



Case Information 2020-0195-A

Tax Account/Miscellaneous Notes/Related Cases

Hearing/Petition Info

Law Judge/Appeals/Courts Information

## Tax Account/Miscellaneous Notes/Related Cases

## Tax Account Information

Create New Tax Account

|  | Tax Account Number | Deed Book | Deed Folio | 200 Scale Map Ref |
|--|--------------------|-----------|------------|-------------------|
|  | 10-03-000547       | 19446     | 00488      | -                 |

## Miscellaneous Notes

Create New Note

|  | Miscellaneous Note                                                                                                                                                  | Created Date | Created By |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------|
|  | Case 2004-0152-A was granted, for the allowed location and height of existing carport.                                                                              | 08/07/2020   | JNJOHNSON  |
|  | No hearing held and no ALJ order issued for case # 2020-0195-A. This petition was apparently abandoned, therefore, the case was closed by the Zoning Review Office. | 08/27/2025   | JPERLOW    |

## Related Cases

Create New Related Case

|  | Related Case Number(s) |
|--|------------------------|
|  | 2004-0152-A            |

## Violation Cases

Create New Violation Case

|                          |
|--------------------------|
|                          |
| No Violation Cases Found |

## Concurrent Cases

Create New Concurrent Case

|                           |
|---------------------------|
|                           |
| No Concurrent Cases Found |



## FORMAL DEMAND FOR HEARING

CASE NUMBER: 2020 - 0195 A

Property Address: \_\_\_\_\_

2602 Merrymans Mill Rd., Phoenix MD  
21131

Legal Owners (Petitioners): \_\_\_\_\_

Mark Willard + Russell Parrott

TO THE ADMINISTRATIVE LAW JUDGE  
OF BALTIMORE COUNTY:

I/We Lloyd + Susan Haak  
Name - Type or Print

the ☒ Owners or ( ) Occupants of  
2600 Merrymans Mill Rd.  
Address

Phoenix MD 21131  
City State Zip Code

410.683.0024  
Telephone Number

which is located approximately 2 or less feet from the  
(adjacent next door neighbor)

property (must be within 1000 ft. of subject property), which is  
the subject of the above petition, **do hereby submit a formal  
demand for a public hearing regarding this matter.**

**I/WE HAVE SUBMITTED THE REQUIRED PROCESSING FEE  
FOR THIS DEMAND AND REQUEST THAT A HEARING BE  
SCHEDULED FOR THE SUBJECT PETITION.**

[Signature] 8/24/2020  
Signature Date

Susan A. Haak 8.24.2020  
Signature Date

Paid Check #6522  
\$60.00  
(see Attached)

TS

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

No. 198894

Date: 8/28/2020

| Fund   | Dept | Unit | Sub Unit | Rev Source/ Obj | Sub Rev/ Sub Obj | Dept | Obj | BS Acct | Amount |
|--------|------|------|----------|-----------------|------------------|------|-----|---------|--------|
| 001    | 806  | 0000 |          | 6150            |                  |      |     |         | 60.00  |
|        |      |      |          |                 |                  |      |     |         |        |
|        |      |      |          |                 |                  |      |     |         |        |
|        |      |      |          |                 |                  |      |     |         |        |
|        |      |      |          |                 |                  |      |     |         |        |
| Total: |      |      |          |                 |                  |      |     |         | 60.00  |

Rec From: Lloyd & Susan Haak

For: Formal Demand for Public Hearing  
 Case # 2020-0195-A  
 2602 Merrymans Mill Road (Willard/Parrott, Owners)

**DISTRIBUTION**

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

**CASHIER'S  
 VALIDATION**

|                                                                                                                                                                           |  |                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------|
| <b>LLOYD L HAAK</b><br><b>SUSAN A HAAK</b><br>2600 MERRYMANS MILL RD.<br>PHOENIX, MD 21131                                                                                |  | 65-270/550<br><b>6522</b>                                                            |
|                                                                                                                                                                           |  | DATE <u>Aug 24, 2020</u>                                                             |
| PAY TO THE ORDER OF <u>Baltimore County, Maryland</u>                                                                                                                     |  | \$ <u>60.00</u>                                                                      |
| <u>Sixty Dollars +</u> <u>00/100</u> <u>—</u> DOLLARS                                                                                                                     |  | <input type="checkbox"/> <small>Security Features Included. Details on Back.</small> |
| <br><b>SUNTRUST</b><br><small>ACH RT 061000104</small><br>MEMO <u>Case 2020-0195-A</u> |  | <u>Susan A. Haak</u> <small>NP</small>                                               |
| ⑆055002707⑆ 891153519⑆                                                                                                                                                    |  | <b>6522</b>                                                                          |



# ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 2602 MERRYMAN'S MILL ROAD

Currently zoned RC6

Deed Reference 19446 / 00488

10 Digit Tax Account # 1003000547

Owner(s) Printed Name(s) RUSSELL C. PARROTT / MARK A. WILLARD

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X ADMINISTRATIVE VARIANCE from Section(s)

4001. TO PERMIT AN ACCESSORY BUILDING/STRUCTURE (SWIMMING POOL & ASSOCIATED EQUIPMENT) TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD.

