sgt. Black

SIGN POSTING (2nd)

Date:

9/26/20

by

"

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☒

Comments, if any:

* Requests to testify in
File *

A-100

20/01/00

20/01/00

11

10

10

10/01/00

10/01/00

10/01/00

10/01/00

10/01/00

10/01/00

11

10/01/00

10/01/00

Donna Mignon

From: kerns@cablaw.com
Sent: Monday, September 28, 2020 11:14 AM
To: Administrative Hearings
Subject: RE: Exhibits - Case No: 2020-0104-A 712 Monkton Road, LLC
Attachments: Exhibits 2-5 House Pics.pdf

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

Attached find pictures of the house at 712 Monkton Road (Exhibits 2 thru 5). I believe you now have all exhibits electronically for tomorrow's hearing.
Jean Kerns, Asst. to Edward C. Covahey, Jr.
COVAHEY & BOOZER, P.A.
614 Bosley Ave, Towson, MD 21204]
410-828-9441

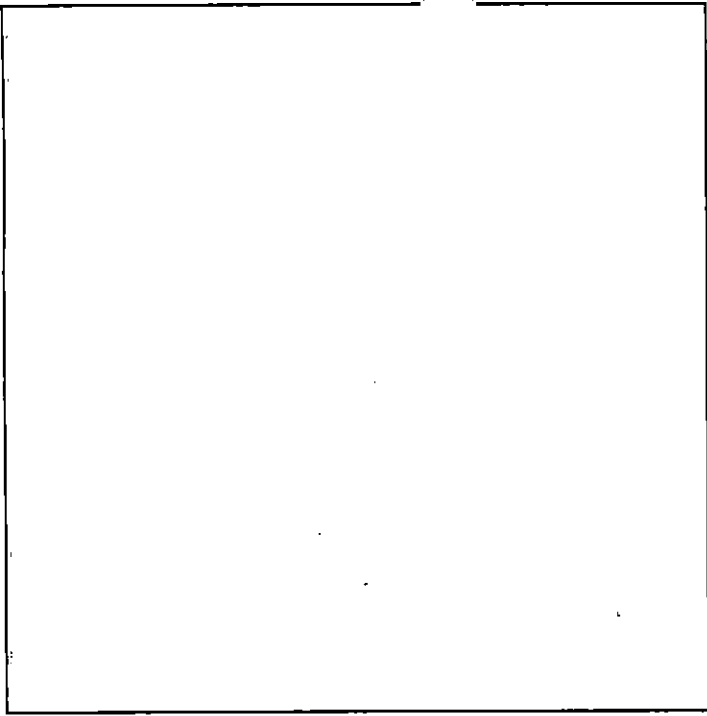
From: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Sent: Friday, September 25, 2020 11:01 AM
To: kerns@cablaw.com
Subject: RE: Exhibits - Case No: 2020-0104-A 712 Monkton Road, LLC

Good Morning,
We have received the attached. Thank you.
Have a great weekend.

From: kerns@cablaw.com <kerns@cablaw.com>
Sent: Friday, September 25, 2020 10:45 AM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Cc: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: Exhibits - Case No: 2020-0104-A 712 Monkton Road, LLC

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

Pursuant to your request, attached find electronic copies of the Plat and the Blueprints for the hearing on September 29th. I will scan copies of the photograph exhibits on Monday and email them to you.
Jean Kerns, Asst. to Edward C. Covahey, Jr.
COVAHEY & BOOZER, P.A.
614 Bosley Avenue
Towson, MD 21204
410-828-9441



CONNECT WITH BALTIMORE COUNTY

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www.baltimorecountymd.gov

CERTIFICATE OF POSTING

2020-0104-A

RE: Case No.: _____

Petitioner/Developer: _____

712 Monkton, LLC

October 16, 2020

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

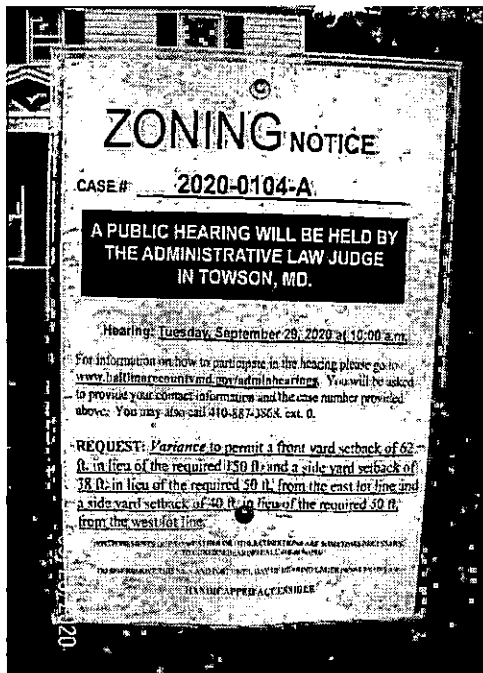
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

712 Monkton Road **SIGN 2 Recertification**

September 9, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

September 26, 2020

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Monday, September 28, 2020 12:52 AM
To: Administrative Hearings
Subject: Recertification's For 2020-0104-A
Attachments: Re-Cert 1 2020-0104-A.doc; Re-Cert 2 2020-0104-A.doc

CAUTION: This message from 1opie@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.

Recertification's for 712 Monkton Road. Thanks.

Donna Mignon

From: kerns@cablaw.com
Sent: Friday, September 25, 2020 10:45 AM
To: Administrative Hearings
Cc: Donna Mignon
Subject: Exhibits - Case No: 2020-0104-A 712 Monkton Road, LLC
Attachments: Monkton Rd 712 zoning.pdf; 712 Monkton Rd 31 Jan 19 set re.pdf

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

Pursuant to your request, attached find electronic copies of the Plat and the Blueprints for the hearing on September 29th. I will scan copies of the photograph exhibits on Monday and email them to you.

Jean Kerns, Asst. to Edward C. Covahey, Jr.

COVAHEY & BOOZER, P.A.

614 Bosley Avenue

Towson, MD 21204

410-828-9441

Donna Mignon

From: Administrative Hearings
Sent: Friday, September 25, 2020 11:01 AM
To: kerns@cablaw.com
Subject: RE: Exhibits - Case No: 2020-0104-A 712 Monkton Road, LLC

Good Morning,
We have receive the attached. Thank you.
Have a great weekend.

From: kerns@cablaw.com <kerns@cablaw.com>
Sent: Friday, September 25, 2020 10:45 AM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Cc: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: Exhibits - Case No: 2020-0104-A 712 Monkton Road, LLC

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

Pursuant to your request, attached find electronic copies of the Plat and the Blueprints for the hearing on September 29th. I will scan copies of the photograph exhibits on Monday and email them to you.
Jean Kerns, Asst. to Edward C. Covahey, Jr.
COVAHEY & BOOZER, P.A.
614 Bosley Avenue
Towson, MD 21204
410-828-9441

Donna Mignon

From: Donna Mignon
Sent: Thursday, September 24, 2020 9:22 AM
To: 'kerns@cablaw.com'
Subject: Exhibit List - Case No: 2020-0104-A 712 Monkton Road, LLC

Dear Mr. Covahey:

We are in receipt of the hard copies of the exhibits that were hand-delivered. As you are aware, a webex hearing is set for September 29, 2020 at 10:00 a.m. Please email electronic copies to our office within 48 hours (business) prior to the hearing date. Please email to : administrativehearings@baltimorecountymd.gov

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

Have a great day.

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

9/29 10 AM

2020-0104-A

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Tuesday, September 22, 2020 3:51 PM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Bruce
Last Name	Covahey
Email	bcovahey@cablaw.com ✓
Phone	410-828-9441
Address	614 Bosley Avenue
City	Towson
State	Maryland
ZIP Code	21204
Case Number	2020-0104-A
Scheduled Hearing Date	9/29/2020, 10:00 a.m.

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
donna mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
henry ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Brian Baker	bbaker@taylorreedbuilders.com	1-	New York Time	English	U.S.
Brian Dietz	bdietz@dietzsurveying.net	1-	New York Time	English	U.S.
Brian P. Baker	nancye73@comcast.net	1-	New York Time	English	U.S.
Bruce Covahey	bcovahey@cablaw.com	1-	New York Time	English	U.S.
Edward C. Covahey, Jr.	kerns@cablaw.com	1-	New York Time	English	U.S.
Edward Covahey, Esq.	ed@cablaw.com	1-	New York Time	English	U.S.
Paul M. Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.

OK

Debra Wiley

From: messenger@webex.com
Sent: Wednesday, September 23, 2020 7:25 AM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Zoning Hearing - 712 Monkton Road

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.



Webex sent the email message "Panelist Invitation" for your event.

Number of email addresses the message was sent to successfully: 1

Number of email addresses the message could not be sent to: 0

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

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ZAC AGENDA

Case Number: 2020-0104-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: 712 Monkton Road LLC
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 712 MONKTON RD

Location: North side of Monkton Road East 128 feet to the center-line of Herford Road.

Existing Zoning: RC 5, RC 7

Area: 1.125 AC

Proposed Zoning:

VARIANCE:

Section 1A04.3.B.2b of the Baltimore County Zoning Regulation (BCZR) To permit a front yard setback of 62 feet in lieu of the required 150 feet and a side yard setback of 38 feet in lieu of the required 50 feet from the east lot line and a side yard setback of 40 feet in lieu of the required 50 feet from the west lot line.

