

IN RE: **PETITION FOR VARIANCE**

(8027 Hillendale Road)

9th Election District

6th Council District

Patricia Wolfe

Legal Owner

Petitioner

*

BEFORE THE

*

OFFICE OF

*

ADMINISTRATIVE HEARINGS

*

FOR BALTIMORE COUNTY

*

Case No. 2020-0192-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Variance filed on behalf of Patricia Wolfe, legal owner (the “Petitioner”) for property located at 8027 Hillendale Road (the “Property”). The Variance was filed pursuant to Baltimore County Zoning Regulations (“BCZR”) §100.6 and §400.1 to permit a proposed poultry (chickens) on .41 acres in lieu of the required minimum 1 acre, and to permit an accessory structure (chicken coop) located in the front yard in lieu of the required rear yard.

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Matthew Todd Dooks appeared at the hearing on behalf of his mother, Patricia Wolfe, the legal owner. There were no Protestants or interested citizens in attendance.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) and the Department of Environmental Protection and Sustainability (“DEPS”) which did not oppose the requested relief.

The Property measures 9,000 sq. ft. +/- (SDAT records) and zoned Density Residential (DR 5.5). A site plan indicates that the Property measures 18,000 sf. It is comprised of Lots 853-856. It is located in the residential neighborhood of Hillendale Park. It is improved with a 1-story

ORDER RECEIVED FOR FILING

Date

4/15/21

By

[Signature]

brick and frame single family home which faces Hillendale Rd. but is accessed via a driveway off Daytona Rd. The home sits within 5 ft. of the rear Property line. (Pet. Ex. 4). Thus, the front yard is larger because the home is not centered within the Property. (Pet. Ex. 2a and 2b). There is an 8 ft. x 10 ft. shed located on the eastern/side yard.

Patricia Wolfe, the legal owner was not present at the hearing. Her son, Matthew Dooms, who testified, confirmed that this Petition is actually his request to have a chicken coop. He wants to have 10 hens, no roosters. The coop would be made of wood and would measure 3 ft. x 4 ft. and will sit next to the shed. Mr. Dooms stated that although he has never built a chicken coop, he has built other things. He intends to use pieces of concrete blocks which came from another area of the Property as the floor of the coop.

Mr. Dooms plans to use a galvanized feeder. Mr. Dooms testified that he will regularly clean coop. He will place pine shavings inside to keep the moisture down. A fenced-in area measuring 15 x 15 will surround the coop for the chickens to run. Mr. Dooms also testified that he would supervise the chickens if he let them run in the fenced in area to keep away other animals who might attack them. He was unaware if there were other chicken coops in the neighborhood.

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). "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, §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.

In the instant case, the Site Plan, photographs, and testimony favor the finding that the Property is unique due to the large front yard and minimal rear yard. However, I do not find that this uniqueness causes a practical difficulty or unreasonable hardship on Mrs. Wolfe because even if the coop could be placed in the rear yard, the Property is still fails to meet the 1 acre minimum required under BCZR, §100.6. It is also for this reason that a variance here cannot be granted within the strict harmony of the BCZR which specifies that 1 acre minimum lot size for a chicken coop is required and that the coop needs to be placed in the rear yard. I further find that this Petition is at the request of Mr. Dooms who is not the legal owner of the Property and a variance, if granted, would run with the land. This Petition is for the mere convenience and personal desire of Mr. Dooms; it is not a necessity. Because this area is not farmland, I find that having a chicken coop on this undersized lot will be detrimental to this neighborhood of single family homes which are close together. At a minimum, I find that a chicken coop here will attract foxes, rats and hawks to this residential area.

THEREFORE, IT IS ORDERED this 15th day of **April, 2021** by this Administrative Law Judge, that the Petition for Variance seeking relief pursuant to §100.6 and §400.1 of the Baltimore County Zoning Regulations ("BCZR") to permit a proposed raising poultry (chickens) on .41 acres

ORDER RECEIVED FOR FILING

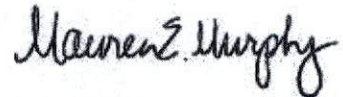
Date

By

4/15/21
D. Mangan

in lieu of the required minimum 1 acre and to permit an accessory structure (chicken coop) located in the front yard in lieu of the required rear yard is hereby **DENIED**.

Any appeal of this decision must be filed within thirty (30) days of the date of this Order.



MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm

ORDER RECEIVED FOR FILING

Date 4/15/21
By J. M. Magon



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 8027 Hillendale Rd Parkville, MD 21234 which is presently zoned DR55
 Deed References: 40484/00470 10 Digit Tax Account # 0913004000
 Property Owner(s) Printed Name(s) Patricia Wolfe

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

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
 2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
 3. X a **Variance** from Section(s) 100.6 & 400.1 BCZR. To permit a proposed ^{raising} poultry (chickens) on .02 acres in lieu of the required minimum 1 acres and to permit a accessory structure (chicken coop) located in the front yard in lieu of the required rear yard.
- of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

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

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

Contract Purchaser/Lessee:

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

Attorney for Petitioner:

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

Legal Owners (Petitioners):

Patricia Wolfe
 Name #1 - Type or Print _____ Name #2 - Type or Print _____
Patricia M Wolfe
 Signature #1 _____ Signature #2 _____
8027 Hillendale Rd Parkville MD
 Mailing Address _____ City _____ State _____
21234, 410-526-2299, N/A
 Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

M. Todd Dooms
 Name - Type or Print _____
Matthew Todd Dooms
 Signature _____
8027 Hillendale Rd Parkville MD
 Mailing Address _____ City _____ State _____
21234, 443-414-3502, tdooms420@msn.com
 Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2020-0192-A Filing Date 8/3/20 Do Not Schedule Dates: _____ Reviewer gh

Zoning Petition Property Description

Zoning Property Description for 8027 Hillendale Road, Parkville, MD 21234. Beginning at a point on the east side of Hillendale Road which is 20 feet wide at a distance of 25 feet south of the centerline of the nearest improved intersection street, Daytona Road, which is 20 feet wide.

Being known and designated as Lots numbered Seven Hundred Fifty Two (752), Seven Hundred Fifty Three (753), Seven Hundred Fifty Four (754), and Seven Hundred Fifty Five (755) on a Plat of the tract of land known as Hillendale Park, which Plat is recorded among the Land Records of Baltimore County in Plat Book Liber WHM No. 9, Folio 10. Said Lots combined fronting 100 feet on the Easterly side of Hillendale Road, with an even depth of 180 feet along the Southerly side of Daytona Road, as laid down on said Plat totaling 18,000 square feet or .41 acres. Located in Election District 9, Council District 6.

2020-0192-A

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

Order #: 11978067
 Case #: 2020-0192-A
 Description:

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:

3/12/2021

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0192-A



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 on the property identified herein as follows:

CASE NUMBER: 2020-0192-A

8027 Hillendale Road

East side corner of Hillendale Road and Daytona Road

9th Election District - 6th Councilmanic District

Legal Owner: Patricia Wolfe

Variance to permit a proposed raising poultry (chickens) on .41 acres in lieu of the required minimum 1 acres and to permit an accessory structure (chicken coop) located in the front yard in lieu of the required rear yard.

Hearing: Friday, April 2, 2021 at 10:00 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.

