

IN THE MATTER OF
TORO SERVICES, LLC, LEGAL OWNER
AND PETITIONER FOR VARIANCE ON
THE PROPERTY KNOWN AS
1639 HOPEWELL AVENUE

15TH ELECTION DISTRICT
7TH COUNCILMANIC DISTRICT

* BEFORE THE
* BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. 20-236-A

* * * * *

ORDER OF DISMISSAL

This matter comes to the Board of Appeals by way of an appeal filed by Bruce Edward Covahey, Esquire on behalf of Darby Bonsall, Protestant and Crystal Francis, Protestant, *pro se*, from a decision of the Administrative Law Judge dated February 17, 2021, in which the requested zoning relief was granted with conditions.

WHEREAS, the Board is in receipt of a letter withdrawing the Petition for Variance filed by Gary A. Berger, Esquire on behalf of Toro Services, LLC, Petitioner (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Petitioner requests that the Petition for Variance that is the subject matter of this appeal be withdrawn and dismissed,

IT IS THEREFORE ORDERED this 21st day of September, 2021 by the Board of Appeals of Baltimore County that, in accordance with Board of Appeals Rules of Practice and Procedure, Rule 3.b.2, the Petition for Variance filed in Case No. 20-236-A be and the same is hereby **WITHDRAWN AND DISMISSED without prejudice**.

**BOARD OF APPEALS
OF BALTIMORE COUNTY**


Deborah C. Dopkin, Chair

LAW OFFICES
GARY A. BERGER, P.A.
11419 CRONRIDGE DRIVE
SUITE 7
OWINGS MILLS, MARYLAND 21117

(410) 828-5000
FAX (410) 654-3880

September 15, 2021

VIA EMAIL DELIVERY TO:
appealsboard@baltimorecountymd.gov

Board of Appeals of Baltimore County
Jefferson Building
Second Floor, Suite 203
105 West Chesapeake Avenue
Towson, Maryland 21204



RE: *Petition for Variance*
Toro Services, LLC - Legal Owner
1639 Hopewell Avenue
Case No.: 20-236-A

Dear Sir or Madam:

Petitioner, Toro Services, LLC, hereby withdraws the Petition for Variance filed in the above matter. Please also cancel the hearing scheduled for September 29, 2021.

Should you have any questions or need any further information, please do not hesitate to call my office.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Gary A. Berger".

GARY A. BERGER

GAB:dek

cc: Bruce Edward Covahey, Esquire, attorney for Protestant/Appellant
Crystal Francis, Protestant/Appellant, Pro Se
People's Counsel for Baltimore County



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

September 21, 2021

Gary A. Berger, Esquire
Gary A. Berger, P.A.
11419 Cronridge Drive, Suite 7
Owings Mills, Maryland 21117

Bruce Edward Covahey, Esquire
Covahey & Boozer, P.A.
614 Bosley Avenue
Towson, Maryland 21204

Re: In the matter of: *Toro Services, LLC – Legal Owner*
Case No.: 20-236-A

Dear Counsel:

Enclosed please find a copy of the Order of Dismissal issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, **WITH A PHOTOCOPY PROVIDED TO THIS OFFICE CONCURRENT WITH FILING IN CIRCUIT COURT.** Please note that all Petitions for Judicial Review filed from this decision should be noted under the same civil action number. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

A handwritten signature in blue ink that reads "Sunny Cannington" with a stylized flourish at the end.

Krysundra "Sunny" Cannington
Administrator

KLC/taz
Duplicate Original Cover Letter
Enclosure

c: Jose Urbina/Toro Services, LLC
Darby Bonsall
Crystal Francis
Office of People's Counsel
Paul M. Mayhew, Managing Administrative Law Judge
Stephen Lafferty, Director/Department of Planning
C. Pete Gutwald, Director/PAI
Nancy C. West, Assistant County Attorney/Office of Law
James R. Benjamin, Jr., County Attorney/Office of Law

LAW OFFICES

GARY A. BERGER, P.A.

11419 CRONRIDGE DRIVE
SUITE 7
OWINGS MILLS, MARYLAND 21117

(410) 828-5000
FAX (410) 654-3880

September 15, 2021

VIA EMAIL DELIVERY TO:

appealsboard@baltimorecountymd.gov

Board of Appeals of Baltimore County
Jefferson Building
Second Floor, Suite 203
105 West Chesapeake Avenue
Towson, Maryland 21204

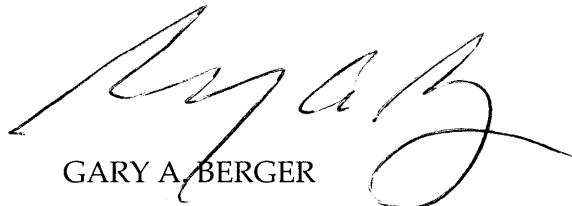
RE: *Petition for Variance*
Toro Services, LLC - Legal Owner
1639 Hopewell Avenue
Case No.: 20-236-A

Dear Sir or Madam:

Petitioner, Toro Services, LLC, hereby withdraws the Petition for Variance filed in the above matter. Please also cancel the hearing scheduled for September 29, 2021.

Should you have any questions or need any further information, please do not hesitate to call my office.

Sincerely yours,



GARY A. BERGER

GAB:dek

cc: Bruce Edward Covahey, Esquire, attorney for Protestant/Appellant
Crystal Francis, Protestant/Appellant, Pro Se
People's Counsel for Baltimore County



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

July 22, 2021

NOTICE OF POSTPONEMENT AND REASSIGNMENT

IN THE MATTER OF: Toro Services, LLC – Legal Owner
1639 Hopewell Avenue
20-236-A 15th Election District; 7th Council District

Re: Petition for Variance pursuant to BCZR § 1B02.3.C.1 to permit a lot width of 50 ft. in lieu of the minimum required 100 ft. and side yard setbacks of 10 ft. and 20 ft. with a sum of 20 ft. in lieu of the minimum required 15 ft. with a minimum sum of 40 ft. respectively.

2/17/21 Opinion and Order of the Administrative Law Judge wherein the Petition for Variance was GRANTED, with conditions.

This matter was assigned for hearing on August 19, 2021 and has been postponed by request of Counsel. The hearing in this matter has been

REASSIGNED FOR: SEPTEMBER 29, 2021, AT 10:00 A.M.

The above scheduled hearing will be held remotely using WebEx for audio and video participation. **Call-in information and a link to the hearing will be posted on our web calendar at www.baltimorecountymd.gov/departments/appeals the night before.**

A complete set of exhibits must be emailed at least 48 hours before the hearing to appealsboard@baltimorecountymd.gov in a format that complies with MDEC (Maryland Electronic Court) standards.

NOTICE:

- This appeal is an evidentiary hearing. Parties should consider the advisability of retaining an attorney.
- Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.
- No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).
- If you require special accommodations, please contact this office at least one week prior to hearing date.

Notice of Postponement and Reassignment
In the matter of: Toro Services, LLC
Case number: 20-236-A
July 22, 2021
Page 2

If you do not have access to a computer or smart device, please contact our office for the call-in information the day before the scheduled hearing.

Krysundra Cannington, Administrator

c.	Counsel for Petitioners Legal Owner	: Gary A. Berger, Esquire : Toro Services, LLC
	Counsel for Protestants/Appellants Protestants/Appellants	: Bruce Edward Covahey, Esquire : Darby Bonsall
	Protestant <i>pro se</i>	: Crystal Francis

David Billingsley

Office of People's Counsel
Paul M. Mayhew, Managing Administrative Law Judge
Steve Lafferty, Director/Department of Planning
C. Peter Gutwald, Director/PAI
James R. Benjamin, Jr., County Attorney
Nancy C. West, Assistant County Attorney

IN RE: PETITION FOR SPECIAL HEARING

1639 Hopewell Avenue
(The Subject Property)

15th Election District
7th Councilmanic District

Protestant/Appellant
Darby Bonsall

Legal Owners of Subject Property
Toro Services, LLC

* BEFORE THE
* BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
*
* Case No. 20-236-A
*
*




* * * * *

MOTION FOR CONTINUANCE

Darby Bonsall, Protestant/Appellant, by Bruce E. Covahey and Covahey & Boozer, P.A., her attorneys, moves to have the evidentiary hearing in the above-captioned case continued. The grounds for this motion are as follows:

1. The above-captioned case is currently scheduled for an evidentiary hearing on August 19, 2021 at 10:00 a.m.

2. The undersigned respectfully requests a postponement because he is scheduled to appear for trial in the District Court of Maryland for Baltimore County on August 19, 2021 at 9:00 a.m. in the matter of Craemer vs. Webb (Case No. D-08-CV-21-011773). A copy of Notice of Hearing is attached hereto and incorporated herein as Exhibit A.



BRUCE EDWARD COVAHEY
Covahey & Boozer, P.A.
614 Bosley Avenue
Towson, Maryland 21204
410-828-9441
Attorneys for Protestant/Appellant,
Darby Bonsall


CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of July, 2021, a copy of the foregoing Motion for Continuance was sent via First Class Mail, postage prepaid, to:

Gary A. Berger, Esquire
401 Washington Ave., Ste. 905
Towson, MD 21204
Attorney for Petitioner/Appellee

Crystal Francis
1637 Hopewell Avenue
Baltimore, MD 21221
Protestant/Appellant, Pro Se

People's Counsel for Baltimore County
The Jefferson Building
105 West Chesapeake Avenue, Suite 204
Towson, Maryland 21204



BRUCE EDWARD COVAHEY

071321jk



**DISTRICT COURT OF MARYLAND FOR
BALTIMORE COUNTY**

120 E. Chesapeake Avenue
Towson Maryland 21286-5307

410-512-2000

Case Number: D-08-CV-21-011773

**To: BRUCE EDWARD COVAHEY
614 BOSLEY AVENUE
TOWSON MD 21204**

ALBERT CRAEMER VS. ALEXIS WEBB

Regarding:

Date: 5/12/2021

The Court has scheduled a proceeding for the case named above.

Type of Proceeding: Hearing - Tentative
Date: 08/19/2021
Session Time: 9:00 AM

(Pending Service on Defendant)

Courtroom Number and 120 E. Chesapeake Avenue
Court Location: Towson Maryland 21286-5307

You will be notified of the service outcome. You will also be notified if a Notice of Intention to Defend is filed. If you receive any payment toward this claim, you must immediately inform this Court in writing.

Courtroom assignments are subject to change. Check docket board for verification of case location upon arrival to Court.

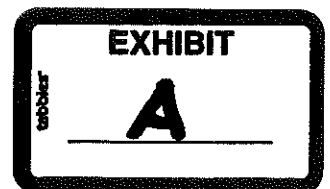
If you are not represented by an attorney, you may seek assistance through The Maryland Courts Self-Help Centers. Help is available by phone, live chat, or at walk-in centers. Call 410-260-1392 or visit www.mdcourts.gov/selfhelp for more information.

For information about mediation at no cost to you, you may contact the District Court Alternative Dispute Resolution Office at 410-260-1676 or Visit <https://mdcourts.gov/district/adr/home>

TTY Users Call Maryland Relay: 711.

Visit our website for directions and information about procedures.
Our web address is mdcourts.gov/district

To request a foreign language interpreter or a reasonable accommodation under the Americans with Disabilities Act, please contact the court immediately.



Possession and use of cell phones and other electronic devices may be limited or prohibited in designated areas of the court facility.

IN RE: PETITION FOR SPECIAL
HEARING

1639 Hopewell Avenue
(The Subject Property)

15th Election District
7th Councilmanic District

Protestant/Appellant
Darby Bonsall

Legal Owners of Subject Property
Toro Services, LLC

* BEFORE THE
* BOARD OF APPEALS
* OF
* BALTIMORE COUNTY

*
* Case No. 20-236-A
*

*

*

* * * * *

ORDER

UPON CONSIDERATION of the foregoing Motion for Continuance and all responses thereto, it is this _____ day of _____, 2021

ORDERED, that the Motion for Continuance be, and hereby is, GRANTED, and it is further

ORDERED, that the evidentiary hearing in this matter presently scheduled for August 19, 2021 at 10:00 a.m. be, and hereby is, POSTPONED.



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

June 30, 2021

NOTICE OF ASSIGNMENT

IN THE MATTER OF: Toro Services, LLC – Legal Owner
1639 Hopewell Avenue
20-236-A 15th Election District; 7th Council District

Re: Petition for Variance pursuant to BCZR § 1B02.3.C.1 to permit a lot width of 50 ft. in lieu of the minimum required 100 ft. and side yard setbacks of 10 ft. and 20 ft. with a sum of 20 ft. in lieu of the minimum required 15 ft. with a minimum sum of 40 ft. respectively.

2/17/21 Opinion and Order of the Administrative Law Judge wherein the Petition for Variance was GRANTED, with conditions.

ASSIGNED FOR: AUGUST 19, 2021, AT 10:00 A.M.

The above scheduled hearing will be held remotely using WebEx for audio and video participation. **Call-in information and a link to the hearing will be posted on our web calendar at www.baltimorecountymd.gov/departments/appeals the night before.**

A complete set of **exhibits must be emailed at least 48 hours before the hearing to appealsboard@baltimorecountymd.gov** in a format that complies with MDEC (Maryland Electronic Court) standards.

NOTICE:

- This appeal is an evidentiary hearing. Parties should consider the advisability of retaining an attorney.
- Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.
- No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).
- If you require special accommodations, please contact this office at least one week prior to hearing date.

If you do not have access to a computer or smart device, please contact our office for the call-in information the day before the scheduled hearing.

Krysundra Cannington, Administrator

Notice of Assignment
In the matter of: Toro Services, LLC
Case number: 20-236-A
June 30, 2021
Page 2

c.	Counsel for Petitioners Legal Owner	: Gary A. Berger, Esquire : Toro Services, LLC
	Counsel for Protestants/Appellants Protestants/Appellants	: Bruce Edward Covahey, Esquire : Darby Bonsall
	Protestant <i>pro se</i>	: Crystal Francis

David Billingsley

Office of People's Counsel
Paul M. Mayhew, Managing Administrative Law Judge
Steve Lafferty, Director/Department of Planning
C. Peter Gutwald, Director/PAI
James R. Benjamin, Jr., County Attorney
Nancy C. West, Assistant County Attorney

Debra Wiley

From: Debra Wiley
Sent: Monday, March 22, 2021 8:54 AM
To: 'garyaberger@verizon.net'
Cc: Peoples Counsel; bcovahey@cablaw.com; 'crystal.r.francis@gmail.com'; 'dabbles_1@yahoo.com'; 'David Billingsley'; 'homesbytoro@gmail.com'; Donna Mignon
Subject: Case No. 2020-0236-A - 1639 Hopewell Road - APPEAL TO BOARD OF APPEALS
Attachments: 20210322085349732.pdf

Good Morning,

Please see attached in reference to the above case which was appealed on March 17, 2021.

Have a great and safe day !

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Monday, March 22, 2021 8:54 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 03.22.2021 08:53:49 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

Debra Wiley

From: Mail Delivery System <postmaster@baltimorecountymd.gov>
To: dabbles_1@yahoo.com
Sent: Monday, March 22, 2021 8:57 AM
Subject: Undeliverable: Case No. 2020-0236-A - 1639 Hopewell Road - APPEAL TO BOARD OF APPEALS

Delivery has failed to these recipients or groups:

dabbles_1@yahoo.com

A problem occurred while delivering your message to this email address. Try sending your message again. If the problem continues, please contact your email admin.

The following organization rejected your message: [67.195.228.111].

Diagnostic information for administrators:

Generating server: mail1.baltimorecountymd.gov

dabbles_1@yahoo.com

[67.195.228.111]

Remote Server returned '554 5.0.0 <[67.195.228.111] #5.0.0 smtp; 5.3.0 - Other mail system problem 552-'1 Requested mail action aborted, mailbox not found' (delivery attempts: 0)>'

Original message headers:

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K8WLYrKoyjDybDI4NE2HWiezg7F14D39vNj6XcKkpfbhGzF1J483GqWS59s1/s5gjH046ADjdm
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yO+FkWZoO2RM9Gb8xtLdpti8104NCQu4MZPuXVKK54IEpLA8Ozv1BOYAtv6k0Mq03ChlSCvWxa
u+Y=

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d="pdf'?scan'208";a="75676474"

Received: from unknown (HELO ex1603p.bcg.ad.bcgov.us) ([172.30.49.222])

by mail1.baltimorecountymd.gov with ESMTP/TLS/ECDHE-RSA-AES256-GCM-SHA384; 22 Mar 2021
08:56:44 -0400

Received: from ex1601p.bcg.ad.bcgov.us (172.30.49.220) by
ex1603p.bcg.ad.bcgov.us (172.30.49.222) with Microsoft SMTP Server
(version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id
15.1.2176.2; Mon, 22 Mar 2021 08:56:43 -0400

Received: from ex1601p.bcg.ad.bcgov.us ([fe80::b85c:e8b2:8330:1d3]) by
ex1601p.bcg.ad.bcgov.us ([fe80::b85c:e8b2:8330:1d3%5]) with mapi id
15.01.2176.009; Mon, 22 Mar 2021 08:56:43 -0400

From: Debra Wiley <dwiley@baltimorecountymd.gov>

To: "dabbles_1@yahoo.com" <dabbles_1@yahoo.com>

Subject: FW: Case No. 2020-0236-A - 1639 Hopewell Road - APPEAL TO BOARD OF APPEALS



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

March 19, 2021

(Via Email)-garyaberger@verizon.net
Gary A. Berger, Esquire



RE: **APPEAL TO BOARD OF APPEALS**
Petition for Variance
Case No. 2020-0236-A
Property: 1639 Hopewell Road

Dear Counsel:

Please be advised that an appeal of the above-referenced case was filed in this Office on March 17, 2021. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

Sincerely,

A handwritten signature in black ink that reads "Paul M. Mayhew".

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Attachment

c: Board of Appeals
People's Counsel

See Email Addresses Next Page

Bruce Edward Covahey, Esquire –
Crystal Francis -
Darby Bonsall -
David Billingsley –
Jose Urbina –

bcovahey@cablaw.com
crystal.r.franis@gmail.com
dabbles_1@yahoo.com
dwb0209@yahoo.com
homesbytoro@gmail.com

APPEAL

Petition for Variance
Case No.: 2020-0236-A
1639 Hopewell Road
15th Election District, 7th Council District

Notice of Appeal & Check #834 for \$300 - Received on March 17, 2021 –filed by Crystal Francis

Cashier's Receipt – \$300 fee for Variance

All materials relative to this case were delivered to BOA on March 11, 2021 with Bruce Edward Covahey, Esq. Appeal

RECEIVED
MAR 17 2021
DEPARTMENT OF PLANNING

Crystal Francis
1637 Hopewell Avenue
Baltimore, Maryland 21221
Email: Crystal.r.francis@gmail.com
Phone: 410-971-5120

March 17, 2021,

HAND DELIVERED

Office of Administration Hearings for Baltimore County
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21221

Re: Petition for Variance
1639 Hopewell Avenue
Case No: 202-0236-A

Dear Madam or Sir:

Enclosed please find the following documents for filing regarding the above-referenced matter on behalf of Appellant, Crystal Francis:

1. Notice of Appeal
2. Check in amount of \$300.00

Upon receipt of the Notice of Appeal and filing fee, please contact me via email at the address above to confirm receipt.

