

MEMORANDUM

DATE: 4/27/201
TO: ZONING REVIEW
FROM: Office of Administrative Hearings
RE: Case No. 2020-0288-A

The appeal period for the above-referenced cases expired on April 21, 2021. There being no appeal filed, the subject file is ready for return to Zoning Office and is placed in the 'pick up box.'

/dlm

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE
(19700 York Road)
7th Election District
3rd Council District
2nd Baltimore Acquisition, LLC

Legal Owner/Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS OF
* BALTIMORE COUNTY
* **CASE NO. 2020-0288-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by 2nd Baltimore Acquisition, LLC (the "Petitioner") for property located at 19700 York Road (the "Property"). The Petitioner is requesting variance relief from Baltimore County Zoning Regulations ("BCZR"), §400.3 to permit an accessory use garage in the rear yard of a residential lot with a height of 23 ft. in lieu of the required 15 ft. max height.

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. David Pfeiffer, project manager for the Petitioner appeared at the hearing and prepared a site plan of the Property (the "Site Plan"). (Pet. Ex. 1). Sheza Nasir, Esquire represented the Petitioner. There were several neighbors in attendance who opposed the Petition. Zoning Advisory Committee ("ZAC") comment was received from the Department of Planning ("DOP") and the Department of Environmental Protection and Sustainability ("DEP") which agencies did not oppose the requested relief.

The Property is approximately 0.4 acres (17,424 sf) acres (100 ft. wide, 150 ft. length) and is zoned RC 5. It is improved with a 1 ½ story home built in 1926. Although it is not the subject of this Petition, the home is being renovated to 3 stories within the 35 ft. height regulation

ORDER RECEIVED FOR FILING

Date

By

3/22/21
I. M. Mignán

of BCZR, §1A04.3.A. (Pet. Exs. 1, 3). On the western boundary is the Susquehanna Trail measuring 15 ft wide and sits within the Property line. Over top of the Susquehanna Trail is an access road which extends from York Rd. to the subdivision built in 1986 located behind the Property. The Petitioner is also constructing a driveway from the access road, along the front of the home and to the proposed detached garage in the rear. (Pet. Ex. 1). Petitioner is proposing to construct a 2-car garage within the footprint of a demolished pole barn (20 x 30.3) but with a second story for storage. Due to the second story on the garage, a variance for an additional 8 ft. in height is needed. The architectural style of the proposed barn matches the renovated home in terms of a barn-like appearance. (Pet. Ex. 2). Additionally, the grade is higher in the location of the proposed garage as compared to the home which contributes to the need for a height variance. (Pet. Ex. 4). The garage is proposed to be connected to the electrical system in the home and will not have a separate electric meter.

David Barber, 19634 York Rd. testified and asked questions. Mr. Barber lives in the subdivision behind the Property and uses the access road to drive to his home. Mr. Barber objected to the height of the garage as being out of character because it will sit higher than other structures in the neighborhood. Mr. Barber added that the Property was too small to add the garage. Holly Barber echoed her husband's testimony and questioned whether the home and garage meet the setbacks. Victoria Woodward, 19632 York Rd. also lives in the subdivision behind the Property and objected to the height of the garage. David Loetz, 19636 York Rd. reiterated Ms. Woodward's comment and stated that he would be able to see the proposed garage from his home. Everett Harless, 19704 York Rd. resides in the home on the northeastern side of the Property. Mr. Harless' property is enclosed with a fence and has a shed located next to that boundary line.

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 because it is smaller than other properties in the area, is bound by the Susquehanna Trail on the south western boundary which also serves as an access driveway, has a home built prior to the enactment of the RC5 zone with a well in the rear yard. The front of the Property is consumed with septic reserve area. The height variance is requested due to the increased grade beneath the proposed garage which adds to the peculiarity of this Property and contributes to the need for a height variance. I find that strict compliance with the height regulations in the RC5 zone will cause a practical difficulty and unreasonable hardship in not being able to construct a garage with a second floor within the same footprint of the former pole barn. The renovation of the existing 1926 home and matching barn style garage will be an improvement to the existing structures on the Property and therefore will benefit the neighborhood. I find that the height variance requested can be granted within the spirit and intent of the RC5 BCZR and without injuring the health, safety and general welfare of the neighborhood.

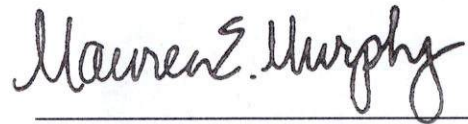
THEREFORE, IT IS ORDERED, this **22nd** day of **March 2021**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from the Baltimore County Zoning Regulations ("BCZR") § 400.3 to permit an accessory use garage in the rear yard of a residential lot with a height of 23 ft. in lieu of the required 15 ft. max height is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are 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, Petitioners would be required to return the subject property to its original condition.

2. Petitioners and subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The proposed garage shall not have a separate electric or utility connection and shall be connected to the existing electric/utility in the home.
4. The proposed garage shall not be used for commercial purposes.



MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm

ORDER RECEIVED FOR FILING

Date

By

3/22/12
J. H. Hignan



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 19700 YORK RD which is presently zoned RC5
 Deed References: 40082/00288 10 Digit Tax Account # 07 08 000 900
 Property Owner(s) Printed Name(s) 2ND BALTIMORE ACQUISITION 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:

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

400.3 OF THE BCZR - TO PERMIT AN ACCESSORY USE GARAGE IN THE REAR YARD OF A RESIDENTIAL LOT WITH A HEIGHT OF 23FT. IN LIEU OF THE REQUIRED 15FT. MAX. HEIGHT.

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) BEING AN UNDERSIZED LOT WITH PRIVATE WATER AND SEWER THERE IS NO ADDITIONAL ALLOWABLE AREA TO CONSTRUCT A STORAGE ACCESSORY BUILDING. INCREASING THE ROOF PEAK HEIGHT TO 23' AND ADDING A PARTIAL 2ND STORY TO THE GARAGE WILL PROVIDE NEEDED STORAGE AND ESTHETICALLY MATCH THE FACADE OF THE HOUSE.

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 3223/21
 Signature [Signature]
 Mailing Address 3223/21 City 1 State 1
 Zip Code 1 Telephone # 1 Email Address 1

Attorney for Petitioner:

Name- Type or Print SHEZA NASIR
 Signature [Signature]
 Mailing Address 3 GREENWOOD PL #208 Pikesville MD City 1 State 1
 Zip Code 21208 Telephone # 443-544-1500 Email Address SHEZANASIR@GMAIL.COM

Legal Owners (Petitioners):

2ND BALTIMORE ACQUISITION LLC
 Name #1 - Type or Print 1 Name #2 - Type or Print nashid edmon
 Signature #1 [Signature] Signature #2 1
 Mailing Address 3 GREENWOOD PL. #208 Pikesville, MD City 1 State 1
 Zip Code 21208 Telephone # 443-544-1500 Email Address MARYLANDPROPERTYSGMAIL.COM

Representative to be contacted:

Name - Type or Print DAVID PFEIFFER
 Signature [Signature]
 Mailing Address 2987 ROHRBAUGH RD HAMSTEAD MD City 1 State 1
 Zip Code 21074 Telephone # 410-733-3693 Email Address DEPOO11791@GMAIL.COM

CASE NUMBER 2020-0288-A Filing Date 11/30/2020 Do Not Schedule Dates: 11/30/2020 Reviewer PJ

jnasir57@gmail.com

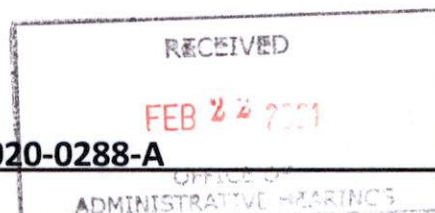
ZONING PROPERTY DESCRIPTION FOR 19700 YORK ROAD, PARKTON, MD 21120

Beginning at a point intersecting the center of York Rd. a 36' wide road and the center of Susquehanna Trail a 15' wide right-of-way thence the following courses and distances.

(1st POC) N 20° 15' 00" E 100' (2nd POC) N 72° 49' 00" W
175' (3rd POC) S 29° 15' 00" 100' (4th POC) S 72° 49' 00" 175'
Back to the point of beginning as recorded in Deed Liber 30884
Folio 188 containing 0.4 acre. Located in the 07 Election
District and 03 Council District

2020-0288-A

CERTIFICATION OF POSTING



RE: Case No. 2020-0288-A

Petitioner: 2nd. Baltimore Acquisition, LLC

Hearing Date: 3/4/21

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

19700 York Road – front North side of property (1 of 3)

19700 York Road – front South side of property (2 of 3)

19700 York Road – close-up of wording

on 2/12/2021

Sincerely,

Richard E. Hoffman (signed) 2/12/21

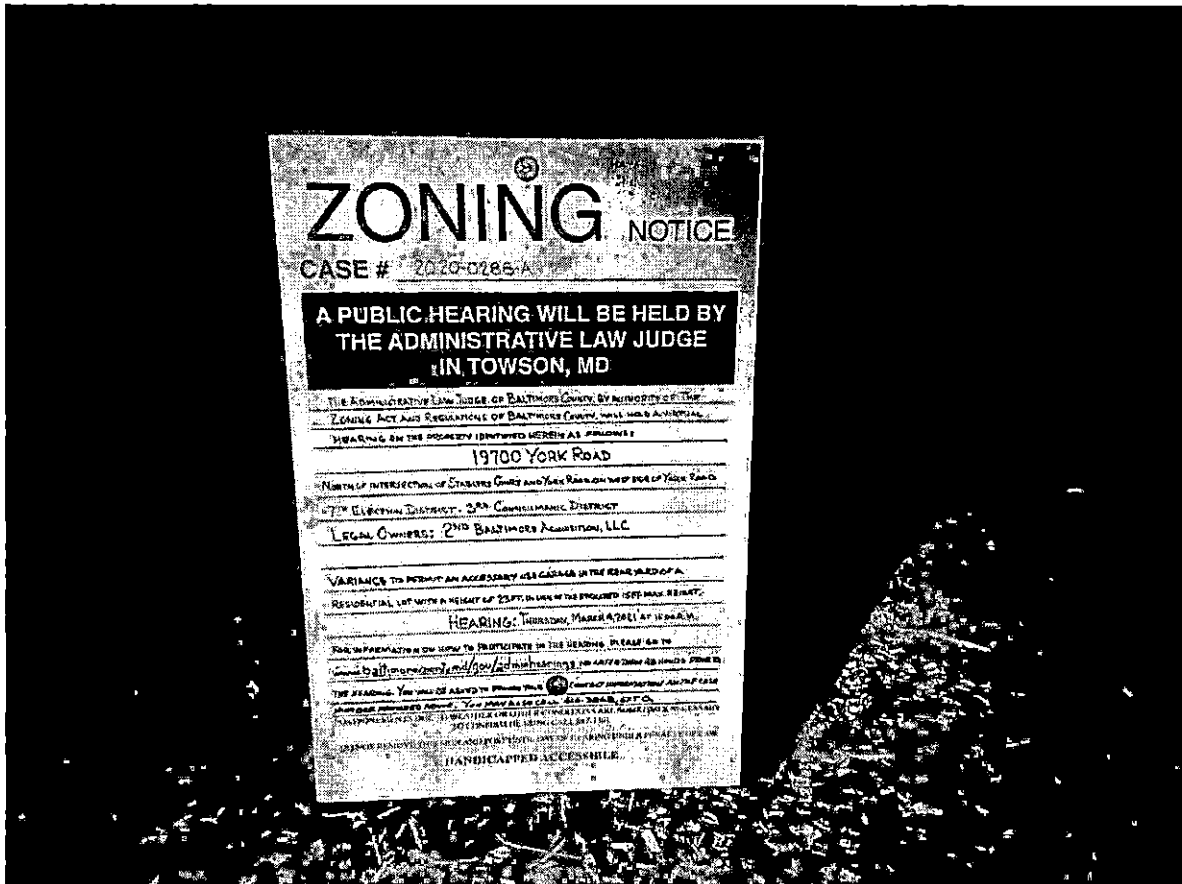
904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Certification of Posting

