

M E M O R A N D U M

DATE: January 21, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0259-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on January 20, 2021. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: Case File
Office of Administrative Hearings

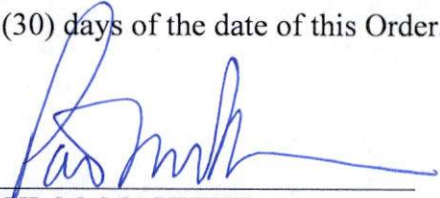
By 15/Manan

(truck & trailer) in lieu of the required one (1) commercial vehicle, and to permit three (3) trailers to be stored or parked on a residential lot in lieu of the required one (1) trailer, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

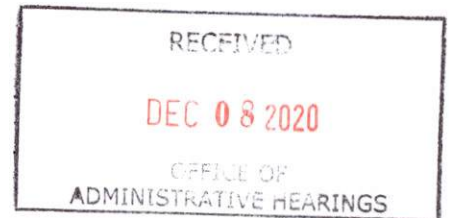
PMM:dlw

ORDER RECEIVED FOR FILING

Date 12/21/20
By D. M. M. M. M.

**2016 FREELAND ROAD
FREELAND MD 21053**

December 7, 2020



Paul M. Mayhew
Managing Administrative Law Judge
The Jefferson Building
105 W. Chesapeake Avenue
Towson, MD 21204

Re: Petition for Administrative Variance - Case No. 2020-0259-A
2016 Freeland Road, Freeland MD 21053

Dear Mr. Mayhew

Attached please find a signed Affidavit of Support for Case No. 2020-0259-A. The neighbors surrounding the subject property have reviewed the plan and petition for variance and by signing this affidavit they indicate they have no objections and fully support the request.

Thank you for your consideration of this request. If you have any questions, please don't hesitate to contact us at 443-621-9403 or 443-621-9487.

Sincerely,

A handwritten signature in blue ink that reads "Jeffrey M. Radcliffe".

Jeffrey M. Radcliffe

A handwritten signature in blue ink that reads "Charlotte E. Radcliffe".

Charlotte E. Radcliffe

A handwritten signature in blue ink that reads "Bonifacio R. Fernando, Jr.".

Bonifacio R. Fernando, Jr.

/cer

Attachment: Affidavit of Support



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 2016 Freeland Rd, Freeland, Md 21053 Currently zoned RC-2

Deed Reference 152451 00682 10 Digit Tax Account # 17 000 10682

Owner(s) Printed Name(s) Jeffrey & Charlotte Radcliffe; Bonifacio R. Fernando, Jr.

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

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

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

1. ADMINISTRATIVE VARIANCE from Section(s) 431.1.B.3.b and 415.3.C.1 of BCZR
 - 1) To permit the display of advertising around the commercial vehicle & commercial trailer in lieu of the required designs located on the driver's door or front seat passenger's door.
 - 2) To permit two (2) commercial vehicles (truck & trailer) in lieu of the required one (1) commercial vehicle.
 - 3) To permit three (3) trailers to be stored or parked on a residential lot in lieu of the required one (1) trailer.

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

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

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

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

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

Owner(s)/Petitioner(s):

Bonifacio R. Fernando, Jr.

Name #3

Bonifacio R. Fernando Jr.

Signature #3

Jeffrey M. Radcliffe/Charlotte E. Radcliffe

Name #1 – Type or Print

Name #2 – Type or Print

Jeffrey M. Radcliffe

Signature #1

Charlotte E. Radcliffe

Signature #2

2016 Freeland Rd. Freeland MD

Mailing Address

City

State

21053 1443-621-9403 jradcliffe@comcast.net

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0259-A Filing Date 10/21/2020 Estimated Posting Date 11/1/2020 Reviewer SR

Affidavit in Support of Administrative Variance

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

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

Address: 2016 Freeland Rd., Freeland MD. 21053
Print or Type Address of property City State Zip Code

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

My wife, since retiring, watches our grandsons, Ezekiel-4 and Wesley-2. At the age of 1½, Ezekiel was diagnosed with autism. He often has fits and becomes extremely upset and it is very hard to calm him down. He loves the snowball truck & trailer and when we take him out there to see them, he calms down instantly. Removing them would create an extreme hardship for him and our family. Even when at his mom's house if he has a meltdown, if they tell him about going to Nana's and Poppie's to see the snowball truck and trailer, it will calm him. It is also a small family business and we do not do a lot of business so to have to pay someplace to store them along with insurance, licenses, and other fees would not make it profitable. We also do some fundraising and charitable work where we donate the snowballs and this would not be possible if we had to pay to store our vehicles or equipment elsewhere. Our family business is run by the owners of the property, two of which are retired Balto. Co. Employees and one current Code Enforcement employee, Jeffrey Radcliffe.

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

Jeffrey M. Radcliffe Charlotte E. Radcliffe Bonifacio R. Fernandez Jr.
Signature of Owner (Affiant) Signature of Owner (Affiant)
Jeffrey M. Radcliffe / Charlotte E. Radcliffe Bonifacio R. Fernandez, Jr.
Name- Print or Type Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20 day of October, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jeffrey M. Radcliffe, Charlotte E. Radcliffe & Bonifacio R. Fernandez Jr.

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

AS WITNESS my hand and Notaries Seal

Ellen M. Peterson
Notary Public
Baltimore County, Maryland
My Commission Expires
May 09, 2022

Ellen M. Peterson
Notary Public
May 09, 2022
My Commission Expires

ZONING PROPERTY DESCRIPTION
for
2016 Freeland Road, Freeland, MD 21053

**Lot 1 as shown on the plat of section 1, Plat two,
Spring Valley Farms in Plat Book E.H.K. JR. 40 Folio 29.
4.06 Acres; 6th E.D., C-3**

**Beginning at a point on the west side of Freeland Road,
which is 70 feet street right-of-way at a distance of
2,380 feet +/- north of the centerline of Middletown
Road which is 70 feet street right-of-way.**

2020-0259-A



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 2016 Freeland Rd. Freeland, Md 21053 Currently zoned RC-2
 Deed Reference 15245 / 00682 10 Digit Tax Account # 17 00010686
 Owner(s) Printed Name(s) Jeffrey & Charlotte Radcliffe, Bonifacio R. Fernando, Jr.

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

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

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

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 431.1.B.3.b and 415.3.C.1 of BCZR
 - 1) To permit the display of advertising around the commercial vehicle & commercial trailer in lieu of the required designs located on the driver's door or front seat passenger's door.
 - 2) To permit two (2) commercial vehicles (truck & trailer) in lieu of the required one (1) commercial vehicle.
 - 3) To permit three (3) trailers to be stored or parked on a residential lot in lieu of the required one (1) trailer.

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

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

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

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

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

Owner(s)/Petitioner(s):

Bonifacio R. Fernando, Jr.

Name #3

Bonifacio R. Fernando Jr.

signature #3

Jeffrey M. Radcliffe / Charlotte E. Radcliffe

Name #1 – Type or Print

Name #2 – Type or Print

Jeffrey M. Radcliffe

Charlotte E. Radcliffe

Signature #1

Signature #2

2016 Freeland Rd. Freeland MD.

Mailing Address

City

State

21053 / 443-621-9403

Zip Code

Telephone #

Email Address

jcradcliffe@comcast.net

Representative to be contacted:

Name – Type or Print

Signature

SAME

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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

Name, Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-6259-A Filing Date 10/21/20 Estimated Posting Date 11/1/2020 Reviewer gh

Affidavit in Support of Administrative Variance

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

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

Address: 2016 Freeland Rd., Freeland MD. 21053
Print or Type Address of property City State Zip Code

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

My wife, since retiring, watches our grandsons, Ezekiel-4 and Wesley-2. At the age of 1½, Ezekiel was diagnosed with autism. He often has fits and becomes extremely upset and it is very hard to calm him down. He loves the snowball truck & trailer and when we take him out there to see them, he calms down instantly. Removing them would create an extreme hardship for him and our family. Even when at his mom's house if he has a meltdown, if they tell him about going to Nana's and Poppie's to see the snowball truck and trailer, it will calm him. It is also a small family business and we do not do a lot of business so to have to pay someplace to store them along with insurance, licenses, and other fees would not make it profitable. We also do some fundraising and charitable work where we donate the snowballs and this would not be possible if we had to pay to store our vehicles or equipment elsewhere. Our family business is run by the owners of the property, two of which are retired Balto. Co. Employees and one current Code Enforcement employee, Jeffrey Radcliffe.

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

Jeffrey Radcliffe
Signature of Owner (Affiant)

Charlotte Radcliffe
Signature of Owner (Affiant)

Bonifacio R. Fernando, Jr.
Signature of Owner (Affiant)

Jeffrey Radcliffe / Charlotte Radcliffe
Name- Print or Type

Bonifacio R. Fernando, Jr.
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20 day of October, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jeffrey Radcliffe, Charlotte Radcliffe + Bonifacio R. Fernando, Jr.

