



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 17052 TROYER ROAD which is presently zoned BLCR & RC2
 Deed References: 40906 / 313 10 Digit Tax Account # 1026040290
 Property Owner(s) Printed Name(s) 17052 TROYER 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

SEE ATTACHED PAGE

3. a **Variance** from Section(s)

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:

RACHAEL BREZA, HOFMEISTER
 Name- Type or Print BREZA
 Signature Rachael Breza
11019 McCORMICK RD. SUITE 400 MO
 Mailing Address _____ City _____ State _____
HUNT VALLEY
21021 410-913-7739
 Zip Code _____ Telephone # _____ Email Address RACHAELB@HBLAW.COM

Legal Owners (Petitioners): 17052 TROYER ROAD LLC

☒ DRWORKMAN TITLE: X MM
 Name #1 - Type or Print _____ Name #2 - Type or Print _____
☒ [Signature] _____
 Signature #1 _____ Signature #2 _____
P.O. Box 399 PHOENIX MO
 Mailing Address _____ City _____ State _____
21131 410-365-3150
 Zip Code _____ Telephone # _____ Email Address DOUG@LIBERTYPURE.COM

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING
 Name - Type or Print _____
 Signature Bruce E. Doak

3801 BAKER SCHOOLHOUSE ROAD FREELAND MO
 Mailing Address _____ City _____ State _____
21053 410-419-4906
 Zip Code _____ Telephone # _____ Email Address BD@BRUCEDOAKCONSULTING.COM

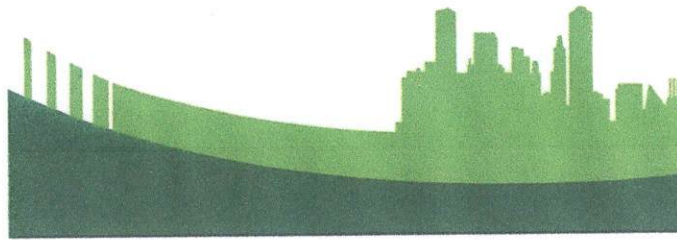
CASE NUMBER 2020-6106-X Filing Date 4/30/20 Do Not Schedule Dates: _____ Reviewer ga

Zoning Hearing Petition Being Requested

Case #2020-_____-X

Special Exception to approve the use of a 1,414 square foot area of the building and the surrounding macadam parking area with the address of #17052 Troyer Road for a community building per Section 230.3 BCZR

2020-0106-X



Zoning Description

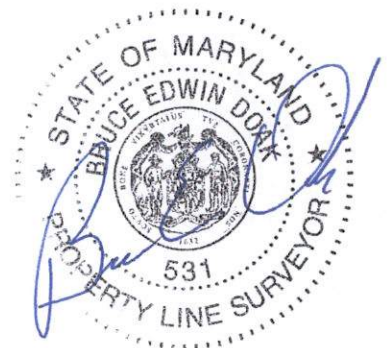
17052 Troyer Road
Tenth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point on the southeast side of Shepperd Road (State Route 138), approximately 135 feet southwesterly of the centerline of Troyer Road (State Route 562), thence leaving said Shepperd Road running on the outlines of the subject property 1) South 43 1/2 degrees East 100 feet and 2) North 63 degrees East 70 feet to the southwest side of Troyer Road, thence binding on the southwest side of Troyer Road and continuing to run with and bind on the outlines of the subject property 3) South 26 degrees East 178 feet, thence leaving said Troyer Road and continuing run with and bind on the outlines of the subject property, the two following courses and distances, viz. 4) South 63 degrees West 260 feet and 5) North 30 degrees West 265 feet to the southeast side of Shepperd Road, thence binding on the southeast side of Shepperd Road and continuing to run with and bind on the outlines of the subject property 6) North 61 3/4 degrees East 178 feet to the point of beginning.

Containing 1.5 acres of land, more or less.