Case No 2020-0288-A



19700 York Road – front north side of property (1 of 3)

Richard E. Hoffman (signed) 2/12/21

Richard E. Hoffman

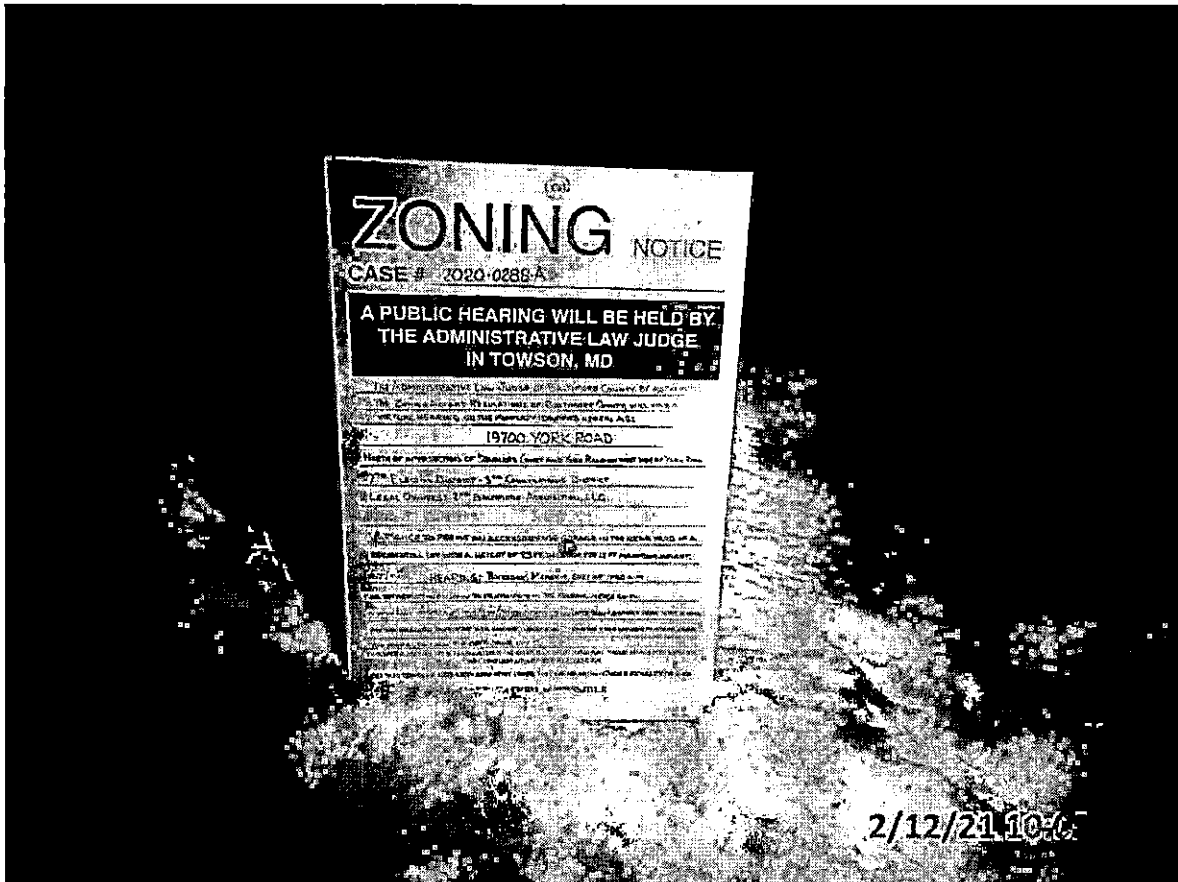
904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No 2020-0288-A



19700 York Road – front south side of property (2 of 3)

Richard E. Hoffman (signed) 2/12/21

Richard E. Hoffman

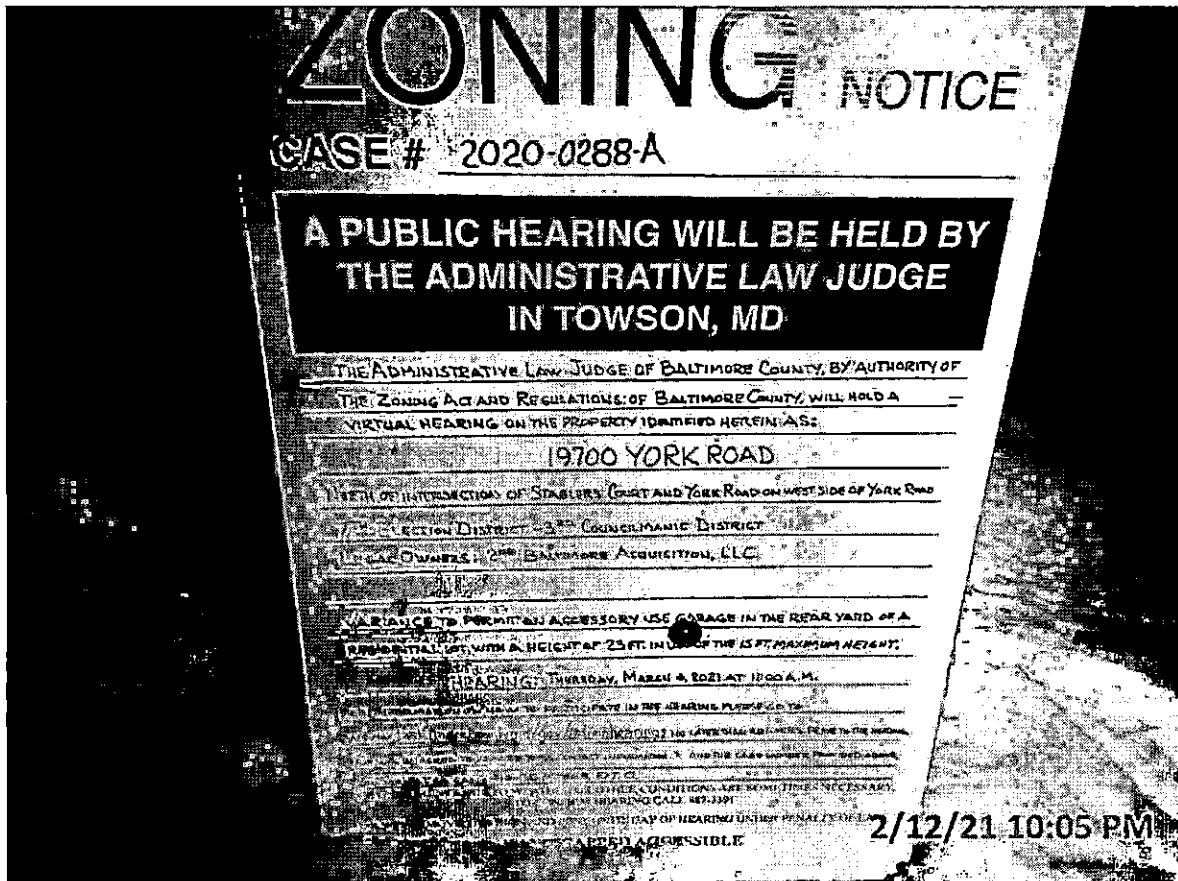
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19700 York Road – close-up of wording (3 of 3)

Richard E. Hoffman (signed) 2/12/21

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

2/12/2021

Order #: 11959843
Case #: 2020-0288-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0288-A



Darlene Miller, Public Notice Coordinator
(Representative Signature)

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: 2020-0288-A

19700 York Road

North of intersection of Stablers Court and York Road on west side of York Road

7th Election District - 3rd Councilmanic District

Legal Owners: 2nd Baltimore Acquisition, LLC

Variance to permit an accessory use garage in the rear yard of a residential lot with a height of 23 ft. in lieu of the required 15 ft. max height.

Hearing: Thursday, March 4, 2021 at 11:00 a.m.

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

Pete Gutwald

Director of Permits, Approvals and Inspections for Baltimore County

112

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
19700 York Road; N of Stablers Court &		
York Road, W/S of York Road	*	OF ADMINSTRATIVE
7 th Election & 3 rd Councilmanic Districts		
Legal Owner(s): 2 nd Baltimore Acquisition LLC*		HEARINGS FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	2020-288-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of December, 2020, a copy of the foregoing Entry of Appearance was emailed to David Pfeiffer, 2987 Rohrbaugh Road, Hampstead, MD 21074, Dep0011791@gmail.com and Sheza Nasir, Esquire, 3 Greenwood Place, Suite 208, Pikesville, Maryland 21208, Shezanasir@gmail.com, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CERTIFICATION OF POSTING

JOHN A. OLSZEWSKI, JR.
County Executive

RE: Case No. 2020-0288-A C. PETE GUTWALD, AICP, Director
Department of Permits
Approvals & Inspections

Petitioner: 2nd. Baltimore Acquisition, LLC

Hearing Date: 3/4/21

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
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19700 York Road – front North side of property (1 of 3)