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

AS WITNESS my hand and Notaries Seal

Ellen M. Peterson
Notary Public
Baltimore County, Maryland
My Commission Expires
May 09, 2022

Ellen M. Peterson
Notary Public
May 9, 2022
My Commission Expires

ZONING PROPERTY DESCRIPTION
for
2016 Freeland Road, Freeland, MD 21053

Lot 1 as shown on the plat of section 1, Plat two,
Spring Valley Farms in Plat Book E.H.K. JR. 40 Folio 29.
4.06 Acres; 6th E.D., C-3

Beginning at a point on the west side of Freeland Road,
which is 70 feet street right-of-way at a distance of
2,380 feet +/- north of the centerline of Middletown
Road which is 70 feet street right-of-way.

JEFFREY M RADCLIFFE 11/94
2016 FREELAND ROAD
FREELAND, MD 21053

7-7575/2520

4193

DATE 10/21/20

PAY TO
THE ORDER OF

Baltimore County
Security Fund 10/21/20

\$ 75.00

DOLLARS

Your Finances. Our Promise.

Baltimore County Employees
Federal Credit Union
Towson, MD 21204

MEMO

⑆ 252075757⑆ 0101415636 4193

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

No. 201278

Date: 10/21/2020

Fund	Dept	Unit	Sub Unit	Obj	Rev	Sub	Dept	Obj	BS Acct	Amount
					Source/	Rev/				
001	806	0000		6150						75

Total: 75

Rec

From: Jeffrey M Radcliffe

For:

2016 Freeland Road

Case # 2020-0259-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

Jenae Johnson

From: Kristen L Lewis
Sent: Monday, November 16, 2020 3:09 PM
To: Jenae Johnson
Subject: FW: Case #2020-0259A

Please place in the file for the case that closed today..i think you have this case file?

Kristen Lewis
PAI – Zoning Review
410-887-3391

From: BRYAN Watkins [mailto:bwatkins@comcast.net]
Sent: Monday, November 16, 2020 3:05 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: Case #2020-0259A

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

Subject:
Variance Case #202-0259A
2016 Freeland Road, Freeland MD 21053

I'm a little upset that this variance will allow 3 commercial vehicles/trailers being kept in a residential neighborhood. This is a rural area and 3 commercial vehicles is overwhelming and distressing.

Janet Watkins
2000 Freeland Road
Freeland, MD 21053
410.343.0783

CERTIFICATE OF POSTING

Date: 11-1-20

RE: Case Number: 2020-0259-A

Petitioner/Developer: Radcliffe / Fernando

Date of Hearing/Closing: 11-16-20

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2016 Freedland Rd

The signs(s) were posted on 11-1-20

(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON

(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road

(Street Address of Sign Poster)

Parkton, MD 21120

(City, State, Zip Code of Sign Poster)

443-834-8162

(Telephone Number of Sign Poster)

ZONING NOTICE

#2

VARIANCE

ADMINISTRATIVE

CASE # 2020-0259-A

TO PERMIT THE DISPLAY OF ADVERTISING AROUND THE

COMMERCIAL VEHICLE + COMMERCIAL TRAILER IN LIEU OF REQUIRED

DESIGNS LOCATED ON THE DRIVER'S DOOR OR FRONT SEAT PASSENGER'S

DOOR. TO PERMIT 2 COMMERCIAL VEHICLES (TRUCK + TRAILER)

IN LIEU OF THE REQUIRED 1 COMMERCIAL VEHICLE. TO PERMIT

3 TRAILERS TO BE STORED ON A RESIDENTIAL LOT IN LIEU OF

THE REQUIRED 1 TRAILER

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,

AN ELIGIBLE INDIVIDUAL OR GROUP MAY

REQUEST A PUBLIC HEARING CONCERNING

THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS

RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

5:00 P.M. ON 11/16/20

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF

COUNTY OFFICE BUILDING, PERMITS REVIEW / ZONING DIVISIONS

111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ZONING NOTICE

VARIANCE ADMINISTRATIVE

CASE # 2020-0259 -A

TO PERMIT THE DISPLAY OF ADVERTISING AROUND THE COMMERCIAL VEHICLE + COMMERCIAL TRAILER IN LIEU OF REQUIRED DESIGN LOCATED ON THE DRIVER'S DOOR OR FRONT SEAT ASSEMBLY'S DOOR TO PERMIT 2 COMMERCIAL VEHICLES (TRUCK + TRAILER) IN LIEU OF THE REQUIRED 1 COMMERCIAL VEHICLE TO PERMIT 3 TRAILERS TO BE STORED ON A RESIDENTIAL LOT IN LIEU OF THE REQUIRED 1 TRAILER.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON 11/16/20

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS, 800 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391. HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 11-1-20

RE: Case Number: 2020-0259-A

Petitioner/Developer: Radcliffe / Fernando

Date of Hearing/Closing: 11-16-20

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2016 Freedom Rd

The signs(s) were posted on 11-1-20

(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON

(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road

(Street Address of Sign Poster)

Parkton, MD 21120

(City, State, Zip Code of Sign Poster)

443-834-8162

(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2020-0259 - A

TO PERMIT THE DISPLAY OF ADVERTISING AROUND THE COM-
MERCIAL VEHICLE & COMMERCIAL TRUCKS TO LEAVE REVERSED IN
THE DRIVERS SIDE DOOR THAT INDICATES THE
COMMERCIAL VEHICLES (TRUCKS & TRAILERS) IN THE STATE OF MARYLAND
VEHICLE'S PERMIT 2-TRAILERS TO THE STATE OF MARYLAND ARE NOT
BE REQUIRED IN THE STATE

PUBLIC HEARING ?

PURSUANT TO SECTION 26-1276(h)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 10/23/20

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 857-3551;
NOT REMOVE THIS SIGN AND POST AFTER ABOVE DATE, UNDER PENALTY OF LAW.
HANDICAPPED ACCESSIBLE

ZONING NOTICE

VARIANCE

CASE # 2026-0254-A

TO PERMIT THE DISCRETIONARY REUSE OF

EXISTING BUILDINGS FOR COMMERCIAL PURPOSES IN A RESIDENTIAL ZONE

AND TO REQUEST A VARIANCE FROM THE ZONING BY-LAW

IN ORDER TO BE ELIGIBLE FOR A COMMERCIAL ZONE

THE REQUESTOR HAS BEEN ADVISED THAT THE ZONING BY-LAW

PUBLIC HEARING ?

PURSUANT TO SECTION 28-127(b)(1), BALTIMORE COUNTY CODE,

AN ELIGIBLE INDIVIDUAL OR GROUP MAY

REQUEST A PUBLIC HEARING CONCERNING

THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS

RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

5:00 P.M. ON 11/11/26

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF

PERMITS AND ZONING, 100 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0259 -A Address 2016 Freeland Road 21053

Contact Person: Gary Hook Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/21/2020 Posting Date: 11/01/2020 Closing Date: 11/16/2020

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 0259 -A Address 2016 Freeland Road 21053

Petitioner's Name Jeffrey & Charlotte Radcliffe Telephone 443-621-9403

Posting Date: 11/1/2020 Closing Date: 11/16/2020

Wording for Sign: To Permit the display of advertising around the commercial vehicle & commercial trailer in lieu of required designs located on the driver's door or front seat passenger's door. To permit 2 commercial vehicles (Truck & trailer) in lieu of the required 1 commercial vehicle. To permit 3 trailers to be stored on a residential lot in lieu of the required 1 trailer.

Revised 2/20/2020

**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/neighbors 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: 2020-0259-A

Property Address: 2016 Freeland Rd, Freeland Md 21053

Property Description: _____

Legal Owners (Petitioners): Jeffrey & Charlotte Radcliffe; B. Fernanda

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: JEFFREY M. RADCLIFFE

Company/Firm (if applicable): _____

Address: 2016 Freeland Rd.
Freeland, MD 21053

Telephone Number: 443-621-9403

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 9, 2020

Bonifacio R Fernando & Jeffery M. Radcliffe,
2016 Freeland Road
Baltimore MD 21053

RE: Case Number: 2020-0259-A, 2016 Freeland Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 21, 2020. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the "Very truly yours," text.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

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 29, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0259-A
Address 2016 Freeland Road
(Radcliffe & Fernando Property)

Zoning Advisory Committee Meeting of **November 2, 2020**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office 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 29, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0259-A
Address 2016 Freeland Road
(Radcliffe & Fernando Property)

Zoning Advisory Committee Meeting of **November 2, 2020**.

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

Reviewer: Steve Ford

2020-0259-A

A copy of the county council resolution letter will be required. The County council required the owner to show a copy of the Administrative petition forms prior to the letter being issued.



**County Council
of
Baltimore County**

Court House
Towson, Maryland 21204

410-887-3196
Fax: 410-887-5791

Tom Quirk
FIRST DISTRICT

Izzy Patoka
SECOND DISTRICT

Wade Kach
THIRD DISTRICT

Julian E. Jones, Jr.
FOURTH DISTRICT

David Marks
FIFTH DISTRICT

Cathy Bevins
SIXTH DISTRICT

Todd K. Crandell
SEVENTH DISTRICT

Thomas H. Bostwick
LEGISLATIVE COUNSEL
SECRETARY

November 4, 2020

Paul M. Mayhew
Managing Administrative Law Judge
The Jefferson Building
105 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Mayhew

Attached please find a copy of Resolution 124-20 concerning the public disclosure of Jeffrey Radcliffe, an employee of the Baltimore County department of Permits, Approvals and Inspections, who has applied for an administrative variance to allow two commercial vehicles and three trailers at his residence at 2106 Freeland Road, Freeland, Maryland 21053.