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

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



2020-0106-X



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

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Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2020-0106-X

Filing Date 4/30/20

Legal Owners (Petitioners):

☒ **DRWORKMAN**

17052 TROYER ROAD LLC
 TITLE: ☒ MM

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

DOUG@LIBERTYPURE.COM

BRUCE E. DOAK

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

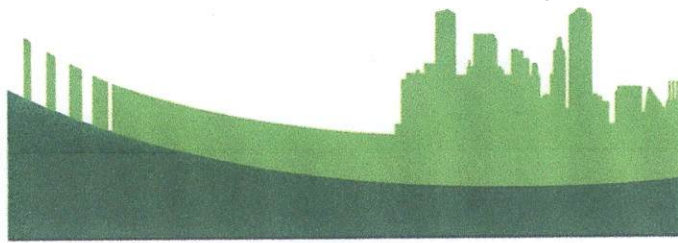
Do Not Schedule Dates:

Reviewer gh

Zoning Hearing Petition Being Requested

Case #2020-_____-X

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Tenth Election District Third Councilmanic District
Baltimore County, Maryland

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



2020-01067

June 25, 2020

Michael Mallinoff, Director
Department of Permits, Approvals & Inspections
111 West Chesapeake Avenue
Towson, MD 21204

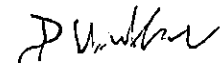
Re: Zoning Case 2020-106-X

Dear Mr. Mallinoff,

I am the sole owner of 17052 Troyer Road LLC which has ownership of 17052 Troyer Road, Monkton. MD 21111 (the subject property) and the petitioner of Case 2020-106-X. I would like to withdraw my petition for a special exception.

Please feel free to contact Bruce Doak 410-419-4906 if you have any questions or you need anything else.

With regards,



Doug Workman, Owner
17052 Troyer Road LLC



Zoning Case History Database

Case Information

Related Cases

Miscellaneous Notes

Hearing / Administrative

**Case Information** 2020-0106-X

Cancel Delete

Property Information

Scanned Image

Update Property Information

Case Num-
ber

2020-0106

Prefix

Case
Year

*

20

Case
No.

*

06

Case
Suffix

Existing Use

COM

Legal Owner

17052 Troyer Road LLC

Proposed
Use

COM

Street/House
No.

17052

Street No.
RangeStreet No.
SuffixStreet Prefix
DirectionStreet
Name

TROYER

Street Suffix
Type

RD

Street Suffix
Direction

Unit Type

Suite/Apt/Uni

Property Description

South East side of Shepperd Road South West 135 feet to the center-line of Troyer Road.

Existing
Zoning
Class

BL-CR, RC

Area

1.5 AC

Election Council 1000 Foot Scale Map Reference

Dist. Dist.



Log Out

Update Property Information

Tax Account Information

Create New Tax Account

	Tax Account Number	Deed Book	Deed Folio	200 Scale Map Ref
	10-26-040240	40906	00313	-

Related Cases

Create New Rel

Violation Cases

Create New V

Concurrent Cases

Create Nev



No Related Cases Found



No Violation Cases Found



No Concurrent Cases Found

Miscellaneous Notes

Create New Note



No Miscellaneous Notes Found



Hearing / Administrative Variance Information

Create New Hearing / Admin. Var. Closing Date



No Hearings Found

Petition Information

Update Petition Information

Contract Purchaser

Attorney

Rachael Breza & Hofmeister Breza

Filing Date

04/

Census
Tract

Existing
Zoning
Class

BL-CR, RC

Existing Dis-
trict

North/South
Coordinates

Requested
Zoning
Class

Requested
District

East/West
Coordinates

Zoning Case History Database

JPERLOW

Log Out

Update Petition Information

Planning Comments

Date Received	Date due	Reviewer	No Comment?	Returned?	Date Returned	Date Email Sent
05/01/2020	05/08/2020	Megan Benjamin	Yes	Yes	06/02/2020	06/02/2020



Petition Requests

Create New Petition Request

Petition Reviewers

Create New

Petition Type	Petition Request	Petition Reviewer
SPECIAL EXCEPTION	To approve the use of a 1,414 square foot area of the building and the surrounding macadam parking area with the address of #17052 Troyer Road for a community building per section 230.3 BCZR.	Gary Hucik

Law Judge/Appeals/Courts Information

Update Law Judge Information

Admin. Law Judge Information

Admin Law Judge's Name

Law Judge Order Date/Withdrawal Date



Law Judge Decision

Order Has Restrictions

Unl

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
17052 Troyer Road; SE/S of Shepperd Road, *
SW 135' to c/line of Troyer Road * OF ADMINISTRATIVE
10th Election & 3rd Councilmanic Districts *
Legal Owner(s): 17052 Troyer Road, LLC * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2020-106-X

* * * * *

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 11th day of May, 2020, a copy of the foregoing Entry of Appearance was emailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053 and Rachael Breza, Hofmeisters & Breza, 11019 McCormick Road, Suite 400, Hunt Valley, Maryland 21031, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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 **Special Exception**, Case Number **2020-0106-X**.