(VESTED R40)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. \_\_\_\_\_ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

RUSSELL C. PARROTT / MARK A. WILLARD

Name #1 – Type or Print

Name #2 – Type or Print

X Russell C. Parrott

Mark A. Willard

Signature #1

Signature #2

2602 MERRYMAN'S MILL RD, PHOENIX, MD

Mailing Address

City

State

21131

Zip Code

410 971 0152

Telephone #

mwillardedmw.com

Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Same

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0195-A

Filing Date 8/14/20

Estimated Posting Date 8/16/20

Reviewer JS

# Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 2602 MERRYMAHS MILL RD PHOENIX, MD 21131  
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

THE REAR YARD SLOPES DOWNHILL SIGNIFICANTLY FROM THE REAR FOUNDATION WALL OF THE PRIMARY RESIDENCE. THE ONLY LEVEL AREA OF REAR YARD IS THE SEPTIC RESERVE AREA. THE SIDE YARD (WEST SIDE) IS LEVEL AND EASILY ACCESSIBLE FROM THE PRIMARY RESIDENCE, THEREFORE WE REQUEST TO PLACE THE PROPOSED SWIMMING POOL IN THE SIDE YARD INSTEAD OF THE REQUIRED REAR YARD.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

X Russell C. Parrott  
Signature of Owner (Affiant)

RUSSELL C. PARROTT  
Name- Print or Type

Mark A. Willard  
Signature of Owner (Affiant)

MARK A. WILLARD  
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

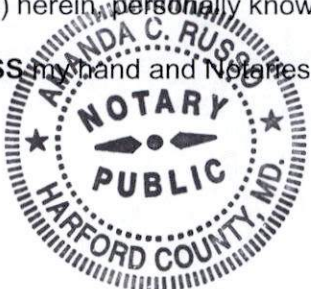
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3 day of August, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Russell C. Parrott, Mark A. Willard

the Affiant(s) herein, ~~personally~~ known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notary Seal



Amanda C Russo  
Notary Public  
09.25.2020  
My Commission Expires

Zoning Property Description For 2602 Merrymans Mill Road,  
Phoenix, MD 21131.

Beginning at a point on the north side of Merrymans Mill Road which is 100 feet wide at a distance of six hundred feet east of the centerline of the nearest improved intersecting street, Blythenia Road, which is 80' wide.

Beginning Lot # 35, Section#3, in the subdivision of Cambria as recorded in Baltimore County Plat Book #0025, Folio #0027, containing 2.300 Acres. Located in the 10 Election District and 3 Council District.

2020-0195-A

# ZONING NOTICE

## ADMINISTRATIVE VARIANCE

CASE # 2020-0195-A

TO PERMIT AN ACCESSORY BUILDING/STRUCTURE  
(SWIMMING POOL AND ASSOCIATED EQUIPMENT) TO BE  
LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED  
REAR YARD PLACEMENT

### PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY  
REQUEST A PUBLIC HEARING CONCERNING  
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS  
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE  
5:00 P.M. ON 8/31/20

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391  
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW  
HANDICAPPED ACCESSIBLE

# ZONING NOTICE

#2

## ADMINISTRATIVE VARIANCE

CASE # 2020-0195-A

TO PERMIT AN ACCESSORY BUILDING/STRUCTURE  
(SWIMMING POOL AND ASSOCIATED EQUIPMENT) TO BE  
LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED  
REAR YARD PLACEMENT.

## PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY  
REQUEST A PUBLIC HEARING CONCERNING  
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS  
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE  
5:00 P.M. ON 8/31/20

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204; (410) 887-3391  
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW  
HANDICAPPED ACCESSIBLE

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW OFFICE

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2020- 0195 -A Address 2602 MERRYMAN'S MILL ROAD, 21131

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 8/4/20 Posting Date: 8/16/20 Closing Date: 8/31/20

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 2020- 0195 -A Address 2602 MERRYMAN'S MILL ROAD, 21131

Petitioner's Name PARROT + WILLARD Telephone 410-971-0152

Posting Date: 8/16/20 Closing Date: 8/31/20

Wording for Sign: TO PERMIT AN ACCESSORY BUILDING/STRUCTURE (SWIMMING POOL AND ASSOCIATED EQUIPMENT TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD PLACEMENT)

Revised 6/30/2018

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: 2020-0195-A

Property Address: 2602 MERRYMAN'S MILL RD.

Property Description: 1

Legal Owners (Petitioners): RUSSEL PARROT + MARK WILLARD

Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

Name: PARROT + WILLARD

Company/Firm (if applicable): \_\_\_\_\_

Address: 2602 MERRYMAN'S MILL RD  
PHOENIX, MD 21131

Telephone Number: 410-971-0152

Revised 7/9/2015



Pool Location  
View looking East

Picture to accompany variance request

2602 Merrymans Mill Road  
Phoenix, MD 21131  
August 5, 2020



Pool Location  
View looking South East

Picture to accompany variance request

2602 Merrymans Mill Road

Phoenix, MD 21131

August 5, 2020



Pool Location  
View looking South West

Picture to accompany variance request

2602 Merrymans Mill Road  
Phoenix, MD 21131  
August 5, 2020

# CERTIFICATE OF POSTING

Date: 8-16-20

RE: Case Number: 2020-0195-A

Petitioner/Developer: Willard

Date of Hearing/Closing: 8-31-20

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2602 Merryman Hill Rd

The signs(s) were posted on 8-16-20  
(Month, Day, Year)