This Resolution was approved by the County Council at its November 2, 2020 meeting and is being forwarded to you for appropriate action.

Sincerely,

A handwritten signature in black ink, reading "Thomas H. Bostwick". The signature is stylized with a large, flowing "T" and "B".

Thomas H. Bostwick
Legislative Counsel/Secretary

THB:jlh

cc: Jeffrey Radcliffe

CASE # 2020-0259 - A

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2020, Legislative Day No. 26

Resolution No. 124-20

Mr. Wade Kach, Councilwoman

By the County Council, November 2, 2020

A RESOLUTION concerning the public disclosure of Jeffrey Radcliffe, employee of the Baltimore County Department of Permits, Approvals and Inspections.

WHEREAS, Jeffrey Radcliffe, employee of the Baltimore County Department of Permits, Approvals and Inspections, has applied for an administrative variance to allow two commercial vehicles and three trailers at his residence at 2016 Freeland Road, Freeland, Maryland 21053.

WHEREAS, this Resolution is intended to provide full public disclosure under Section 32-1-102 of the Baltimore County Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the zoning request filed by Jeffrey Radcliffe does not contravene the public welfare.

READ AND PASSED this 2nd day of NOVEMBER, 2020

BY ORDER

A handwritten signature in cursive script, appearing to read "Thomas H. Bostwick", is written over a horizontal line.

Thomas H. Bostwick
Secretary

ITEM: RESOLUTION 124-20

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>10-29</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____

_____	COMMUNITY ASSOCIATION	_____
<u>11-16</u> Email	ADJACENT PROPERTY OWNERS <u>Janet Watkins - 2000 Freedom Rd.</u>	<u>Upset</u>

ZONING VIOLATION	(Case No. _____)
PRIOR ZONING	(Case No. _____)

NEWSPAPER ADVERTISEMENT	Date: _____
SIGN POSTING (1 st)	Date: <u>11-1-20</u> by <u>Pison</u>
SIGN POSTING (2 nd)	Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE	Yes ☐	No ☐
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐	No ☐

Comments, if any: ★ See Res. 124-20 - Public Disclosure of
Jeffrey Radcliffe - Employee of PAI - Code Enforcement - Passed/Approved
by County Council 11-2-20 mtg.

W/d her objection 12-10 See memo

Sign #1 & #2 5 PM

Kristen L Lewis

From: BRYAN Watkins <bwatkins@comcast.net>
Sent: Thursday, December 10, 2020 7:05 PM
To: Kristen L Lewis
Subject: Fwd: Case #2020-0259A

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

I would like to withdraw my objection to this variance case.

Janet Watkins

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

From: BRYAN Watkins <bwatkins@comcast.net>
To: "klewis@baltimorecountymd.gov" <klewis@baltimorecountymd.gov>
Date: 11/16/2020 3:04 PM
Subject: Case #2020-0259A

Subject:
Variance Case #202-0259A
2016 Freeland Road, Freeland MD 21053

I'm a little upset that this variance will allow 3 commercial vehicles/trailers being kept in a residential neighborhood. This is a rural area and 3 commercial vehicles is overwhelming and distressing.

Janet Watkins
2000 Freeland Road
Freeland, MD 21053
410.343.0783

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 06 Account Number - 1700010687			
Owner Information					
Owner Name:	WATKINS BRYAN E WATKINS JANET E		Use:	RESIDENTIAL	
Mailing Address:	2000 FREELAND RD FREELAND MD 21053-9585		Principal Residence:	YES	
			Deed Reference:	/05851/ 00433	
Location & Structure Information					
Premises Address:	2000 FREELAND RD FREELAND MD 21053-9585		Legal Description:	4.515 AC 2000 FREELAND RD WS WATKINS PROPERTY	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0006	0021	0351	6020005.04	0000	
					Block:
					2
					Assessment Year:
					2020
					Plat No:
					Plat Ref: 0078/ 0482
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1982		1,710 SF			
				Property Land Area	
				4.5100 AC	
				County Use	
				04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
1	YES	STANDARD UNIT	SIDING/	4	2 full
					Garage
					1 Attached
Last Notice of Major Improvements					
Value Information					
		Base Value	Value		Phase-in Assessments
			As of		As of
			01/01/2020		07/01/2020
					As of
					07/01/2021
Land:		133,700	133,700		
Improvements		184,800	227,400		
Total:		318,500	361,100		332,700
Preferential Land:		0	0		346,900
Transfer Information					
Seller: LAWSON J DAVID & MANOR LAND		Date: 01/31/1978		Price: \$22,500	
Type: ARMS LENGTH IMPROVED		Deed1: /05851/ 00433		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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: Approved 09/25/2013

Homeowners' Tax Credit Application Information

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

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

DATE: November 30, 2020

FROM: Paul M. Mayhew, Managing Administrative Law Judge
Office of Administrative Hearings 

RE: Petition for Administrative Variance – 11/16/2020 Closing Date
Case No. 2020-0259-A – 2016 Freeland Road.

After a review of the above-captioned case file, I am requesting that this case be set in for a public hearing.

Our office is returning the file to you for further processing, posting and advertising of the hearing notices.

Thank you.

PMM:dlw

Debra Wiley

From: Gary M Hucik
Sent: Friday, November 13, 2020 10:49 AM
To: Debra Wiley
Subject: RE: AV - Case No. 2020-0259-A - Closing date: 11/16)

yes

From: Debra Wiley
Sent: Friday, November 06, 2020 1:13 PM
To: Gary M Hucik <ghucik@baltimorecountymd.gov>
Subject: AV - Case No. 2020-0259-A - Closing date: 11/16)

Hi Gary,

Can you confirm that the above-referenced case (with below description) can be treated as an administrative variance? Our admins. have been for area and height restrictions only.

Please let me know. Thanks.

431.1.B.3.b and 415.3.C.1 of BCZR To permit the display of advertising around the commercial vehicle & commercial trailer in lieu of the required designs located on the driver's door or front seat passenger's door. To permit two (2) commercial vehicles (truck & trailer) in lieu of the required one (1) commercial vehicle. To permit three (3) trailers to be stored or parked on a residential lot in lieu of the required one (1) trailer.

ZAC AGENDA

Case Number: 2020-0259-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Jeffrey & Charlotte Radcliffe, Bonifacio R. Fernando Jr
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 2016 FREELAND RD
Location: West side of Freeland Road North 2,380 feet to the center line of Middletown Road.

Existing Zoning: RC 2 **Area:** 4.06 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

431.1.B.3.b and 415.3.C.1 of BCZR To permit the display of advertising around the commercial vehicle & commercial trailer in lieu of the required designs located on the driver's door or front seat passenger's door.
To permit two (2) commercial vehicles (truck & trailer) in lieu of the required one (1) commercial vehicle.
To permit three (3) trailers to be stored or parked on a residential lot in lieu of the required one (1) trailer.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 11/16/2020

Miscellaneous Notes:

Case Number: 2020-0260-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Jennifer & William Martin
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 67 CINDER RD
Location: South side of Cinder Road East 160 feet to the center line of Free Lane.

Existing Zoning: DR 5.5 **Area:** .33 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

100.6 BCZR To permit the raising of Fowl or Poultry (chickens) with 0.33 acres in lieu of the minimum required 1 acres.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 11/16/2020

Miscellaneous Notes:



**County Council
of
Baltimore County**

Court House
Towson, Maryland 21204

410-887-3196
Fax: 410-887-5791

Tom Quirk
FIRST DISTRICT

Izzy Patoka
SECOND DISTRICT

Wade Kach
THIRD DISTRICT

Julian E. Jones, Jr.
FOURTH DISTRICT

David Marks
FIFTH DISTRICT

Cathy Bevins
SIXTH DISTRICT

Todd K. Crandell
SEVENTH DISTRICT

Thomas H. Bostwick
LEGISLATIVE COUNSEL
SECRETARY

2020-0259-A AV
(11/16)



November 4, 2020

Paul M. Mayhew
Managing Administrative Law Judge
The Jefferson Building
105 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Mayhew

Attached please find a copy of Resolution 124-20 concerning the public disclosure of Jeffrey Radcliffe, an employee of the Baltimore County department of Permits, Approvals and Inspections, who has applied for an administrative variance to allow two commercial vehicles and three trailers at his residence at 2106 Freeland Road, Freeland, Maryland 21053.

This Resolution was approved by the County Council at its November 2, 2020 meeting and is being forwarded to you for appropriate action.

Sincerely,

Thomas H. Bostwick
Legislative Counsel/Secretary

THB:jlh

cc: Jeffrey Radcliffe

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2020, Legislative Day No. 26

Resolution No. 124-20

Mr. Wade Kach, Councilwoman

By the County Council, November 2, 2020

A RESOLUTION concerning the public disclosure of Jeffrey Radcliffe, employee of the Baltimore County Department of Permits, Approvals and Inspections.