Pete Gutwald

Director of Permits, Approvals and Inspections for Baltimore County

mh12

CERTIFICATE OF POSTING

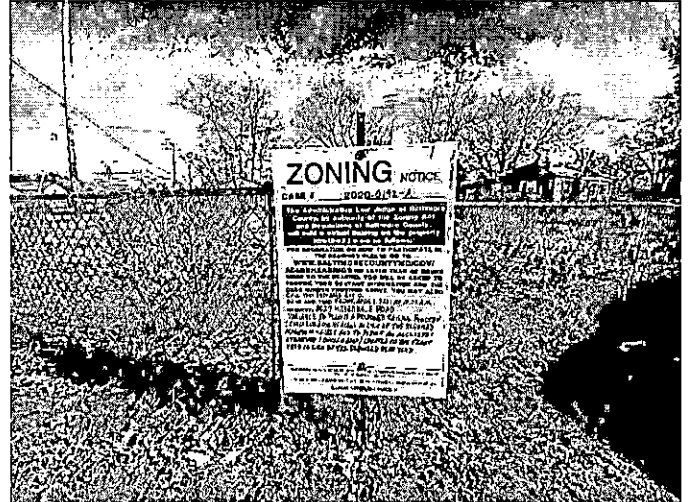
CASE NO. 2020-0192-A

PETITIONER/DEVELOPER

Todd Dooms

DATE OF HEARING/CLOSING

April 2, 2021



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

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

8027 Hillendale Road

SIGN 1

THE SIGN(S) POSTED ON March 12, 2021

(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

SON

CASE NO. 2020-0192-A
PETITIONER/DEVELOPER

Todd Dooms

DATE OF HEARING/CLOSING

April 2, 2021

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PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
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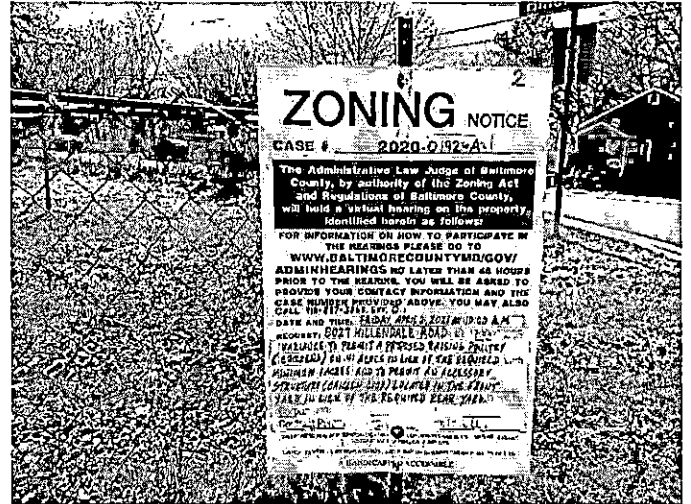
SIGN 2

THE SIGN(S) POSTED ON March 12, 2021
(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

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



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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least 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 - 0192-A
Property Address: 8027 Hillendale Rd Parkville, MD 21234
Property Description: _____
Legal Owners (Petitioners): Patricia Wolfe
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: M Todd Dooms
Company/Firm (if applicable): _____
Address: 8027 Hillendale Road
Parkville, MD 21234
Telephone Number: 443-414-3502

CERTIFICATE OF POSTING

CASE NO. 2020-0192-A

PETITIONER/DEVELOPER

Todd Doms

DATE OF HEARING/CLOSING

April 2, 2021

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

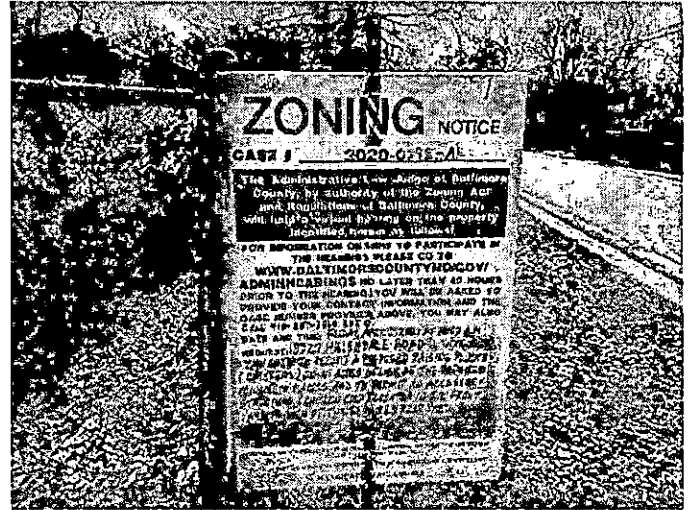
ATTENTION:

LADIES AND GENTLEMEN :

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THE PROPERTY LOCATED AT

8027 Hillendale Road

SIGN 1



THE SIGN(S) POSTED ON March 12, 2021 March 29, 2021
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

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

CERTIFICATE OF POSTING

CASE NO. 2020-0192-A

PETITIONER/DEVELOPER

Todd Doods

DATE OF HEARING/CLOSING

April 2 , 2021

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

ATTENTION:

LADIES AND GENTLEMEN :

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THE PROPERTY LOCATED AT

8027 Hillendale Road

SIGN 2

THE SIGN(S) POSTED ON March 12 , 2021 March 29, 2021

(MONTH, DAY, YEAR)

SINCERLEY ,

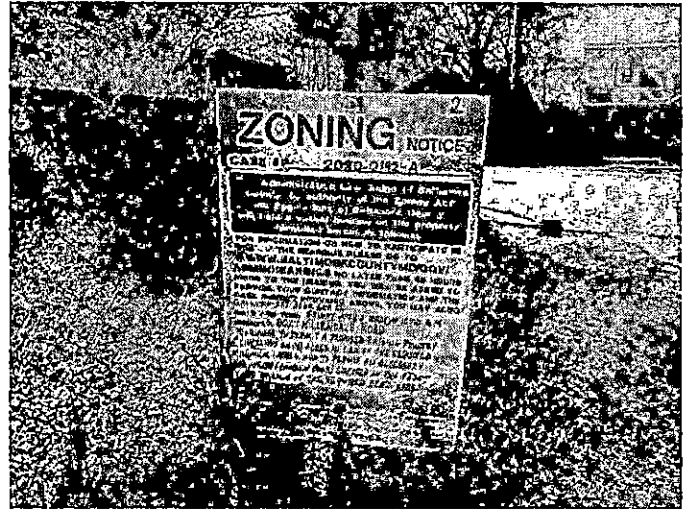
MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411