19700 York Road – front South side of property (2 of 3)

19700 York Road – close-up of wording

on 2/12/2021

Sincerely,

Richard E. Hoffman (signed) 2/12/21

904 Dellwood Drive

Fallston, Md. 21047



(443) 243-7360

JOHN A. OLSZEWSKI, JR.
County Executive

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

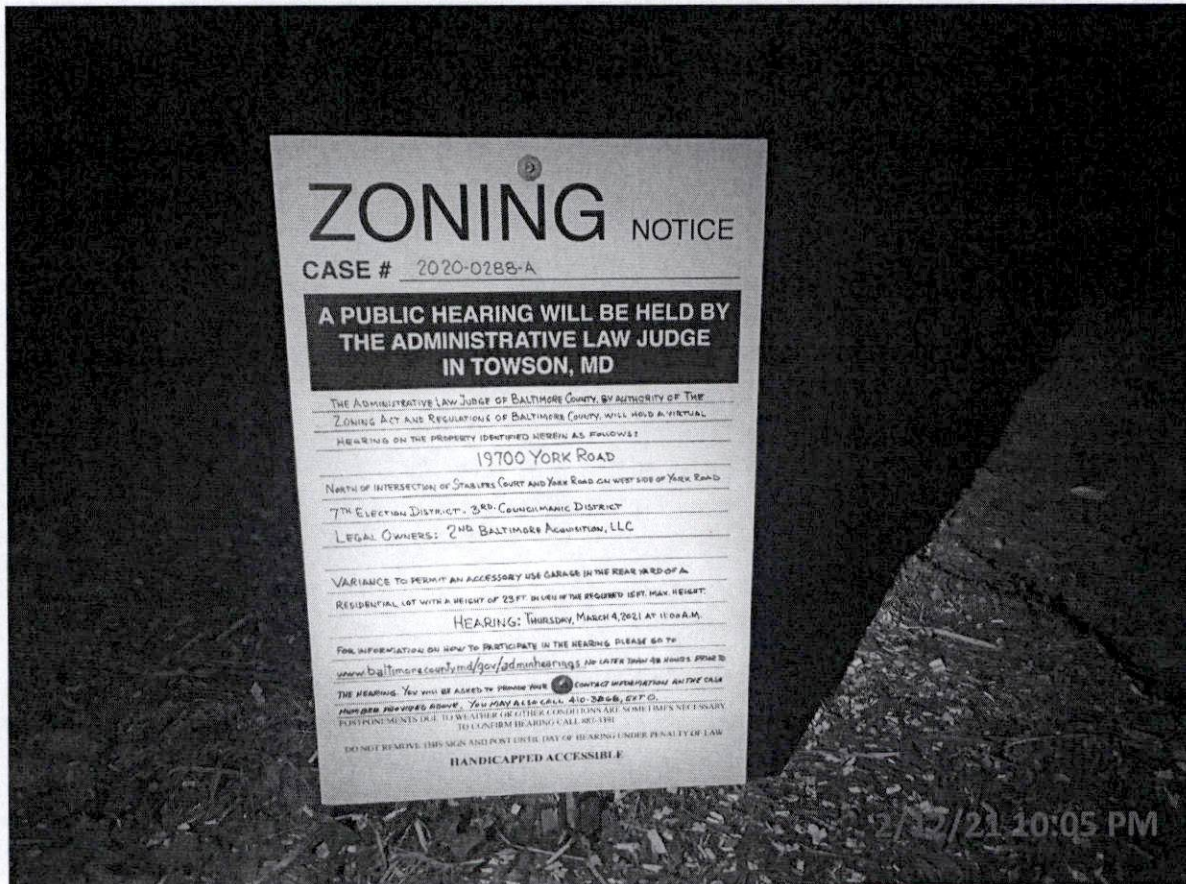


JOHN A. OLSZEWSKI, JR.
County Executive

Certification of Posting

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

Case No 2020-0288-A



19700 York Road – front north side of property (1 of 3)

Richard E. Hoffman (signed) 2/12/21

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

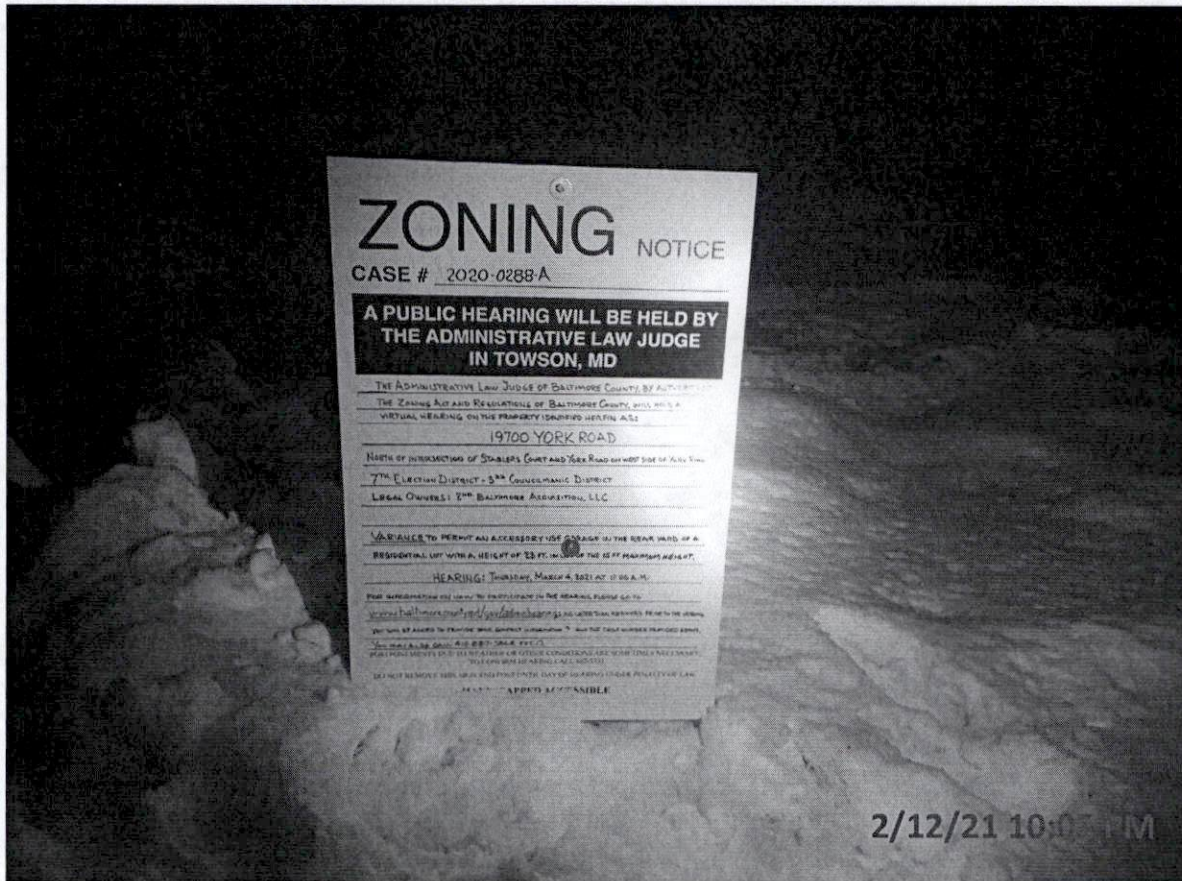


JOHN A. OLSZEWSKI, JR.
County Executive

Certification of Posting

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

Case No 2020-0288-A



19700 York Road – front south side of property (2 of 3)

Richard E. Hoffman (signed) 2/12/21

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443-243-7360



JOHN A. OLSZEWSKI, JR.
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C. PETE GUTWALD, AICP, *Director*
Department of Permits,
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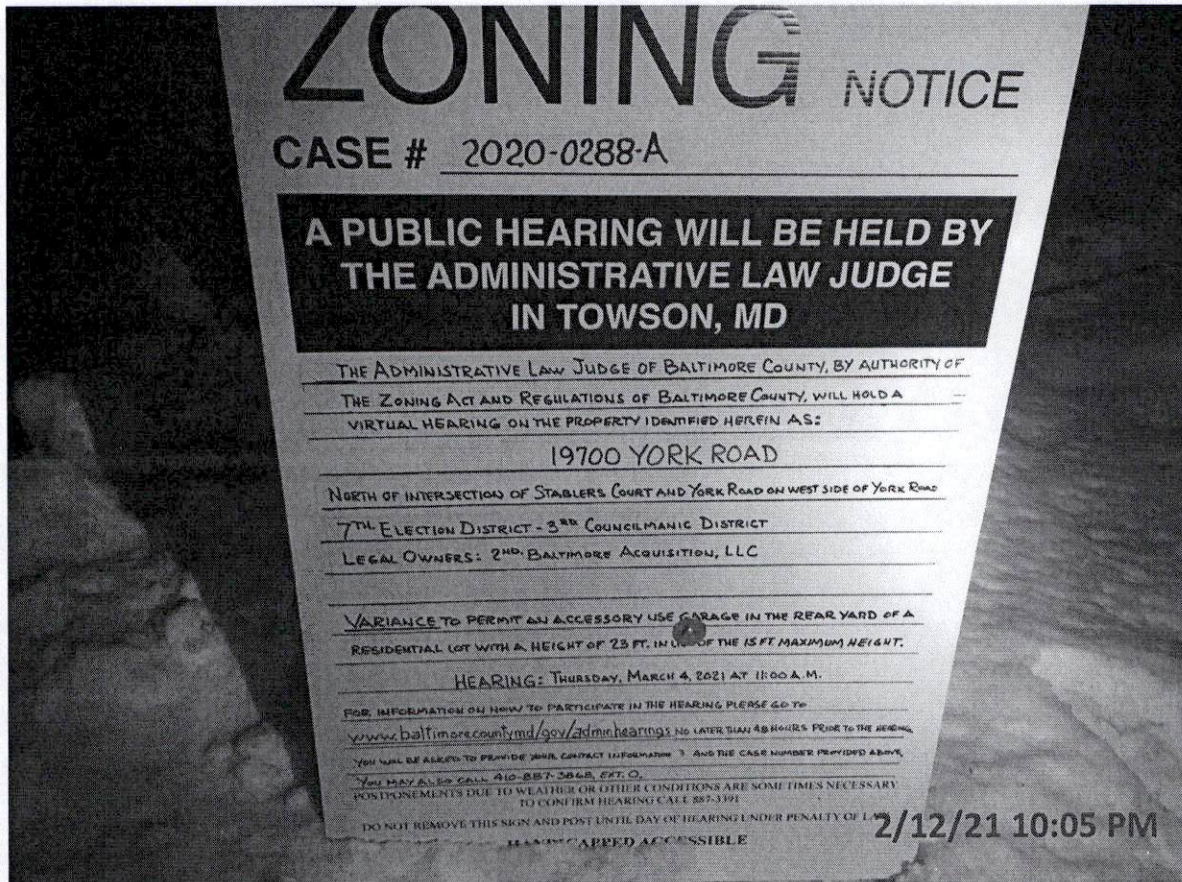


JOHN A. OLSZEWSKI, JR.
County Executive

Certification of Posting

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

Case No 2020-0288-A



19700 York Road – close-up of wording (3 of 3)

Richard E. Hoffman (signed) 2/12/21

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

**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: 2020-0288-A

Property Address: 19700 YORK RD

Property Description: ON WEST SIDE OF YORK RD NORTH
OF STABLES CT.

