

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

DATE: December 11, 2020  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2020-0153-XA- Appeal Period Expired

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The appeal period for the above-referenced cases expired on December 10, 2020. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c:  Case File  
Office of Administrative Hearings

**IN RE: PETITIONS FOR SPECIAL  
EXCEPTION AND VARIANCE  
(7 Deneison Avenue)  
8th Election District  
3<sup>rd</sup> Council District  
Stokes Real Estate, LLC  
*Legal Owner*  
Patrick Richardson, Jr.  
*Contract Purchaser/Lessee***

\* BEFORE THE  
\* OFFICE OF  
\* ADMINISTRATIVE HEARINGS  
\* FOR BALTIMORE COUNTY  
\* **Case No: 2020-0153-XA**

**Petitioners**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) as Petitions for Special Exception and Variance filed for property located at 7 Deneison Avenue. The Petitions were filed on behalf of Stokes Real Estate, LLC, legal owner and Patrick Richardson, Jr., contract purchaser/lessee of the subject property (“Petitioners”). The Special Exception petition seeks relief from §§ 202.3.A.1 and 1B01.1.1.C4 of the Baltimore County Zoning Regulations (“BCZR”), to allow a community building at the site and per § 202.3.B to permit a second floor to be constructed on the house for a residence since the use of the property is going to be other than a Class A Office Building. The Petition for Variance seeks relief from §§ 202.4A and 1B01.1.B.1 of the BCZR to allow a RTA buffer of 10’ in lieu of the required 50’, and a setback of 35’ in lieu of the required 75’ for parking.

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. Patrick (Rick) C. Richardson, Jr. appeared in support of the petitions. There were no protestants in attendance.

ORDER RECEIVED FOR FILING

Date 11/10/20  
By D. Magon

Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) dated August 27, 2020. They did not oppose the requested relief, subject to proposed conditions, which will be incorporated into the Order.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The subject property is located in Lutherville and is zoned ROA. Mr. Richardson explained that the property has been used as a financial services office since 2006. He has contracted to purchase the property to use as his engineering office in the basement, and for his daughter to use as a dance studio and healing arts center on the first floor. He further explained that depending on the success of his daughter’s business ventures they may want to construct a second floor addition to house a yoga studio and living quarters for his daughter. Richardson asked that the special exception for the second story addition be extended from two to five years in order to accommodate the prevailing economic uncertainties.

SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272 (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

Based on the record evidence in this case I find that the special exception request to use this property as a community use building for civic, social, recreational or educational purposes

ORDER RECEIVED FOR FILING

Date 11/10/20  
By D. Mangan

should be granted. Specifically, I find that the proposed uses will not have any greater impacts at this location than those inherently associated with the special exception use.

VARIANCE

Under BCZR Sec. 307, and Maryland common law, in order to be entitled to variance relief the Petitioners must satisfy a two-step legal analysis, 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 is what necessitates the requested 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 in this case is unique in that it has an existing parking lot and other natural features that necessitate the variance relief requested. As Mr. Richardson explained, the property is well shielded by shrubbery and existing fencing. I therefore find that the variance relief requested can be granted within the spirit and intent of the BCZR and without harming the public health, safety, or welfare. Further, the requested relief is not opposed by the DOP.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this day 10th of **November, 2020** that the Petition for Special Exception pursuant to §§ 202.3.A.1 and 1B01.1.1.C4 of the BCZR, to allow a community building at the site and per § 202.3.B to permit a second floor to be constructed on the house for a residence, since the use of the property is going to be other than a Class A Building be and are hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance from §§ 202.4A and 1B01.1.B.1 of the BCZR to allow a RTA buffer of 10' in lieu of the required 50', and a setback of 35' in lieu of the required 75' from parking are hereby GRANTED .

The relief granted herein shall be subject to the following:

ORDER RECEIVED FOR FILING

Date

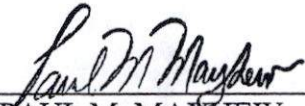
11/10/20

By

D. Mignone

- Petitioner 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.
- Prior to issuance of permits, Petitioner must comply with the ZAC comments made by the DOP, a copy of which is attached hereto and made a part hereof.
- The Special Exception relief permitting construction of a second floor shall be valid for five (5) years from the date of this Order.

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

11/10/20

By

D. Mignone



# PETITION FOR ZONING HEARING(S)

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

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

Address 7 Deneison Avenue which is presently zoned ROA  
Deed References: 20614/597 10 Digit Tax Account # 0812021110  
Property Owner(s) Printed Name(s) Stokes Real Estate, LLC

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

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

1.      a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a non-conforming use of a 4 unit dwelling and 4 rooming rooms.

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

See Attached for information

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

*SEE ATTACHES*

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

### TO BE PRESENTED AT THE HEARING

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

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

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

#### Contract Purchaser/Lessee:

Patrick C. Richardson, Jr.  
Name - Type or Print

*Patrick C. Richardson Jr.*  
Signature

730 W. Padonia Road Cockeysville MD  
Mailing Address City State

21030 / 410-560-1502 / rick@richardsonengineering.net  
Zip Code Telephone # Email Address

#### Attorney for Petitioner:

Richardson Engineering, LLC  
Name - Type or Print

*Patrick C. Richardson Jr.*  
Signature

30 E. Padonia Road, Suite 500 Timonium MD  
Mailing Address City State

21093 / 410-560-1502 / Rick@RichardsonEngineering.net  
Zip Code Telephone # Email Address

#### Legal Owners (Petitioners):

Stokes Real Estate, LLC /  
Name #1 - Type or Print Name #2 - Type or Print

*Alan P. Stokes*  
Signature #1 Signature #2  
ALAN P. STOKES MANAGING MEMBER

4 Musket Road Parkton MD  
Mailing Address City State

21120 / 443-271-1855 / bacamaro17@comcast.net  
Zip Code Telephone # Email Address

#### Representative to be contacted:

Richardson Engineering, LLC  
Name - Type or Print

*Patrick C. Richardson Jr.*  
Signature

30 E. Padonia Road, Suite 500 Timonium MD  
Mailing Address City State

21093 / 410-560-1502 / Rick@RichardsonEngineering.net  
Zip Code Telephone # Email Address

CASE NUMBER 2020-0153-XA Filing Date 7/7/20

Do Not Schedule Dates: \_\_\_\_\_ Reviewer JS

**Zoning Relief**

**7 Deneison Street**

**Special Exception per Section 202.3.A.1 and 1B01.1.C.4 to allow a civic, social, recreational or educational use at the site.**

**Special Exception per Section 202.3.B to permit a second floor to be constructed on the house for a residence.**

**Since the use of the property is going to be other than a Class A Office building, Variance per Section 202.4.A and 1B01.1.B.1 to allow an RTA Buffer of 10' in lieu of the required 50', and a setback of 35' in lieu of the required 75' for parking.**

**ZONING PROPERTY DESCRIPTION FOR  
7 DENEISON STREET  
8<sup>TH</sup> ELECTION DISTRICT  
3<sup>RD</sup> COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the south side right-of-way of **Deneison Street** (40 feet wide) at a distance of 463 feet east of the centerline of the nearest improved intersecting street **York Road** (80 feet wide):

Thence the following courses and distances: (1) South 18 degrees 38 minutes 30 seconds East 189.75 feet, (3) South 71 degrees 21 minutes 30 seconds West 125.00 feet, (4) North 18 degrees 38 minutes 30 seconds West 189.75 feet; (2) North 71 degrees 21 minutes 30 seconds East 125.00 feet, to the point of beginning.

Containing a net area of **23,719** square feet or **0.54** acres.

Being all of the land as recorded in Plat Liber EHK, Jr., 8, Folio 66 shown as Lots 19, 20 and part of Lot 21.



