CC2102175

Affidavit Abby Digiondomen
#21

I, Abby Digiondomenico, am a neighbor of 1542 S. Rolling Rd. I am aware of the chickens, ducks, and geese at that property and do not consider them a nuisance.

Abby Digiondomenico

Signature

Thursday may 6th 2021

Date

1543 South rolling road

Street #

NEXT DOOR / ACROSS THE STREET / ADJASCENT

CC2102175

Affidavit Elizabeth Keatts
#22

I, Elizabeth Keatts am a neighbor of 1542 S. Rolling Rd. I am aware of the chickens, ducks, and geese at that property and do not consider them a nuisance.

Elizabeth Keatts
Signature

5/6/21
Date

710 Woodland Dr.
Street #

NEXT DOOR / ACROSS THE STREET / ADJASCENT

CC2102175

Affidavit
#23 Emily Crews

I, Emily Crews, am a neighbor of 1542 S. Rolling Rd. I am aware of the chickens, ducks, and geese at that property and do not consider them a nuisance.

E Crews
Signature

May 3, 2021
Date

1536 S Rolling
Street #

NEXT DOOR / ACROSS THE STREET / ADJASCENT

CC2102175
Affidavit Jane Parks
24

I, Jane Parks, am a neighbor of 1542 S. Rolling Rd. I am aware of the chickens, ducks, and geese at that property and do not consider them a nuisance.

Jane Parks
Signature

5/3/21
Date

1540 S. Rolling Rd.
Street #

NEXT DOOR / ACROSS THE STREET / ADJASCENT

CC2102175

Affidavit Kathy Parks
25

I, Kathy Parks, am a neighbor of 1542 S. Rolling Rd. I am aware of the chickens, ducks, and geese at that property and do not consider them a nuisance.

Signature

5/3/21

Date

1540 S. Rolling Rd.

Street #

NEXT DOOR / ACROSS THE STREET / ADJASCENT

CC2102175

Affidavit Kiara Beam
26

I, Kiara Beam, am a neighbor of 1542 S. Rolling Rd. I am aware of the chickens, ducks, and geese at that property and do not consider them a nuisance.

Signature

5/6/21

Date

711 woodland dr hakthorpe MD

Street #

NEXT DOOR / ACROSS THE STREET / ADJASCENT

CC2102175

Affidavit Kim Digiordomelco
#27

I, Kim Digiordomenico, am a neighbor of 1542 S. Rolling Rd. I am aware of the chickens, ducks, and geese at that property and do not consider them a nuisance.

Signature

5-6-21

Date

1543

Street #

NEXT DOOR / ACROSS THE STREET / ADJASCENT

CC2102175

Affidavit Mark McCoy
28

I, MARK MCCOY, am a neighbor of 1542 S. Rolling Rd. I am aware of the chickens, ducks, and geese at that property and do not consider them a nuisance.

Mark McCoy
Signature

5/6/21
Date

711 Woodland dr 21227
Street #

NEXT DOOR / ACROSS THE STREET / ADJASCENT

CC2102175

Affidavit Robert C. Thomas

#29

I, Robert C. Thomas, am a neighbor of 1542 Sr. Rolling Rd. I am aware of the chickens, ducks, and geese at that property and do not consider them a nuisance.

Signature

May 6 2021

Date

711 Woodland

Street #

NEXT DOOR / ACROSS THE STREET / ADJASCENT

CC2102175

Affidavit Sheila Muccio

30

I, Sheila P Muccio, am a neighbor of 1542 S. Rolling Rd. I am aware of the chickens, ducks, and geese at that property and do not consider them a nuisance.

Signature

5/5/2021

Date

1544 S. Rolling Rd

Street #

NEXT DOOR / ACROSS THE STREET / ADJASCENT

CC2102175

Affidavit Tarrence Crews
31

I, Tarrence Crews, am a neighbor of 1542 S. Rolling Rd. I am aware of the chickens, ducks, and geese at that property and do not consider them a nuisance.

Signature

5/3/2021

Date

1536 S. Rolling Rd, 21227

Street #

NEXT DOOR / ACROSS THE STREET / ADJASCENT

CC2102175

Affidavit Zachary Thomas
32

I, Zachary Thomas, am a neighbor of 1542 Sr. Rolling Rd. I am aware of the chickens, ducks, and geese at that property and do not consider them a nuisance.

Signature

5/6/21

Date

711 Woodland Dr

Street #

NEXT DOOR / ACROSS THE STREET / ADJASCENT

CC2102175

Affidavit Jon Sheets
33

I, Jon R. Sheets Jr., am a neighbor of 1542 S. Rolling Rd. I am aware of the chickens, ducks, and geese at that property and do not consider them a nuisance.