Attorney: Edward C. Covahey Jr.

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:



PETITION FOR ZONING HEARING(S)

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

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

Address 712 Monkton Rd, Monkton, MD 21111

which is presently zoned RC5 & RC7

Deed References: J.L.E. No. 40512/325

10 Digit Tax Account # 0 7 0 2 0 8 5 4 7 5

Property Owner(s) Printed Name(s) 712 Monkton Road LLC

(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 SHEET

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

EDWARD C. COVAHEY, JR.

Name- Type or Print

Signature

614 Bosley Avenue Towson MD
Mailing Address City State

21204 410-828-9441 kerns@cablalaw.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners): 712 Monkton Road LLC

Brian P. Baker

Name #1 - Type or Print

Name #2 - Type or Print

B.P. Baker
Signature #1

Managing Member
Signature #2

706 Monkton Road Monkton MD
Mailing Address City State

21111 410-935-4020

Zip Code Telephone #

nancye73@comcast.net
Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2020-0104-A Filing Date 4/23/20

Do Not Schedule Dates: _____

Reviewer gh

Debra Wiley

From: Debra Wiley
Sent: Tuesday, August 25, 2020 12:52 PM
To: Kristen L Lewis
Subject: UPDATED --TIME CHANGE - Link - 712 Monkton Road

Event: Zoning Hearing - 712 Monkton Road
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e86>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e4e>
Date and time: Tuesday, September 29, 2020 10:00 am ✓
Eastern Daylight Time (New York, GMT-04:00)
Duration: 1 hour
Description: Zoning Hearing
712 Monkton Road
Case No. 2020-0104-A
712 Monkton, LLC
Event number: 172 212 3399
Event password: 1234
Host key: 484096
Alternate Host: donna mignon,henry ayakwah
Panelist Info:
Panelist password:
Panelist numeric password: 554871
Video Address: 1722123399@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: 172 212 3399
Maximum number of registrants: 10000

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

Debra Wiley

From: Debra Wiley
Sent: Tuesday, August 25, 2020 12:44 PM
To: Kristen L Lewis
Subject: Link - Case No. 2020-0104-A

Event: Zoning Hearing - 712 Monkton Road
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e86>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e4e>
Date and time: Tuesday, September 29, 2020 9:00 am
Eastern Daylight Time (New York, GMT-04:00)
Duration: 1 hour
Description: Zoning Hearing
712 Monkton Road
Case No. 2020-0104-A
712 Monkton, LLC
Event number: 172 212 3399
Event password: 1234
Host key: 484096
Alternate Host: donna mignon,henry ayakwah
Panelist Info:
Panelist password:
Panelist numeric password: 554871
Video Address: 1722123399@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: 172 212 3399
Maximum number of registrants: 10000

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

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
donna mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
henry ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Brian P. Baker	nancye73@comcast.net	1-	New York Time	English	U.S.
Edward C. Covahey, Jr.	kerns@cablaw.com	1-	New York Time	English	U.S.
Paul M. Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.

Debra Wiley

From: Kristen L Lewis
Sent: Tuesday, August 25, 2020 12:22 PM
To: Debra Wiley; Donna Mignon
Subject: Advertisement
Attachments: 20200825115741831.pdf

Last one...for now. Getting these things off my desk LOL

Kristen Lewis
PAI – Zoning Review
410-887-3391

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 07 Account Number - 0702085475			
Owner Information					
Owner Name:		712 MONKTON ROAD LLC		Use:	RESIDENTIAL
				Principal Residence:	NO
Mailing Address:		706 MONKTON RD MONKTON MD 21111-		Deed Reference:	/40512/ 00325
Location & Structure Information					
Premises Address:		712 MONKTON RD MONKTON 21111-		Legal Description:	1.11AC NS MONKTON RD 160 E HEREFORD RD
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No:
0022	0015	0118	7040023.04	0000	2020 Plat Ref:
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1934		1,606 SF		1.1100 AC	
Property Land Area		County Use			
1.1100 AC		04			
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
2	YES	STANDARD UNIT	FRAME/	4	1 full
Garage Last Notice of Major Improvements					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2020		07/01/2020	
				As of	
				07/01/2021	
Land:	118,200	118,200			
Improvements	103,400	110,300			
Total:	221,600	228,500		223,900	226,200
Preferential Land:	0				0
Transfer Information					
Seller: BULL DAVID OWEN BULL LOUISE		Date: 07/30/2018		Price: \$210,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /40512/ 00325		Deed2:	
Seller: BULL BERNICE EVA		Date: 09/03/1985		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06995/ 00497		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2020		07/01/2021	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
donna mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
henry ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Brian Baker	bbaker@taylorreedbuilders.com	1-	New York Time	English	U.S.
Brian Dietz	bdietz@dietzsurveying.net	1-	New York Time	English	U.S.
Brian P. Baker	nancye73@comcast.net	1-	New York Time	English	U.S.
Edward C. Covahey, Jr.	kerns@cablaw.com	1-	New York Time	English	U.S.
Edward Covahey, Esq.	ed@cablaw.com	1-	New York Time	English	U.S.
Paul M. Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.

9/22
10 AM
2020-09-22
0104

Debra Wiley

From: messenger@webex.com
Sent: Tuesday, September 22, 2020 1:35 PM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Zoning Hearing - 712 Monkton Road

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.



Webex sent the email message "Panelist Invitation" for your event.

Number of email addresses the message was sent to successfully: 3

Number of email addresses the message could not be sent to: 0

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Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Tuesday, September 22, 2020 1:23 PM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Brian
Last Name	Baker
Email	bbaker@taylorreedbuilders.com ✓
Phone	410-935-4020
Address	706 Monkton Road
City	Monkton
State	Maryland
ZIP Code	21111
Case Number	2020-0104-A
Scheduled Hearing Date	09/29/2020

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Tuesday, September 22, 2020 1:21 PM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Brian
Last Name	Dietz
Email	bdietz@dietzsurveying.net ✓
Phone	443-857-7564
Address	8119 Oakleigh Road
City	Baltimore
State	Maryland
ZIP Code	21234
Case Number	2020-0104-A
Scheduled Hearing Date	09/29/2020

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Tuesday, September 22, 2020 1:13 PM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Edward
Last Name	Covahey
Email	ed@cablaw.com ✓
Phone	410-828-9441
Address	614 Bosley Avenue
City	Towson
State	Maryland
ZIP Code	21204
Case Number	2020-0104-A
Scheduled Hearing Date	09/29/2020



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 21, 2020

Edward C. Convahey,
614 Bosley Ave
Towson MD 21204

RE: Case Number: 2020-0104-A, 712 Monkton 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 April 23, 2020. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", written over the words "Very truly yours,".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

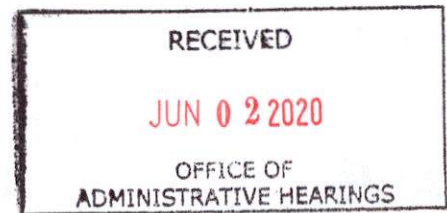
INTER-OFFICE MEMORANDUM

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

DATE: 5/27/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-104



INFORMATION:

Property Address: 712 Monkton Road
Petitioner: Brian P. Baker
Zoning: RC 5, RC 7
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance from Section 1A04.03.B.2.b of the (Baltimore County Zoning Regulations) BCZR to permit a front yard setback of 62 ft. in lieu of the required 150 ft., and a side yard setback of 38 ft. in lieu of the required 50 ft. from the east lot line, and a side yard setback of 30 ft. in lieu of the required 50 ft. from the west lot line.

A site visit was conducted on May 5, 2020. The surrounding area is rural residential and the site is within a rural village. Monkton Road is also a State Scenic Byway.

The Department of Planning has no objection to granting the petitioned zoning relief. The proposed setbacks for this property are consistent with the other properties in the vicinity.

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

Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

CPG/JGN/kma/

Date: 5/27/2020
Subject: ZAC # 20-104
Page 2

c: Megan Benjamin
Choose an item.
Edward C. Covahey, Jr.
Office of the Administrative Hearings
People's Counsel for Baltimore County

2000-2107A

0718072133

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

RC 7

022B2

071808785

0718072100

0719032225

2004-0257-A

0702085475

0714000025

0723075240

NW 27-B

700

702

706

712

1800012899

720

7 ED
3 CD

716

MONKTON RD

GROWTH TIER 3
(New Major Subs. of 4 or More Additional
Lots Req. Plan. Bd. Approval)

022B3

RC 5

703

625

Pt. Bk. 0000033, Folio 0026

1700001806

Lot # 4

0722000080

717

719

0713055100

0714000180

Lot # 5
1700001807

PAI # 070019

Pt. Bk./Folio # 033026A

PAI # 070019

2200001445

711

16926

0711047027

HEREFORD RD

16921

0716000100

0716000550

99999

0712000175

0708000875

2100007573

1981-0093-A

716000225

- originals
dropped off - in file

Case No.: 2020-0104-A – 712 Monkton Road – Sept. 29, 2020 @ 10:00 a.m.

