

M E M O R A N D U M

DATE: 1/7/2021
TO: ZONING REVIEW
FROM: Office of Administrative Hearings
RE: Case No. 2020-0187-SPHA

The appeal period for the above-referenced cases expired on January 6, 2021. There being no appeal filed, the subject file is ready for return to the Development Processing Office and is placed in the 'pick up box.'

/dlm

c: ✓ Case File
Office of Administrative Hearings

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

(1933 Bulls Sawmill Road) *

3rd Election District *

6th Council District *

Elizabeth Anne Martin & Wayne *

Allen Thompson *

Legal Owners/Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2020-0187-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 Elizabeth Anne Martin and Wayne Allen Thompson, legal owners ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed accessory structure (garage) larger than the existing principal structure (single family dwelling). In addition, a Petition for Variance was filed pursuant to § 400.3 of the BCZR to permit a proposed accessory structure (garage) to have a height of 24.0 ft. in lieu of the maximum height required of 15 ft.

Due to COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted.

Elizabeth Anne Martin and Wayne Allen Thompson appeared in support of the requests. Bruce Doak from Bruce E. Doak Consulting, LLC assisted the Petitioners in presenting the case. The site plan that he prepared was marked and accepted into evidence as Petitioners' Exhibit 1. Several neighboring property owners appeared in opposition. A Zoning Advisory Committee ("ZAC") comment was received from the Department of Planning ("DOP") and from the Department of Environmental Protection and Sustainability ("DEPS"). They did not oppose the requested relief, subject to proposed conditions.

ORDER RECEIVED FOR FILING

Date

By

12/7/20
[Signature]

The property is approximately 1.1 acres and is zoned RC 4, which is the watershed protection zone. Mr. Doak and Mr. Thompson explained that the proposed garage would be used to store and work on several antique tractors that Mr. Thompson owns, as well as a couple pickup trucks. The proposed structure is 2400 sq. ft. and 24 feet high. Mr. Thompson explained that this height is needed in order to get the tractors in and out of the structure and to accommodate a hydraulic lift that he would install in the future.

A neighbor, John Kosloski, testified that he is a hydrogeologic engineer. He expressed concerns about the runoff from this large garage structure because the wells in the area tap into what he termed an "unconfined aquifer," meaning that rainwater is the sole source of their drinking water and the wells are easily subject to contamination. He also noted that the RC 4 zoning in this area is intended to protect Prettyboy Reservoir, and this addition of 2400 square feet of impervious surface is antithetical to that purpose. Mr. Doak acknowledged that the reservoir is approximately a mile away from the subject property. Other neighbors on the street expressed similar concerns, as well as their view that this commercial size garage is not compatible with the residential feel of the neighborhood. Letters and photos in opposition, were admitted into evidence as Protestant's Exhibits 1- 4.

SPECIAL HEARING

Based on the record evidence I find that the special hearing relief cannot be granted within the spirit and intent of the BCZR. Specifically, a large free-standing garage that is more than twice the size of the residence is not compatible with the neighborhood, as evidenced by the photos submitted by the protestants. Further, this 2400 sq. ft. structure is incompatible with the RC 4 watershed protection zone. Finally, the un rebutted testimony of Mr. Kosloski, a

ORDER RECEIVED FOR FILING

Date

12/7/20

2

By

D. V. Hagan

hydrogeologic engineer, is that this structure could impact the aquifer, especially if hydraulic fluids and/or petroleum based fluids were to escape from the structure.

VARIANCE

The general rule is that “the authority to grant a variance should be exercised sparingly and only under exceptional circumstances.” *Mueller v. People’s Counsel for Baltimore County*, 177 Md. App. 43, 71(2007). This is because “a variance is an authorization for that which is prohibited by a zoning ordinance.” *Cromwell v. Ward*, 102 Md. App. 691, 699 (1995). And because “citizens [of a given county or municipality] are entitled to strict enforcement of the existing zoning regulations.” *Salisbury Bd. Of Zoning Appeals v. Bounds*, 240 Md. 547, 555-56 (1965). Therefore, “[t]he burden is on the applicant to show facts to warrant a variance,” and “the specific need for the variance must be substantial and urgent and not merely for the convenience of the applicant.” *Mueller v. People’s Counsel for Baltimore County*, 177 Md. App. at 70.

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, supra. Finally, “unless there is a finding that the property is unique, unusual, or different, the process stops here and the variance is denied without any consideration of practical difficulty or unreasonable hardship.” *Mueller, supra*, 177 Md. App. at 70.

In the instant case the site plan shows that the subject lot is essentially identical to all the other lots in this residential development. Indeed it was conceded that there is nothing unique about the lot. The Petitioners therefore cannot satisfy the first prong of the legal analysis. Further,

ORDER RECEIVED FOR FILING

Date

12/7/20

By

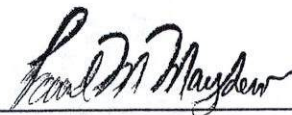
J. Mignon

even if I were to reach the second prong, the record evidence does not support a finding that Petitioners' need for this variance is "substantial and urgent." Rather, it shows that the variance request is "merely for the convenience of the applicant." *Mueller, supra*, 177 Md. App. at 70. While I certainly understand that it would be convenient for Mr. Thompson to be able to store and work on his tractors and trucks right on this property, the law does not allow me to grant his requested variance. To the contrary, the neighboring property owners are entitled to "strict enforcement of the existing zoning regulations." *Salisbury Bd. Of Zoning Appeals v. Bounds*, 240 Md. 547, 555-56 (1965). Finally, I do not believe this proposed 2400 sq. ft. of additional impervious surface area is compatible with the purposes of the RC 4 watershed protection zone, and could negatively impact the "unconfined aquifer" which supplies the neighborhood wells.

THEREFORE, IT IS ORDERED this 7th day of **December, 2020**, by this Administrative Law Judge, that the Petition for Special Hearing seeking relief pursuant to § 500.7 of the BCZR, to permit a proposed accessory structure (garage) larger than the existing principal structure (single family dwelling) is DENIED.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief pursuant to §400.3 of the BCZR to permit a proposed accessory structure (garage) to have a height of 24.0 ft. in lieu of the maximum height required of 15 ft. is hereby DENIED.

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

12/7/20

By

[Signature]



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 1933 BULLS SAWMILL ROAD which is presently zoned RC4
 Deed References: 90943 / 131 10 Digit Tax Account # 1600013702
 Property Owner(s) Printed Name(s) ELIZABETH ANNE MARTIN & WAYNE ALLEN THOMPSON

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

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

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

SEE ATTACHED SHEET

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

3. ☒ a **Variance** from Section(s)

SEE ATTACHED SHEET

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

TO BE PRESENTED AT THE HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

ELIZABETH ANNE MARTIN / WAYNE ALLEN THOMPSON

Name #1 - Type or Print

Name #2 - Type or Print

☒ Elizabeth Martin

☒ Wayne Thompson

Signature #1

Signature #2

1933 BULLS SAWMILL ROAD FREELAND MO

Mailing Address

City

State

21053

☒ 443 271 2064

☒ eam2692@aol.com

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING LLC

Name - Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MO

Mailing Address

City

State

21053

910-419-4906

BD@BRUCEEDOAKCONSULTING.COM

Zip Code

Telephone #

Email Address

CASE NUMBER 2020-0187-SPHA

Filing Date 7/28/2020

Do Not Schedule Dates: _____

Reviewer CP

Zoning Hearing Petitions Being Requested
#1933 Bulls Sawmill Road

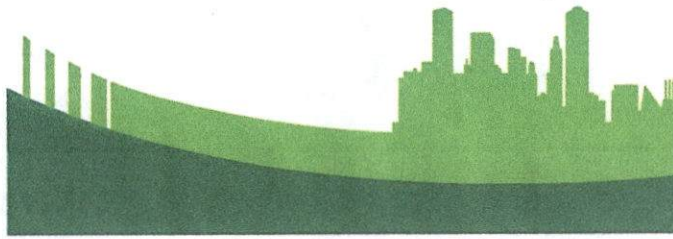
Case # 2020-0187-SPHA

Special Hearing

To permit a proposed accessory structure (garage) larger than the existing principal structure (single family dwelling).

Variance

To permit a proposed accessory structure (garage) to have a height of 24.0 feet in lieu of the maximum height required of 15 feet per Section 400.3 BCZR



Zoning Description

1933 Bulls Sawmill Road
Sixth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point on the Southeast side of Bulls Sawmill Road, 375 feet, more or less, southwesterly of the centerline of Pen Delle Court.

Being Lot 2 of "Pen-Delle Manor which is recorded in the land records of Baltimore County in Plat Book 37, page 76.

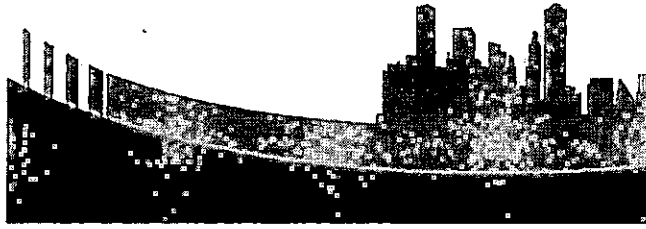
Containing 1.1 acres of land, more or less.

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



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

2020-0187-SPHA



CERTIFICATE OF POSTING

November 10, 2020

November 27, 2020 amended for second inspection

Re:

Zoning Case No. 2020- 0187-SPHA

Legal Owner: Elizabeth Martin & Wayne Thompson

Hearing date: December 2, 2020

Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Jenae Johnson

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 1933 Bulls Sawmill Road.

The signs were initially posted on November 10, 2020.

The subject property was also inspected on November 27, 2020.

Sincerely,

Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

410-419-4906 cell / 443-900-5535 office

bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2020-0187-SPHA

1933 Bulls Sawmill Road

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

DATE & TIME: WEDNESDAY DECEMBER 2, 2020 11:00 AM

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARING,
PLEASE GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS.
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND
THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-687-8869, EXT. 0.

REQUEST: SPECIAL HEARING TO PERMIT A PROPOSED ACCESSORY
STRUCTURE PARALLEL LARGER THAN THE EXISTING PRINCIPAL
STRUCTURE ON THE SAME FAMILY DWELING.

ZONING NOTICE

CASE NO. 2020-0187-SPHA

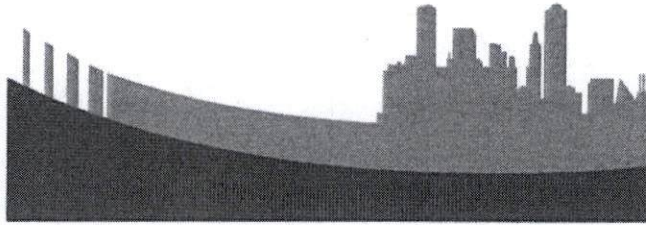
1933 BILL, Savannah Board

THE COMMISSIONER OF THE BOARD OF REAL ESTATE, CITY OF SAVANNAH, GEORGIA, HAS BEEN ADVISED THAT THE PROPERTY OWNERS OF THE PROPERTY LOCATED AT 1933 BILL, SAVANNAH, GEORGIA, HAVE REQUESTED A ZONING VARIANCE FOR THE PROPERTY.

DATE: 11/11/2020 WEDNESDAY DECEMBER 2, 2020 11:00 AM

FOR INFORMATION OF THE BOARD OF REAL ESTATE, CITY OF SAVANNAH, GEORGIA, THE PROPERTY OWNERS OF THE PROPERTY LOCATED AT 1933 BILL, SAVANNAH, GEORGIA, HAVE REQUESTED A ZONING VARIANCE FOR THE PROPERTY. THE BOARD OF REAL ESTATE, CITY OF SAVANNAH, GEORGIA, HAS BEEN ADVISED THAT THE PROPERTY OWNERS OF THE PROPERTY LOCATED AT 1933 BILL, SAVANNAH, GEORGIA, HAVE REQUESTED A ZONING VARIANCE FOR THE PROPERTY.

NOTICE: SPECIAL HEARING TO PRESENT A PROPOSED AGGREGATE ZONING VARIANCE (CASE NO. 2020-0187-SPHA) TO THE BOARD OF REAL ESTATE, CITY OF SAVANNAH, GEORGIA, ON WEDNESDAY, DECEMBER 2, 2020 AT 11:00 AM. THE HEARING WILL BE HELD AT THE BOARD OF REAL ESTATE, CITY OF SAVANNAH, GEORGIA, 1933 BILL, SAVANNAH, GEORGIA.



CERTIFICATE OF POSTING

November 10, 2020

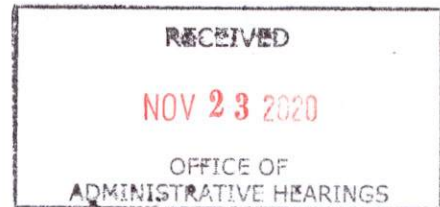
_____ amended for second inspection

Re:

Zoning Case No. 2020- 0187-SPHA

Legal Owner: Elizabeth Martin & Wayne Thompson

Hearing date: December 2, 2020



Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Jenae Johnson

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **1933 Bulls Sawmill Road**.

The signs were initially posted on **November 10, 2020**.

The subject property was also inspected on _____.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Doak".

Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

410-419-4906 cell / 443-900-5535 office

bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2020-0187-SPHA

1933 Bulls Sawmill Road

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

DATE & TIME: WEDNESDAY DECEMBER 2, 2020 11:00 AM

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS
PLEASE GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS.
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND
THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-887-3868, EXT. 0,

REQUESTS: SPECIAL HEARING TO PERMIT A PROPOSED ACCESSORY
STRUCTURE (GARAGE) LARGER THAN THE EXISTING PRINCIPAL
STRUCTURE (SINGLE FAMILY DWELLING).

VARIANCE TO PERMIT A PROPOSED ACCESSORY STRUCTURE
(GARAGE) TO HAVE A HEIGHT OF 24.0 FEET IN LIEU OF THE
MAXIMUM HEIGHT REQUIRED OF 15 FEET.

ZONING NOTICE

CASE NO. 2020-0187-SPHA

1933 Bulls Sawmill Road

**THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY
AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING ON THE
PROPERTY IDENTIFIED.**

DATE & TIME: WEDNESDAY DECEMBER 2, 2020 11:00 AM

**FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS,
PLEASE GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS.
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND
THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-887-3868, EXT. 0.**

**REQUESTS: SPECIAL HEARING TO PERMIT A PROPOSED ACCESSORY
STRUCTURE (GARAGE) LARGER THAN THE EXISTING PRINCIPAL
STRUCTURE (SINGLE FAMILY DWELLING).**

**VARIANCE TO PERMIT A PROPOSED ACCESSORY STRUCTURE
(GARAGE) TO HAVE A HEIGHT OF 24.0 FEET IN LIEU OF THE
MAXIMUM HEIGHT REQUIRED OF 15 FEET.**

Donna Mignon

From: Donna Mignon
Sent: Monday, November 23, 2020 8:47 AM
To: 'Bruce Doak'
Subject: Case No: 2020-0187-SPHA 1933 Bulls Sawmill Road

Good Morning,

As you are aware, a virtual webex hearing has been scheduled for December 2, 2020 at 11:00 a.m. You should have received an invitation in an email around November 6, 2020, that invited you to this hearing.

Please note that all hearing exhibits—documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at least **two business days** in advance of the hearing to the Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov. Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit.

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

Thank you so much.

PLEASE NOTE OUR OFFICE IS CLOSED NOVEMBER 26, 2020 AND NOVEMBER 27, 2020

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



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 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: 2020-0187-SPHA

1933 Bulls Sawmill Road

South east side of Bulls Sawmill Road, south west of Pen Delle Court

3rd Election District – 6th Councilmanic District

Legal Owners: Elizabeth Martin, Wayne Thompson

Special Hearing to permit a proposed accessory structure (garage) larger than the existing principal structure (single family dwelling). Variance to permit a proposed accessory structure (garage) to have a height of 24.0 ft. in lieu of the maximum height required of 15 ft.

Hearing: Wednesday, December 2, 2020 at 11:00 a.m.

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

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

Michael Mallinoff
Director

MM:kl

C: Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053
Ms. Martin, Mr. Thompson, 1933 Bulls Sawmill Road, Freeland 21053

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THUR., NOVEMBER 12, 2020.



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 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: 2020-0187-SPHA

1933 Bulls Sawmill Road
South east side of Bulls Sawmill Road, south west of Pen Delle Court
3rd Election District – 6th Councilmanic District
Legal Owners: Elizabeth Martin, Wayne Thompson

Special Hearing to permit a proposed accessory structure (garage) larger than the existing principal structure (single family dwelling). Variance to permit a proposed accessory structure (garage) to have a height of 24.0 ft. in lieu of the maximum height required of 15 ft.

Hearing: Wednesday, December 2, 2020 at 11:00 a.m.

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

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

Michael Mallinoff
Director

MM:kl

C: Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053
Ms. Martin, Mr. Thompson, 1933 Bulls Sawmill Road, Freeland 21053

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THUR., NOVEMBER 12, 2020.

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

Order #: 11934209

Case #:

Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2020-0187-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:

11/12/2020



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: 2020-0187-SPHA

1933 Bulls Sawmill Road

South east side of Bulls Sawmill Road, south west of Pen Delle Court

3rd Election District- 5th Councilmanic District

Legal Owners: Elizabeth Martin, Wayne Thompson

Special Hearing to permit a proposed accessory structure (garage) larger than the existing principal structure (single family dwelling). Variance to permit a proposed accessory structure (garage) to have a height of 24.0 ft. in lieu of the maximum height required of 15 ft.

Hearing: Wednesday, December 2, 2020 at 11:00 a.m.

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

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

n12

TO: THE DAILY RECORD
Thursday, November 12, 2020 - Issue

Please forward billing to:

Bruce Doak
3801 Baker Schoolhouse Road
Freeland, MD 21053

410-419-4906

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: 2020-0187-SPHA

1933 Bulls Sawmill Road

South east side of Bulls Sawmill Road, south west of Pen Delle Court

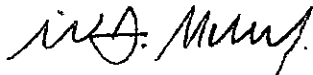
3rd Election District – 6th Councilmanic District

Legal Owners: Elizabeth Martin, Wayne Thompson

Special Hearing to permit a proposed accessory structure (garage) larger than the existing principal structure (single family dwelling). Variance to permit a proposed accessory structure (garage) to have a height of 24.0 ft. in lieu of the maximum height required of 15 ft.

Hearing: Wednesday, December 2, 2020 at 11:00 a.m.

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



Michael Mallinoff
Director of Permits, Approvals and Inspections 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/neighbor 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.

For Newspaper Advertising:

Case Number: 2020-0187-SPHA

Property Address: 1933 Bulls Sawmill Rd

Property Description: 1

Legal Owners (Petitioners): Elizabeth Martin Wayne Thompson

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Bruce Doak

Company/Firm (if applicable): Bruce Doak Consulting LLC

Address: 3801 Baker Schoolhouse Rd

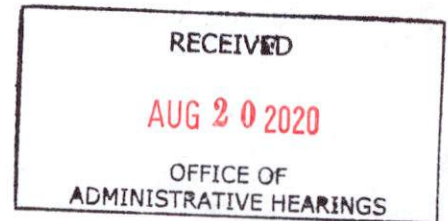
Freeland MD 21053

Telephone Number: 410-419-4906

Revised 7/9/2015

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: August 20, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0187-SPHA
Address 1933 Bulls Sawmill Road
(Martin & Thompson Property)

Zoning Advisory Committee Meeting of **August 17, 2020.**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management needs to review any future building permit for a garage, since the septic area is in close proximity to the proposed garage location.

Reviewer: Dan Esser

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 06 Account Number - 1600013702		
Owner Information		
Owner Name:	MARTIN ELIZABETH ANNE THOMPSON WAYNE ALLEN	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	1933 BULLS SAWMILL RD FREELAND MD 21053-9408	Deed Reference: /40943/ 00131
Location & Structure Information		
Premises Address:	1933 BULLS SAWMILL RD FREELAND 21053-9408	Legal Description: 1933 BULLS SAWMILL RD PEN-DELLE MANOR
Map: 0011	Grid: 0010	Parcel: 0054
Neighborhood: 6030008.04	Subdivision: 0000	Section: 2
Block: 2	Lot: 2020	Assessment Year: 2020
Plat No:	Plat Ref: 0037/ 0076	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1979	1,190 SF	600 SF
Property Land Area	County Use	
1.1000 AC	04	
Stories	Basement	Type
Split Foyer	YES	SPLIT FOYER
Exterior	Quality	Full/Half Bath
SIDING/	4	1 full/ 2 half
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	121,200	121,200
Improvements	168,600	192,400
Total:	289,800	313,600
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
		297,733
		305,667
		0
Transfer Information		
Seller: LOCKWOOD NICOLA A	Date: 12/07/2018	Price: \$315,000
Type: ARMS LENGTH IMPROVED	Deed1: /40943/ 00131	Deed2:
Seller: FIFIELD DAVID M	Date: 06/17/2005	Price: \$300,000
Type: ARMS LENGTH IMPROVED	Deed1: /22057/ 00001	Deed2:
Seller: GORMAN EDWARD F	Date: 11/19/2002	Price: \$225,500
Type: ARMS LENGTH IMPROVED	Deed1: /17114/ 00046	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture:	None	
Homestead Application Information		
Homestead Application Status: Approved 05/08/2019		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

Create 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.

[Select Contacts...](#)[Import Contacts...](#)

Panelists to Invite

Name	Email address	Phone number	Language	Time Zone	Locale
☒ <u>Deb Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒ <u>Henry Akwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒ <u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒ <u>Bruce E. Doak</u>	bdoak@bruceedoakconsulting.com	1-	English	New York Time	U.S.
☒ <u>Elizabeth and Wayne Thompson</u>	eam2692@aol.com	1-	English	New York Time	U.S.

[Invite](#)[Select All](#)[Clear All](#)[Delete](#)[Cancel](#)

New Panelist

Full name: (required)Email address: (required)Phone number: Country/Region Number (with area/city code)

Time Zone: New York (Eastern Standard Time, GMT-05:00) ▼

Language: English ▼

Locale: U.S. ▼

☐ Add new panelist in my address book☐ Invite as alternate host[Add to Invitation List](#)

Schedule an Event

Basic Information:

Asterisks (*) indicate required values.

* Event type: Online Event ▼

Event Template: [Webex Events Default] ▼

* Event name: Zoning Hearing - 2020-0187-SPHA - 1933 Bulls Saw [?]

☒ Listed on public calendar☒ Delete from My Meetings when completedRegistration: ☒ Required

* Event password: 1234 [?] The password must be at least 4 characters.

Date & Time:

* Start date: December ▼, 2 ▼ 2020 ▼ [?]

* Start time: 11 ▼ :00 ▼ ☉ am ○ pm [Plan event time zones...](#)

Estimated duration: 1 hour ▼ :00 ▼ minutes

* Time zones: New York (Eastern Standard Time, GMT-05:00) ▼

☐ Attendees can join 0 ▼ minutes before the scheduled start time

Email reminder: Send me a reminder email None ▼ minutes before event starts

Audio Conference Settings:

Select conference type: Webex Audio ▼

☒ Display global call-in numbers☐ Provide audio to attendees using Audio Broadcast [?]☒ Mute upon entry for all participants

Entry & exit tone: No Tone ▼

Schedule This Event

Event Description & Options:

Description: Zoning Hearing [?]
 Case No: 2020-0187-SPHA
 Address: 1933 Bulls Sawmill Road
 Legal Owners: Elizabeth Martin, Wayne Thompson

[Upload](#) a picture about the event descriptionHost image: [Upload](#) a picture of yourself or the presenterEvent material: [Upload](#) event material for attendees to download before event startsOther UCF options: ☐ Do not allow attendees to share rich media files in this event☒ Request attendees to verify rich media playersWho can view the attendee list: ☐ All participants
☒ Only the host, presenter, and panelistsVideo: ☒ Turn on videoPost-event survey: [Create post-event survey](#)☒ Do not display survey to attendees☐ Display survey in pop-up window☐ Display survey in main browser window (instead of destination URL)

Destination URL after event: http://

Attendees & Registration:

Attendees: [Create invitation list](#)

[View invitation list](#)

Invite friends: ☒ Allow registrants to invite friends to this event

Maximum number of registrants:

Registration form: Click [here](#) to customize your registration form

Destination URL after registration:

Approval required: ☐ Yes ☒ No [Set up approval rules](#)

Registration password: ☐ Yes, specify password: The password must be at least 4 characters.

☒ No

Registration ID required: ☐ Yes ☒ No

Presenters & Panelists:

Panelists: [Edit invitation list](#)

[View invitation list](#)

Panelists Info: ?

☐ Allow panelists to upload documents associated with the event.

Panelist password: (recommended) The password must be at least 4 characters.

Confirm password:

Email Messages:

Email format: ☐ Plain Text ☒ HTML ☒ Include iCalendar Attachments

Invitation emails: [Attendees](#) | [Panelists](#)

Registration emails: ☒ Pending ☒ Approved ☒ Rejected | [Event In Progress](#)

Event updated emails: [All Approved Registrants](#) | [All Attendees](#) | [All Panelists](#)

Reminder emails: ☐ [1st Reminder](#)

December ▼ | 2 ▼ | 2020 ▼ |  11 ▼ | 00 ▼ | ☒ am ☐ pm

☐ [2nd Reminder](#)

December ▼ | 2 ▼ | 2020 ▼ |  11 ▼ | 00 ▼ | ☒ am ☐ pm

Follow-up emails: ☐ [Thank You for Attending](#)

December ▼ | 2 ▼ | 2020 ▼ |  12 ▼ | 00 ▼ | ☐ am ☒ pm

☐ [Absentee Follow-Up Email](#)

December ▼ | 2 ▼ | 2020 ▼ |  12 ▼ | 00 ▼ | ☐ am ☒ pm

[Save as template...](#)

[Go Back](#)

[Schedule This Event](#)

Event Information

Event:	Zoning Hearing - 2020-0187-SPHA - 1933 Bulls Sawmill Road	Start Event
Type:	Listed Event	You can s
Event address for attendees:	https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e0becf0c40008063cccc520dfa11ef0b0	event by c
Event address for panelists:	https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e7bcb33fce29ba4df89497029c2823137	Start Now
Date and time:	Wednesday, December 2, 2020 11:00 am Eastern Standard Time (New York, GMT-05:00)	Start
Duration:	1 hour	
Description:	Zoning Hearing Case No: 2020-0187-SPHA Address: 1933 Bulls Sawmill Road Legal Owners: Elizabeth Martin, Wayne Thompson	Send Eve
Event number:	172 880 0899	You can s
Event password:	1234	emails by
Host key:	108784	Send Em
Alternate Host:	Deb Wiley ,Henry Akwah	
Panelist Info:		Send
Panelist password:		
Panelist numeric password:	908970	
Video Address:	1728800899@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: 172 880 0899	
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:	

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.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)
Event number (access code): 172 880 0899

Event address for attendees:
<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ebc589bd412835911442764>

Event address for panelists:
<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e8a765e8b28f1faf63788e3e6>

+1-415-655-0001 US Toll
Global call-in numbers

Dial 1728800899@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 908970

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

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=edb81eda396d49d74e1fc73ebacc2c608>

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

Donna Mignon

From: messenger@webex.com
Sent: Friday, November 6, 2020 10:28 AM
To: Donna Mignon
Subject: Email delivery status for Web seminar: Zoning Hearing - 2020-0187-SPHA - 1933 Bulls Sawmill Road

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



**Webex sent the email message
"Invitation for Alternate Host" for
your event.**

Number of email addresses the message was sent to successfully: 2

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

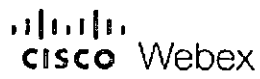
Need help? Go to <http://help.webex.com>

© 2020 Cisco and/or its affiliates. All rights reserved. Privacy Statement | Terms of Service

Donna Mignon

From: messenger@webex.com
Sent: Friday, November 6, 2020 10:28 AM
To: Donna Mignon
Subject: Email delivery status for Web seminar: Zoning Hearing - 2020-0187-SPHA - 1933 Bulls Sawmill Road

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



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

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

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

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

ZAC AGENDA

Case Number: 2020-0187-SPHA **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING, VARIANCE
Legal Owner: Elizabeth Anne Martin & Wayne Allen Thompson
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 6

Property Address: 1933 BULLS SAWMILL RD
Location: South East side of Bulls Sawmill Road 375 ft South West of Pen Delle Court.

Existing Zoning: RC 4 **Area:** 1.1 AC

Proposed Zoning:

SPECIAL HEARING:

To permit a proposed accessory structure (garage) larger than the existing principal structure (single family dwelling).

VARIANCE:

To permit a proposed accessory structure (garage) to have a height of 24.0 feet in lieu of the maximum height required of 15 feet per Section 400.3 BCZR

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

DEPS



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 1933 BULLS SAWMILL ROAD which is presently zoned RC4
 Deed References: 40943 / 131 10 Digit Tax Account # 1600013702
 Property Owner(s) Printed Name(s) ELIZABETH ANNE MARTIN & WAYNE ALLEN THOMPSON

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

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

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

SEE ATTACHED SHEET

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

3. ☒ a Variance from Section(s)

SEE ATTACHED SHEET

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

TO BE PRESENTED AT THE HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

ELIZABETH ANNE MARTIN WAYNE ALLEN THOMPSON

Name #1 - Type or Print

Name #2 - Type or Print

X Elizabeth Martin

X Wayne Thompson

Signature #1

Signature #2

1933 BULLS SAWMILL ROAD FREELAND MD

Mailing Address

City

State

21053

Zip Code

1X 443 271 2064

Telephone #

1X eam2692@aol.com

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING, LLC

Name - Type or Print

Bruce E. Doak

Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD

Mailing Address

City

State

21053

Zip Code

1 410-419-4906

Telephone #

BD@BRUCEEDOAKCONSULTING.COM

Email Address

CASE NUMBER 2020-0187-SPAA

Filing Date 7/28/2020

Do Not Schedule Dates:

Reviewer CP

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Akwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
B Doak	doakfarm@gmail.com	1-	New York Time	English	U.S.
Bruce E. Doak	bdoak@bruceedoakconsulting.com	1-	New York Time	English	U.S.
Elizabeth and Wayne Thompson	eam2692@aol.com	1-	New York Time	English	U.S.
Frank Rochowiak	frochowiak@comcast.net	1-	New York Time	English	U.S.
Harrison Smith	teeoffseason@gmail.com	1-	New York Time	English	U.S.
John Kosloski	jwkosloski@gmail.com	1-	New York Time	English	U.S.
Mary Rochowiak	rochomb@comcast.net	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Akwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
B Doak	doakfarm@gmail.com	1-	New York Time	English	U.S.
Bruce E. Doak	bdoak@bruceedoakconsulting.com	1-	New York Time	English	U.S.
Elizabeth and Wayne Thompson	eam2692@aol.com	1-	New York Time	English	U.S.
Frank Rochowiak	frochowiak@comcast.net	1-	New York Time	English	U.S.
Harrison Smith	teeoffseason@gmail.com	1-	New York Time	English	U.S.
John Kosloski	jwkosloski@gmail.com	1-	New York Time	English	U.S.
Mary Rochowiak	rochomb@comcast.net	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.



Debra Wiley

From: Frank Rochowiak <frochowiak@comcast.net>
Sent: Wednesday, November 25, 2020 3:55 PM
To: Administrative Hearings
Cc: rochomb@comcast.net
Subject: Zoning hearing - 2020-0187-SPHA - 1933 Bulls Sawmill Road Document
Attachments: Zoning hearing - 2020-0187-SPHA - 1933 Bulls Sawmill Road exhibit 1 fr 11252020.docx

CAUTION: This message from frochowiak@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.

Please see attachment for the hearing.

If you have any questions, please email or call.

Thanks

Frank Rochowiak
410-371-8360

Donna Mignon

From: Frank Rochowiak <frochowiak@comcast.net>
Sent: Wednesday, November 25, 2020 1:33 PM
To: Donna Mignon
Subject: Zoning hearing - 2020-0187-SPHA - 1933 Bulls Sawmill Road

CAUTION: This message from frochowiak@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.

Donna,

Thank you for approving my request. I am a bit confused about speaking at the hearing. Can any participant speak in the hearing if they did not submit the online request form under the "Testify During a Hearing" section? We do have questions to ask and opinions to voice. Several other neighbors would also like to speak and ask questions. Do you have to submit the form and receive a panelist invitation to ask questions and give observations & opinions? This is our first go round with a zoning hearing so we are not sure of the protocols.

Thanks

Frank Rochowiak
410-371-8360

Donna Mignon

From: Donna Mignon
Sent: Wednesday, November 25, 2020 1:40 PM
To: 'Frank Rochowiak'
Subject: RE: Zoning hearing - 2020-0187-SPHA - 1933 Bulls Sawmill Road

Dear Mr. Rochowiak,

If you wish to speak at the hearing, it is recommended that you or anyone fill out a request to testify.

You may be an attendee and listen to the hearing but it will be up to the Judge to allow you to speak. If someone has filled out a request to testify they will be able to speak and ask questions. It's best to fill out the form. I hope this helps. Have a great day and Thanksgiving.

From: Frank Rochowiak <frochowiak@comcast.net>
Sent: Wednesday, November 25, 2020 1:33 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: Zoning hearing - 2020-0187-SPHA - 1933 Bulls Sawmill Road

CAUTION: This message from frochowiak@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.

Donna,

Thank you for approving my request. I am a bit confused about speaking at the hearing. Can any participant speak in the hearing if they did not submit the online request form under the "Testify During a Hearing" section? We do have questions to ask and opinions to voice. Several other neighbors would also like to speak and ask questions. Do you have to have to submit the form and receive a panelist invitation to ask questions and give observations & opinions? This is our first go round with a zoning hearing so we are not sure of the protocols.

Thanks

Frank Rochowiak
410-371-8360

Donna Mignon

From: Frank Rochowiak <frochowiak@comcast.net>
Sent: Wednesday, November 25, 2020 2:01 PM
To: Donna Mignon
Subject: RE: Zoning hearing - 2020-0187-SPHA - 1933 Bulls Sawmill Road

CAUTION: This message from frochowiak@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.

Donna,

Yes, it makes sense and it does help. I appreciate your quick reply.

You have a good Thanksgiving also. Enjoy your time off.

Thanks

Frank Rochowiak
410-371-8360

From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Wednesday, November 25, 2020 1:40 PM
To: Frank Rochowiak <frochowiak@comcast.net>
Subject: RE: Zoning hearing - 2020-0187-SPHA - 1933 Bulls Sawmill Road

Dear Mr. Rochowiak,

If you wish to speak at the hearing, it is recommended that you or anyone fill out a request to testify. You may be an attendee and listen to the hearing but it will be up to the Judge to allow you to speak. If someone has filled out a request to testify they will be able to speak and ask questions. It's best to fill out the form. I hope this helps. Have a great day and Thanksgiving.

From: Frank Rochowiak <frochowiak@comcast.net>
Sent: Wednesday, November 25, 2020 1:33 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: Zoning hearing - 2020-0187-SPHA - 1933 Bulls Sawmill Road

CAUTION: This message from frochowiak@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.

Donna,

Thank you for approving my request. I am a bit confused about speaking at the hearing. Can any participant speak in the hearing if they did not submit the online request form under the "Testify During a Hearing" section? We do have questions to ask and opinions to voice. Several other neighbors would also like to speak and ask questions. Do you have to have to submit the form and receive a panelist invitation to ask questions and give observations & opinions? This is our first go round with a zoning hearing so we are not sure of the protocols.

Thanks

Frank Rochowiak
410-371-8360



Practice social distancing and
wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, November 25, 2020 11:21 AM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Frank
Last Name	Rochowiak
Email	frochowiak@comcast.net
Phone	4103718360
Address	1925 Bulls Sawmill Rd
City	Freeland
State	Maryland
ZIP Code	21053
Case Number	2020-0187-SPHA - 1933 Bulls Sawmill Road
Scheduled Hearing Date	December 2, 2020 11 AM

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, November 25, 2020 2:19 PM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	John
Last Name	Kosloski
Email	jwkosloski@gmail.com
Phone	443-470-2925
Address	1924 Bulls Sawmill Rd
City	Freeland
State	Maryland
ZIP Code	21053
Case Number	2020-0187-SPHA - 1933 Bulls Sawmill Rd
Scheduled Hearing Date	Dec 2 11am

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, November 25, 2020 2:13 PM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Harrison
Last Name	Smith
Email	teeoffseason@gmail.com
Phone	4103707527
Address	1928 Bulls Sawmill Rd
City	Freeland
State	Maryland
ZIP Code	21053
Case Number	2020-0187-SPHA
Scheduled Hearing Date	12-02-2020

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Akwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Bruce E. Doak	bdoak@bruceedoakconsulting.com	1-	New York Time	English	U.S.
Elizabeth and Wayne Thompson	eam2692@aol.com	1-	New York Time	English	U.S.
Frank Rochowiak	frochowiak@comcast.net	1-	New York Time	English	U.S.
Harrison Smith	teeoffseason@gmail.com	1-	New York Time	English	U.S.
John Kosloski	jwkosloski@gmail.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Sunday, November 29, 2020 12:28 PM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Mary
Last Name	Rochowiak
Email	rochomb@comcast.net
Phone	4104045624
Address	1925 Bulls Sawmill Rd
City	Freeland
State	Maryland
ZIP Code	21053
Case Number	2020-0187-SPHA
Scheduled Hearing Date	12/02/2020

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, November 25, 2020 2:13 PM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Harrison
Last Name	Smith
Email	teeoffseason@gmail.com
Phone	4103707527
Address	1928 Bulls Sawmill Rd
City	Freeland
State	Maryland
ZIP Code	21053
Case Number	2020-0187-SPHA
Scheduled Hearing Date	12-02-2020

Donna Mignon

From: Bruce Doak <bdoak@bruceedoakconsulting.com>
Sent: Friday, November 27, 2020 8:54 AM
To: Donna Mignon
Subject: Re: Case No: 2020-0187-SPHA 1933 Bulls Sawmill Road AND posting certs
Attachments: Posting cert 11 27 20.pdf; Posting cert 11 27 20.pdf

CAUTION: This message from bdoak@bruceedoakconsulting.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 all of the invites that I received yesterday. I hope you had a good Thanksgiving.

We have not received the invite for case #2020-0187-SPHA. Please send it once again.

I have also enclosed posting certs for 2020-0187-SPHA & 2020-0150-SPHA

Bruce
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906
bdoak@bruceedoakconsulting.com

On Nov 23, 2020, at 11:33 AM, Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

Thank you so much.
I resent the invitations.
If you did not get them, please let me know.

Have a great Thanksgiving.

From: Bruce Doak <bdoak@bruceedoakconsulting.com>
Sent: Monday, November 23, 2020 11:23 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: Re: Case No: 2020-0187-SPHA 1933 Bulls Sawmill Road email 1 of 2

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

Bruce
Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906
bdoak@bruceedoakconsulting.com

On Nov 23, 2020, at 11:13 AM, Donna Mignon
<dmignon@baltimorecountymd.gov> wrote:

Bruce, I misspoke, I have the Exhibit List but need you to put exhibit numbers on them.
Thank you.

From: Bruce Doak <bdoak@bruceedoakconsulting.com>
Sent: Monday, November 23, 2020 11:03 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: Re: Case No: 2020-0187-SPHA 1933 Bulls Sawmill Road email 1 of 2

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

Good morning Donna,

There will be two participants for the hearing:

Bruce Doak bdoak@bruceedoakconsulting.com. and doakfarm@gmail.com

Wayne Thompson
eam2692@aol.com

Enclosed are the petitioner's exhibits.

Bruce
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906
bdoak@bruceedoakconsulting.com

On Nov 23, 2020, at 8:46 AM, Donna Mignon
<dmignon@baltimorecountymd.gov> wrote:

Good Morning,

As you are aware, a virtual webex hearing has been scheduled for December 2, 2020 at 11:00 a.m. You should have received an invitation in an email around November 6, 2020, that invited you to this hearing.

Please note that all hearing exhibits—documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at least **two business days** in advance of the hearing to the Office of Administrative Hearings

at administrativehearings@baltimorecountymd.gov Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit.

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

Thank you so much.

PLEASE NOTE OUR OFFICE IS CLOSED NOVEMBER 26, 2020 AND NOVEMBER 27, 2020

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

Donna Mignon

From: rochomb@comcast.net
Sent: Tuesday, November 24, 2020 2:53 PM
To: Donna Mignon
Subject: Zoning hearing - 2020-0187-SPHA - 1933 Bulls Sawmill Road.ics

CAUTION: This message from rochomb@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.

Greetings Ms. Mignon,

Thank you for registering me for this zoning hearing. I have a few questions. Feel free to let me know if there is someone else I should send them to.

Is the site plan available for me to review?

Are there Zoning Advisory Committee comments to review?

How should neighbors provide any thoughts or concerns on health, safety, or general welfare of our community? Should we prepare these in writing or simply verbalize them at the hearing?

Has the petitioner provided any statements about how compliance with zoning regulations would cause practical difficulty or unreasonable hardship for him and her?

Thanking you in advance for your attention to these questions!

Mary Rochowiak
1925 Bulls Sawmill Road
Freeland, MD 21053
410-404-5624

Donna Mignon

From: Donna Mignon
Sent: Tuesday, November 24, 2020 3:19 PM
To: 'rochomb@comcast.net'
Subject: RE: Zoning hearing - 2020-0187-SPHA - 1933 Bulls Sawmill Road.ics
Attachments: 2020-0187-SPHA.pdf

Good Afternoon,

Please find the attached site plan and any comments we have received from the different agencies. Anyone that wishes to participate and would like to testify they will need to go to baltimorecountymd.gov then go to Administrative Hearings and fill out a request to testify form within 48 hours prior to the hearing date. Once we receive the form we will invite them to hearing. If they do not want to testify they can send any letters to : administrativehearings@baltimorecountymd.gov. We will make sure the Judge reviews them as well. Regarding question # 4: that will be presented at the hearing by the Petitioner and for the Judge to determine.

Thank you. If you have any other questions or concerns, please feel free to contact our office or email our office at administrativehearings@baltimorecountymd.gov

Have a wonderful day.

From: rochomb@comcast.net <rochomb@comcast.net>
Sent: Tuesday, November 24, 2020 2:53 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: Zoning hearing - 2020-0187-SPHA - 1933 Bulls Sawmill Road.ics

CAUTION: This message from rochomb@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.

Greetings Ms. Mignon,

Thank you for registering me for this zoning hearing. I have a few questions. Feel free to let me know if there is someone else I should send them to.

Is the site plan available for me to review?
Are there Zoning Advisory Committee comments to review?
How should neighbors provide any thoughts or concerns on health, safety, or general welfare of our community? Should we prepare these in writing or simply verbalize them at the hearing?
Has the petitioner provided any statements about how compliance with zoning regulations would cause practical difficulty or unreasonable hardship for him and her?

Thanking you in advance for your attention to these questions!

Mary Rochowiak
1925 Bulls Sawmill Road
Freeland, MD 21053
410-404-5624

Donna Mignon

From: Bruce Doak <bdoak@bruceedoakconsulting.com>
Sent: Monday, November 23, 2020 11:03 AM
To: Donna Mignon
Subject: Re: Case No: 2020-0187-SPHA 1933 Bulls Sawmill Road email 1 of 2
Attachments: Case #2020-0187-SPHA exhibits.pdf; Thompson Bulls Sawmill zoning plan 7 24 20 copy.pdf; SDAT Real Property Search copy.pdf; PB 37 76 copy.pdf; GIS copy.pdf; GIS photo copy.pdf; Key sheet for exhibit photos.pdf

CAUTION: This message from bdoak@bruceedoakconsulting.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,

There will be two participants for the hearing:

Bruce Doak bdoak@bruceedoakconsulting.com and doakfarm@gmail.com

Wayne Thompson
eam2692@aol.com

Enclosed are the petitioner's exhibits.

Bruce
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906
bdoak@bruceedoakconsulting.com

On Nov 23, 2020, at 8:46 AM, Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

Good Morning,

As you are aware, a virtual webex hearing has been scheduled for December 2, 2020 at 11:00 a.m. You should have received an invitation in an email around November 6, 2020, that invited you to this hearing.

Please note that all hearing exhibits—documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at least **two business days** in advance of the hearing to the Office of Administrative Hearings

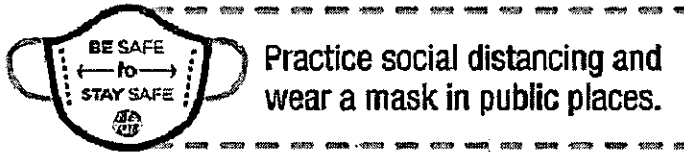
at administrativehearings@baltimorecountymd.gov Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit.

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

Thank you so much.

PLEASE NOTE OUR OFFICE IS CLOSED NOVEMBER 26, 2020 AND NOVEMBER 27, 2020

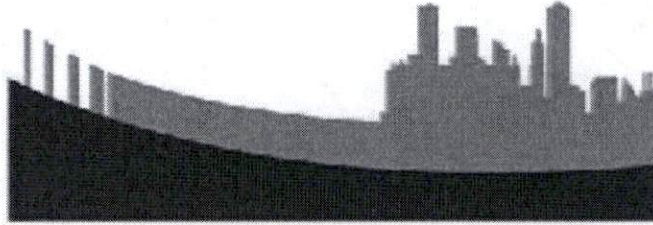
Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868



CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov



12/7/20
DNL

11/12/21
DNL

CASE #2020- 0187-SPHA EXHIBITS
(IN THE ORDER OF SUBMITTAL)

- 1) Thompson Bulls Sawmill zoning plan 7 24 20
- 2) SDAT Real Property Search
- 3) PB 37/ 76
- 4) GIS
- 5) GIS photo
- 6) Key sheet
- 7) Exhibit photos
- 8) Thompson Garage Plans
- 9) Letter to Neighbors

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

GENERAL SITE INFORMATION

1. Ownership: Wayne Allen Thompson & Elizabeth Anne Martin
1933 Bulls Sawmill Road Freeland, MD 21053
2. Address: 1933 Bulls Sawmill Road Freeland, MD 21053
3. Deed references: JLE 40943/131 Lot 2 "Pen-Delle Manor" PB 37/76
4. Area: 1.10 acres (per SDAT)
5. Tax Map / Parcel / Lot / Tax account #: 11/54/2/16-00-013702
6. Election District: 6 Councilmanic District: 5
ADC Map: 4119/5 GIS file: 011B2 Position sheet: 133MW19
Census tract: 406000 Census block: 240054060003033
Schools: Prettyboy ES Hereford MS Hereford HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS file 011B2 and the information provided by Baltimore County on the internet.
8. Improvements: Single family dwelling & parking area. The existing dwelling and parking area will remain.

OFFICE OF ZONING

Zoning: R.C. 4. There are no previous zoning cases on the subject lot.

R.C. 4 Setbacks for Residential Accessory Buildings (per Sect. 400 BCZR)

Front: Behind the rear plane of the dwelling
Side / Rear: 2.5 feet from the property line

ENVIRONMENTAL IMPACT

Watershed: Loch Raven Reservoir URDL land type: 1

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

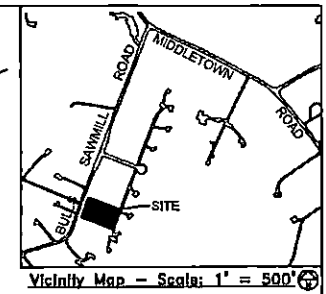
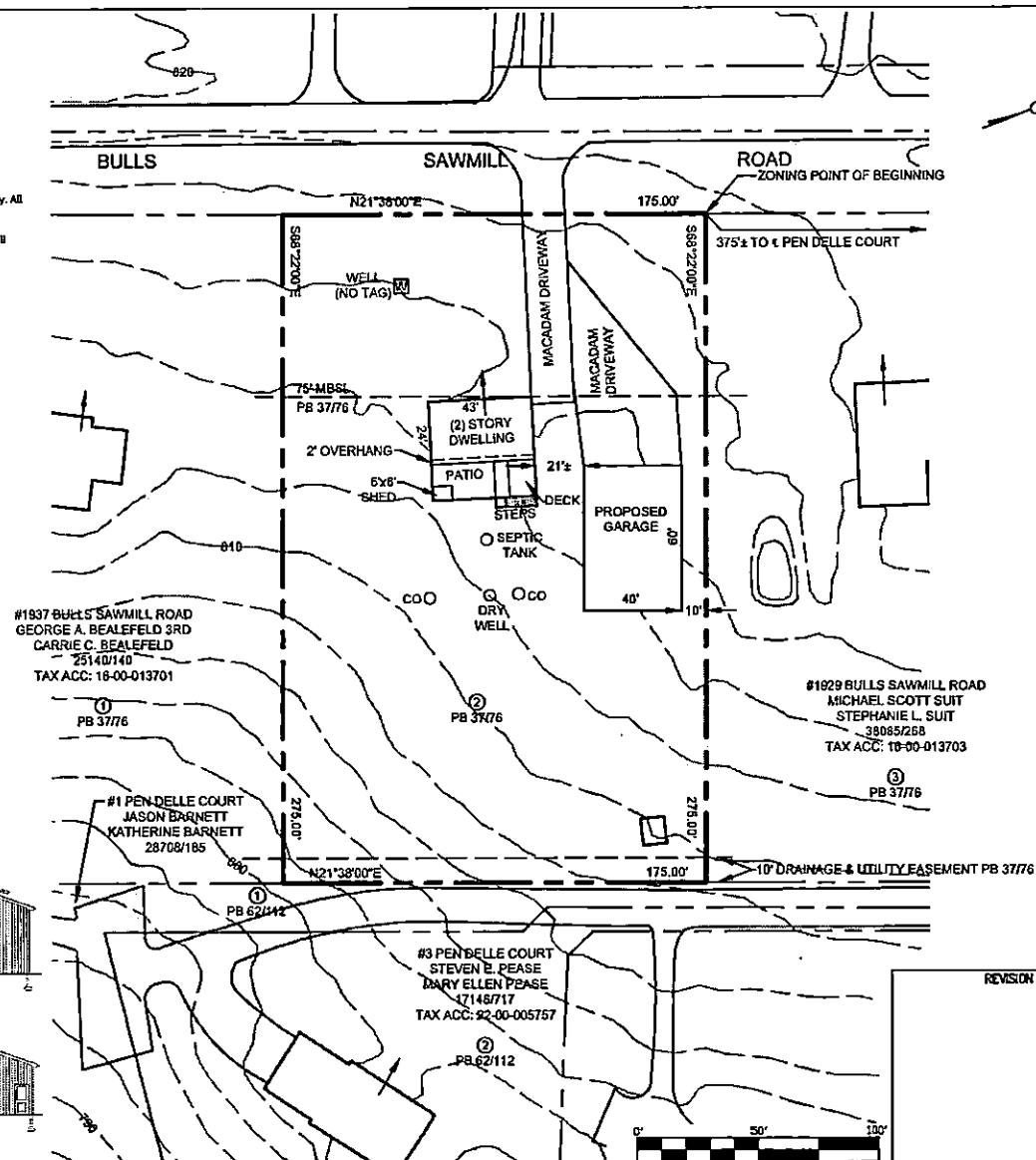
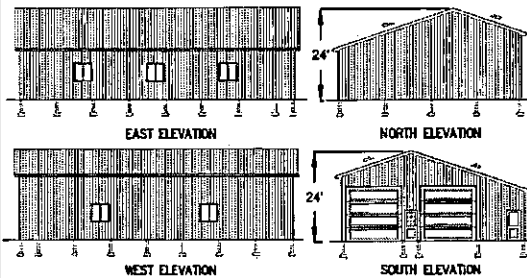
OFFICE OF PLANNING

Regional Planning District: Hereford / Maryland Line District Code: 501

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

PROPOSED DEVELOPMENT

To construct a garage for residential use



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3551 Baker Schoolhouse Road
Freeland, MD 21053
410-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#1933 BULLS SAWMILL ROAD

BALTIMORE COUNTY, MARYLAND
6th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 7/24/2020
Scale: 1"=50'

PETITIONER'S

EXHIBIT NO. 1

Real Property Data Search (w2)

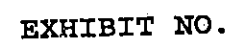
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 06 Account Number - 1600013702		
Owner Information		
Owner Name:	MARTIN ELIZABETH ANNE THOMPSON WAYNE ALLEN	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	1933 BULLS SAWMILL RD FREELAND MD 21053-9408	Deed Reference: /40943/ 00131
Location & Structure Information		
Premises Address:	1933 BULLS SAWMILL RD FREELAND 21053-9408	Legal Description: 1933 BULLS SAWMILL RD PEN-DELLE MANOR
Map: 0011	Grid: 0010	Parcel: 0054
Neighborhood: 6030008.04	Subdivision: 0000	Block: 2
Section:	Lot: 2020	Assessment Year: 0037/ 0076
Plat No: 0037/ 0076		
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1979	1,190 SF	600 SF
Property Land Area	County Use	
1.1000 AC	04	
Stories	Basement	Type
Split Foyer	YES	SPLIT FOYER
Exterior	Quality	Full/Half Bath
SIDING/	4	1 full/ 2 half
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	121,200	121,200
Improvements	168,600	192,400
Total:	289,800	313,600
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
		289,800
		297,733
Transfer Information		
Seller: LOCKWOOD NICOLA A	Date: 12/07/2018	Price: \$315,000
Type: ARMS LENGTH IMPROVED	Deed1: /40943/ 00131	Deed2:
Seller: FIFIELD DAVID M	Date: 06/17/2005	Price: \$300,000
Type: ARMS LENGTH IMPROVED	Deed1: /22057/ 00001	Deed2:
Seller: GORMAN EDWARD F	Date: 11/19/2002	Price: \$225,500
Type: ARMS LENGTH IMPROVED	Deed1: /17114/ 00046	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 05/08/2019		

BALTIMORE COUNTY CIRCUIT COURT (Lashburn Hall, SA) P&S Book ENK, p. 37, p. 74, USA, 51334, 4552, Date entered: 3/7/1974, Printed: 06/22/2024

COORDINATES		
UD	NORTH	WEST
51	124572.52	273292.00
52	124573.56	273293.57
53	124574.59	273295.14
54	124575.62	273296.71
55	124576.65	273298.28
56	124577.68	273299.85
57	124578.71	273301.42
58	124579.74	273302.99
59	124580.77	273304.56
60	124581.80	273306.13
61	124582.83	273307.70
62	124583.86	273309.27
63	124584.89	273310.84
64	124585.92	273312.41
65	124586.95	273313.98
66	124587.98	273315.55
67	124589.01	273317.12
68	124590.04	273318.69
69	124591.07	273320.26
70	124592.10	273321.83

CURVE DATA			
CLAVE	A	RADIUS	LENGTH
24-25	24° 25' 00"	25000	108.72' 55.22'
25-26	25° 26' 00"	25000	108.72' 55.22'
26-27	26° 27' 00"	25000	108.72' 55.22'
27-28	27° 28' 00"	25000	108.72' 55.22'
28-29	28° 29' 00"	25000	108.72' 55.22'
29-30	29° 30' 00"	25000	108.72' 55.22'
30-31	30° 31' 00"	25000	108.72' 55.22'
31-32	31° 32' 00"	25000	108.72' 55.22'
32-33	32° 33' 00"	25000	108.72' 55.22'
33-34	33° 34' 00"	25000	108.72' 55.22'
34-35	34° 35' 00"	25000	108.72' 55.22'
35-36	35° 36' 00"	25000	108.72' 55.22'
36-37	36° 37' 00"	25000	108.72' 55.22'
37-38	37° 38' 00"	25000	108.72' 55.22'
38-39	38° 39' 00"	25000	108.72' 55.22'
39-40	39° 40' 00"	25000	108.72' 55.22'
40-41	40° 41' 00"	25000	108.72' 55.22'
41-42	41° 42' 00"	25000	108.72' 55.22'
42-43	42° 43' 00"	25000	108.72' 55.22'
43-44	43° 44' 00"	25000	108.72' 55.22'
44-45	44° 45' 00"	25000	108.72' 55.22'
45-46	45° 46' 00"	25000	108.72' 55.22'
46-47	46° 47' 00"	25000	108.72' 55.22'
47-48	47° 48' 00"	25000	108.72' 55.22'
48-49	48° 49' 00"	25000	108.72' 55.22'
49-50	49° 50' 00"	25000	108.72' 55.22'
50-51	50° 51' 00"	25000	108.72' 55.22'
51-52	51° 52' 00"	25000	108.72' 55.22'
52-53	52° 53' 00"	25000	108.72' 55.22'
53-54	53° 54' 00"	25000	108.72' 55.22'
54-55	54° 55' 00"	25000	108.72' 55.22'
55-56	55° 56' 00"	25000	108.72' 55.22'
56-57	56° 57' 00"	25000	108.72' 55.22'
57-58	57° 58' 00"	25000	108.72' 55.22'
58-59	58° 59' 00"	25000	108.72' 55.22'
59-60	59° 00' 00"	25000	108.72' 55.22'
60-61	60° 01' 00"	25000	108.72' 55.22'
61-62	61° 02' 00"	25000	108.72' 55.22'
62-63	62° 03' 00"	25000	108.72' 55.22'
63-64	63° 04' 00"	25000	108.72' 55.22'
64-65	64° 05' 00"	25000	108.72' 55.22'
65-66	65° 06' 00"	25000	108.72' 55.22'
66-67	66° 07' 00"	25000	108.72' 55.22'
67-68	67° 08' 00"	25000	108.72' 55.22'
68-69	68° 09' 00"	25000	108.72' 55.22'
69-70	69° 10' 00"	25000	108.72' 55.22'
70-71	70° 11' 00"	25000	108.72' 55.22'
71-72	71° 12' 00"	25000	108.72' 55.22'
72-73	72° 13' 00"	25000	108.72' 55.22'
73-74	73° 14' 00"	25000	108.72' 55.22'
74-75	74° 15' 00"	25000	108.72' 55.22'
75-76	75° 16' 00"	25000	108.72' 55.22'
76-77	76° 17' 00"	25000	108.72' 55.22'
77-78	77° 18' 00"	25000	108.72' 55.22'
78-79	78° 19' 00"	25000	108.72' 55.22'
79-80	79° 20' 00"	25000	108.72' 55.22'
80-81	80° 21' 00"	25000	108.72' 55.22'
81-82	81° 22' 00"	25000	108.72' 55.22'
82-83	82° 23' 00"	25000	108.72' 55.22'
83-84	83° 24' 00"	25000	108.72' 55.22'
84-85	84° 25' 00"	25000	108.72' 55.22'
85-86	85° 26' 00"	25000	108.72' 55.22'
86-87	86° 27' 00"	25000	108.72' 55.22'
87-88	87° 28' 00"	25000	108.72' 55.22'
88-89	88° 29' 00"	25000	108.72' 55.22'
89-90	89° 30' 00"	25000	108.72' 55.22'
90-91	90° 31' 00"	25000	108.72' 55.22'
91-92	91° 32' 00"	25000	108.72' 55.22'
92-93	92° 33' 00"	25000	108.72' 55.22'
93-94	93° 34' 00"	25000	108.72' 55.22'
94-95	94° 35' 00"	25000	108.72' 55.22'
95-96	95° 36' 00"	25000	108.72' 55.22'
96-97	96° 37' 00"	25000	108.72' 55.22'
97-98	97° 38' 00"	25000	108.72' 55.22'
98-99	98° 39' 00"	25000	108.72' 55.22'
99-100	99° 40' 00"	25000	108.72' 55.22'
100-101	100° 41' 00"	25000	108.72' 55.22'
101-102	101° 42' 00"	25000	108.72' 55.22'
102-103	102° 43' 00"	25000	108.72' 55.22'
103-104	103° 44' 00"	25000	108.72' 55.22'
104-105	104° 45' 00"	25000	108.72' 55.22'
105-106	105° 46' 00"	25000	108.72' 55.22'
106-107	106° 47' 00"	25000	108.72' 55.22'
107-108	107° 48' 00"	25000	108.72' 55.22'
108-109	108° 49' 00"	25000	108.72' 55.22'
109-110	109° 50' 00"	25000	108.72' 55.22'
110-111	110° 51' 00"	25000	108.72' 55.22'
111-112	111° 52' 00"	25000	108.72' 55.22'
112-113	112° 53' 00"	25000	108.72' 55.22'
113-114	113° 54' 00"	25000	108.72' 55.22'
114-115	114° 55' 00"	25000	108.72' 55.22'
115-116	115° 56' 00"	25000	108.72' 55.22'
116-117	116° 57' 00"	25000	108.72' 55.22'
117-118	117° 58' 00"	25000	108.72' 55.22'
118-119	118° 59' 00"	25000	108.72' 55.22'
119-120	119° 00' 00"	25000	108.72' 55.22'
120-121	120° 01' 00"	25000	108.72' 55.22'
121-122	121° 02' 00"	25000	108.72' 55.22'
122-123	122° 03' 00"	25000	108.72' 55.22'
123-124	123° 04' 00"	25000	108.72' 55.22'
124-125	124° 05' 00"	25000	108.72' 55.22'
125-126	125° 06' 00"	25000	108.72' 55.22'
126-127	126° 07' 00"	25000	108.72' 55.22'
127-128	127° 08' 00"	25000	108.72' 55.22'
128-129	128° 09' 00"	25000	108.72' 55.22'
129-130	129° 10' 00"	25000	108.72' 55.22'
130-131	130° 11' 00"	25000	108.72' 55.22'
131-132	131° 12' 00"	25000	108.72' 55.22'
132-133	132° 13' 00"	25000	108.72' 55.22'
133-134	133° 14' 00"	25000	108.72' 55.22'
134-135	134° 15' 00"	25000	108.72' 55.22'
135-136	135° 16' 00"	25000	108.72' 55.22'
136-137	136° 17' 00"	25000	108.72' 55.22'
137-138	137° 18' 00"	25000	108.72' 55.22'
138-139	138° 19' 00"	25000	108.72' 55.22'
139-140	139° 20' 00"	25000	108.72' 55.22'
140-141	140° 21' 00"	25000	108.72' 55.22'
141-142	141° 22' 00"	25000	108.72' 55.22'
142-143	142° 23' 00"	25000	108.72' 55.22'
143-144	143° 24' 00"	25000	108.72' 55.22'
144-145	144° 25' 00"	25000	108.72' 55.22'
145-146	145° 26' 00"	25000	108.72' 55.22'
146-147	146° 27' 00"	25000	108.72' 55.22'
147-148	147° 28' 00"	25000	108.72' 55.22'
148-149	148° 29' 00"	25000	108.72' 55.22'
149-150	149° 30' 00"	25000	108.72' 55.22'
150-151	150° 31' 00"	25000	108.72' 55.22'
151-152	151° 32' 00"	25000	108.72' 55.22'
152-153	152° 33' 00"	25000	108.72' 55.22'
153-154	153° 34' 00"	25000	108.72' 55.22'
154-155	154° 35' 00"	25000	108.72' 55.22'
155-156	155° 36' 00"	25000	108.72' 55.22'
156-157	156° 37' 00"	25000	108.72' 55.22'
157-158	157° 38' 00"	25000	108.72' 55.22'
158-159	158° 39' 00"	25000	108.72' 55.22'
159-160	159° 40' 00"	25000	108.72' 55.22'
160-161	160° 41' 00"	25000	108.72' 55.22'
161-162	161° 42' 00"	25000	108.72' 55.22'
162-163	162° 43' 00"	25000	108.72' 55.22'
163-164	163° 44' 00"	25000	108.72' 55.22'
164-165	164° 45' 00"	25000	108.72' 55.22'
165-166	165° 46' 00"	25000	108.72' 55.22'
166-167	166° 47' 00"	25000	108.72' 55.22'
167-168	167° 48' 00"	25000	108.72' 55.22'
168-169	168° 49' 00"	25000	108.72' 55.22'
169-170	169° 50' 00"	25000	108.72' 55.22'
170-171	170° 51' 00"	25000	108.72' 55.22'
171-172	171° 52' 00"	25000	108.72' 55.22'
172-173	172° 53' 00"	25000	108.72' 55.22'
173-174	173° 54' 00"	25000	108.72' 55.22'
174-175	174° 55' 00"	25000	108.72' 55.22'
175-176	175° 56' 00"	25000	108.72' 55.22'
176-177	176° 57' 00"	25000	108.72' 55.22'
177-178	177° 58' 00"	25000	108.72' 55.22'
178-179	178° 59' 00"	25000	108.72' 55.22'
179-180	179° 00' 00"	25000	108.72' 55.22'
180-181	180° 01' 00"	25000	108.72' 55.22'
181-182	181° 02' 00"	25000	108.72' 55.22'
182-183	182° 03' 00"	25000	108.72' 55.22'
183-184	183° 04' 00"	25000	108.72' 55.22'
184-185	184° 05' 00"	25000	108.72' 55.22'
185-186	185° 06' 00"	25000	108.72' 55.22'
186-187	186° 07' 00"	25000	108.72' 55.22'
187-188	187° 08' 00"	25000	108.72' 55.22'
188-189	188° 09' 00"	25000	108.72' 55.22'
189-190	189° 10' 00"	25000	108.72' 55.22'
190-191	190° 11' 00"	25000	108.72' 55.22'
191-192	191° 12' 00"	25000	108.72' 55.22'
192-193	192° 13' 00"	25000	108.72' 55.22'
193-194	193° 14' 00"	25000	108.72' 55.22'
194-195	194° 15' 00"	25000	108.72' 55.22'
195-196	195° 16' 00"	25000	108.72' 55.22'
196-197	196° 17' 00"	25000	108.72' 55.22'
197-198	197° 18' 00"	25000	108.72' 55.22'
198-199	198° 19' 00"	25000	108.72' 55.22'
199-200	199° 20' 00"	25000	108.72' 55.22'
200-201	200° 21' 00"	25000	108.72' 55.22'
201-202	201° 22' 00"	25000	108.72' 55.22'
202-203	202° 23' 00"	25000	108.72' 55.22'
203-204	203° 24' 00"	25000	108.72' 55.22'
204-205	204° 25' 00"	25000	108.72' 55.22'
205-206	205° 26' 00"	25000	108.72' 55.22'
206-207	206° 27' 00"	25000	108.72' 55.22'
207-208	207° 28' 00"	25000	108.72' 55.22'
208-209	208° 29' 00"	25000	108.72' 55.22'
209-210	209° 30' 00"	25000	108.72' 55.22'
210-211	210° 31' 00"	25000	108.72' 55.22'
211-212	211° 32' 00"	25000	108.72' 55.22'
212-213	212° 33' 00"	25000	108.72' 55.22'
213-214	213° 34' 00"	25000	108.72' 55.22'
214-215	214° 35' 00"	25000	108.72' 55.22'
215-216	215° 36' 00"	25000	108.72' 55.22'
216-217	216° 37' 00"	25000</	





PETITIONER'S

EXHIBIT NO.

5

GENERAL SITE INFORMATION

1. Ownership: Wayne Allen Thompson & Elizabeth Anne Martin
1933 Bulls Sawmill Road FreeLand, MD 21053
2. Address: 1933 Bulls Sawmill Road FreeLand, MD 21053
3. Deed references: BE 40943/ 131 Lot 2 "Pen-Delle Manor" PB 97776
4. Area: 1.10 Acres (per SDAT)
5. Tax Map / Parcel / lot / Tax account #: 11/54/2/ 16-00-013702
6. Election District: 6 Councilmanic District: 3
ADC Map: 4119P5 GIS file: D1182 Position sheet: 133HW19
Census tract: 406000 Census blocks: 740054060003033
Schools: Prettyboy ES Hereford MS Hereford HS
7. The boundary shown herein is from the deed recorded in the Land Records of Baltimore County. All other information shown herein was taken from Baltimore County GIS file D1182 and the information provided by Baltimore County on the Internet.
8. Improvements: Single family dwelling & parking area. The existing dwelling and parking area will remain.

OFFICE OF ZONING

Zoning: R.C. 4. There are no previous zoning cases on the subject lot.

R.C. 4 Setbacks for Residential Accessory Buildings (per Sect. 400 BCR)

Front: Behind the rear plane of the dwelling
Side / Rear: 2.5 feet from the property line

ENVIRONMENTAL IMPACT

Watershed: Loch Raven Reservoir UDLI land type: I

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

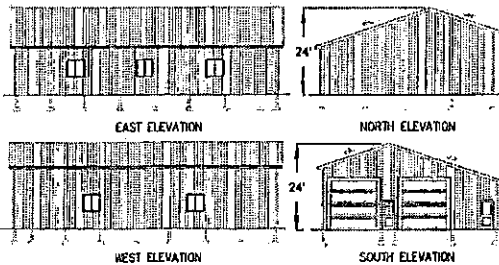
OFFICE OF PLANNING

Regional Planning District: Hereford / Maryland Line District Code: 301

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

PROPOSED DEVELOPMENT

To construct a garage for residential use

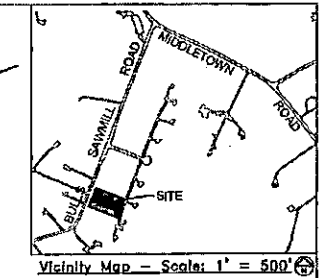


#1937 BULLS SAWMILL ROAD
GEORGE A. BEALEFELD 3RD
CARRIE C. BEALEFELD
25140/140
TAX ACC: 16-00-013701

#1929 BULLS SAWMILL ROAD
MICHAEL SCOTT SUIT
STEPHANIE L. SUIT
33085/268
TAX ACC: 16-00-013703

#1 PEN DELLE COURT
JASON BARNETT
KATHERINE BARNETT
28708/185

#3 PEN DELLE COURT
STEVEN E. PEASE
MARY ELLEN PEASE
17146/717
TAX ACC: 22-00-005757



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
2001 Suter Schuchman Plaza
Frederick, MD 21703
P 443-900-0535 M 410-417-4006
www.bruceedoakconsulting.com

**PLAN TO ACCOMPANY
A ZONING PETITION**
FOR
#1933 BULLS SAWMILL ROAD

BALTIMORE COUNTY, MARYLAND
8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

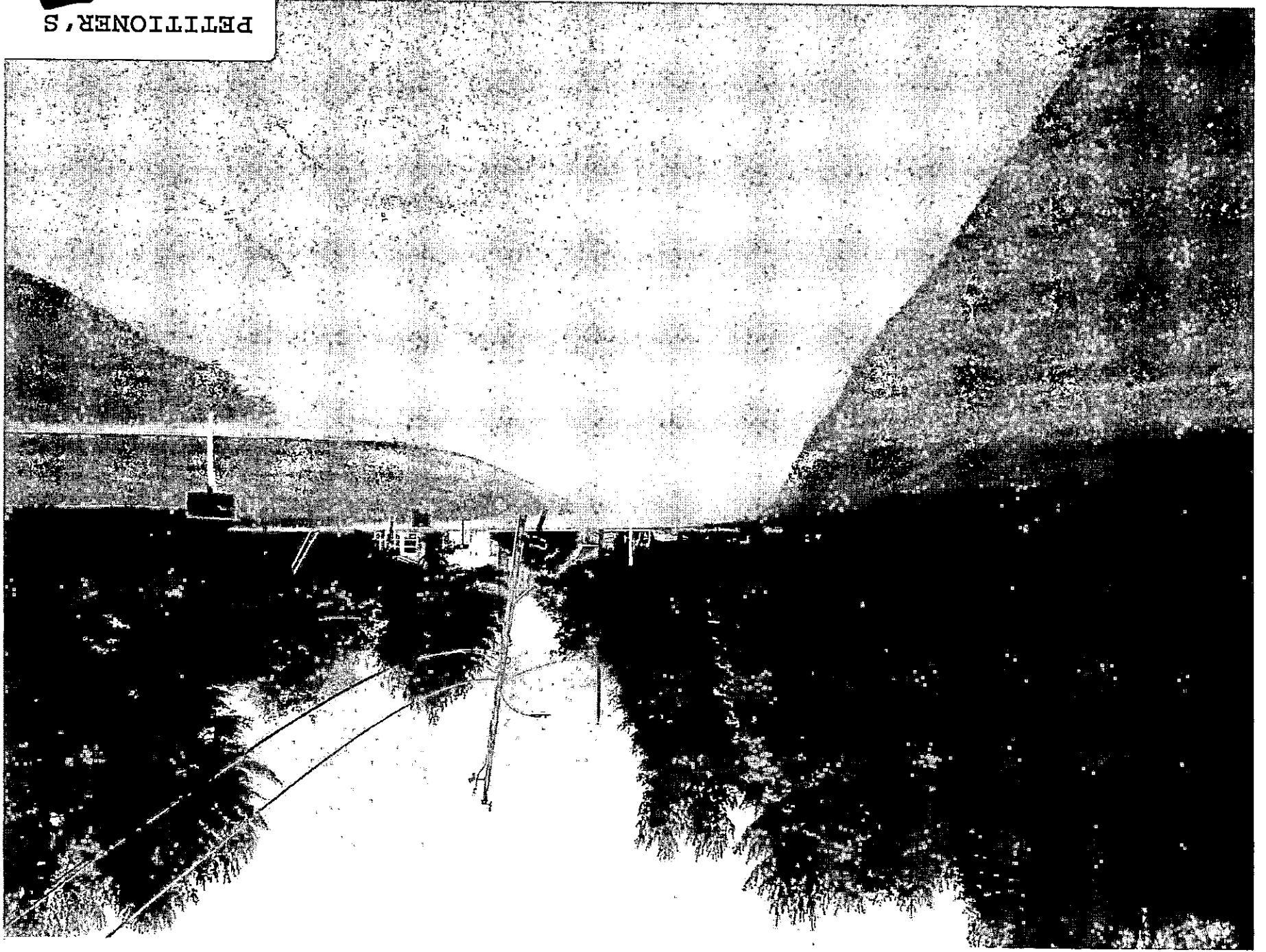
Date: 7/24/2020
Scale: 1"=50'

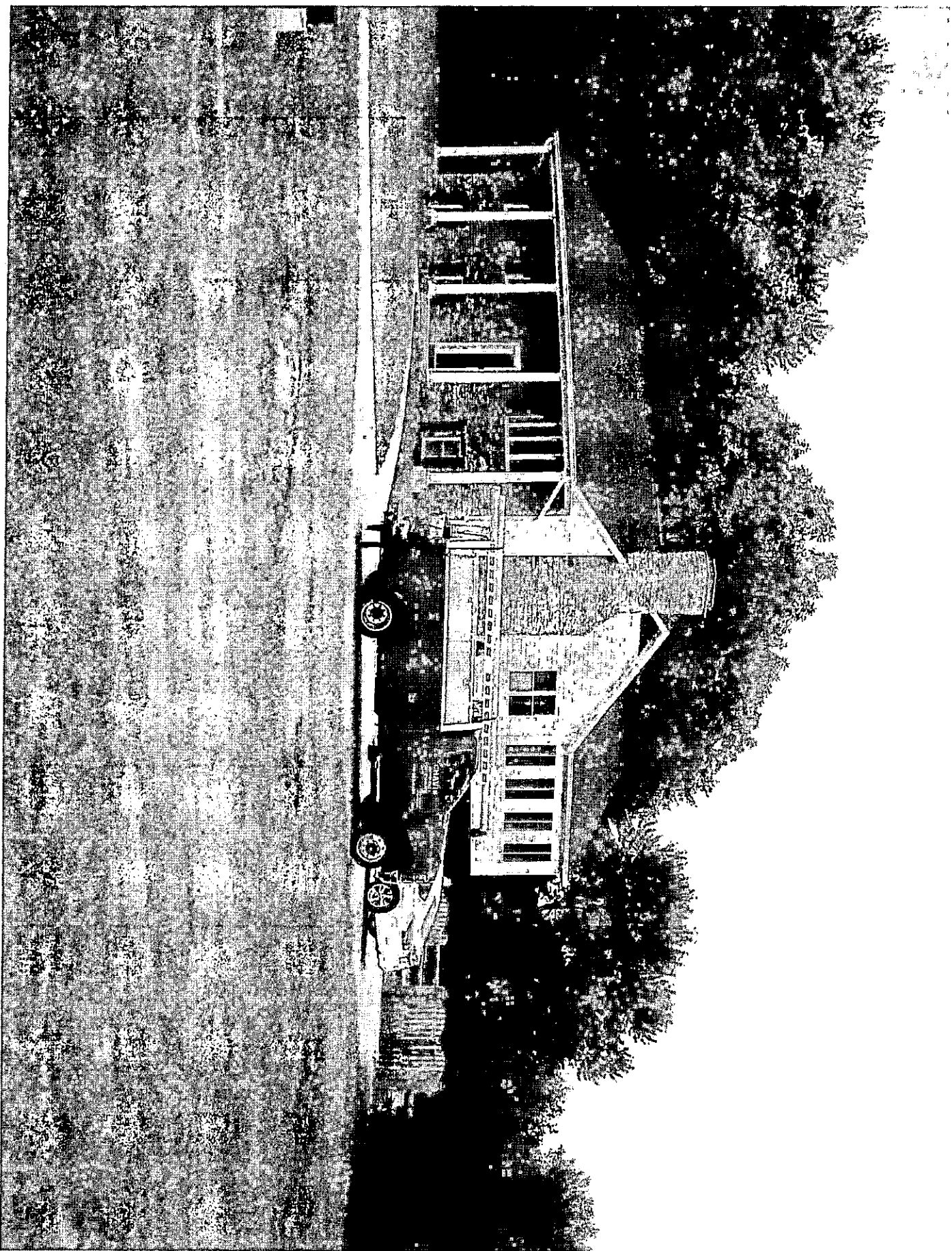
KEY SHEET FOR EXHIBIT PHOTOS

PETITIONER'S
EXHIBIT NO. **6**

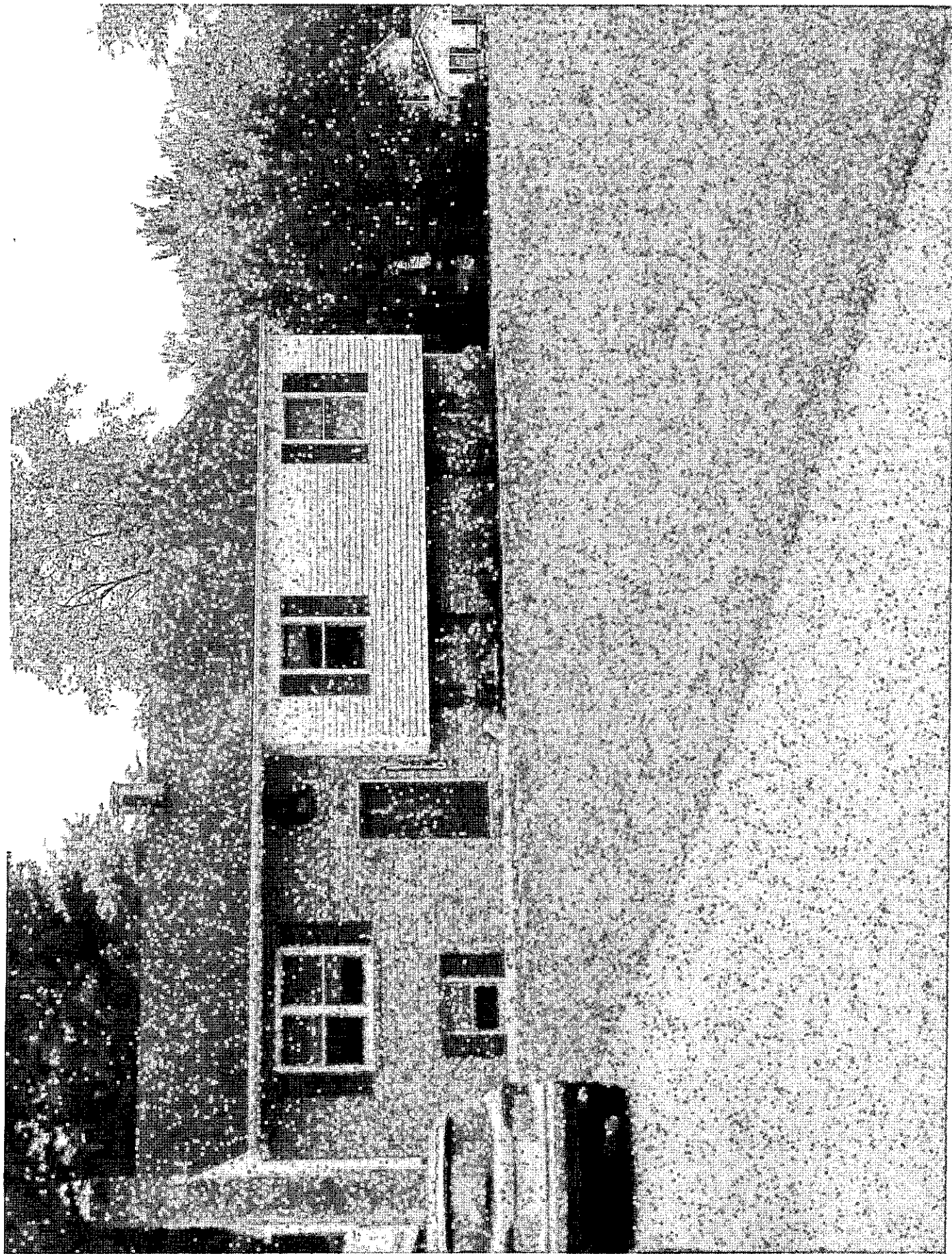
7

PETITIONER'S

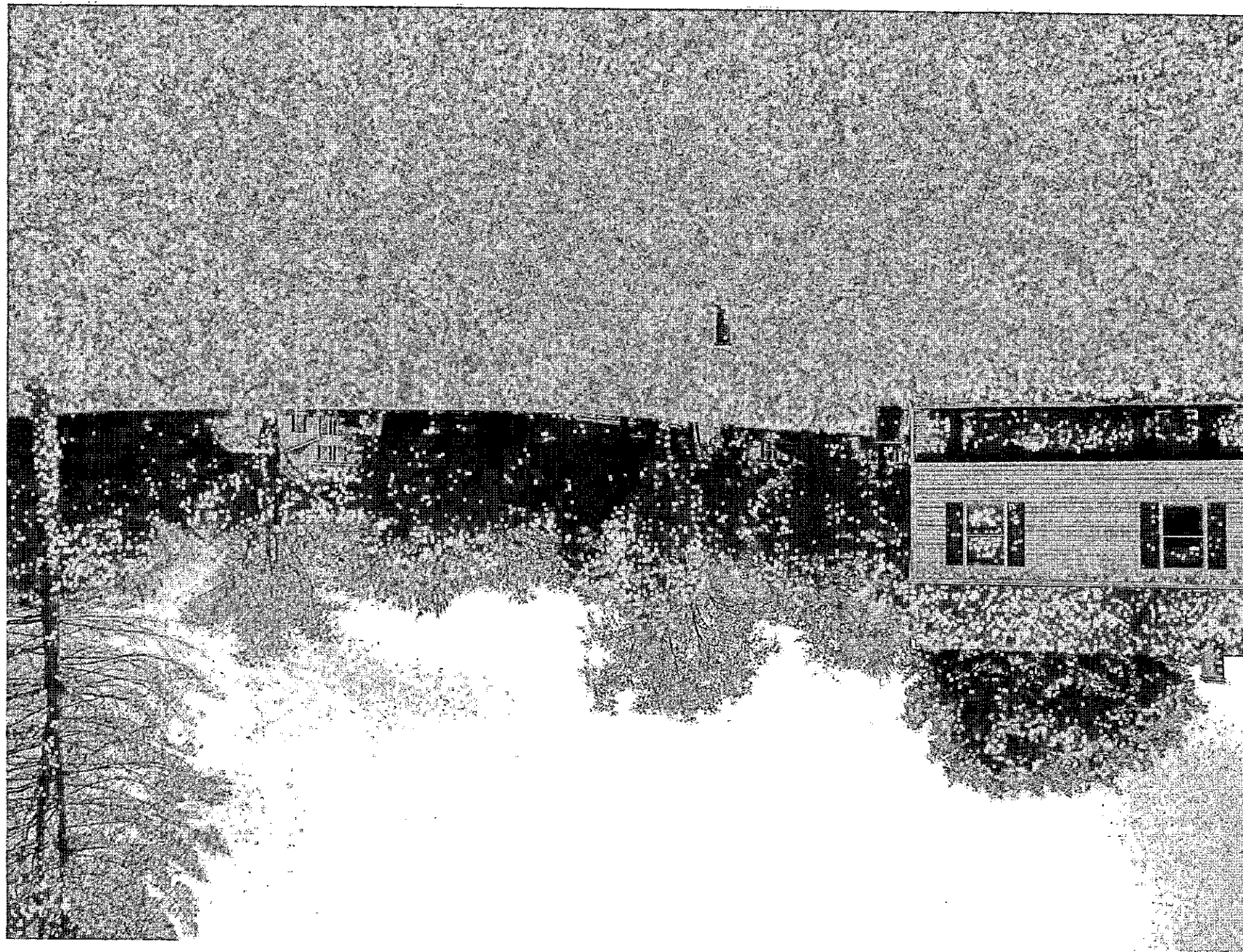


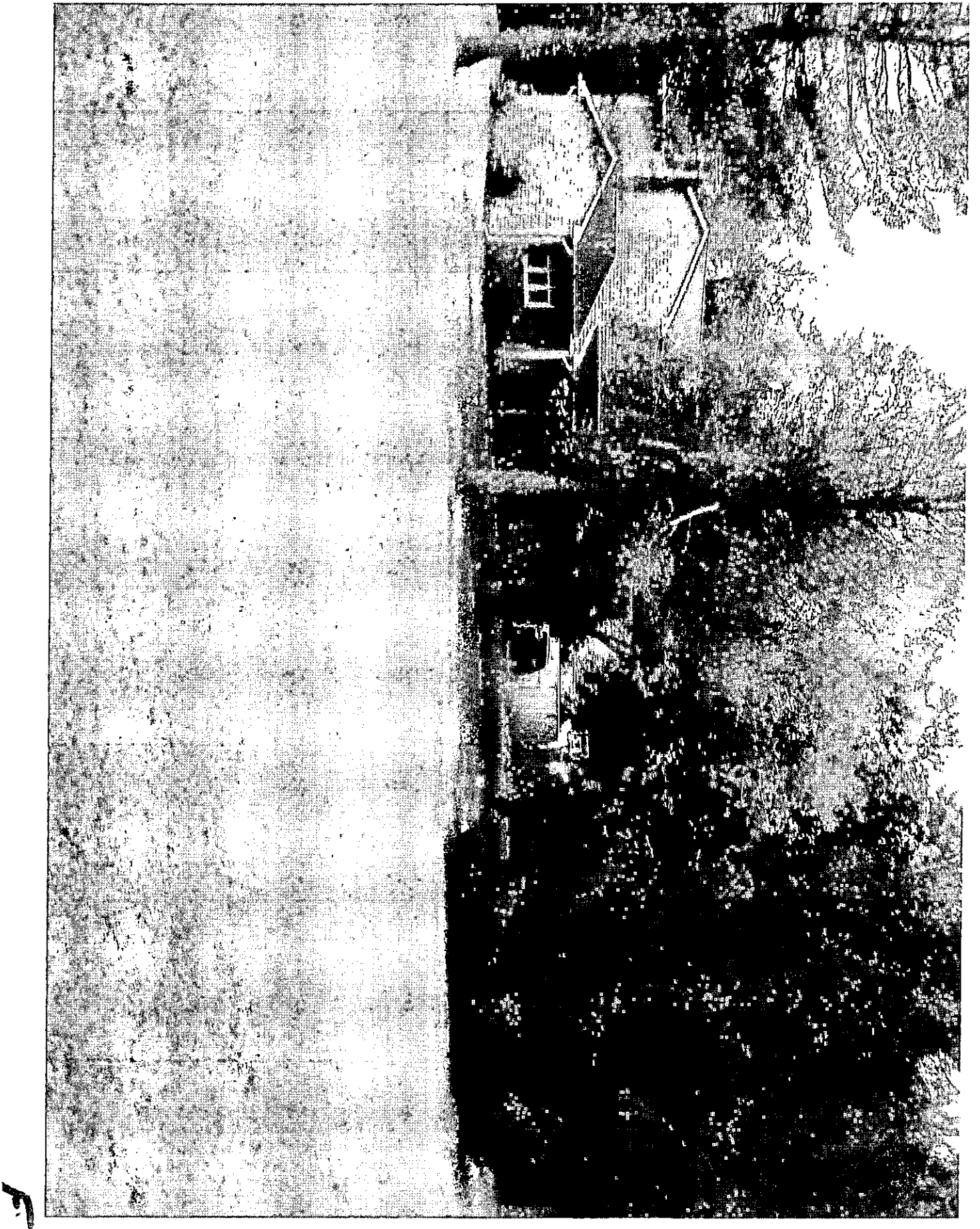




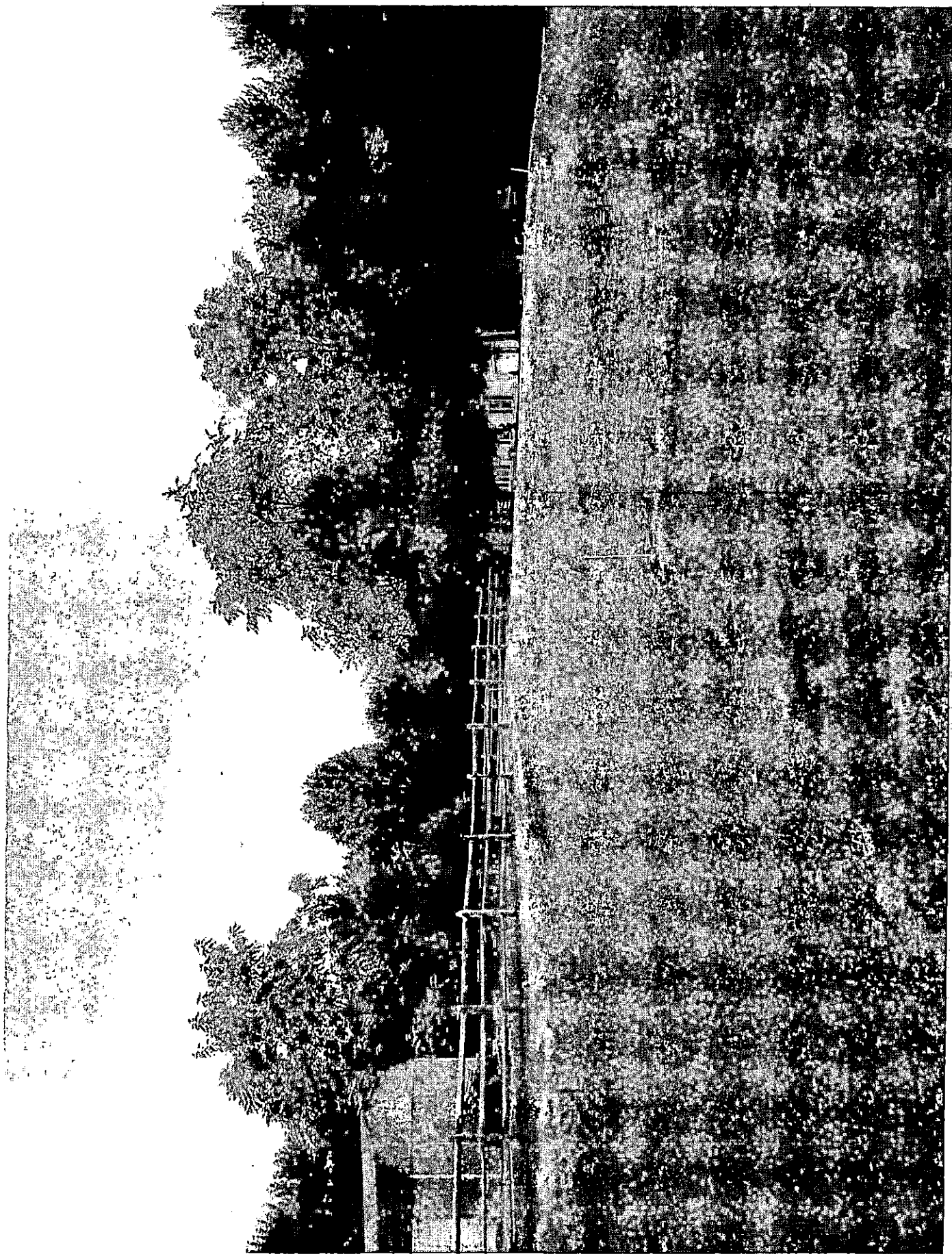


7

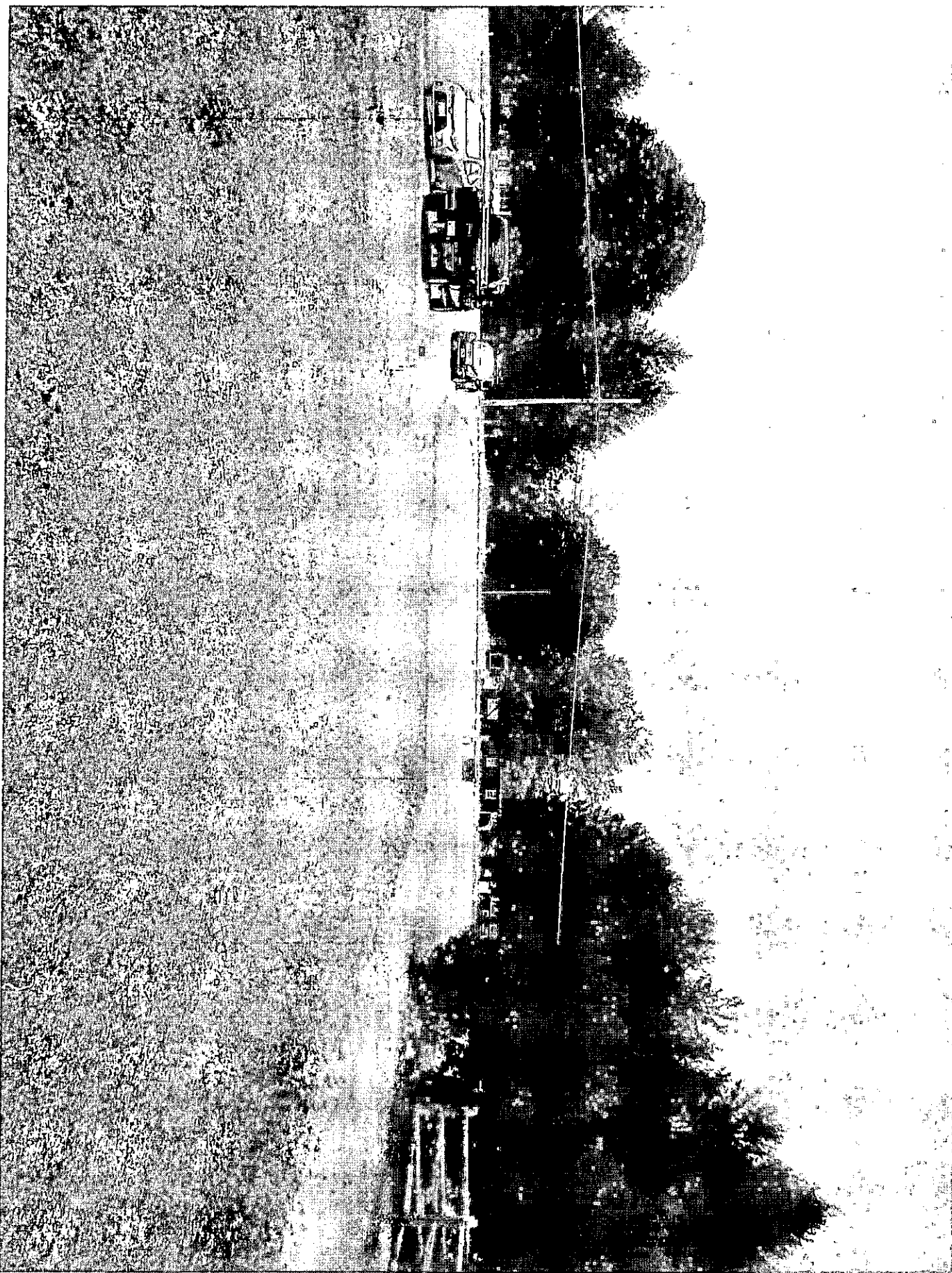




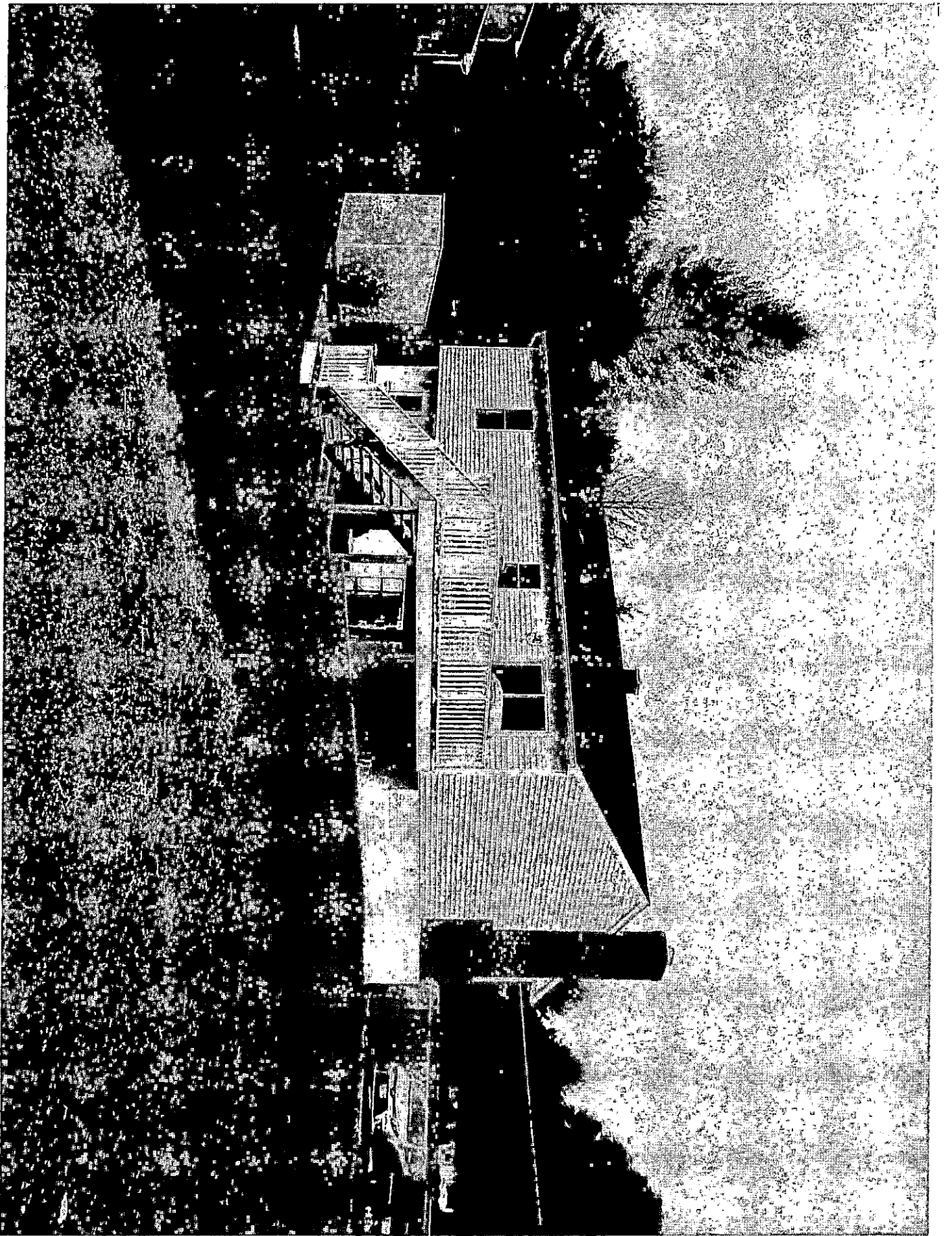
5.



2



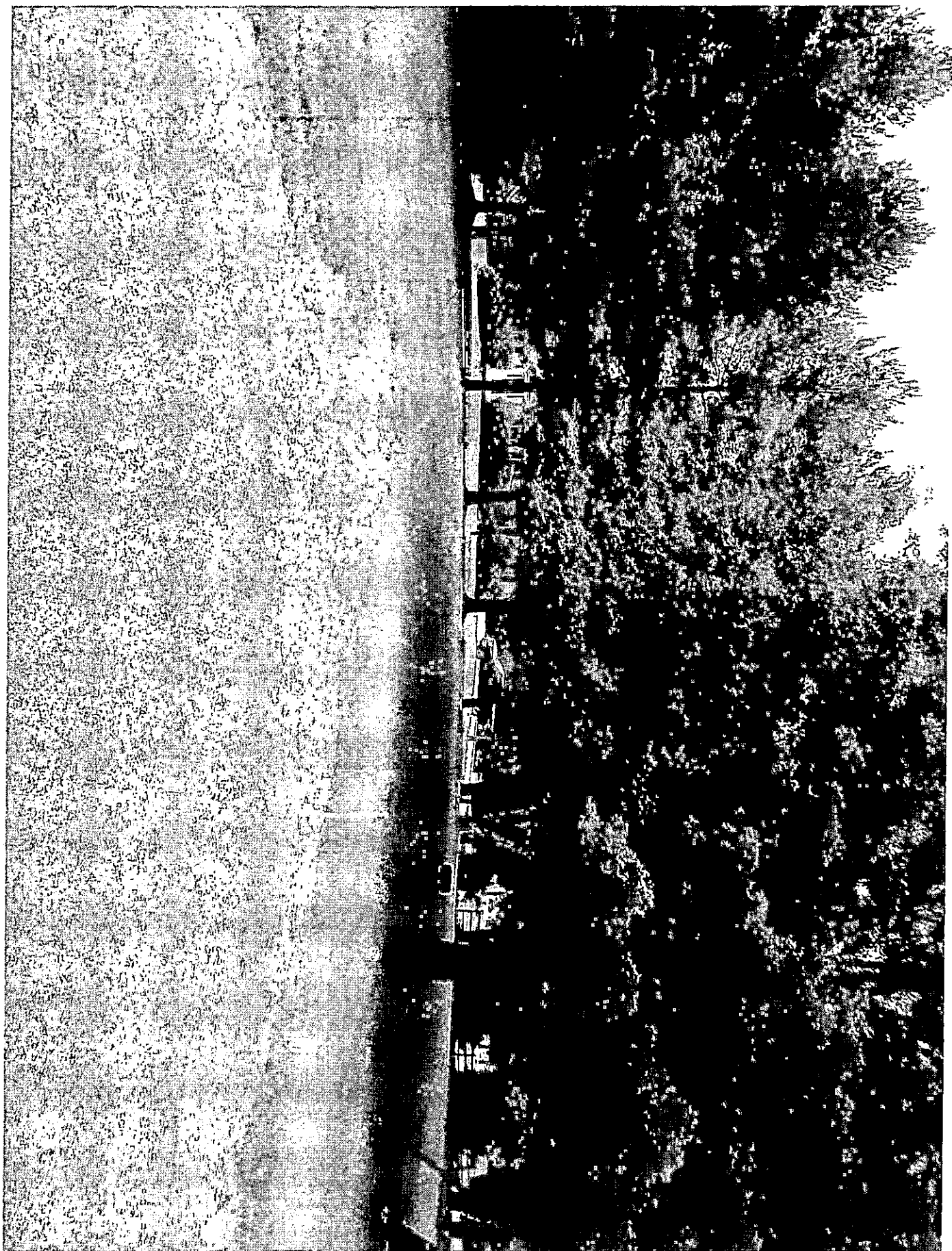
I

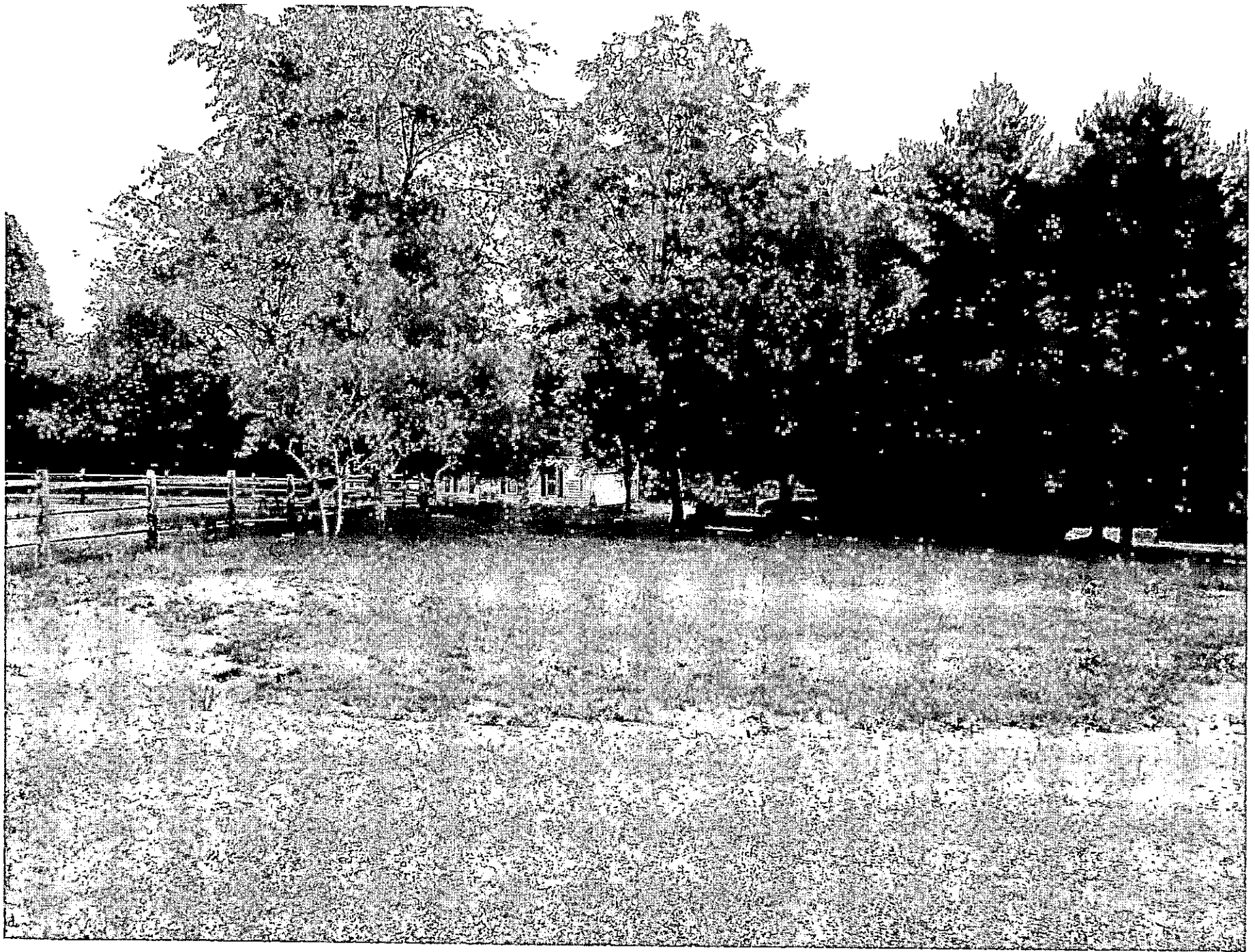


7



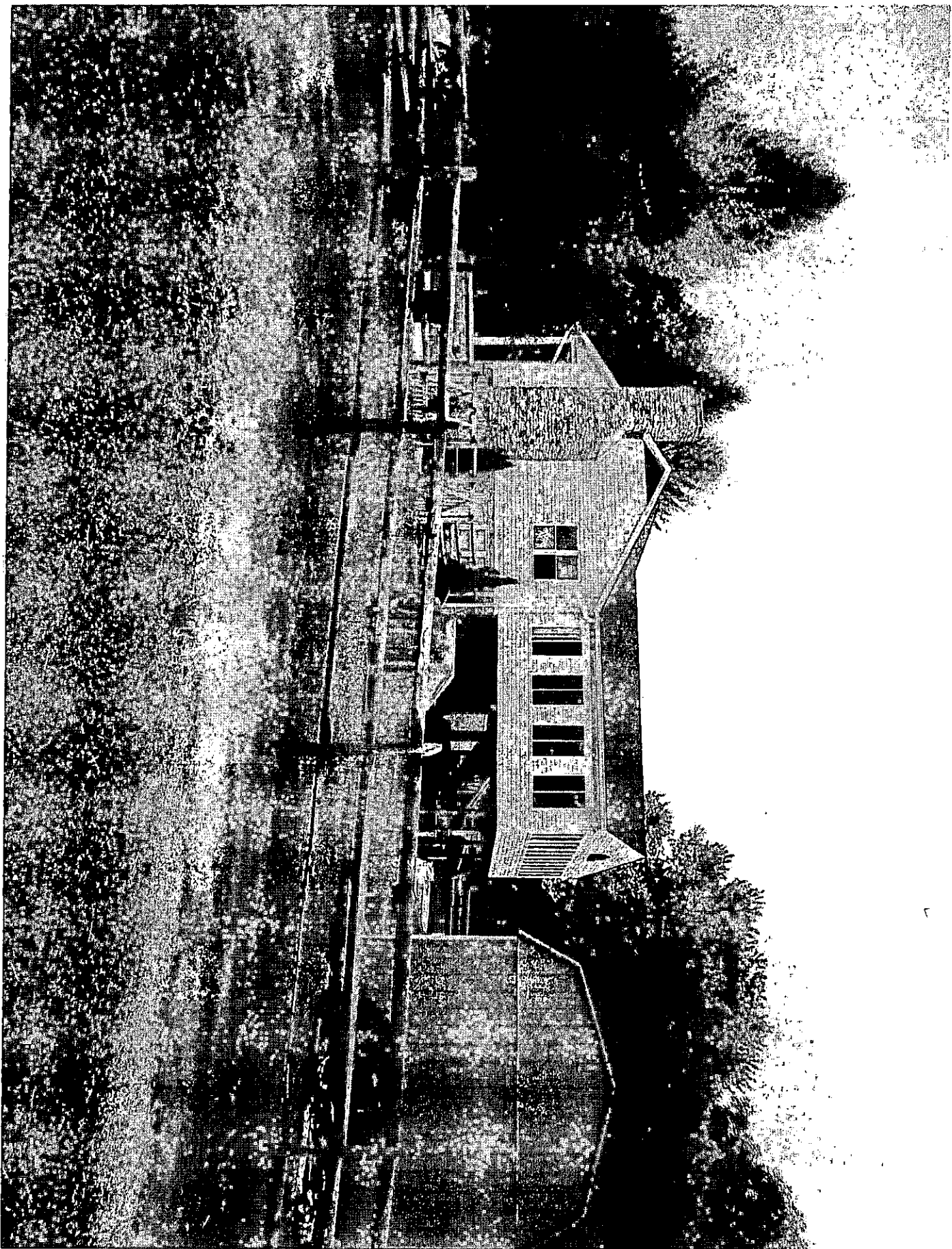
K



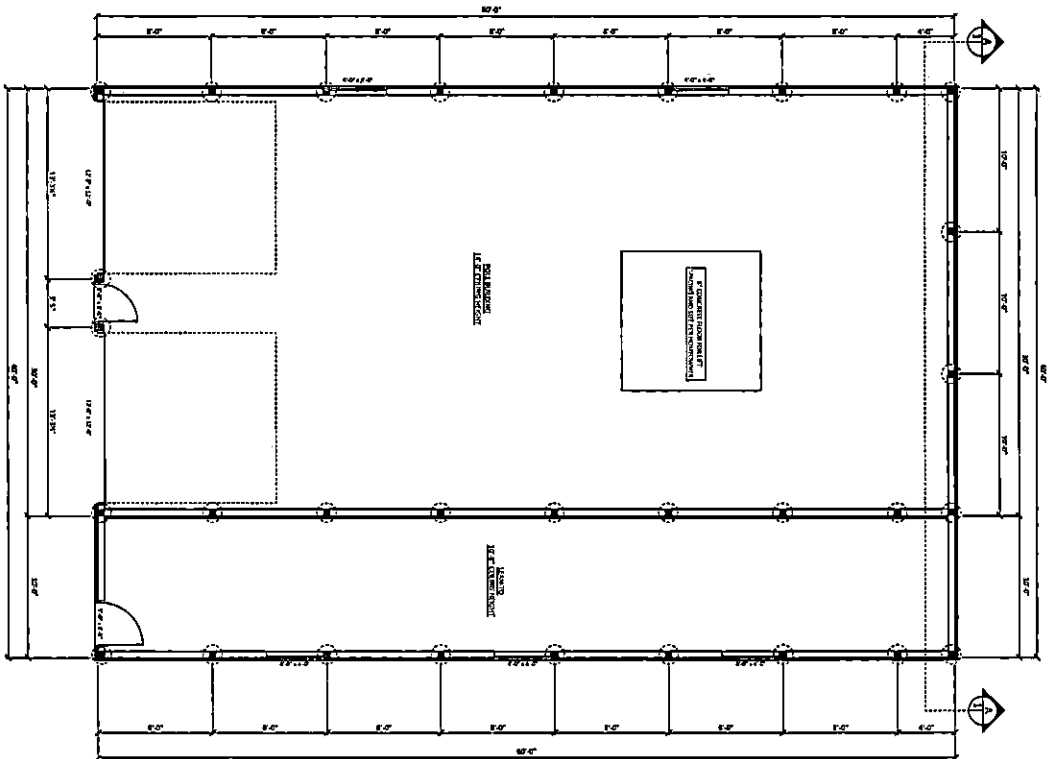


L

W

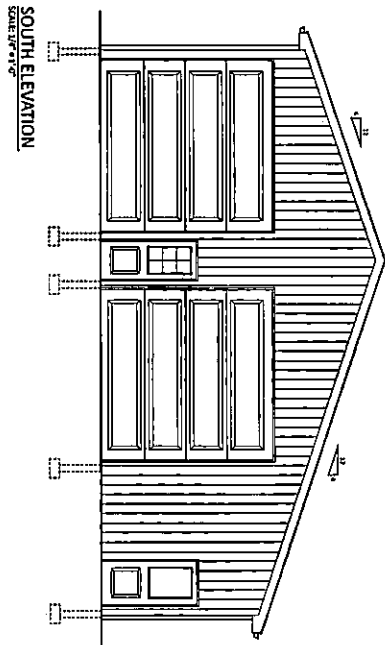
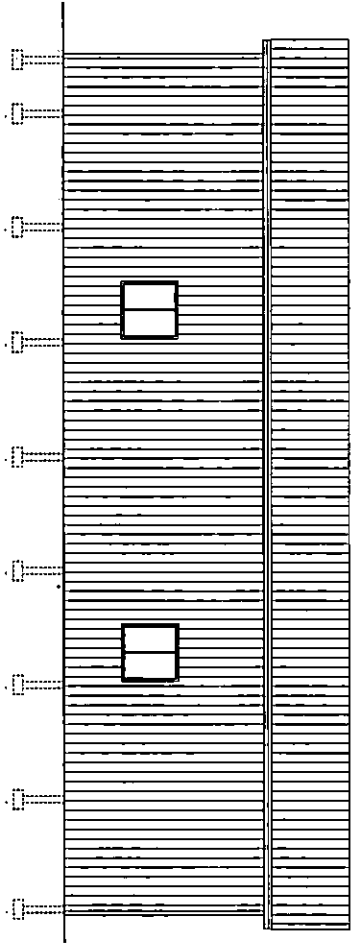
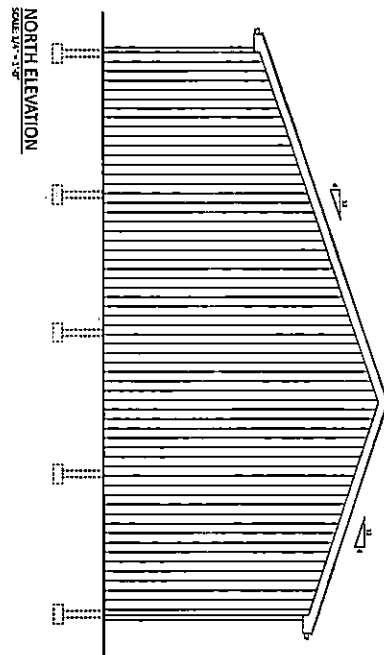
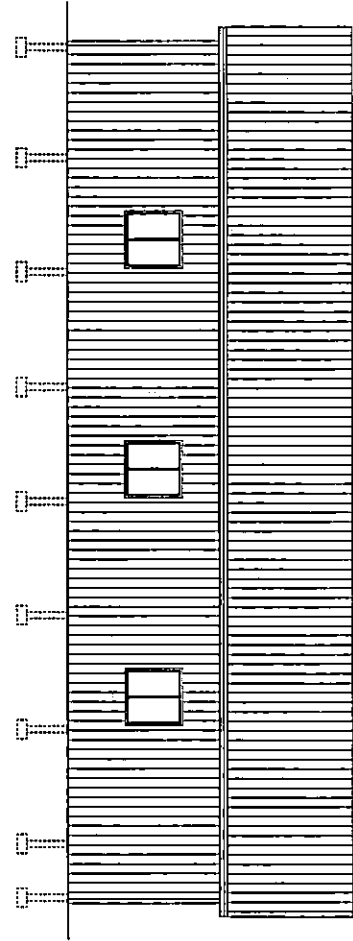


FLOOR PLAN
SCALE 1/8" = 1'-0"



PETITIONER'S
EXHIBIT NO. 8

ALL DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION, PLEASE NOTIFY STOLTZFUS DRAFTING & DESIGN IMMEDIATELY IF A DISCREPANCY IS FOUND IN THE DRAWINGS	JOHN W. THOMPSON Wayne Thompson 1933 Bulis Sawmill Rd Freeland, Maryland 21053	Client: JJ's Custom Builders LLC 119 McKelvey Ln Holtwood, PA 17532	Stoltzfus Drafting & Design 1952 Pennytown Lane East Earl PA 17519 TEL: 717.799.5290		
--	--	---	--	--	--



		Stoltzfus Drafting & Design 1952 Pennytown Lane East Earl PA 17519 TEL: 717.799.5290	Customer: JJ's Custom Builders LLC 119 McKelvey Ln Holtwood, PA 17532	JOE DITZ ADDRESS: Wayne Thompson 1933 Bulis Sawmill Rd Freeland, Maryland 21053	ALL DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION, PLEASE NOTIFY STOLTZFUS DRAFTING & DESIGN IMMEDIATELY IF A DISCREPANCY IS FOUND IN THE DRAWINGS	DATE: 06-11-20 BY: AJ WOTCH FOR: JJ'S CUSTOM BUILDERS LLC PROJECT: A-2	
--	--	--	---	---	---	---	--

Wayne Thompson & Elizabeth Martin

1933 Bulls Sawmill Road

Freeland, MD 21053

September 26, 2020

To Our Neighbors:

We would like to build a 60 ft. by 40 ft. garage for our vehicles and old tractors. We are applying for a variance through Baltimore County due to the height of the building, which will have an overall height of 23 ft. 4 in. (3 ft. 6 in. underground). If you have no objections, please sign, date, and provide your address on the lines below. If you have any questions, please feel free to reach out to Wayne at 443-271-2064.

Thank You,

Wayne Thompson *Elizabeth Martin*

Wayne Thompson & Elizabeth Martin

2020

Date	Name	Signature	Address
9/27	Michaela Jacobson	<i>[Signature]</i>	5 Ben Delle CL Freeland MD 21083
9/27	George Beardsley	<i>[Signature]</i>	1937 Bulls Sawmill Rd Freeland, MD 21052
9/27	Gloria Cox	<i>[Signature]</i>	1932 Bulls Sawmill Rd
9/27	Tony Jacobson	<i>[Signature]</i>	1929 Bulls Sawmill Rd.
9-3	Adam Sheek	<i>[Signature]</i>	1926 Bulls Sawmill Rd.

Gloria
Cox

PETITIONER'S

EXHIBIT NO.

9

Donna Mignon

From: John Kosloski <jwkosloski@gmail.com>
Sent: Tuesday, December 1, 2020 12:50 PM
To: Administrative Hearings
Subject: Attached Exhibits for Zoning Hearing # 2020-0187-SPHA - 1933 Bulls Sawmill Rd 21053
Attachments: Exhibit List - Zoning Hearing 2020-0187-SPHA.pdf; Exhibit #1 Written Statement.pdf; Exhibit #2 Applicants Plan Map with Notations.pdf

CAUTION: This message from jwkosloski@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.

Office of Administrative Hearings,

Please find attached in pdf format, my submission regarding the above referenced zoning hearing:

- Exhibit List
- Exhibit #1 - Written Statement from John Kosloski
- Exhibit #2 - Applicants Plan Map with my Notations

Sincerely,

John Kosloski, P.G.

resident of 1924 Bulls Sawmill Rd 21053

Donna Mignon

From: John Kosloski <jwkosloski@gmail.com>
Sent: Tuesday, December 1, 2020 12:50 PM
To: Administrative Hearings
Subject: Attached Exhibits for Zoning Hearing # 2020-0187-SPHA - 1933 Bulls Sawmill Rd 21053
Attachments: Exhibit List - Zoning Hearing 2020-0187-SPHA.pdf; Exhibit #1 Written Statement.pdf;
Exhibit #2 Applicants Plan Map with Notations.pdf

CAUTION: This message from jwkosloski@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.

Office of Administrative Hearings,

Please find attached in pdf format, my submission regarding the above referenced zoning hearing:

- Exhibit List
- Exhibit #1 - Written Statement from John Kosloski
- Exhibit #2 - Applicants Plan Map with my Notations

Sincerely,

John Kosloski, P.G.

resident of 1924 Bulls Sawmill Rd 21053

EXHIBIT #1

Statement from John Kosloski, PG. (hydrogeologist) and resident along Bulls Sawmill Rd
Zoning Hearing Case #2020-0187-SPHA 1933 Bulls Sawmill Road 21053 Thompson property

Neighborhood Description

The applicant's property lies within a residential neighborhood out in the country along Bulls Sawmill Road, which is a single lane (undivided) secondary road that runs approximately north to south. The speed limit is 30 mph. The road is not designed for commercial truck traffic. The homes on the east and west sides face Bulls Sawmill Road and typically lie on lots ranging from 1 to 2 acres, which allows them to maintain the space between houses that is typical of the development here. Several residents are retired. We are zoned RC-4 'Watershed Protection Zone'. That is because we lie within the topographic drainage basin of Prettyboy Reservoir, which forms part of the drinking water supply for the Baltimore metropolitan area (via Gunpowder River and Loch Raven Reservoir). Each resident has a private drinking water well.

Applicants Proposed Building

The applicants site plan map is poorly drafted, contains several typos, and raises more questions than it answers (see questions/notes at end of my statement and attached map). It is listed on the map under Proposed Development as a 'garage for residential use'. However, the proposed building is a commercial size building of 60 feet length by 40 feet width by 24 feet in height. That violates the code based on size alone, and it is larger than the adjacent homes it is located between. The plan indicates the proposed building location to be on the SIDE of the house with a small amount of setback from the front of the homes. Based on the map inset cross sections, the short dimension (front end) of the building is 40 feet wide. Based on that scale, the front of the garage has 2 very large bay doors, each of which could accommodate a commercial size tractor trailer or commercial size extended length dump truck. So, the intended use of the building as stated on the proposed plan map, is in question. We are zoned RC-4 'Watershed Protection Zone'. I'm reading from the zoning code map which states 'Typical Uses Permitted by Right': Single Family Detached Dwelling, or Farm. The zoning map also states: 'Typical Uses Permitted by Special Exception': Antique Shop, Church, Golf Course, or Landscape Operation. The Owner is applying for a special exception. However, his commercial-size building is not even listed under special exceptions and the stated intended use is in question.

Zoning Concerns/Watershed Protection/Hydrogeology

My objections to the request for an exception to the zoning code are twofold, both based on zoning:

Objection #1): The applicant's lot is 1.1 acre which is among the smaller lots along Bulls Sawmill Road. He wants to add what amounts to a commercial-size building on the side of his house with only a small amount of setback from the homes along the road. So, it would be sandwiched in between 2 residential homes and occupy most of that open space. Once built, it would present an opportunity for the present owner or a future owner of the property to use the building for commercial purposes such as commercial trucking. A long commercial truck attempting to ingress and egress a small residential neighborhood road such as Bulls Sawmill Road on a daily basis, would present a noise nuisance and a safety concern.

Objection #2): A commercial building of that size could be used to run a commercial trucking business, including truck maintenance, hydraulic lifts, and handling of petroleum-related fluids and waste oils. It could also contain machine shops and metals. That presents a risk to our drinking water wells. We live on an unconfined aquifer. That basically means that we drink the rainfall and anything else (spills or leaks) that percolates through the soil on its way down into the groundwater. There is no isolated 'underground stream' that our wells draw from. And there is no confining geologic barrier to flow that lies between the surface and the well intakes. The water is all hydraulically connected and free to flow from the surface all the way down to the well intakes. In fact, we depend on that happening in order for our wells to recharge and have enough water supply. If we had a long enough drought, our wells would begin to dry up (that rarely happens in this area). The rainfall is the source of recharge for the aquifer. This means the aquifer is sensitive to any surface activities that could negatively affect water quality. Our groundwater is even more sensitive to commercial activities and potential contaminants than the surface waters of Prettyboy Reservoir. That's because the Reservoir system water that serves Baltimore area residents is filtered at a treatment plant just before they drink it. The residents along Bulls Sawmill road don't have that luxury. We have to drink the natural groundwater right out of the ground. We have no treatment plants. You can see what the problem is. We have to protect our groundwater.

I would support the owner's request to build a garage, if the plan is re-done and re-submitted for a much smaller true residential parking garage with a concrete slab-on-grade, that meets the code, and is only intended for parking residential vehicles (i.e.- a 2-car garage with roof below 15feet, per the code).

Questions/Notes Regarding Site Plan Map

- The lower left cross sectional inset views of the proposed building have mis-labelled the North, South, West, and East elevation views. They aren't consistent with the plan view of the structure. So, the planned orientation of the building can't be confirmed.
- There is almost no construction detail of the proposed building foundation or building materials construction. The entry drive is listed as Macadam. Macadam is rolled stone/compacted gravel, which is a permeable material. Is the owner intending to place a steel shell building on top of a gravel base?
- Under Environmental Impact, the map indicates the property is served by 2 wells? Is that a typo? What is the second well for?
- The septic tank appears close to the proposed building.
- On the map under 'Environmental Impact' the full name of our zoning is left out (Watershed Protection Zone). Several other items which are not significant to this local area are listed, such as not being within the Chesapeake Bay Critical Area or the 100-year flood plain. The only watershed listed is the Loch Raven watershed. We lie within the Prettyboy Reservoir watershed.
- Under the Proposed Development section of the map, it states 'for residential use'. However, the proposed building is a very large commercial size building not consistent with residential use.

Attached: Exhibit #2 Applicant's proposed site plan map

EXHIBIT #2

GENERAL SITE INFORMATION

1. Ownership: Wayne Adams Company & Elizabeth Adams Smith
1933 Bulls Sawmill Road, Frederick, MD 21703
2. Address: 1933 Bulls Sawmill Road, Frederick, MD 21703
3. Parcel information: AS 60414/132 to 137 "Pine-Glen Manor" PG 37/76
4. Area: 5.50 acres (approx.)
5. The Map / Parcel / Lot / Tax Record is: 11 / 54 / 1 / 16-00-0137762
6. Decision District: 6
7. The boundary shown herein is from the deed recorded in the Land Records of Baltimore County. All other information shown herein was taken from Baltimore County GIS the (2,542) and the information provided by Baltimore County on the Internet.
8. Improvements: Single family dwelling & parking area. The existing dwelling and parking area will remain.

OFFICE OF ZONING WATERSHED PROTECTION ZONE

Existing A.C. 6. There are no problems existing on the subject lot.

A.C. 4 Setbacks for Residential Accessory Buildings (per Sect. 400 BC22)

From: Behind the rear plane of the dwelling
Side / Rear: 2.5 feet from the property line

PRETTY BAY ENVIRONMENTAL IMPACT 2 WELLS

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

OFFICE OF PLANNING

Regional Planning Director: Maryland / Maryland Line District Code: 301

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

PROPOSED DEVELOPMENT

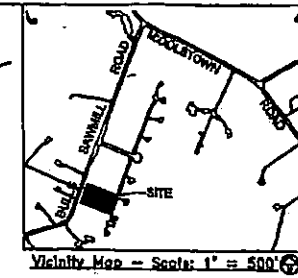
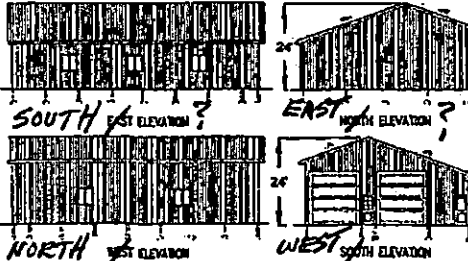
To construct a garage for residential use

91837 BULLS SAWMILL ROAD
GEORGE A. DEALEFIELD SRD
CARRIE C. DEALEFIELD
25140140
TAX ACC: 16-00-019701

91828 BULLS SAWMILL ROAD
MICHAEL SCOTT SUIT
STEPHANIE L. SUIT
30053200
TAX ACC: 19-00-015703

91 PENDELLE COURT
JASON BAGNETT
KATHERINE BARNETT
28700105

93 PENDELLE COURT
STEVEN E. PEASE
BARRY ELLEN PEASE
17146717
TAX ACC: 22-00-005757



PLAN TO ACCOMPANY
A ZONING PETITION

FOR
#1933 BULLS SAWMILL ROAD

BALTIMORE COUNTY, MARYLAND
8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Dated: 7/24/2020

Scale: 1"=50'

2020-0187-SP#A
NO BUILDING CONSTRUCTION DETAIL -
FOUNDATION?
BUILDING MATERIAL?
SEPTIC TANK CLOSE TO PROPOSED BUILDING

To: Paul M Mayhew
Managing Administrative Law Judge

11/25/2020

From: Frank Rochowiak
1925 Bulls Sawmill Rd
Freeland, MD 21053
frochowiak@comcast.net
410-371-8360

Subject: Zoning hearing - 2020-0187-SPHA - 1933 Bulls Sawmill Road Exhibit1

I am registered to speak at this hearing. I am submitting this in writing in the event that unforeseen circumstances prevent my attendance.

We have a number of questions about the structure being planned at 1933 Bulls Sawmill Rd.

They are:

- If this structure is built along side of the house as indicated, will it have the minimum 25' set back from the side property line? I think that is the rule in RC-4 zoning. The Site Plan indicates 10' in the diagram and 2.5' in the text under the Office of Zoning section. How much side set back is required?
- Height of structure indicates a possible second story or loft. What will the second story be used for?
- What is the intended use of the structure? Commercial business or just to park passenger cars? The Site Plan indicates residential use in the Proposed Development section. The size indicates a use other than parking cars.
- If commercial or family business is operated from the garage, what type of business is it, number of employees, hours of operation, etc.? Volume of traffic anticipated? Noise level of business? Any after traditional business hours and / or weekend / holiday operation?
- Type of vehicles using structure – Cars / SUVs / Pick Ups, forklifts, dump trucks or other heavier vehicles or trailers? Judging by the Site Plan, the size of the garage doors is quite wide and high indicating that commercial vehicles or heavy equipment may be using the structure.
- Construction of structure – Industrial type metal prefab or custom building or stick built residential type materials? Building materials in keeping with the aesthetics of the neighbors & neighborhood?
- What will be stored in the structure – motor fuel, oil, propane, chemicals, fertilizer, flammable or poisonous materials? If so, indicate quantities and safety protocols.
- Are sprinklers required by code?
- Will the structure require a tie into the existing septic system?

The size and type of construction are a concern. At 40' by 60' by 24' the garage is much larger than the existing house on that property. Also, much larger than a typical garage in this neighborhood. It is almost like constructing a second (larger) house on the same property. Its scale will make the focus of

PROTESTANT' S

EXHIBIT NO.

3

the property the garage and not the house itself. It will be clearly visible from the road even though it is slightly set back from the house.

That ties into the type of construction of the garage. Garages along this road are constructed with the same or similar materials as the house, making them blend into the general appearance of the neighborhood. A commercial metal garage would conflict with the appearance of the neighborhood as viewed from the road. Other houses along the road that have auxiliary garages on their property have placed the garage at the back of the property, not generally visible from the road. A commercial looking metal garage will detract from the aesthetics of the neighborhood and potentially have negative effects on nearby property values.

Although I can not speak for our neighbors at 1929 Bulls Sawmill Rd (the property adjoining 1933), I would not enjoy every day looking at a 60' long 24' high metal structure placed 2.5' or 10' from my property. It seems out of place and out of character of the neighborhood.

The size of the structure also indicates to me that this is more than a typical residential 2 or 3 car garage. Thus, the questions about intended use. It seems more suited to a business operation that uses larger, heavier vehicles and requires a large degree of storage area for associated business equipment and supplies. Our concerns about that are the possible noise and traffic that may generate. This may mean noise at odd hours and weekends.

If indeed a business is operating out of the proposed garage, are there any hazardous chemicals, fertilizers, fuel, etc. going to be housed in the garage? Depending on the answer to that, it presents a hazard to houses in the general vicinity. What safety protocols will be in place to prevent unintended fires, explosions, pollution, etc.?

Thank you for your consideration in this matter. Please feel free to contact me if you have any questions.

Case No. 2020-0187-SPHA
1933 Bulls Sawmill Road
Exhibit 1 Examples of properties with detached garages

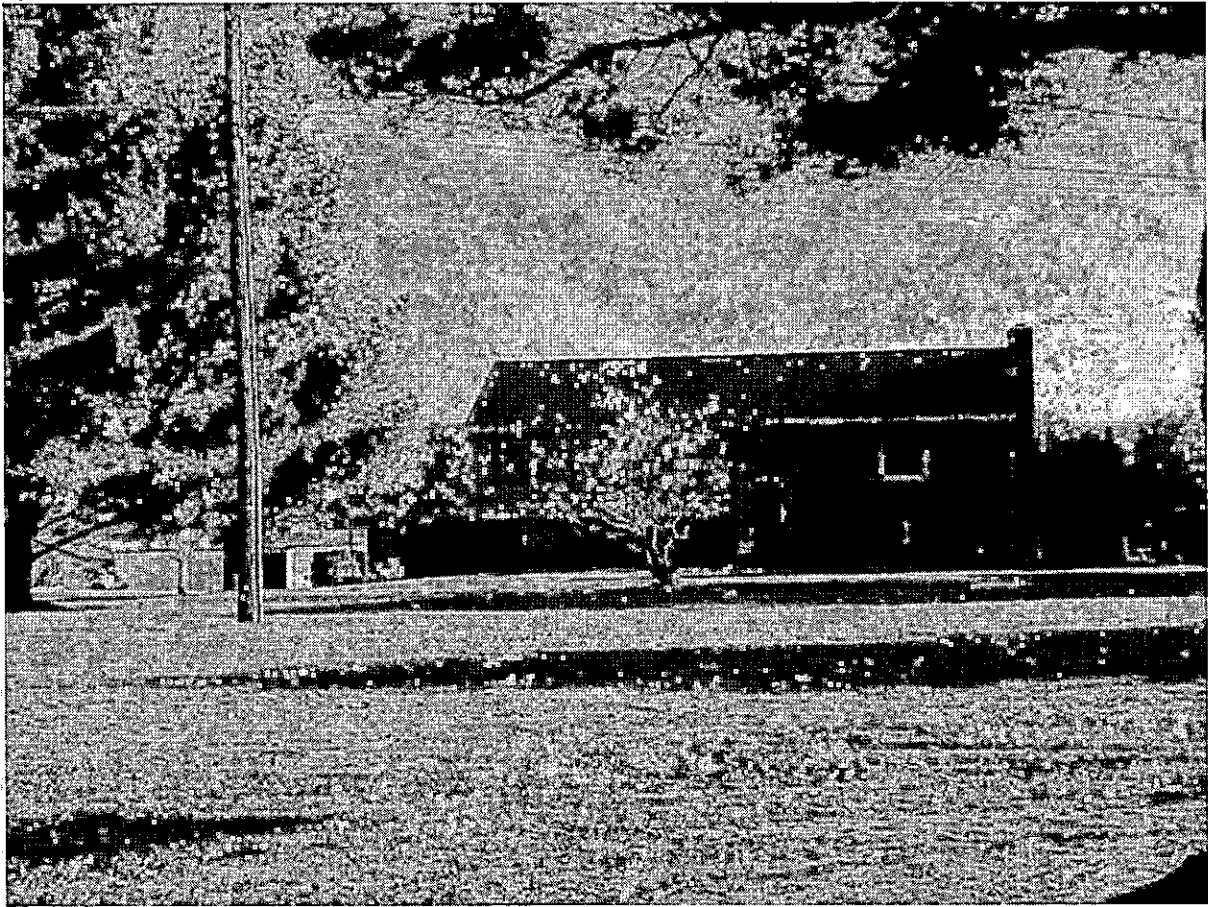
This exhibit provides five examples of four properties near 1933 Bulls Sawmill Road that include detached garages.

I believe the size proportional to the residences, the location to the rear of the residences, and the construction materials consistent with the residences of these examples are consistent with a rural to semi-rural aesthetic. I question whether the large size of the proposed garage and its adjacent location would detract from the rural to semi-rural aesthetic.



Bulls Sawmill Detached Garage Example 1

Located well to the rear of the residence
Materials consistent with residence



Bulls Sawmill Detached Garage Example 2

Located well to the rear of the residence



Bulls Sawmill Detached Garage Example 3

Located to the rear of the residence

Materials match the residence



Bulls Sawmill Detached Garage Example 4

Located to the rear of the residence

Materials consistent with the residence

Further obscured by a fence.



Bulls Sawmill Detached Garage Example 5 (Closer view of Example 4 above)

Rear location

Similar materials to residence

Case No. 2020-0187-SPHA

1933 Bulls Sawmill Road

Exhibit 2 Examples of properties with Two-Story Garages

This exhibit provides three examples of properties near 1933 Bulls Sawmill Road that include two-story garages.

Although these examples are of attached garages, I believe that it is reasonable to expect that an adjacent garage structure blend unobtrusively with the residence as is the case with these examples. These garage construction materials being the same as those of the residences are consistent with a rural to semi-rural residential aesthetic. It is not clear that the materials for the proposed garage are consistent with the residence. If they are not, there is a risk of significant incongruity to the appearance of the property, and to the larger neighborhood.



Bulls Sawmill Two-Story Garage Example 1

Construction materials match the residence



Bulls Sawmill Two-Story Garage Example 2

Construction materials match the residence



Bulls Sawmill Two-Story Garage Example 3

Construction materials match the residence

Case No. 2020-0187-SPHA
1933 Bulls Sawmill Road

Exhibit 3 - Examples of the general size, scale and appearance of garages on Bulls Sawmill Road

I am concerned that the large size of the proposed garage adjacent to the residence is not consistent with the residential aesthetic of this neighborhood. The garages in this exhibit are more consistent with the size, scale and appearance of residential garages. I am concerned that the exceptionally large size of the proposed garage would pose a risk of significant incongruity to the appearance of the property, and to the larger neighborhood.



Bulls Sawmill General Size, Scale, Appearance Example 1

New construction currently in process
Size consistent with standard residential garage



Bulls Sawmill General Size, Scale, Appearance Example 2

Size consistent with standard residential garage
Materials match the residence



Bulls Sawmill General Size, Scale, Appearance Example 3

Size consistent with standard residential garage
Materials match the residence



Bulls Sawmill General Size, Scale, Appearance Example 4

Garage to the left

Metal storage unit to the right that is of an unobtrusive size

This is the only example of a metal structure I could identify on Bulls Sawmill Road

Lot # 4 1600013704

2200024415 PAI # 060214
Lot # 1 PAI # 060214

Pt. Bk. / Folio # MP905044
PAI # 060214

1929

Lot # 3

1600013703

1995-0127-A

2200024417
2200024416

0611045001

BULLS SAWMILL RD

PAI # 060076
Pt. Bk. / Folio # 037076

Lot # 2 1600013702

1933

PAI # 060034

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

6 ED

RC 4
NW 34-E 011B2
3 CD

DRIVEWAY DRIVEWAY

22000005758

Lot # 2

PAI # 060163 22000005757
PAI # 060163
PAI # 060163
Pt. Bk. / Folio # 062112
Pt. Bk. 0000062, Folio 0112

Lot # 1 Pt. Bk. 0000037, Folio 0076

1600013701

1937

PAI # 060174

RC 2
Pt. Bk. / Folio # MP90166
PAI # 060174

PAI # 060174
2200008308

PAI # 060174 Lot # 2

2020-0187-SHA

22000005756

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 - 06 Account Number - 1600013702
Owner Information		
Owner Name:	MARTIN ELIZABETH ANNE THOMPSON WAYNE ALLEN	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	1933 BULLS SAWMILL RD FREELAND MD 21053-9408	Deed Reference: /40943/ 00131
Location & Structure Information		
Premises Address:	1933 BULLS SAWMILL RD FREELAND 21053-9408	Legal Description: 1933 BULLS SAWMILL RD PEN-DELLE MANOR
Map:	Grid:	Parcel:
0011	0010	0054
Neighborhood:	Subdivision:	Section:
6030008.04	0000	
Block:	Lot:	Assessment Year:
	2	2020
Plat No:		Plat Ref:
		0037/ 0076
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1979	1,190 SF	600 SF
Property Land Area	County Use	
1.1000 AC	04	
Stories	Basement	Type
Split Foyer	YES	SPLIT FOYER
Exterior	Quality	Full/Half Bath
SIDING/	4	1 full/ 2 half
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	121,200	121,200
Improvements	168,600	192,400
Total:	289,800	313,600
Preferential Land:	0	
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
		289,800
		297,733
		0
Transfer Information		
Seller: LOCKWOOD NICOLA A	Date: 12/07/2018	Price: \$315,000
Type: ARMS LENGTH IMPROVED	Deed1: /40943/ 00131	Deed2:
Seller: FIFIELD DAVID M	Date: 06/17/2005	Price: \$300,000
Type: ARMS LENGTH IMPROVED	Deed1: /22057/ 00001	Deed2:
Seller: GORMAN EDWARD F	Date: 11/19/2002	Price: \$225,500
Type: ARMS LENGTH IMPROVED	Deed1: /17114/ 00046	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
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: Approved 05/08/2019		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application Date:		

2020-0187- SAH A

GENERAL SITE INFORMATION

1. Ownership: Wayne Allen Thompson & Elizabeth Anne Martin
1933 Bulls Sawmill Road Freeland, MD 21053
2. Address: 1933 Bulls Sawmill Road Freeland, MD 21053
3. Deed references: JLE 40943/ 131 Lot 2 "Pen-Delle Manor" PB 37/76
4. Area: 1.10 acres (per SDAT)
5. Tax Map / Parcel / Lot / Tax account #: 11 / 54 / 2 / 16-00-013702
6. Election District: 6 Councilmanic District: 3
ADC Map: 4119F5 GIS tile: 011B2 Position sheet: 133NW19
Census tract: 406000 Census block: 240054060003033
Schools: Prettyboy ES Hereford MS Hereford HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 011B2 and the information provided by Baltimore County on the internet.
8. Improvements: Single family dwelling & parking area. The existing dwelling and parking area will remain.

OFFICE OF ZONING

Zoning: R.C. 4. There are no previous zoning cases on the subject lot.

R.C. 4 Setbacks for Residential Accessory Buildings (per Sect. 400 BCZR)

Front: Behind the rear plane of the dwelling
Side / Rear: 2.5 feet from the property line

ENVIRONMENTAL IMPACT

Watershed: Loch Raven Reservoir URDL land type: 1

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

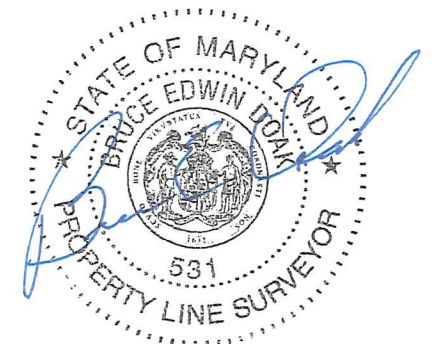
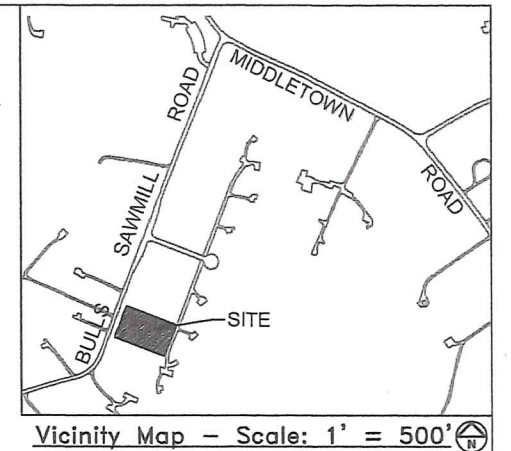
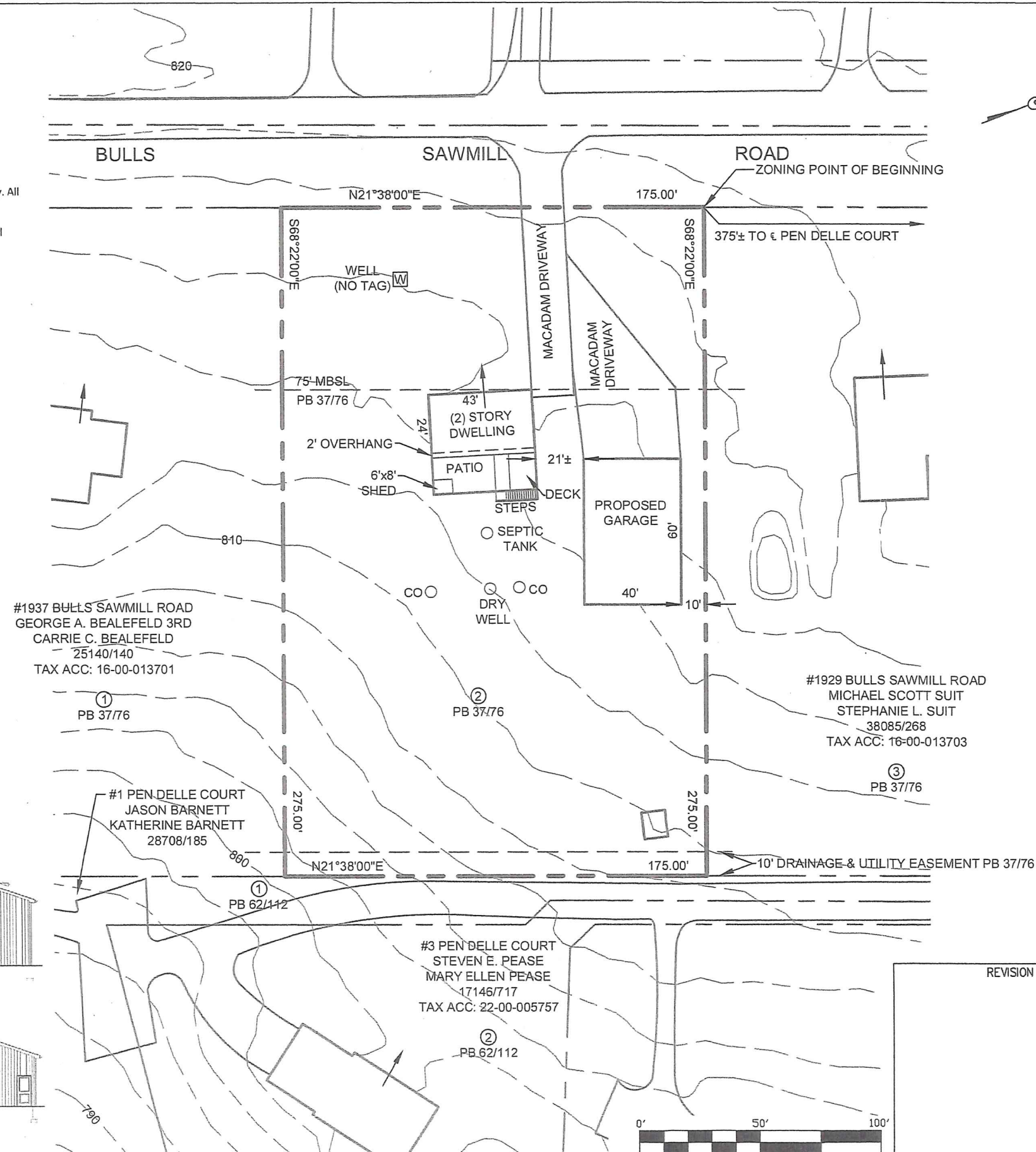
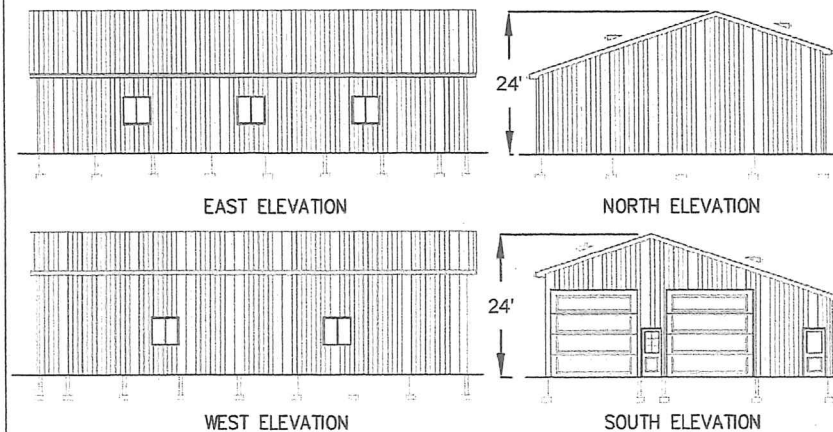
OFFICE OF PLANNING

Regional Planning District: Hereford / Maryland Line District Code: 301

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

PROPOSED DEVELOPMENT

To construct a garage for residential use



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@brucedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION

FOR

#1933 BULLS SAWMILL ROAD

BALTIMORE COUNTY, MARYLAND
6th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 7/24/2020

Scale: 1"=50'

2020-0187-SPHA