Signature

5/7/21

Date

1544 S. Rolling rd.

Street #

NEXT DOOR / ACROSS THE STREET / ADJASCENT

CC2102175

Affidavit Eileen Gartland
34

I, Eileen Gartland, am a neighbor of 1542 S. Rolling Rd. I am aware of the chickens, ducks, and geese at that property and do not consider them a nuisance.

Eileen Gartland

Signature

5/6/21

Date

710 Woodland Drive

Street #

NEXT DOOR / ACROSS THE STREET / ADJASCENT

Case Number CC2102175 Property Tax ID 13-07-290310

1540-1542 South Rolling Road, Halethorpe, MD 21227

Elisabeth and John Martin Jr.

1. Code Enforcement Violation
2. Petition for Zoning Hearing
3. Payment and Receipt for Variance
4. Petition for Variance-Entry of Appearance
5. Notice of Zoning Hearing
6. Zone Map of Property 1540-1542 S. Rolling Road
7. Site Vicinity Map for Property 1540-1542 S. Rolling Road
8. Letter to BCMD Zoning Review for Variance for fowl on residential property < 1 acre.
9. Land Description "Exhibit A"
10. Photo # 1 taken from S. Rolling Road to the property 1540-1542 S. Rolling Road
11. Photo # 2 Aerial view to property 154-1542 S. Rolling Road
12. Photo # 3 Facing to rear of property from 1542 S. Rolling Road to identify new location of fowl yard and coop (just prior to woods)
13. Photo # 4 Close up of photo # 3
14. Photo # 5 looking to rear of residence 1540-1542 S. Rolling Road
15. Zoning Review Checklist 1
16. Zoning Review Checklist 2
17. Zoning Review Checklist 3
18. Photo # 6 of sign for zoning notice as required
19. Photo # 7 (2) of 2 signs posted on the property 1540-1542 S Rolling Road 8/14/2021
20. Invoice of Sign required for Zoning/ Hearing
21. Affidavit Abby Digiondomencio
22. Affidavit Elizabeth Keatts
23. Affidavit Emily Crews
24. Affidavit Jane Parks
25. Affidavit Kathy Parks
26. Affidavit Kiara Beam
27. Affidavit Kim Digiondomenico
28. Affidavit Mark McCoy
29. Affidavit Robert C Thomas
30. Affidavit Sheila Muccio
31. Affidavit Tarrence Crews
32. Affidavit Zachary Thomas
33. Affidavit Jon Sheets
34. Affidavit Eileen Gartland

CC2102175

Code Enforcement Notice

#1

Building Inspection 410-887-3953

Permits, Approvals, and Inspections
Code Inspections & Enforcement
County Office Building, Rm. 213
111 West Chesapeake Ave
Towson, Maryland 21204
www.baltimorecountymd.gov/Agencies/permits/

CODE ENFORCEMENT CORRECTION NOTICE

CASE NUMBER	PROP.TAX ID
CC2102175	13-07-290310

VIOLATION ADDRESS
1540 S ROLLING RD
HALETHORPE, MD 21227

MARTIN ELISABETH ANN MARTIN JOHN THEODORE
JR
1540 S ROLLING RD
BALTIMORE, MD 21227-4230

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY CODES AND/OR REGULATIONS:

County Codes/Regulations	Inspector's Comments
B.C.Z.R 100.6: Non permitted livestock / fowl / poultry	Must have more than an acre of land to have chickens and geese. Remove them.

Failure to comply with this correction notice, may result in a $200.00 fine/penalty per day, per violation pursuant to BCC: 1-2-217; 32-3-602 and/or the County sending a contractor to correct the violation(s) at your expense. Call the inspector for more information and details.

COMPLIANCE DATE: 04/26/2021	INSPECTOR ID: 56
	ISSUED DATE: 03/26/2021

IMPORTANT INFORMATION TO THE PERSON'S CHARGED

1. It is important that you read this document carefully, as it charges you with the commission of a crime.
2. If you fail to correct the violations noted by the date dictated, a citation may be issued, and a trial scheduled at which you may be penalized by a fine, imprisonment, or both.
3. If the County is required to bring your property into compliance, all costs and fines shall become a lien and shall be collectible in the manner provided for collection of real estate taxes; or may be collected in the same manner as any civil money judgment or debt collected.
4. A lawyer can give important assistance to you:
   (a) on how to correct the violation(s) in order to avoid trial or
   (b) at trial, if you failed to correct the violation(s) noted. Assistance may be provided to determine whether there are any defenses to the charges against you or any circumstances helpful to you that should be brought to the trial. A lawyer can help you by developing and presenting information, which could effect how you correct the violation(s).
5. A conviction for each violation will subject you to potential fines of $200, $500, $1000 per day per violation, depending on the violation, or 90 days in jail, or both Baltimore County Code section 1-2-217 and 32-3-602.
6. It is your responsibility to obtain any required permit(s) to correct the cited violation(s). All repairs must be in accordance with applicable laws, Code of Baltimore County Regulations, and standards.
7. Upon correction of these violation(s), contact the inspector for re-inspection. If you have any questions contact the inspector promptly.