10/11/2020

Exhibit Sheet

9/29/20
Mugan

Petitioner/Developer

Protestants

No. 1	Plan	
No. 2	Photo of front of house	
No. 3	Photo of left side of house	
No. 4	Photo of right side of house	
No. 5	Photo of back of house	
No. 6	Improvement blueprints	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PETITIONERS
EXHIBIT

25

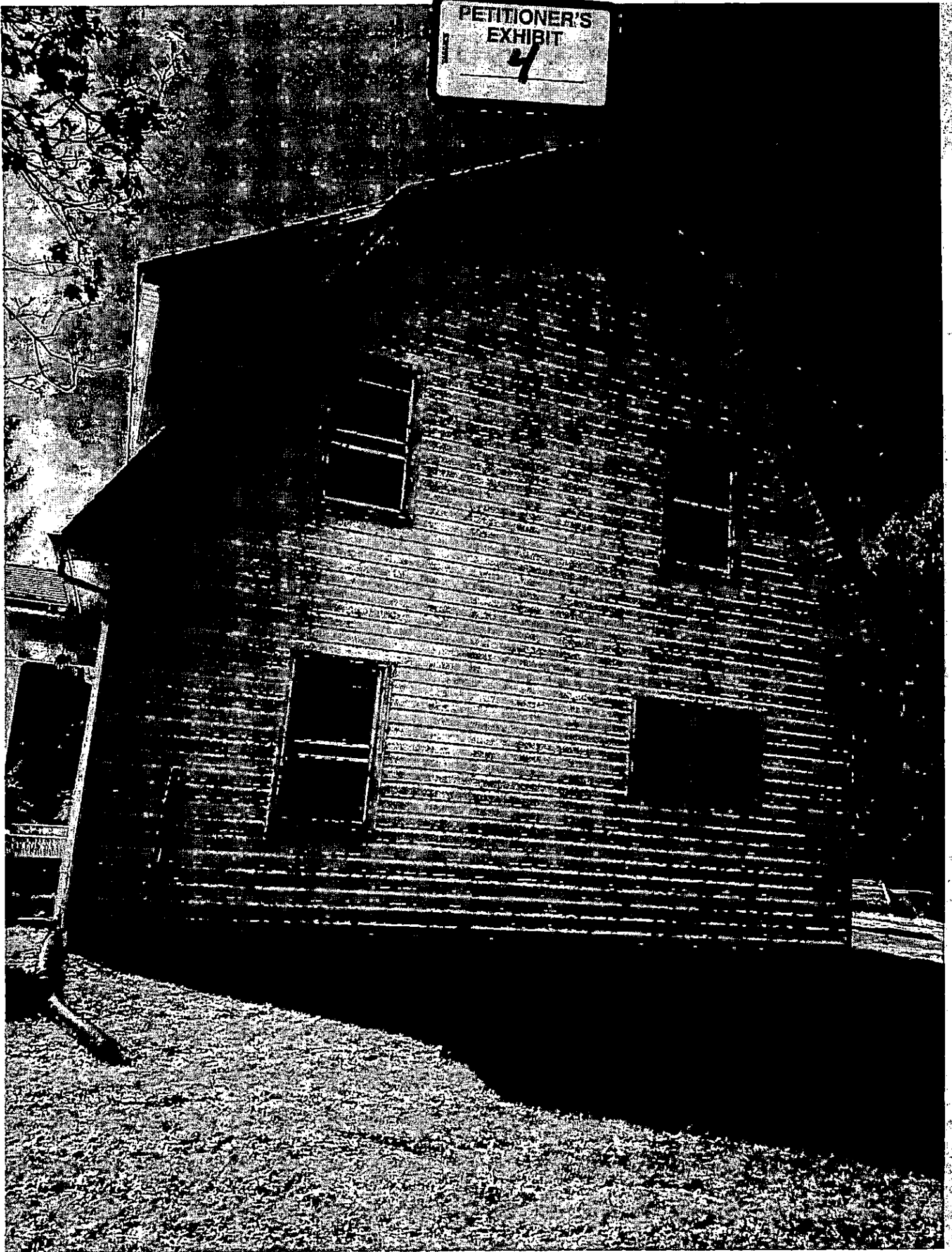


PETITIONER'S
EXHIBIT
3



PETITIONER'S
EXHIBIT

4



PETITIONER'S

EXHIBIT NO. 6

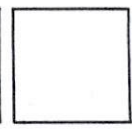
SP-1

DATE	12/17
SCALE	1/8" = 1'-0"
DRAWING NUMBER	

PETITION	DATE

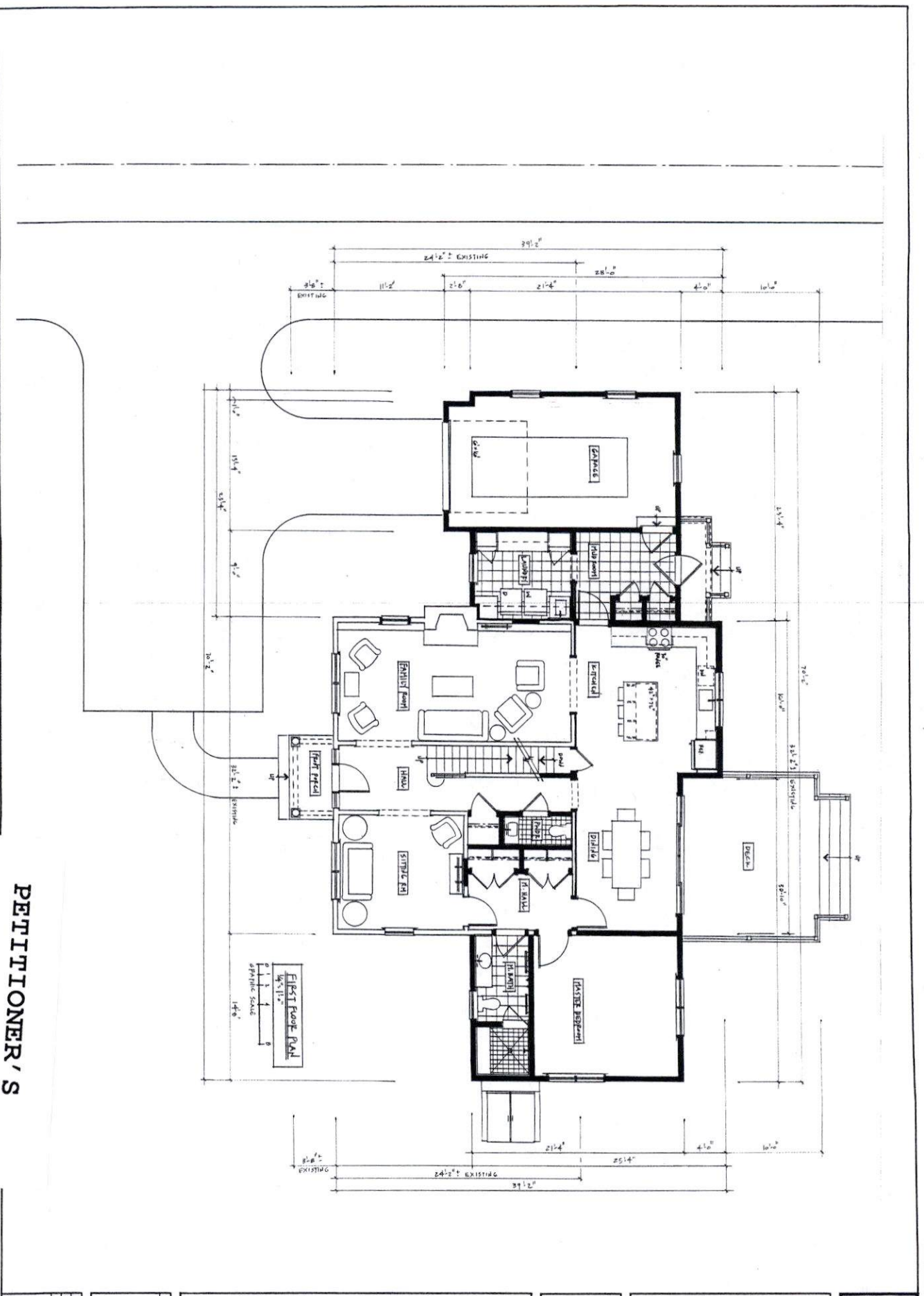
712 MONKTON ROAD
ADDITIONS and RENOVATIONS
 712 MONKTON ROAD, MONKTON, MD 21111