Best regards,



Crystal Francis

IN RE: PETITION FOR VARIANCE
(1639 Hopewell Avenue)
15th Election District
7th Councilmanic District
Toro Service, LLC, Legal Owner
(Petitioner)

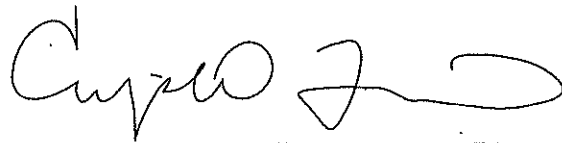
BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
CASE NO.: 2020-0236-A

* * * * *

NOTICE OF APPEAL

Appellant, Crystal Francis, pursuant to Baltimore County Code § 32-3-401, hereby files an appeal to the Baltimore County Board of Appeals from the Opinion and Ord of the Administrative Law Judge dated February 17, 2021.

Pursuant to Rule 3 of the Rules of Practice and Procedure of the Board of Appeals, the address of the Appellant is 1637 Hopewell Avenue, Baltimore Maryland 21221



CRYSTAL FRANCIS
1637 HOPEWELL AVENUE
BALTIMORE, MD 21221
(410) 971-5120
Crystal.R.Francis@gmail.com

CERTIFICATE OF SERVICE

I hereby certify that on the 17th day of March 2021, a copy of the foregoing Notice of Appeal was mailed via first class mail, postage prepaid to:

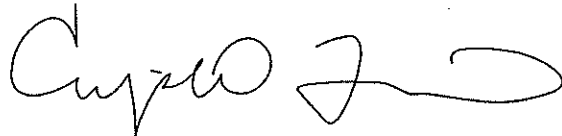
Gary A. Berger, Esquire
410 Washington Avenue
Suite 905
Towson, MD 21202
Attorney of Petitioner

Darby Bonsall
1641 Hopewell Avenue
Baltimore, MD 21221

and hand delivered:

Baltimore County Board of Appeals
105 W. Chesapeake Avenue
Towson, Maryland 21204

Michael D. Malinoff, Director
Department of Permits Approvals and Inspections
111. W. Chesapeake Avenue
Towson, MD 21204



CRYSTAL FRANCIS

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

No. 174872

Date: 3-17-21

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000			6150				300.00

Total: 300.00

Rec From: Crystal Francis

For: OAH - Appeal
 2020-0236-A
 1639 Hopewell Ave.
 3-1-26-21
 ck # 834

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

7-11 520 6416		834
CRYSTAL R FRANCIS 1637 HOPEWELL AVE BALTIMORE, MD 21221		
DATE		3-17-2021
PAY TO THE ORDER OF Baltimore County		\$ 300.00
Three Hundred Dollars		300 DOLLARS
M&T Bank		
CASE NO. 2020-0236 A		
MEMO Fee Board of Appeals		Crystal Francis
*0520001131		20271565610834

COVAHEY & BOOZER, P.A.

Attorneys & Counselors at Law
Since 1972

Edward C. Covahey, Jr.
F. Vernon Boozer *††
Bruce E. Covahey
Frank V. Boozer, Jr.

614 Bosley Avenue
Towson, Maryland 21204
(410)-828-9441
FAX - (410)-823-7530
Email: bcovahey@cablaw.com

* ADMITTED TO D.C. BAR
†† OF COUNSEL

March 10, 2021

HAND DELIVERED

Office of Administrative Hearings for Baltimore County
105 West Chesapeake Avenue
Suite 103
Towson, MD 21204



Re: Petition for Variance
1639 Hopewell Avenue
Case No.: 2020-0236-A

Dear Sir or Madam:

Enclosed please find the following documents for filing with regard to the above-referenced matter on behalf of Appellant, Darby Bonsall:

1. Notice of Appeal;
2. Check in the amount of \$300.00.

Upon receipt of the Notice of Appeal and filing fee, please contact me via e-mail at the address above to confirm receipt.

Please do not hesitate to contact me should you have any questions or require any additional information. Thank you for your anticipated prompt attention to this matter.

Very truly yours,


Bruce Edward Covahey

BEC

Enclosures
0309bec13

CC: Darby Bonsall (via electronic mail)
Gary A. Berger, Esquire
Baltimore County Board of Appeals (via hand delivery)
Michael D. Malinoff, Director, Dept. of Permits Approvals and Inspections (via hand delivery)
Crystal Francis

IN RE: PETITION FOR VARIANCE
(1639 Hopewell Avenue)
15th Election District
7th Councilmanic District

Toro Services, LLC, *Legal Owner*

Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* CASE NO.: 2020-0236-A

* * * * *

NOTICE OF APPEAL

Appellant, Darby Bonsall, by and through her attorneys, Bruce Edward Covahey, and Covahey & Boozer, P.A., pursuant to Baltimore County Code § 32-3-401, hereby files an appeal to the Baltimore County Board of Appeals from the Opinion and Order of the Administrative Law Judge dated February 17, 2021.

Pursuant to Rule 3 of the Rules of Practice and Procedure of the Board of Appeals, the address of the Appellant is 1641 Hopewell Avenue, Baltimore, MD 21221.



BRUCE EDWARD COVAHEY
Covahey & Boozer, P.A.
614 Bosley Avenue
Towson, MD 21204
(410) 828-9441
(410) 823-7530 (fax)
bcovahey@cablaw.com
Attorneys for Appellant

CERTIFICATE OF SERVICE

I hereby certify that on the 10th day of March, 2021, a copy of the foregoing Notice of Appeal was mailed via first class mail, postage prepaid to:

Gary A. Berger, Esquire
401 Washington Ave
Suite 905
Towson, MD 21204
Attorney for Petitioner

Crystal Francis
1637 Hopewell Avenue
Baltimore, MD 21221

and hand delivered to:

Baltimore County Board of Appeals
105 W. Chesapeake Avenue
Towson, MD 21204

Michael D. Malinoff, Director
Department of Permits Approvals and Inspections
111 W. Chesapeake Avenue
Towson, MD 21204



BRUCE EDWARD COVAHEY

IN RE: PETITION FOR VARIANCE
(1639 Hopewell Avenue)
15th Election District
7th Council District
Toro Services, LLC
Legal Owner

Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2020-0236-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by Toro Services, LLC for property located at 1639 Hopewell Road. The Petitioner is requesting variance relief from Baltimore County Zoning Regulations (“BCZR”) § 1B02.3.C.1 to permit a lot width of 50 ft. in lieu of the minimum required 100 ft. and side yard setbacks of 10 ft. and 20 ft. with a sum of 20 in lieu of the minimum required 15 ft. with a minimum sum of 40 ft. respectively.

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.

Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) and the Department of Environmental Protection and Sustainability (“DEPS”) which indicates that the subject property is located with the Chesapeake Bay Critical Area (“CBCA”). Subject to certain conditions, which will be incorporated in this Order, neither agency opposes the relief.

Jose Urbina appeared on behalf of Toro Services, LLC at the hearing. David Billingsley also appeared on behalf of the Petitioners, and the site plan he prepared was admitted as Petitioner’s Exhibit 1. Gary Berger, Esquire, represented the Petitioner. The adjoining property

ORDER RECEIVED FOR FILING

Date 2/17/21
By D. Mignone

owners, Crystal Francis, and Darby Bonsall, attended the hearing and voiced their opposition to the requested variances. The subject property is approximately 26,700 sq. ft. and is zoned DR 2.

Mr. Billingsley explained that the lot was created in 1954. It is irregularly shaped because a 50' x 140' portion of the original parcel was "saved and excepted." On that lot is 1641 Hopewell Avenue, Ms. Bonsall's home. In addition, the portion of the subject property that is 100' wide, and that could accommodate the required setbacks, is subject to a Chesapeake Bay Critical Area Easement, and therefore cannot be built on.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The property is unique within the meaning of the law. Although it is more than half an acre in square footage, the portion of the lot that is not subject to the CBCA easement is only 50 feet wide. Therefore, if the variance relief is not granted the Petitioner will be unable to build anything on the lot. As the photos and plats show, there are numerous other 50' lots with homes on the street so this proposed residential structure will be compatible with the neighborhood. Further, the DEPS has concluded that the proposed structure will not be harmful to the environment provided the CBCA and LDA restrictions are complied with.

THEREFORE, IT IS ORDERED, this 17th day of **February 2021**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to the Baltimore County Zoning Regulations ("BCZR") § 1B02.3.C.1 to permit a lot width of 50 ft. in lieu of the minimum required 100 ft. and side yard setbacks of 10 ft. and 20 ft. with a sum of 20 in lieu of the minimum

required 15 ft. with a minimum sum of 40 ft. respectively is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
- Petitioner must comply with the DEPS and DOP ZAC comments, copies of which are attached hereto and made a part hereof.

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 2/17/21
By D. Mignone

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

RECEIVED
JAN 21 2021
OFFICE OF ADMINISTRATIVE HEARINGS

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

DATE: 1/19/2021

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-236

INFORMATION:

Property Address: 1639 Hopewell Avenue
Petitioner: Jose Urbina, Toro Services LLC
Zoning: DR 2
Requested Action: Variance

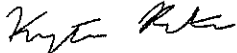
The Department of Planning has reviewed the petition for a Variance from Section 1B02.3.C.1 to permit a lot width of 50 feet in lieu of the minimum required 100 feet and side yard setbacks of 10 feet and 10 feet with a sum of 20 feet in lieu of the minimum required 15 feet with a minimum sum of 40 feet respectively.

A site visit was conducted on January 6, 2021. The site consists of a vacant lot on a street with varying lot sizes and housing styles. The site plan indicates that a single family dwelling is proposed for the lot, necessitating the variances.

The Department has no objections to the request pending adequate screening in the form of landscaping on both sides of the lot are provided to minimize the side yard setbacks.

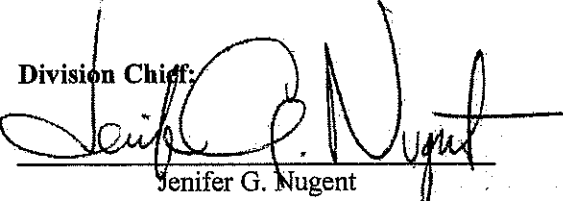
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/KP/

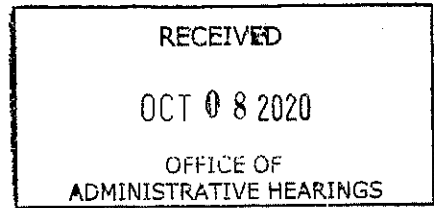
c: Laurie Hay
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
David Billingsley
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 2/17/21
By J. Mignone

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: October 8, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0236-A
Address 1639 Hopewell Avenue
(Toro Services, LLC Property)

Zoning Advisory Committee Meeting of **September 21, 2020**.

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

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

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. Critical Area lot coverage (defined in State of Maryland Natural Resources Article §8-1802(a)(17)) is limited to 15%, or a maximum of 5,445 square feet, if approved, and with mitigation for the amount over 15%. In addition, the site contains forest and must comply with Critical Area forest requirements. The setback relief requested would allow the development to retain forest to meet requirements and provide water quality benefits. Therefore, the relief requested by the applicant can result in minimal adverse impacts to water quality.

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

With the requested setback relief, the applicant proposes to retain forest and any Critical Area buffer within the forest in a protected easement. This will aid in the conservation of wildlife and plant habitat on-site, and help in the conservation of

COPIES RECEIVED FOR FILING
Date: 2/17/21
By: D Mignon

fish habitat by providing water quality management for run-off into an off-site storm drain.

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

If the proposed development can meet all Critical Area lot coverage, forest, and buffer requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis

ORDER RECEIVED FOR FILING

Date 2/17/21
By D. Mignon



JOHN A. OLSZEWSKI, JR.
County Executive

February 17, 2021

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

Gary A. Berger, Esquire – garyaberger@verizon.net

RE: Petition for Variance
Case No. 2020-0236-A
Property: 1639 Hopewell Avenue

Dear Mr. Berger:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dml
Enclosure

C: David Billingsley – dwb0209@yahoo.com
Jose Urbina – homesbytoro@gmail.com
Darby Bonsall – darbles_1@yahoo.com
Crystal Francis – crystal.r.francis@gmail.com

ORDER RECEIVED FOR FILING

Date 2/17/21
By J. Mignone



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

March 19, 2021

(Via Email)-garyaberger@verizon.net
Gary A. Berger, Esquire



RE: **APPEAL TO BOARD OF APPEALS**
Petition for Variance
Case No. 2020-0236-A
Property: 1639 Hopewell Road

Dear Counsel:

Please be advised that an appeal of the above-referenced case was filed in this Office on March 17, 2021. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

Sincerely,

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Attachment

c: ✓ Board of Appeals
People's Counsel

See Email Addresses Next Page

Bruce Edward Covahey, Esquire –
Crystal Francis -
Darby Bonsall -
David Billingsley –
Jose Urbina –

bcovahey@cablaw.com
crystal.r.franis@gmail.com
dabbles_1@yahoo.com
dwb0209@yahoo.com
homesbytoro@gmail.com

APPEAL

Petition for Variance
Case No.: 2020-0236-A
1639 Hopewell Road
15th Election District, 7th Council District

Notice of Appeal & Check #834 for \$300 - Received on March 17, 2021 –filed by Crystal Francis

Cashier's Receipt – \$300 fee for Variance

All materials relative to this case were delivered to BOA on March 11, 2021 with Bruce Edward Covahey, Esq. Appeal

RECEIVED
MAR 17 2021
DEPARTMENT OF PLANNING

Crystal Francis
1637 Hopewell Avenue
Baltimore, Maryland 21221
Email: Crystal.r.francis@gmail.com
Phone: 410-971-5120

March 17, 2021,

HAND DELIVERED

Office of Administration Hearings for Baltimore County

105 West Chesapeake Avenue, Suite 103

Towson, Maryland 21221

Re: Petition for Variance

1639 Hopewell Avenue

Case No: 202-0236-A

Dear Madam or Sir:

Enclosed please find the following documents for filing regarding the above-referenced matter on behalf of Appellant, Crystal Francis:

1. Notice of Appeal
2. Check in amount of \$300.00

Upon receipt of the Notice of Appeal and filing fee, please contact me via email at the address above to confirm receipt.

Best regards,



Crystal Francis

IN RE: PETITION FOR VARIANCE
(1639 Hopewell Avenue)
15th Election District
7th Councilmanic District
Toro Service, LLC, Legal Owner
(Petitioner)

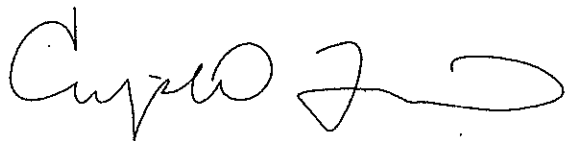
BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
CASE NO.: 2020-0236-A

* * * * *

NOTICE OF APPEAL

Appellant, Crystal Francis, pursuant to Baltimore County Code § 32-3-401, hereby files an appeal to the Baltimore County Board of Appeals from the Opinion and Ord of the Administrative Law Judge dated February 17, 2021.

Pursuant to Rule 3 of the Rules of Practice and Procedure of the Board of Appeals, the address of the Appellant is 1637 Hopewell Avenue, Baltimore Maryland 21221



CRYSTAL FRANCIS
1637 HOPEWELL AVENUE
BALTIMORE, MD 21221
(410) 971-5120
Crystal.R.Francis@gmail.com

CERTIFICATE OF SERVICE

I hereby certify that on the 17th day of March 2021, a copy of the foregoing Notice of Appeal was mailed via first class mail, postage prepaid to:

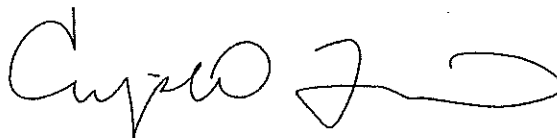
Gary A. Berger, Esquire
410 Washington Avenue
Suite 905
Towson, MD 21202
Attorney of Petitioner

Darby Bonsall
1641 Hopewell Avenue
Baltimore, MD 21221

and hand delivered:

Baltimore County Board of Appeals
105 W. Chesapeake Avenue
Towson, Maryland 21204

Michael D. Mainoff, Director
Department of Permits Approvals and Inspections
111. W. Chesapeake Avenue
Towson, MD 21204



CRYSTAL FRANCIS

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

No. 174872

Date: 3-17-21

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000			6150				300.00

Total: 300.00

Rec From: Crystal Francis

For: OAH - Appeal
 2020-0236-A
 1639 Hopewell Ave.
 03 1-26-21
 ck# 834

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CRYSTAL R FRANCIS 1637 HOPEWELL AVE BALTIMORE, MD 21221		7-11 520 6416	834
DATE		3-17-2021	Shield™
PAY TO THE ORDER OF	Baltimore County	\$	300.00
	Three Hundred Dollars	00/100	DOLLARS
M&T Bank			
CASE NO.	2020-0236 A		
MEMO	Fee Board of Appeals	Crystal Francis	MP



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

March 11, 2021

(Via Email)-garyaberger@verizon.net

Gary A. Berger, Esquire

RE: APPEAL TO BOARD OF APPEALS

Petition for Variance

Case No. 2020-0236A

Property: 1639 Hopewell Road

Dear Counsel:

Please be advised that an appeal of the above-referenced case was filed in this Office on March 10, 2021. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul M. Mayhew", is written over a light blue circular stamp.

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm
Attachment

c: **See Email Addresses Below**



Bruce Edward Covahey, Esquire – bcovahey@cablaw.com
Crystal Francis - crystal.r.franis@gmail.com
Darby Bonsall - dabbles_1@yahoo.com
David Billingsley – dwb0209@yahoo.com
Jose Urbina – homesbytoro@gmail.com



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

March 11, 2021

(Via Email)-garyaberger@verizon.net

Gary A. Berger, Esquire

RE: **APPEAL TO BOARD OF APPEALS**
Petition for Variance
Case No. 2020-0236A
Property: 1639 Hopewell Road

Dear Counsel:

Please be advised that an appeal of the above-referenced case was filed in this Office on March 10, 2021. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

Sincerely,

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm
Attachment

c: **See Email Addresses Below**



Bruce Edward Covahey, Esquire – bcovahey@cablaw.com
Crystal Francis - crystal.r.franis@gmail.com
Darby Bonsall - dabbles_1@yahoo.com
David Billingsley – dwb0209@yahoo.com
Jose Urbina – homesbytoro@gmail.com

Donna Mignon

From: Donna Mignon
Sent: Thursday, March 11, 2021 10:32 AM
To: 'garyaberger@verizon.net'
Cc: Debra Wiley; 'bcovahey@cablaw.com'; 'crystal.r.francis@gmail.com'; 'dabbles_1@yahoo.com'; 'David Billingsley'; 'homesbytoro@gmail.com'; County Council (countycouncil@baltimorecountymd.gov); Henry Ayakwah; Jeffery Livingston (jlivingston@baltimorecountymd.gov); Jenifer G. Nugent; Peter Max Zimmerman (pzimmerman@baltimorecountymd.gov); Rebecca Wheatley (rwheatley@baltimorecountymd.gov); Vishnubhai-K Desai (vdesai@baltimorecountymd.gov)
Subject: Case No: 2020-0236-A - 1639 Hopewell Road
Attachments: 2021-03 11 - letter to the Board of Appeals - 2020-0236-A.pdf

Good Morning,
Please find attached the letter regarding the appeal in regard to the above-referenced matter.

Thank you. Have a great day.