J. Lawrence Pilson  
(Signature of Sign Poster)

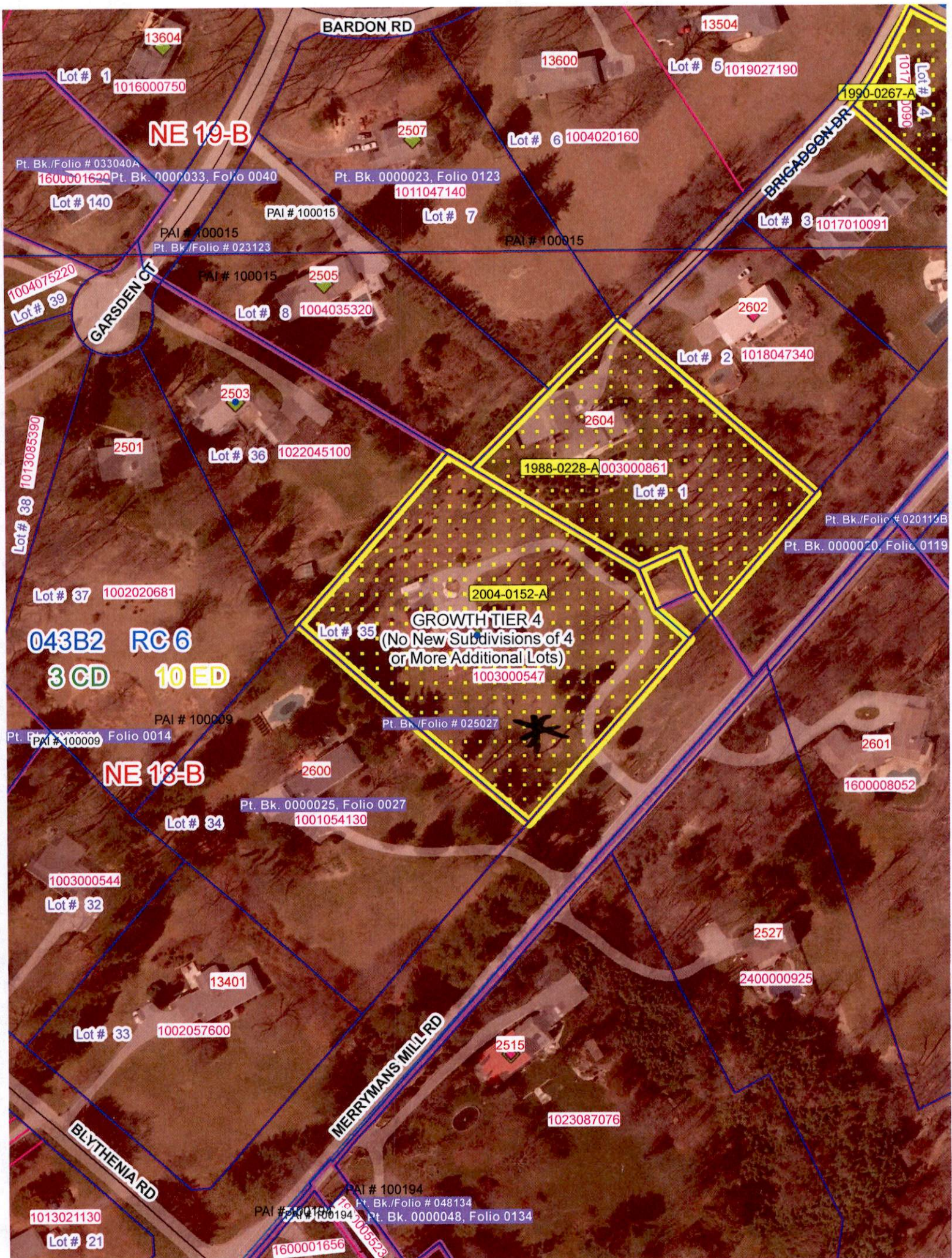
J. LAWRENCE PILSON  
(Printed Name of Sign Poster)