FIRST FLOOR PLAN



WARFIELD
ARCHITECTS

Tel 410-472-4048 Fax 410-472-4058
 BOX 76 BUTLER, MARYLAND 21023-0076

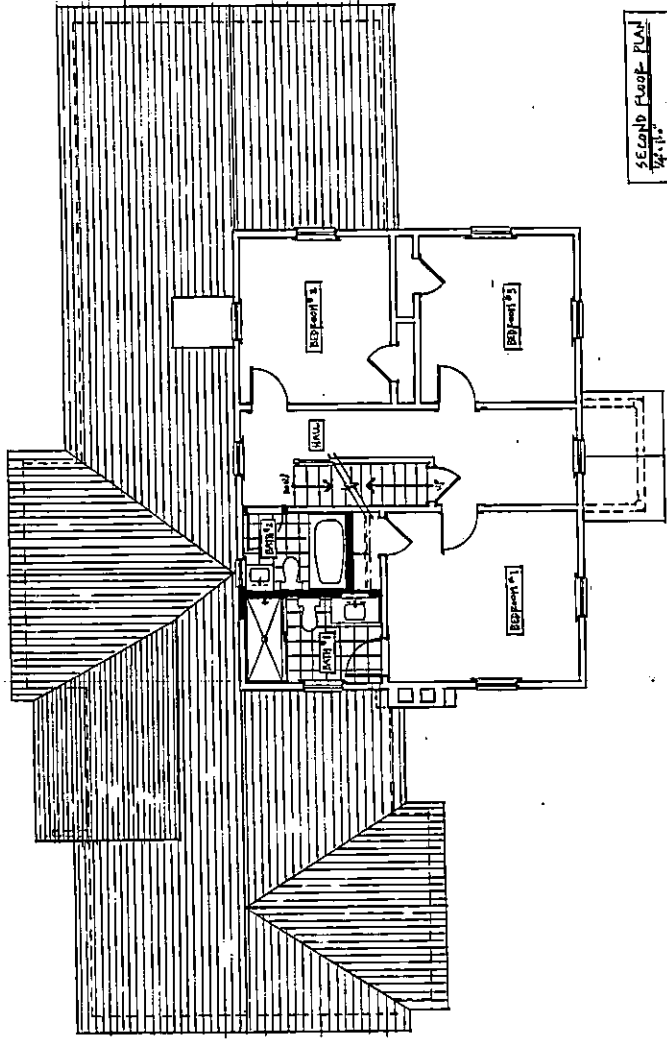


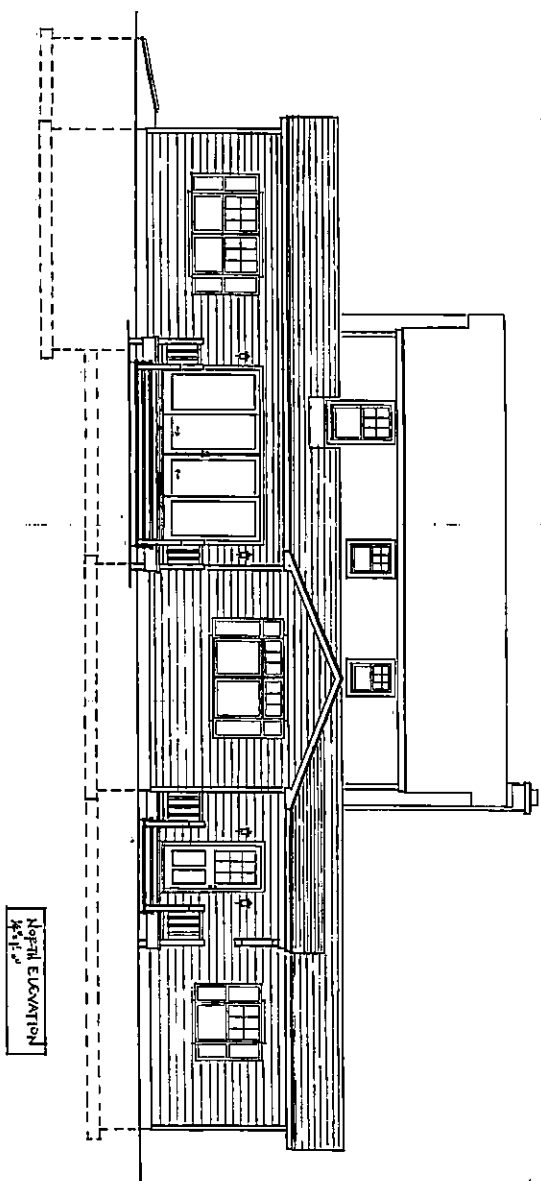
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DRAWING NUMBER	

REVISION	DATE

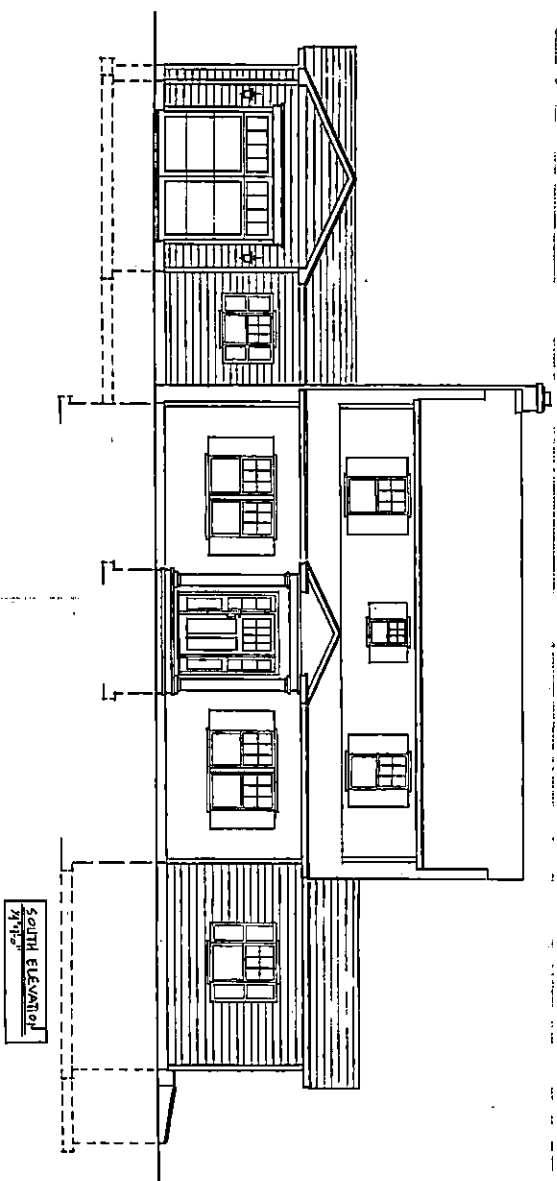
712 MONKTON ROAD ADDITIONS AND RENOVATIONS 712 MONKTON ROAD MONKTON, MD 21111	SECOND FLOOR PLAN
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WARFIELD ARCHITECTS	10410-773-4001 BUTLER, MARYLAND 20814-0001
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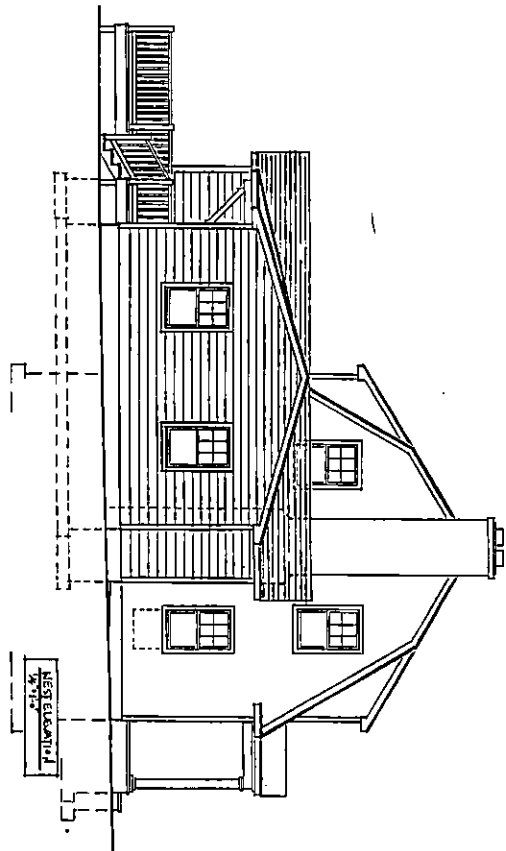
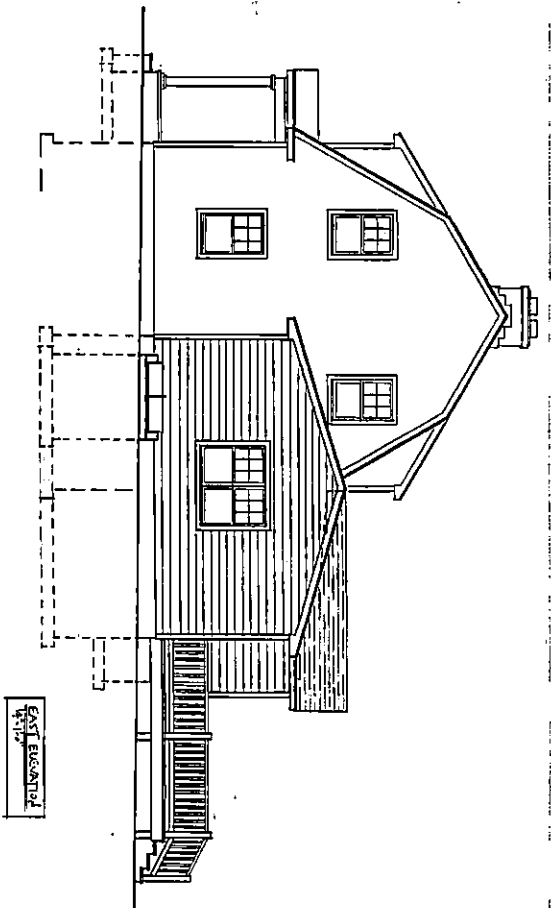