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

APPEAL

Petition for Variance Case No.: 2020-0236-A

15th Election District, 7th Council District

Petition for Special Hearing – September 17, 2020

Zoning Description of Property (1 page)

Notice of Zoning Hearing – December 17, 2020

Certification of Publication – *The Daily Record* newspaper - published on January 5, 2021

Certification of Posting by David Billingsley – January 5, 2021, January 22, 2021

Entry of Appearance by People’s Counsel – Not in file

Attendance Report (1 sheet)

Zoning Advisory Committee Comments: DOP dated 1/19/21 and DEPS dated 10/8/20

Petitioner’s Exhibits:

- (1) Plat to Accompany Petition
- (2) SDAT Real Property Search
- (3) Portion of Tax Map 0090
- (4) Deed of Record dated March 31, 2020
- (5) Plan of Midriver Park dated May, 1911 Plat Book k4 Folio 12
- (6) Deed dated June 4, 1954 Liber 2492 Folio 393 Conveying lot (50X150) from original Lot 21
- (7) Copy of Baltimore County right of Way Plat 48-250-4 Conveying Widening along Hopewell Avenue
- (8) Aerial Photo
- (9) Photos A-C

Opposing Exhibits

- (1) Hopewell Historic road
- (1) (a) Aerial of dwelling (1641) and adjacent lot (1639)
- (2) 1911 surveyed plats 100 x100
- (3) 1641 Current Plat
- (4) Current Plat
- (5) 1641 Zone C dwelling and land location drawing
- (6) Aerial views of 1641 and 1639
- (7) Woods – water ways encompassing both properties
- (8) Aerial of water ways surrounding Hopewood
- (9) Three steps to my fence and lot 1639
- (10) Perspective between both
- (11) Perspective between both
- (12) Other side of fence

- (13) Other side } fence
- (14) From Hopewell Avenue, both view
- (15)

Miscellaneous

Cover Letter and Administrative Law Judge's Order Decision – Variance – Granted on February 17, 2021

Notice of Appeal & Check #271 for \$300 - Received on March 10, 2021 –filed by Bruce Edward Covahey, Esquire

Cashier's Receipt – \$300 fee for VarianceP

COVAHEY & BOOZER, P.A.

Attorneys & Counselors at Law
Since 1972

Edward C. Covahey, Jr.
F. Vernon Boozer *††
Bruce E. Covahey
Frank V. Boozer, Jr.

614 Bosley Avenue
Towson, Maryland 21204
(410)-828-9441
FAX - (410)-823-7530
Email: bcovahey@cablaw.com

* ADMITTED TO D.C. BAR
†† OF COUNSEL

March 10, 2021

HAND DELIVERED

Office of Administrative Hearings for Baltimore County
105 West Chesapeake Avenue
Suite 103
Towson, MD 21204



Re: Petition for Variance
1639 Hopewell Avenue
Case No.: 2020-0236-A

Dear Sir or Madam:

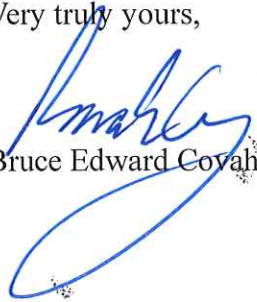
Enclosed please find the following documents for filing with regard to the above-referenced matter on behalf of Appellant, Darby Bonsall:

1. Notice of Appeal;
2. Check in the amount of \$300.00.

Upon receipt of the Notice of Appeal and filing fee, please contact me via e-mail at the address above to confirm receipt.

Please do not hesitate to contact me should you have any questions or require any additional information. Thank you for your anticipated prompt attention to this matter.

Very truly yours,


Bruce Edward Covahey

BEC
Enclosures
0309bec13

CC: Darby Bonsall (via electronic mail)
Gary A. Berger, Esquire
Baltimore County Board of Appeals (via hand delivery)
Michael D. Malinoff, Director, Dept. of Permits Approvals and Inspections (via hand delivery)
Crystal Francis

IN RE: PETITION FOR VARIANCE
(1639 Hopewell Avenue)
15th Election District
7th Councilmanic District

Toro Services, LLC, *Legal Owner*

Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* CASE NO.: 2020-0236-A

* * * * *

NOTICE OF APPEAL

Appellant, Darby Bonsall, by and through her attorneys, Bruce Edward Covahey, and Covahey & Boozer, P.A., pursuant to Baltimore County Code § 32-3-401, hereby files an appeal to the Baltimore County Board of Appeals from the Opinion and Order of the Administrative Law Judge dated February 17, 2021.

Pursuant to Rule 3 of the Rules of Practice and Procedure of the Board of Appeals, the address of the Appellant is 1641 Hopewell Avenue, Baltimore, MD 21221.



BRUCE EDWARD COVAHEY
Covahey & Boozer, P.A.
614 Bosley Avenue
Towson, MD 21204
(410) 828-9441
(410) 823-7530 (fax)
bcovahey@cablaw.com
Attorneys for Appellant

CERTIFICATE OF SERVICE

I hereby certify that on the 10th day of March, 2021, a copy of the foregoing Notice of Appeal was mailed via first class mail, postage prepaid to:

Gary A. Berger, Esquire
401 Washington Ave
Suite 905
Towson, MD 21204
Attorney for Petitioner

Crystal Francis
1637 Hopewell Avenue
Baltimore, MD 21221

and hand delivered to:

Baltimore County Board of Appeals
105 W. Chesapeake Avenue
Towson, MD 21204

Michael D. Malinoff, Director
Department of Permits Approvals and Inspections
111 W. Chesapeake Avenue
Towson, MD 21204



BRUCE EDWARD COVAHEY

COVAHEY & BOOZER, P.A.

Attorneys & Counselors at Law
Since 1972

Edward C. Covahey, Jr.
F. Vernon Boozer *††
Bruce E. Covahey
Frank V. Boozer, Jr.

614 Bosley Avenue
Towson, Maryland 21204
(410)-828-9441
FAX - (410)-823-7530
Email: bcovahey@cablaw.com

* ADMITTED TO D.C. BAR
†† OF COUNSEL

March 10, 2021

HAND DELIVERED

Office of Administrative Hearings for Baltimore County
105 West Chesapeake Avenue
Suite 103
Towson, MD 21204

Re: Petition for Variance
1639 Hopewell Avenue
Case No.: 2020-0236-A

Dear Sir or Madam:

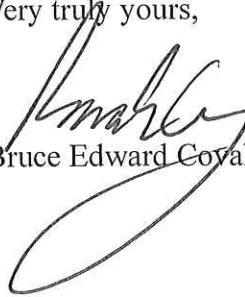
Enclosed please find the following documents for filing with regard to the above-referenced matter on behalf of Appellant, Darby Bonsall:

1. Notice of Appeal;
2. Check in the amount of \$300.00.

Upon receipt of the Notice of Appeal and filing fee, please contact me via e-mail at the address above to confirm receipt.

Please do not hesitate to contact me should you have any questions or require any additional information. Thank you for your anticipated prompt attention to this matter.

Very truly yours,


Bruce Edward Covahey

BEC

Enclosures
0309bec13

CC: Darby Bonsall (via electronic mail)
Gary A. Berger, Esquire
Baltimore County Board of Appeals (via hand delivery)
Michael D. Malinoff, Director, Dept. of Permits Approvals and Inspections (via hand delivery)
Crystal Francis



IN RE: PETITION FOR VARIANCE
(1639 Hopewell Avenue)
15th Election District
7th Councilmanic District

Toro Services, LLC, *Legal Owner*

Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* CASE NO.: 2020-0236-A

* * * * *

NOTICE OF APPEAL

Appellant, Darby Bonsall, by and through her attorneys, Bruce Edward Covahey, and Covahey & Boozer, P.A., pursuant to Baltimore County Code § 32-3-401, hereby files an appeal to the Baltimore County Board of Appeals from the Opinion and Order of the Administrative Law Judge dated February 17, 2021.

Pursuant to Rule 3 of the Rules of Practice and Procedure of the Board of Appeals, the address of the Appellant is 1641 Hopewell Avenue, Baltimore, MD 21221.



BRUCE EDWARD COVAHEY
Covahey & Boozer, P.A.
614 Bosley Avenue
Towson, MD 21204
(410) 828-9441
(410) 823-7530 (fax)
bcovahey@cablaw.com
Attorneys for Appellant



CERTIFICATE OF SERVICE

I hereby certify that on the 10th day of March, 2021, a copy of the foregoing Notice of Appeal was mailed via first class mail, postage prepaid to:

Gary A. Berger, Esquire
401 Washington Ave
Suite 905
Towson, MD 21204
Attorney for Petitioner

Crystal Francis
1637 Hopewell Avenue
Baltimore, MD 21221

and hand delivered to:

Baltimore County Board of Appeals
105 W. Chesapeake Avenue
Towson, MD 21204

Michael D. Malinoff, Director
Department of Permits Approvals and Inspections
111 W. Chesapeake Avenue
Towson, MD 21204



BRUCE EDWARD COVAHEY

Donna Mignon

From: bcovahey@cablaw.com
Sent: Wednesday, March 10, 2021 12:57 PM
To: Donna Mignon
Subject: RE: Case No: 2020-0236-A - Notice of Appeal

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

Ms. Mignon,

Thank you. I was just about to call to let you know the Notice of Appeal had been filed, but you beat me to the punch.

Regards,

Bruce Edward Covahey
Covahey & Boozer, P.A.
614 Bosley Ave.
Towson, MD 21204
Phone (410) 828-9441x15
Fax (410) 823-7530

LEGAL NOTICE

Unless expressly stated otherwise, this e-mail is intended to be confidential and may be privileged. It is intended for the addressees only. Access to this e-mail by anyone except addressees is unauthorized. If you are not an addressee, any disclosure or copying of the contents of this email or any action taken (or not taken) in reliance on it is unauthorized and may be unlawful. If you are not an addressee, please inform the sender immediately. E-mail communications may be intercepted or inadvertently misdirected. While the American Bar Association deems e-mail a valid and authorized form of communication between attorneys and clients, absolute secrecy, confidentiality, and security (of this e-mail message and any attachments thereto) cannot be assured. The relationship of attorney/client shall not be, and is not, established solely as a result of the transmission of this e-mail. Absent a written engagement letter signed by Covahey & Boozer, P.A., no attorney/client relationship shall be deemed to, nor shall, exist and any belief that information or documents provided by this e-mail are privileged is mistaken, unwarranted and incorrect.

From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Wednesday, March 10, 2021 12:47 PM
To: bcovahey@cablaw.com
Subject: Case No: 2020-0236-A - Notice of Appeal

Dear Mr. Covahey,
This is acknowledgement of the Notice of Appeal in regard to the above referenced matter.
Please find a copy of the receipt for your records.
Once the file is forwarded to the Board of Appeals, you will receive another notification.

Thank you. Have a great day.

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



Practice social distancing and wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Donna Mignon

From: Donna Mignon
Sent: Wednesday, March 10, 2021 12:47 PM
To: 'bcovahey@cablaw.com'
Subject: Case No: 2020-0236-A - Notice of Appeal
Attachments: receipt for 2020-0236-A.pdf

Dear Mr. Covahey,

This is acknowledgement of the Notice of Appeal in regard to the above referenced matter.

Please find a copy of the receipt for your records.

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Thank you. Have a great day.

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



JOHN A. OLSZEWSKI, JR.
County Executive

February 17, 2021

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

Gary A. Berger, Esquire – garyaberger@verizon.net

RE: Petition for Variance
Case No. 2020-0236-A
Property: 1639 Hopewell Avenue

Dear Mr. Berger:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm
Enclosure
C: David Billingsley – dwb0209@yahoo.com
Jose Urbina – homesbytoro@gmail.com
Darby Bonsall – darbles_1@yahoo.com
Crystal Francis – crystal.r.francis@gmail.com

ORDER RECEIVED FOR FILING

Date

By

2/17/21
D Mignone

IN RE: PETITION FOR VARIANCE
(1639 Hopewell Avenue)
15th Election District
7th Council District
Toro Services, LLC
Legal Owner

Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2020-0236-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by Toro Services, LLC for property located at 1639 Hopewell Road. The Petitioner is requesting variance relief from Baltimore County Zoning Regulations (“BCZR”) § 1B02.3.C.1 to permit a lot width of 50 ft. in lieu of the minimum required 100 ft. and side yard setbacks of 10 ft. and 20 ft. with a sum of 20 in lieu of the minimum required 15 ft. with a minimum sum of 40 ft. respectively.

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.

Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) and the Department of Environmental Protection and Sustainability (“DEPS”) which indicates that the subject property is located with the Chesapeake Bay Critical Area (“CBCA”). Subject to certain conditions, which will be incorporated in this Order, neither agency opposes the relief.

Jose Urbina appeared on behalf of Toro Services, LLC at the hearing. David Billingsley also appeared on behalf of the Petitioners, and the site plan he prepared was admitted as Petitioner’s Exhibit 1. Gary Berger, Esquire, represented the Petitioner. The adjoining property

ORDER RECEIVED FOR FILING

Date 2/17/21
By D. Mignone

owners, Crystal Francis, and Darby Bonsall, attended the hearing and voiced their opposition to the requested variances. The subject property is approximately 26,700 sq. ft. and is zoned DR 2.

Mr. Billingsley explained that the lot was created in 1954. It is irregularly shaped because a 50' x 140' portion of the original parcel was "saved and excepted." On that lot is 1641 Hopewell Avenue, Ms. Bonsall's home. In addition, the portion of the subject property that is 100' wide, and that could accommodate the required setbacks, is subject to a Chesapeake Bay Critical Area Easement, and therefore cannot be built on.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The property is unique within the meaning of the law. Although it is more than half an acre in square footage, the portion of the lot that is not subject to the CBCA easement is only 50 feet wide. Therefore, if the variance relief is not granted the Petitioner will be unable to build anything on the lot. As the photos and plats show, there are numerous other 50' lots with homes on the street so this proposed residential structure will be compatible with the neighborhood. Further, the DEPS has concluded that the proposed structure will not be harmful to the environment provided the CBCA and LDA restrictions are complied with.

THEREFORE, IT IS ORDERED, this 17th day of **February 2021**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to the Baltimore County Zoning Regulations ("BCZR") § 1B02.3.C.1 to permit a lot width of 50 ft. in lieu of the minimum required 100 ft. and side yard setbacks of 10 ft. and 20 ft. with a sum of 20 in lieu of the minimum

required 15 ft. with a minimum sum of 40 ft. respectively is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
- Petitioner must comply with the DEPS and DOP ZAC comments, copies of which are attached hereto and made a part hereof.

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 2/17/21
By D Mignone

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

RECEIVED
JAN 21 2021
OFFICE OF
ADMINISTRATIVE HEARINGS

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

DATE: 1/19/2021

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-236

INFORMATION:

Property Address: 1639 Hopewell Avenue
Petitioner: Jose Urbina, Toro Services LLC
Zoning: DR 2
Requested Action: Variance

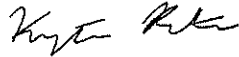
The Department of Planning has reviewed the petition for a Variance from Section 1B02.3.C.1 to permit a lot width of 50 feet in lieu of the minimum required 100 feet and side yard setbacks of 10 feet and 10 feet with a sum of 20 feet in lieu of the minimum required 15 feet with a minimum sum of 40 feet respectively.

A site visit was conducted on January 6, 2021. The site consists of a vacant lot on a street with varying lot sizes and housing styles. The site plan indicates that a single family dwelling is proposed for the lot, necessitating the variances.

The Department has no objections to the request pending adequate screening in the form of landscaping on both sides of the lot are provided to minimize the side yard setbacks.

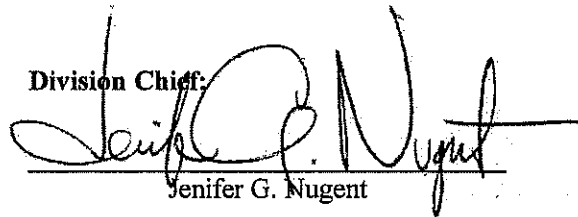
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/KP/

c: Laurie Hay

James Hermann, R.L.A., Department of Permits, Approvals and Inspections
David Billingsley
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

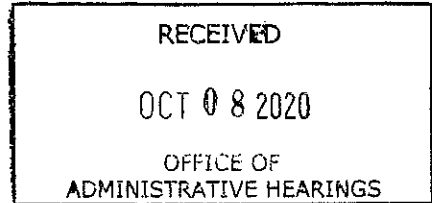
Date

By

2/17/21
J. Mignone

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: October 8, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0236-A
Address 1639 Hopewell Avenue
(Toro Services, LLC Property)

Zoning Advisory Committee Meeting of **September 21, 2020**.

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

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

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. Critical Area lot coverage (defined in State of Maryland Natural Resources Article §8-1802(a)(17)) is limited to 15%, or a maximum of 5,445 square feet, if approved, and with mitigation for the amount over 15%. In addition, the site contains forest and must comply with Critical Area forest requirements. The setback relief requested would allow the development to retain forest to meet requirements and provide water quality benefits. Therefore, the relief requested by the applicant can result in minimal adverse impacts to water quality.

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

Date 2/17/21
By D Mignon

With the requested setback relief, the applicant proposes to retain forest and any Critical Area buffer within the forest in a protected easement. This will aid in the conservation of wildlife and plant habitat on-site, and help in the conservation of

fish habitat by providing water quality management for run-off into an off-site storm drain.

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

If the proposed development can meet all Critical Area lot coverage, forest, and buffer requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis

ORDER RECEIVED FOR FILING

Date 2/17/21
By D. Mignon

Donna Mignon

From: Donna Mignon
Sent: Wednesday, February 17, 2021 8:50 AM
To: 'garyaberger@verizon.net'
Cc: 'David Billingsley'; 'homesbytoro@gmail.com'; 'darbles_1@yahoo.com';
'crystal.r.francis@gmail.com'; Debra Wiley; County Council
(countycouncil@baltimorecountymd.gov); Henry Ayakwah; Jeffery Livingston
(jlivingston@baltimorecountymd.gov); Jenifer G. Nugent; Peter Max Zimmerman
(pzimmerman@baltimorecountymd.gov); Rebecca Wheatley
(rwheatley@baltimorecountymd.gov); Vishnubhai K Desai
(vdesai@baltimorecountymd.gov)
Subject: Case No: 2020-0236-A 1639 Hopewell Avenue
Attachments: Order - 2020-0236-A.pdf

Good Morning,
Please find the attached. Thank you.

Have a great day.

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

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 Ayakwah (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.
✓ Crystal Francis	crystal.r.francis@gmail.com	1-	New York Time	English	U.S.
✓ Darby Bonsall	darbles_1@yahoo.com	1-	New York Time	English	U.S.
✓ David Billingsley	dwb0209@yahoo.com	1-	New York Time	English	U.S.
✓ Gary A Berger, Esq.	garyaberger@verizon.net	1-	New York Time	English	U.S.
✓ Jose Urbina	homesbytoro@gmail.com	1-	New York Time	English	U.S.
✓ Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.

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Henry Ayakwah (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.
Crystal Francis	crystal.r.francis@gmail.com	1-	New York Time	English	U.S.
Darby Bonsall	darbles_1@yahoo.com	1-	New York Time	English	U.S.
David Billingsley	dwb0209@yahoo.com	1-	New York Time	English	U.S.
Gary A Berger, Esq.	garyaberger@verizon.net	1-	New York Time	English	U.S.
Jose Urbina	homesbytoro@gmail.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.

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Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Crystal Francis	crystal.r.francis@gmail.com	1-	New York Time	English	U.S.
Darby Bonsall	darbles_1@yahoo.com	1-	New York Time	English	U.S.
David Billingsley	dwb0209@yahoo.com	1-	New York Time	English	U.S.
Jose Urbina	homesbytoro@gmail.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.