CC2102175

PETITION FOR ZONING HEAI

Petition for Zoning Hearing #2

To be filed with the Department of Permits, Approval

To the Office of Administrative Law of Baltimore County

Address 1540 . 1542 S. Rolling Road **which**

Deed References: 26008/00101 10 Digit Tax Account # 1307240310

Property Owner(s) Printed Name(s) John T. & Elisabeth Martin

(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)

BCZR 100.6 to approve fowl or poultry on 0.939 acres of land in lieu of the required minimum 1 acre of land

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: **(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)**

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.
Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

John T. Martin Jr / Elisabeth A. Martin

Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature # 2

2613 Larchmont Dr. Baltimore MD ~~21210~~

Mailing Address City State

21207 / 202 438 5254 / s is martin@comcast

Zip Code Telephone # Email Address

Attorney for Petitioner:

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

CASE NUMBER 2021-0166-SPHA **Filing Date** 5/28/21 **Do Not Schedule Dates:** _____ **Reviewer** SC

REV. 10/4/11

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

No. 206295

Date: May 28, 2021

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

Rec From: Elizabeth Martin

For: Case # 2021-0166-SPHA

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

CASHIER'S VALIDATION
SC

ELISABETH A MARTIN
2613 LARCHMONT DR
BALTIMORE, MD 21207
PH 410-298-3119

2475

May 25, 2021 DATE

65-7675/2550
BRANCH 9

PAY TO THE ORDER OF Baltimore County $ 75.00

Seventy Five 00/100 DOLLARS

Security Features Details on Back.

© MARLAND 2001

SECU CREDIT UNION LINTHICUM, MD 21090

FOR Variance / 1542 S. Rolling

Elisabeth A Martin MP

⑆255076753⑆ 1116109871⑈ 2475

CC2102175

Payment & Receipt for Variance #3

CC2102175

Petition for Variance - Entry of Appearance #4

RE: PETITION FOR VARIANCE 1540 & 1542 S. Rolling Road; Southwest side of Rolling Rd, 178 FT West of Francis Ave. 13th Election & 1st Councilmanic Districts Legal Owner(s): John & Elisabeth Martin Petitioner(s)	*	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2021-166-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/rmw
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of June, 2021, a copy of the foregoing Entry of Appearance was emailed to John & Elisabeth Martin, 2613 Larchmont Drive, Baltimore, Maryland 21207, sismartin@comcast.net , Petitioner(s).

Peter Max Zimmerman/rmw
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CC2102175

Notice of Zoning Hearing
#5

JOHN A. OLSZEWSKI, JR.
County Executive

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

August 10, 2021

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: 2021-0166-A
1540-1542 South Rolling Road
Southwest side of Rolling Road, 178 ft. west of Francis Avenue
13th Election District – 1st Councilmanic District
Legal Owners: John & Elisabeth Martin, Jr.

Variance to approve fowl or poultry on 0.939 acres of land in lieu of the required minimum 1 acre of land.

Hearing: Friday, September 3, 2021 at 10:00 a.m.