MATTHEW T DOOMS 03/01 7-7575/2520 1060
 PH: 443-414-3502
 8027 HILLENDALE RD.
 PARKVILLE, MD 21234
 DATE 7/30/2020
 PAY TO THE ORDER OF Baltimore County Young Revenue Office \$ 75.00
Seventy Five 100 DOLLARS
 Your Finances. Our Promise.
 Baltimore County Employees
 Federal Credit Union
 Towson, MD 21204
 MEMO Variance Fee
 Matthew T. Doms
 25207575710101201606 1060
 SECURITY PRINT

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

No. 199739

Date: 8/2/2020

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	800	0000		6150					75

Total: 75

Rec From: Patricia Wolfe

For: 8027 Hillendale RD

2020-0192-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

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

DEPS

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

FIRE DEPARTMENT

PLANNING

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

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

SIGN POSTING (1st)

Date:

SIGN POSTING (2nd)

Date:

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Donna Mignon

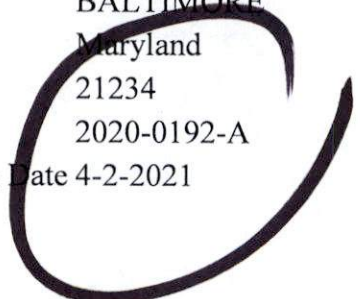
From: webmaster@baltimorecountymd.gov
Sent: Wednesday, March 31, 2021 3:14 PM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	WAYNE
Last Name	PATEK
Email	WDPATEK@VERIZON.NET
Phone	4436788684
Address	7918 DALESFORD RD
City	BALTIMORE
State	Maryland
ZIP Code	21234
Case Number	2020-0192-A
Scheduled Hearing Date	4-2-2021





JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, Director
Department of Permits,
Approvals & Inspections

March 23, 2021

M. Todd Dooms
8024 Hillendale Road
Parkville MD 21234

RE: Case Number: 2020-0192-A, 8027 Hillendale Road

Dear: M. Todd Dooms

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspections (PAI) on August 3, 2021.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

A handwritten signature in black ink that reads "Jeffrey Perlow".

Jeff Perlow
Acting Supervisor,
Department of Zoning Review

C: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

AUG 20 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: August 20, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0192-A
Address 8027 Hillendale Road
(Wolfe Property)

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

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



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

DATE: 8/27/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-192

INFORMATION:

Property Address: 8027 Hillendale Road
Petitioner: Patricia Wolfe
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a Variance to Section 100.6 and 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow poultry (chickens) on less than one acre (.02 acres) and to permit an accessory structure (chicken coop) in the front yard in lieu of the required of the rear yard.

A site visit was conducted on August 26, 2020. The request form is incorrect on the acreage of the lot. It is actually 0.41 acres and is a large lot relative to other lots in the neighborhood. The dwelling is located at the rear of the lot so it is impractical to locate the requested accessory building to the rear of the house. The proposed location is according to the applicant's representative 8 feet from the side yard and 16 feet from the neighbors dwelling. The property has a large front yard that includes an extensive vegetable garden.

This site is within the Baltimore County Master Plan 2020 Community Conservation Area and is primarily a single-family detached neighborhood. The goals of Community Conservation are to: "conserve, revitalize and enhance our older communities (Page 39). This request is not inconsistent with those goals. The proposed requests advances a current trend for people to where possible and appropriate to be more self-sustaining.

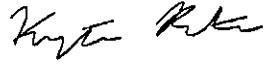
The Department of Planning has no objection to the requested variance pending the following conditions are met:

1. No more than eight (8) hens (no roosters) shall be permitted on the property provided if a nuisance is not created nor allowed to exist on the property.
2. If hens are no longer housed on the property within a year, all supporting structures shall be removed.