OK

① 1/25/21
10-1/21

CASE NO. 2020-02310-A

CHECKLIST

✓ Ltr
✓ Order
Department

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

10/8

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

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

Comment
"CBCA"

1/19

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

Comment
N00kj0

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 1/5/21

SIGN POSTING (1st) Date: 1/5/21

by D. Billingsley

SIGN POSTING (2nd) Date: 1/22/21

by "

PEOPLE'S COUNSEL APPEARANCE Yes No

PEOPLE'S COUNSEL COMMENT LETTER Yes No

Comments, if any: _____

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



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

DATE: 1/19/2021

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-236

INFORMATION:

Property Address: 1639 Hopewell Avenue
Petitioner: Jose Urbina, Toro Services LLC
Zoning: DR 2
Requested Action: Variance

The Department of Planning has reviewed the petition for a Variance from Section 1B02.3.C.1 to permit a lot width of 50 feet in lieu of the minimum required 100 feet and side yard setbacks of 10 feet and 10 feet with a sum of 20 feet in lieu of the minimum required 15 feet with a minimum sum of 40 feet respectively.

A site visit was conducted on January 6, 2021. The site consists of a vacant lot on a street with varying lot sizes and housing styles. The site plan indicates that a single family dwelling is proposed for the lot, necessitating the variances.

The Department has no objections to the request pending adequate screening in the form of landscaping on both sides of the lot are provided to minimize the side yard setbacks.

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

Prepared by:

A handwritten signature in black ink, appearing to read "Krystle Patchak".

Krystle Patchak

Division Chief:

A handwritten signature in black ink, appearing to read "Jenifer G. Nugent".

Jenifer G. Nugent

CPG/JGN/KP/

c: Laurie Hay
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
David Billingsley
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: October 8, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0236-A
Address 1639 Hopewell Avenue
(Toro Services, LLC Property)

Zoning Advisory Committee Meeting of **September 21, 2020**.

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

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fish habitat by providing water quality management for run-off into an off-site storm drain.

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

If the proposed development can meet all Critical Area lot coverage, forest, and buffer requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 17, 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: 2020-0236-A

1639 Hopewell Avenue

S/east side of Hopewell Avenue, n/east of Oarhurst Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Toro Services, LLC

Variance to permit a lot width of 50 ft. in lieu of the minimum required 100 ft. and side yard setbacks of 10 ft. and 10 ft. with a sum of 20 in lieu of the minimum required 15 ft. with a minimum sum of 40 ft., respectively.

Hearing: Monday, January 25, 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.

Michael Mallinoff
Director

MM:kl

C: Jose Urbina, 8303 Philadelphia Road, Baltimore 21237
David Billinglsey, 601 Charwood Court, Edgewood 21040

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 5, 2021.

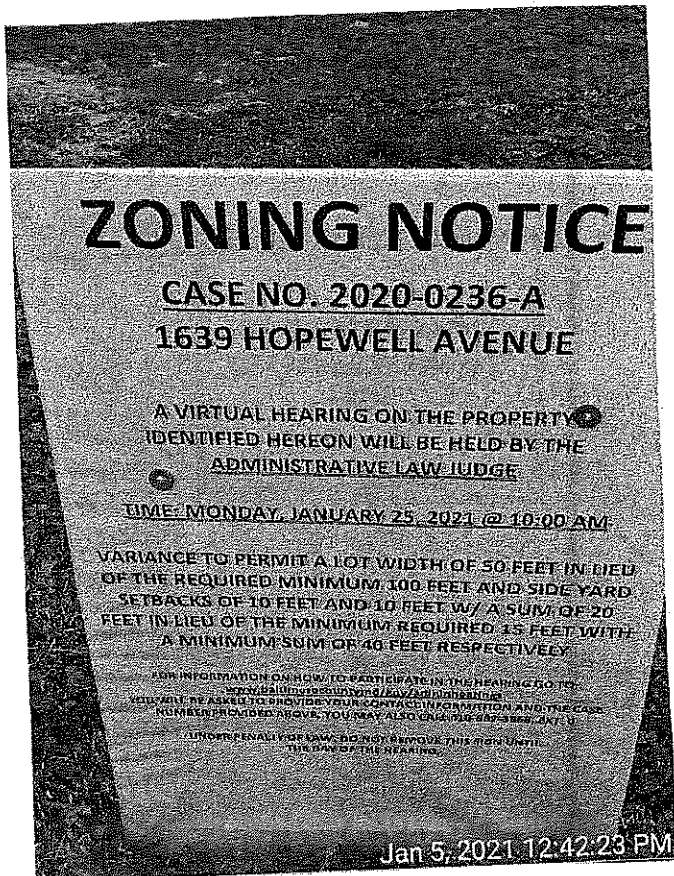
CERTIFICATE OF POSTING

Date: JANUARY 5, 2021

RE: Project Name: 1639 HOPEWELL AVENUE #2
Case Number /PAI Number: 2020-0236-A
Petitioner/Developer: TORO SERVICES LLC
Date of Hearing/Closing: JANUARY 25, 2021

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 1639 HOPEWELL AVENUE

The sign(s) were posted on JANUARY 5, 2021
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

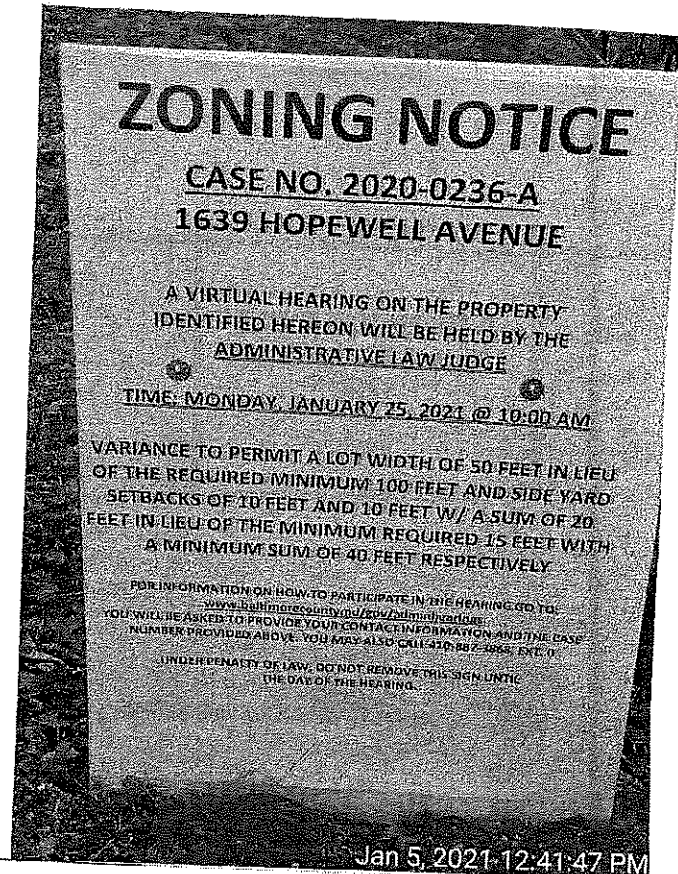
CERTIFICATE OF POSTING

Date: JANUARY 5, 2021

RE: Project Name: 1639 HOPEWELL AVENUE #1
Case Number /PAI Number: 2020-0236-A
Petitioner/Developer: TORO SERVICES LLC
Date of Hearing/Closing: JANUARY 25, 2021

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 1639 HOPEWELL AVENUE

The sign(s) were posted on JANUARY 5, 2021
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

RECERTIFIED 1/22/21

Date: JANUARY 5, 2021

RE: Project Name: 1639 HOPEWELL AVENUE #1
Case Number /PAI Number: 2020-0236-A
Petitioner/Developer: TORO SERVICES LLC
Date of Hearing/Closing: JANUARY 25, 2021

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 1639 HOPEWELL AVENUE

RECERTIFIED 1/22/21

JANUARY 5, 2021

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

David Billingsley
David Billingsley

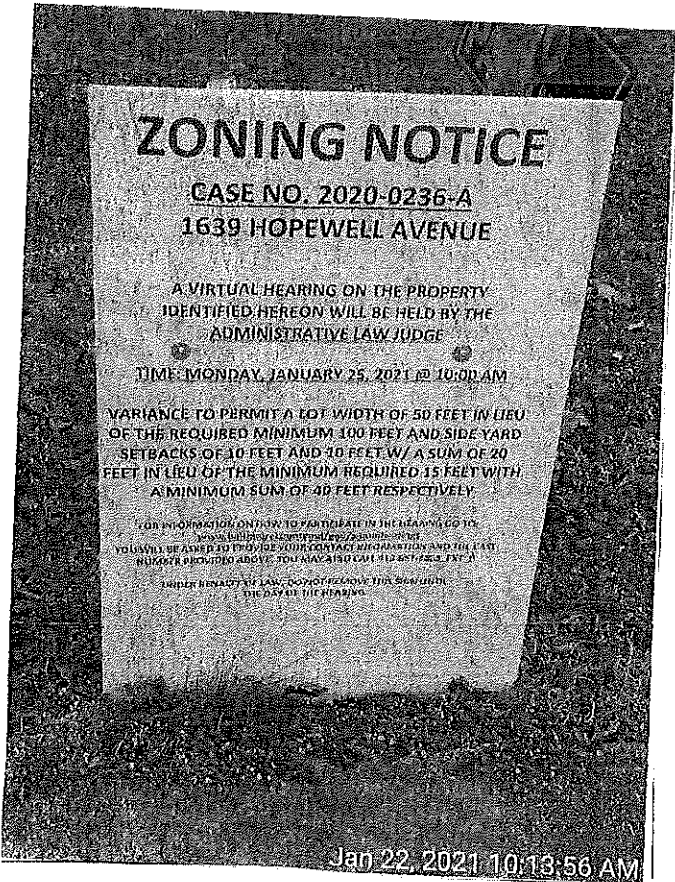
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)



CERTIFICATE OF POSTING

RE CERTIFIED 1/22/21
Date: JANUARY 5, 2021

RE: Project Name: 1639 HOPEWELL AVENUE #2
Case Number /PAI Number: 2020-0236-A
Petitioner/Developer: TORO SERVICES LLC
Date of Hearing/Closing: JANUARY 25, 2021

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 1639 HOPEWELL AVENUE

The sign(s) were posted on JANUARY 5, 2021
(Month, Day, Year)

RE CERTIFIED 1/22/21
JANUARY 5, 2021

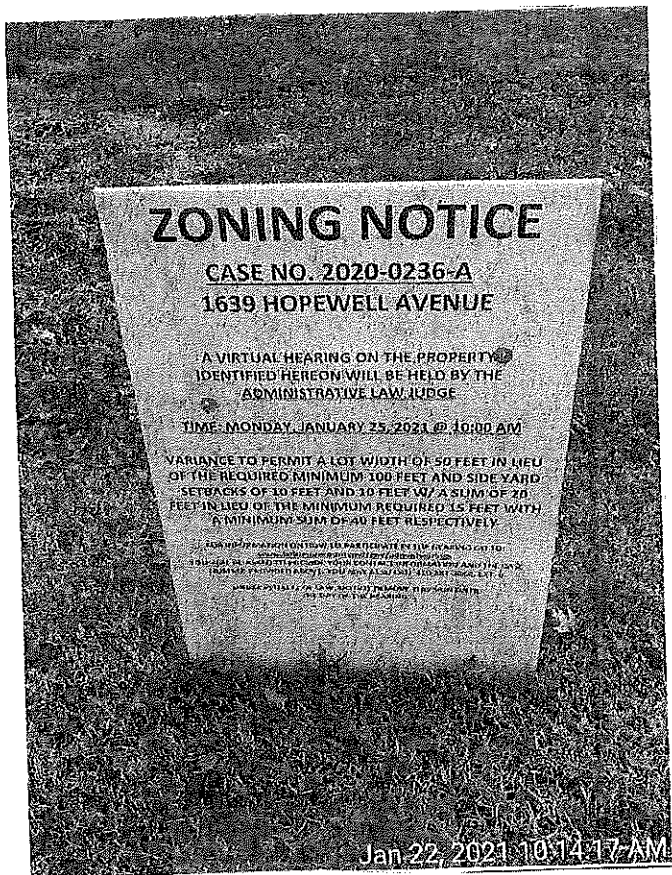
David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)



Donna Mignon

From: David Billingsley <dwb0209@yahoo.com>
Sent: Friday, January 22, 2021 3:26 PM
To: Administrative Hearings
Subject: 1639 HOPEWELL AVE CASE NO. 2020-0236-A
Attachments: Scan_1627.pdf

CAUTION: This message from dwb0209@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

POSTING RECERTIFICATIONS ATTACHED
THANKS

Dave Billingsley
Central Drafting and Design
410-679-8719 OFFICE
410-458-1401 CELL

The Daily Record

200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

1-25-21
10 AM
2020-0236-A

Page 1 of 1

PUBLISHER'S AFFIDAVIT

Order #: 11946350
Case #: 2020-0236-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0236-A

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:

1/5/2021



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: 2020-0236-A

1639 Hopewell Avenue

S/east side of Hopewell Avenue, n/east of Oarhurst Avenue

15th Election District - 7th Councilmanic District

Legal Owners: Toro Services, LLC

Variance to permit a lot width of 50 ft. in lieu of the minimum required 100 ft. and side yard setbacks of 10 ft. and 10 ft. with a sum of 20 in lieu of the minimum required 15 ft. with a minimum sum of 40 ft. respectively.

Hearing: Monday, January 25, 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.

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

ja5

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

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CASE NUMBER: 2020-0236-A

1639 Hopewell Avenue

S/east side of Hopewell Avenue, n/east of Carhurst Avenue

15th Election District - 7th Councilmanic District

Legal Owners: Toro Services, LLC

Variance to permit a lot width of 50 ft. in lieu of the minimum required 100 ft. and side yard setbacks of 10 ft. and 10 ft. with a sum of 20 in lieu of the minimum required 15 ft. with a minimum sum of 40 ft. respectively.

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Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

ja5

TO: THE DAILY RECORD
Tuesday, January 5, 2021- Issue

Please forward billing to:
David Billingsley
601 Charwood Court
Edgewood, MD 21040

410-679-8719

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: 2020-0236-A

1639 Hopewell Avenue
S/east side of Hopewell Avenue, n/east of Oarhurst Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Toro Services, LLC

Variance to permit a lot width of 50 ft. in lieu of the minimum required 100 ft. and side yard setbacks of 10 ft. and 10 ft. with a sum of 20 in lieu of the minimum required 15 ft. with a minimum sum of 40 ft., respectively.

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Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

Donna Mignon

From: Kristen L Lewis
Sent: Friday, December 18, 2020 9:32 AM
To: Donna Mignon; Debra Wiley
Subject: Webex 2020-0236-A

Follow Up Flag: Follow up
Flag Status: Flagged

#8

Case Number: 2020-0236-A
1639 Hopewell Avenue
Petitioner: Toro Services, LLC, Jose Urbina – homesbytoro@gmail.com
Rep: David Billingsley – dwb0209@yahoo.com
Hearing: 1/25/21 at 10:00 a.m.

Kristen Lewis
PAI – Zoning Review
410-887-3391

Event Information

Event: Zoning Hearing - 1639 Hopewell Avenue - Case No: 2020-0236-A

Type: Listed Event

Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e7f10aa019993ba09e1a0672a51a06f01>

Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e350610633863a595de2d0a0bb452d464>

Date and time: Monday, January 25, 2021 10:00 am
Eastern Standard Time (New York, GMT-05:00)

Duration: 1 hour

Description: Zoning Hearing
Case No: 2020-0236-A
1639 Hopewell Avenue
Toro Services, LLC, Jose Urbina

Event number: 180 530 8239

Event password: 1234

Host key: 237520

Alternate Host: Deb Wiley, Henry Ayakwah, Maureen Murphy

Panelist info:

Panelist password:

Panelist numeric password: 222774

Video Address: 1805308239@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: 180 530 8239

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

Start Ev
You can
event by
Start No

Sta

Send E
You can
emails b
Send Er

Sen

Registration Information

Registration ID required: No

Password required: No

Password:

Approval required: No

Custom registration form: No

After registration, go to URL:

[Manage Registrations](#) [Delete Event](#) [Edit Event](#)

Edit Panelist Invitation List

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

Panelists to Invite

	Name	Email address	Phone number	Language	Time Zone	Locale
<input type="checkbox"/>	<u>Deb Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input type="checkbox"/>	<u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input type="checkbox"/>	<u>Maureen Murphy</u> (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input type="checkbox"/>	<u>David Billingsley</u>	dwb0209@yahoo.com	1-	English	New York Time	U.S.
<input type="checkbox"/>	<u>Jose Urbina</u>	homesbytoro@gmail.com	1-	English	New York Time	U.S.
<input type="checkbox"/>	<u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.

New Panelist

Full name: (required)

Email address: (required)

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

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

Language: English ▼

Locale: U.S. ▼

Add new panelist in my address book

Invite as alternate host



Webex Events

- New User Reference
(<https://help.webex.com/>)
- Attend an Event
- List of Events
(/ec3300/eventcenter/evertheAction=listevents_date8)
- Unlisted Events
(</ec3300/eventcenter/enrcsiteurl=baltimorecountymd>)
- Event Recordings
(</ec3300/eventcenter/recctheAction=archive>)
- Search
(</ec3300/eventcenter/everiteurl=baltimorecountymd>)
- Host an Event
- Schedule an Event
(</ec3300/eventcenter/scheactionType=schedule&serv>)

Event Information

Event: Zoning I
Type: Listed E
Event address for attendees: <https://b>
Event address for panelists: <https://b>
Date and time: Monday, Eastern
Duration: 1 hour
Description: Zoning I Case Nk 1639 Hc Toro Ser
Event number: 180 530
Event password: 1234
Host key: 237520
Alternate Host: Deb Wilk
Panelist Info:
Panelist password:



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 17, 2020

NOTICE OF ZONING HEARING

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

Michael Mallinoff
Director

MM:kl

C: Jose Urbina, 8303 Philadelphia Road, Baltimore 21237
David Billinglsey, 601 Charwood Court, Edgewood 21040

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 5, 2021.



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 1639 HOPEWELL AVENUE which is presently zoned DR 2
Deed References: L. 42682 F. 479 10 Digit Tax Account # 1502650690
Property Owner(s) Printed Name(s) TORO SERVICES, LLC

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

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

- a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
- a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
- a Variance from Section(s)

SEE ATTACHED

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 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 _____

Attorney for Petitioner:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

TORO SERVICES, LLC
JOSE URBINA, MEMBER

Name #1 - Type or Print _____ Name #2 - Type or Print _____

Jose Urbina

Signature #1 _____ Signature #2 _____

8303 PHILADELPHIA RD BALTO MD.

Mailing Address _____ City _____ State _____

21237 (410) 977-6065 homesbytoro@gmail.com

Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

DAVID BILLINGSLEY

Name - Type or Print _____

David Billingsley

Signature _____

601 CHARWOOD CT. EDGEWOOD, MD

Mailing Address _____ City _____ State _____

21040 (410) 639-8719 dwb0203@yahoo.com

Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2020-0236-A Filing Date 9/17/2020 Do Not Schedule Dates: _____ Reviewer RJ



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Contract Purchaser/Lessee:

Name- Type or Print _____
 Signature _____
 Date 9/17/20
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

TORO SERVICES, LLC
JOSE URBINA, MEMBER
 Name #1 - Type or Print _____ Name #2 - Type or Print _____
 Signature #1 Jose Urbina Signature #2 _____
 Mailing Address 8303 PHILADELPHIA RD BALTO MD. City _____ State _____
 Zip Code 21237 Telephone # (410) 977-6065 Email Address homesbytoro@gmail.com

Attorney for Petitioner:

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

Representative to be contacted:

DAVID BILLINGSLEY
 Name - Type or Print _____
 Signature David Billingsley
 Mailing Address 601 CHARWOOD CT. EDGEWOOD, MD City _____ State _____
 Zip Code 21040 Telephone # (410) 639-8719 Email Address dwib0203@yahoo.com

CASE NUMBER 2020-0236-A Filing Date 9/17/2020 Do Not Schedule Dates: _____ Reviewer RJ

1639 HOPEWELL AVENUE

VARIANCE FROM SECTION 1B02.3.C.1 TO PERMIT A LOT WIDTH OF 50 FEET IN LIEU OF THE MINIMUM REQUIRED 100 FEET AND SIDE YARD SETBACKS OF 10 FEET AND 10 FEET WITH A SUM OF 20 IN LIEU OF THE MINIMUM REQUIRED 15 FEET WITH A MINIMUM SUM OF 40 FEET RESPECTIVELY.