NORTH ELEVATION
1/8" = 1'-0"

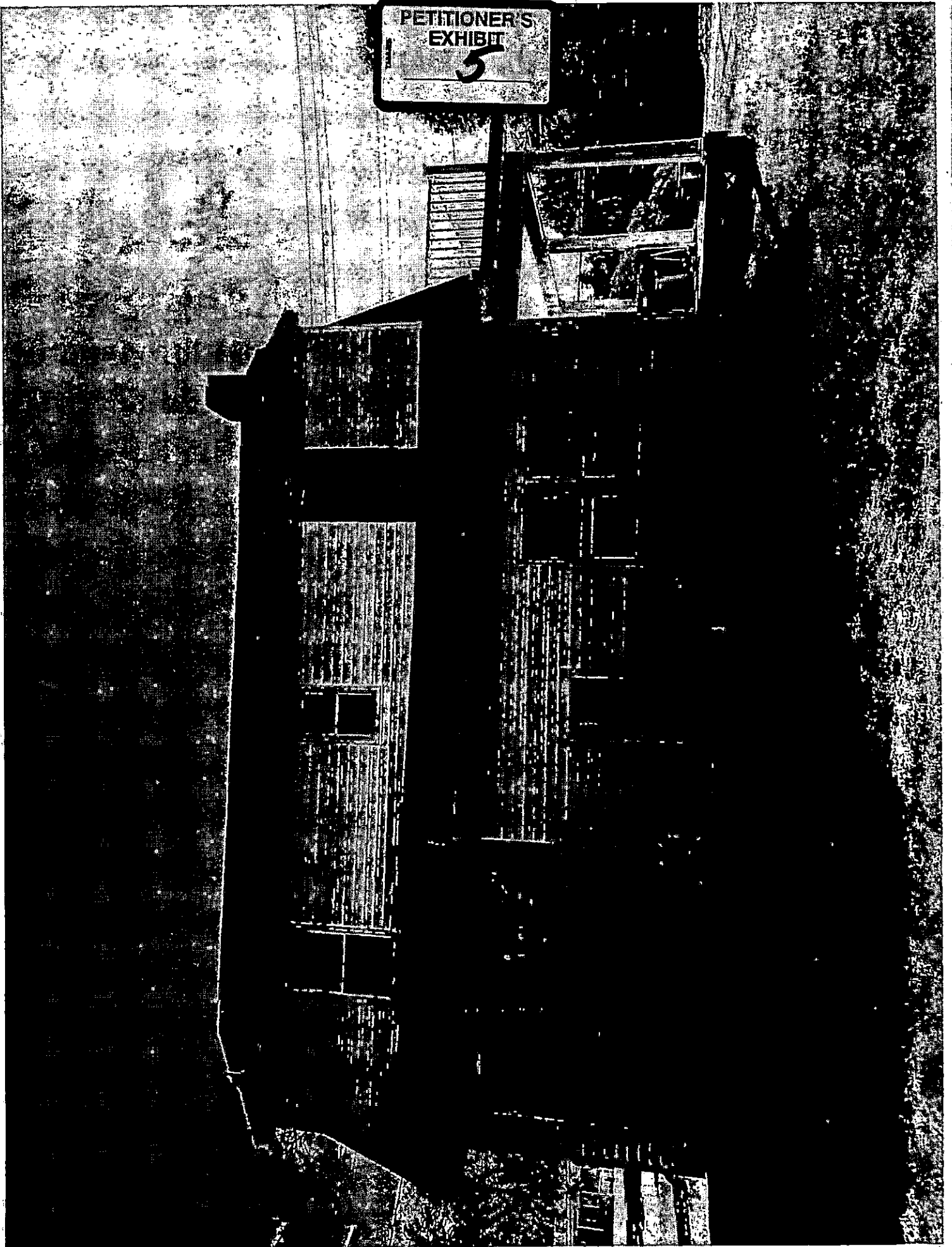


SOUTH ELEVATION
1/8" = 1'-0"



PETITIONER'S
EXHIBIT

5



COVAHEY & BOOZER, P.A.

Attorneys & Counselors at Law
Since 1972

Edward C. Covahey, Jr.
F. Vernon Boozer *††
Bruce E. Covahey
Frank V. Boozer, Jr.

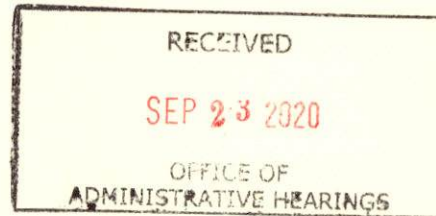
614 Bosley Avenue
Towson, Maryland 21204
(410)-828-9441
FAX - (410)-823-7530
Email: kerns@cablaw.com

* ADMITTED TO D.C. BAR
†† OF COUNSEL

September 23, 2020

HAND-DELIVERED

Office of Administrative Hearings
Jefferson Building
105 W. Chesapeake Ave, Suite 103
Towson, MD 21204



RE: **EXHIBIT LIST - CASE NO. 2020-0104-A**
Zoning Hearing: Tuesday, September 29th at 10 a.m.
712 Monkton Rd (North side Monkton Rd/East of Herford Rd)
Legal Owners: 712 Monkton Road, LLC

Dear Sir/Madam:

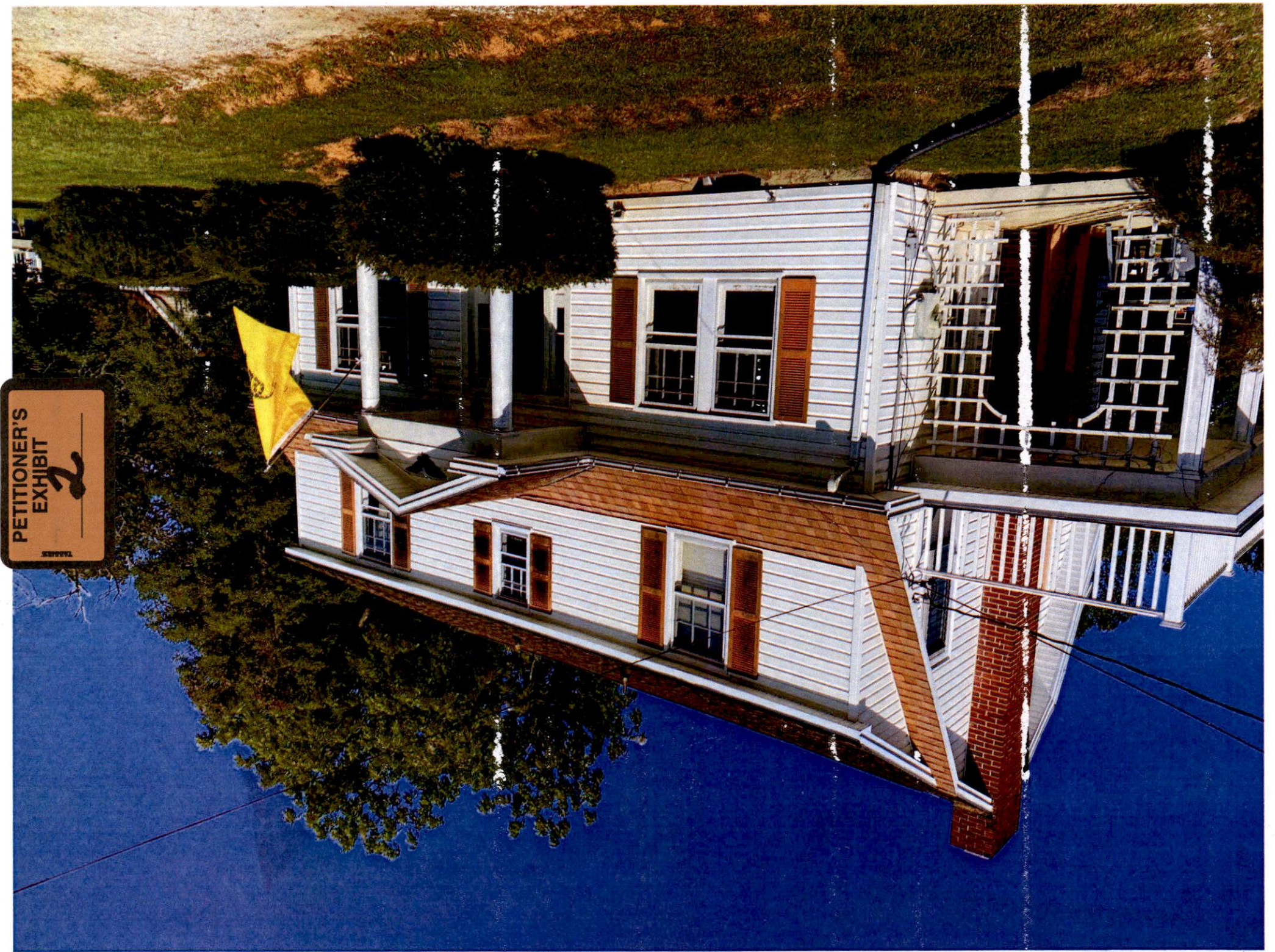
Enclosed please find the following hearing exhibits to be presented at the hearing in the above-captioned matter:

Exhibit 1 - Plat to accompany Petition for Variances
Exhibit 2 - Photo of front of house to be improved at 712 Monkton Road
Exhibit 3 - Photo of left side of house to be improved at 712 Monkton Road
Exhibit 4 - Photo of right side of house to be improved at 712 Monkton Road
Exhibit 5 - Photo of back of house to be improved at 712 Monkton Road
Exhibit 6 - Improvement Blueprints

Very truly yours,

Edward C. Covahey, Jr.