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

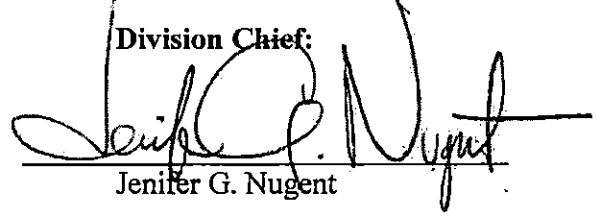
Date: 8/27/2020
Subject: ZAC # 20-192
Page 2

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Wally Lippincott
Matthew Todd Doms
Office of the Administrative Hearings
People's Counsel for Baltimore County

RE: PETITION FOR VARIANCE
8027 Hillendale Road; E/S corner
of Hillendale & Daytona Roads
9th Election & 6th Councilmanic Districts
Legal Owner(s): Patricia Wolfe
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2020-192-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of August, 2020, a copy of the foregoing Entry of Appearance was mailed to M. Todd Dooms, 8027 Hillendale Road, Parkville, Maryland 21234, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Donna Mignon

From: Donna Mignon
Sent: Monday, March 22, 2021 2:19 PM
To: 'tdmr420@msn.com'
Subject: Case No: 2020-0192-A 8027 Hillendale Road

Good Afternoon,

As you are aware, a virtual Webex hearing has been scheduled for April 2, 2021. You should have received an invitation in an email which invited you to this hearing.

Please note that all electronic 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

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

Donna Mignon

From: Kristen L Lewis
Sent: Monday, March 8, 2021 12:50 PM
To: Donna Mignon; Debra Wiley
Subject: Webex 2020-0192-A

Good afternoon,

Below is the information for a new webex. Thank you,

Case 2020-0192-A
8027 Hillendale Road
Owner: Patricia Wolfe, Todd Dooms – tdmr420@msn.com
4/2/21 at 10:00 a.m.

Kristen Lewis-Coles
PFI – Zoning Review
410-887-3391

Donna Mignon

From: Donna Mignon
Sent: Monday, March 8, 2021 1:47 PM
To: Kristen L Lewis; Debra Wiley
Subject: Link RE: Webex 2020-0192-A

Event Information

Event: Zoning Hearing - Case No: 2020-0192-A - 8027 Hillendale Road - Patricia Wo
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTI>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTI>
Date and time: Friday, April 2, 2021 10:00 am
Eastern Daylight Time (New York, GMT-04:00)
Duration: 1 hour
Description: Zoning Hearing
Case No: 2020-0192-A
Address: 8027 Hillendale Road
Owners: Patricia Wolfe & Todd dooms
Event number: 160 449 4507
Event password: 1234
Host key: 616666
Alternate Host: Deb Wiley, Maureen Murphy, Paul Mayhew
Panelist Info:
Panelist password:
Panelist numeric password: 871201
Video Address: 1604494507@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: 160 449 4507
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:

From: Kristen L Lewis <klewis@baltimorecountymd.gov>

Sent: Monday, March 8, 2021 12:50 PM

To: Donna Mignon <dmignon@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>

Subject: Webex 2020-0192-A

Good afternoon,

Below is the information for a new webex. Thank you,

Case 2020-0192-A

8027 Hillendale Road

Owner: Patricia Wolfe, Todd Dooms – tdmr420@msn.com

4/2/21 at 10:00 a.m.

Kristen Lewis-Coles

PAI – Zoning Review

410-887-3391

ZAC AGENDA

Case Number: 2020-0192-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Patricia Wolfe
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 6

Property Address: 8027 HILLENDALE RD
Location: East side corner of Hillendale Road and Daytona Road.

Existing Zoning: DR 5.5 **Area:** 9,000 SQ FT

Proposed Zoning:

VARIANCE:

100.6 & 400.1 BCZR To permit a proposed raising poultry (chickens) on .02 acres in lieu of the required minimum 1 acres and to permit a accessory structure (chicken coop) located in the front yard in lieu of the required rear yard.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 09 Account Number - 0913004000		
Owner Information		
Owner Name:	WOLFE PATRICIA M	Use: RESIDENTIAL
Mailing Address:	8027 HILLENDALE RD BALTIMORE MD 21234-5245	Principal Residence: YES
		Deed Reference: /40484/ 00470
Location & Structure Information		
Premises Address:	8027 HILLENDALE RD BALTIMORE 21234-5245	Legal Description: LT 752-755 HILLENDALE PARK
Map: 0070	Grid: 0024	Parcel: 0706
Neighborhood: 9120148.04	Subdivision: 0000	Section: 752
Block: 2020	Lot: 2020	Assessment Year: 2020
Plat No: 1	Plat Ref: 0009/ 0010	
Town: None		
Primary Structure Built 1943	Above Grade Living Area 2,205 SF	Finished Basement Area 9,000 SF
Property Land Area 04	County Use 04	
Stories 1	Basement NO	Type STANDARD UNIT
Exterior BRICK/	Quality 4	Full/Half Bath 2 full/ 1 half
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	68,500	68,500
Improvements	130,400	154,900
Total:	198,900	223,400
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
		207,067
		215,233
Transfer Information		
Seller: WOLFE PATRICIA M	Date: 07/20/2018	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /40484/ 00470	Deed2:
Seller: WALLACE FRANCIS X SR	Date: 01/11/2016	Price: \$180,000
Type: NON-ARMS LENGTH OTHER	Deed1: /37065/ 00045	Deed2:
Seller: WALLACE MARY ANN	Date: 09/28/2006	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /24539/ 00549	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 07/06/2016		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