WHEREAS, Jeffrey Radcliffe, employee of the Baltimore County Department of Permits, Approvals and Inspections, has applied for an administrative variance to allow two commercial vehicles and three trailers at his residence at 2016 Freeland Road, Freeland, Maryland 21053.

WHEREAS, this Resolution is intended to provide full public disclosure under Section 32-1-102 of the Baltimore County Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the zoning request filed by Jeffrey Radcliffe does not contravene the public welfare.

READ AND PASSED this 2nd day of NOVEMBER, 2020

BY ORDER

A handwritten signature in cursive script, appearing to read "Thomas H. Bostwick", is written over a horizontal line.

Thomas H. Bostwick
Secretary

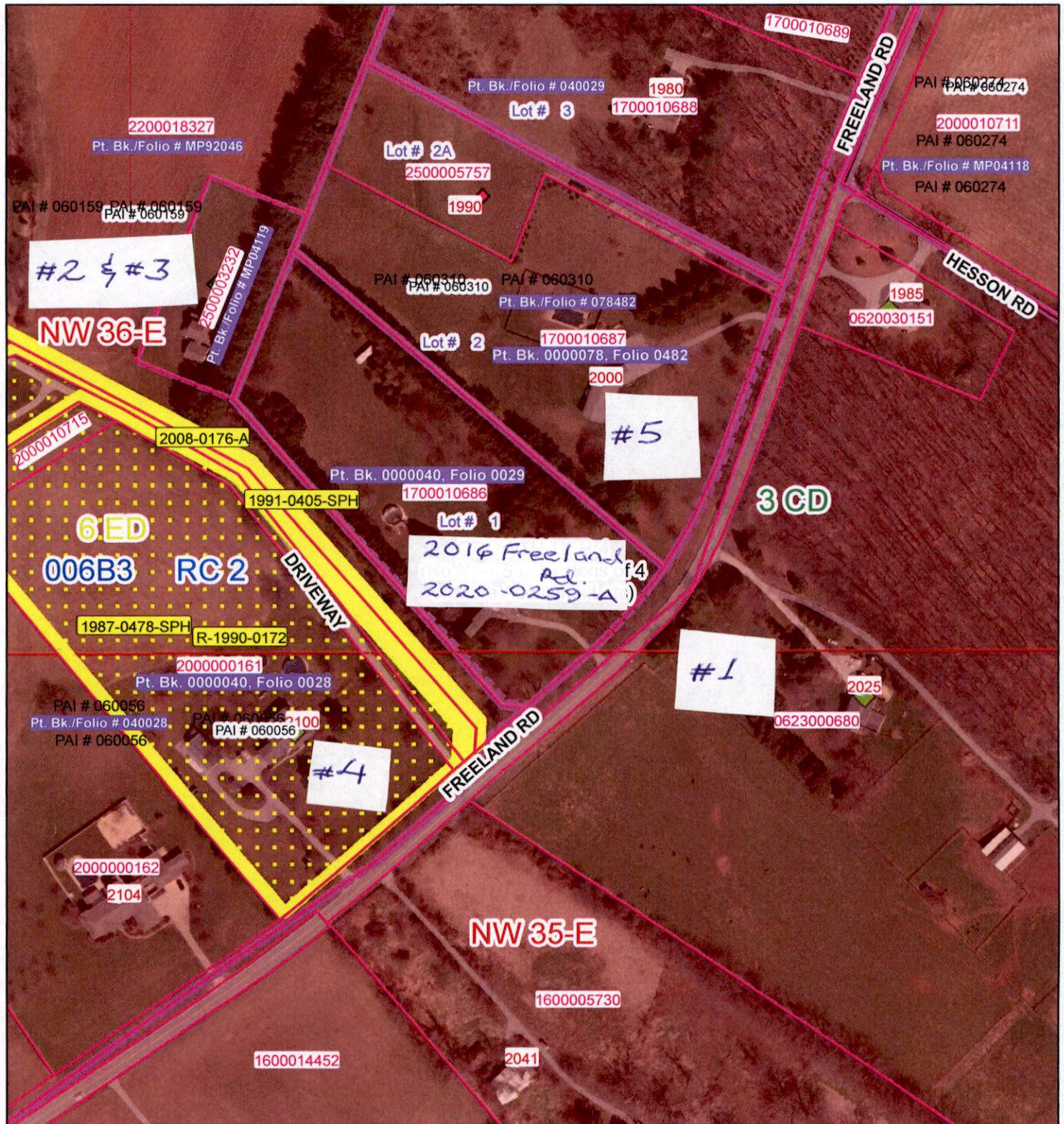
ITEM: RESOLUTION 124-20

AFFIDAVIT OF SUPPORT

In reference to Case No. 2020-0259-A located at 2016 Freeland Road, Freeland, MD 21053, I have reviewed the plan and petition for variance and by signing this affidavit, indicate that I have no objections and do fully support their petition.

[illegible]

2020-0259-A



Publication Date: 10/21/2020



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 55 110 220 330 440 Feet

1 inch = 201.19675 feet

Debra Wiley

From: Debra Wiley
Sent: Thursday, November 19, 2020 10:25 AM
To: Kristen L Lewis; Jenae Johnson
Cc: Paul Mayhew; Donna Mignon
Subject: Postings of Signs for Administrative Variances

Good Morning,

It has come to my attention that a few of the administrative variances that recently closed this past Monday, November 16th have 2 certifications from the sign poster that they have until 5:00 PM to contact your office to file for a formal demand. I've just spoken to Aaron in your office to clarify your office's hours and was told it was until 4:30 PM. I have reached out to Mr. Pilson to make him aware that the signs should be reflective of 4:30 PM and not 5:00 PM.

Hopefully, for future cases this will alleviate confusion. As a result of the above, we have a community association that tried to contact your office on Monday after 4:30 PM and could not get an answer in light of the sign indicating that they must request in the Zoning Office. Now, they're voicing their complaint to our office that the sign was insufficient.

Just wanted you all to be aware

Thanks and have a great and safe day !

259-A
Signs #1 + #2
SPM

Debra Wiley

From: Paul Mayhew
Sent: Monday, November 16, 2020 11:34 AM
To: Debra Wiley
Cc: tkotroco@gmail.com
Subject: Admin Variance Case No 2020-059-A

Follow Up Flag: Follow up
Flag Status: Flagged

Deb,

Can you keep an eye out for this Admin Variance – it is for Jeff Radcliffe, a friend of Tim's, who also happens to be a Code Inspector. Can you get it to me as soon as possible so I can review and hopefully approve. Thanks!

Paul M. Mayhew
Managing Administrative Law Judge
105 West Chesapeake Ave., Suite 103
Towson, Maryland 21204
410-887-3868
pmayhew@baltimorecountymd.gov

Debra Wiley

From: Gary M Hucik
Sent: Friday, November 13, 2020 10:49 AM
To: Debra Wiley
Subject: RE: AV - Case No. 2020-0259-A - Closing date: 11/16)

yes

From: Debra Wiley
Sent: Friday, November 06, 2020 1:13 PM
To: Gary M Hucik <ghucik@baltimorecountymd.gov>
Subject: AV - Case No. 2020-0259-A - Closing date: 11/16)

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Please let me know. Thanks.

431.1.B.3.b and 415.3.C.1 of BCZR To permit the display of advertising around the commercial vehicle & commercial trailer in lieu of the required designs located on the driver's door or front seat passenger's door. To permit two (2) commercial vehicles (truck & trailer) in lieu of the required one (1) commercial vehicle. To permit three (3) trailers to be stored or parked on a residential lot in lieu of the required one (1) trailer.

§ 431.1. - Parking time limited; exception.

- A. A commercial vehicle exceeding 10,000 pounds gross vehicle weight or gross combination weight may not be parked on a residential lot for a period exceeding the time essential to the immediate use of the vehicle.
- B. One commercial vehicle per dwelling unit may be parked on a residential lot for a period exceeding the time essential to the immediate use of the vehicle subject to the following conditions:
 - 1. The gross vehicle weight or gross combination weight shall not exceed 10,000 pounds.
 - 2. The owner or operator of the vehicle shall reside on the lot.
 - 3. The vehicle shall be parked within a fully enclosed structure or, alternatively, if not within a fully enclosed structure:
 - a. No materials, products, freight or equipment shall be visible.
 - b. The vehicle shall display no advertising other than lettering, figures or designs located on the driver's door or front seat passenger's door.
 - c. The vehicle shall be parked in a side or rear yard.

§ 415.3. - General provisions.

- A. In any cases covered by Sections 415.1.B, C, D, E and F and 415.2.A.1, the mobile home or trailer must be located so as to meet all minimum yard requirements for a dwelling, but in no case may the mobile home or trailer be located closer to a street than any existing dwelling located on an adjoining lot and fronting on such street, except that such setback need not exceed 200 feet.
- B. In any cases covered by Subsection 415.1E, the owner must apply for a permit, as required in Section 415.4, within 90 days after adoption of this amended Section 415.
- C. Storage or parking of trailers or mobile homes.
 1. In a residential zone, a trailer or mobile home may be stored or parked by the owner in a garage or other accessory building, or in the rear half of a lot, subject to the applicable side and rear setbacks, but in no case less than 25 feet from the property line. In no such case is residential occupancy permitted, nor is more than one trailer or mobile home permitted to be stored or parked on a residential lot.
 2. In a business or industrial zone, trailers for sale in connection with a commercial sales office may be stored or parked in a garage, or in a sales lot area subject to the applicable side and rear yard setbacks and other requirements of the zone where located, but in no case less than 25 feet from a residential zone boundary, and in no such case is residential occupancy permitted.