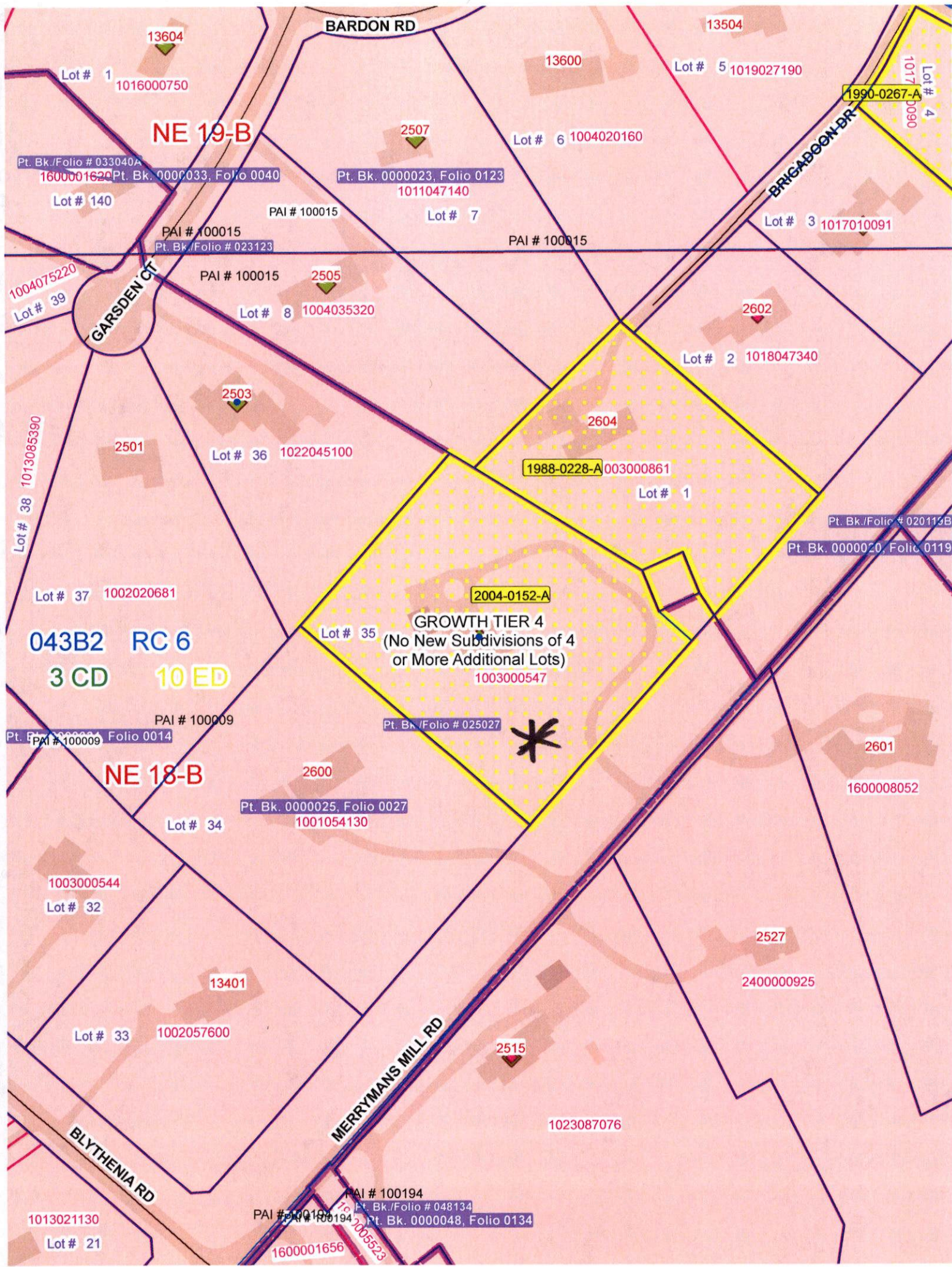
ATTACH PHOTOGRAPH

1015 Old Barn Road  
(Street Address of Sign Poster)

Parkton, MD 21120  
(City, State, Zip Code of Sign Poster)

410-343-1443  
(Telephone Number of Sign Poster)





NE 19-B

BARDON RD

13504

13600

Lot # 1  
1016000750

Lot # 5  
1019027190

1990-0267-A

Lot # 4  
101700090

Pt. Bk./Folio # 033040A  
1600001620 Pt. Bk. 0000033, Folio 0040

Pt. Bk. 0000023, Folio 0123  
1011047140

Lot # 6  
1004020160

Lot # 140

PAI # 100015

Lot # 7

PAI # 100015

Lot # 3  
1017010091

PAI # 100015  
Pt. Bk./Folio # 023123

PAI # 100015  
Lot # 8  
1004035320

2505

2602

Lot # 2  
1018047340

2503

2501

Lot # 36  
1022045100

2604

1988-0228-A 003000861

Lot # 1

Pt. Bk./Folio # 020113B

Pt. Bk. 0000020, Folio 0119

Lot # 37  
1002020681

043B2 RC 6  
3 CD 10 ED

2004-0152-A

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

1003000547

PAI # 100009

Pt. Bk./Folio # 0000004  
PAI # 100009 Folio 0014

Pt. Bk./Folio # 025027

NE 18-B

2600

Pt. Bk. 0000025, Folio 0027  
1001054130

Lot # 34

2601

1600008052

1003000544

Lot # 32

13401

Lot # 33  
1002057600

2527

2400000925

2515

1023087076

MERRYMAN'S MILL RD

BLYTHENIA RD

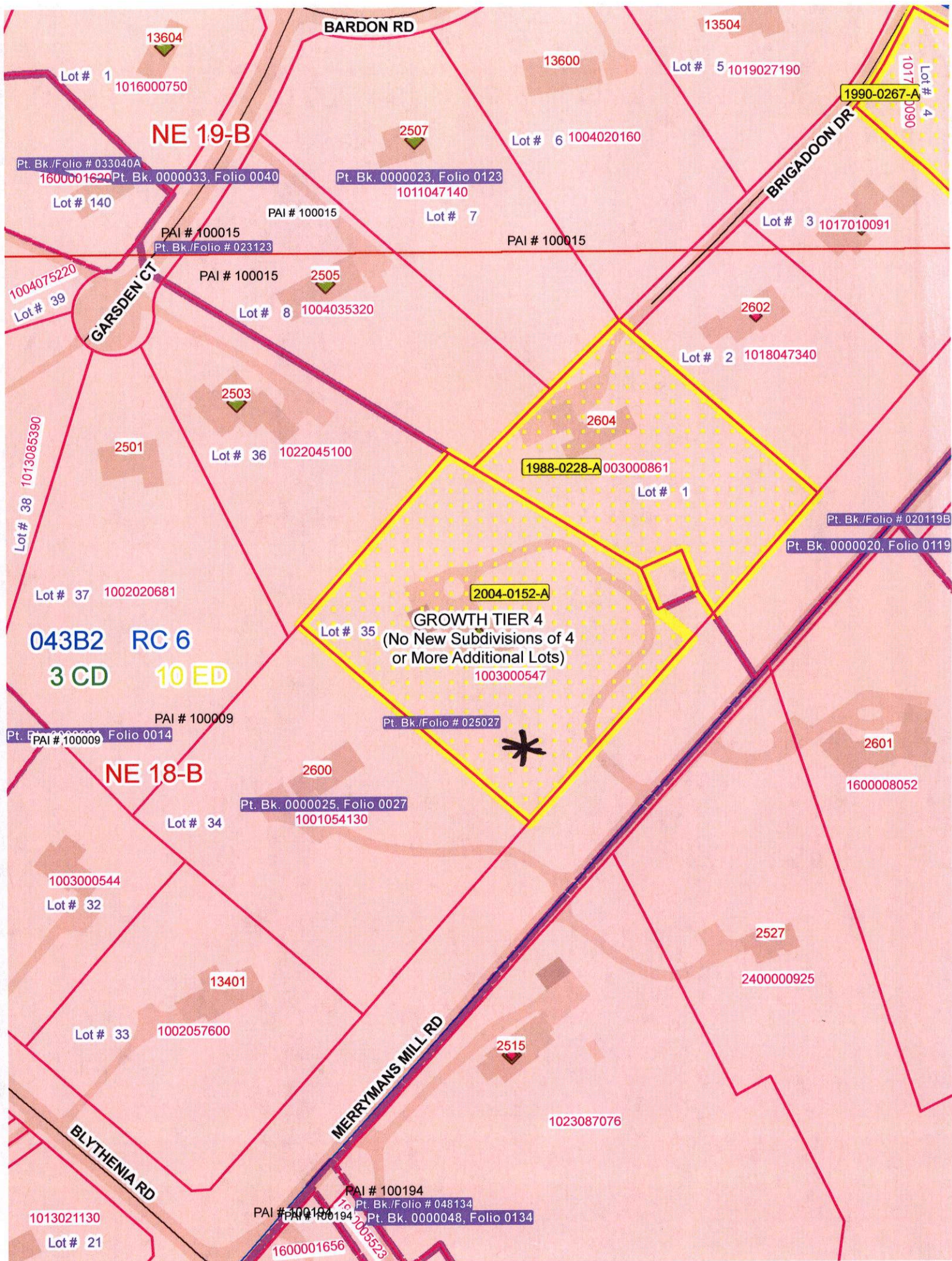
1013021130

Lot # 21

PAI # 100194

PAI # 100194 Pt. Bk./Folio # 048134  
PAI # 100194 Pt. Bk. 0000048, Folio 0134

1600001656



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

No. 198814

Date: 8/7/20

| Fund | Dept | Unit | Sub Unit | Rev Source/<br>Obj | Sub Rev/<br>Sub Obj | Dept Obj | BS Acct | Amount   |
|------|------|------|----------|--------------------|---------------------|----------|---------|----------|
| 001  | 806  | 0000 |          | 6150               |                     |          |         | \$ 75.00 |
|      |      |      |          |                    |                     |          |         |          |
|      |      |      |          |                    |                     |          |         |          |
|      |      |      |          |                    |                     |          |         |          |
|      |      |      |          |                    |                     |          |         |          |

Total: \$ 75.00

Rec From: PARROT + WILLARD

For: 2020-0195-A

DISTRIBUTION

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

CASHIER'S  
VALIDATION

WELLS FARGO BANK

11234 YORK RD COCKEYSVILLE, MD 21030

DATE

8-3-2020

2000

65-320/550

PAY TO THE ORDER OF

BALTIMORE COUNTY

\$ 75.00

SEVENTY-FIVE & 00/100

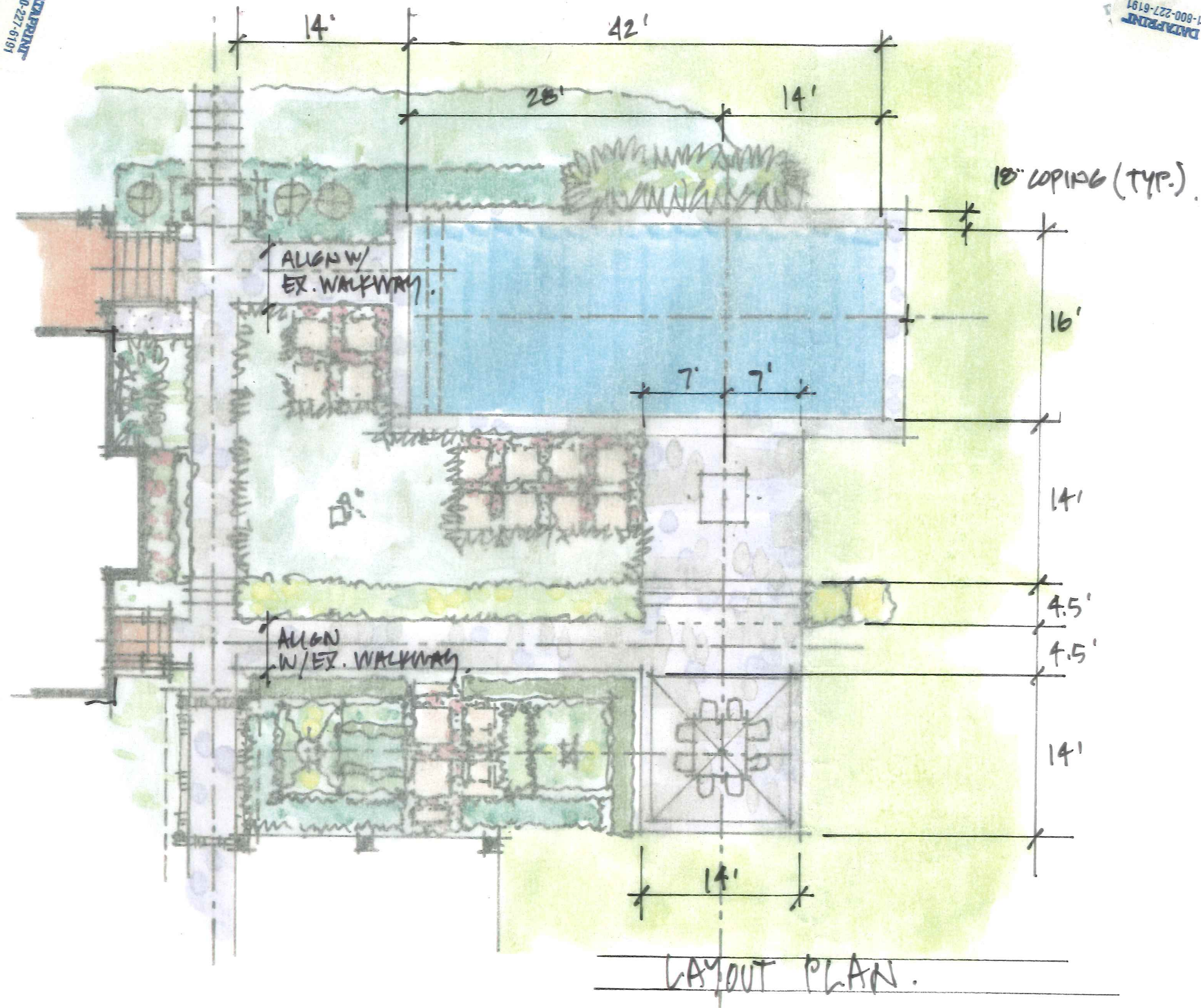
DOLLARS

MARK A WILLARD  
2602 MERRYMANS MILL RD  
PHOENIX MD 21131-1636

⑆055003201⑆1034311263608⑆2000⑆

DATE PRINT  
1-800-227-6191

DATE PRINT  
1-800-227-6191



2020-0195-A



Parrott Willard Residence  
2602 Merrymans Mill Road