Variance Request 2020-0192-A

8027 Hillendale Road

Exhibit List

Exhibit 1 – Photo of “back yard”

Exhibit 2 (a & b) – Photos of expansive front yard

Exhibit 3 (a, b & c) – Location for coop next to shed, fenced in garden area for potential free ranging

Exhibit 4 – Property Layout

DM.
4/27/21

12-02-21





Exhibit 2a
and 2b





Exhibit 3a, 3b





Variance Request 2020-0192-A

TODD DOOMS <tdmr420@msn.com>

Thu 1/7/2021 10:33 AM

To: PAI Zoning <paizoning@baltimorecountymd.gov>;

6/4
No Phone Number, but
may be located in case file folder
(Hearing Not Scheduled Yet)

CAUTION: This message from tdmr420@msn.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. I am reaching out in reference to a variance request I submitted in August for my mother, Patricia Wolfe. I know that the current pandemic has caused a significant slowdown in everything we do, but I was hoping to get an update on the time frame for our request. We are looking forward to being able to take the next steps. I appreciate any information you may be able to provide. Thanks in advance. Be well. Stay safe.

M. Todd Dooms

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 09 Account Number - 0913004000			
Owner Information					
Owner Name:	WOLFE PATRICIA M		Use:	RESIDENTIAL	
Mailing Address:	8027 HILLENDALE RD BALTIMORE MD 21234-5245		Principal Residence:	YES	
			Deed Reference:	/40484/ 00470	
Location & Structure Information					
Premises Address:	8027 HILLENDALE RD BALTIMORE 21234-5245		Legal Description:	LT 752-755 HILLENDALE PARK	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 1
0070	0024	0706	9120148.04	0000	752 2020 Plat Ref: 0009/0010
Town: None					
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1943	2,205 SF		9,000 SF	04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
1	NO	STANDARD UNIT	BRICK/	4	2 full/ 1 half
Garage Last Notice of Major Improvements					
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2020	As of 07/01/2019	As of 07/01/2020	
Land:	68,500	68,500			
Improvements	130,400	154,900			
Total:	198,900	223,400	198,900	207,067	
Preferential Land:	0			0	
Transfer Information					
Seller: WOLFE PATRICIA M		Date: 07/20/2018		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /40484/ 00470		Deed2:	
Seller: WALLACE FRANCIS X SR		Date: 01/11/2016		Price: \$180,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /37065/ 00045		Deed2:	
Seller: WALLACE MARY ANN		Date: 09/28/2006		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /24539/ 00549		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2019		07/01/2020	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: Approved 07/06/2016					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