ECC/jk
Enclosures
cc: Brian P. Baker (via bbaker@taylorreedbuilders.com)
092320jk



PETITIONER'S
EXHIBIT
2

PETITIONER'S
EXHIBIT

3

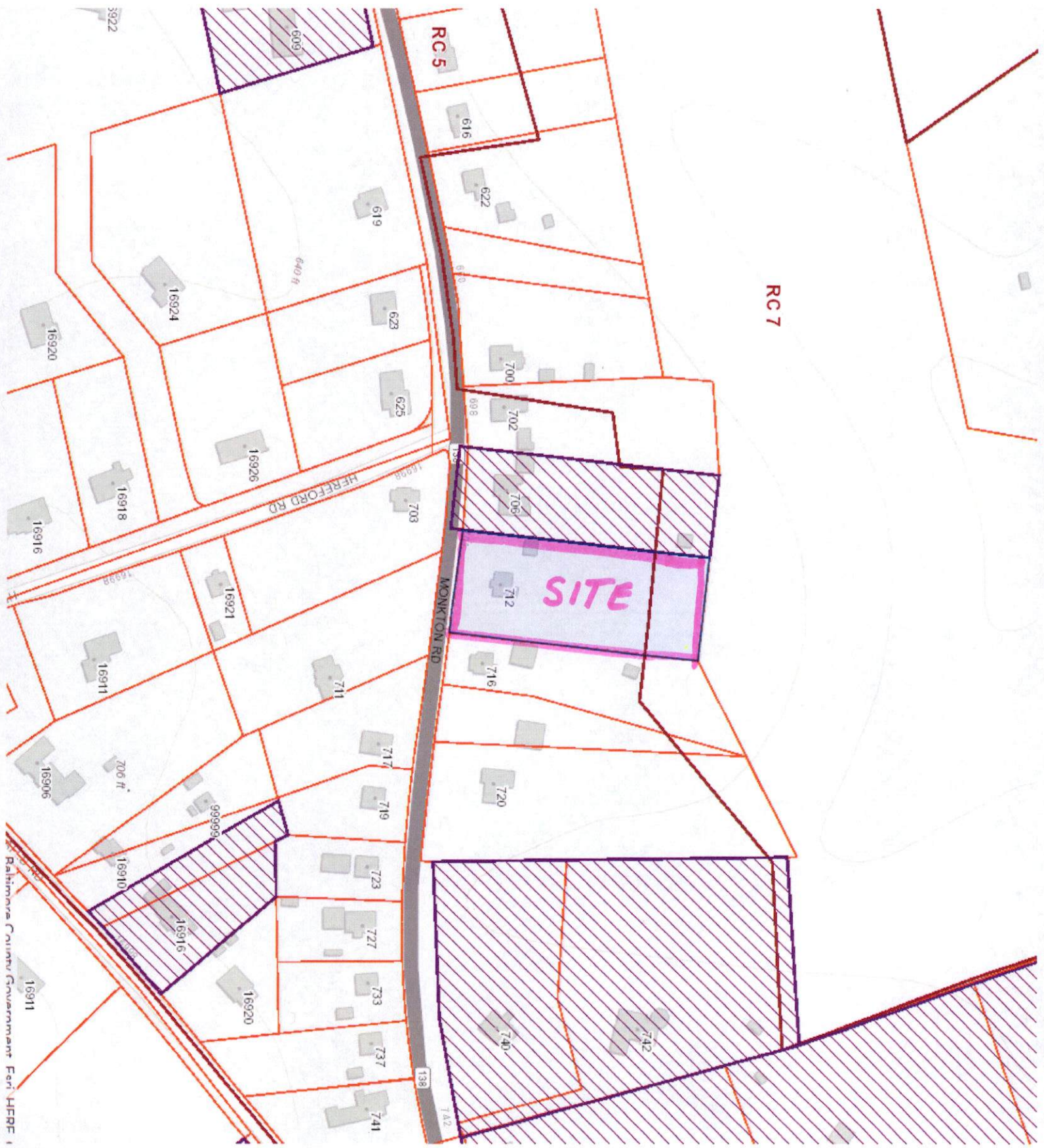


PETITIONER'S
EXHIBIT
4

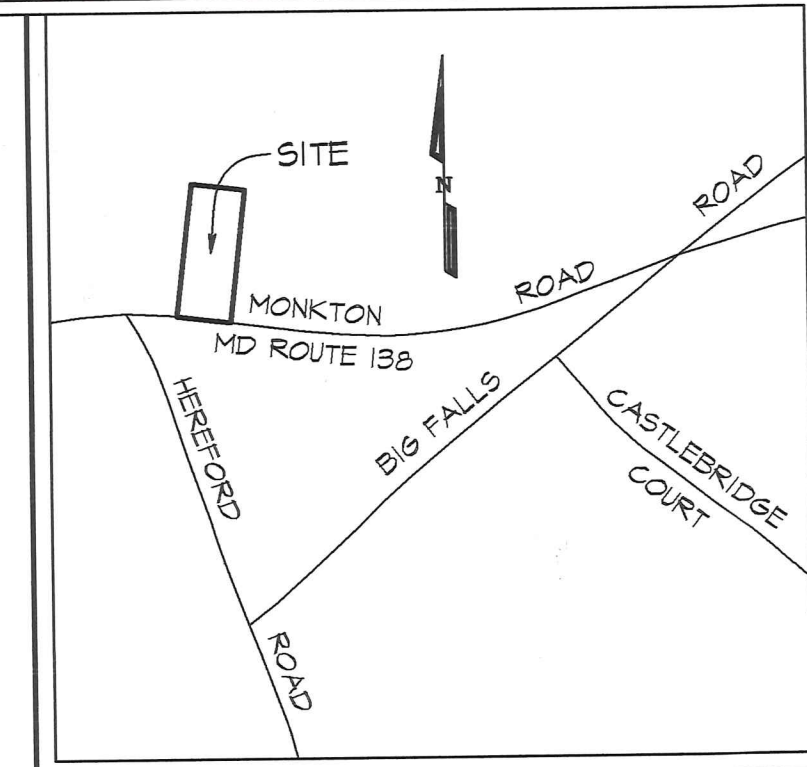


PETITIONER'S
EXHIBIT
5





2020-0104-A



Vicinity Map Scale: 1" = 500'

Notes

1. Owner: 712 Monkton Road LLC
706 Monkton Road
Monkton, MD 21111
410-935-4020

Deed Ref.: J.L.E. No. 40512 folio 325
Tax Account No.: 07-02-085475
Tax Map 22; Grid 15; Parcel 118
2. Zoned: RC-5 & RC-7
3. This site is not in the Chesapeake Bay Critical Area.
4. This site is not in the 100 year flood plain.
5. There are no underground fuel tanks.
6. This is not a historic property/building.
7. This site is serviced by private well and septic.
8. No prior Zoning Hearings.