Legal Owners (Petitioners): 2ND BALTIMORE ACQUISITION LLC

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Nashid Coleman

Company/Firm (if applicable): 2ND BALTIMORE ACQUISITION LLC

Address: 3 GREENWOOD PLACE #208

PEKESVILLE MD 21208

Telephone Number: 443-544-1500

Revised 7/9/2015

**Permits, Approvals & Inspections**111 W. Chesapeake Avenue
Towson, MD 21204Report Generated On:
11/30/2020**Permit Processing Residential Permit & Development Report**

Page 1 of 1

Property Information

Tax Account Number: 0708000900

Election District: 7

Owner Name(s): 2ND BALTIMORE ACQUISITION LLC

PDM # :

Address: SUITE 208 3 GREENWOOD PLACE

Zoning Class.(s): RC 5

PIKESVILLE,MD 21208

Elevation Range: 640ft - 650ft

Premise Address: 19700 YORK RD

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Homes	Internal Alts.	Add / Ext. Alts.	Access. Struct.	Open Decks	Piers/Pilings	Grading/SW	Tanks	Ret. Walls/Bulk	Razing	Elec. & Plumb	High Rise Apts.	Agency Acknowledgment Initial & Date
Contact Agency	Potential Overlay Issues													
	Growth Tier 3: Large lot developments on septic													
Planning Jefferson Building Room 101 Phone: 410-887-3211	Zoning Class - RC 5, RC 6, RC 7, RC 8 (Except Decks)	X												
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	InFill Lot Review	X												OK To File
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: 1979-0002-A	X		X	X	X	X							

2020-0288-A

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration			
Special Tax Recapture: None										
Account Identifier:			District - 07 Account Number - 0708000900							
Owner Information										
Owner Name:		2ND BALTIMORE ACQUISITION LLC				Use:		RESIDENTIAL		
						Principal Residence:		NO		
Mailing Address:		SUITE 208 3 GREENWOOD PLACE PIKESVILLE MD 21208-				Deed Reference:		/40082/ 00288		
Location & Structure Information										
Premises Address:		19700 YORK RD PARKTON 21120-				Legal Description:		.4 AC WS YORK RD 2450FT N STBLRS CHRCH RD		
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0012	0009	0064	7020007.04	0000				2020	Plat Ref:	
Town: None										
Primary Structure Built		Above Grade Living Area			Finished Basement Area		Property Land Area		County Use	
1926		994 SF					17,424 SF		04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements			
1 1/2	NO	STANDARD UNIT	SIDING/	2	1 full					
Value Information										
			Base Value		Value		Phase-In Assessments			
					As of		As of		As of	
					01/01/2020		07/01/2020		07/01/2021	
Land:			57,300		57,300					
Improvements			48,600		40,900					
Total:			105,900		98,200		98,200		98,200	
Preferential Land:			0						0	
Transfer Information										
Seller: HANKS DEBRA E				Date: 03/27/2018				Price: \$100,000		
Type: NON-ARMS LENGTH OTHER				Deed1: /40082/ 00288				Deed2:		
Seller: HARRIS LAURIE P				Date: 02/09/2004				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /19574/ 00747				Deed2:		
Seller: HARRIS JOHN ET AL				Date: 02/05/1957				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /03099/ 00473				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.

2020-0288-A



JOHN A. OLSZEWSKI, JR.
County Executive

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

February 22, 2021

Sheza Nasir,
3 Greenwood Pl #208
Pikesville MD 21208

RE: Case Number: 2020-0288-A, 19700 York 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 November 30, 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 cursive script that reads "Jeffrey Perlow".

Jeff Perlow
Acting Supervisor
Department of Zoning

PCG

Enclosures

CC: 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: December 8, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0288-A
Address 19700 York Road
(2nd Baltimore Acquisition, LLC
Property)

Zoning Advisory Committee Meeting of **December 14, 2020**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 12/22/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-288

INFORMATION:

Property Address: 19700 York Road
Petitioner: 2nd Baltimore Acquisition LLC
Zoning: RC 5
Requested Action: Variance

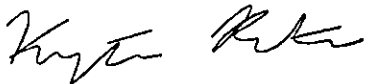
The Department of Planning has reviewed the petition for a Variance from 400.3 of the BCZR to permit an accessory use garage in the rear yard with a height of 23 ft. in lieu of the required 15 ft. maximum height on a residential lot.

The site is in a rural residential area of Parkton.

The Department of Planning does not object to the requested relief. It is typical that the heights of accessory structures in the rural area are greater than 15'. It should be noted that the garage shall not be converted into a dwelling unit or be used for commercial purposes.

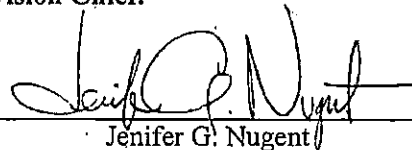
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/KP/

c: Joseph Wiley, Northern Sector Planner
David Pfeiffer
Sheza Nasir, Attorney
Office of the Administrative Hearings
People's Counsel for Baltimore County

3/4/21
11 -

CASE NO. 2020-0288-A

CHECKLIST

Comment
Received

✓ Order
✓ Htr.
Department

Support/Oppose/
Conditions/
Comments/
No Comment

12/8

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

N/C

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

12/22

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

Comment
No obj.

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 2/12/21

SIGN POSTING (1st) Date: 2/12/21 by R. Hoffman

SIGN POSTING (2nd) Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☒

Comments, if any: _____

CASE[#] 2020-0288-A

EXHIBIT LIST

EXHIBIT 1 - SITE PLAN

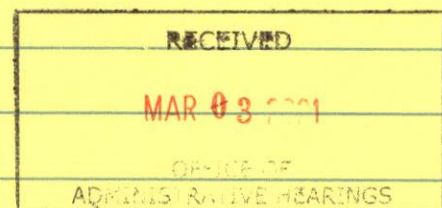
EXHIBIT 2 - FRONT ELEVATION OF PROPOSED
ACCESSORY BUILDING

EXHIBIT 3 - FRONT ELEVATION OF NEW
HOUSE

EXHIBIT 4 - FRONT ELEVATION OF PROPOSED
PROJECT, STREET VIEW

EXHIBIT 5 - PHOTO OF EXISTING STRUCTURES

D.M.
3/26/21



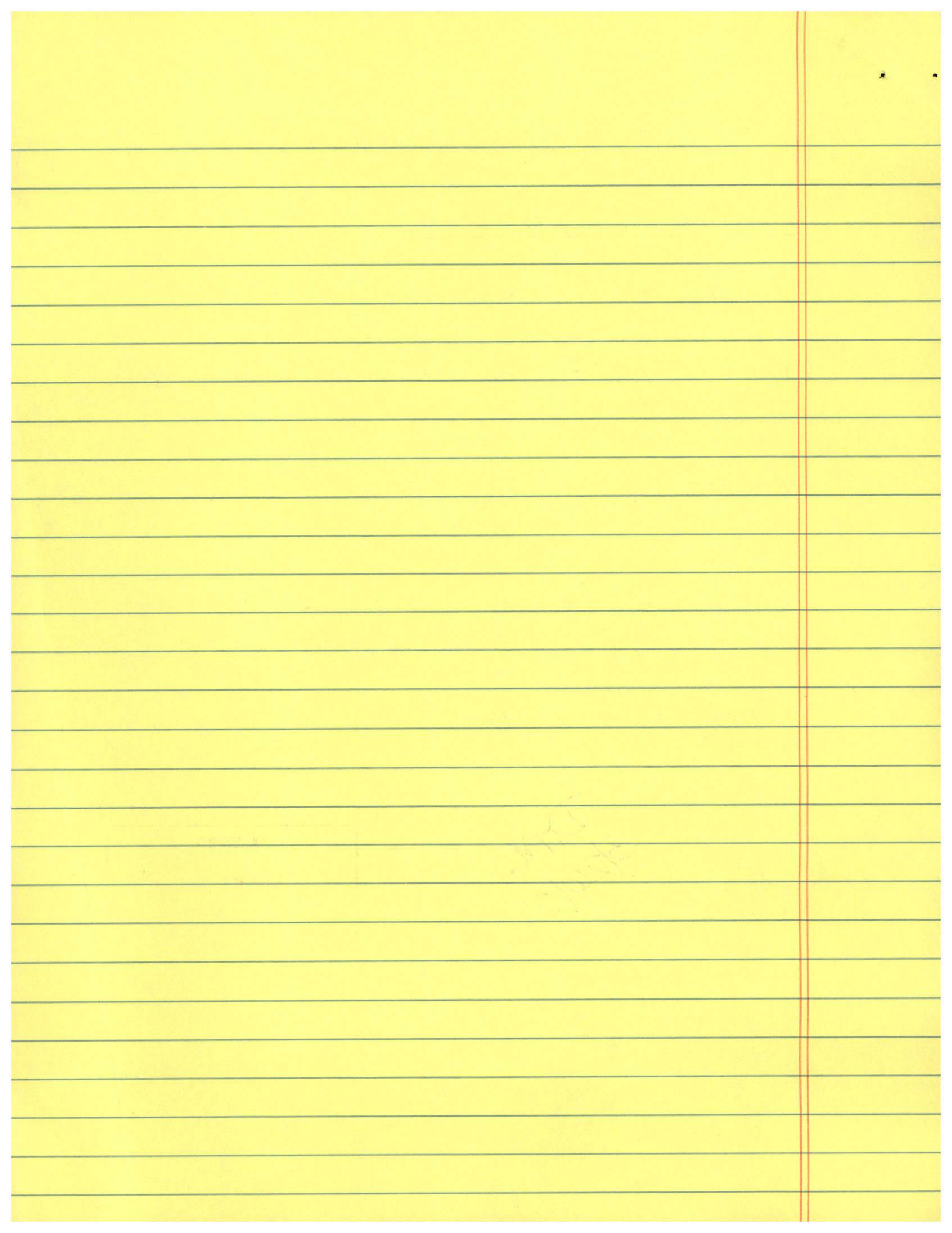


EXHIBIT 5

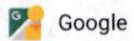
2020-0288-A

Google Maps 19700 York Rd



Image capture: Aug 2018 © 2021 Google

Parkton, Maryland



Street View



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.
✓ Bruce & Holly Barber	hbarber60542003@yahoo.com	1-	New York Time	English	U.S.
✓ David Loetz	davidloetz@ymail.com	1-	New York Time	English	U.S.
✓ David Pfeiffer	dep0011791@gmail.com	1-	New York Time	English	U.S.
✓ Everegt Harless	vickiharless@gmail.com	1-	New York Time	English	U.S.
✓ Nashid Coleman	marylandproperty@gmail.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
✓ Sheza Nasir	jnasir57@gmail.com	1-	New York Time	English	U.S.
Victoria Woodward	vlw47@hotmail.com	1-	New York Time	English	U.S.