§ 32-3-303. - SAME - ADMINISTRATIVE SPECIAL HEARING.

(a) *In general.*

- (1) Notwithstanding the hearing requirements under § 32-3-302 of this subtitle, the Zoning Commissioner may grant variances from area and height regulations without a public hearing if the variance petition involves an owner-occupied lot zoned residential, as defined by the Baltimore County Zoning Regulations.
- (2) (i) In order to receive a variance without a hearing, the petitioner shall file a supporting affidavit with the petition under oath made on the personal knowledge of the petitioner that sets forth facts that would otherwise satisfy the petitioner's burden of proof if a hearing were to be required.
(ii) The affidavit is in addition to the information required by the Zoning Commissioner on the petition.
- (3) The Zoning Commissioner may not grant a variance under this section unless notice of the petition is conspicuously posted on the property for a period of at least 15 days following the filing of the application in accordance with the requirement of the Department of Permits, Approvals and Inspections.

(b) *Request for public hearing.*

- (1) Within the 15 day posting period required under subsection (a)(3) of this section, an occupant or owner within 1,000 feet of the lot in question may file a written request for a public hearing with the Department of Permits, Approvals and Inspections.
- (2) The Department shall schedule a hearing to be held on a date within 75 days after receiving a request for a public hearing.

(c) *Discretion of Commissioner to require a hearing.* If a written request for a public hearing is not filed, the Zoning Commissioner may:

- (1) Grant the variance without a public hearing, if the requested variance is in strict harmony with the spirit and intent of the height and area requirements of the Baltimore County Zoning Regulations, and any other applicable requirement; or
- (2) Require a public hearing during which the petitioner shall be required to satisfy the burden of proof required by the Baltimore County Zoning Regulations for the variance to be granted.

(1988 Code, § 26-127) (Bill No. 18, 1990, § 2, 3-30-1990; Bill No. 91, 1990, § 2, 8-13-1990; Bill No. 1, 1992, § 2, 3-2-1992; Bill No. 103-02, § 2, 7-1-2004; Bill No. 75-03, § 5, 7-1-2004; Bill No. 122-10, §§ 12, 30, 1-16-2011)

§ 32-3-302. - SAME - HEARING REQUIRED; NOTICE.

- (a) *In general.* Except as provided in § 32-3-303 of this subtitle, the Department of Permits, Approvals and Inspections shall schedule a public hearing on a petition for a variance, special hearing, or special exception for a date not less than 30 days and not more than 120 days after the petition is accepted for filing.
- (b) *Notice.*
- (1) The Department of Permits, Approvals and Inspections shall ensure that notice of the time and place of the hearing relating to the property under petition be provided:
 - (i) By requiring the petitioner at petitioner's expense to conspicuously post two (2) signs of the notice on the property for a period of at least 20 days before the date of the hearing, and to provide a certificate of posting to the Department of Permits, Approvals and Inspections on the date of the posting and a second certification of posting within five days of the hearing. The signs shall measure at least 24 inches by 36 inches in size and be placed within view of a public road where possible;
 - (ii) By requiring the petitioner at petitioner's expense to place a notice in at least one newspaper of general circulation in the county at least 20 days before the hearing; and
 - (iii) By the county posting notice on the county's internet website, including on the Zoning and Development hearings calendar and the community update newsletter webpages, at least 15 days before the hearing.
 - (2) The notice shall provide:
 - (i) The address of the property under petition or, if not available, a description of the property; and
 - (ii) The action requested by the petition.
 - (3) The Administrative Law Judge may not consider the petition unless notice for the property under petition has been posted in accordance with this section.
- (c) *Referral to Director of Planning.* Once a hearing date for a petition is established, the Department of Permits, Approvals and Inspections shall promptly forward a copy of the petition to the Director or Deputy Director of the Department of Planning for consideration and a written report containing findings relating to planning factors.
- (1988 Code, § 26-127) (Bill No. 18, 1990, § 2, 3-30-1990; Bill No. 91, 1990, § 2, 8-13-1990; Bill No. 1, 1992, § 2, 3-2-1992; Bill No. 103-02, § 2, 7-1-2004; Bill No. 122-10, §§ 12, 30, 1-16-2011; Bill No. 55-11, §§ 1, 2, 10-16-2011; Bill No. 15-12, § 1, 5-20-2012; Bill No. 6-18, § 1, 3-19-2018)

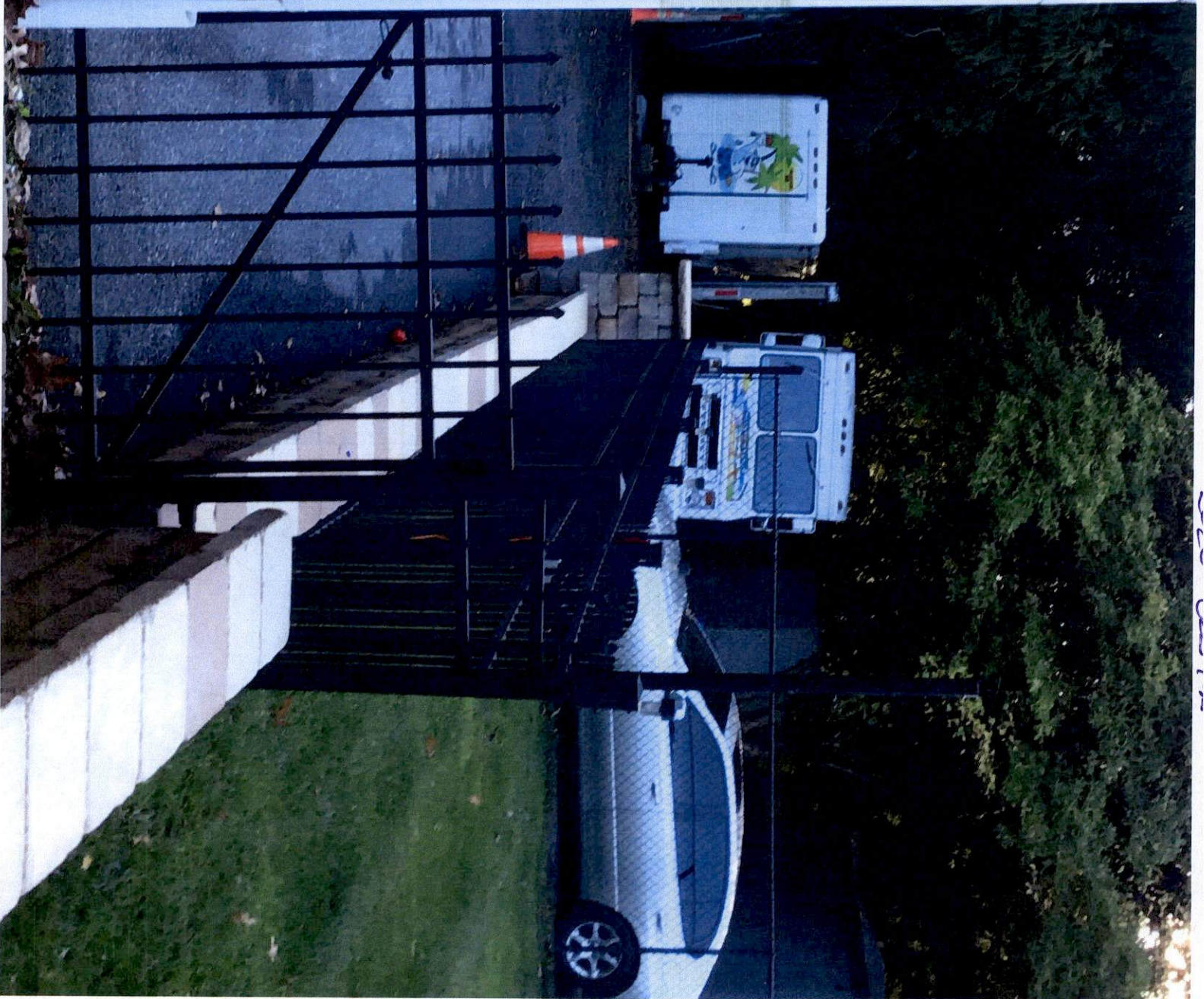
Editor's note:

Section 2 of Bill No. 6-18 provides that this Act shall not apply to any Zoning Petition or Hearing Officers

Hearing filed and scheduled for a hearing prior to the effective date of this Act.