**Plat to Accompany a
Petition for Variances**

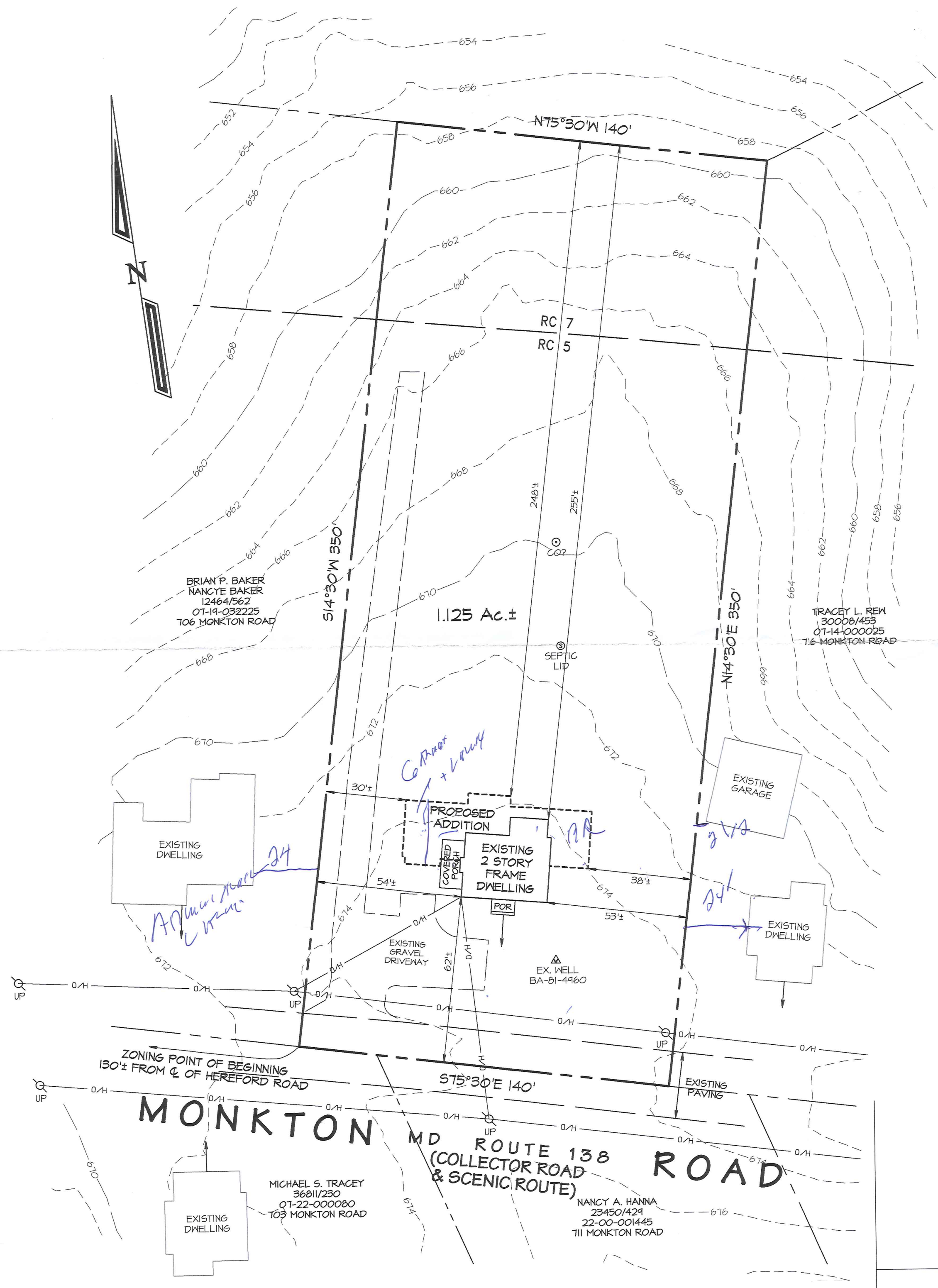
for the property of
712 Monkton Road LLC
712 Monkton Road
Baltimore County, Maryland

7th Election District, 3rd Councilmanic District
Scale: 1"=30' Date: March 31, 2020

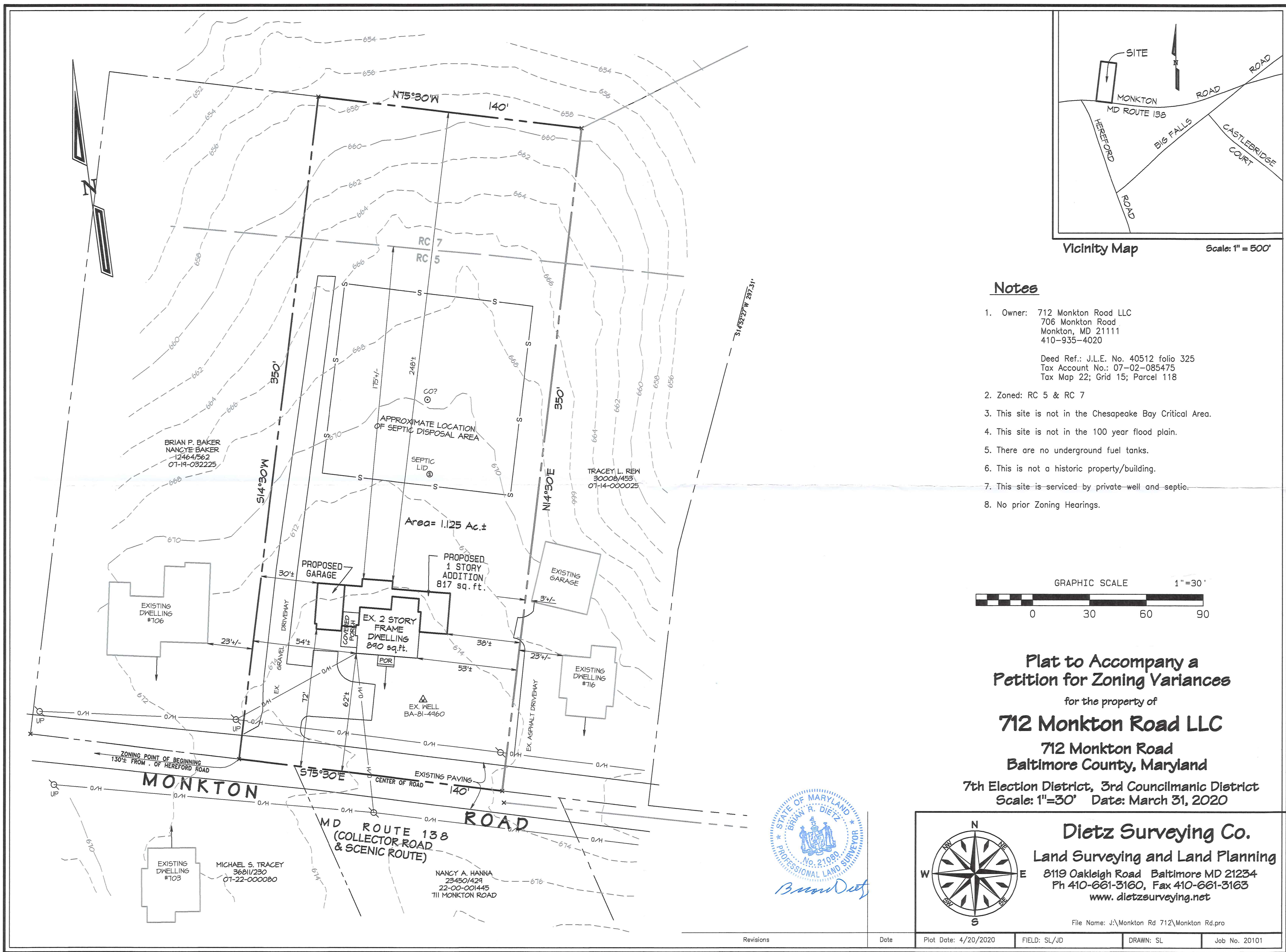
Dietz Surveying Co.
Land Surveying and Land Planning
8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsurveying.net

File Name: J:\Monkton Rd 712\Monkton Rd.pro

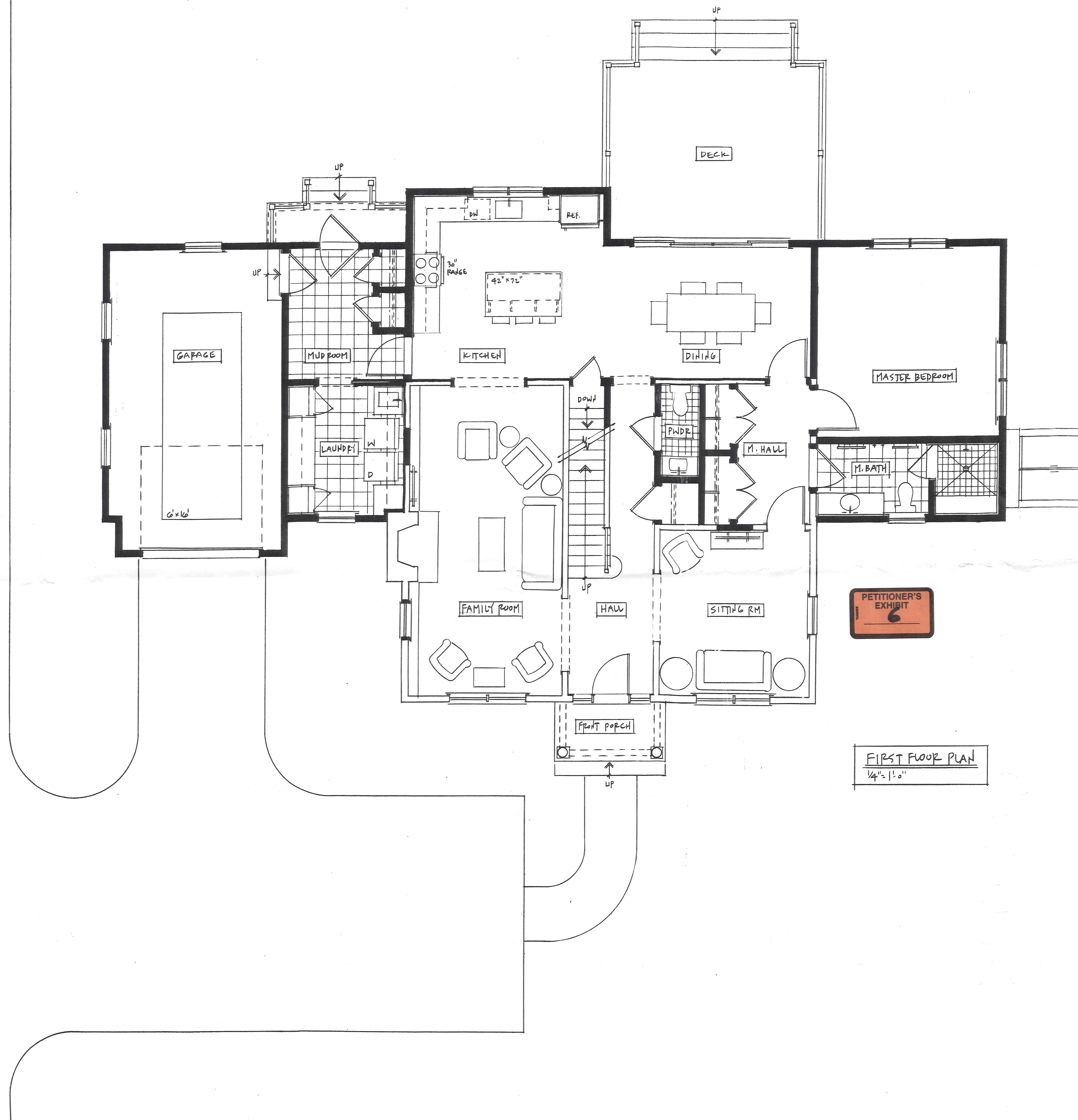
Revisions	Date	Plot Date: 3/31/2020	FIELD: SL/JD
		DRAWN: SL	Job No. 20101