2020-0288A
3/4/21 @ 11-

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.
Bruce & Holly Barber	hbarber60542003@yahoo.com	1-	New York Time	English	U.S.
David Pfeiffer	dep0011791@gmail.com	1-	New York Time	English	U.S.
Nashid Coleman	marylandproperty@gmail.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Sheza Nasir	jnasir57@gmail.com	1-	New York Time	English	U.S.

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Monday, March 1, 2021 12:32 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Bruce & Holly
Last Name	Barber
Email	hbarber60542003@yahoo.com
Phone	4109672351
Address	19634 York Rd
City	Parkton
State	Maryland
ZIP Code	21120
Case Number	2020-0288-A
Scheduled Hearing Date	03/04/2021

From: webmaster@baltimorecountymd.gov
Sent: Monday, March 1, 2021 2:03 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Victoria
Last Name	Woodward
Email	vlw47@hotmail.com
Phone	4437601200
Address	19634 York Rd
City	Parkton
State	Maryland
ZIP Code	21120
Case Number	220-0288-A
Scheduled Hearing Date	03/04/2021

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.
Bruce & Holly Barber	hbarber60542003@yahoo.com	1-	New York Time	English	U.S.
David Pfeiffer	dep0011791@gmail.com	1-	New York Time	English	U.S.
Nashid Coleman	marylandpropertys@gmail.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Sheza Nasir	jnasir57@gmail.com	1-	New York Time	English	U.S.
Victoria Woodward	vlw47@hotmail.com	1-	New York Time	English	U.S.

OK

Donna Mignon

From: maryland propertyys <marylandpropertyys@gmail.com>
Sent: Tuesday, March 2, 2021 2:48 PM
To: Administrative Hearings
Subject: Fwd: Notice of Zoning Hearing
Attachments: Cert. of posting - 19700 York Rd.-cert..docx; Certification of Posting-12700 York Rd.-1.docx; Certification of Posting-12700 York Rd.-2.docx; Certification of Posting-12700 York Rd.-3.docx

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

Best Regards,

*Mr. Nashid Coleman
Real Estate Asset Manager*

Prosperity Systems, Inc
3 Greenwood Place
Suite 208
Pikesville, MD 21208
Ph- 443-544-1500 Ext 1
Fax 443-544-1505



Practice social distancing and
wear a mask in public places.

COVID-19

Stay Home • Wash Your Hands
Avoid Touching Your Face
Disinfect Surfaces Frequently

STOP THE SPREAD • FLATTEN THE CURVE

CERTIFICATION OF POSTING

RE: Case No. 2020-0288-A

Petitioner: 2nd. Baltimore Acquisition, LLC

Hearing Date: 3/4/21

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

19700 York Road – front North side of property (1 of 3)

19700 York Road – front South side of property (2 of 3)

19700 York Road – close-up of wording

on 2/12/2021

Sincerely,

Richard E. Hoffman (signed) 2/12/21

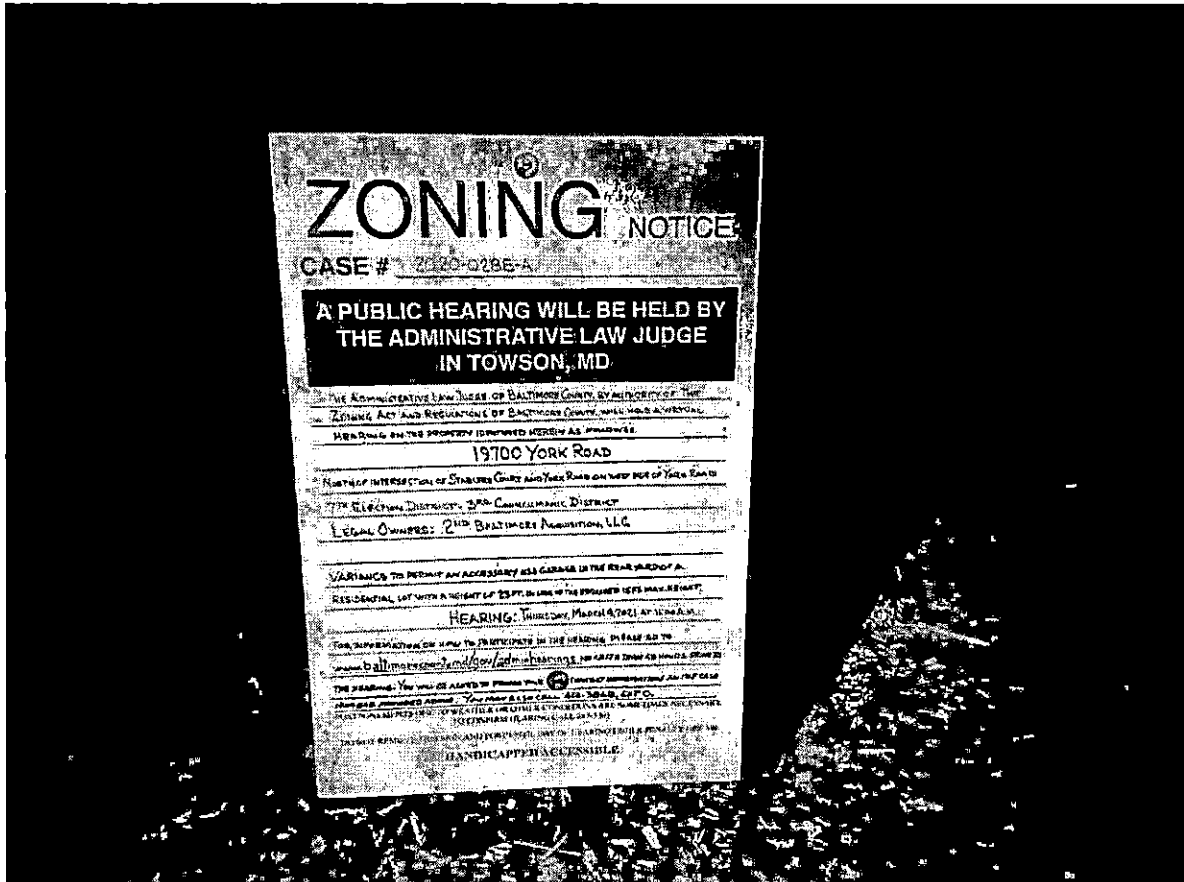
904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Certification of Posting

Case No 2020-0288-A



19700 York Road – front north side of property (1 of 3)

Richard E. Hoffman (signed) 2/12/21

Richard E. Hoffman

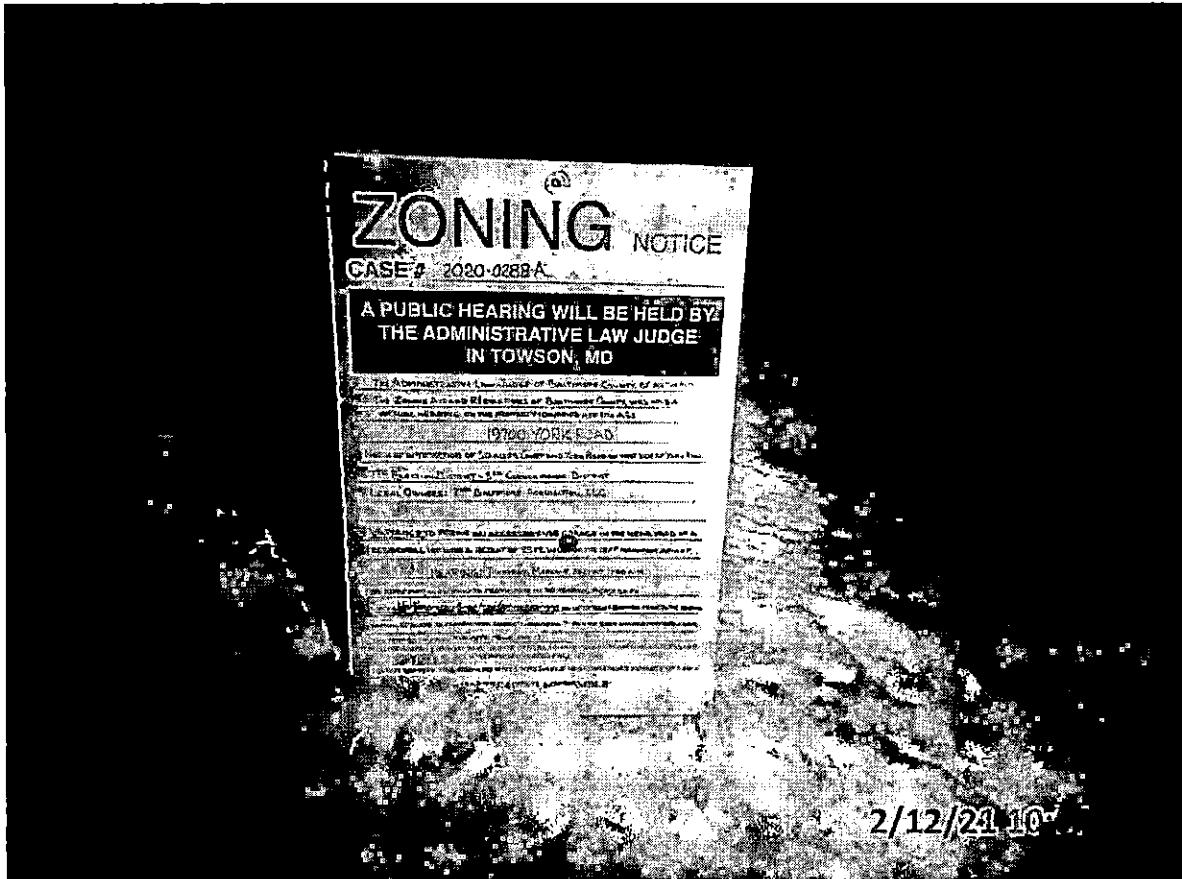
904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No 2020-0288-A