PETITION FOR ZONING HEARING(S)

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 JOSE URBINA, MEMBER
 Name #1 - Type or Print _____ Name #2 - Type or Print _____
 Signature #1 Jose Urbina Signature #2 _____
 Mailing Address 8303 PHILADELPHIA RD BALTO MD City _____ State _____
 Zip Code 21237 Telephone # (410) 977-6065 Email Address homesbytoro@gmail.com

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

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DAVID BILLINGSLEY
 Name - Type or Print _____
 Signature David Billingsley
 Mailing Address 601 CHARWOOD CT. EDGEWOOD, MD City _____ State _____
 Zip Code 21040 Telephone # (410) 639-8719 Email Address dwb0209@yahoo.com

CASE NUMBER 2020-0236-A Filing Date 9/17/2020 Do Not Schedule Dates: _____ Reviewer RJ

1639 HOPEWELL AVENUE

VARIANCE FROM SECTION 1B02.3.C.1 TO PERMIT A LOT WIDTH OF 50 FEET IN LIEU OF THE MINIMUM REQUIRED 100 FEET AND SIDE YARD SETBACKS OF 10 FEET AND 10 FEET WITH A SUM OF 20 IN LIEU OF THE MINIMUM REQUIRED 15 FEET WITH A MINIMUM SUM OF 40 FEET RESPECTIVELY.

ZONING DESCRIPTION
1639 HOPEWELL AVENUE

Beginning for the same at a point on the southeast side of Hopewell Avenue (50 feet wide), distant northeasterly 557 feet from its intersection with the center of Oakhurst Avenue, thence:

1. N 29° 38' 55" E 50 feet, thence:
2. S 60° 21' 05" E 140 feet, thence:
3. N 29° 38' 55" E 50 feet, thence:
4. S 60° 21' 05" E 216.5 feet, thence:
5. S 29° 38' 55" W 100 feet, thence:
6. N 60° 21' 05" W 356.83 feet to the place of beginning.

Containing 26,700 square feet or 0.613 acre of land, more or less

Being known as 1639 Hopewell Avenue. Located in the 15TH Election District, 7TH Councilmanic District of Baltimore County, MD.°

1639 HOPEWELL AVENUE

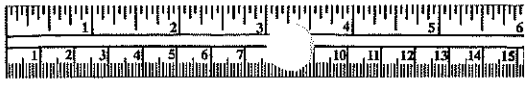


Handwritten annotations: 1.50×100 and 1.30×100

1:1,128
0 45 90 180 Feet
September 7, 2020

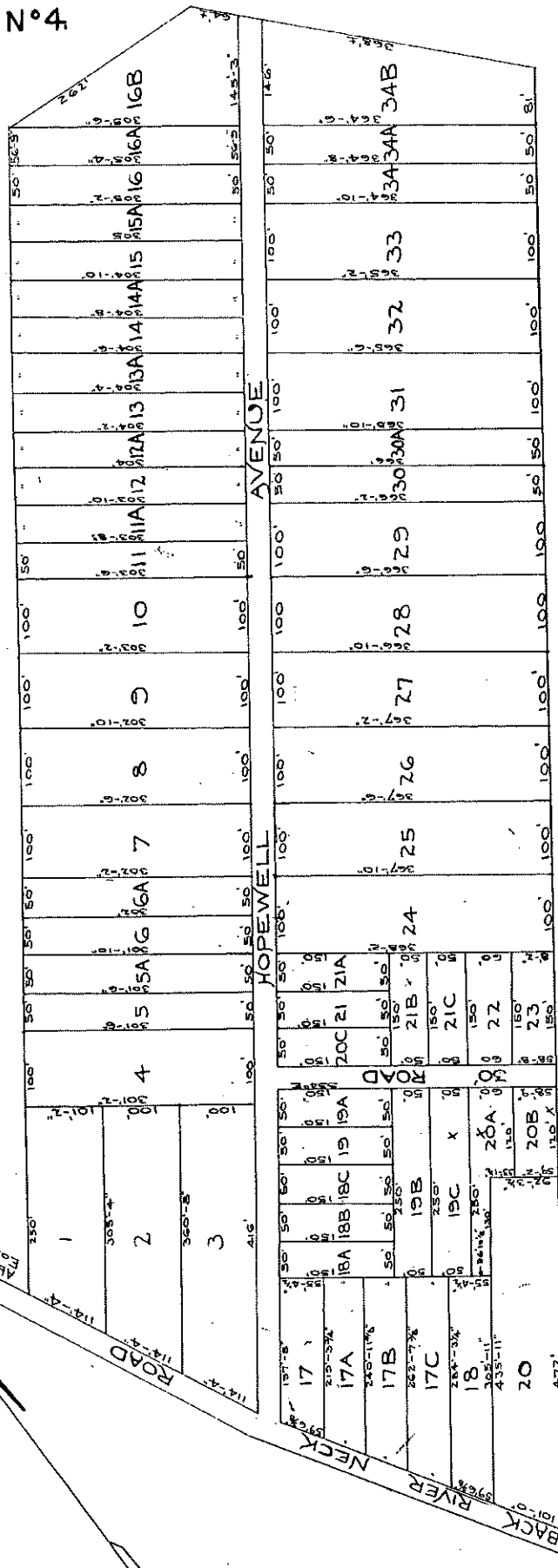
2020-0236-A

12 W.P.C. N°4



*Filed March 15th 1912
 Test: Wm. P. Cooley, Clerk.*

*Front borders to
 Eastern Avenue*



MIDRIVER PARK

REDING & HOWARD
 CIVIL ENGINEERS
 BALTIMORE, MD.
 MAY, 1911
 SCALE 1"=100 FT.

Notes:-
 Partially reserved by Reding & Howard
 Distances from plat by Thomas H. Disney

2020-0236-A

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Special Tax Recapture: None									
Account Identifier:		District - 15 Account Number - 1502650690							
Owner Information									
Owner Name:		TORO SERVICES LLC		Use:		RESIDENTIAL			
Mailing Address:		500 GANDER DR JOPPA MD 21085-		Principal Residence:		NO			
				Deed Reference:		42682/ 00479			
Location & Structure Information									
Premises Address:		HOPEWELL AVE ESSEX 21221-		Legal Description:		PT LT 28 550 E OAKHURST AVE MIDRIVER PARK			
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0090	0023	0589	15070066.04	0000			28	2021	Plat Ref: 0004/ 0012
Town: None									
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
						26,700 SF		04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
Value Information									
			Base Value		Value		Phase-in Assessments		
					As of		As of		As of
					01/01/2018		07/01/2020		07/01/2021
Land:			42,600		42,600				
Improvements			0		0				
Total:			42,600		42,600		42,600		
Preferential Land:			0						
Transfer Information									
Seller: GREEN MARTHA VIRGINIA				Date: 04/10/2020			Price: \$40,000		
Type: ARMS LENGTH VACANT				Deed1: /42682/ 00479			Deed2:		
Seller: BYNUM VERA WILLIAMS LOUISE				Date: 03/31/1978			Price: \$1,700		
Type: ARMS LENGTH IMPROVED				Deed1: /05869/ 00301			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Exemption Information									
Partial Exempt Assessments:			Class		07/01/2020		07/01/2021		
County:			000		0.00				
State:			000		0.00				
Municipal:			000		0.00		0.00		
Special Tax Recapture: None									
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application					Date:				

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

2020-0236-A

LETTER OF TRANSMITTAL

CENTRAL DRAFTING AND DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MARYLAND 21040
(410) 679-8719 FAX (410) 679-1298
Email dwb0209@yahoo.com

TO: ZONING REVIEW

DATE: 9/8/20

SUBJECT: 1639 HOPEWELL AVE

ATTENTION: _____

OUR FILE: 2024

WE ARE TRANSMITTING VIA MESSENGER
 U.S. MAIL

THE FOLLOWING:

<u>QUANTITY</u>	<u>DESCRIPTION AND/OR TITLE</u>
<u>1</u>	<u>VARIANCE PACKAGE</u>
<u>1</u>	<u>FEE CHECK</u>

TRANSMITTED AS INDICATED:

COMMENTS

- PER AGREEMENT
- AS REQUESTED
- FOR YOUR INFORMATION
- FOR APPROVAL
- FOR COMMENT

COPY (S) OF _____ SENT TO _____

COPY (S) OF _____ SENT TO _____

VERY TRULY YOURS,

SENT BY DAVE BILLINGSLEY RECEIVED BY _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

[View Map](#)

 [View GroundRent Redemption](#)

 [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 15 Account Number - 1502650690

Owner Information

Owner Name:	TORO SERVICES LLC	Use:	RESIDENTIAL
Mailing Address:	500 GANDER DR JOPPA MD 21085-	Principal Residence:	NO
		Deed Reference:	/42682/ 00479

Location & Structure Information

Premises Address:	HOPEWELL AVE ESSEX 21221-	Legal Description:	PT LT 28 550 E OAKHURST AVE MIDRIVER PARK
--------------------------	------------------------------	---------------------------	---

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0090	0023	0589	15070066.04	0000			28	2021	Plat Ref: 0004/ 0012

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			26,700 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2018	07/01/2020	07/01/2021
Land:	42,600	42,600		
Improvements	0	0		
Total:	42,600	42,600	42,600	
Preferential Land:	0			

Transfer Information

Seller: GREEN MARTHA VIRGINIA	Date: 04/10/2020	Price: \$40,000
Type: ARMS LENGTH VACANT	Deed1: /42682/ 00479	Deed2:
Seller: BYNUM VERA WILLIAMS LOUISE	Date: 03/31/1978	Price: \$1,700
Type: ARMS LENGTH IMPROVED	Deed1: /05869/ 00301	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

ZAC AGENDA

Case Number: 2020-0236-A **Reviewer:** Rosalie Johnson

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

Type: VARIANCE

Legal Owner: Toro Services LLC

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 1639 HOPEWELL AVE

Location: On the South East side of Hopewell Ave North East of Oarhurst Ave.

Existing Zoning: DR 2

Area: 26,700 SQ FT

Proposed Zoning:

VARIANCE:

1B02.3.C.1 To permit a lot width of 50 feet in lieu of the minimum required 100 feet and side yard setbacks of 10 feet and 20 feet with a sum of 20 in lieu of the minimum required 15 feet with a minimum sum of 40 feet respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Monday, January 11, 2021 12:48 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Crystal
Last Name	Francis
Email	Crystal.r.francis@gmail.com
Phone	410-971-5120
Address	1637 Hopewell Ave
City	Baltimore
State	Maryland
ZIP Code	21221
Case Number	2020-0236-A
Scheduled Hearing Date	01/25/2021

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 Ayakwah (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.
Crystal Francis	crystal.r.francis@gmail.com	1-	New York Time	English	U.S.
Darby Bonsall	darbles_1@yahoo.com	1-	New York Time	English	U.S.
David Billingsley	dwb0209@yahoo.com	1-	New York Time	English	U.S.
Jose Urbina	homesbytoro@gmail.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.

OK

From: webmaster@baltimorecountymd.gov
Sent: Monday, January 11, 2021 9:02 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Darby
Last Name	Bonsall
Email	darbles_1@yahoo.com
Phone	443.604.1178
Address	1641 Hopewell Ave
City	Baltimore
State	Maryland
ZIP Code	21221
Case Number	2020-0236A
Scheduled Hearing Date	1/25/21

Edit Panelist Invitation List

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

Select Contacts...

Import Contacts...

Panelists to Invite

Name	Email address	Phone number	Language	Time Zone	Locale
<input type="checkbox"/> <u>Deb Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Maureen Murphy</u> (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Darby Bonsall</u>	darbles_1@yahoo.com	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>David Billingsley</u>	dwb0209@yahoo.com	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Jose Urbina</u>	homesbytoro@gmail.com	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.

Invite

Select All

Clear All

Delete

Cancel

New Panelist

Full name: (required)

Email address: (required)

Phone number:

Time Zone: ▼

Language: ▼

Locale: ▼

Add new panelist in my address book

Invite as alternate host

Add to Invitation List

**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.

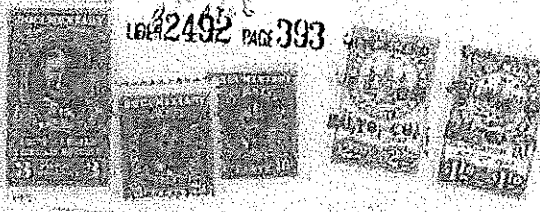
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2020-0236-A
Property Address: 1639 HOPEWELL AVENUE
Property Description: SE SIDE HOPEWELL AVE 557' NE OF
OAKHURST AVE
Legal Owners (Petitioners): TORO SERVICES LLC
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID BILLINGSLEY
Company/Firm (if applicable): _____
Address: 601 CHARWOOD CT
EDGEWOOD, MD. 21040
Telephone Number: (410) 679-8719



This Deed, Made this 14 day of June

in the year one thousand nine hundred and fifty-four, by and between

GEORGE BROWN and ETTA BROWN, his wife,

of Baltimore County - - - - - In the State of Maryland, of the first part, and

HERBERT T. MALLOY and PEARL O. MALLOY, his wife,

of the second part.

Witnesseth, that in consideration of the sum of Five Dollars and other good and valuable considerations this day paid, receipt of which is hereby acknowledged, the said GEORGE BROWN and ETTA BROWN, his wife, - - - - -

do grant and convey unto the said HERBERT T. MALLOY and PEARL O. MALLOY, his wife, as tenants by the entirety, their assigns, the survivor of them, and to the survivor's - - - - -

heirs and assigns, in fee simple, all that lot - - - - - of ground, situate, lying and being in the Fifteenth Election District of Baltimore County - - - - - aforesaid, and described as follows, that is to say:—

Beginning for the same on the southeast side of Hopewell Avenue at the distance of 1077 feet 8 inches more or less northeasterly from the intersection of the southeast side of Hopewell Avenue with the northeast side of Back Five Neck Road said place of beginning being also distant 50 feet northeasterly from a point where the southeast side of Hopewell Avenue is intersected by the dividing line between lots No. 27 & 28 as shown on the Plat of Midriver Park recorded among the Land Records of Baltimore County in Plat Book No. 4 folio 12 and running thence with and binding on the southeast side of Hopewell Avenue northeasterly 50 feet to the dividing line between Lots No. 28 & 29 on said Plat thence running with and binding on said last mentioned dividing line southeasterly 150 feet thence leaving said last mentioned dividing line and running for line of division now made southeasterly 50 feet and northwesterly 150 feet to the place of beginning, in accordance with the survey made May 25, 1954 by John F. Debnart, Jr., Surveyor and Civil Engineer. Being known as 1641 Hopewell Avenue.

Being northeasterly portion of Lot No. 28, Midriver Park above mentioned

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said WALTER C. MALLOY and FRANK C. MALLOY, his wife, as tenants by the entirety, their assigns, the survivor of them, and to the survivor's heirs and assigns, in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor

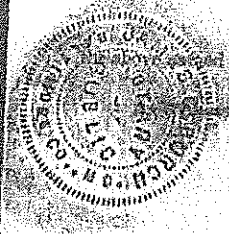
TEST:

James C. Burch
James C. Burch

George Brown (SEAL)
George Brown

Etta Brown (SEAL)
Etta Brown

STATE OF MARYLAND, Baltimore County, to wit:
I HEREBY CERTIFY, That on this 14th day of June
in the year one thousand nine hundred and fifty-four, before me, the subscriber,
a Notary Public of the State of Maryland, in and for the County of _____ aforesaid,
personally appeared GEORGE BROWN and ETTA BROWN, his wife, _____



and they acknowledged the foregoing Deed to be their act.
_____ my hand and Notarial Seal.

James C. Burch
James C. Burch, Notary Public.

Roz Johnson

From: David Billingsley <dwb0209@yahoo.com>
Sent: Wednesday, September 16, 2020 4:24 PM
To: Roz Johnson
Subject: Re: 1639 Hopewell Ave Petition
Attachments: Scan_1319.pdf

CAUTION: This message from dwb0209@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Roz

Attached is the deed for the lot at 1641 Hopewell. It is dated June 4, 1954. It has been transferred several times since that date but never to anyone owning the contiguous property which is the subject of my petition
Thanks

Dave Billingsley
Central Drafting and Design
410-679-8719 OFFICE
410-458-1401 CELL

On Wednesday, September 16, 2020, 03:34:43 PM EDT, Roz Johnson <rvjohnson@baltimorecountymd.gov> wrote:

Please send a copy of the deed for the adjacent lot to establish how it was created and who owns it.

Thanks,

Roz Johnson

Planner, Office of Zoning Review

Baltimore County, MD

111 W. Chesapeake Avenue, Room 111

Towson, Maryland 21204

(410) 887-3391

Exhibits:

1. Hopewell Historic Road (per Baltimore County BA-3058)
 - 1a. Aerial of dwelling (1641) and adjacent lot (1639)
2. 1911 surveyed plats 100x100
3. 1641 property in DR2 zone
4. Current plat
5. 1641 Zone C dwelling and land location drawing
6. Aerial views of 1641 and 1639
7. Woods - water ways encompassing both properties
8. Aerial of water ways surrounding Hopewell
9. Three steps to my fence and lot 1639
10. Perspective between both
11. Perspective between both
12. Other side of fence
13. Other side of fence
14. From Hopewell Ave, both views

BA-3058

Hopewell Avenue African American Survey District

Essex, Baltimore County

1875-ca. 1990

The Hopewell Avenue African American Survey District is located in Essex in the Fifteenth District of Baltimore County. Hopewell Avenue is a small dead-end street stretching two blocks to the northeast from River Neck Road. In 1909, the Taylor Land Company began platting the area of Essex. By 1915 Essex had become highly developed. Walters, a small hamlet at the eastern edge of Essex, developed at the crossroads of Back River Neck Road and Eastern Avenue. The Bromley Atlas denotes a cemetery and an African American schoolhouse in Walters. Also shown at this time is Midriver Park which eventually became Hopewell Avenue.