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

C Pete

Pete Gutwald
Director

PW/kl

C: Mr. & Mrs. Martin, 2613 Larchmont Drive, Baltimore 21207

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 14, 2021**

Zone map 0106 04 Residential Elec. Dist 13 Council 1

1540. 1542 S. Rolling Road 21227

Baltimore County - My Neighborhood

Zone Map of Property
1540-1542 S. Rolling Rd

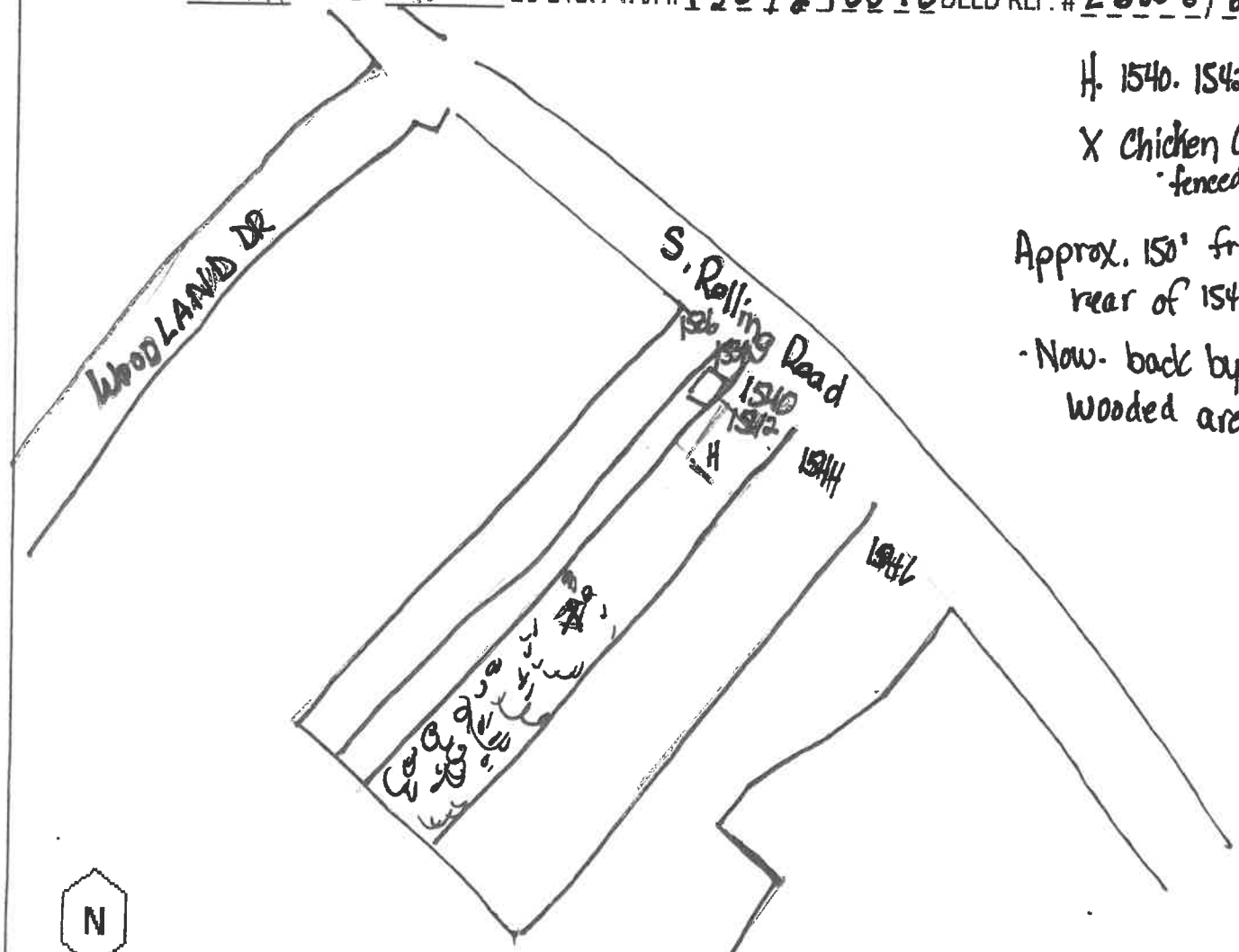
CC2102175

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

ADDRESS 1540-1542 S. Rolling Road Baltimore, MD 21228 OWNER(S) NAME(S) John T. Martin Jr & Elisabeth Ann Martin

SUBDIVISION NAME Formally known as School House Lot LOT # ____ BLOCK # ____ SECTION # ____

PLAT BOOK # LMCLM FOLIO # ____ 10 DIGIT TAX # 1207290310 DEED REF. # 26000/00101



H. 1540. 1542 S. Rolling

X Chicken Coupe
· fenced bird yard

Approx. 150' from rear of 1540-42 House

· Now. back by heavy wooded area.

PLAN DRAWN BY Elisabeth A Martin DATE 5/24/2001 SCALE: 1 INCH = ____ FEET

SITE VICINITY MAP

MAP IS NOT TO SCALE

ZONING MAP# 0108

SITE ZONED DR-Residential

ELECTION DISTRICT 13

COUNCIL DISTRICT 1

LOT AREA ACREAGE ____

OR SQUARE FEET 40,920 SF

HISTORIC ? Yes

IN CBCA ? ____

IN FLOOD PLAIN ? ____

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC ✓ PRIVATE ____

SEWER IS:

PUBLIC ✓ PRIVATE ____

PRIOR HEARING ? #7

IF SO GIVE CASE NI

AND ORDER RESUL

VIOLATION CASE IN

Property: 07-290310

CC210217

Site Vicinity Map for Property 1540-1542 S. Rolling Rd

CC210217

Ltr to BCMD Zoning Review for residential property, <1 acre
#8

To: Baltimore County Maryland Zoning Review-Request for Variance for fowl on residential property just under 1 acre

Hearing Officer

Date: May 24, 2021

We are requesting a hearing based on use of land for fowl (chickens, ducks and geese) at the address known as 1540/1542 S. Rolling Road, Relay, Maryland 21227. The property is just shy of 1 acre which allows fowl and I had initially were unaware of such requirement since we had owned the property known as 5135 Viaduct Ave. from 1970 till about 1996. This property was auctioned and sold from my divorce from a previous marriage. My son Arthur Wheeler has resided in the residence since 1996 at the 1542 Rolling Rd address and continues with his family. I resided there till about 2001 with moving to my current husband's home in Baltimore County.