17052 Troyer Road, LLC
17052 Troyer 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

NE 28-C

3201

17120

Lot # 7
1600008065

Pt. Bk. 0000035, Folio 0138

Lot # 2
PAI # 100464
2500010949
Pt. Bk. 0000079, Folio 0404
Pt. Bk./Folio # 079404
PAI # 100464
PAI # 100464

PAI # 100084

Pt. Bk./Folio # 035138
PAI # 100084

TROYER RD

SHEPPERD RD

1002057401

BL CR

17052

2500010948
Lot # 1

10 ED

023C2

3 CD

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

2020-0106-X 26040240

PAI PERMIT HOLD: See Carl Richards
Do Not Issue Liquor License

NE 27-C

Lot # 7 2100007465

TROYER RD

R-1952-2248-X

RC 2

1013021170

PAI # 100412
PAI # 100412
2400012348
PAI # 10041

Pt. Bk./Folio # MP03099

2400012348

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: May 7, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0104-A
Address 712 Monkton Road
(712 Monkton Road, LLC Property)

Zoning Advisory Committee Meeting of **May 11, 2020**.

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

Reviewer: Steve Ford

GENERAL SITE INFORMATION

1. Ownership: 17052 Troyer Road LLC
P.O. Box 399 Phoenix, MD 21131
2. Address: 17052 Troyer Road Monkton, MD 21111
3. Deed references: 40906 / 313
4. Area: 1.5 acres (per SDAT)
5. Tax Map / Parcel / Tax account #: 23 / 50 / 10-26-040240
6. Election District: 10 Councilmanic District: 3
ADC Map: 4235J6 GIS title: 023C2 Position sheet: 108NE9
Census tract: 410100 Census block: 24005410100
Schools: Jacksonville ES Hereford MS Hereford HS

OFFICE OF ZONING

Zoning: BL CR & RC 2 There are no previous zoning cases on the subject property.

Parking Calculations

Proposed Community Building Use (1,414 sf)
Required parking spaces: 15
(10 parking spaces per 1000 square feet of gross floor area per section 409.6A.4 BCZR)

Existing Warehouse Use (3,400 sf+-)
Required parking spaces: 1
(1 parking space per employee on the largest shift per section 409.6A.3 BCZR)

Total parking spaces required: 16
Parking spaces provided on site: 16

BL CR Setbacks for Commercial Buildings (per Sect. 232 BCZR)

Front: 10 feet from the property line or road right of way
Side: 35 feet from the property line (per RC 2 regs)
Rear: 20 feet from the property line

ENVIRONMENTAL IMPACT

Watershed: Loch Raven Reservoir URDL land type: 1

1. The existing dwelling is currently served by a private well and 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.