Hopewell Avenue is a wide paved street with sidewalks on both sides and level grassy rectangular lots. The buildings located along Hopewell Avenue are all set slightly back from the road and many display foundation plantings, mature trees, and paved driveways. A total of thirteen historic and sixteen non-historic buildings line both sides of Hopewell Avenue. The earliest dwelling was built circa 1875 while the majority of the buildings date to the 1920s and 1930s. These buildings exhibit elements of vernacular, Queen Anne and Colonial Revival styles and have L-shaped and rectangular foot-prints.. There is one church within the Hopewell Avenue Survey District. Built in 1945, the New First Baptist Church is sited at 1613 Hopewell Avenue.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. BA-3058

1. Name of Property

(indicate preferred name)

historic Hopewell Avenue African American Survey District

other

2. Location

street and number Hopewell Avenue

not for publication

city, town Essex

vicinity

county Baltimore County

3. Owner of Property

(give names and mailing addresses of all owners)

name multiple ownership

street and number

telephone Not Available

city, town

state

zip code

4. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore County Courthouse

tax map and parcel: tax map 90

city, town Towson

liber

folio

5. Primary Location of Additional Data

- Contributing Resource in National Register District
 Contributing Resource in Local Historic District
 Determined Eligible for the National Register/Maryland Register
 Determined Ineligible for the National Register/Maryland Register
 Recorded by HABS/HAER
 Historic Structure Report or Research Report
 Other

6. Classification

Category	Ownership	Current Function	Resource Count	
			Contributing	Noncontributing
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	13	18
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade		
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense		
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic		
<input type="checkbox"/> object		<input type="checkbox"/> education		
		<input type="checkbox"/> funerary		
		<input type="checkbox"/> government	13	18
		<input type="checkbox"/> health care		
		<input type="checkbox"/> industry		
		<input type="checkbox"/> landscape		
		<input type="checkbox"/> recreation/culture		
		<input checked="" type="checkbox"/> religion		
		<input type="checkbox"/> social		
		<input type="checkbox"/> transportation		
		<input type="checkbox"/> work in progress		
		<input type="checkbox"/> unknown		
		<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> other:		
			Number of Contributing Resources previously listed in the Inventory	
			0	

7. Description

Inventory No. BA-3058

Condition

<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

DESCRIPTION

Hopewell Avenue is a small dead-end street stretching two blocks to the northeast from River Neck Road. Located to the northeast of Essex in Baltimore County, the street is comprised of fifty-two lots in what is known as Midriver Park. Hopewell Avenue is a wide paved street with sidewalks on both sides and level grassy rectangular lots. The buildings located along Hopewell Avenue are all set slightly back from the road and many display foundation plantings, mature trees, and paved driveways. A total of thirteen historic and sixteen non-historic buildings line both sides of Hopewell Avenue.

The earliest surviving building along Hopewell Avenue is located at 1651 Hopewell Avenue and dates to circa 1875.(1) Many of the historic materials have been replaced or covered over, however, the historic form is still visible. The dwelling has an L-shaped footprint and is two stories in height and three bays wide with a central single-leaf entry. It has a parged foundation, a wood-frame structural system and a center-gable roof sheathed with asphalt shingles. The original wood weatherboards have been covered with vinyl siding. A one-story shed-roof non-historic addition was constructed on the northeast elevation.

Built in 1924, the modest vernacular dwelling at 1641 Hopewell Avenue has a rectangular footprint, stands one-and-a-half-stories high, and measures three bays across. The rock-faced concrete-block foundation features panel-faced concrete-block quoins. It is of wood-frame construction re clad with aluminum siding and has an interior-center brick chimney.

Dating from the 1930s, the modest bungalow at 1638 Hopewell Avenue is of wood-frame construction and stands one-and-a-half stories high and three bays wide. This dwelling stands on a parged foundation and is re clad with vinyl siding. It features an inset enclosed porch, a gable-roof dormer on the façade, and overhanging eaves. The dwelling at 1640 Hopewell Avenue is a second type of bungalow re clad in formstone featuring a front-gable roof and a gable-roof dormer on the side elevation. Covering the full-width of the façade is a shed roof porch enclosed with jalousie windows and rising above the roof is an exterior-end chimney.

Three Colonial Revival-style Four Square dwellings are located at 1618, 1622, and 1636 Hopewell Avenue. The dilapidated wood-frame house at 1636 Hopewell Avenue is two-stories high, measures three bays across, and dates to the 1920s. It stands on a rock-faced concrete-block foundation, is re clad with asbestos shingles, and is capped with a hipped roof. Features include double-hung windows, overhanging eaves, an interior-end rock-faced concrete-block chimney, and a half-hipped roof screened porch across the façade. The wood-frame house at 1622 Hopewell Avenue dates from the 1920s and is very similar to the previously described dwelling. It rises two-and-a-half stories in height, measures three bays across, is re clad with aluminum siding and features a central single-leaf entry. It rests on a rock-faced concrete-block foundation, and a brick chimney rises above the hipped roof. Other features include a half-hipped roof porch supported with replacement posts, paired windows, and a shallow shed-roof dormer on the façade.

The dwellings that date to the mid-20th century are smaller in size ranging in height from one-story to one-and-a-half stories high. The wood-frame house at 1635 Hopewell Avenue features an L-shaped footprint with a front-gable-roof projecting bay. It rises one-and-a-half stories and measures three bays wide with a central entry. It is re clad with aluminum siding and rests on a parged foundation. It has an inset shed-roof porch supported with wood posts and flanking the entry is a tripartite window.

Built in 1945, the New First Baptist Church is sited at 1613 Hopewell Avenue. This front-gable-roof building stands one-story high, measures three bays wide, and rests on a parged foundation. The wood-frame church is re clad with aluminum siding on the side and rear elevations with a rubble stone veneer on the facade.

Modern construction ranges in date from the 1960s to present day. The most recent construction stands at 1632 Hopewell Avenue and was built in 1999. This house is larger in size than the 1950s dwellings in the survey district. It rises two stories in height and

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. BA-3058

Name Hopewell Avenue African American Survey District
Continuation Sheet

Number 7 Page 1

is four bays across capped with a shallow-pitched center cross-gable roof. It rests on a poured concrete block foundation and the façade is clad with a stretcher-bond brick veneer. Other recent construction includes ranch dwellings sited at XX Hopewell Avenue.

ENDNOTES

1. Atlas of Baltimore County, Maryland (Philadelphia: G. M. Hopkins, 1877).

8. Significance

Inventory No. BA-3058

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input checked="" type="checkbox"/> community planning		<input type="checkbox"/> maritime industry	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:

Specific dates 1870-1990 ca

Architect/Builder Unknown

Construction dates 1870-1990 ca

Evaluation for:

National Register

Maryland Register

not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form - see manual.)

The Hopewell Avenue African American Survey District is located in Essex in the Fifteenth District of Baltimore County. Prior to any suburban development the Essex area contained farmland and only a few residences. According to the Hopkins Atlas of 1877, I. Nicholson owned several residences in the area. In 1909, the Taylor Land Company began platting the area of Essex. With the Baltimore, Middle River and Sparrows Point streetcar line development of the area was a promising venture. Essex measured ten blocks in length, from Mace to Marlyn Avenues, and two block wide. (1)

By 1915 Essex had become highly developed. Walters, a small hamlet at the eastern edge of Essex, developed at the crossroads of Back River Neck Road and Eastern Avenue. The Bromley Atlas denotes a cemetery and an African American schoolhouse in Walters. Also shown at this time is Midriver Park which eventually became Hopewell Avenue. W. French, one of the local residents noted on the Bromley Atlas, owned sixty acres southeast of Midriver Park. (2)

Seven households are listed in the 1920 U.S. Census on Hopewell Avenue in Essex. Heads of households include Robert S. Armstrong, Charles T. Johnson, Williams, Charles T. Green, George W. Brown, Hayden Smith, and Joseph Winston. With most of the residents originating from Maryland, a few relocated from Virginia and one household was from the District of Columbia. The 1920 census lists the male occupations as laborers in plant sewerage, shipyards, and railroad. None of the female residents listed paid jobs. Similar to many of the other African American communities the households ranged in size from two to nine people. (3)

The 1948 Sanborn Fire Insurance Maps of Middle River depict a portion of Hopewell Avenue. The residences shown include addresses 1642, 1644, 1650, 1654, 1655, 1659, and 1667 Hopewell Avenue. These dwellings range in height from one story (1659 Hopewell Avenue) to two stories. Two of the houses have L-shaped footprints, and two dwellings feature long rectangular footprints. The far-eastern section of the road on the Sanborn Map indicates that Hopewell Avenue is not an open street. (4)

According to the 1990 U.S. Census for Baltimore County, the Hopewell Avenue area contained a total of 681 African Americans. However the 1990 census covered a larger area than that which historically contains an African American population. (5) Therefore, the Hopewell Avenue African American Survey District retains boundaries that are inclusive only of Hopewell Avenue.

ENDNOTES

1. Neal A. Brooks and Rockel, Eric G., A History of Baltimore County (Towson, MD: Friends of the Towson Library, Inc), p. 326.
2. Map of Baltimore County (Philadelphia, PA: G. W. Bromley, 1915).
3. U.S. Bureau of the Census. The Census of 1920, Baltimore County, Maryland. (National Archives).

**Maryland Historical Trust
Maryland Inventory of
Historic Properties Form**

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Name Hopewell Avenue African American Survey District

Continuation Sheet

Number 8 Page 1

4. Sanborn Fire Insurance Company, Baltimore County, 1948

5. U.S. Bureau of the Census. The Census of 1990, Baltimore County, Maryland. (National Archives).

OWNERSHIP AS OF DECEMBER 5, 2002

1603 Hopewell Avenue Map 90 Parcel 589	Coruzzi Realty -- tax id # 1504650340 113 Back River Neck Road Baltimore, MD 21221-3921 Baltimore County Courthouse Liber 7545 Folio 271
1611 Hopewell Avenue Map 90 Parcel 589	Terry T. and Annette Scurry -- tax id # 1502654320 Baltimore County Courthouse Liber 17084 Folio 315
1613 Hopewell Avenue Map 90 Parcel 589	First Baptist Church of Back River -- tax id # 1506200390 Baltimore County Courthouse Liber 4816 Folio 144
1618 Hopewell Avenue Map 90 Parcel 589	Charles K. and Mary Jackson -- tax id # 1507410170 Baltimore County Courthouse Liber 7381 Folio 411
1620 Hopewell Avenue Map 90 Parcel 589	Zachary X. and Shirley Jones Hill -- tax id # 1511000180 Baltimore County Courthouse Liber 10534 Folio 473
1621 Hopewell Avenue Map 90 Parcel 589	John T. Williams, Jr. -- tax id # 1520001260 Baltimore County Courthouse Liber 7696 Folio 477
1622 Hopewell Avenue Map 90 Parcel 589	Leslie E. and Gloria M. Robertson -- tax id # 1700000570 Baltimore County Courthouse Liber 5533 Folio 596
1633 Hopewell Avenue Map 90 Parcel 589	Norman and Margaret Green -- tax id # 1507581580 Baltimore County Courthouse Liber 8852 Folio 49
1635 Hopewell Avenue Map 90 Parcel 589	George J. and Jean G. Green -- tax id # 1507580820 Baltimore County Courthouse Liber 2042 Folio 159
1636 Hopewell Avenue	Mary E. Hughes -- tax id # 1508800001

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Historic Properties Form

Inventory No BA-3058

Name Hopewell Avenue African American Survey District

Continuation Sheet

Number 8 Page 2

Map 90 Parcel 589	Baltimore County Courthouse Liber 5995 Folio 772
1637 Hopewell Avenue Map 90 Parcel 589	Martha V. Green -- tax id # 1507581290 Baltimore County Courthouse Liber 9005 Folio 17
1638 Hopewell Avenue Map 90 Parcel 589	Evelyn R. Simmons -- tax id # 1519510080 7809 Rolling Vista Court Baltimore, MD 21236 Baltimore County Courthouse Liber 9586 Folio 721
1640 Hopewell Avenue Map 90 Parcel 589	Louis M. and Anna M. Grinage -- tax id # 1507581410 Baltimore County Courthouse
1641 Hopewell Avenue Map 90 Parcel 589	Herbert T. Mallory, Jr. -- tax id # 1513201700 Baltimore County Courthouse Liber 12804 Folio 623
1651 Hopewell Avenue Map 90 Parcel 589	Richard Modzelewski -- tax id # 1510452380 Baltimore County Courthouse Liber 11601 Folio 721

9. Major Bibliographical References

Inventory No. BA-3058

See continuation sheet.

10. Geographical Data

Acreage of surveyed property 13.19 acres
Acreage of historical setting 13.19 acres
Quadrangle name Middle River, MD Quadrangle scale 1:24,000

Verbal boundary description and justification

The Hopewell Avenue African American Survey District is located in the historic village of Essex in the Fifteenth District of Baltimore County. It has historically been associated with tax map 90 since its development.

11. Form Prepared By

name/title	Kristie Baynard, Architectural Historian		
organization	E.H.T. Tracerics	date	12/5/02
street and number	1121 Fifth Street, NW	telephone	202/393-1199
city or town	Washington	state DC	zip code 20001

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville MD 21032
410-514-7600

**Maryland Historical Trust
Maryland Inventory of
Historic Properties Form**

Inventory No. BA-3058

Name Hopewell Avenue African American Survey District

Continuation Sheet

Number 9 Page 1

Atlas of Baltimore County, Maryland. Philadelphia, PA: G. M. Hopkins, 1877.

Baltimore County Historic Inventory.

Bowler, Mike. Sowing the seeds of integration. The Sunday Sun. Baltimore: April 13, 1997.

Brooks, Neal A. and Eric G. Rockel. A History of Baltimore County. Towson, MD: Friends of the Towson Library, Inc., 1979.

Diggs, Louis S. In Our Voices: A Folk History in Legacy. Uptown Press, 1998.

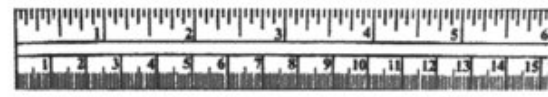
Erlandson, Robert A. Residents of tiny Cowdensville seek to preserve historic black community. The Sun. Baltimore: September 23, 1991.

James, Ellen L. Enclave Residents Facing Problems of Long Neglect, Housing and Survival. The Evening Sun: Baltimore, October 24, 1977.

Map of Baltimore County. Philadelphia, PA: G. W. Bromley, 1915.

Scharf, J. Thomas. History of Baltimore City and County From the Earliest Period to the Present Day: Including Biographical Sketches of Their Representative Men. Philadelphia, PA: Louis H. Everts, 1881. Reprinted by Higginson Book Company, Salem, MA.

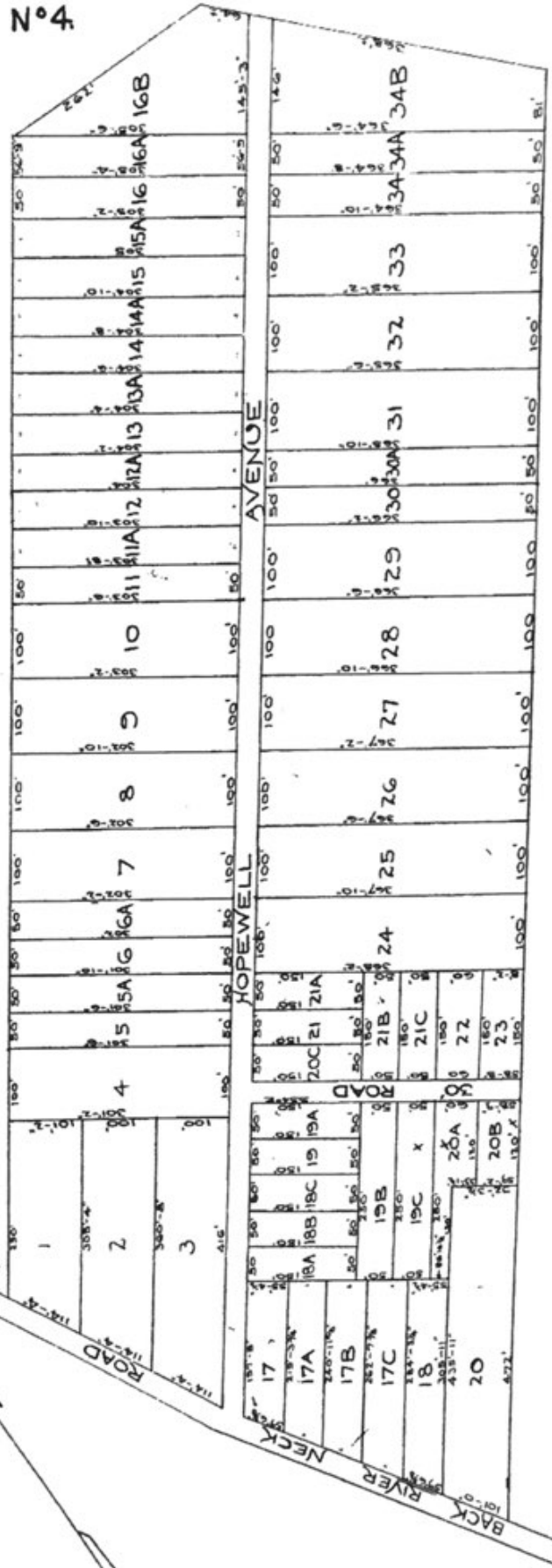
Sidney, J. C. Map of the City and County of Baltimore, Maryland, from Original Surveys. Baltimore, MD: James M. Stephens, 1850.



12 W.P.C. N°4

Filed March 15th 1912
Test: James P. Clark, Clerk

ROAD
NECK
RIVER
BACK



MIDRIVER PARK

REDING & HOWARD

CIVIL ENGINEERS

BALTIMORE, MD.
MAY, 1911

Note:-
Partially reserved by Reding & Howard
Distances from plat by Thomas H Disney

Baltimore County - My Neighborhood

WATERMOUNT BRASS

Voting Precinct 15-018

ECONOMIC

- Commercial Revitalization District No Feature Found
- Enterprise Zone No Feature Found
- Economic Park Center No Feature Found
- Economic Park Center Name No Feature Found
- Economic Park Center Type No Feature Found

ENVIRONMENTAL

- Watershed Name Middle River
- River Basin Name Gunpowder River
- Subshed Name Hopkins Creek
- Soil Name Mattapex-Urban land complex, 0-5 percent slopes

HISTORIC

- National Register Historic District No Feature Found
- Baltimore County Historic District No Feature Found
- Landmark Name No Feature Found
- MHP Number No Feature Found

LAND MANAGEMENT

- URDL Land Type Urban
- Growth Tier Description Served by public sewer and inside URDL

ZONING CASE HISTORY

- Zoning History Case Number No Feature Found



200ft
76.442 39.315 Degrees

4

AT&T

2:19 PM

AA



sdat.dat.maryland.gov



DEPARTMENT OF ASSESSMENTS & TAXATION

Baltimore County

District: 15 Account Number: 1513201700



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201 Archives at www.plats.net

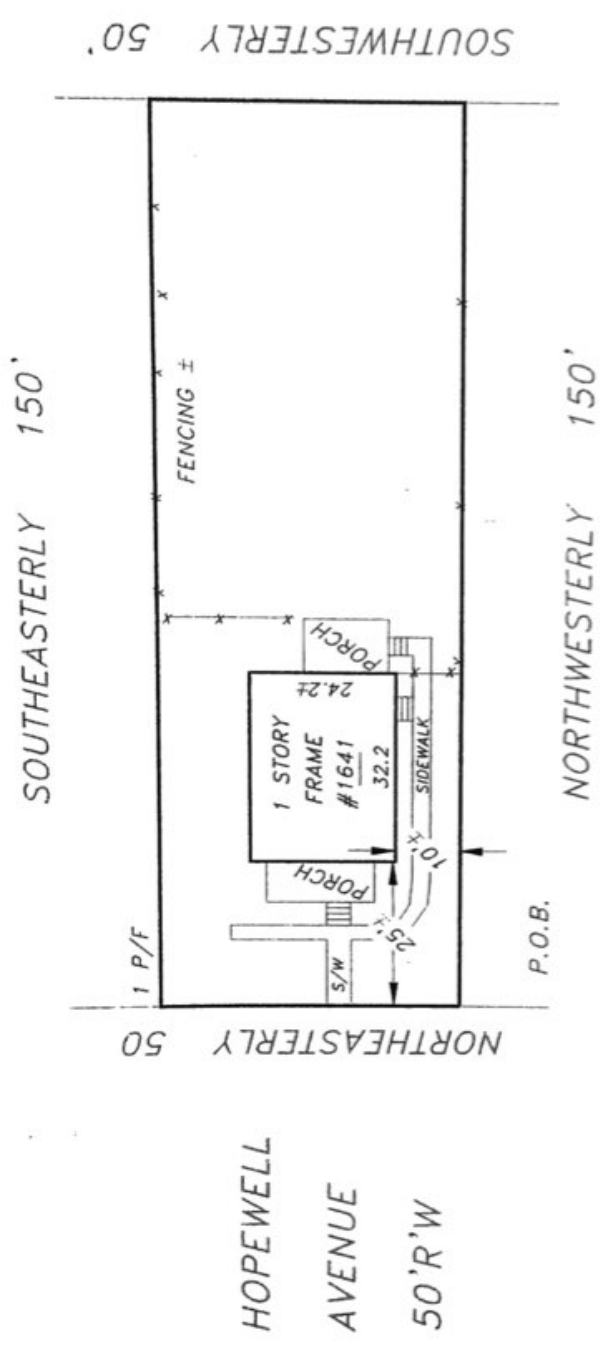
Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>.