**PROFESSIONAL CERTIFICATION:**  
I HEREBY CERTIFY THAT THESE DOCUMENTS  
WERE PREPARED OR APPROVED BY ME, AND  
THAT I AM A DULY LICENSED PROFESSIONAL  
ENGINEER UNDER THE LAWS OF THE STATE OF  
MARYLAND, LICENSE NUMBER 16597,  
EXPIRATION DATE: 08-15-2021.



11/9  
1:30 pm

**Debra Wiley**

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**From:** SGT ROBERT BLACK <1opie@comcast.net>  
**Sent:** Sunday, November 8, 2020 7:56 PM  
**To:** Rick Richardson; Administrative Hearings  
**Subject:** Recertification's For 2020-0153-XA AND 2020-0178-SPHA  
**Attachments:** Re-Cert 1 2020-0153-XA.doc; Re-Cert 2 2020-0153-XA.doc; Re-Cert 1 2020-0178-SPHA.doc; Re-Cert 2 2020-0178-SPHA.doc

**CAUTION:** This message from 1opie@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Recertification's for 7 Deneison Avenue AND 1618 Middleborough Road. Thanks.

RECEIVED  
NOV 09 2020  
OFFICE OF  
ADMINISTRATIVE HEARINGS

# CERTIFICATE OF POSTI

2020-0153-XA

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_  
Stokes Real Estate, LLC  
Patrick Richardson

November 9, 2020  
Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

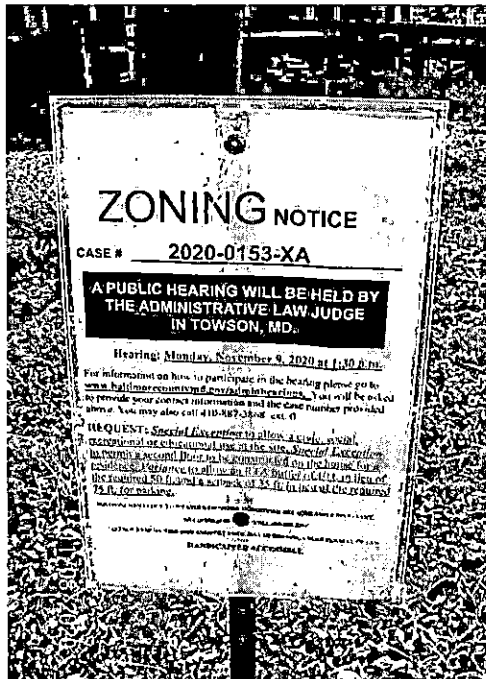
Ladies and Gentlemen:

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

7 Deneison Street **SIGN 1 Recertification**

October 20, 2020

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



Sincerely,

 November 8, 2020  
\_\_\_\_\_  
(Signature of Sign Poster) (Date)

SSG Robert Black

\_\_\_\_\_  
(Print Name)

1508 Leslie Road

\_\_\_\_\_  
(Address)

Dundalk, Maryland 21222

\_\_\_\_\_  
(City, State, Zip Code)

(410) 282-7940

\_\_\_\_\_  
(Telephone Number)

# CERTIFICATE OF POSTING

2020-0153-XA

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_  
Stokes Real Estate, LLC  
Patrick Richardson

November 9, 2020  
Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

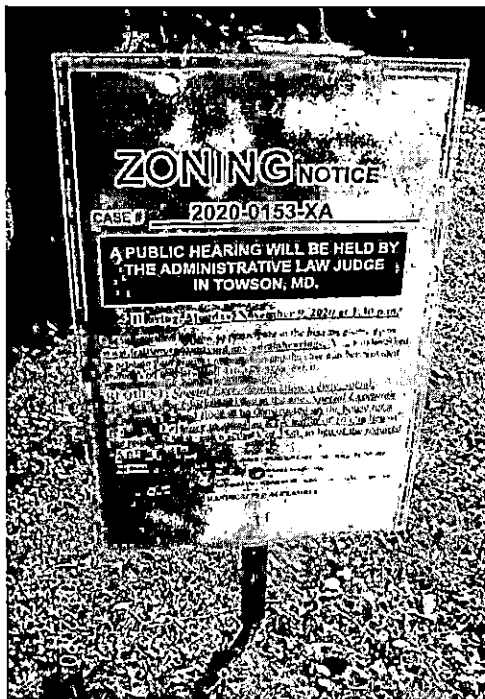
Ladies and Gentlemen:

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

7 Deneison Street **SIGN 2 Recertification**

October 20, 2020

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



Sincerely,

 November 8, 2020  
\_\_\_\_\_  
(Signature of Sign Poster) (Date)

SSG Robert Black

\_\_\_\_\_  
(Print Name)

1508 Leslie Road

\_\_\_\_\_  
(Address)

Dundalk, Maryland 21222

\_\_\_\_\_  
(City, State, Zip Code)

(410) 282-7940

\_\_\_\_\_  
(Telephone Number)

# The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

Order #: 11924671

Case #:

Description:

NOTICE OF ZONING HEARING - CASE NUMBER:  
2020-0153-XA

## 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:

10/20/2020

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: 2020-0153-XA**

7 Deneison Avenue

South east side of Deneison Avenue, northeast of centerline of York Road

8th Election District - 3rd Councilmanic District

Legal Owners: Stokes Real Estate, LLC

Contract Purchaser/Lessee: Patrick Richardson

Special Exception to allow a civic, social, recreational or educational use at the site. Special Exception to permit a second floor to be constructed on the house for a residence. Variance to allow an RTA buffer of 10 ft. in lieu of the required 50 ft. and a setback of 35 ft. in lieu of the required 75 ft. for parking.

Hearing: Monday, November 9, 2020 at 1:30 p.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 410-887-3863, ext. 0.

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

o20

# CERTIFICATE OF POSTING



2020-0153-XA

JOHN A. OLSZEWSKI, JR.  
County Executive

Case No.: \_\_\_\_\_  
MICHAEL D. MALLINOFF, Director  
Petitioner/Developer: \_\_\_\_\_ Department of Permits,  
Stokes Real Estate, LLC Inspections  
Patrick Richardson

November 9, 2020  
Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

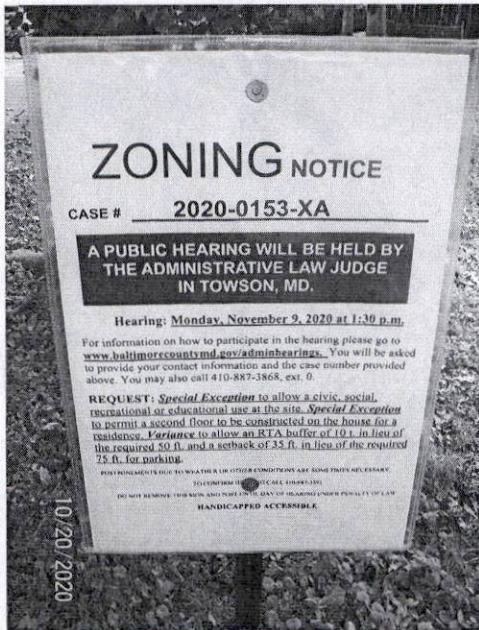
Ladies and Gentlemen:

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

7 Deneison Street **SIGN 1**

October 20, 2020

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



Sincerely,

 October 20, 2020  
\_\_\_\_\_  
(Signature of Sign Poster) (Date)

SSG Robert Black

\_\_\_\_\_  
(Print Name)

1508 Leslie Road

\_\_\_\_\_  
(Address)

Dundalk, Maryland 21222

\_\_\_\_\_  
(City, State, Zip Code)

(410) 282-7940

\_\_\_\_\_  
(Telephone Number)

# CERTIFICATE OF POSTING



2020-0153-XA

JOHN A. OLSZEWSKI, JR.  
County Executive

Case No.: \_\_\_\_\_  
MICHAEL D. MALLINOFF, Director  
Petitioner/Developer: Department of Permits,  
Approvals & Inspections  
Stokes Real Estate, LLC  
Patrick Richardson