19700 York Road – front south side of property (2 of 3)

Richard E. Hoffman (signed) 2/12/21

Richard E. Hoffman

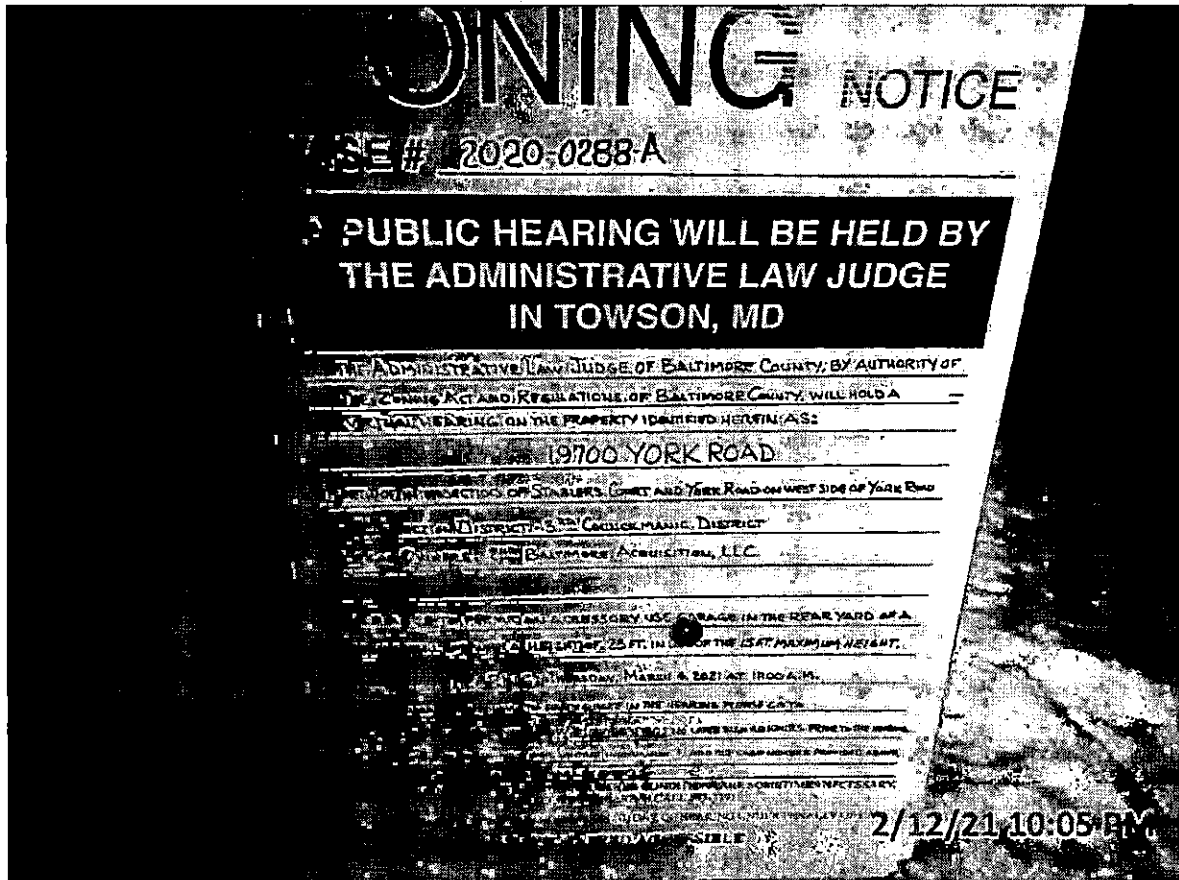
904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No 2020-0288-A



19700 York Road – close-up of wording (3 of 3)

Richard E. Hoffman (signed) 2/12/21

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Re-Certification of Posting

Case No 2020-0288-A



19700 York Road – front south side of property (2 of 3)

Richard E. Hoffman (signed) 2/28/21

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Re-CERTIFICATION OF POSTING

RE: Case No. 2020-0288-A

Petitioner: 2nd. Baltimore Acquisition, LLC

Hearing Date: 3/4/21

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____
19700 York Road – front North side of property (1 of 3)
19700 York Road – front South side of property (2 of 3)
on 2/12/2021 and re-photographed on 2/28/21

Sincerely,

Richard E. Hoffman (signed) 2/28/21

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Donna Mignon

From: RICHARD HOFFMAN <dick_e@comcast.net>
Sent: Monday, March 1, 2021 7:56 PM
To: Donna Mignon
Cc: Jenae Johnson
Subject: Sign posting certification Case # 2020-0288-A / 19700 York Road
Attachments: Re-Cert. of posting - 19700 York Rd.-cert..docx; Re-Certification of Posting-12700 York Rd.-1.docx; Re-Certification of Posting-12700 York Rd.-2.docx

CAUTION: This message from dick_e@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.

Hi Donna,

Attached is the sign posting certification for the subject case #.

Thanks,
dickh

Re-CERTIFICATION OF POSTING

RE: Case No. 2020-0288-A

Petitioner: 2nd. Baltimore Acquisition, LLC

Hearing Date: 3/4/21

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

19700 York Road – front North side of property (1 of 3)

19700 York Road – front South side of property (2 of 3)

on 2/12/2021 and re-photographed on 2/28/21

Sincerely,

Richard E. Hoffman (signed) 2/28/21

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Re-Certification of Posting

Case No 2020-0288-A



19700 York Road – front north side of property (1 of 3)

Richard E. Hoffman (signed) 2/28/21

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Re-Certification of Posting

Case No 2020-0288-A



19700 York Road – front south side of property (2 of 3)

Richard E. Hoffman (signed) 2/28/21

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Panelist Invitation List

When select contacts from an existing address book, import a Comma or Tab Delimited file (file contains non-ASCII characters, use a Unicode file delimiter either by commas or tabs) or add new contacts. Note that the number of contacts on emails cannot exceed 100.

Select Contacts...

Import Contacts...

Panelists to Invite	Email address	Phone number	Language	Time Zone	Locale
☐ <u>Deb Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Henry A. Murphy</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Mr. Holly Barber</u>	mmurphy@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>David Loetz</u>	hbarber60542003@yahoo.com	1-	English	New York Time	U.S.
☐ <u>David Pfeiffer</u>	davidloetz@gmail.com	1-	English	New York Time	U.S.
☐ <u>Everett Harless</u>	dep0011791@gmail.com	1-	English	New York Time	U.S.
☐ <u>Nashid Coleman</u>	vickiharless@gmail.com	1-	English	New York Time	U.S.
☐ <u>Paul Mayhew</u>	marylandpropertys@gmail.com	1-	English	New York Time	U.S.
☐ <u>Sheza Nasir</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Victoria Woodward</u>	jnasir57@gmail.com	1-	English	New York Time	U.S.
	vlw47@hotmail.com	1-	English	New York Time	U.S.

Invite

Select All

Clear All

Delete

Cancel

New Panelist

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

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

Language: English ▼

Locale: U.S. ▼

☐ Add new panelist in my address book☐ Invite as alternate host

Add to Invite

ntym&inviteType=p

webmaster@baltimorecountymd.gov
Wednesday, March 3, 2021 11:02 AM
Administrative Hearings
Request to Testify

To:
Subject:

Results of Form Submission

Request to Testify

Label	Value
First Name	David
Last Name	Loetz
Email	davidloetz@ymail.com
Phone	443 739 9938
Address	19636 York Road
City	Parkton
State	Maryland
ZIP Code	21120
Case Number	2020-0288-A
Scheduled Hearing Date	March 04 2021 11:00AM

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, March 3, 2021 11:08 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Everegt
Last Name	Harless
Email	vickiharless@gmail.com
Phone	410 329 6381
Address	19704 York road
City	Parkton
State	Maryland
ZIP Code	21120
Case Number	2020-0288-A
Scheduled Hearing Date	March 04 2021 11:00AM

Donna Mignon

From: RICHARD HOFFMAN <dick_e@comcast.net>
Sent: Monday, March 1, 2021 7:56 PM
To: Donna Mignon
Cc: Jenae Johnson
Subject: Sign posting certification Case # 2020-0288-A / 19700 York Road
Attachments: Re-Cert. of posting - 19700 York Rd.-cert.docx; Re-Certification of Posting-12700 York Rd.-1.docx; Re-Certification of Posting-12700 York Rd.-2.docx

CAUTION: This message from dick_e@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.

Hi Donna,

Attached is the sign posting certification for the subject case #.

Thanks,
dickh

Re-CERTIFICATION OF POSTING

RE: Case No. 2020-0288-A

Petitioner: 2nd. Baltimore Acquisition, LLC

Hearing Date: 3/4/21

**Baltimore County Department of
Permits, Approvals and Inspections**

Room 111, County Office Building

111 W. Chesapeake Ave.

Towson, Md. 21204

**This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____**

19700 York Road – front North side of property (1 of 3)

19700 York Road – front South side of property (2 of 3)

on 2/12/2021 and re-photographed on 2/28/21

Sincerely,

Richard E. Hoffman (signed) 2/28/21

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Re-Certification of Posting

Case No 2020-0288-A



19700 York Road – front north side of property (1 of 3)

Richard E. Hoffman (signed) 2/28/21

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Re-Certification of Posting

Case No 2020-0288-A



19700 York Road – front south side of property (2 of 3)

Richard E. Hoffman (signed) 2/28/21

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md: 21047

443-243-7360

Donna Mignon

From: Donna Mignon
Sent: Wednesday, February 24, 2021 10:22 AM
To: 'jnasir57@gmail.com'
Subject: 2020-0288-A Hearing Date: 3/4/2021

Good Morning:

As you are aware, a virtual Webex hearing has been scheduled for March 4, 2021 at 11:00 a.m. You should have received an invitation in an email that invited you to this hearing.

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

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

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

Donna Mignon

From: Kristen L Lewis
Sent: Friday, February 5, 2021 11:34 AM
To: Donna Mignon; Debra Wiley
Subject: Webex 2020-0288-A

Good morning,

Below is another case that needs a webex created. Thank you,

Case Number: 2020-0288-A
19700 York Road
Legal Owners: 2nd Baltimore Acquisition, LLC
3/4/21 at 11:00 a.m.

Sheza Nasir – jnasir57@gmail.com
Nashid Coleman – marylandpropertys@gmail.com
David Pfeiffer – dep0011791@gmail.com

Kristen Lewis-Colles
PAI – Zoning Review
410-887-3391

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - Case No: 2020-0288-A- 19700 York Road - 2nd Baltimore Acquisition, LLC
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=efa9e4dee299d18eed035d4167da49006>
Start: Thu 3/4/2021 11:00 AM
End: Thu 3/4/2021 12:00 PM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: webex

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

When it's time, start the Webex event here.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)

Event number (access code): 180 716 7950

Thursday, March 4, 2021 11:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=efa9e4dee299d18eed035d4167da49006>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e49de4db8b939b465431bf0a3ff9e49006>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1807167950@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 165987

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

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e7954ad0e80a63874f9075cfc4d3b5db7>

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

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - Case No: 2020-0288-A- 19700 York Road - 2nd Baltimore Acquisition, LLC
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=efa9e4dee299d18eed035d4167da49006>
Start: Thu 3/4/2021 11:00 AM
End: Thu 3/4/2021 12:00 PM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: webex

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

When it's time, start the Webex event here.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)

Event number (access code): 180 716 7950

Thursday, March 4, 2021 11:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=efa9e4dee299d18eed035d4167da49006>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e49de4db8b939b465431bf0a3ff9e49006>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1807167950@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 165987

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

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e7954ad0e80a63874f9075cfc4d3b5db7>

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

Donna Mignon

From: Donna Mignon
Sent: Friday, February 5, 2021 11:41 AM
To: Kristen L Lewis; Debra Wiley
Subject: Link -RE: Webex 2020-0288-A

Top of Form

Event Information

Event: Zoning Hearing - Case No: 2020-0288-A- 19700 York Road - 2nd Baltimore Ac
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTIC>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTIC>
Date and time: Thursday, March 4, 2021 11:00 am
Eastern Standard Time (New York, GMT-05:00)
Duration: 1 hour
Description: Zoning Hearing
Case No: 2020-0288-A
Address: 19700 York Road
Owners: 2nd Baltimore Acquisition, LLC
Event number: 180 716 7950
Event password: 1234
Host key: 593628
Alternate Host: Deb Wiley, Henry Ayakwah, Maureen Murphy
Panelist Info:
Panelist password:
Panelist numeric password: 165987
Video Address: 1807167950@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: 180 716 7950
Maximum number of registrants: 10000
Destination address after event:
Host image:
Attendee list available for viewing by: Host, presenter and panelists only
Event material: None
Post-event survey: No
Email configured: Pending, Approved, Rejected

Registration Information

Registration ID required: No
Password required: No
Password:
Approval required: No

Custom registration form:
After registration, go to URL:

No

Bottom of Form
Top of Form

Bottom of Form
© 2021 Cisco and/or its affiliates. All rights reserved. [Privacy Statement](#) [Terms of Service](#)

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Friday, February 5, 2021 11:34 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Webex 2020-0288-A

Good morning,

Below is another case that needs a webex created. Thank you,

Case Number: 2020-0288-A
19700 York Road
Legal Owners: 2nd Baltimore Acquisition, LLC
3/4/21 at 11:00 a.m.

Sheza Nasir – jnasir57@gmail.com
Nashid Coleman – marylandpropertys@gmail.com
David Pfeiffer – dep0011791@gmail.com

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

ZAC AGENDA

Case Number: 2020-0288-A **Reviewer:** Rosalie Johnson

Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: VARIANCE

Legal Owner: 2nd Baltimore Acquisition LLC

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 7 **Council Dist:** 3

Property Address: 19700 YORK RD

Location: North of intersection of Stablers Court and York Road on West side of York Road.

Existing Zoning: RC 5

Area: 17,424 AC

Proposed Zoning:

VARIANCE:

400.3 Of the BCZR To permit an accessory use garage in the rear yard of a residential lot with a height of 23 feet in lieu of the required 15 feet max height.

Attorney: Sheza Nasir

Prior Zoning Cases: None

Concurrent Cases: None

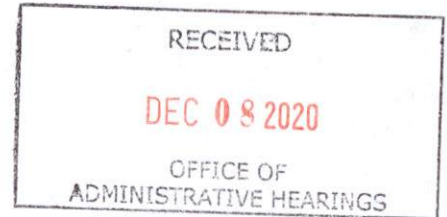
Violation Cases: None

Closing Date:

Miscellaneous Notes:

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: December 8, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0288-A
Address 19700 York Road
(2nd Baltimore Acquisition, LLC
Property)

Zoning Advisory Committee Meeting of **December 14, 2020.**

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 12/22/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-288

INFORMATION:

Property Address: 19700 York Road
Petitioner: 2nd Baltimore Acquisition LLC
Zoning: RC 5
Requested Action: Variance

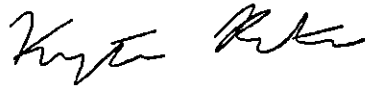
The Department of Planning has reviewed the petition for a Variance from 400.3 of the BCZR to permit an accessory use garage in the rear yard with a height of 23 ft. in lieu of the required 15 ft. maximum height on a residential lot.

The site is in a rural residential area of Parkton.

The Department of Planning does not object to the requested relief. It is typical that the heights of accessory structures in the rural area are greater than 15'. It should be noted that the garage shall not be converted into a dwelling unit or be used for commercial purposes.

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

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/KP/

c: Joseph Wiley, Northern Sector Planner
David Pfeiffer
Sheza Nasir, Attorney
Office of the Administrative Hearings
People's Counsel for Baltimore County

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 07 Account Number - 0708000900		
Owner Information		
Owner Name:	2ND BALTIMORE ACQUISITION LLC	Use: RESIDENTIAL
Mailing Address:	SUITE 208 3 GREENWOOD PLACE PIKESVILLE MD 21208-	Principal Residence: NO Deed Reference: /40082/ 00288
Location & Structure Information		
Premises Address:	19700 YORK RD PARKTON 21120-	Legal Description: .4 AC WS YORK RD 2450FT N STBLRS CHRCH RD
Map:	Grid:	Parcel:
0012	0009	0064
Neighborhood:	Subdivision:	Section:
7020007.04	0000	
Block:	Lot:	Assessment Year:
		2020
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1926	994 SF	
Property Land Area	County Use	
17,424 SF	04	
Stories	Basement	Type
1 1/2	NO	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	2	1 full
Garage	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:	57,300	57,300
Improvements	48,600	40,900
Total:	105,900	98,200
Preferential Land:	0	0
Transfer Information		
Seller: HANKS DEBRA E	Date: 03/27/2018	Price: \$100,000
Type: NON-ARMS LENGTH OTHER	Deed1: /40082/ 00288	Deed2:
Seller: HARRIS LAURIE P	Date: 02/09/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /19574/ 00747	Deed2:
Seller: HARRIS JOHN ET AL	Date: 02/05/1957	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /03099/ 00473	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2020
State:	000	07/01/2021
Municipal:	000	0.00
		0.00
		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:		

1600011452

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

YORK RD

3 CD NW 34-B 7 ED 012B2

19704

0708000911

RC 5

2009-0258-A

0708000900

1979-0002-A

Lot # 1 2200009441
Pt. Bk. 0000001, Folio 0011

R-1975-0205 1600011453

19636

DRIVEWAY DRIVEWAY

GROWTH TIER 3
(New Major Subs. of 4 or More Additional
Lots Req. Plan. Bd. Approval)

PAI # 070258
Pt. Bk. 070258 86
PAI # 070258

PAI # 070258

PAI # 070258

Lot # 3 2200009443

1600013005

19624

1954-2998-X

YORK RD

1600014020

Lot # 1

Pt. Bk./Folio # 037115
Pt. Bk. 070058 Folio 0115 1600005396

PAI # 070058

183 183

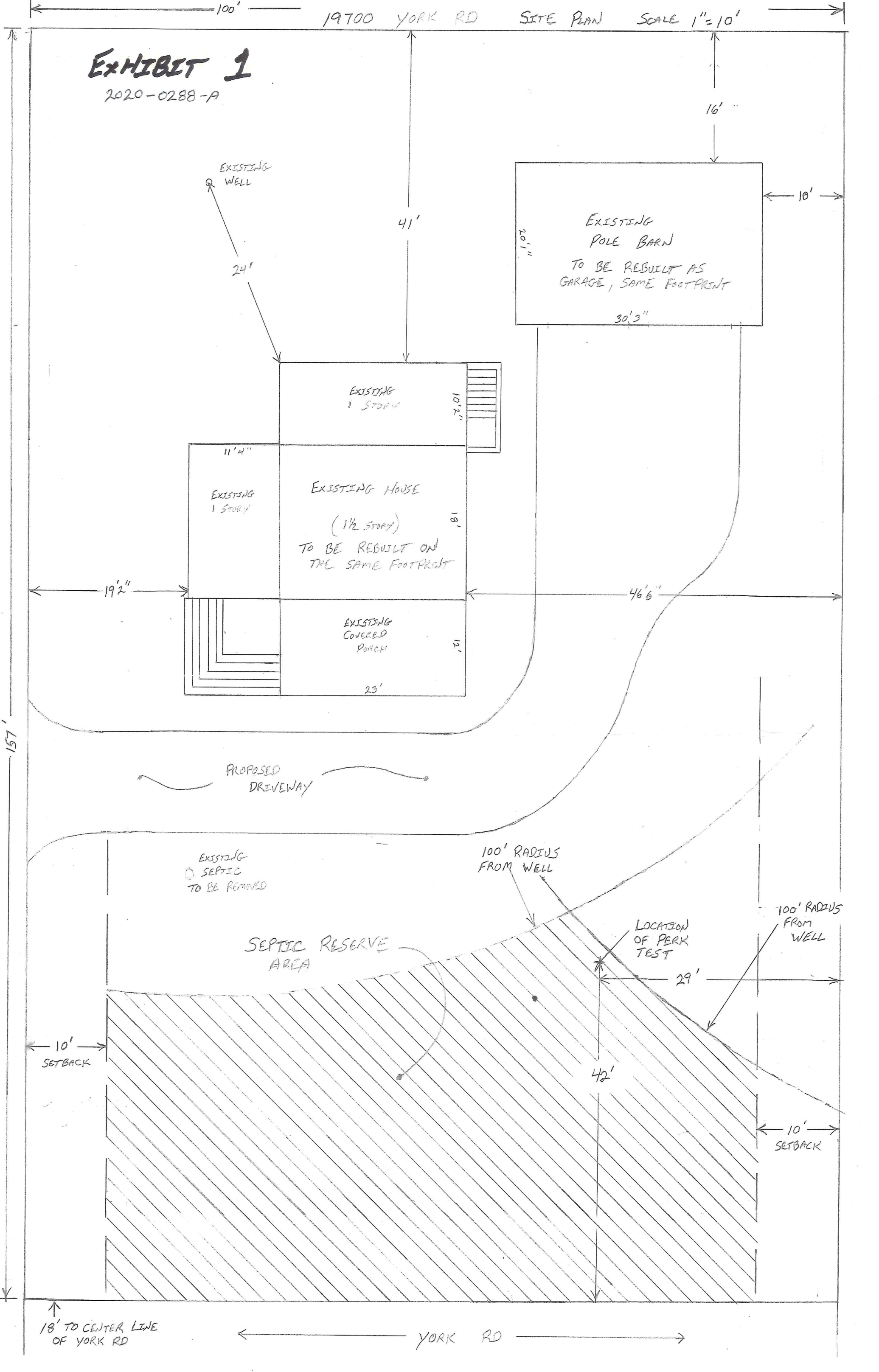


EXHIBIT 2

2020-0288-A

19700 YORK RD

SCALE 1/4" = 1'

2 CAR GARAGE FRONT ELEVATION

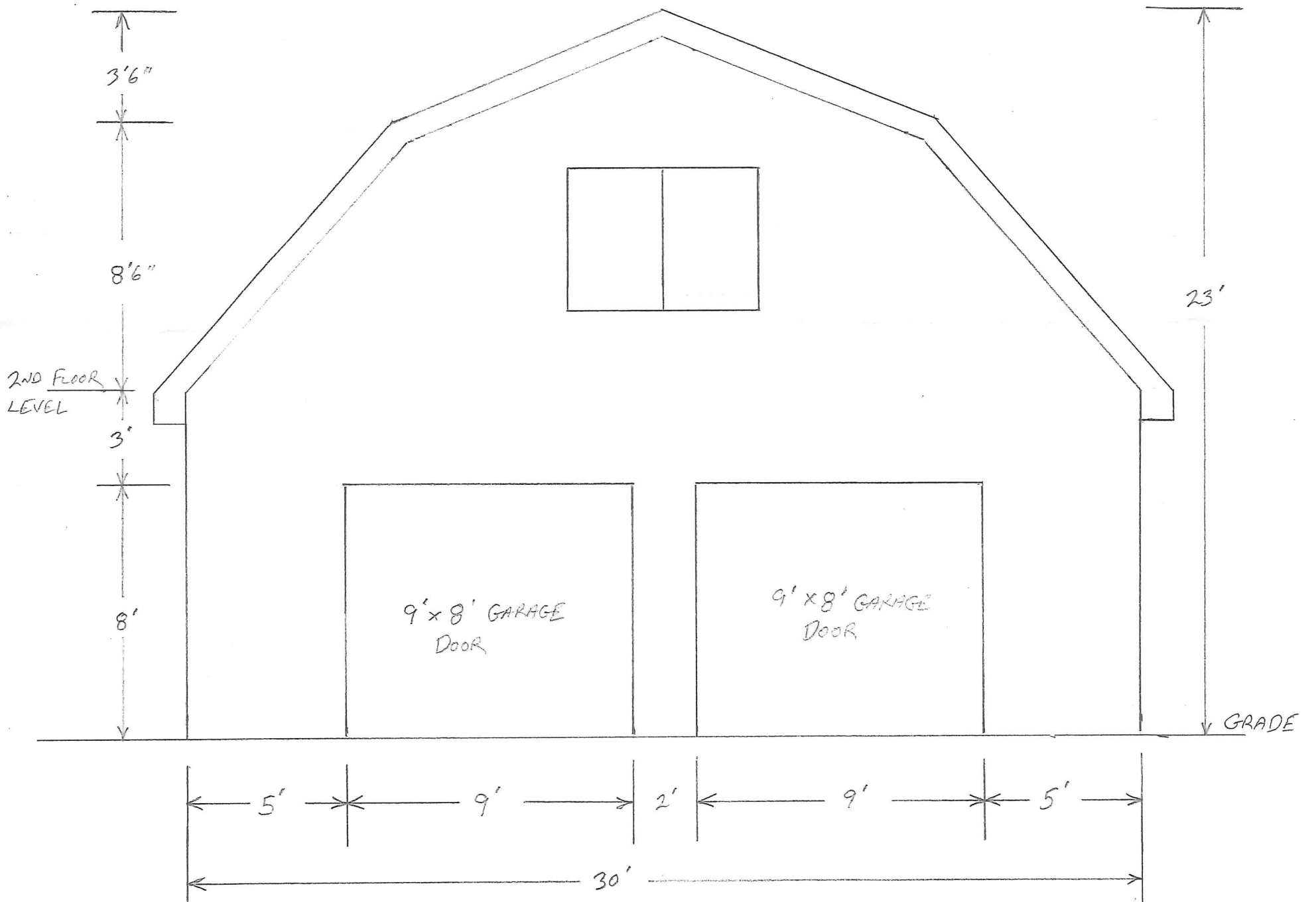
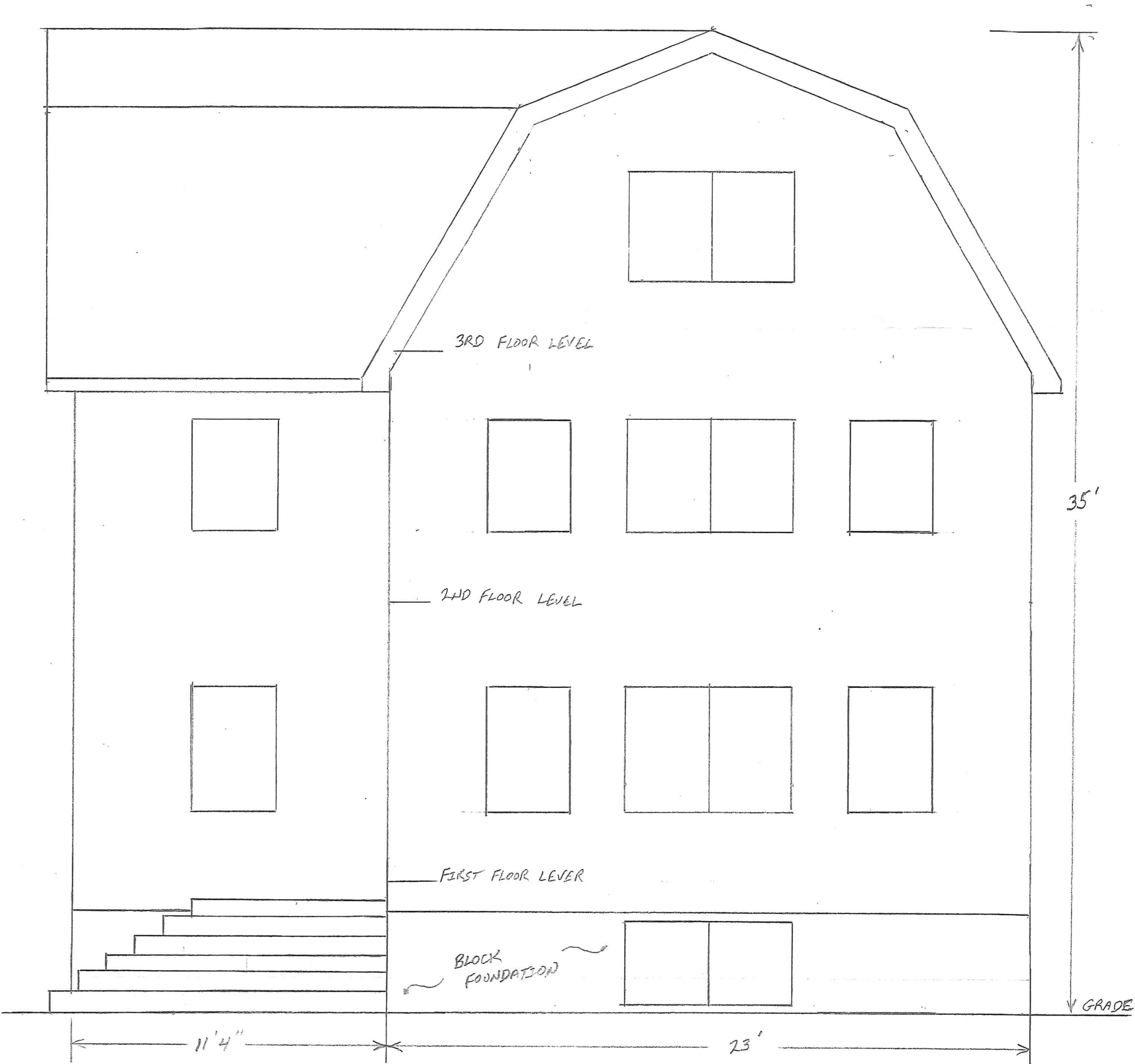


EXHIBIT 3

2020-0288-A

19700 YORK RD

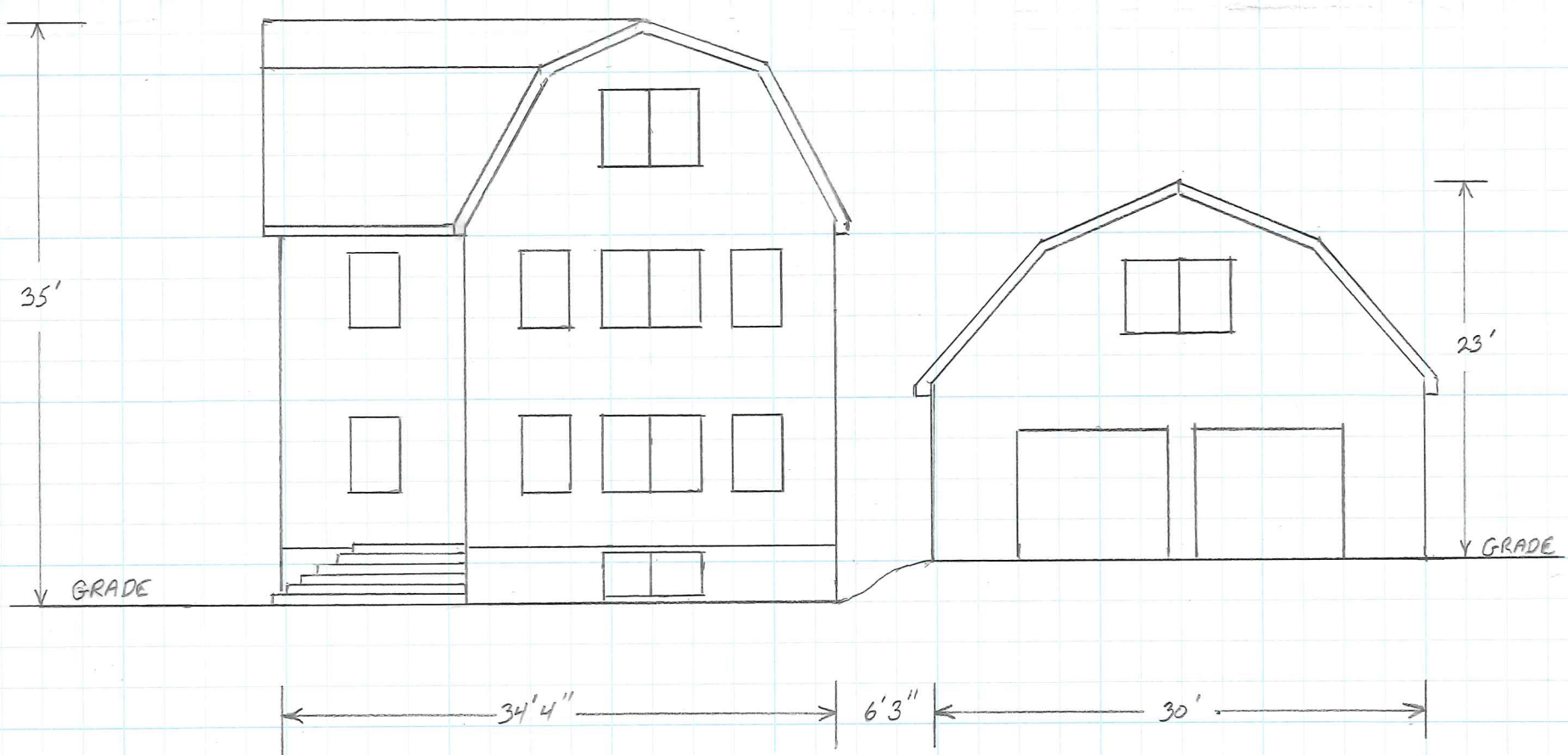
PROPOSED NEW STRUCTURE
ON EXISTING FOUNDATION FOOTPRINT
FRONT ELEVATION



SCALE 1/4" = 1'

EXHIBIT 4

2020-0288-A



19700 YORK RD
FRONT ELEVATION
STREET VIEW