2020-0192-A

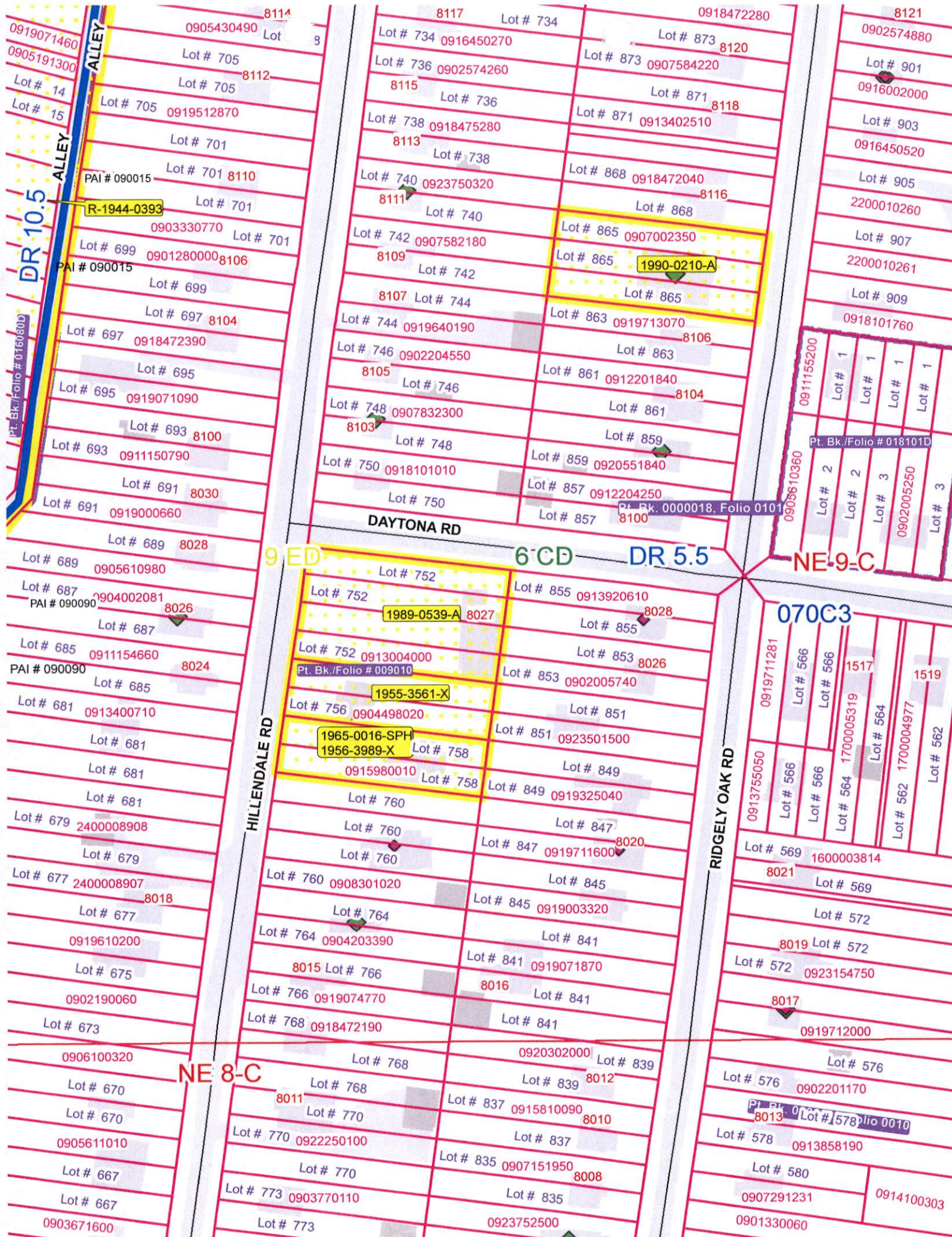
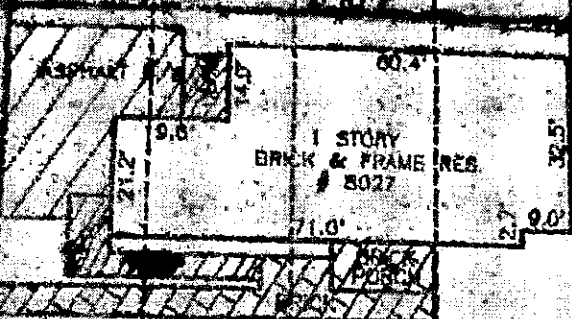


Exhibit 4

STONIA ROAD
(40' R/W)

N 75° 18' 00" E 180.00' (P)

LOT 886 LOT 885 LOT 884 LOT 883 LOT 882



LOT 752
18,000 S.F.



N 75° 18' 00" W 180.00' (P)

LOT 756

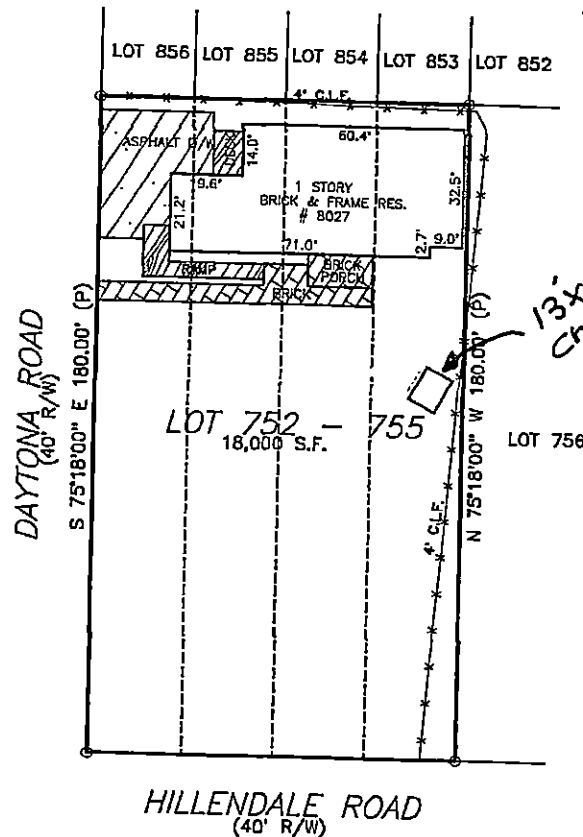
INDALE ROAD
(40' R/W)