November 9, 2020  
Date of Hearing/Closing: \_\_\_\_\_

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

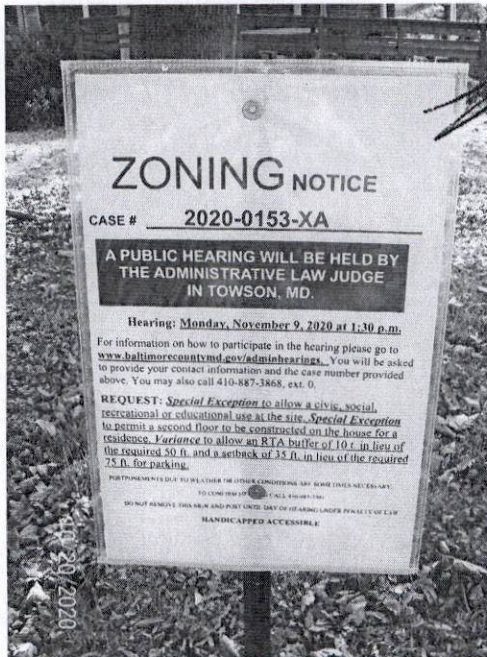
Attn: Kristen Lewis:

Ladies and Gentlemen:

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

7 Deneison Street **SIGN 2**

October 20, 2020  
The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)



Sincerely,  
  
October 20, 2020  
\_\_\_\_\_  
(Signature of Sign Poster) (Date)

SSG Robert Black  
\_\_\_\_\_  
(Print Name)  
1508 Leslie Road  
\_\_\_\_\_  
(Address)  
Dundalk, Maryland 21222  
\_\_\_\_\_  
(City, State, Zip Code)  
(410) 282-7940  
\_\_\_\_\_  
(Telephone Number)



JOHN A. OLSZEWSKI, JR.  
County Executive

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

October 5, 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: 2020-0153-XA**

7 Deneison Avenue

South east side of Deneison Avenue, north east of centerline of York Road

8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: Stokes Real Estate, LLC

Contract Purchaser/Lessee: Patrick Richardson

Special Exception to allow a civic, social, recreational or educational use at the site. Special Exception to permit a second floor to be constructed on the house for a residence. Variance to allow an RTA buffer of 10 ft. in lieu of the required 50 ft. and a setback of 35 ft. in lieu of the required 75 ft. for parking.

Hearing: Monday, November 9, 2020 at 1:30 p.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: Patrick Richardson, 730 W. Padonia Road, Cockeysville 21030  
Alan Stokes, 4 Musket Road, Parkton 21120

**NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 20, 2020**

TO: THE DAILY RECORD  
Tuesday, October 20, 2020 - Issue

Please forward billing to:  
Patrick Richardson  
730 W. Padonia Road  
Cockeysville, MD 21030

410-560-1502

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## NOTICE OF ZONING HEARING

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**CASE NUMBER: 2020-0153-XA**

7 Deneison Avenue

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8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: Stokes Real Estate, LLC

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Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County



RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE OFFICE  
AND VARIANCE \*  
7 Deneison Avenue; SE/S of Deneison Avenue,\* OF ADMINSTRATIVE  
360' NE of c/line of York Road \*  
8<sup>th</sup> Election & 3<sup>rd</sup> Councilmanic Districts \* HEARINGS FOR  
Legal Owner(s): Stokes Real Estate LLC \* BALTIMORE COUNTY  
Contract Purchaser(s): Patrick Richardson Jr. \*  
Petitioner(s) \* 2020-153-XA

\* \* \* \* \*

**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 14<sup>th</sup> day of July, 2020, a copy of the foregoing Entry of Appearance was emailed to Richardson Engineering LLC, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093, [Rick@richardsonengineering.net](mailto:Rick@richardsonengineering.net) , Representative for Petitioner(s).

*Peter Max Zimmerman*

\_\_\_\_\_  
PETER MAX ZIMMERMAN  
People’s Counsel for Baltimore County

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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:**

Item Number or Case Number: 2020-0153-XA  
Petitioner: PATRICK C RICHARDSON, LP  
Address or Location: 7 DEVELSON STREET

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: PATRICK RICHARDSON  
Address: 730 W. PADONIA RD  
COCKEYSVILLE, MD 21038  
Telephone Number: 410 560 1502 x102

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET AND FINANCE**  
**MISCELLANEOUS CASH RECEIPT**

No. **194606**

Date: **7/7/20**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 1000.00
Total:									\$ 1000.00

Rec From: **RICK RICHARDSON / STOKES REAL ESTATE**

For: **2020-0153-XA**

**DISTRIBUTION**

WHITE - CASHIER    PINK - AGENCY    YELLOW - CUSTOMER    GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S  
 VALIDATION**

7-11-520 7906

**PATRICK C. RICHARDSON, JR.**  
**JULIA K. RICHARDSON**  
 730 W. PADONIA ROAD  
 COCKEYSVILLE, MD 21030

*July 6* 20 *2020*

PAY TO THE ORDER OF Baltimore County, MD \$ 1000.00

One thousand and 00/100 DOLLARS

M & T BANK  
 (800) 724-2440  
 WWW.MTB.COM

FOR \_\_\_\_\_

*Patrick C. Richardson, Jr.* MP

⑆052000113⑆ 2380366⑈7906



JOHN A. OLSZEWSKI, JR.  
*County Executive*

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

November 2, 2020

Richardson Engineering LLC,  
30 E. Padonia Road Suite 500  
Timonium MD 21093

RE: Case Number: 2020-0153-XA, 7 Deneison Avenue

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 July 07, 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 MEMORANDUM

JOHN A. OLSZEWSKI, JR.  
County Executive

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

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

**DATE:** 8/27/2020

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

**SUBJECT:** ZONING ADVISORY COMMITTEE COMMENTS  
Case Number: 20-153

**INFORMATION:**

**Property Address:** 7 Deneison Avenue  
**Petitioner:** Stokes Real Estate, LLC  
**Zoning:** ROA  
**Requested Action:** Special Exception, Variance

The Department of Planning has reviewed the petition for a special exception per Section 202.3.A.1 and 1B01.1.C.4 to allow a civic, social, recreational, or educational use of the site; A Special Exception per Section 202.3.B to permit a second floor to be constructed on the house for a residence; and, a Variance per Section 202.4.A and 1B01.1.B.1 to allow an RTA Buffer of 10 feet in lieu of the required 50 feet, and a setback of 35 feet in lieu of the required 75 feet for parking, since the use of the property is going to be other than a Class A office building.

A site visit was conducted on August 14, 2020. Deneison Street ends a few lots beyond the subject property. There are several properties on the street that appear to still be in residential use. The zoning on the lot opposite this site on Deneison Street is RO-Residential Office and the lots to the rear of this property are zoned DR 3.5. The site is within the York Road Commercial Corridor and the Hunt Valley/Timonium Master Plan (HV/T) area adopted on October 19, 1998.

According to Patrick Richardson, Jr, the petitioner's representative, the intended use is for a business office in the basement and a wellness center on the first floor. The wellness center use requires the community building designation. The expansion of the building to allow a second floor for a residence is intended as a space for his daughter, who would also be running the wellness center, to live.

The Department of Planning has no objection to granting the requested relief, conditioned upon the following:

1. The petitioner shall submit the building elevations, landscaping and signage details for review prior to building permit issuance.
2. Parking areas shall be screened in accordance with the landscape manual



For further information concerning the matters stated herein, please contact Megan Benjamin at 410-887-3480. A. OLSZEWSKI, JR.  
*County Executive*

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

**Prepared by:**

Handwritten signature of Krystle Patchak.

---

Krystle Patchak

**Division Chief:**

Handwritten signature of Jenifer G. Nugent.