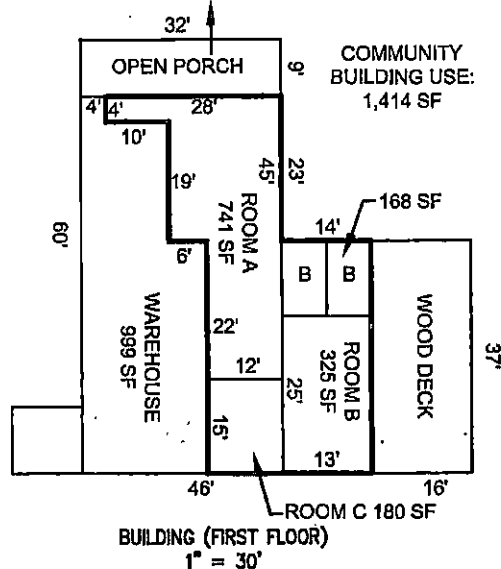
OFFICE OF PLANNING

Regional Planning District: Jacksonville District Code: 305

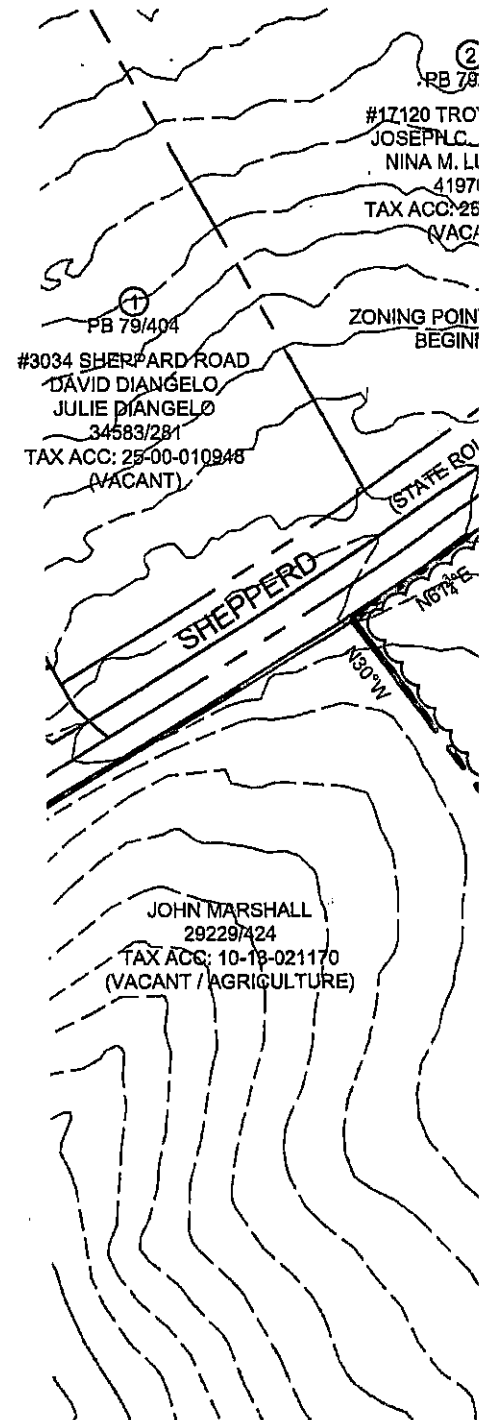
1. The subject building is not historic. The subject property is located in the My Lady's Manor National Historic District.

PROPOSED DEVELOPMENT

To utilize a part of the building for a community building use.



NOTE: THE BASEMENT IS SOLEY USED AS WAREHOUSING. THE SECOND FLOOR IS NOT USED BECAUSE OF THE CEILING HEIGHT.



**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2020-0106-X
Property Address: 17052 TROYER ROAD
Property Description: 1.5 AC SOUTHERN CORNER OF SHEPPARD
ROAD AND TROYER ROAD
Legal Owners (Petitioners): 17052 TROYER ROAD LLC
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: DOUG WORKMAN
Company/Firm (if applicable): 17052 TROYER ROAD LLC
Address: P. O. Box 399
PHOENIX MO 64131

Telephone Number: 410-365-3150

Revised 5/20/2014

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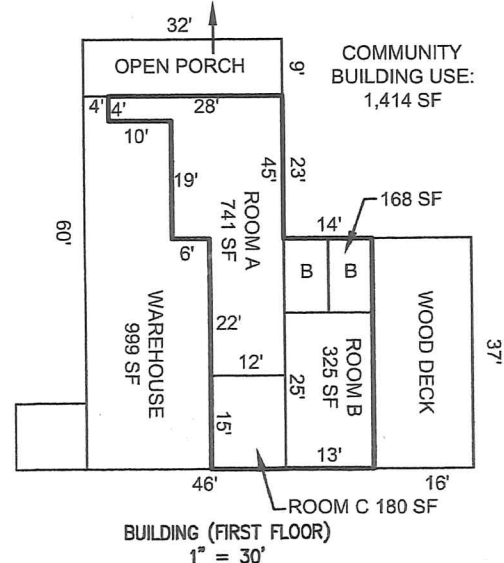
OFFICE OF PLANNING