5

NOTES:

- 1) BRL information, if shown, was obtained from existing records and is not guaranteed by NTT, Inc.
- 2) Building line and/or Flood Zone information is subject to the interpretation of the originator.
- 3) NTT, Inc. does not certify, verify, or warrant any unrecorded encroachments or overlaps.
- 4) Property measurements were not found or guaranteed by this location.
- 5) Sufficient distance accuracy 1/2"



Subject property is shown in Zone C on the FIRM Map of Baltimore County Maryland on Community Panel 2400100430 B Effective MARCH 2, 1981

This is to certify that I have surveyed the property shown hereon, being known as #1641 HOPEWELL AVENUE AS DESCRIBED IN DEED and recorded among the land records of Baltimore County, Maryland in LIBER 20814 ,folio 689 for the purpose of locating the improvements thereon.

- This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing purposes.
- This plat is not to be relied upon for the establishment of location of fences, garages, buildings, or other existing or future structures.
- This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or for securing financing or refinancing.



J. C. Hudgins PLS #96

LOCATION DRAWING
#1641 HOPEWELL AVENUE
BALTIMORE COUNTY, MARYLAND

15TH ELECTION DISTRICT

NTT Associates, Inc.
16205 Old Frederick Road
Mt. Airy, Maryland 21771
Ph: (410)442-2031
Fax No: (410)442-1315

Scale: 1" = 30'
Date: 01-20-05
Field By: VTC
Drawn By: VTC
Drawing # 1641RA-002



Hopewell Ave



1639

1641

Aug 2014

Sep 2017



Hopewell Ave

1639

1641

Aug 2014

Sep 2017

7



afari

5:02 AM

Reaching Cir

Hopewell Ave

34°
AQI 28



2D



afari



5:02 AM



7



Reaching Cir



2D



Hopewell Ave

34°

AQI 28

Sidewell Ct

Luffing Ct



10

9







11

12



13

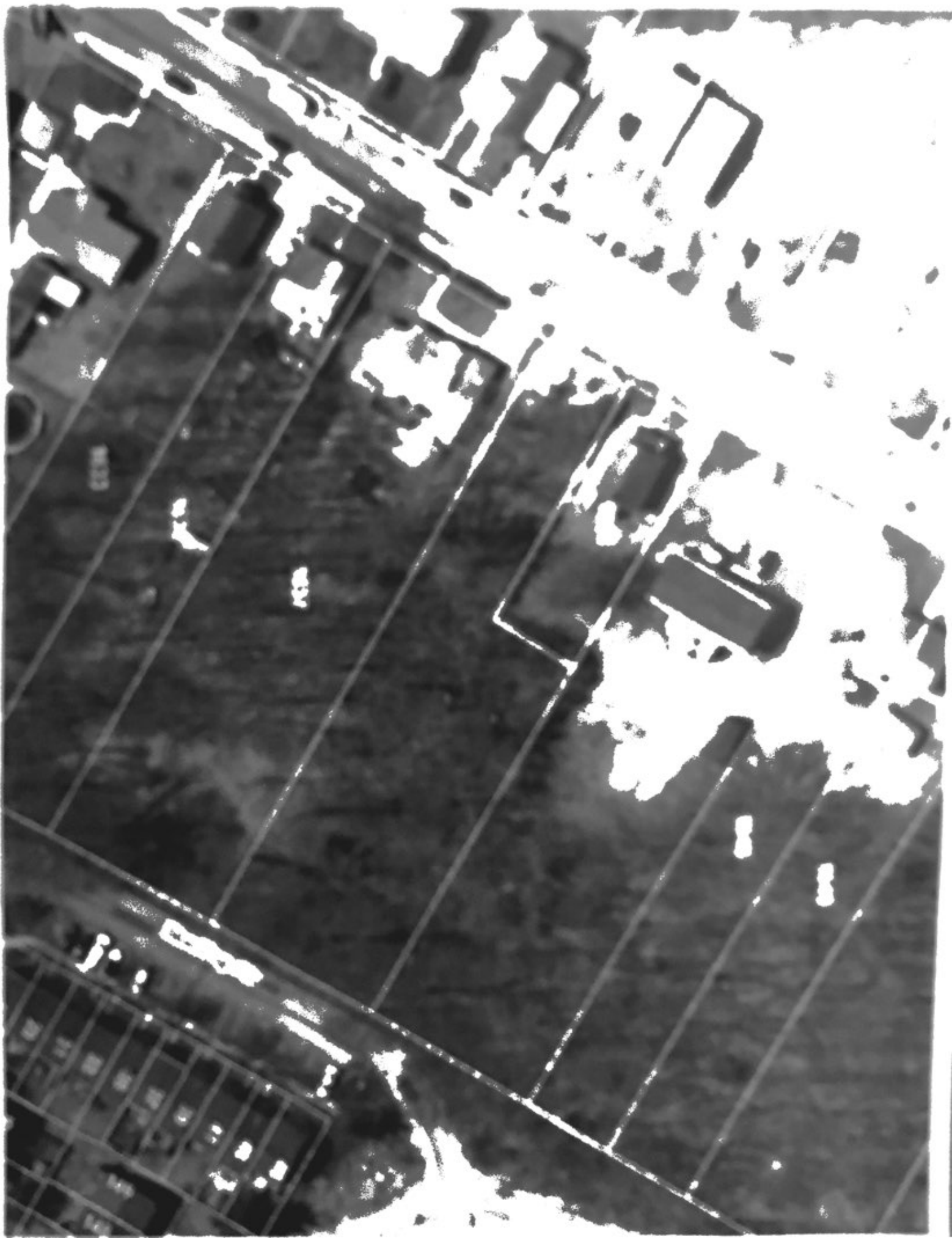


13



14





Baltimore County Cir Crt	
IMP FD SURE	\$40.00
RECORDING FEE	\$20.00
TR TAX STATE	\$200.00
TOTAL	\$260.00
JLE LAL	
Apr 10, 2020	08:04 am

Front Door Title, Inc.
 File No. 2003025BW
 Tax ID # 15-1502650690

This Deed, made this 31 day of March, 2020, by and between **Rhonda Lewis Grandy**, formerly known of record as **Rhonda Cheryl Lewis**, GRANTOR, and **Toro Services, LLC**, a Maryland limited liability company, GRANTEE.

Witnesseth –

That in consideration of the sum of Forty Thousand and 00/100 Dollars (\$40,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, its successors and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 28, as shown on a Plat of “Midriver Park”, which Plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 4, folio 12.

SAVING AND EXCEPTING therefrom so much of said property previously conveyed in a Deed from George Brown and Etta Brown, his wife to Herbert T. Mallory and Pearl O. Mallory, his wife, dated June 4, 1954 and recorded among the Land Records of Baltimore County in Liber G.L.B No. 2492, folio 393.

SAVING AND EXCEPTING therefrom so much of said property described in a Deed dated November 9, 1959, by Etta Brown and Baltimore County, Maryland, recorded among the Land Records of Baltimore County, in Liber No. 3630, folio 301.

For informational purposes only:

Property Address: Hopewell Avenue, Essex, MD 21221
Tax ID #: 15-1502650690

BEING the fee simple property which, by Deed dated March 29, 1978, and recorded in the Land Records of the County of Baltimore, Maryland, in Liber 5869, Folio 301, was granted and conveyed by Vera Bynum, Louise Williams, Pearl Zen unto Martha Virginia Green and Rhonda Cheryl Lewis, as joint tenants. The said Martha Virginia Green departed this life on November 24, 2006, thereby vesting fee simple title solely in Rhonda Cheryl Lewis. The said Rhonda Cheryl Lewis having since married and is now known as Rhonda Lewis Grandy.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Toro Services, LLC, a Maryland limited liability company, its successors and assigns, in fee simple.

And the Grantor hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant Specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

PAID RECEIPT	
DATE	TIME
04/08/2020	12:54:23
TAX ID: 1502650690	
CO. TR TAX	\$600.00
RECORDATION TAX	\$200.00
CR	Baltimore County, Maryland

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 42682, p. 0479, MSA_CE62_42539. Date available 04/21/2020. Printed 01/18/2021.

PETITIONER'S
EXHIBIT NO. 4

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

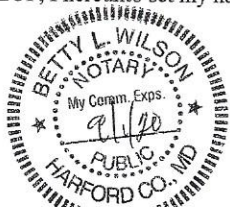
Betty Wilson

Rhonda Lewis Grandy (SEAL)
Rhonda Lewis Grandy,
f/k/a Rhonda Cheryl Lewis

STATE OF MARYLAND }
COUNTY OF BALTIMORE } ss

I hereby certify that on this 31 day of March, 2020, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Rhonda Lewis Grandy, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Betty Wilson
Notary Public

My Commission Expires: _____

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Kathleen C. Gibison
Attorney, Kathleen C. Gibison

AFTER RECORDING, PLEASE RETURN TO:
Front Door Title, Inc.
1810 Belair Road
Suite 102-103
Fallston, MD 21047
(410) 870-7070

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 42682, p. 0480, MSA_CEG2_42539, Date available 04/21/2020, Printed 01/18/2021.





#1637

B



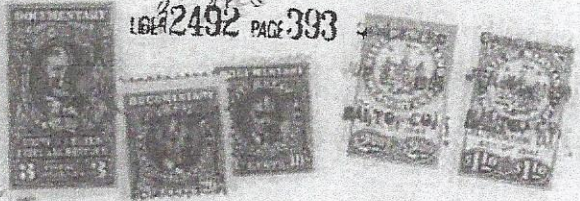
#1641

C

1639 HOPEWELL AVENUE



PETITIONER'S
EXHIBIT NO. 8



This Deed, Made this 4th day of June

in the year one thousand nine hundred and fifty-four, by and between

GEORGE BROWN and ETTA BROWN, his wife,

of Baltimore County - - - - - in the State of Maryland, of the first part, and

HERBERT T. MALLOPY and PEARL C. MALLOPY, his wife,

of the second part.

Witnesseth, that in consideration of the sum of Five Dollars and other good and valuable considerations this day paid, receipt of which is hereby acknowledged, the said GEORGE BROWN and ETTA BROWN, his wife, - - - - -

do grant and convey unto the said HERBERT T. MALLOPY and PEARL C. MALLOPY, his wife, as tenants by the entireties, their assigns, the survivor of them, and to the survivor's - - - - -

heirs and assigns, in fee simple, all that lot - - - - - of ground, situate, lying and being in the Fifteenth Election District of Baltimore County - - - - - aforesaid, and described as follows, that is to say:-

Beginning for the same on the southeast side of Hopewell Avenue at the distance of 1077 feet 8 inches more or less northeasterly from the intersection of the southeast side of Hopewell Avenue with the northeast side of Back River Neck Road said place of beginning being also distant 50 feet northeasterly from a point where the southeast side of Hopewell Avenue is intersected by the dividing line between Lots No. 27 & 28 as shown on the Flat of Midriver Park recorded among the Land Records of Baltimore County in Flat Book No. 4 folio 12 and running thence with and binding on the southeast side of Hopewell Avenue northeasterly 50 feet to the dividing line between Lots No. 28 & 29 on said Flat thence running with and binding on said last mentioned dividing line southeasterly 150 feet thence leaving said last mentioned dividing line and running for line of division now made southwesterly 50 feet and northwesterly 150 feet to the place of beginning, in accordance with the survey made May 25, 1954 by John F. Douthirt, Jr., Surveyor and Civil Engineer.

Being known as 1641 Hopewell Avenue.

Being northeasterly portion of Lot No. 28, Midriver Park above mentioned

PETITIONER'S EXHIBIT NO. 6

2492 PG 394

fronting 50 feet on Hopewell Avenue with an even depth of 150 feet.

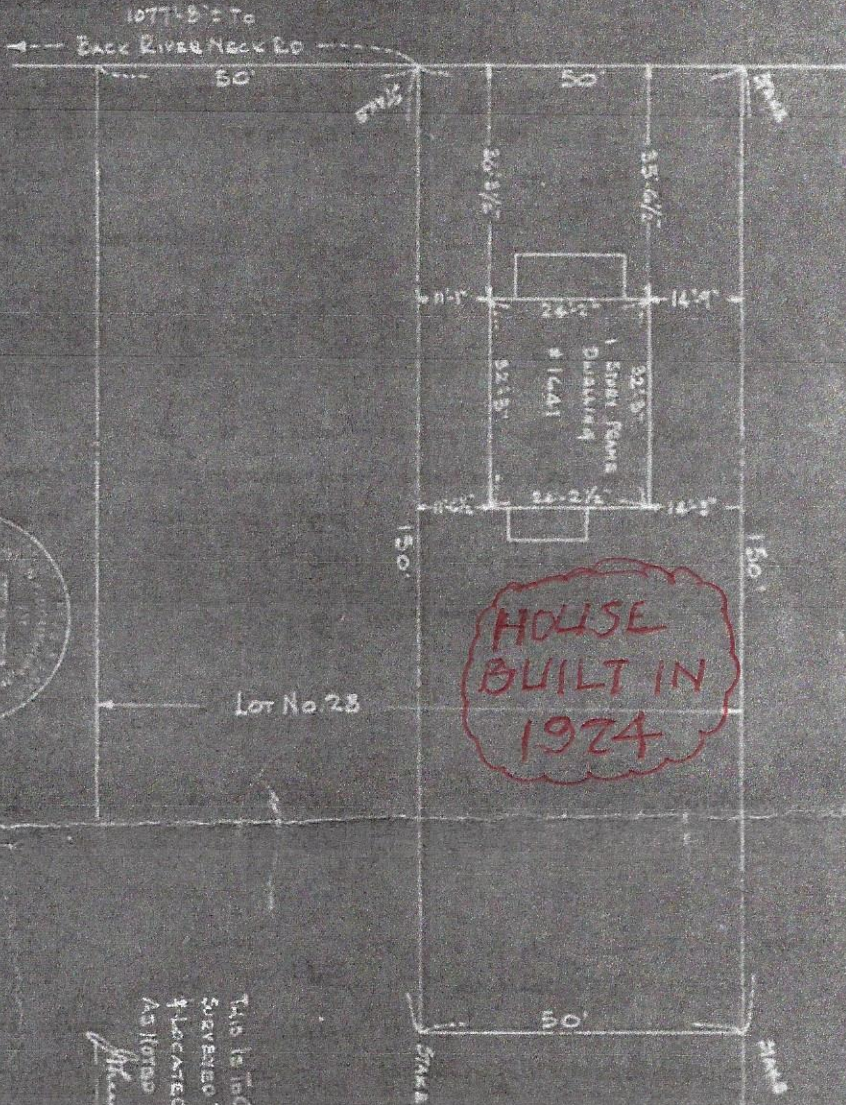
BEING part of the lot of ground which by deed dated July 6, 1923 and recorded among the Land Records of Baltimore County in Liber WPC 590, folio 502, was granted and conveyed by Robert L. Price and wife to the grantors herein.

BALTIMORE COUNTY COURT (Land Records) CLB 2492, P. 394, WSA, GCS, 2017 Data available 1/10/2016, Printed 03/19/2019

LIBER 2492 PAGE 396

HOPEWELL AVENUE

PORTION OF LOT NO. 28
MIDWAY PARK
TO BE CONVEYED TO
PEARL O'NEAL & HUSBAND



HOUSE
BUILT IN
1974

Lot No. 28

SCALE: 1" = 20' MAY 25, 1954
J. F. DOUGLASS, JR.
SURVEYOR & CIVIL ENGR.
5906 AVESHIRE RD.
BALTIMORE-12, Md.

This is to certify that I have
surveyed the property shown
& located the improvements
as shown
J. F. Douglass, Jr.

REC'D FOR RECORD June 5, 1954 11 A M & RECORDED IN THE LAND RECORDS OF
BALTIMORE COUNTY, LIBER G.L.B. 2492 FOLIO 393 GEORGE L. BYERLY, CLPRX

BALTIMORE COUNTY CIRCUIT COURT (Land Records) LIBER 2492, p. 396, MSA, GEO. 230, CD, DA, available 11/03/2005, Printed 03/12/2019

**PETITIONER'S EXHIBITS
1639 HOPEWELL AVENUE
CASE NO. 2020-0236-A**

- 1. PLAT TO ACCOMPANY PETITION DATED MARCH 30, 2020 (NO CHANGES)**
- 2. SDAT REAL PROPERTY SEARCH**
- 3. PORTION OF TAX MAP 0090**
- 4. DEED OF RECORD DATED MARCH 31, 2020 LIBER 42682 FOLIO 479**
- 5. PLAT OF MIDRIVER PARK DATED MAY, 1911 PLAT BOOK 4 FOLIO 12**
- 6. DEED DATED JUNE 4, 1954 LIBER 2492 FOLIO 393 CONVEYING LOT (50 X 150) FROM ORIGINAL LOT 28**
- 7. COPY OF BALTIMORE COUNTY RIGHT-OF-WAY PLAT 58-250-4 CONVEYING HIGHWAY WIDENING ALONG HOPEWELL AVENUE**
- 8. AERIAL PHOTO**
- 9. PHOTOS A-C**



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
LAWRENCE M. STAHL
Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

BALTIMORE COUNTY OFFICE OF ADMINISTRATIVE HEARINGS

YOU ARE IN THE VIRTUAL HEARING ROOM FOR:

Case Number: 2020-0236-A

Property Address: 1639 HOPEWELL AVE.

Location: On the South East side of Hopewell Ave., North East of Oarhurst Ave.

Election District: 15 Council District: 7

Legal Owner: Toro Services LLC

Contract Purchaser: No Contract Purchaser was set.

VARIANCE: From the Baltimore County Zoning Regulations ("BCZR") § 1B02.3.C.1 to permit a lot width of 50 ft. in lieu of the minimum required 100 ft. and side yard setbacks of 10 ft. and 20 ft. with a sum of 20 in lieu of the minimum required 15 ft. with a minimum sum of 40 ft. respectively.