Location of the
commercial vehicle

commercial trailer



commercial traffic
+
commercial vehicles
location of the

2020-0259-A

REAR YARD



DEAR YARD



VIEW FROM FRESLAND RD



VIEW FROM FREELAND RD



BACK YARD

2020-02-29-A

BACK YARD











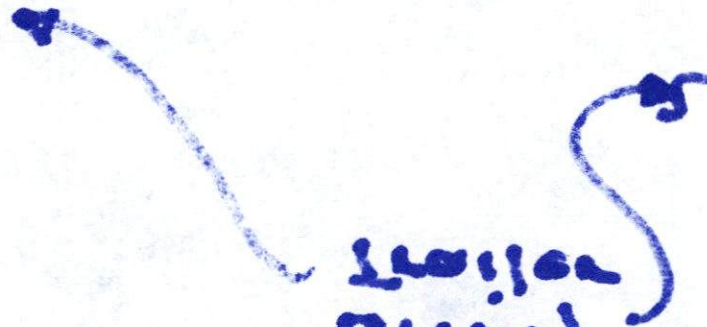


Two
Utility
Trailer

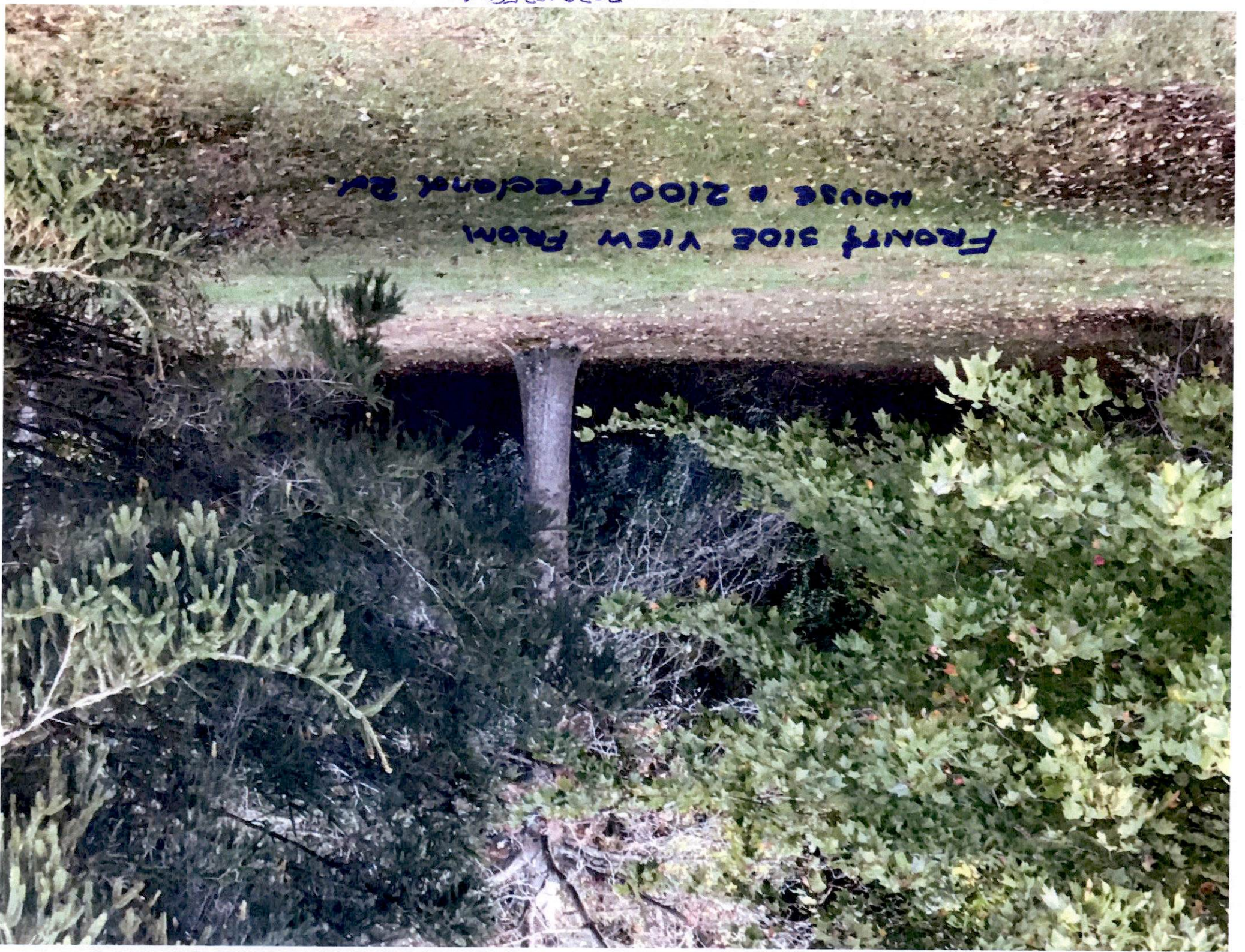
ANVL
TRAILER



1401/62
1401/62
1401/62



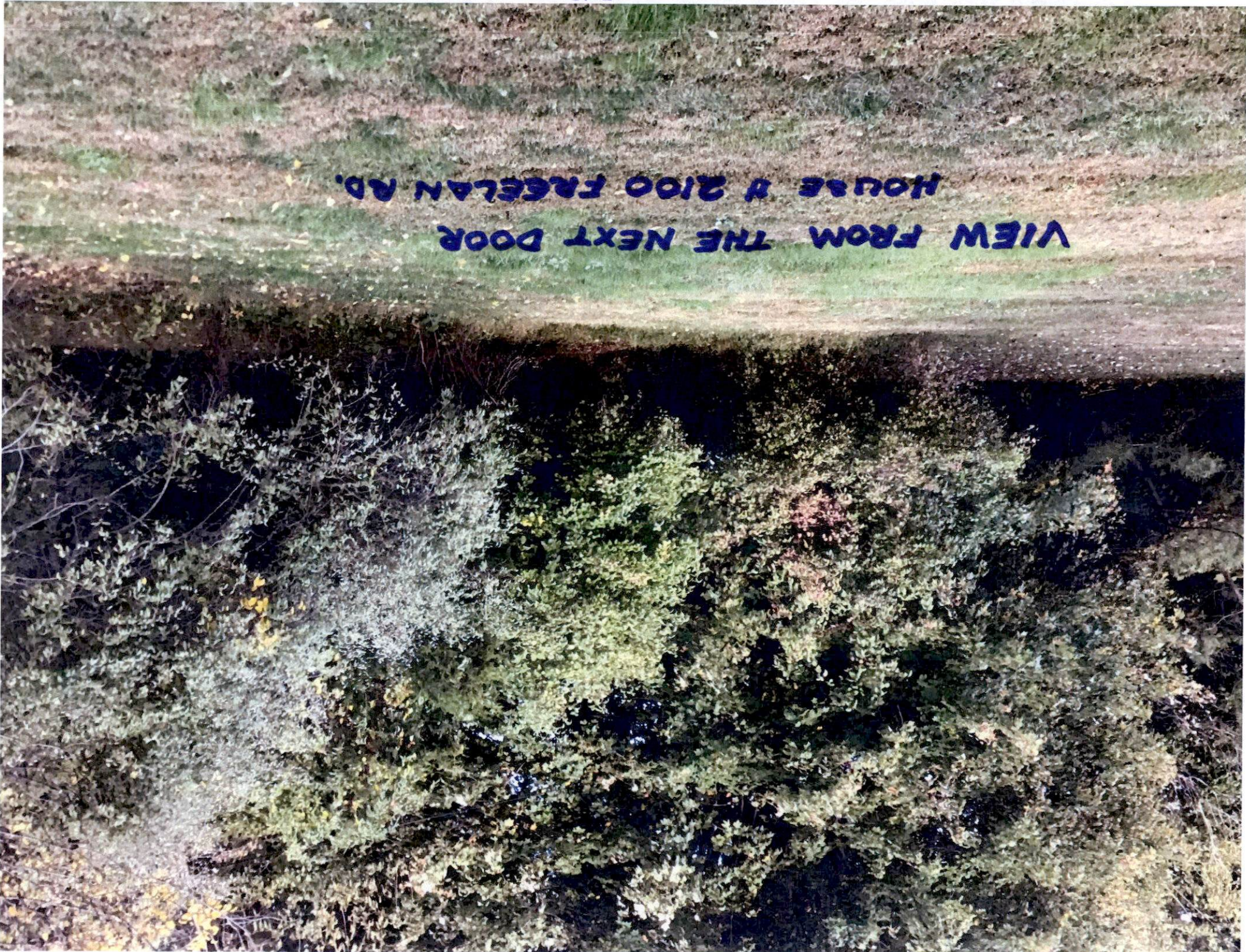
FRONT SIDE VIEW FROM
HOUSE # 2100 Freedom Dr.