# Pool Area Plan

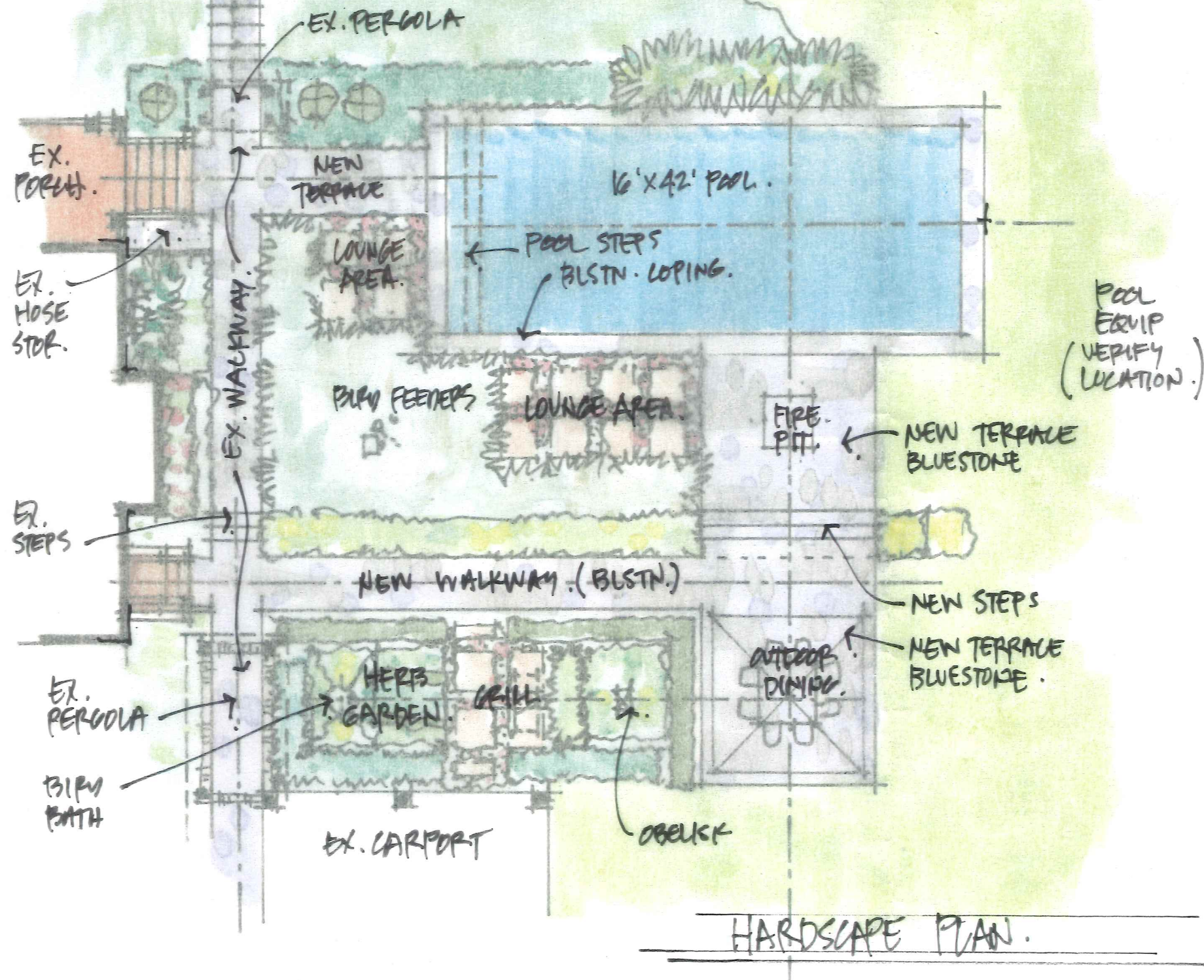
Scale: 1" = 10'  
Date: May 31, 2020

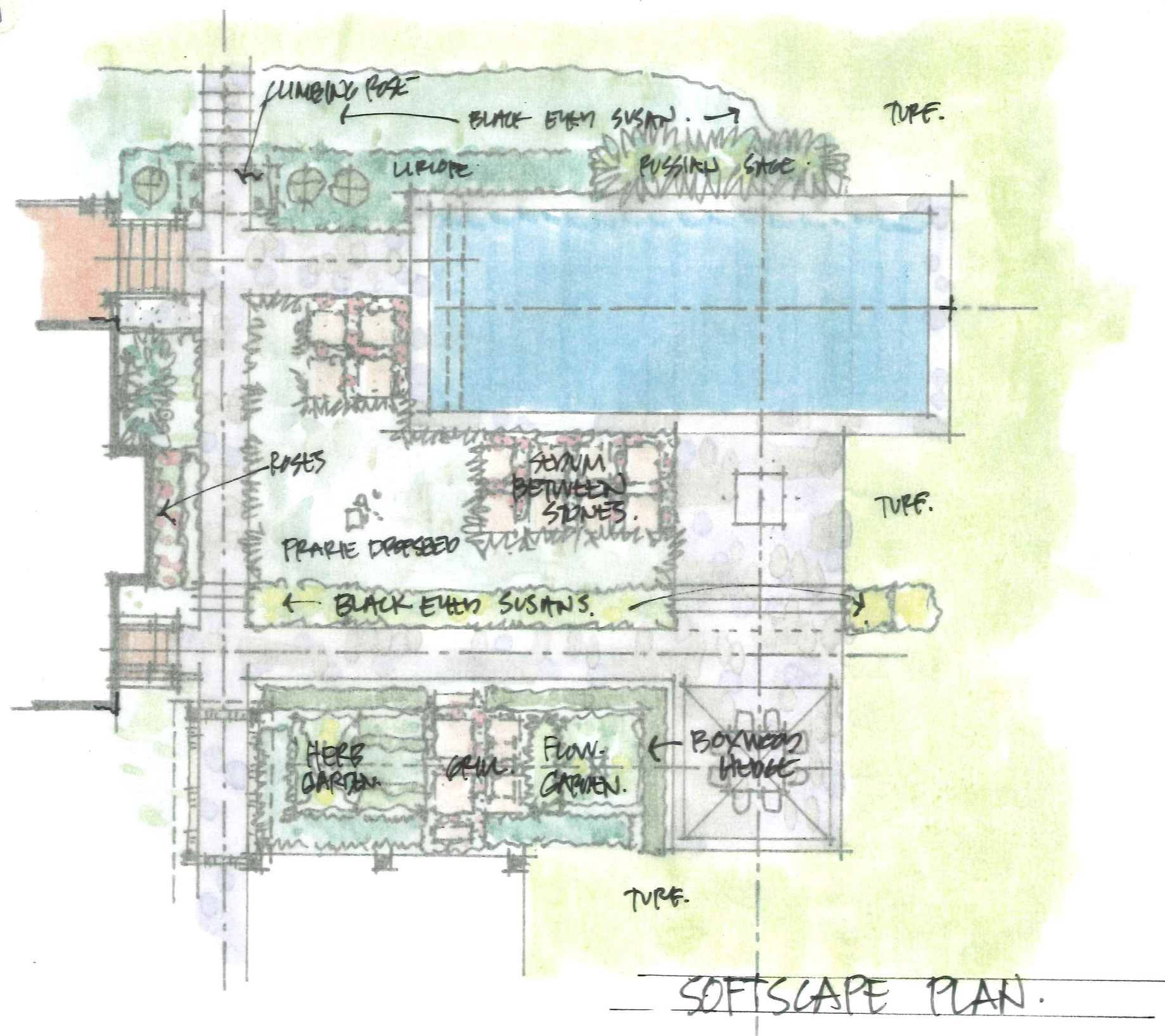


DATEPRINT  
1-800-227-6191

DATEPRINT  
1-800-227-6191

DATEPRINT  
1-800-227-6191



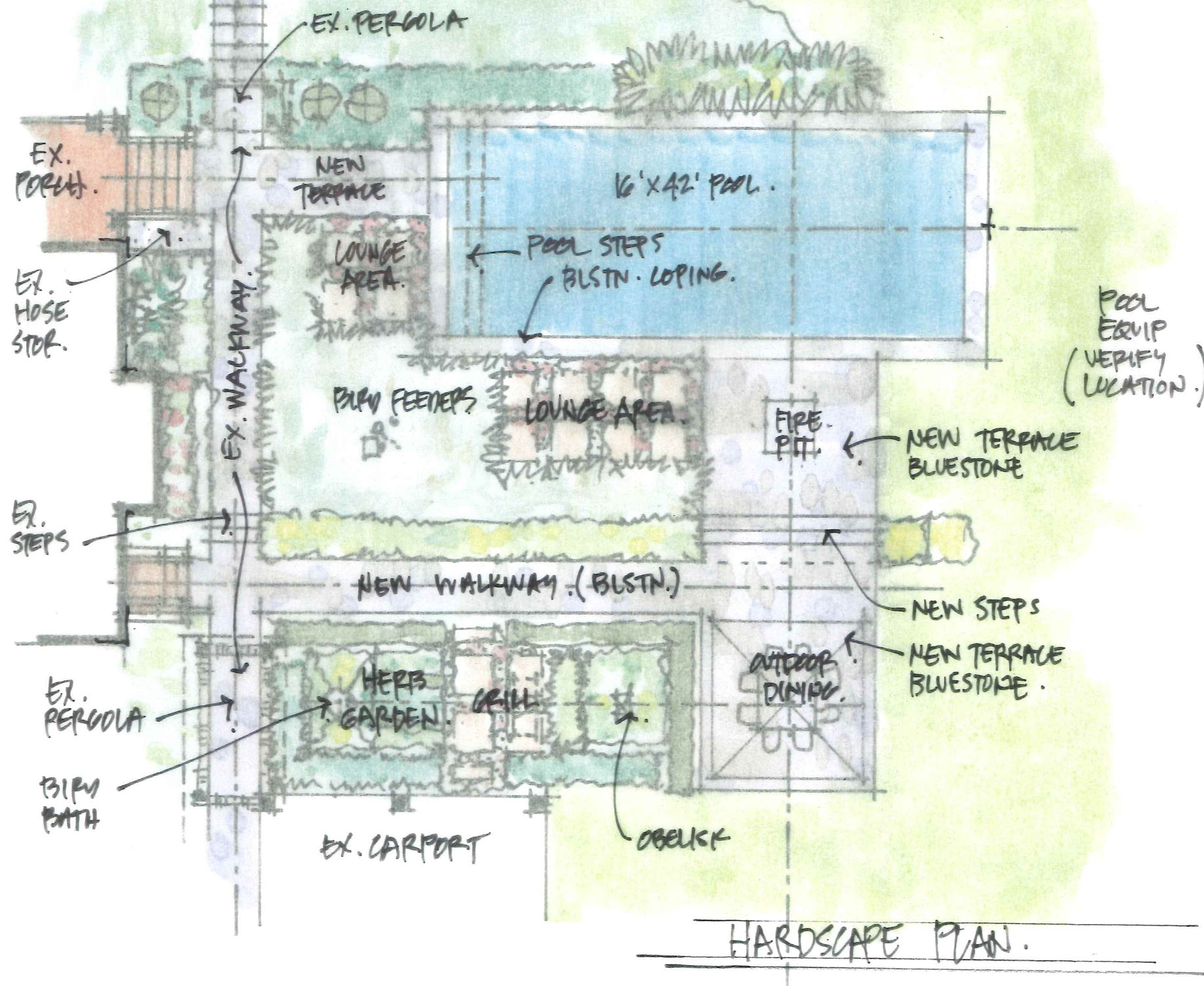




DATEPRINT  
1-800-227-6191

DATEPRINT  
1-800-227-6191

DATEPRINT  
1-800-227-6191



8-1

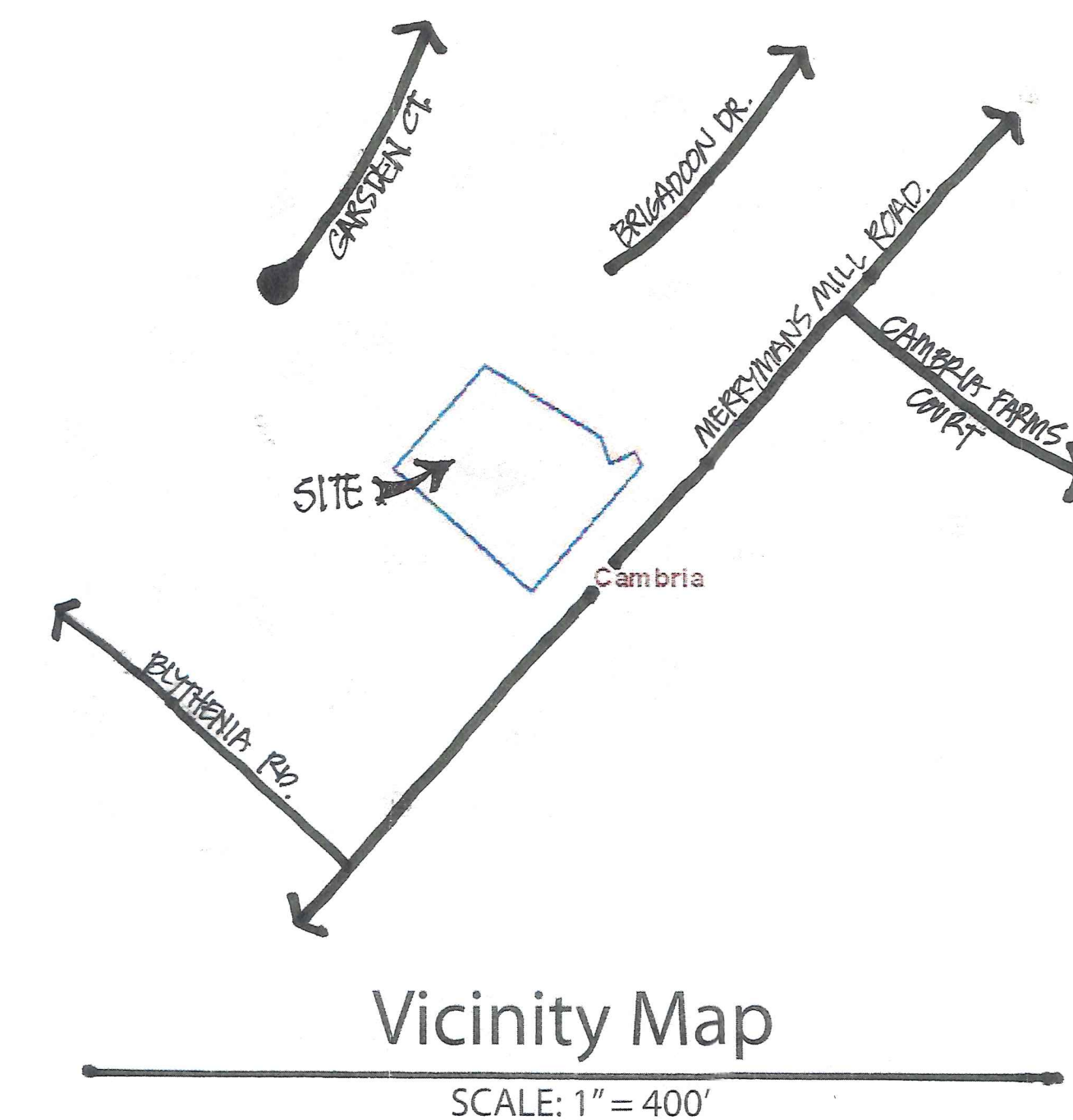
DATA FILE  
1-800-227-6791

**DATAPRINT**  
1-800-227-6191





Site Plan  
1" = 40'-0"



### Notes

1. Election District: 10
2. Councilmanic District: 3
3. This Plan has been prepared for a Zoning Hearing Variance
4. Address : 2602 Merrymans Mill Road, Phoenix, MD 21131-1636
5. Owners: Russell C Parrott and Mark A Willard
6. Neighborhood: 10010006.04
7. Subdivision Name: Cambria
8. Section: 3
9. Block: N/A
10. Lot No. 35
11. Plat Ref: 0025/0027
12. Tax No.: 1003000547
13. Deed Ref.: /19446/00488
14. Prior Zoning Case Number: 04-152-A To permit an accessory structure (carport) to be located in the front yard in lieu of the rear yard, and to permit a height of 23' in lieu of the required 15' for the subject accessory structure.
15. There is no flood plain on the subject property

2020-0195-A