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 8027 Hillendale Road OWNER(S) NAME(S) Patricia Wolfe

SUBDIVISION NAME Hillendale Park LOT # 752, 753 BLOCK # _____ SECTION # _____

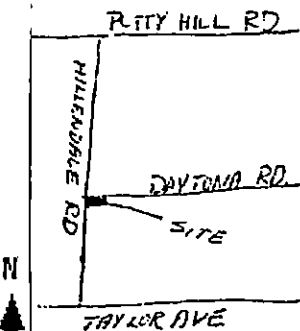
PLAT BOOK # 9 FOLIO # 10 10 DIGIT TAX # 0913004000 DEED REF. # 40484100470



PLAN DRAWN BY M. Todd Dooms DATE 7/28/2020 SCALE: 1 INCH = 40 FEET

2020-0192-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0070

SITE ZONED DR 5.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 6

LOT AREA ACREAGE .41

OR SQUARE FEET 18000

HISTORIC? N/A

IN CBCA? MA

IN FLOOD PLAIN? MA

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? N/A

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

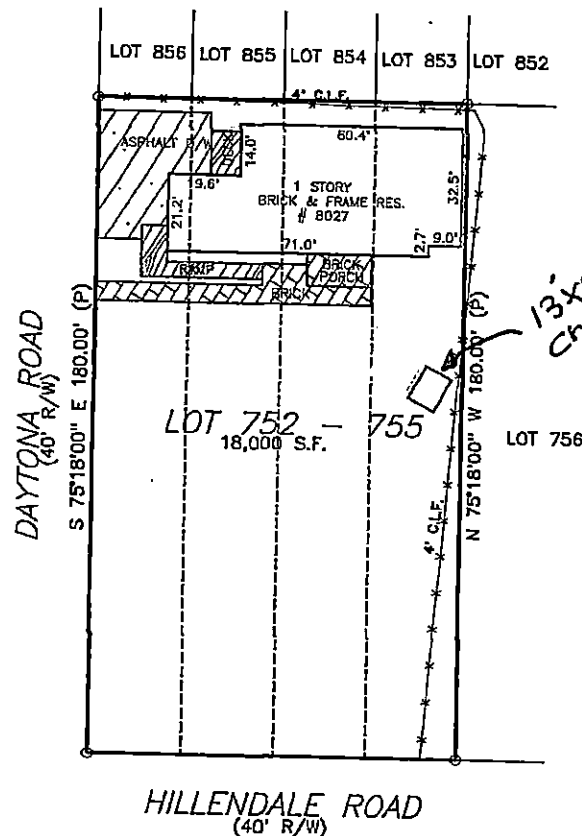
VIOLATION CASE INFO:

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 8027 Hillendale Road OWNER(S) NAME(S) Patricia Wolfe

SUBDIVISION NAME Hillendale Park LOT # 752, 753 BLOCK # _____ SECTION # _____

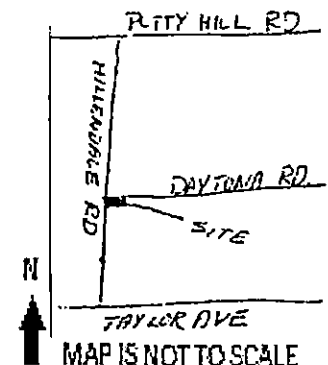
PLAT BOOK # 9 FOLIO # 10 10 DIGIT TAX # 0913004000 DEED REF. # 40484100470



PLAN DRAWN BY M. Todd Dooms DATE 7/28/2020 SCALE: 1 INCH = 40 FEET

2020-0192-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0070

SITE ZONED DR 5.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 6

LOT AREA ACREAGE .41

OR SQUARE FEET 18000

HISTORIC? NA

IN CBCA? NA

IN FLOOD PLAIN? NA

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NA

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:
