

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

DATE: November 2, 2020  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2020-0113-SPHA- Appeal Period Expired

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The appeal period for the above-referenced cases expired on October 29, 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



# 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: 8208 MILLERS ISLAND RD. 21219 which is presently zoned RC-5  
 Deed References: 39473 / 00193 10 Digit Tax Account # 1523153270  
 Property Owner(s) Printed Name(s) MICHAEL & TERRI POLESKI (BLACK MARSH FARMS 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. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A proposed accessory structure (pole barn) with a building footprint larger than the building footprint of the primary structure.

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)

BCZR: 400.3 → To permit a proposed accessory structure (pole barn) to have a height of 25 feet in lieu of the maximum allowed height of 15 feet.

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:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

MICHAEL POLESKI 1

TERRI POLESKI

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

9010 HINTON AVE

BALTO. MD

Mailing Address

City

State

21219

410 2155208

TERRIA52761@gmail.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2020-0113-SMA Filing Date 5/17/20 Do Not Schedule Dates: \_\_\_\_\_ Reviewer JJ

**ZONING PROPERTY DESCRIPTION FOR 8208 MILLERS ISLAND ROAD**

Beginning at a point on the north side of Millers Island Road which is 50' wide at a distance of 150' east of the centerline of North Point Road which is 50' wide

Thence the following courses and distances:

N 77° 59'00" W 166.52' ( C )

S 6°31'00" W 290.11 ( C )

N 82°23'50" E 254.55 ( C )

N 30°54'30" W 133.47' ( C )

N 6°31'00" E 106.05' ( P )

Back to the point of beginning as recorded in Deed Liber 39473, Folio 00193 containing 1.0000 AC. Located in the 15<sup>th</sup> Election District

And the 7<sup>th</sup> Council District

2020-0113-SP4A

IN RE: **PETITIONS FOR SPECIAL HEARING \*  
AND VARIANCE**

(8208 Millers Island Road) \*  
(Black Marsh Farms, LLC) \*  
15th Election District \*  
7th Council District \*  
Michael & Terri Poleski \*  
*Legal Owners* \*

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Petitioners

**Case No. 2020-0113-SPHA**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed on behalf of Michael and Terri Poleski, legal owner (“Petitioners”). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed accessory structure (pole barn) with a building footprint larger than the building footprint of the primary structure. In addition, a Petition for Variance was filed pursuant to § 400.3, to permit a proposed accessory structure (pole barn) to have a height of 25 ft. in lieu of the maximum allowed height of 15 feet.

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

Michael and Terri Poleski appeared in support of the requests. There were no protestants or interested persons in attendance. A Substantive Zoning Advisory Committee (“ZAC”) comment was received by the Department of Environmental Protection and Sustainability (“DEPS”) the property is located within the Chesapeake Bay Critical Area (“CBCA”) and is subject to Critical Area requirements. A copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date 9/29/20

By J. Mignone

A ZAC comment was also received by the Department of Planning dated May 18, 2020, they do not oppose.

The property is approximately 1.2 acres and is zoned RC 5, BL. Mr. Poleski testified that he and his wife's principal residence, which is at another location, is prone to flooding. He testified that the subject property is *not* within a floodplain but acknowledged it is within the Chesapeake Bay Critical Area (CBCA). He therefore wants to construct the proposed garage on this property in order to store several 70s vintage cars that he owns. They need the extra height for storage above the ground floor. The footprint of the proposed structure is larger than that of the existing residence on the property, which necessitates the special hearing relief.

#### Special Hearing

The subject property is over an acre and the combined footprint of the existing residence and the proposed garage structure will occupy a small fraction of the property, and will therefore comply with the CBCA lot coverage regulations. Further, as noted by the DOP, the structure will be well screened from the surrounding properties, including the adjoining DNR land. I therefore find that the special hearing relief is appropriate.

#### Variance

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 irregularly shaped and bordered by DNR land. It is also within the CBCA.

It is therefore unique. If variance relief is denied, Petitioners will experience a practical difficulty

ORDER RECEIVED FOR FILING

Date

9/29/20

By

*[Signature]*

or hardship because they will be unable to build the proposed garage. I find that the variance is within the spirit and intent of the BCZR and will not harm the public health, safety, or welfare.

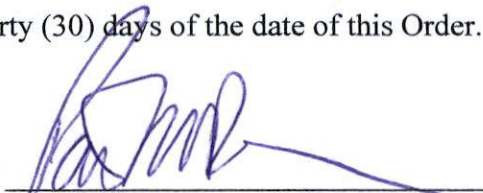
THEREFORE, IT IS ORDERED this **29th** day of **September, 2020**, by this Administrative Law Judge, that the Petition for Special Hearing seeking relief pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed accessory structure (pole barn) with a building footprint larger than the building footprint of the primary structure be and hereby is GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief pursuant to § 400.3, to permit a proposed accessory structure (pole barn) to have a height of 25 ft. in lieu of the maximum allowed height of 15 feet be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. The pole barn shall not be used for residential or commercial purposes and shall not have a separate utility meter, nor any plumbing.
3. Petitioners must comply with the DOP and DEPS ZAC comments, copies of which are attached hereto and make a party thereof.

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 9/29/20

By DMignone

CERTIFICATE OF POSTING

CASE NO. 2020-0113-SPHA

PETITIONER/DEVELOPER

MICHAEL & TERRI POLESKI

DATE OF HEARING/CLOSING

September 28, 2020

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE  
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT

8208 MILLERS ISLAND ROAD

SIGN 1

THE SIGN(S) POSTED ON September 8, 2020 September 27, 2020

(MONTH, DAY, YEAR)

SINCERLEY ,

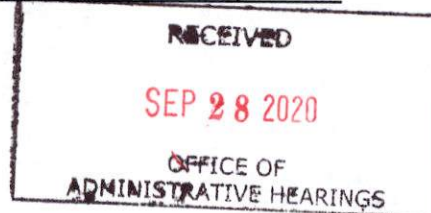
MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411



CERTIFICATE OF POST

CASE NO. 2020-0113-SPHA

PETITIONER/DEVELOPER

MICHAEL & TERRI POLESKI

DATE OF HEARING/CLOSING

September 28, 2020

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SIGN 2

THE SIGN(S) POSTED ON September 8, 2020 September 27, 2020  
(MONTH, DAY, YEAR)

SINCERLEY ,

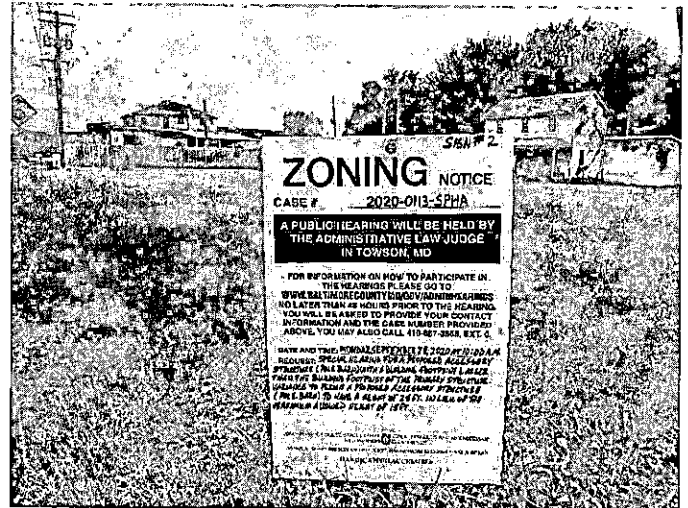
MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411



# The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

Order #: 11912713

Case #:

Description:

NOTICE OF ZONING HEARING - CASE NUMBER:  
2020-0113-SPHA

## PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

9/8/2020



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: 2020-0113-SPHA**

8208 Millers Island Road

N/side of Millers Island Road, east of North Point Road

16th Election District - 7th Councilmanic District

Legal Owners: Michael & Terri Poleski

Special Hearing for a proposed accessory structure (pole barn) with a building footprint larger than the building footprint of the primary structure. Variance to permit a proposed accessory structure (pole barn) to have a height of 25 ft. in lieu of the maximum allowed height of 15 ft.

Hearing: Monday, September 28, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to [www.baltimorecountymd.gov/admin/hearings](http://www.baltimorecountymd.gov/admin/hearings) 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 410-887-3863, ext. 0.

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

s8

## CERTIFICATE OF POSTING

CASE NO. 2020-0113-SPHA

PETITIONER/DEVELOPER

MICHAEL & TERRI POLESKI

DATE OF HEARING/CLOSING

September 28, 2020

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

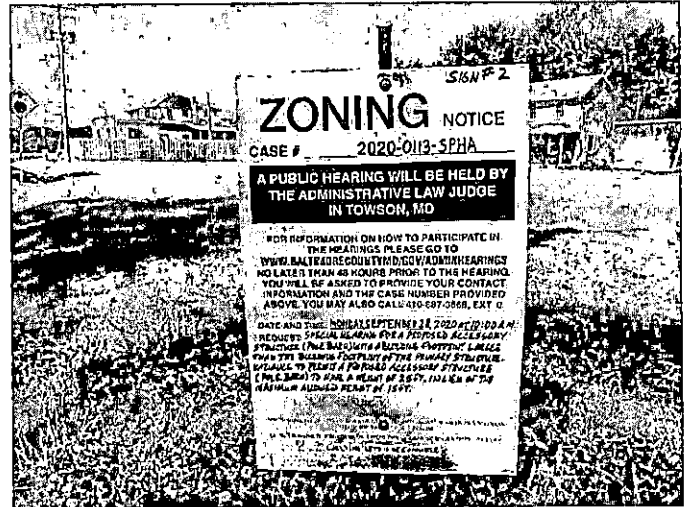
ATTENTION:

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SIGN 2



THE SIGN(S) POSTED ON September 8, 2020

(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

## CERTIFICATE OF POSTIN

CASE NO. 2020-0113-SPHA

PETITIONER/DEVELOPER

MICHAEL & TERRI POLESKI

DATE OF HEARING/CLOSING

September 28, 2020

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING ROOM 111  
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ATTENTION:

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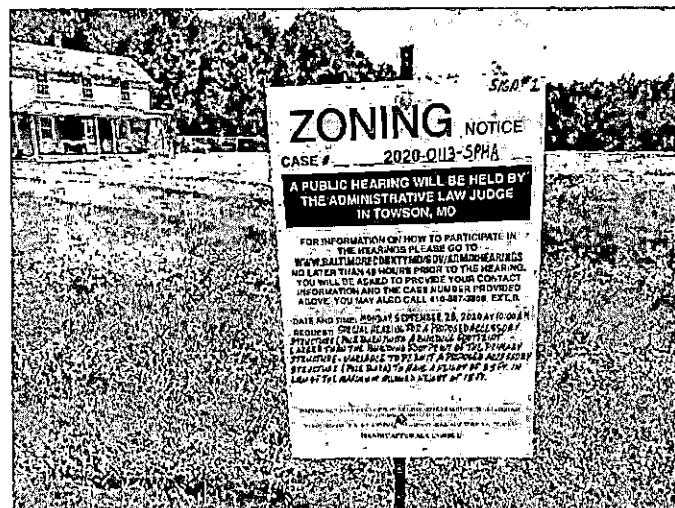
SIGN 1

THE SIGN(S) POSTED ON September 8, 2020  
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE  
9912 MAIDBROOK RD.  
PARKVILLE ,MD 21234  
443-629-3411





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: 2020-0113-SPHA**

8208 Millers Island Road

N/side of Millers Island Road, east of North Point Road

15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: Michael & Terri Poleski

Special Hearing for a proposed accessory structure (pole barn) with a building footprint larger than the building footprint of the primary structure. Variance to permit a proposed accessory structure (pole barn) to have a height of 25 ft. in lieu of the maximum allowed height of 15 ft.

Hearing: Monday, September 28, 2020 at 10:00 a.m.

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

Michael Mallinoff  
Director

MM:kl

C: Mr. & Mrs. Poleski, 9010 Hinton Avenue, Baltimore 21219

**NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 8, 2020**

TO: THE DAILY RECORD  
Tuesday, September 8, 2020 - Issue

Please forward billing to:  
Michael & Terri Poleski  
9010 Hinton Avenue  
Baltimore, MD 21219

410-952-0604

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## 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: 2020-0113-SPHA**

8208 Millers Island Road

N/side of Millers Island Road, east of North Point Road

15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: Michael & Terri Poleski

Special Hearing for a proposed accessory structure (pole barn) with a building footprint larger than the building footprint of the primary structure. Variance to permit a proposed accessory structure (pole barn) to have a height of 25 ft. in lieu of the maximum allowed height of 15 ft.

Hearing: Monday, September 28, 2020 at 10:00 a.m.

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Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

|                                                                    |   |                   |
|--------------------------------------------------------------------|---|-------------------|
| RE: PETITION FOR SPECIAL HEARING                                   | * | BEFORE THE OFFICE |
| AND VARIANCE                                                       |   |                   |
| 8208 Millers Island Road; N/S Millers Island                       | * | OF ADMINSTRATIVE  |
| Road, 184' E of c/line of North Point Road                         |   |                   |
| 15 <sup>th</sup> Election & 7 <sup>th</sup> Councilmanic Districts | * | HEARINGS FOR      |
| Legal Owner(s): Michael & Terri Poleski                            |   |                   |
| (Black Marsh Farms LLC)                                            | * | BALTIMORE COUNTY  |
| Petitioner(s)                                                      |   |                   |
|                                                                    | * | 2020-113-SPHA     |

\* \* \* \* \*

**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 13<sup>th</sup> day of May, 2020, a copy of the foregoing Entry of Appearance was emailed to Michael & Terri Poleski, 9010 Hinton Avenue, Baltimore, Maryland 21219, [Terria52761@gmail.com](mailto:Terria52761@gmail.com) , Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

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

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) 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.**

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**For Newspaper Advertising:**

Case Number: 2020-0113-SPHA  
Property Address: 8208 MILLERS ISLAND ROAD 21219  
Property Description: \_\_\_\_\_  
Legal Owners (Petitioners): MICHAEL & TERRI POLESKI  
Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

Name: MICHAEL & TERRI POLESKI  
Company/Firm (if applicable): N/A  
Address: 9010 HINTON AVE.  
SPARROWS POINT, MD 21219  
Telephone Number: 410-215-5208 (MIKE) 410-952-0604 (TERRI)



JOHN A. OLSZEWSKI, JR.  
*County Executive*

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

September 21, 2020

Michael Poleski,  
9010 Hinton Ave  
Baltimore MD 21219

RE: Case Number: 2020-0113-SPHA, 8208 Miller Island 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 2, 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.", is 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 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 26, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0113-SPHA  
Address 8208 Miller Island Road  
(Poleski Property)

### Zoning Advisory Committee Meeting of May 18, 2020.

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

*The subject property is located within a Limited Development Area (LDA), and is subject to Critical Area lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17), as follows:*

*(17) (i) "Lot coverage" means that percentage of total lot or parcel that is:*

- 1. Occupied by a structure, parking area, driveway, walkway, or roadway; or*
- 2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material*

*(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.*

*(iii) "Lot coverage" does not include:*

1. A fence or wall that is less than 1 foot in width that has not been constructed with a footer;
2. A walkway in the buffer or expanded buffer, including a stairway, that provides direct access to a community or private pier;
3. A wood mulch pathway; or
4. A deck with gaps to allow the water to pass freely.

*The subject property is located within a Limited Development Area (LDA) of the Chesapeake Bay Critical Area. According to the plan, the subject property comprises an area of approximately 1.1 acres (47,916 square feet). The petitioner is requesting to permit a proposed accessory structure (pole barn) to have a height of 25 feet in lieu of the maximum allowed height of 15 feet. In order to minimize impacts on water quality, any building permit and/or development plan will be reviewed for compliance with the LDA lot coverage limits, which, for a property this size is 15% (7,187 square feet). According to the plan, the total, proposed lot coverage is unclear. The LDA regulations also require minimum afforestation of 15%, which equates to 14 trees for a property this size. In addition, mapped soils on the property indicate hydric soils. Field verification of the presence or absence of wetlands will be required, and if a positive wetland determination is made, wetland and buffer regulations may also apply. By allowing the request by the petitioner, impacts on water quality will be minimized when the above requirements are addressed.*

2. Conserve fish, wildlife, and plant habitat; and

*The current development proposal for the property will be reviewed for the application of the Critical Area LDA requirements, which, if approved, will improve buffer functions, and conserve fish, wildlife and plant habitat in nearby Back River and the Chesapeake Bay.*

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

*The items requested by the petitioner will be consistent with established land use policies, provided that the applicants meet any Critical Area, including LDA requirements, applicable to the proposal. The request, if granted, will minimize environmental impacts.*

Reviewer: Thomas Panzarella;  
Environmental Impact Review

Additional Comments: The subject property is currently supported by a septic system which has been identified as failing with onsite soils that are not conducive to a replacement system. Any accessory structures permitted on the property should be specifically prohibited from installing any plumbing or to be used in a manner that increases wastewater flows on the property until such time as a holding tank is installed as approved by this Department, or the property is connected to public sewer

Reviewer: Kevin Koepenick, Ground Water Management

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

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

**DATE:** 5/18/2020

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

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 20-113

**INFORMATION:**

**Property Address:** 8208 Millers Island Road

**Petitioner:** Michael Poleski, Terri Poleski (Black Marsh Farms, LLC)

**Zoning:** RC 5

**Requested Action:** Special Hearing, Variance

The Department of Planning has reviewed the petition for the following:

- Special Hearing under section 500.7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner should approve a proposed accessory structure (pole barn) that has a larger footprint than the primary structure
- Variance under Section 400.3 of the Baltimore County Zoning Regulations to permit a proposed accessory structure (pole barn) to have a height of 25 feet in lieu of the maximum allowed height of 15 feet

The site is located on Millers Island Road near its intersection with North Point Road. The property is zoned RC 5 and is surrounded by RC 20 to the east, BL to the west and RC 2 to the south.

A site visit was conducted on 5/11/2020. The large lot and proposed location of the pole barn at the rear of the property and next to land owned by the Maryland Department of Natural Resources land provides adequate screening from nearby properties and Millers Island Road. Pole barns, as the one requested here, are not uncommon for the area.

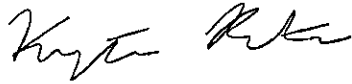
The Department of Planning recommends approval of the requests provided that the following conditions are met:

1. The applicant complies with any pertinent CBCA limited development area laws.
2. The applicant submits architectural plans for the accessory structure prior to permit, in accordance with the RC 5 regulations (Section 1A04.4 of the BCZR).

Be advised that the structure shall not be used for commercial or principal residential purposes.

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

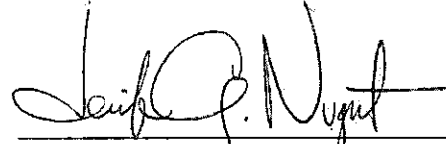
**Prepared by:**



---

Krystle Patchak

**Division Chief:**



---

Jenifer G. Nugent

CPG/JGN/kma/

c: Joseph Fraker  
Choose an item.  
Michael and Terri Poleski  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAY 26 2020

OFFICE OF  
ADMINISTRATIVE HEARINGS

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 26, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0113-SPHA  
Address 8208 Miller Island Road  
(Poleski Property)

Zoning Advisory Committee Meeting of **May 18, 2020.**

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

*The subject property is located within a Limited Development Area (LDA), and is subject to Critical Area lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17), as follows:*

(17) (i) "Lot coverage" means that percentage of total lot or parcel that is:

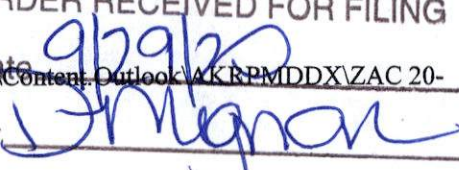
1. Occupied by a structure, parking area, driveway, walkway, or roadway; or
2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material

(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.

(iii) "Lot coverage" does not include:

ORDER RECEIVED FOR FILING

C:\Users\dwiley\AppData\Local\Microsoft\Windows\NetCache\Content.Outlook\AKRPMDDX\ZAC 20-0113-SPHA 8208 Miller Island Road.doc

By 

Additional Comments: The subject property is currently supported by a septic system which has been identified as failing with onsite soils that are not conducive to a replacement system. Any accessory structures permitted on the property should be specifically prohibited from installing any plumbing or to be used in a manner that increases wastewater flows on the property until such time as a holding tank is installed as approved by this Department, or the property is connected to public sewer

Reviewer: Kevin Koepenick, Ground Water Management

ORDER RECEIVED FOR FILING

Date 9/29/20

By J. Mignone

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

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

**DATE:** 5/18/2020

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

**SUBJECT:** ZONING ADVISORY COMMITTEE COMMENTS  
Case Number: 20-113



**INFORMATION:**

**Property Address:** 8208 Millers Island Road  
**Petitioner:** Michael Poleski, Terri Poleski (Black Marsh Farms, LLC)  
**Zoning:** RC 5  
**Requested Action:** Special Hearing, Variance

The Department of Planning has reviewed the petition for the following:

- Special Hearing under section 500.7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner should approve a proposed accessory structure (pole barn) that has a larger footprint than the primary structure
- Variance under Section 400.3 of the Baltimore County Zoning Regulations to permit a proposed accessory structure (pole barn) to have a height of 25 feet in lieu of the maximum allowed height of 15 feet

The site is located on Millers Island Road near its intersection with North Point Road. The property is zoned RC 5 and is surrounded by RC 20 to the east, BL to the west and RC 2 to the south.

A site visit was conducted on 5/11/2020. The large lot and proposed location of the pole barn at the rear of the property and next to land owned by the Maryland Department of Natural Resources land provides adequate screening from nearby properties and Millers Island Road. Pole barns, as the one requested here, are not uncommon for the area.

The Department of Planning recommends approval of the requests provided that the following conditions are met:

1. The applicant complies with any pertinent CBCA limited development area laws.
2. The applicant submits architectural plans for the accessory structure prior to permit, in accordance with the RC 5 regulations (Section 1A04.4 of the BCZR).

Be advised that the structure shall not be used for commercial or principal residential purposes.

ORDER RECEIVED FOR FILING

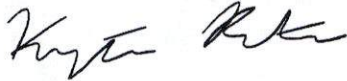
Date

By

Date: 5/18/2020  
Subject: ZAC # 20-113  
Page 2

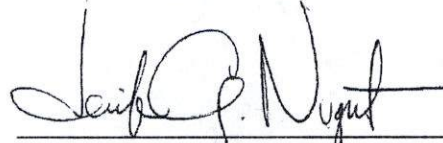
For further information concerning the matters stated herein, please contact Joseph Fraker at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Joseph Fraker  
Choose an item.  
Michael and Terri Poleski  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date

By

9/29/20  
J. Mignon

## Debra Wiley

---

**From:** Debra Wiley  
**Sent:** Monday, August 31, 2020 10:03 AM  
**To:** 'Terri Poleski'  
**Subject:** RE: Zoning Hearing - 8208 Millers Island - Sept 28

Good Morning Ms. Poleski,

I re-sent you an invitation this morning so don't be confused if you've received two. Just wanted you to be aware that sometimes this type of email can go into your junk or spam folder.

As far as the advertising and sign posting, you will need to contact the Office of Zoning Review (410-887-3391) and ask to speak to Ms. Kristen Lewis who does the scheduling for the office; she'll be able to give you those details.

As far as additional information, if you want to present any exhibits, you just need to forward (via email) to our main email address and we will place it in a folder for you to share at the hearing if you so desire. That email address is as follows: [administrativehearings@baltimorecountymd.gov](mailto:administrativehearings@baltimorecountymd.gov)

Thanks and hope you have a great and safe day !

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

**From:** Terri Poleski <terria52761@gmail.com>  
**Sent:** Saturday, August 29, 2020 4:04 PM  
**To:** Debra Wiley <dwiley@baltimorecountymd.gov>  
**Subject:** Zoning Hearing - 8208 Millers Island - Sept 28

**CAUTION:** This message from: [terria52761@gmail.com](mailto:terria52761@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.

Good afternoon Ms.Wiley,

I hope this message finds you well. I received the invitation to the virtual Zoning Hearing for Sept 28 but have not received any further instructions on who to contact for the advertising and posting of the sign. Also, I wanted to ask if there is any additional information needed, or anything I should have at my disposal prior to the meeting.

Thank you for your time,  
Terri Poleski

## 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.   |
| Michael & Terri Poleski           | terria52761@gmail.com          | 1-           | New York Time | English  | U.S.   |
| Paul M. Mayhew                    | pmayhew@baltimorecountymd.gov  | 1-           | New York Time | English  | U.S.   |

OK



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: 2020-0113-SPHA**

8208 Millers Island Road

N/side of Millers Island Road, east of North Point Road

15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: Michael & Terri Poleski

Special Hearing for a proposed accessory structure (pole barn) with a building footprint larger than the building footprint of the primary structure. Variance to permit a proposed accessory structure (pole barn) to have a height of 25 ft. in lieu of the maximum allowed height of 15 ft.

Hearing: Monday, September 28, 2020 at 10:00 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. Poleski, 9010 Hinton Avenue, Baltimore 21219

**NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 8, 2020**



# PETITION FOR ZONING HEARING(S)

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

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

Address: 8208 MILLERS ISLAND Rd 21219 which is presently zoned RC-5  
 Deed References: 39473 / 00193 10 Digit Tax Account # 1523153270  
 Property Owner(s) Printed Name(s) MICHAEL & TERRI POLESKI (BLACK MARSH FARMS 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

A proposed accessory structure (pole barn) with a building footprint larger than the building footprint of the primary structure.

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

3. ☒ a Variance from Section(s)

BCZR: 400.3 → To permit a proposed accessory structure (pole barn) to have a height of 25 feet in lieu of the maximum allowed height of 15 feet.

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:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

MICHAEL POLESKI / TERRI POLESKI  
 Name #1 - Type or Print Name #2 - Type or Print

*[Signatures]*  
 Signature #1 Signature #2

9010 HINTON AVE Baltimore MD  
 Mailing Address City State

21219 / 410 2155208 / TERRIA52761@gmail.com  
 Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2020-0113-SMA Filing Date 5/17/20 Do Not Schedule Dates: Reviewer JJ

## Debra Wiley

---

**From:** Debra Wiley  
**Sent:** Tuesday, August 25, 2020 12:37 PM  
**To:** Kristen L Lewis  
**Subject:** Link - 2020-0113-SPHA

**Event:** Zoning Hearing - 8208 Millers Island Road  
**Type:** Listed Event  
**Event address for attendees:** <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e5a9596>  
**Event address for panelists:** <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e366d0e>  
**Date and time:** Monday, September 28, 2020 10:00 am  
Eastern Daylight Time (New York, GMT-04:00)  
**Duration:** 1 hour  
**Description:** Zoning Hearing  
8208 Millers Island Road  
Case No. 2020-0113-SPHA  
Michael & Terri Poleski  
**Event number:** 172 565 0060  
**Event password:** 1234  
**Host key:** 781133  
**Alternate Host:** donna mignon,henry ayakwah  
**Panelist Info:**  
**Panelist password:**  
**Panelist numeric password:** 997523  
**Video Address:** 1725650060@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: 172 565 0060

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<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.   |
| Michael & Terri Poleski           | terria52761@gmail.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; Donnia Mignon  
**Subject:** Webex  
**Attachments:** 20200825115603383.pdf

3rd one

Kristen Lewis  
PAI – Zoning Review  
410-887-3391

Order  
✓ 1 tr.

9/28 @ 10:00 a.m.

CASE NO. 2020-0113 SPHA

## CHECKLIST

Support/Oppose/  
Conditions/  
Comments/  
No Comment

Comment  
Received

Department

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent \_\_\_\_\_)

5/26

DEPS

(if not received, date e-mail sent \_\_\_\_\_)

Comments

FIRE DEPARTMENT

5/18

PLANNING

(if not received, date e-mail sent \_\_\_\_\_)

Comments  
No objection  
Critical  
Bay Area

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. \_\_\_\_\_)

PRIOR ZONING

(Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT

Date: \_\_\_\_\_

SIGN POSTING (1<sup>st</sup>)

Date: 9/8/20

by M. Ogle

SIGN POSTING (2<sup>nd</sup>)

Date: 9/27/20

by "

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☒

Comments, if any:

\*Critical Bay Area\*

## **Donna Mignon**

---

**From:** Administrative Hearings  
**Sent:** Friday, September 25, 2020 12:58 PM  
**To:** 'Terri Poleski'  
**Subject:** RE: Hearing Date: 9/28/2020 at 10:00 a.m. - Case No: 2020-0113-SPHA 8208 Millers Island Road

No, we have the Plan and the photo you wish to present.

Just make sure you log into the webex hearing at least 10-15 minutes early just to make sure you are okay and in the webex hearing.

If you have any problems, give our office a call.

Have a wonderful weekend.

**From:** Terri Poleski <terria52761@gmail.com>  
**Sent:** Friday, September 25, 2020 12:33 PM  
**To:** Administrative Hearings <administrativehearings@baltimorecountymd.gov>  
**Subject:** Re: Hearing Date: 9/28/2020 at 10:00 a.m. - Case No: 2020-0113-SPHA 8208 Millers Island Road

**CAUTION:** This message from [terria52761@gmail.com](mailto:terria52761@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.

So just to confirm, there's no need for me to contact Me. Hebert at this point?

On Fri, Sep 25, 2020, 12:31 PM Terri Poleski <[terria52761@gmail.com](mailto:terria52761@gmail.com)> wrote:

Oh that's great news. Thank you very much. I didn't realize we needed this until today. I sent the sketch to Mr. Fraker earlier this week and thought we were all set. Thanks for your time and guidance.

Terri Poleski

On Fri, Sep 25, 2020, 12:09 PM Administrative Hearings <[administrativehearings@baltimorecountymd.gov](mailto:administrativehearings@baltimorecountymd.gov)> wrote:

He is the one who stamped your plan. He is the property line surveyor. This is perfect.

I just wanted to make sure you had the Plan to present at your hearing.

Thank you so much and have a great day.

**From:** Terri Poleski <terria52761@gmail.com>  
**Sent:** Friday, September 25, 2020 11:31 AM  
**To:** Administrative Hearings <[administrativehearings@baltimorecountymd.gov](mailto:administrativehearings@baltimorecountymd.gov)>  
**Subject:** Re: Hearing Date: 9/28/2020 at 10:00 a.m. - Case No: 2020-0113-SPHA 8208 Millers Island Road

CAUTION: This message from [terna52761@gmail.com](mailto:terna52761@gmail.com) originated from a non Baltimore County Government or non BGPL email system. Hover over any links before clicking and use caution opening attachments.

I'm not sure who William Hebert is. I've attached a scaled down version of the survey we presented to the county for our records. Would you please review and let me know if this is acceptable?

Thank you

Terri Poleski

On Fri, Sep 25, 2020 at 10:29 AM Administrative Hearings  
<[administrativehearings@baltimorecountymd.gov](mailto:administrativehearings@baltimorecountymd.gov)> wrote:

It is in the file but in order to present it at the hearing unfortunately since this is a Webex event all exhibits will be shared virtually. You can contact your property line surveyor, William Hebert and ask him to send us a reduced copy for your hearing. Thank you.

Donna Mignon, Legal Assistant

Baltimore County Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 103

Towson, Maryland 21204

410-887-3868

**From:** Terri Poleski <terria52761@gmail.com>

**Sent:** Friday, September 25, 2020 10:12 AM

**To:** Administrative Hearings <administrativehearings@baltimorecountymd.gov>

**Subject:** Re: Hearing Date: 9/28/2020 at 10:00 a.m. - Case No: 2020-0113-SPHA 8208 Millers Island Road

**CAUTION:** This message from [terria52761@gmail.com](mailto:terria52761@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.

We have already presented the site plan to the county. It should be in our file.

On Fri, Sep 25, 2020 at 10:08 AM Administrative Hearings <administrativehearings@baltimorecountymd.gov> wrote:

Hi Terri,

We will need any exhibits you wish to present. Do you wish to present the site plan, if so we will need you to downsize the site plan for us so you will be able to introduce it on Monday.

Thank you so much.

**From:** Terri Poleski <terria52761@gmail.com>

**Sent:** Friday, September 25, 2020 10:05 AM

**To:** Administrative Hearings <administrativehearings@baltimorecountymd.gov>

**Subject:** Re: Hearing Date: 9/28/2020 at 10:00 a.m. - Case No: 2020-0113-SPHA 8208 Millers Island Road

**CAUTION:** This message from [terria52761@gmail.com](mailto:terria52761@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.

Good morning Donna,

Thank you for your email. I've attached a drawing of the proposed pole barn in reference to our hearing on Monday. This sketch shows a building with 3 garage doors, which ours will not have on the road side, but this is approximately the style of the building showing the peak roof, thus the variance for the height. I'm sorry, I could not get a more specific sketch but Lancaster Pole Buildings will not begin any type of work until permits are in hand. Please feel free to contact me if you have any questions or concerns.

Kind regards,

Terri Poleski

410-952-0604

On Thu, Sep 24, 2020 at 8:47 AM Administrative Hearings  
<[administrativehearings@baltimorecountymd.gov](mailto:administrativehearings@baltimorecountymd.gov)> wrote:

Dear Mr. and Ms. Poleski:

You have a Webex hearing scheduled for September 28, 2020 at 10:00 a.m.

Please forward any exhibits you wish to present 48 hours (business) prior to your hearing date to  
: [administrativehearings@baltimorecountymd.gov](mailto:administrativehearings@baltimorecountymd.gov)

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

Thank you. Have a great day.

Donna Mignon, Legal Assistant

Baltimore County Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 103

Towson, Maryland 21204

410-887-3868



Practice social distancing and  
wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



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

## Donna Mignon

---

**From:** Administrative Hearings  
**Sent:** Friday, September 25, 2020 10:29 AM  
**To:** Terri Poleski  
**Subject:** RE: Hearing Date: 9/28/2020 at 10:00 a.m. - Case No: 2020-0113-SPHA 8208 Millers Island Road

It is in the file but in order to present it at the hearing unfortunately since this is a Webex event all exhibits will be shared virtually. You can contact your property line surveyor, William Hebert and ask him to send us a reduced copy for your hearing. Thank you.

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

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**Sent:** Friday, September 25, 2020 10:12 AM  
**To:** Administrative Hearings <administrativehearings@baltimorecountymd.gov>  
**Subject:** Re: Hearing Date: 9/28/2020 at 10:00 a.m. - Case No: 2020-0113-SPHA 8208 Millers Island Road

**CAUTION:** This message from [terria52761@gmail.com](mailto:terria52761@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.

We have already presented the site plan to the county. It should be in our file.

On Fri, Sep 25, 2020 at 10:08 AM Administrative Hearings <[administrativehearings@baltimorecountymd.gov](mailto:administrativehearings@baltimorecountymd.gov)> wrote:

Hi Terri,

We will need any exhibits you wish to present. Do you wish to present the site plan, if so we will need you to downsize the site plan for us so you will be able to introduce it on Monday.

Thank you so much.

**From:** Terri Poleski <terria52761@gmail.com>

**Sent:** Friday, September 25, 2020 10:05 AM

**To:** Administrative Hearings <administrativehearings@baltimorecountymd.gov>

**Subject:** Re: Hearing Date: 9/28/2020 at 10:00 a.m. - Case No: 2020-0113-SPHA 8208 Millers Island Road

**CAUTION:** This message from [terria52761@gmail.com](mailto:terria52761@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

Good morning Donna,

Thank you for your email. I've attached a drawing of the proposed pole barn in reference to our hearing on Monday. This sketch shows a building with 3 garage doors, which ours will not have on the road side, but this is approximately the style of the building showing the peak roof, thus the variance for the height. I'm sorry, I could not get a more specific sketch but Lancaster Pole Buildings will not begin any type of work until permits are in hand. Please feel free to contact me if you have any questions or concerns.

Kind regards,

Terri Poleski

410-952-0604

On Thu, Sep 24, 2020 at 8:47 AM Administrative Hearings  
<[administrativehearings@baltimorecountymd.gov](mailto:administrativehearings@baltimorecountymd.gov)> wrote:

Dear Mr. and Ms. Poleski:

You have a Webex hearing scheduled for September 28, 2020 at 10:00 a.m.

Please forward any exhibits you wish to present 48 hours (business) prior to your hearing date to  
: [administrativehearings@baltimorecountymd.gov](mailto:administrativehearings@baltimorecountymd.gov)

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

Thank you. Have a great day.

Donna Mignon, Legal Assistant

Baltimore County Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 103

Towson, Maryland 21204

410-887-3868



Practice social distancing and  
wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



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

**Donna Mignon**

---

**From:** Administrative Hearings  
**Sent:** Friday, September 25, 2020 10:09 AM  
**To:** Terri Poleski  
**Subject:** RE: Hearing Date: 9/28/2020 at 10:00 a.m. - Case No: 2020-0113-SPHA 8208 Millers Island Road

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**From:** Terri Poleski <terria52761@gmail.com>  
**Sent:** Friday, September 25, 2020 10:05 AM  
**To:** Administrative Hearings <administrativehearings@baltimorecountymd.gov>  
**Subject:** Re: Hearing Date: 9/28/2020 at 10:00 a.m. - Case No: 2020-0113-SPHA 8208 Millers Island Road

**CAUTION:** This message from [terria52761@gmail.com](mailto:terria52761@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.

Good morning Donna,

Thank you for your email. I've attached a drawing of the proposed pole barn in reference to our hearing on Monday. This sketch shows a building with 3 garage doors, which ours will not have on the road side, but this is approximately the style of the building showing the peak roof, thus the variance for the height. I'm sorry, I could not get a more specific sketch but Lancaster Pole Buildings will not begin any type of work until permits are in hand. Please feel free to contact me if you have any questions or concerns.

Kind regards,  
Terri Poleski  
410-952-0604

On Thu, Sep 24, 2020 at 8:47 AM Administrative Hearings <[administrativehearings@baltimorecountymd.gov](mailto:administrativehearings@baltimorecountymd.gov)> wrote:

Dear Mr. and Ms. Poleski:

You have a Webex hearing scheduled for September 28, 2020 at 10:00 a.m.

Please forward any exhibits you wish to present 48 hours (business) prior to your hearing date to  
: [administrativehearings@baltimorecountymd.gov](mailto:administrativehearings@baltimorecountymd.gov)

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

Thank you. Have a great day.

Donna Mignon, Legal Assistant

Baltimore County Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 103

Towson, Maryland 21204

410-887-3868



Practice social distancing and  
wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



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

**Donna Mignon**

---

**From:** Terri Poleski <terria52761@gmail.com>  
**Sent:** Friday, September 25, 2020 10:05 AM  
**To:** Administrative Hearings  
**Subject:** Re: Hearing Date: 9/28/2020 at 10:00 a.m. - Case No: 2020-0113-SPHA 8208 Millers Island Road  
**Attachments:** Roadside view (less doors).jpg

**CAUTION:** This message from terria52761@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

Good morning Donna,

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wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



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**Donna Mignon**

---

**From:** Administrative Hearings  
**Sent:** Thursday, September 24, 2020 8:48 AM  
**To:** terria52761@gmail.com  
**Subject:** Hearing Date: 9/28/2020 at 10:00 a.m. - Case No: 2020-0113-SPHA 8208 Millers Island Road

Dear Mr. and Ms. Poleski:

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

Thank you. 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

9/25 - Called Petitioners  
and left message  
we need  
exhibits.

# ZAC AGENDA

---

**Case Number:** 2020-0113-SPHA      **Reviewer:** Jason Seidelman  
**Existng Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL  
**Type:** SPECIAL HEARING, VARIANCE  
**Legal Owner:** Michael & Terri Poleski (Black Marsh Farms LLC)  
**Contract Purchaser:** No Contract Purchaser was set.

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

**Property Address:** 8208 MILLER ISLAND RD

**Location:** North side of Miller Island (21') 184' East of the center-line of North Point Road (21').

**Existing Zoning:** RC 5, BL

**Area:** 1 AC

**Proposed Zoning:**

SPECIAL HEARING:

A proposed accessory structure (pole barn) with a building footprint larger than the building footprint of the primary structure.

VARIANCE:

To permit a proposed accessory structure (pole barn) to have a height of 25 feet in lieu of the maximum allowed height of 15 feet.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:**

**Miscellaneous Notes:**

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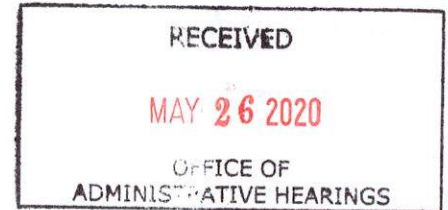
## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| View Map                                                        |                                               | View GroundRent Redemption                |                                                        | View GroundRent Registration |                                                |
|-----------------------------------------------------------------|-----------------------------------------------|-------------------------------------------|--------------------------------------------------------|------------------------------|------------------------------------------------|
| Special Tax Recapture: None                                     |                                               |                                           |                                                        |                              |                                                |
| Account Identifier:                                             |                                               | District - 15 Account Number - 1523153270 |                                                        |                              |                                                |
| Owner Information                                               |                                               |                                           |                                                        |                              |                                                |
| Owner Name:                                                     | BLACK MARSH FARMS LLC                         | Use:                                      | RESIDENTIAL                                            |                              |                                                |
| Mailing Address:                                                | 9010 HINTON AVE<br>BALTIMORE MD 21219-        | Principal Residence:                      | NO                                                     |                              |                                                |
|                                                                 |                                               | Deed Reference:                           | /39473/ 00193                                          |                              |                                                |
| Location & Structure Information                                |                                               |                                           |                                                        |                              |                                                |
| Premises Address:                                               | 8208 MILLERS ISLAND RD<br>BALTIMORE MD 21219- | Legal Description:                        | 1 AC<br>NS MILLERS ISLAND RD<br>150FT E NORTH POINT RD |                              |                                                |
| Map:                                                            | Grid:                                         | Parcel:                                   | Neighborhood:                                          | Subdivision:                 | Section: Block: Lot: Assessment Year: Plat No: |
| 0111                                                            | 0018                                          | 0043                                      | 15140128.04                                            | 0000                         | 2021 Plat Ref:                                 |
| Town: None                                                      |                                               |                                           |                                                        |                              |                                                |
| Primary Structure Built                                         | Above Grade Living Area                       | Finished Basement Area                    | Property Land Area                                     | County Use                   |                                                |
| 1850                                                            | 1,312 SF                                      |                                           | 1.0000 AC                                              | 04                           |                                                |
| Stories                                                         | Basement                                      | Type                                      | Exterior                                               | Quality                      | Full/Half Bath                                 |
| 2                                                               | NO                                            | STANDARD UNIT                             | ASBESTOS SHINGLE/                                      | 3                            | 1 full                                         |
| Garage Last Notice of Major Improvements                        |                                               |                                           |                                                        |                              |                                                |
| Value Information                                               |                                               |                                           |                                                        |                              |                                                |
|                                                                 | Base Value                                    | Value                                     | Phase-in Assessments                                   |                              |                                                |
|                                                                 |                                               | As of                                     | As of                                                  | As of                        |                                                |
|                                                                 |                                               | 01/01/2018                                | 07/01/2020                                             | 07/01/2021                   |                                                |
| Land:                                                           | 74,700                                        | 74,700                                    |                                                        |                              |                                                |
| Improvements                                                    | 53,000                                        | 53,000                                    |                                                        |                              |                                                |
| Total:                                                          | 127,700                                       | 127,700                                   | 127,700                                                |                              |                                                |
| Preferential Land:                                              | 0                                             |                                           |                                                        |                              |                                                |
| Transfer Information                                            |                                               |                                           |                                                        |                              |                                                |
| Seller: MACK MELVIN F                                           | Date: 10/03/2017                              | Price: \$75,000                           |                                                        |                              |                                                |
| Type: ARMS LENGTH VACANT                                        | Deed1: /39473/ 00193                          | Deed2:                                    |                                                        |                              |                                                |
| Seller: MACK EMMA E                                             | Date: 11/10/1992                              | Price: \$0                                |                                                        |                              |                                                |
| Type: NON-ARMS LENGTH OTHER                                     | Deed1: /09455/ 00361                          | Deed2:                                    |                                                        |                              |                                                |
| Seller: CARNEY ROBERT E,JR                                      | Date: 11/10/1992                              | Price: \$0                                |                                                        |                              |                                                |
| Type: NON-ARMS LENGTH OTHER                                     | Deed1: /09455/ 00361                          | 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                                                   |                              |                                                |
| 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: |                                               |                                           |                                                        |                              |                                                |

**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 26, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0113-SPHA  
Address 8208 Miller Island Road  
(Poleski Property)

**Zoning Advisory Committee Meeting of May 18, 2020.**

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

*The subject property is located within a Limited Development Area (LDA), and is subject to Critical Area lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17), as follows:*

*(17) (i) "Lot coverage" means that percentage of total lot or parcel that is:*

- 1. Occupied by a structure, parking area, driveway, walkway, or roadway; or*
- 2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material*

*(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.*

*(iii) "Lot coverage" does not include:*

1. A fence or wall that is less than 1 foot in width that has not been constructed with a footer;

2. A walkway in the buffer or expanded buffer, including a stairway, that provides direct access to a community or private pier;

3. A wood mulch pathway; or

4. A deck with gaps to allow the water to pass freely.

*The subject property is located within a Limited Development Area (LDA) of the Chesapeake Bay Critical Area. According to the plan, the subject property comprises an area of approximately 1.1 acres (47,916 square feet). The petitioner is requesting to permit a proposed accessory structure (pole barn) to have a height of 25 feet in lieu of the maximum allowed height of 15 feet. In order to minimize impacts on water quality, any building permit and/or development plan will be reviewed for compliance with the LDA lot coverage limits, which, for a property this size is 15% (7,187 square feet). According to the plan, the total, proposed lot coverage is unclear. The LDA regulations also require minimum afforestation of 15%, which equates to 14 trees for a property this size. In addition, mapped soils on the property indicate hydric soils. Field verification of the presence or absence of wetlands will be required, and if a positive wetland determination is made, wetland and buffer regulations may also apply. By allowing the request by the petitioner, impacts on water quality will be minimized when the above requirements are addressed.*

2. Conserve fish, wildlife, and plant habitat; and

*The current development proposal for the property will be reviewed for the application of the Critical Area LDA requirements, which, if approved, will improve buffer functions, and conserve fish, wildlife and plant habitat in nearby Back River and the Chesapeake Bay.*

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

*The items requested by the petitioner will be consistent with established land use policies, provided that the applicants meet any Critical Area, including LDA requirements, applicable to the proposal. The request, if granted, will minimize environmental impacts.*

Reviewer: Thomas Panzarella;  
Environmental Impact Review

Additional Comments: The subject property is currently supported by a septic system which has been identified as failing with onsite soils that are not conducive to a replacement system. Any accessory structures permitted on the property should be specifically prohibited from installing any plumbing or to be used in a manner that increases wastewater flows on the property until such time as a holding tank is installed as approved by this Department, or the property is connected to public sewer

Reviewer: Kevin Koepenick, Ground Water Management

# BALTIMORE COUNTY, MARYLAND

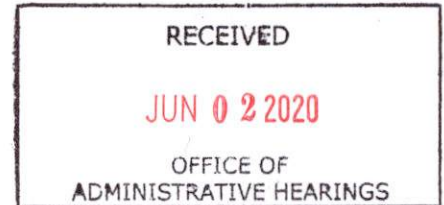
## INTER-OFFICE MEMORANDUM

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

**DATE:** 5/18/2020

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

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 20-113



**INFORMATION:**

**Property Address:** 8208 Millers Island Road  
**Petitioner:** Michael Poleski, Terri Poleski (Black Marsh Farms, LLC)  
**Zoning:** RC 5  
**Requested Action:** Special Hearing, Variance

The Department of Planning has reviewed the petition for the following:

- Special Hearing under section 500.7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner should approve a proposed accessory structure (pole barn) that has a larger footprint than the primary structure
- Variance under Section 400.3 of the Baltimore County Zoning Regulations to permit a proposed accessory structure (pole barn) to have a height of 25 feet in lieu of the maximum allowed height of 15 feet

The site is located on Millers Island Road near its intersection with North Point Road. The property is zoned RC 5 and is surrounded by RC 20 to the east, BL to the west and RC 2 to the south.

A site visit was conducted on 5/11/2020. The large lot and proposed location of the pole barn at the rear of the property and next to land owned by the Maryland Department of Natural Resources land provides adequate screening from nearby properties and Millers Island Road. Pole barns, as the one requested here, are not uncommon for the area.

The Department of Planning recommends approval of the requests provided that the following conditions are met:

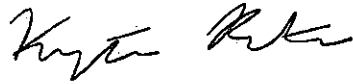
1. The applicant complies with any pertinent CBCA limited development area laws.
2. The applicant submits architectural plans for the accessory structure prior to permit, in accordance with the RC 5 regulations (Section 1A04.4 of the BCZR).

Be advised that the structure shall not be used for commercial or principal residential purposes.

Date: 5/18/2020  
Subject: ZAC # 20-113  
Page 2

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

**Prepared by:**



---

Krystle Patchak

**Division Chief:**



---

Jenifer G. Nugent

CPG/JGN/kma/

c: Joseph Fraker

Choose an item.

Michael and Terri Poleski

Office of the Administrative Hearings

People's Counsel for Baltimore County

**Case No.: 2020-0113 SPHA - Hearing Date: 9/28/2020 at 10:00 AM**

Exhibit Sheet

Petitioner/Developer

Protestants

|        |                                        |  |
|--------|----------------------------------------|--|
| No. 1  | Plan                                   |  |
| No. 2  | Photo of what pole barn will look like |  |
| No. 3  |                                        |  |
| No. 3  |                                        |  |
| No. 4  |                                        |  |
| No. 5  |                                        |  |
| No. 5  |                                        |  |
| No. 6  |                                        |  |
| No. 7  |                                        |  |
| No. 8  |                                        |  |
| No. 9  |                                        |  |
| No. 10 |                                        |  |

10/2/2020

9/29/20  
1/1/2020

PROPERTY ADDRESS: 8208 MILLERS ISLAND ROAD, BALTIMORE, MARYLAND 21219

SURVEY NUMBER: 1708.2302-01

FIELD WORK DATE: 12/14/2017

REVISION HISTORY: (REV. 0 12/15/2017)

ZONING HEARING PLAN FOR VARIANCE CASE # 2020-0113-SPAA  
8208 MILLERS ISLAND RD - TAX AC # 1523153270  
DEED REF. 39473/00193 MICHAEL & TERRIANNE POLESKI

1708230201

BOUNDARY SURVEY

8208 MILLERS ISLAND ROAD

BALTIMORE COUNTY, MARYLAND

12-06-2017 SCALE: 1"=80'

N/F  
DEPT. NATURAL RESOURCES  
7753/192

SITE ZONED RC 5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE 1.1119 AC

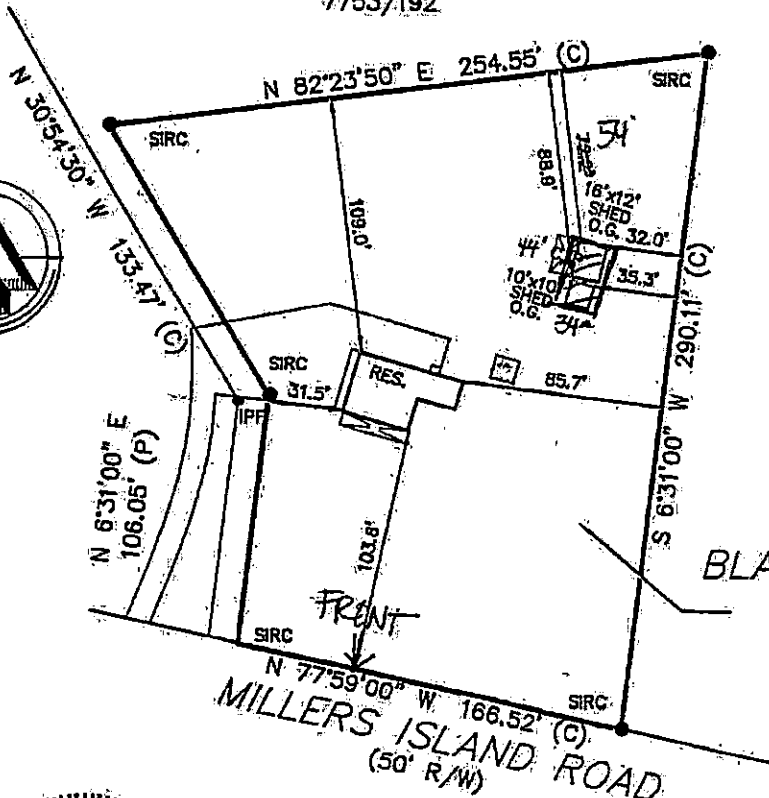
HISTORIC N/A IN FLOOD PLAIN N/A

IN CBCL N/A - PRIOR HEARING - NO -

NOTES:

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS TAX MAP # 1523153270 AMONG THE ASSESSMENT RECORDS OF BALTIMORE COUNTY, MARYLAND.

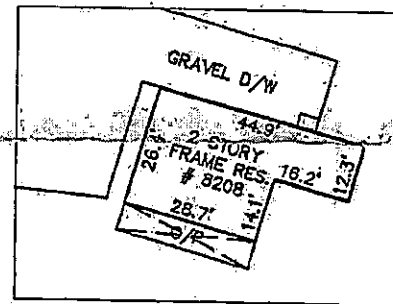
2. THE PROPERTY IS NOW IN THE NAME OF BLACK MARSH FARMS, LLC BY DEED, RECORDED IN D.B. 39473 P.G.193 AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND.



PROPERTY OF  
BLACK MARSH FARMS, LLC

D.B. 39473 P.G.193  
1.1119 A.C.

SCALE: 1"=40'



*William J. Poleski*  
EXPIRES 1-1-2019



GRAPHIC SCALE (In Feet)  
1 inch = 80' ft.

POINTS OF INTEREST:  
NONE VISIBLE

CLIENT NUMBER:

DATE: 12/15/2017

POWERED BY:

BUYER: Michael J. Poleski

SELLER: BLACK MARSH FARMS LLC

CERTIFIED TO:  
MICHAEL J. POLESKI

www.surveyst

PETITIONER'S

EXHIBIT NO. 1



PETITIONER'S

EXHIBIT NO.

2

## Real Property Data Search ( w2)

Search Result for BALTIMORE COUNTY

| View Map                                                  |          |                                               | View GroundRent Redemption                |                        |                      | View GroundRent Registration |                                                        |                  |           |
|-----------------------------------------------------------|----------|-----------------------------------------------|-------------------------------------------|------------------------|----------------------|------------------------------|--------------------------------------------------------|------------------|-----------|
| Special Tax Recapture: None                               |          |                                               |                                           |                        |                      |                              |                                                        |                  |           |
| Account Identifier:                                       |          |                                               | District - 15 Account Number - 1523153270 |                        |                      |                              |                                                        |                  |           |
| Owner Information                                         |          |                                               |                                           |                        |                      |                              |                                                        |                  |           |
| Owner Name:                                               |          | BLACK MARSH FARMS LLC                         |                                           |                        | Use:                 |                              | RESIDENTIAL                                            |                  |           |
|                                                           |          |                                               |                                           |                        | Principal Residence: |                              | NO                                                     |                  |           |
| Mailing Address:                                          |          | 9010 HINTON AVE<br>BALTIMORE MD 21219-        |                                           |                        | Deed Reference:      |                              | /39473/ 00193                                          |                  |           |
| Location & Structure Information                          |          |                                               |                                           |                        |                      |                              |                                                        |                  |           |
| Premises Address:                                         |          | 8208 MILLERS ISLAND RD<br>BALTIMORE MD 21219- |                                           |                        | Legal Description:   |                              | 1 AC<br>NS MILLERS ISLAND RD<br>150FT E NORTH POINT RD |                  |           |
| Map:                                                      | Grid:    | Parcel:                                       | Neighborhood:                             | Subdivision:           | Section:             | Block:                       | Lot:                                                   | Assessment Year: | Plat No:  |
| 0111                                                      | 0018     | 0043                                          | 15140128.04                               | 0000                   |                      |                              |                                                        | 2018             | Plat Ref: |
| Town: None                                                |          |                                               |                                           |                        |                      |                              |                                                        |                  |           |
| Primary Structure Built                                   |          | Above Grade Living Area                       |                                           | Finished Basement Area |                      | Property Land Area           |                                                        | County Use       |           |
| 1850                                                      |          | 1,312 SF                                      |                                           |                        |                      | 1.0000 AC                    |                                                        | 04               |           |
| Stories                                                   | Basement | Type                                          | Exterior                                  | Quality                | Full/Half Bath       | Garage                       | Last Notice of Major Improvements                      |                  |           |
| 2                                                         | NO       | STANDARD UNIT                                 | ASBESTOS SHINGLE/                         | 3                      | 1 full               |                              |                                                        |                  |           |
| Value Information                                         |          |                                               |                                           |                        |                      |                              |                                                        |                  |           |
|                                                           |          |                                               | Base Value                                | Value                  |                      | Phase-in Assessments         |                                                        |                  |           |
|                                                           |          |                                               |                                           | As of                  |                      | As of                        |                                                        | As of            |           |
|                                                           |          |                                               |                                           | 01/01/2018             |                      | 07/01/2019                   |                                                        | 07/01/2020       |           |
| Land:                                                     |          |                                               | 74,700                                    | 74,700                 |                      |                              |                                                        |                  |           |
| Improvements                                              |          |                                               | 49,700                                    | 53,000                 |                      |                              |                                                        |                  |           |
| Total:                                                    |          |                                               | 124,400                                   | 127,700                |                      | 126,600                      |                                                        | 127,700          |           |
| Preferential Land:                                        |          |                                               | 0                                         |                        |                      |                              |                                                        | 0                |           |
| Transfer Information                                      |          |                                               |                                           |                        |                      |                              |                                                        |                  |           |
| Seller: MACK MELVIN F                                     |          |                                               |                                           | Date: 10/03/2017       |                      |                              | Price: \$75,000                                        |                  |           |
| Type: ARMS LENGTH VACANT                                  |          |                                               |                                           | Deed1: /39473/ 00193   |                      |                              | Deed2:                                                 |                  |           |
| Seller: MACK EMMA E                                       |          |                                               |                                           | Date: 11/10/1992       |                      |                              | Price: \$0                                             |                  |           |
| Type: NON-ARMS LENGTH OTHER                               |          |                                               |                                           | Deed1: /09455/ 00361   |                      |                              | Deed2:                                                 |                  |           |
| Seller: CARNEY ROBERT E, JR                               |          |                                               |                                           | Date: 11/10/1992       |                      |                              | Price: \$0                                             |                  |           |
| Type: NON-ARMS LENGTH OTHER                               |          |                                               |                                           | Deed1: /09455/ 00361   |                      |                              | Deed2:                                                 |                  |           |
| Exemption Information                                     |          |                                               |                                           |                        |                      |                              |                                                        |                  |           |
| Partial Exempt Assessments:                               |          | Class                                         |                                           | 07/01/2019             |                      |                              | 07/01/2020                                             |                  |           |
| 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:                |                              |                                                        |                  |           |

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

RC 50

2500012508 PAI # 150888

PAI # 150888

PAI # 150888

1700001024

PAI # 150888

1700001403

2705

RC 5

1523501270

2004-0107-A  
1993-0255-SPHA

1523501271

1502024400

RC 20

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

SE 7-I

81068108

111C2

1512001600

15 ED

1523153270

8208

BL

1513200484

7 CD

R-1946-0743-X

NORTH POINT RD

MILLERS ISLAND RD

RC 20

1502024600

Pt. Bk. 0000007, Folio 0152

RC 2

1985-0294-SPH

1521450000

8210

NORTH POINT RD

**RC 50**

2500012508 PAI # 150888

PAI # 150888

PAI # 150888

Pt. Bk./Folio # 079504

1700001024

PAI # 150888

1700001403

2705

**RC 5**

1523501270

2004-0107-A  
1993-0255-SPHA

1523501271

**SE 7-I**

81068108

**111C2**

1512001600

**15 ED**

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

1523153270

8208

**BL**

1513200484

**7 CD**

R-1946-0743-X

**NORTH POINT RD**

**MILLERS ISLAND RD**

**RC 20**

1502024600

Pt. Bk. 0000007, Folio 0152

**RC 2**

1985-0294-SPH

1521450000

8210

**NORTH POINT RD**