---

Jenifer G. Nugent

CPG/JGN/kma/

c: Megan Benjamin  
James Hermann, R.L.A., Department of Permits, Approvals and Inspections  
Patrick C. Richardson, Jr. Richardson Engineering, LLC  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

October 14, 2020

Ms. Kristen Lewis  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request Special Exception Variance Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No.2020-0153-XA

Stokes Real Estate, LLC  
4Musket Court  
Parkton, Maryland 21120

Should you have any questions regarding this matter, please contact Mr. Steven Autry at 410-229-2335 by using our toll-free number in Maryland only at 1-800-735-2258 (X2335) or via email at ([sautry@mdot.maryland.gov](mailto:sautry@mdot.maryland.gov)).

Sincerely,



Wendy Wolcott, P.L.A.  
Metropolitan District Engineer  
Maryland Department of Transportation  
State Highway Administration  
District 4 - Baltimore and Harford Counties

WW/RAZ

**BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE MEMORANDUM**

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

**DATE:** 8/27/2020

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

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A site visit was conducted on August 14, 2020. Deneison Street ends a few lots beyond the subject property. There are several properties on the street that appear to still be in residential use. The zoning on the lot opposite this site on Deneison Street is RO-Residential Office and the lots to the rear of this property are zoned DR 3.5. The site is within the York Road Commercial Corridor and the Hunt Valley/Timonium Master Plan (HV/T) area adopted on October 19, 1998.

According to Patrick Richardson, Jr, the petitioner's representative, the intended use is for a business office in the basement and a wellness center on the first floor. The wellness center use requires the community building designation. The expansion of the building to allow a second floor for a residence is intended as a space for his daughter, who would also be running the wellness center, to live.

The Department of Planning has no objection to granting the requested relief, conditioned upon the following:

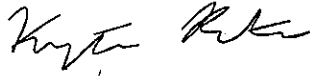
1. The petitioner shall submit the building elevations, landscaping and signage details for review prior to building permit issuance.
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Date: 8/27/2020  
Subject: ZAC # 20-153  
Page 2

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

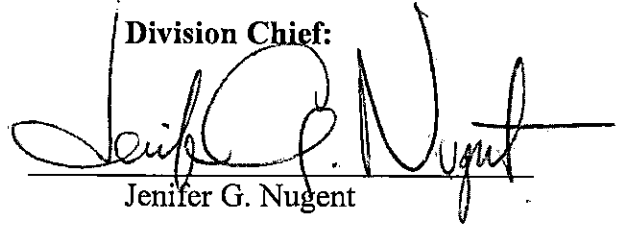
**Prepared by:**



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Krystle Patchak

**Division Chief:**



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Jenifer G. Nugent

CPG/JGN/kma/

c: Megan Benjamin

James Hermann, R.L.A., Department of Permits, Approvals and Inspections

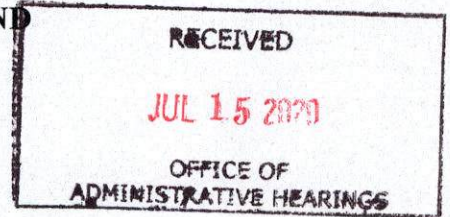
Patrick C. Richardson, Jr. Richardson Engineering, LLC

Office of the Administrative Hearings

People's Counsel for Baltimore County

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: July 15, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0153-XA  
Address 7 Deneison Avenue  
(Stokes Real Estate, LLC Property)

Zoning Advisory Committee Meeting of **July 20, 2020**.

Reviewer: Steve Ford

PCL XL error

Warning: IllegalMediaSource

**BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE MEMORANDUM**

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

**DATE:** 8/27/2020

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

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
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A site visit was conducted on August 14, 2020. Deneison Street ends a few lots beyond the subject property. There are several properties on the street that appear to still be in residential use. The zoning on the lot opposite this site on Deneison Street is RO-Residential Office and the lots to the rear of this property are zoned DR 3.5. The site is within the York Road Commercial Corridor and the Hunt Valley/Timonium Master Plan (HV/T) area adopted on October 19, 1998.

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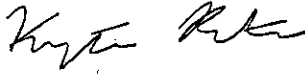
1. The petitioner shall submit the building elevations, landscaping and signage details for review prior to building permit issuance.
2. Parking areas shall be screened in accordance with the landscape manual

ORDER RECEIVED FOR FILING

Date 11/10/20  
By DMugnor

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

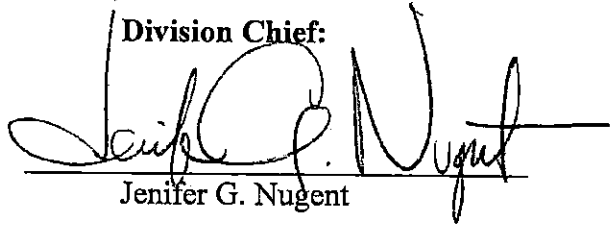
**Prepared by:**



---

Krystle Patchak

**Division Chief:**



---

Jenifer G. Nugent

CPG/JGN/kma/

c: Megan Benjamin

James Hermann, R.L.A., Department of Permits, Approvals and Inspections  
Patrick C. Richardson, Jr. Richardson Engineering, LLC  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

## Donna Mignon

---

**From:** Donna Mignon  
**Sent:** Wednesday, November 4, 2020 2:44 PM  
**To:** Kristen L Lewis; Jenae Johnson  
**Cc:** Debra Wiley  
**Subject:** 2020-0153-XA- 7 Deneison Avenue

Hi Kristen and Jenae,

I am going through this file for Monday, and the newspaper advertisement from the Daily Record is not in this file. Can you please get this and send over? Thank you so much.

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

# ZAC AGENDA

---

**Case Number:** 2020-0153-XA      **Reviewer:** Jason Seidelman

**Existing Use:** COMMERCIAL      **Proposed Use:** RESIDENTIAL

**Type:** SPECIAL EXCEPTION, VARIANCE

**Legal Owner:** Stokes Real Estate, LLC

**Contract Purchaser:** Patrick C. Richardson

**Critical Area:** No      **Flood Plain:** No      **Historic:** No      **Election Dist:** 8      **Council Dist:** 3

**Property Address:** 7 DENEISON AVE

**Location:** South east side of Deneison Ave Street (38'), 360' North East of the center line of York Road.

**Existing Zoning:** ROA

**Area:** 23,719 SQ FT

**Proposed Zoning:**

SPECIAL EXCEPTION;

Per section 202.3.A.1 and 1B01.1.C.4 to allow a community building at the site.

Per section 202.3.B to permit a second floor to be constructed on the house for a residence. Since the use of the property is going to be other than a Class A building,

VARIANCE:

Per Section 202.4.A and 1B01.1.B.1 to allow an RTA Buffer of 10' in lieu of the required 50', and a setback of 35' in lieu of the required 75' for parking.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:**

**Miscellaneous Notes:**

---

## Real Property Data Search

## Search Result for BALTIMORE COUNTY

<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>							
<b>Special Tax Recapture:</b> None									
<b>Account Identifier:</b> District - 08 <b>Account Number:</b> 0812001110									
Owner Information									
<b>Owner Name:</b>	STOKES REAL ESTATE LLC	<b>Use:</b> COMMERCIAL							
<b>Mailing Address:</b>	4 MUSKET CT PARKTON MD 21120-9434	<b>Principal Residence:</b> NO <b>Deed Reference:</b> /20614/ 00597							
Location & Structure Information									
<b>Premises Address:</b>	7 DENEISON ST LUTHERVILLE MD 21093-2301	<b>Legal Description:</b> LT 19,20 PT 21 7 DENEISON ST WAYSIDE							
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>
0051	0023	0352	20000.04	0000		C	19	2020	<b>Plat Ref:</b> 0008/ 0066
<b>Town:</b> None									
<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>					
1956	1,500 SF		23,625 SF	06					
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Notice of Major Improvements</b>		
1	YES	STANDARD UNIT	BRICK/	4	1 full				
Value Information									
	<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>						
		As of	As of	As of					
		01/01/2020	07/01/2020	07/01/2021					
<b>Land:</b>	213,300	213,300							
<b>Improvements</b>	147,000	148,800							
<b>Total:</b>	360,300	362,100	360,900	361,500					
<b>Preferential Land:</b>	0			0					
Transfer Information									
<b>Seller:</b> LAMBERT CARL M	<b>Date:</b> 08/30/2004	<b>Price:</b> \$360,000							
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /20614/ 00597	<b>Deed2:</b>							
<b>Seller:</b> LAMBERT CARL M	<b>Date:</b> 10/04/1996	<b>Price:</b> \$0							
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /11830/ 00512	<b>Deed2:</b>							
<b>Seller:</b> PINEHURST LAND C O	<b>Date:</b> 04/10/1956	<b>Price:</b> \$2,500							
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /02905/ 00350	<b>Deed2:</b>							
Exemption Information									
<b>Partial Exempt Assessments:</b>	<b>Class</b>			07/01/2020			07/01/2021		
<b>County:</b>	000			0.00					
<b>State:</b>	000			0.00					
<b>Municipal:</b>	000			0.00 0.00			0.00 0.00		
<b>Special Tax Recapture:</b> None									
Homestead Application Information									
<b>Homestead Application Status:</b> No Application									
Homeowners' Tax Credit Application Information									
<b>Homeowners' Tax Credit Application Status:</b> No Application									
<b>Date:</b>									





# PETITION FOR ZONING HEARING(S)

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

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

Address 7 Denelson Avenue which is presently zoned ROA  
Deed References: 20614/597 10 Digit Tax Account # 0812021110  
Property Owner(s) Printed Name(s) Stokes Real Estate, LLC

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

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

1.      a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a non-conforming use of a 4 unit dwelling and 4 rooming rooms.

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

See Attached for information

3.   X   a Variance from Section(s)

SEE ATTACHMENTS

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

### TO BE PRESENTED AT THE HEARING

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

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

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

#### Contract Purchaser/Lessee:

Patrick C. Richardson, Jr.  
Name - Type or Print

Signature

730 W. Padonia Road Cockeysville MD  
Mailing Address City State

21030 / 410-560-1502 / rick@richardsonengineering.net  
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):

Stokes Real Estate, LLC /  
Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2  
ALAN P. STOKES MANAGING MEMBER

4 Musket Road Parkton MD  
Mailing Address City State

21120 / 443-271-1855 / bacamaro17@comcast.net  
Zip Code Telephone # Email Address

#### Representative to be contacted:

Richardson Engineering, LLC  
Name - Type or Print

Signature

30 E. Padonia Road, Suite 500 Timonium MD  
Mailing Address City State

21093 / 410-560-1502 / Rick@RichardsonEngineering.net  
Zip Code Telephone # Email Address

CASE NUMBER 2020-0153-XA Filing Date 7/7/20

Do Not Schedule Dates: \_\_\_\_\_ Reviewer JS



JOHN A. OLSZEWSKI, JR.  
County Executive

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

October 5, 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: 2020-0153-XA**

7 Deneison Avenue

South east side of Deneison Avenue, north east of centerline of York Road

8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: Stokes Real Estate, LLC

Contract Purchaser/Lessee: Patrick Richardson

Special Exception to allow a civic, social, recreational or educational use at the site. Special Exception to permit a second floor to be constructed on the house for a residence. Variance to allow an RTA buffer of 10 ft. in lieu of the required 50 ft. and a setback of 35 ft. in lieu of the required 75 ft. for parking.

Hearing: Monday, November 9, 2020 at 1:30 p.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 cursive script, appearing to read "Michael Mallinoff".

Michael Mallinoff  
Director

MM:kl

C: Patrick Richardson, 730 W. Padonia Road, Cockeysville 21030  
Alan Stokes, 4 Musket Road, Parkton 21120

**NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 20, 2020**

## Event Information

**Event:** Zoning Hearing - 7 Deneison Avenue - Case No: 2020-0153-XA  
**Type:** Listed Event  
**Event address for attendees:** <https://baltimorecountymd.webex.com/baltimorecountymd/cnstage/g.php?MTID=eecb429fbd4807b03e428fb7806bdfdb>  
**Event address for panelists:** <https://baltimorecountymd.webex.com/baltimorecountymd/cnstage/g.php?MTID=e8e9246f977e48af6ade8579f5fd935ed>  
**Date and time:** Monday, November 9, 2020 1:30 pm  
 Eastern Standard Time (New York, GMT-05:00)  
**Duration:** 1 hour  
**Description:** Zoning Hearing  
 Address: 7 Deneison  
 Case No: 2020-0153-XA  
 Legal Owners: Stokes Real Estate, LLC  
 Contract Purchaser/Lessee: Patrick Richardson  
**Event number:** 172 908 8885  
**Event password:** 1234  
**Host key:** 756488  
**Alternate Host:** Deb Wiley, Henry Ayakwah  
**Panelist Info:**  
**Panelist password:**  
**Panelist numeric password:** 522122  
**Video Address:** 1729088885@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: 172 908 8885  
**Maximum number of registrants:** 10000  
**Destination address after event:**  
**Host image:**  
**Attendee list available for viewing by:** Host, presenter and panelists only  
**Event material:** None  
**Post-event survey:** No  
**Email configured:** Pending, Approved, Rejected

## Registration Information

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

**Start Event**  
 You can start  
 event by clicking  
**Start Now.**

**Start**

**Send Email**  
 You can send  
 emails by clicking  
**Send Email**

**Send**

**Donna Mignon**

---

**From:** messenger@webex.com  
**Sent:** Monday, October 5, 2020 2:30 PM  
**To:** Donna Mignon  
**Subject:** Email delivery status for Web seminar: Zoning Hearing - 7 Deneison Avenue - Case No: 2020-0153-XA

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



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

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

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

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

© 2020 Cisco and/or its affiliates. All rights reserved. [Privacy Statement](#) | [Terms of Service](#)

## Donna Mignon

---

**Subject:** Web seminar scheduled: Zoning Hearing - 7 Deneison Avenue - Case No: 2020-0153-  
XA

**Location:** [https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?  
MTID=e29b68e935f77f688906576fd81c2b124](https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e29b68e935f77f688906576fd81c2b124)

**Start:** Mon 11/9/2020 1:30 PM

**End:** Mon 11/9/2020 2:30 PM

**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** webex

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

**When it's time, start the Webex event here.**

Host: Donna Mignon (dmignon@baltimorecountymd.gov)

Event number (access code): 172 908 8885

Monday, November 9, 2020 1:30 pm, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e29b68e935f77f688906576fd81c2>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e7965ac2e1d6defe601fea28c484>



**Audio conference information**

+1-415-655-0001 US Toll

Global call-in numbers

**Join from a video system or application**

Dial 1729088885@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 522122

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

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=ee45792637681873c1ec27b93aed6903a>

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

# Edit Panelist Invitation List

You can select contacts from an existing address book, import a Comma or Tab Delimited file (file contains non-ASCII characters, use a Unicode file delimited either by commas or tabs) or add new contacts. Note that the number of invitation emails cannot exceed 10000.

## Panelists to Invite

Name	Email address	Phone number	Language	Time Zone	Locale
<input type="checkbox"/> <u>Deb Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Alan Stokes</u>	bacamaro17@comcast.net	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Patrick Richardson, Jr.</u>	rick@richardsonengineering.net	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.

## New Panelist

Full name:  (required)

Email address:  (required)

Phone number:

Country/Region:  Number (with area/city code)

Time Zone:  ▼

Language:  ▼

Locale:  ▼

Add new panelist in my address book

Invite as alternate host

**Donna Mignon**

---

**From:** Kristen L Lewis  
**Sent:** Monday, October 5, 2020 2:23 PM  
**To:** Donna Mignon; Debra Wiley  
**Subject:** webex needed  
**Attachments:** 20201005141756686.pdf

Good afternoon,

I have attached the information for another webex event. Thank you,

Kristen Lewis  
PAI – Zoning Review  
410-887-3391



**Case No.: 2020-0153-XA – 7 Deneison Avenue.– November 9th @ 1:30 PM**

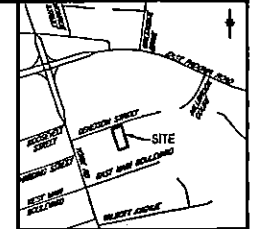
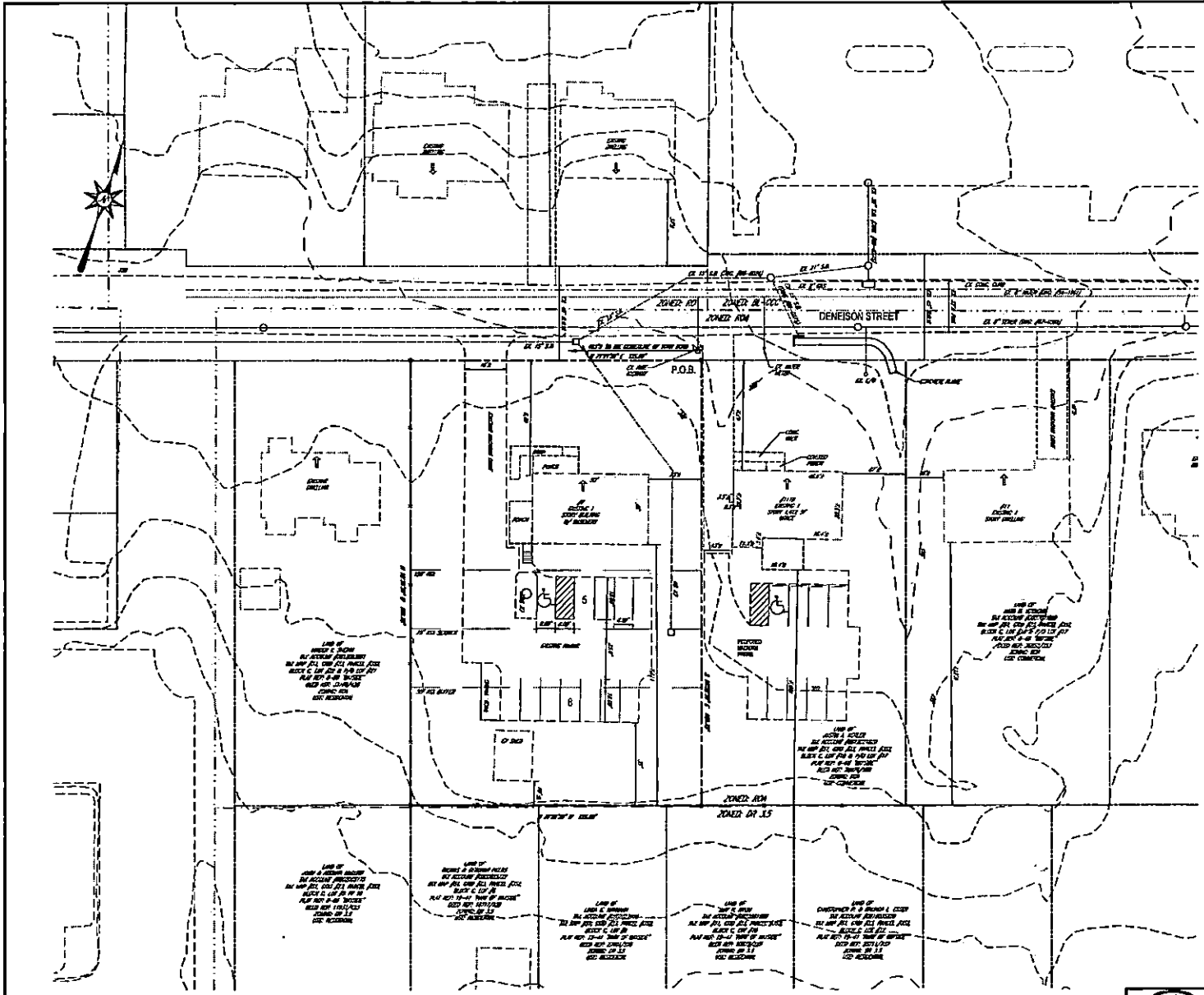
Exhibit Sheet

*12-17-20*  
*11/10/20*  
*DMC*

Petitioner/Developer

Protestants

No. 1	Site Plan	
No. 2	Zoning Map	
No. 3	Aerial Map	
No. 4	Photos	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



**LOCATION MAP**  
SCALE: 1" = 50'

**GENERAL NOTES:**

- OWNER: STEVEN REAL ESTATE, LLC, A MARYLAND CORPORATION, BALTIMORE, MD 21104-8434
- DEVELOPER: PATRICK C. RICHARDSON, JR., 720 W. WOODROW ROAD, COCKEYSVILLE, MD 21102-4723
- APPLICANT: PATRICK C. RICHARDSON, JR., 720 W. WOODROW ROAD, COCKEYSVILLE, MD 21102-4723
- PROJECT: 1.000 SF OF BUILDING FOOTPRINT
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL
- SETBACKS: 10' FRONT, 10' SIDE, 10' REAR
- COMPLIANCE: 2001 ZONING ORDINANCE
- OTHER: SEE ZONING MAP (SHEET)
- SEE MAP FOR ALL ZONING REGULATIONS, INCLUDING ALL ZONING DISTRICTS AND ALL ZONING DISTRICTS
- NO UNPAID COUNTY TAXES OR MORTGAGE COSTS OR COUNTY FEES
- PREPARED FOR THE CLIENT BY RICHARDSON ENGINEERING, LLC
- DATE: 08/20/20
- PROJECT NO.: 2020-001
- SCALE: 1" = 50'
- DATE: 08/20/20
- BY: PATRICK C. RICHARDSON, JR.
- FOR: STEVEN REAL ESTATE, LLC

**SHARED PARKING ADJUSTMENT**

	EXISTING (SQ. FT. TO 1000)	PROPOSED (SQ. FT. TO 1000)	EXISTING (SQ. FT. TO 1000)	PROPOSED (SQ. FT. TO 1000)	ADJUSTMENT (SQ. FT. TO 1000)
OFFICE OR INDUSTRIAL	1000	1000	1000	1000	0.00
COMMERCIAL/RECREATION	4000	1000	4000	1000	1.00
OTHER USES	10000	10000	10000	10000	0.00
<b>TOTAL</b>	<b>15000</b>	<b>11000</b>	<b>15000</b>	<b>11000</b>	<b>2.00</b>

**Richardson Engineering, LLC**

30 East Philadelphia Road, Suite 500  
Towson, Maryland 21093  
Phone: 410-560-1502 Fax: 443-601-1200

**PLAN TO ACCOMPANY ZONING PETITION FOR**

**OFFICES OF RICHARDSON ENGINEERING, LLC**  
7 DENEISON STREET  
LUTHERVILLE, MARYLAND 21093

BTH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND



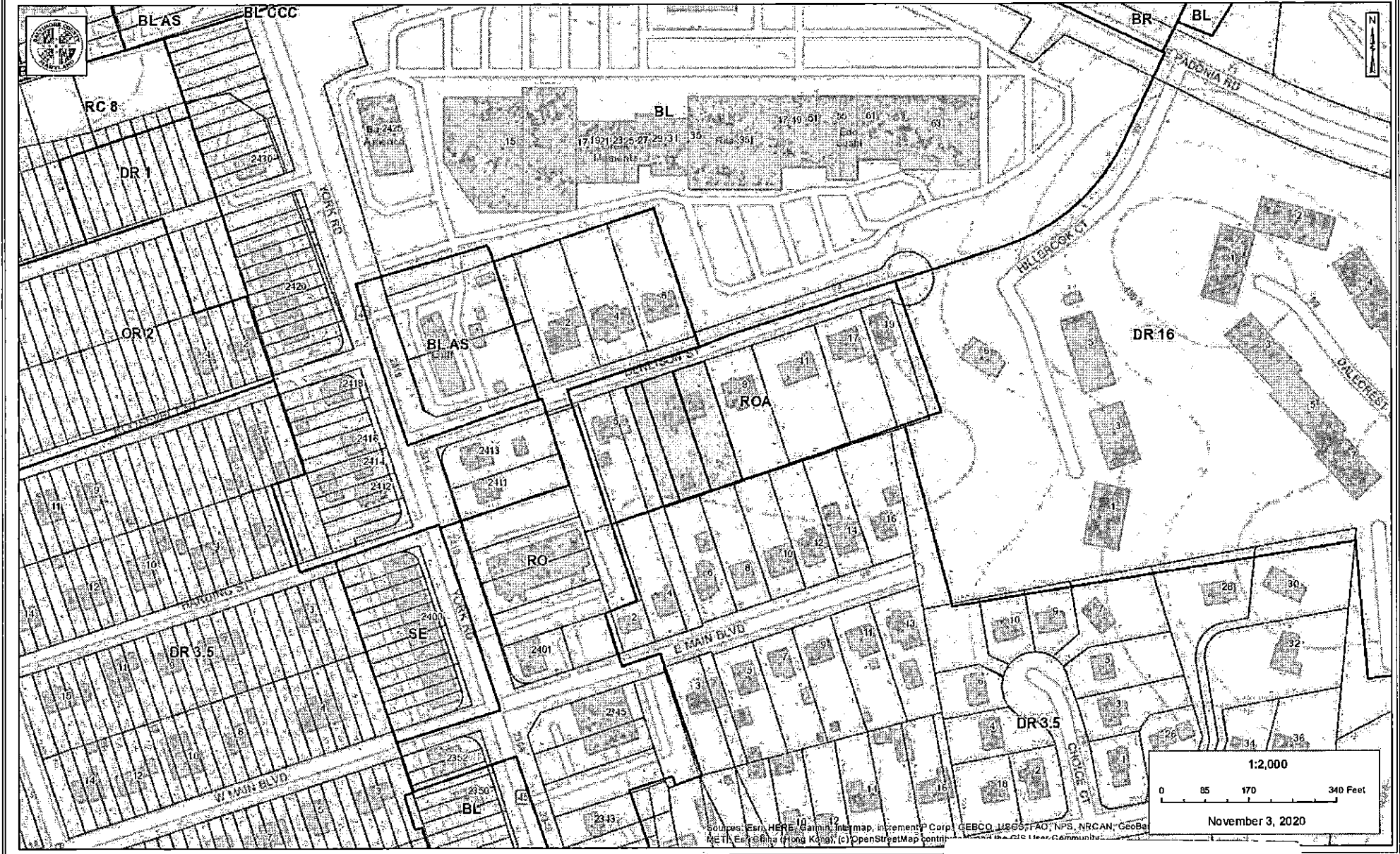
**PETITIONER'S**

**EXHIBIT NO. 1**

FEDERAL GOVERNMENT  
MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE ARCHIVES OF THE NATIONAL ARCHIVES.

DATE	BY	SCALE
08-20-20	PCR	1" = 50'
08-20-20	PCR	1" = 50'

Baltimore County - My Neighborhood



Baltimore County Government, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

PETITIONER'S

EXHIBIT NO. 2



PETITIONER'S

EXHIBIT NO. 3

Exhibit 3 pictures of property



Front of building- 7 Deneison Street

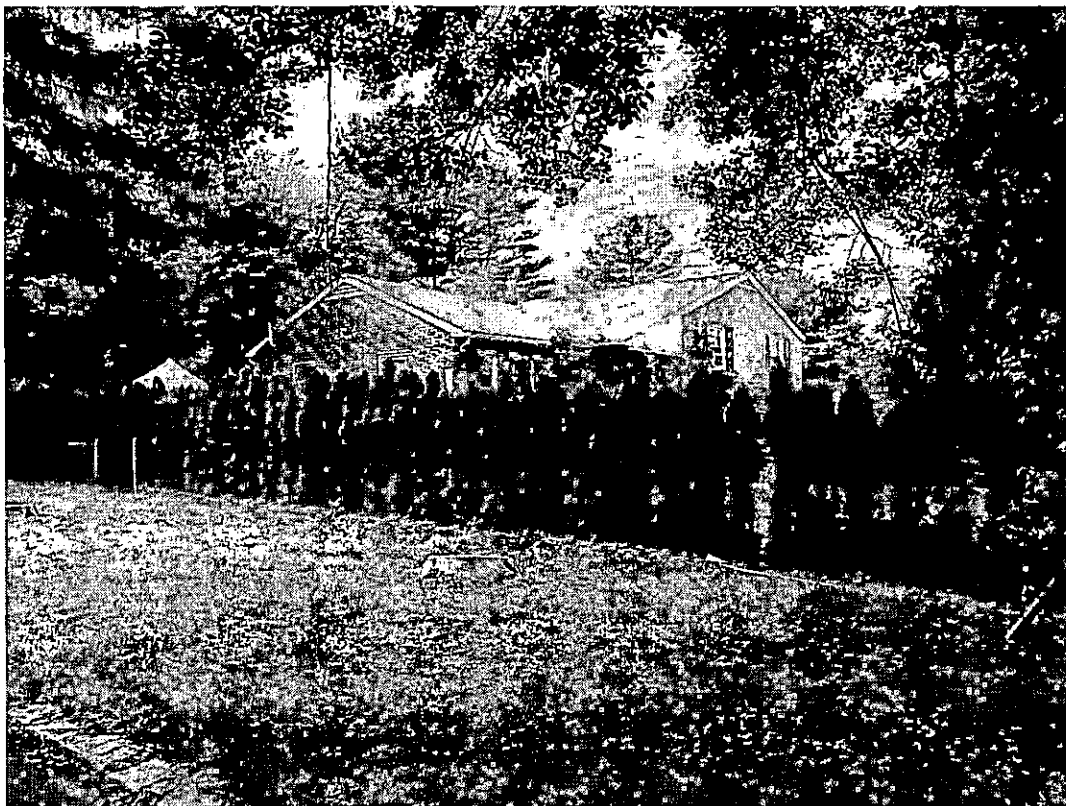


View out driveway to Deneison Street

PETITIONER' S

EXHIBIT NO. 4

Exhibit 3 pictures of property



5 Deneison Street from driveway



Rear property toward Main Boulevard

Exhibit 3 pictures of property



Rear parking and toward Main Boulevard properties

<b>Attendance Count</b>	<b>Program Name</b>	<b>Event Name</b>	<b>Event Start Date</b>
1		Zoning Hearing - 7 Deneison Avenue - Case No: 2020-0153-XA	November 9, 2020 New York Time
2		Zoning Hearing - 7 Deneison Avenue - Case No: 2020-0153-XA	November 9, 2020 New York Time
3		Zoning Hearing - 7 Deneison Avenue - Case No: 2020-0153-XA	November 9, 2020 New York Time
4		Zoning Hearing - 7 Deneison Avenue - Case No: 2020-0153-XA	November 9, 2020 New York Time
5		Zoning Hearing - 7 Deneison Avenue - Case No: 2020-0153-XA	November 9, 2020 New York Time
6		Zoning Hearing - 7 Deneison Avenue - Case No: 2020-0153-XA	November 9, 2020 New York Time



Event Start Time	FirstName	LastName	Email	Join Time	Leave Time
1:30 pm New York Time	Patrick	Richardson	rick@richardsonengineering.net	1:19 pm New York Time	1:46 pm New York Time
1:30 pm New York Time	Debra	Wiley	dwiley@baltimorecountymd.gov	1:28 pm New York Time	1:46 pm New York Time
1:30 pm New York Time	Henry	Ayakwah	hayakwah@baltimorecountymd.gov	1:17 pm New York Time	1:46 pm New York Time
1:30 pm New York Time	paul	mayhew	pmayhew@baltimorecountymd.gov	1:29 pm New York Time	1:46 pm New York Time
1:30 pm New York Time	Katrina	Brockmeyer	katrina.brockmeyer@ubalt.edu	1:38 pm New York Time	1:46 pm New York Time
1:30 pm New York Time	Tyrone	James	tyronetjames@yahoo.com	1:19 pm New York Time	1:31 pm New York Time

**Attendance Duration**

27.0 mins

18.0 mins

29.0 mins

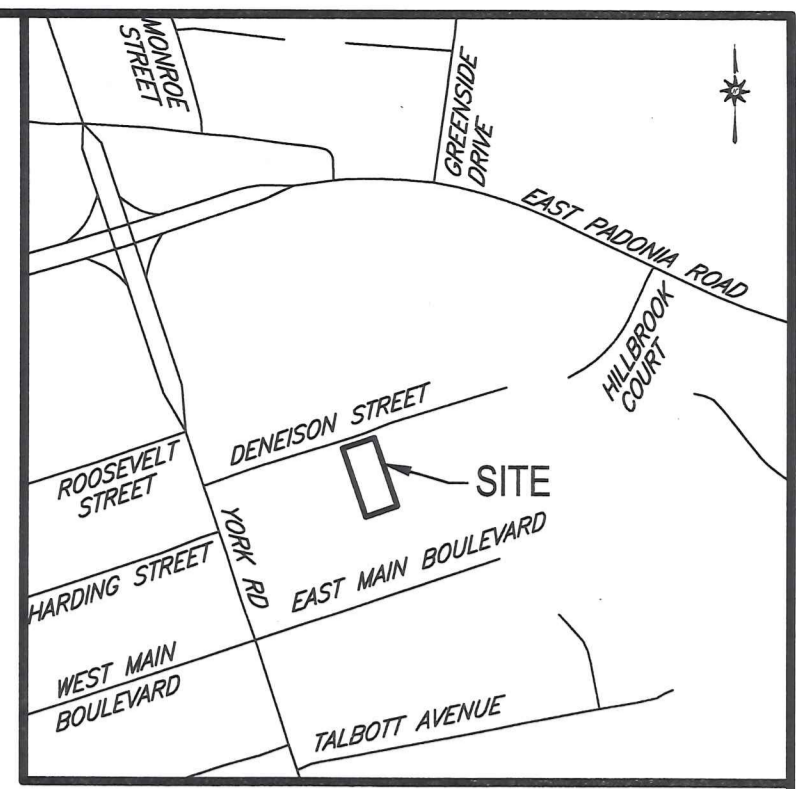
17.0 mins

8.0 mins

11.0 mins







**LOCATION MAP**  
SCALE: 1" = 50'

**GENERAL NOTES:**

- OWNER: STOKES REAL ESTATE, LLC  
4 MUSKET COURT  
PARKTON, MD 21120-9434
- DEVELOPER: PATRICK C. RICHARDSON, JR  
730 W. PADONIA ROAD  
COCKEYSVILLE, MD 21030-1723
- GROSS: 26,531 SF or 0.61 Ac.±  
NET: 23,719 SF or 0.54 Ac.±
- UTILITIES: PUBLIC WATER & SEWER
- BUILDING COVERAGE: EXISTING: 1,500 SF  
PROPOSED: 1,500 SF
- DEED REFERENCE: 20614/597
- PLAT REF: 8-66 "WAYSIDE"
- TAX ACCOUNT #0812021110
- COUNCILMANIC DISTRICT: 3RD
- ZONING: ROA
- (PER 1"=200' ZONING MAP 051C3)
- TAX MAP #51, GRID #23, PARCEL #352, LOTS #19, 20 & P/O LOT #21
- NO PREVIOUS ZONING CASES OR VIOLATIONS EXIST ON COUNTY FILE.
- PREVIOUS PERMITS ON COUNTY FILE B561563
- CHANGE OF OCC. FROM EX.SFD TO OFFICE W/INT. ALTS.
- PARKING CALCULATIONS REQUIRED:  
OFFICE: 1,900 SF @ 3.3 SPACES /1000 SF = 6.3 SPACES  
RECREATIONAL USE: 1100 SF @ 10/ 1000 SF = 11 SPACES  
RESIDENCE: 1.25 SPACES/ UNIT = 1.25 SPACES  
TOTAL REQUIRED PER SHARED PARKING = 13 SPACES  
PROVIDED: 13 SPACES (1 HANDICAPPED, 12 STANDARD 8.5'x18')
- THE SITE IS NOT HISTORIC.
- THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- NO 100 YEAR FLOODPLAINS EXISTS ON SITE.
- WATERSHED: LOCH RAVEN RESERVOIR
- THERE ARE NO KNOWN HAZARDOUS MATERIALS ONSITE.
- ANY PROPOSED SIGNS ARE TO CONFORM TO THE BCZR; SECTION 450.
- BASIC SERVICES MAP (2020)
- TYPE DEFICIENT (Y/N)  
WATER N  
SEWER N  
TRANSPORTATION D' LEVEL OF SERVICE

**SHARED PARKING ADJUSTMENT**

	DAYTIME (6:00 A.M. TO 6:00 P.M.)	WEEKDAY EVENING (6:00 P.M. TO MIDNIGHT)	DAYTIME (6:00 A.M. TO 6:00 P.M.)	WEEKEND EVENING (6:00 P.M. TO MIDNIGHT)	NIGHTTIME (MIDNIGHT TO 6:00 A.M.)
OFFICE OR INDUSTRIAL	100%	10%	10%	5%	5%
COMMERCIAL RECREATION	40%	100%	80%	100%	10%
OTHER USES	100%	100%	100%	100%	100%
	DAYTIME (6:00 A.M. TO 6:00 P.M.)	WEEKDAY EVENING (6:00 P.M. TO MIDNIGHT)	DAYTIME (6:00 A.M. TO 6:00 P.M.)	WEEKEND EVENING (6:00 P.M. TO MIDNIGHT)	NIGHTTIME (MIDNIGHT TO 6:00 A.M.)
OFFICE OR INDUSTRIAL	6.3	0.6	0.6	0.3	0.3
COMMERCIAL RECREATION	4.4	11.0	8.8	11.0	1.1
OTHER USES	1.25	1.25	1.25	1.25	1.25
TOTAL PARKING REQ.	11.95	12.85	10.65	12.55	2.65

**Richardson Engineering, LLC**

30 East Padonia Road, Suite 500  
Timonium, Maryland 21093  
Phone: 410-560-1502 Fax: 443-901-1208

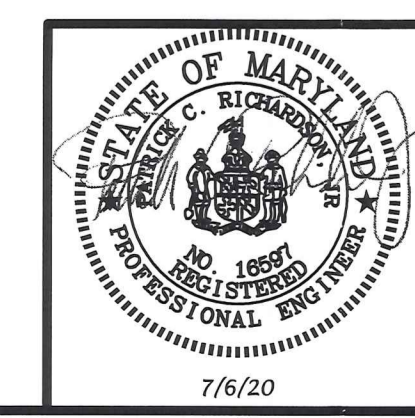
2020-0153-7A

PLAN TO ACCOMPANY ZONING PETITION FOR

**OFFICES OF RICHARDSON ENGINEERING, LLC**  
7 DENEISON STREET  
LUTHERVILLE, MARYLAND 21093

8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY: LNR	CHECKED BY: PCR	SCALE: 1" = 20'
DATE: 08-24-20	JOB NO.: 2000	SHEET NO.: 1 OF 1	



PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 16597, EXPIRATION DATE 08-15-2021.