WebEx Hearing: Monday - 01/25/2021 @ 10:00 AM

THE HEARING IS SCHEDULED TO START AT 10:00 AM

Real Property Data Search (w1)

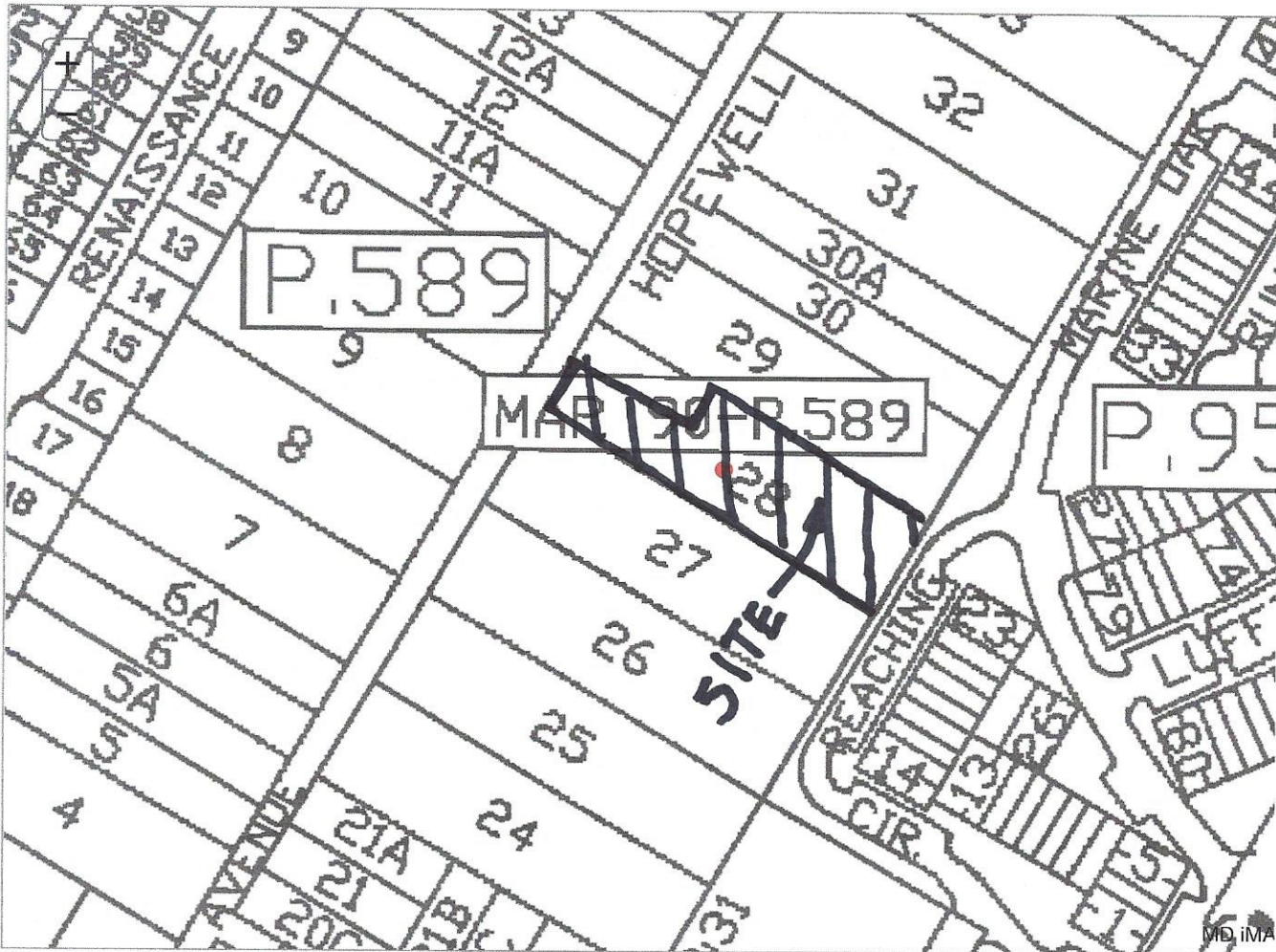
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration		
Special Tax Recapture: None							
Account Identifier:		District - 15 Account Number - 1502650690					
Owner Information							
Owner Name:		TORO SERVICES LLC		Use:		RESIDENTIAL	
Mailing Address:		500 GANDER DR JOPPA MD 21085-		Principal Residence:		NO	
				Deed Reference:		/42682/ 00479	
Location & Structure Information							
Premises Address:		HOPEWELL AVE ESSEX 21221-		Legal Description:		PT LT 28 550 E OAKHURST AVE MIDRIVER PARK	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	
0090	0023	0589	15070066.04	0000		28	
				Lot:	Assessment Year:	Plat No:	
				28	2021	Plat Ref: 0004/ 0012	
Town: None							
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area	
						26,700 SF	
						County Use	
						04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	
			/				
Value Information							
		Base Value		Value		Phase-in Assessments	
				As of		As of	
				01/01/2021		07/01/2020	
				As of		As of	
				07/01/2021		07/01/2021	
Land:		42,600		42,600			
Improvements		0		0			
Total:		42,600		42,600		42,600	
Preferential Land:		0		0		42,600	
Transfer Information							
Seller: GREEN MARTHA VIRGINIA		Date: 04/10/2020		Price: \$40,000			
Type: ARMS LENGTH VACANT		Deed1: /42682/ 00479		Deed2:			
Seller: BYNUM VERA WILLIAMS LOUISE		Date: 03/31/1978		Price: \$1,700			
Type: ARMS LENGTH IMPROVED		Deed1: /05869/ 00301		Deed2:			
Seller:		Date:		Price:			
Type:		Deed1:		Deed2:			
Exemption Information							
Partial Exempt Assessments:		Class		07/01/2020		07/01/2021	
County:		000		0.00			
State:		000		0.00			
Municipal:		000		0.00 0.00		0.00 0.00	
Special Tax Recapture: None							
Homestead Application Information							
Homestead Application Status: No Application							
Homeowners' Tax Credit Application Information							
Homeowners' Tax Credit Application Status: No Application				Date:			

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

PETITIONER'S
EXHIBIT NO. 2

District: **15** Account Number: **1502650690**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

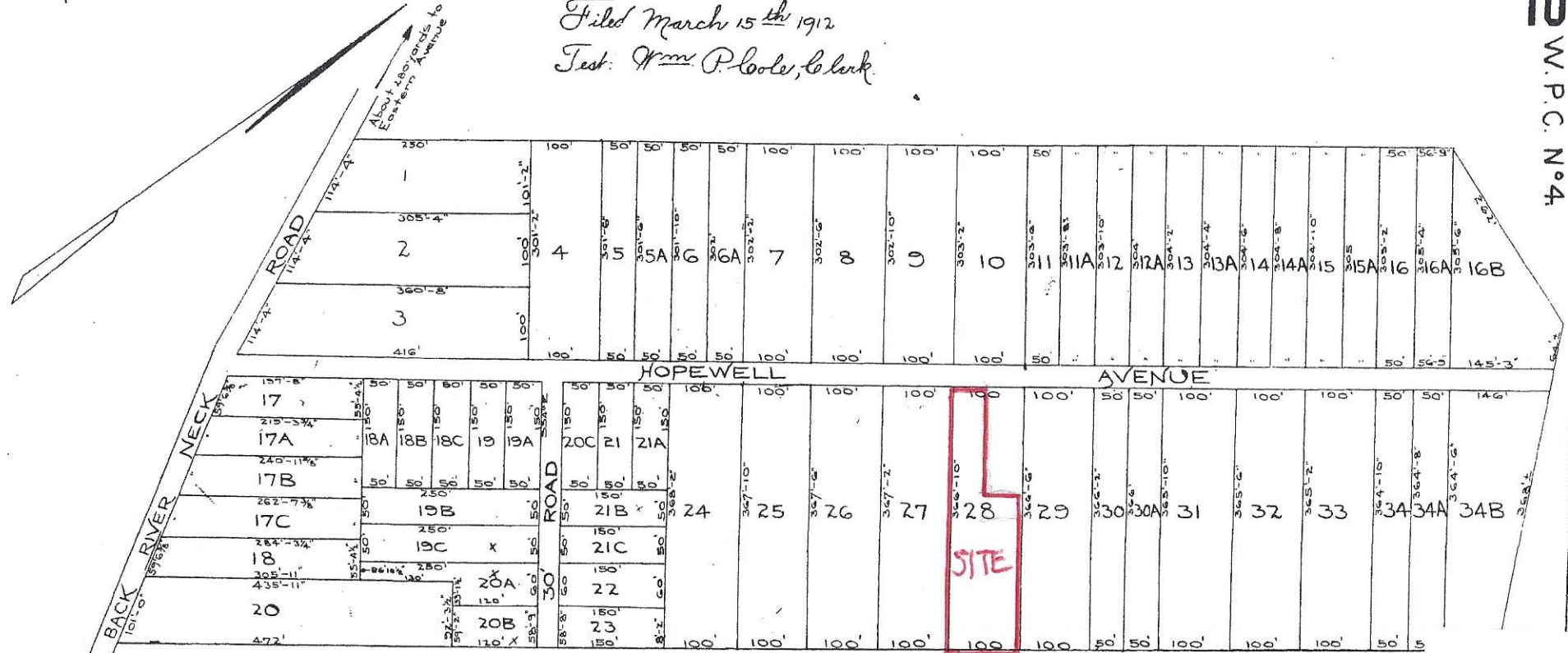
If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).

TAX MAP 0090

Filed March 15th 1912
 Test: Wm. P. Poole, Clerk.



MIDRIVER PARK

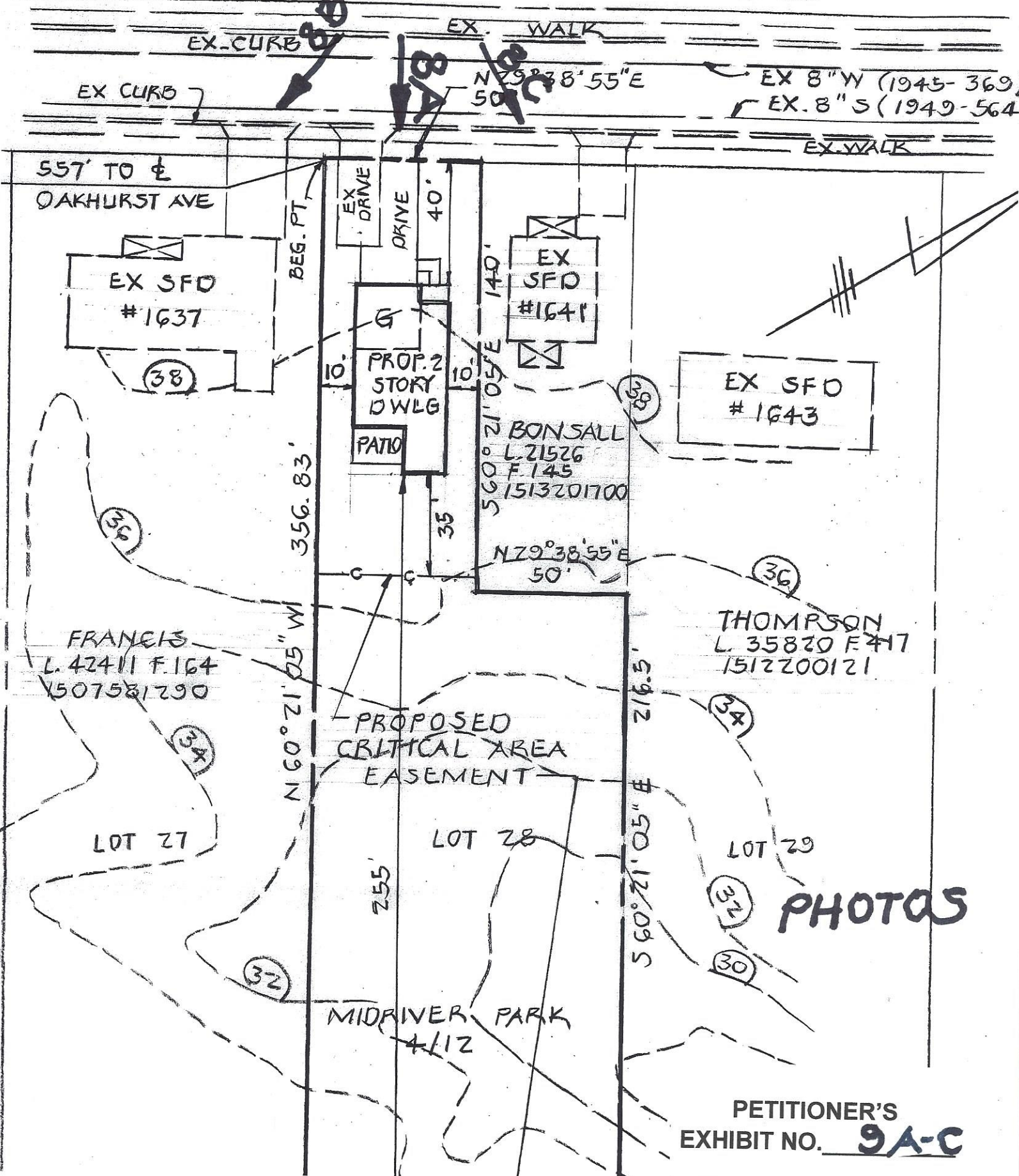
REDING & HOWARD

CIVIL ENGINEERS
 SCALE 1" = 100 FT.

BALTIMORE, MD.
 MAY, 1911

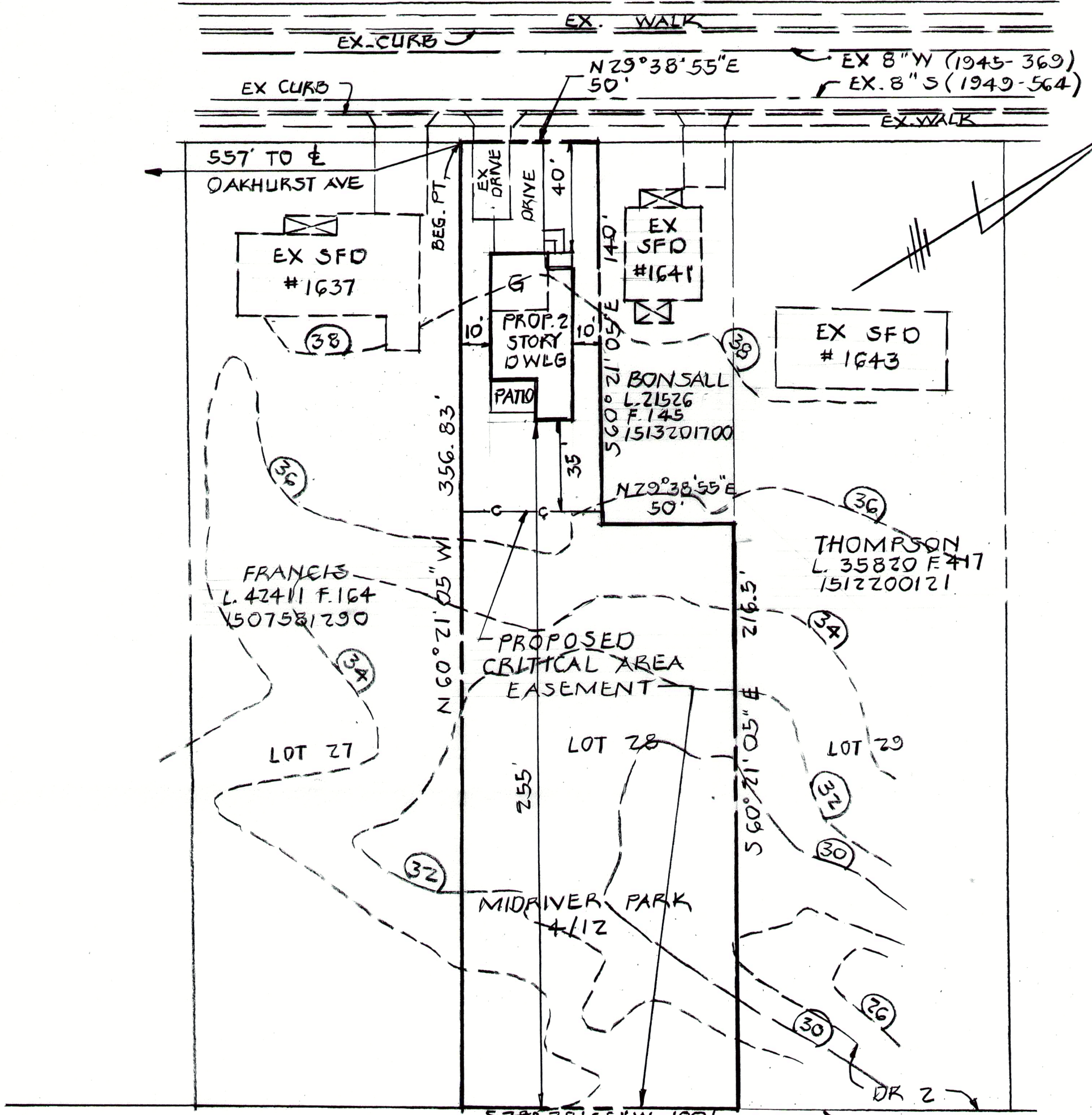
Note:-
 Partially reserved by Reding & Howard
 Distances from plat by Thomas H. Disney

HOPEWELL AVENUE

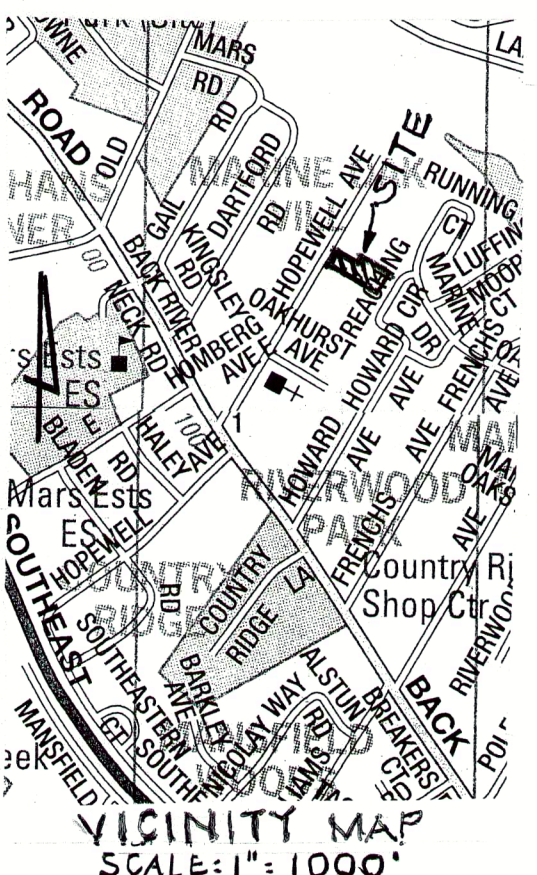


PETITIONER'S EXHIBIT NO. **9A-C**

HOPEWELL AVENUE



REACHING CIRCLE



OWNER
 TORO SERVICES, LLC
 8303 PHILADELPHIA ROAD, SUITE F
 BALTIMORE, MD. 21237
 DEED REF: 42682/479
 ACCT NO. 1502650690

- NOTES**
1. ZONING....DR2 (MAP NO. 097C1)
 2. LOT AREA...26,700 SF = 0.613 ACRE +/-
 3. SITE IS IN CBCA
 4. SITE IS NOT LOCATED IN A 100 YEAR FLOOD ZONE
 5. PUBLIC WATER AND SEWER
 6. NO PREVIOUS ZONING HISTORY
 7. NO HISTORIC STRUCTURES, ARCHEOLOGIC SITES OR UNDERGROUND STORAGE TANKS ARE KNOWN TO EXIST

PETITIONER'S
 EXHIBIT NO. 1

**PLAT TO ACCOMPANY PETITION
 FOR VARIANCE**
1639 HOPEWELL AVENUE
ELECTION DISTRICT 15C7 BALTIMORE CO., MD.
SCALE: 1 INCH = 40 FEET MARCH 30, 2020