PETITIONER'S EXHIBIT

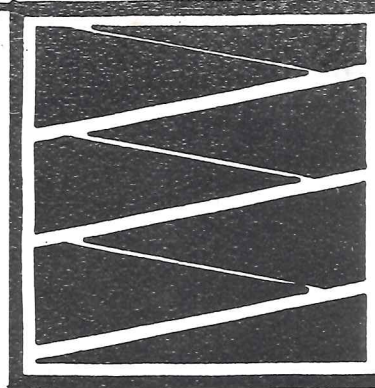


2020-0104A



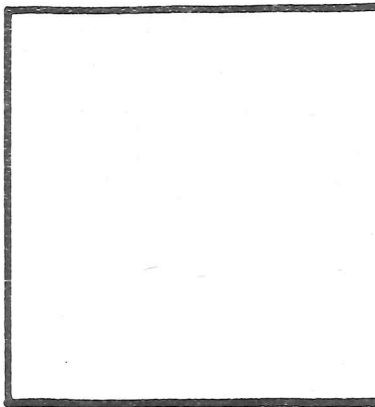
PETITIONER'S
EXHIBIT
6

FIRST FLOOR PLAN
1/4" = 1'-0"



**WARFIELD
ARCHITECTS**

Tel 410-472-4058
BOX 76
BUTLER, MARYLAND 21023-0076
Fax 410-472-4058



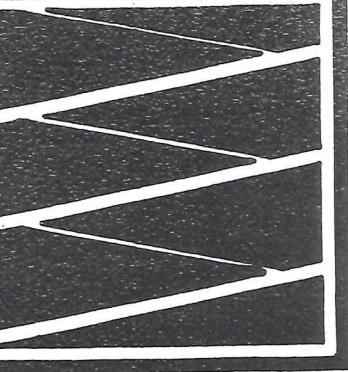
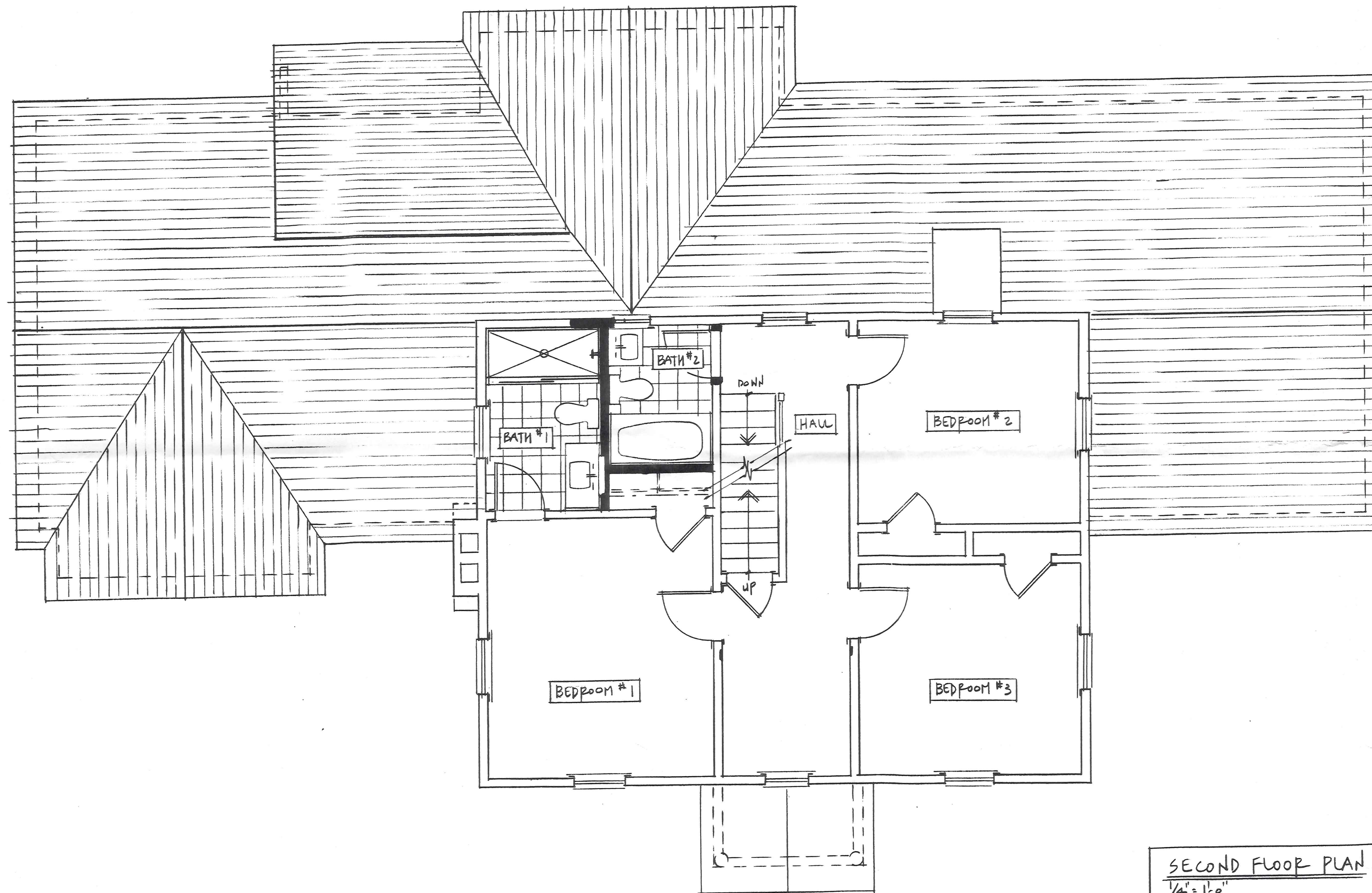
**712 MONKTON ROAD
ADDITIONS and RENOVATIONS**
712 MONKTON ROAD MONKTON, MD 21111

FIRST FLOOR PLAN

REVISION	DATE

DATE 1/31/19
SCALE 1/4" = 1'-0"
DRAWING NUMBER

SP-1



WARFIELD
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Fax 410-472-4058

712 MONKTON ROAD
ADDITIONS and RENOVATIONS
712 MONKTON ROAD MONKTON, MD 21111

SECOND FLOOR PLAN

REVISION	DATE

DATE	1/31/19
SCALE	1/4"

DRAWING NUMBER

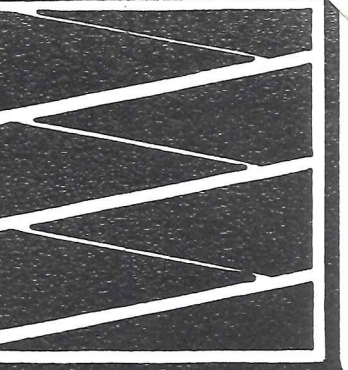
SP-2



SOUTH ELEVATION
1/4"=1'-0"



NORTH ELEVATION
1/4"=1'-0"



WARFIELD
ARCHITECTS

Tel 410-472-4048
BOX 76
BUTLER, MARYLAND 21023-0076
Fax 410-472-4058

712 MONKTON ROAD
ADDITIONS and RENOVATIONS

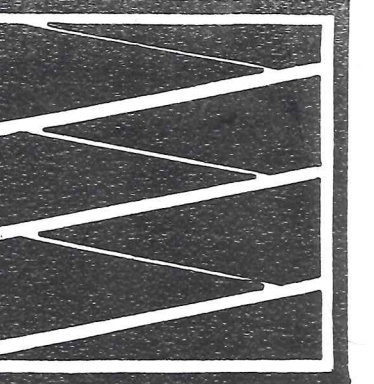
712 MONKTON ROAD MONKTON, MD 21111

NORTH AND SOUTH ELEVATIONS

REVISION	DATE

DATE	1/31/19
SCALE	1/4"
DRAWING NUMBER	

SP-3



WARFIELD
ARCHITECTS

Tel: 410-472-4048
BOX 76
Butler, Maryland 21023-0076
Fax: 410-472-4058



712 MONKTON ROAD
ADDITIONS and RENOVATIONS
712 MONKTON ROAD MONKTON, MD 21111

REVISION	DATE

DATE	1/31/19
SCALE	1/4"
DRAWING NUMBER	

SP-4