NOTE - 5100 ELECTRIC 501.
ELECTRIC 2105 VIEW FROM

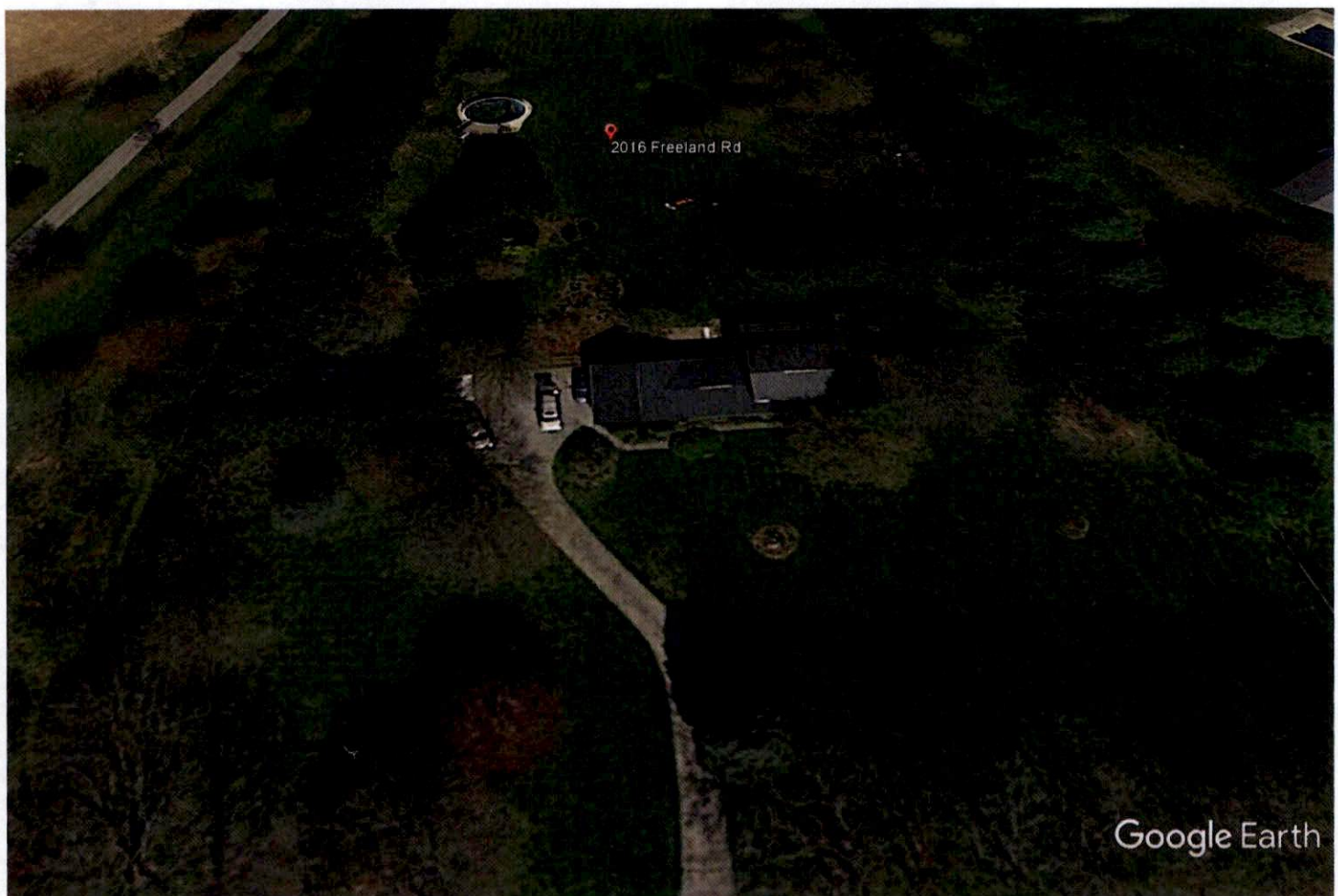
VIEW FROM THE NEXT DOOR
HOUSE # 2100 FREELAN RD.