Regional Planning District: Jacksonville District Code: 305

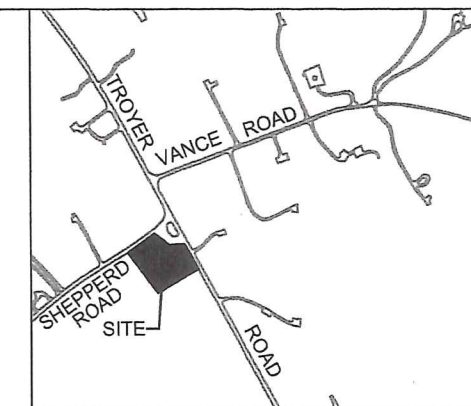
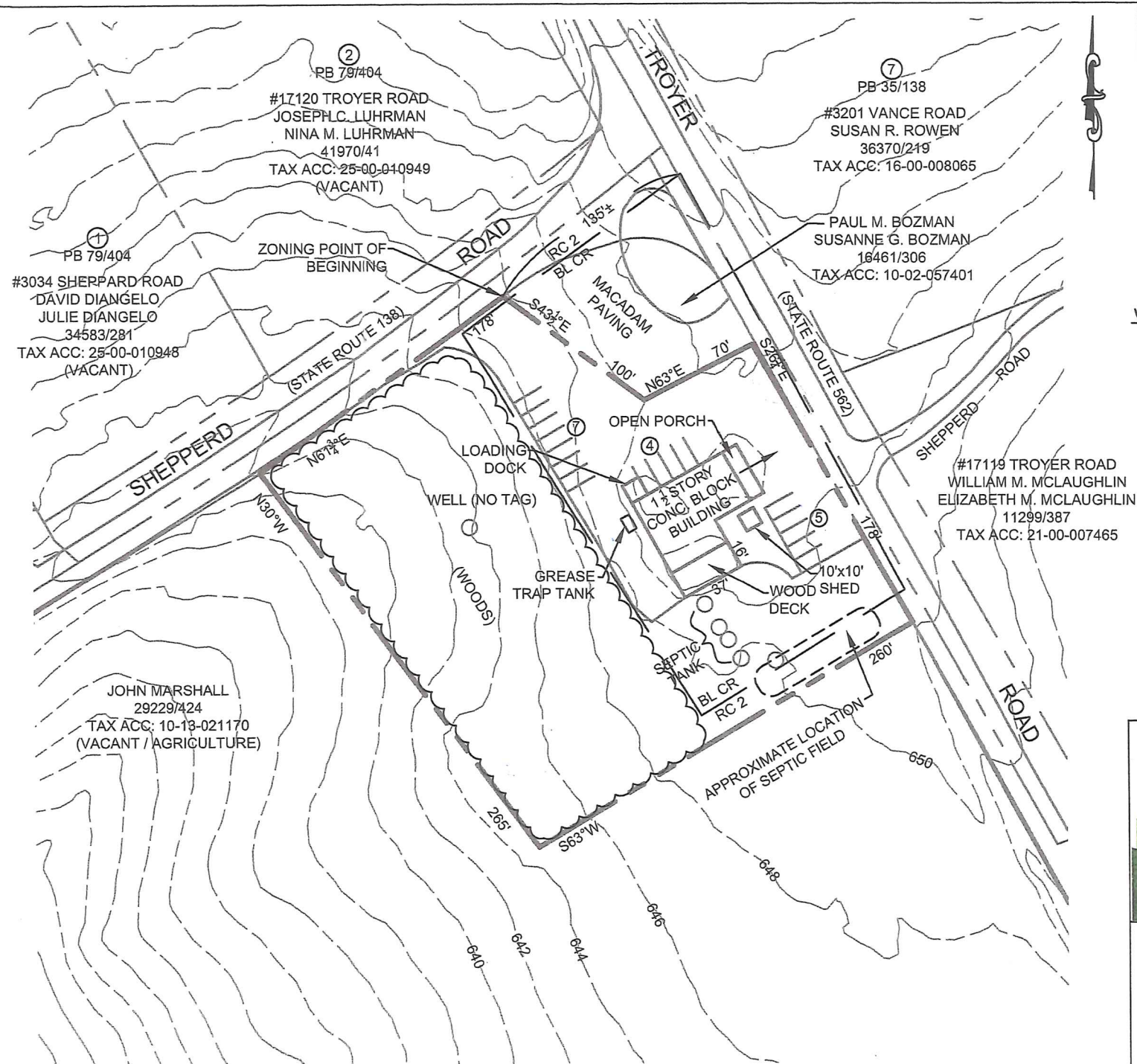
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Vicinity Map - Scale: 1" = 1,000'



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-6906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION

FOR

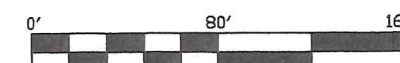
#17052 TROYER ROAD

BALTIMORE COUNTY, MARYLAND
10th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 4/23/2020

Scale: 1"=80'

REVISION



2020-0106-K