700-1250-10

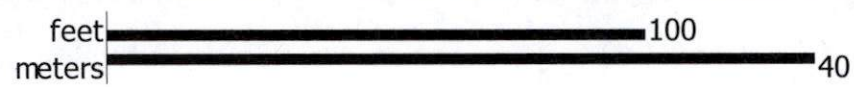


HOPE A 3100 ELEGANT WD'
VIEW NOW THE NEXT DOOR

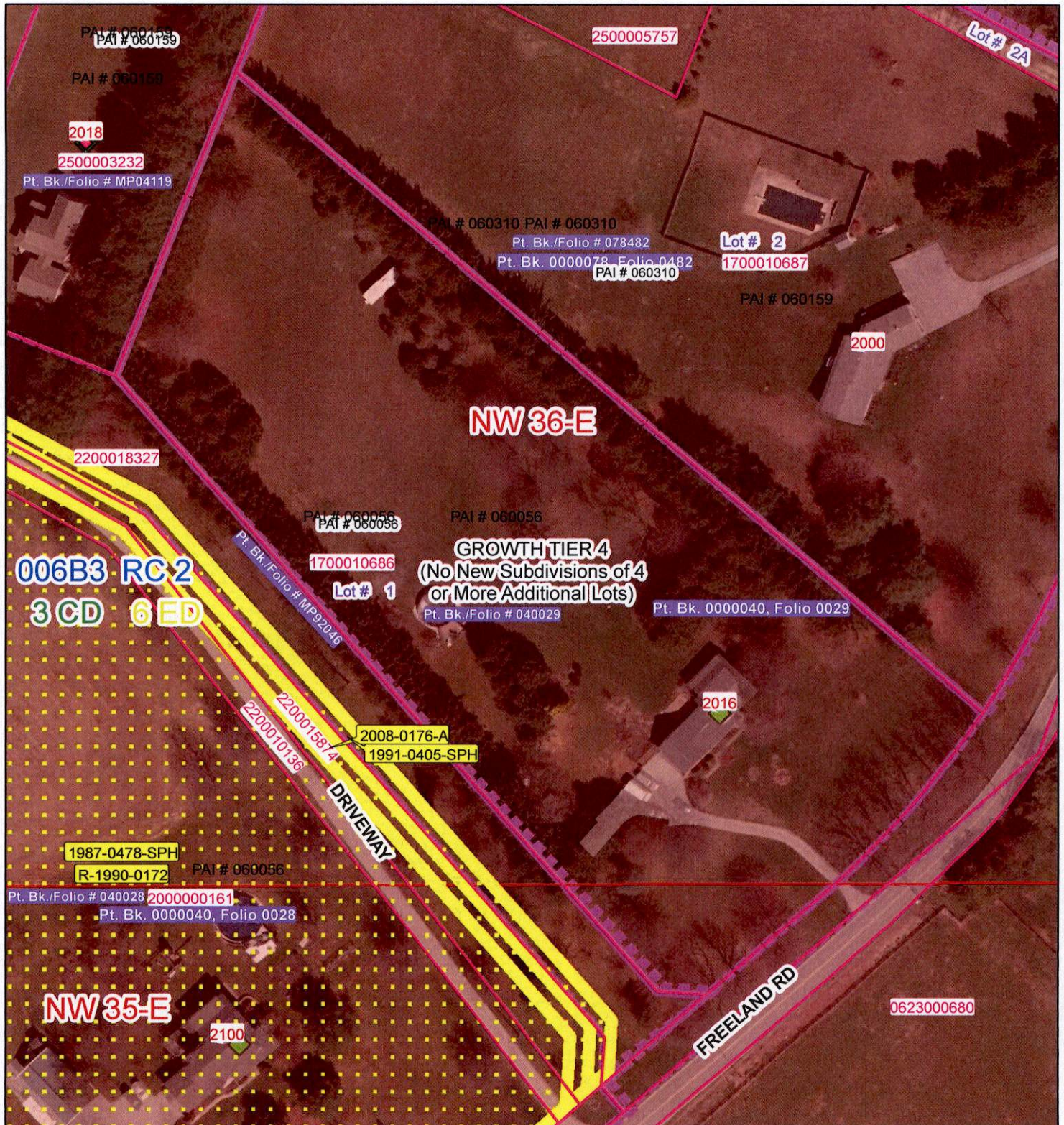
2020-0259-14



Google Earth



2020-0259-A



Publication Date: 10/21/2020



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200
Feet

1 inch = 100 feet

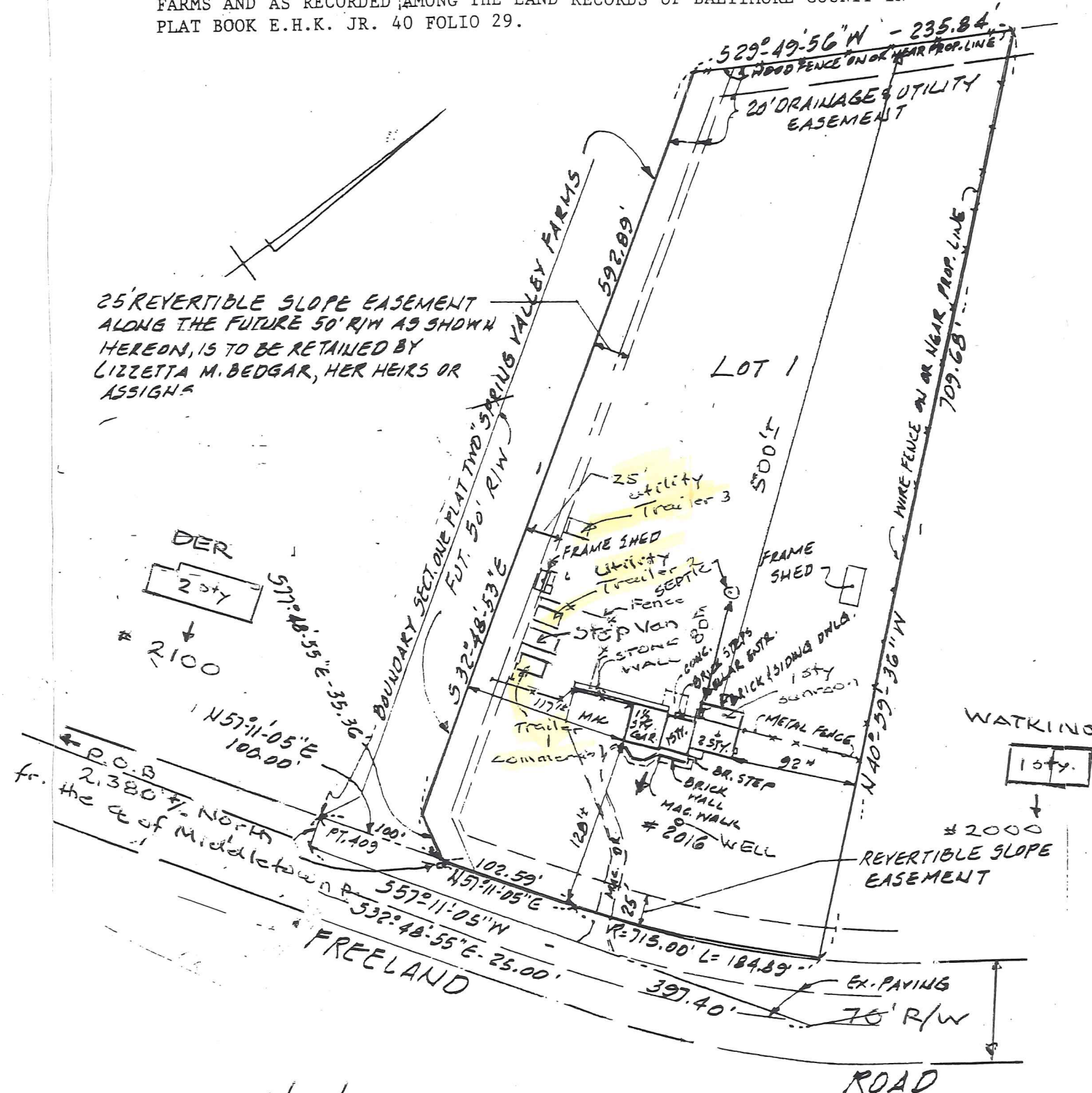
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 2016 Freeland Rd. Freeland, Md OWNER(S) NAME(S) Jeffrey & Charlotte Radcliffe; Bonifacio Fernando, Jr.

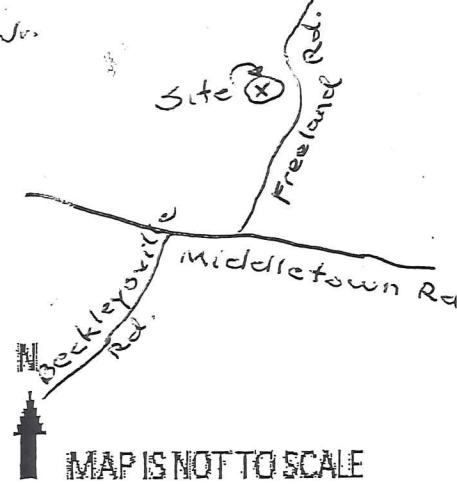
SUBDIVISION NAME 21053 SPRING VALLEY FARMS LOT # 1 BLOCK # SECTION # 1

PLAT BOOK # 40 FOLIO # 29 10 DIGIT TAX # 1700010686 DEED REF. # 15245/00682

PLAT SHOWING PROPERTY KNOWN AS # 2016 FREELAND ROAD, BALTIMORE CO., MD
AND LOT 1 AS SHOWN ON THE PLAT OF SECTION ONE, PLAT TWO, SPRING VALLEY
FARMS AND AS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN
PLAT BOOK E.H.K. JR. 40 FOLIO 29.



SITE VICINITY MAP



ZONING MAP# 006B3

SITE ZONED RC-2

ELECTION DISTRICT 6TH

COUNCIL DISTRICT 3

LOT AREA ACREAGE 4.06 A.

OR SQUARE FEET 176,853.9

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC PRIVATE X

SEWER IS:

PUBLIC PRIVATE X

PRIOR HEARING? X

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

NONE

Pet. EOR. 1

PLAN DRAWN BY JRF

DATE 10/20/20 SCALE: 1 INCH = 100 FEET

2020-0259-A

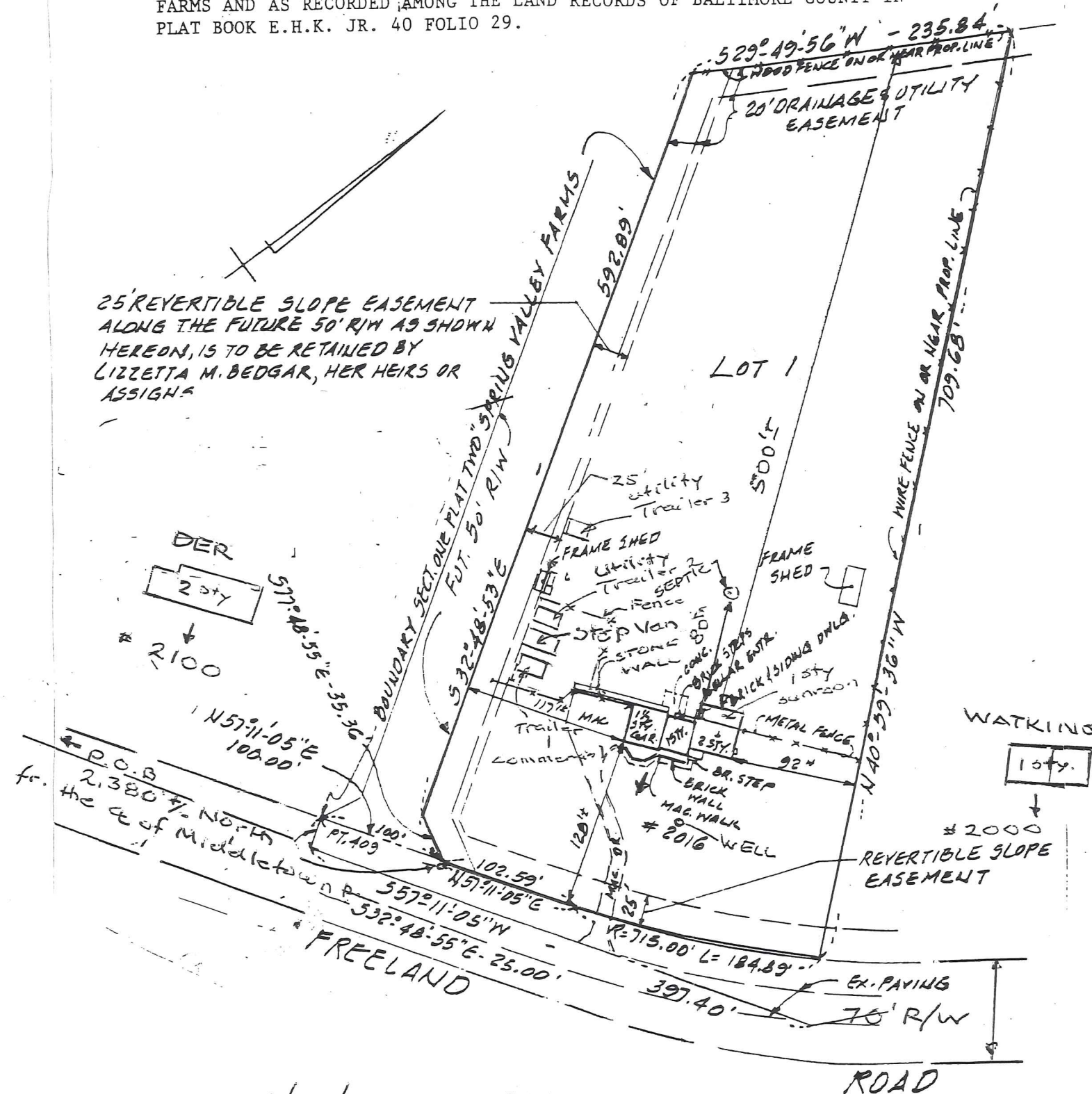
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

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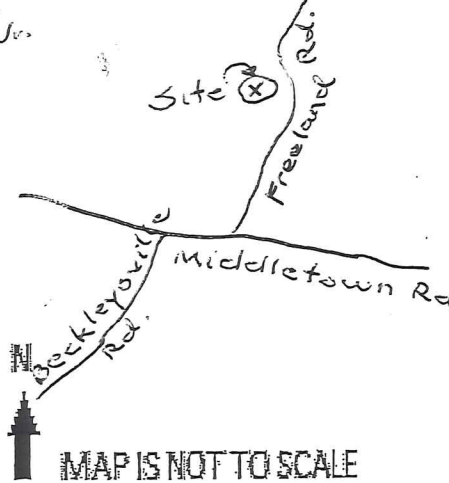
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SITE VICINITY MAP



ZONING MAP# 006B3

SITE ZONED RC-2

ELECTION DISTRICT 6TH

COUNCIL DISTRICT 3

LOT AREA ACREAGE 4.06 A.

OR SQUARE FEET 176,853.4

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? X

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:
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