We have had chickens and ducks for over 12-15 years and in the past couple of years fostered and then grew attached to the geese. The birds have provided healthy food for our family and my grandchildren joy to take responsibility in feeding cleaning and playing with daily. The grandchildren Mary and William gather the eggs and box them and sell them to family and friends (very cheap I might add). This has become great therapy to them as well as our family since our grandson William is Autistic. He is low on the scale but this allows him to be self - motivating an engaging with others which he struggles with. Not only my family but friends and neighbors come and enjoy meeting with and engaging with the birds especially those adjacent homes during this past year of the pandemic and staying home and safe. Many of our neighbors also have birds and maybe greater than 1 acre. We have been able to mingle safely during this difficult time. Earlier this year the adjacent neighbor filed a complaint stating she doesn't like the noise. The noise was mostly from a rooster that was not ours but just showed up. The roosters are noisier but we no longer have any. Our adjacent neighbor does have a rooster but has greater than 1 acre. The chicken coop initially was about 30' from the rear of the property and has now been moved over 150' back just into the wooded area on our property. We make every attempt to monitor noise and only if someone or an animal is in the area the birds are quiet. There have been foxes, coyote known to be in the area at times. The birds do not run loose and we have a low voltage (bird) fence to contain them. Over the 15 years the neighbor who filed the complaint never complained till this spring. We have tried to move them as far back as possible but safe to tend to. Our newest neighbor at 1536 S Rolling Road when purchasing even remarked they bid higher on the house because of the neighborhood and friendly birds/animals to raise their own family.

We have looked at options but looking out for the welfare of the children and a healthier way to eat eggs from the birds brings not only joy but education and a sense of calm. I truly hope we will continue to keep the birds as we as others have become deeply fond of them including their minimum noise. Please take our plea for our family and the birds on the relief of the property just shy of being compliant.

With respect,

John T. Martin Jr.

Elisabeth A. Martin

CC2102175

Land Description

Exhibit A

#9

BEGINNING for the same on the southwest side of Rolling Road at the distance of 118 feet 9-3/4 inches northwesterly from the northwest line of the property formerly known as the School House Lot, which line is also the first line of the second parcel described in a Deed to Harry G. Gallagher and wife by Anna Marie Gallagher, Surviving Trustee, et al., dated July 28, 1910, and recorded among the Land Records of Baltimore County, Maryland in Liber WPC No. 532, folio 8, which place of beginning is also the beginning point in a Deed dated June 30, 1939, and recorded among the Land Records of Baltimore County, Maryland in Liber CWB, Jr. No. 1065, folio 522, from Provident Savings Bank of Baltimore to John S. Gittings and wife, and running from said beginning point along the southwest side of Rolling Road and binding on part of the first line in said Deed to Gittings and wife North 34 degrees 8 minutes 30 seconds West 59 feet 7-1/2 inches, and thence leaving said Road and running for lines of division South 47 degrees 42 minutes West 101 feet 2 inches to a point, thence running South 47 degrees 38 minutes 30 seconds West 585 feet 3 inches to a point in the fourth line in said Deed to Gittings and wife, thence binding on said line South 42 degrees 6 minutes 30 seconds East 60 feet 4 inches to then end of said fourth line, and running thence and binding on the fifth line of said Deed to Gittings and wife North 47 degrees 32 minutes 30 seconds East 678 feet 1-1/2 inches to the place of beginning.

BEING and comprising the southeasternmost two lots as shown on the Plat prepared by SJ. Martenet &Co., dated May 10, 1932, and recorded among the Land Records of Baltimore County, Maryland in Plat Book LMcLM No. 10, folio 48.

The improvements thereon being known as 1540-1542 Rolling Road.

CC2102175

photo #1 from rear of property 1540-1542 S. Rolling Rd

#10

Google Maps 1536 S Rolling Rd

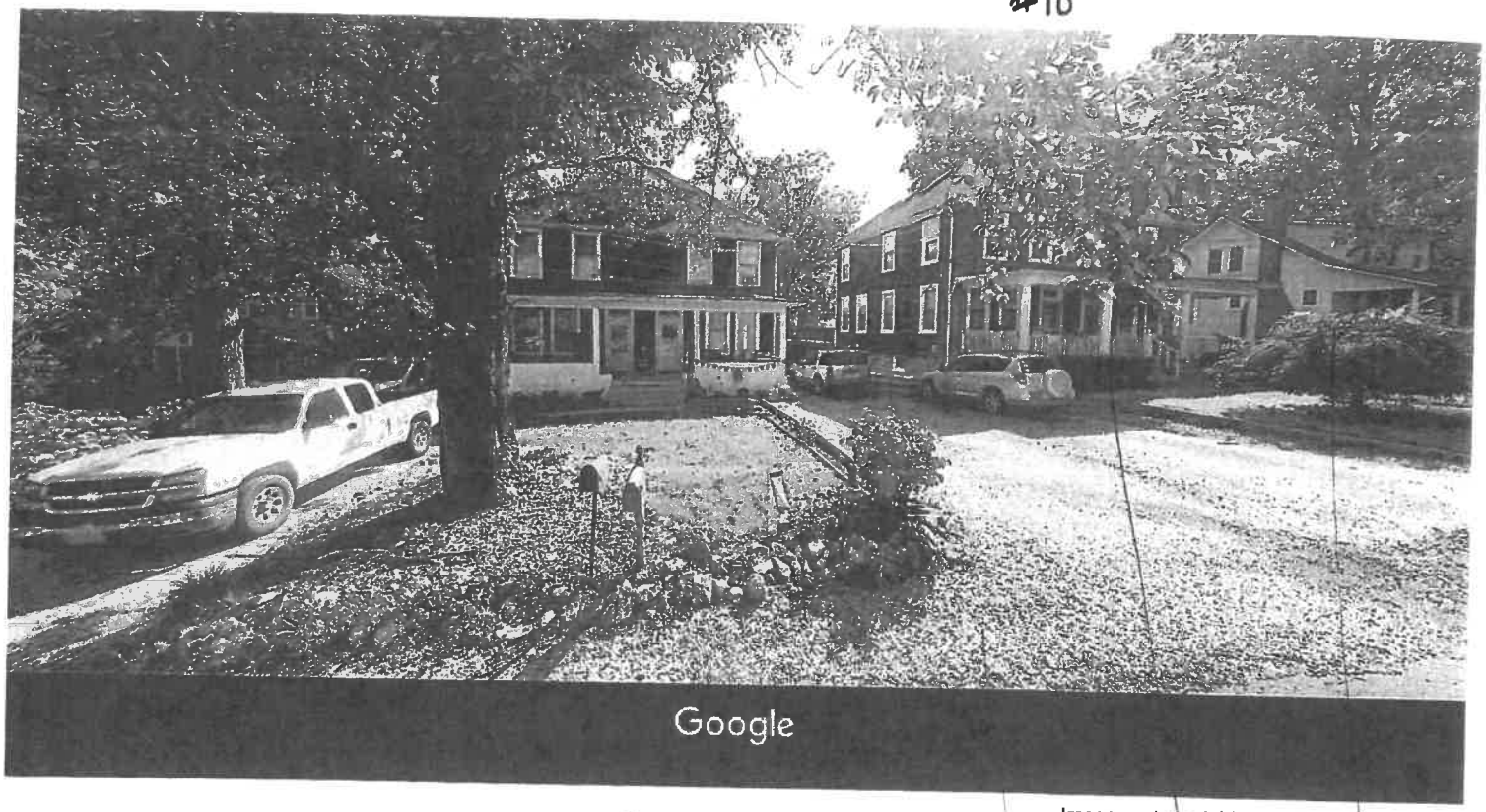


Image capture: Jul 2019 © 2021 Google

Arbutus, Maryland

Google

Street View

1542 1540 1538 1536 1534

CC2102175

Aerial View of Property

#11

Google Maps

Imagery ©2021 U.S. Geological Survey, Map data ©2021 20 ft

1540 1542

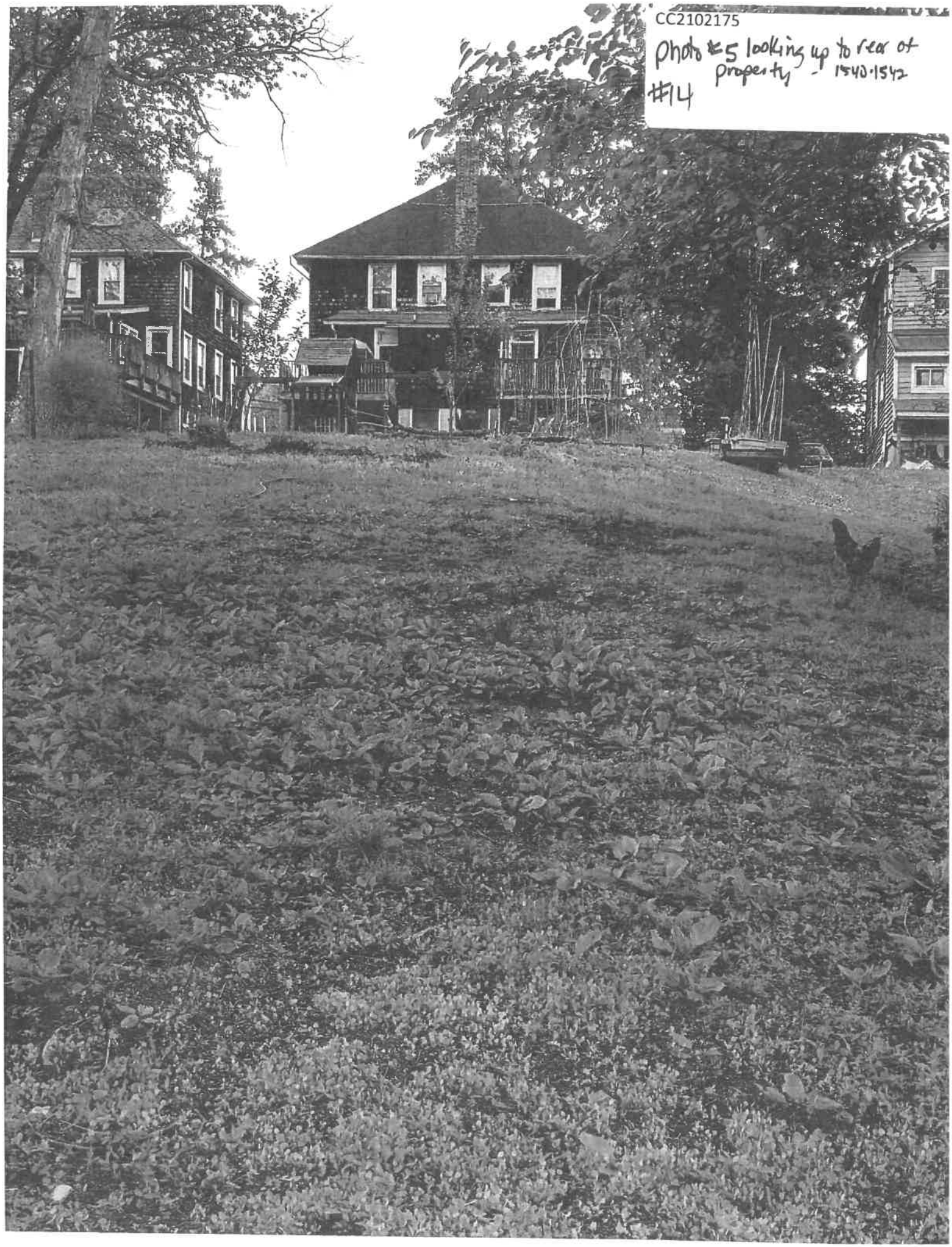
CC2102175
Photo #3 facing from rear of property, coop/run New location
#12

CC2102175
Close up of photo #3
#A3

CC2102175

Photo #5 looking up to rear of property - 1540-1542

#14



CC2102175

Zoning Review Checklist

ZONING REVIEW #15 CHECKLIST

This checklist is provided to you, for your information only, and **is not to be considered legal advice.**

First, and most importantly: You must understand that the relief you request is a quasi-judicial decision and you are responsible for meeting the burden of law required by the Baltimore County Zoning Regulations (BCZR). A judicial hearing is an adversary process and, therefore, there may be opposition to your request. During a judicial hearing, the parties will be permitted to testify, present evidence, and cross-examine witnesses. The Office Of Administrative Law will rule on the evidence and testimony to determine whether or not the petition will be granted.

Second: You must understand that if a hearing is required, you are permitted to have representation by an attorney of your choice. You are not required to have an attorney, though it is recommended that you consider obtaining legal representation. If you are incorporated, it is considered a requirement that you be represented by an attorney.

Third: It is strongly recommended that you read and understand the requirements of the BCZR and related policies.

Fourth: No employee of the Department of Permits, Approvals and Inspections (PAI) may provide legal advice to anyone. The representations and opinions of any employee are not to be construed as definitive in any case. Only the decision of the Administrative Law Judge rendered after the statutory required public hearing is considered dispositive in matters relating to the interpretation of the BCZR.

Even though there may not be opposition in a given case, your request may be denied. For further information **or to make the required appointment**, please contact:

Zoning Review Office
Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue
Room 111
Towson, MD 21204
Telephone: 410-887-3391

INDIVIDUAL RESIDENTIAL LOTS

Variances
Administrative Variances
Special Hearings
Administrative Special Hearings
Posting & Waivers

YOU MUST MAKE AN APPOINTMENT TO FILE A PETITION

Call 410-887-3391 to make an appointment and confirm filing fees. Due to the exacting review necessary for petition filing, **petitions or revisions will not be processed or accepted if they are just delivered or mailed.**

CC2102175

Zoning Review checklist 2

#14

Special Hearings:

Under the authority of BCZR Section 500.6, the Office of Administr notice to the parties in interest, to conduct hearings involving any noncompliance with any zoning regulations, or the proper interpretation thereof, and to pass orders regarding these matters.

Under the authority of BCZR Section 500.7, any person can petition the Office of Administrative Law to hold a public hearing to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such a person in any property insofar as they are affected by the BCZR.

Use Permits:

Certain uses have singular, individual characteristics which make it necessary, in the public interest (even though other County permits may not be required), to specify regulations for each zoning classification. Under the authority of Section 500.4 (BCZR), the Director of PAI has the power to issue a use permit provided that all of the conditions for that particular use specified in the BCZR are met. Under the authority of Section 500.7 (BCZR), he has the right to require a public hearing whenever he deems it in the public interest.

YOU MUST MAKE AN APPOINTMENT TO FILE A PETITION

Call 410-887-3391 to make an appointment and confirm filing fees. Due to the exacting review necessary for petition filing, **petitions or revisions will not be processed or accepted if they are just delivered or mailed. Revisions must be filed with the original filing intake Planner.**

FEES ARE SUBJECT TO CHANGE WITHOUT NOTICE. CALL TO CONFIRM COST. SIGN POSTERS FEES VARY. CONTACT POSTERS FOR THEIR SIGN FEES.

General Application Procedure:

A zoning hearing can only grant relief from the BCZR. **It is y our responsibility** to contact other county/state agencies (See page 5) to determine if your plan meets their requirements!

Normally before granting relief, the Office of Administrative Law shall require advertising and posting of the property and shall require a public hearing. All orders of the Administrative Law Judge shall contain a finding of fact specifying the reason or reasons for granting or denying each request.

The normal time period from time of filing a petition until the time of receipt of the written order is usually somewhere between 45 and 60 days. Also, in addition to filing fees, costs are incurred for posting the property and advertising the hearing in area newspapers.

At the time of petition filing, petitioners will pay the filing costs. **Be aware that fees are subject to change without notice. The posting mu st be arranged by the petitioner**. The property must be posted and the posting sign must remain visible on the property for a period of 15 days. Check with your sign poster before removing the sign.

Zoning petitions may be filed with Zoning Review Office, PAI, ***only by appointment*** (M-F) during office hours on forms furnished by this office or online (see page 2 **) . Information on the forms must be typed or printed legibly and signed by the legal owner(s) with address, work and home phone numbers and Email address provided. While the planner will assist the petitioner in interpreting the provisions of the BCZR applicable to their case, the request wording and all other information submitted in the application, shall be the sole responsibility of the petitioner(s).

County employees requesting a hearing must have Council approval. Speak to a planner.

CC2102175

Zoning Review checklist 3
#17

The Petition Application Must Contain:

1. Twelve (12) copies of the hearing plan (14 for floodplain sites) with information as indicated on checklist. **(See Example # 1).**

2. Three (3) copies of petition, typed or printed, with original signatures and applicable information on each copy with daytime telephone numbers and Email address.

3. Three (3) copies of the property description. **(See Page # 8).**

4. One (1) copy of the GIS Zoning Map available from the Zoning Review Counter. **(See Example # 2).**

5. One (1) completed copy of the advertising and posting requirements and procedures form – To be completed at time of filing. **(See last page of this checklist).**

6. Filing Fees: Contact Zoning Review (410-887-3391) to confirm the fees. Variance or special hearing - $75.00 filing fee due at the time of petition filing. Newspaper will mail the bill to the party indicated on the advertising/posting form for required newspaper advertising. Posting fees vary and are billed by the sign poster you engage to post your property. An additional $75.00 (as a special hearing fee) is required for an amendment to a final development plan (required for any lot which is on an approved zoning final development plan).

An Administrative Variance Must Contain Items 1-6 Above, And:

1. Affidavit forms (reverse side of petition form) with original signatures and complete notarized statement that petitioners own **and** occupy the described residential property and that there are no active Code Enforcement violation cases on the site.

2. Photographs of the property indicating existing conditions, immediately adjacent dwellings, and area of proposed changes; each clearly labeled and identified for the filing review.

Review / ZAC Agencies: Once filed, the petition information is forewarded by Zoning Review to the Zoning Advisory Committee (ZAC) agencies as necessary for their review. The Petitioner(s) should contact the following agencies prior to plan preparation to be made aware of any comments/issues for their particular case.

1.	Tax Assessments (SDAT)	410-512-4906
2.	Development Plans Review (traffic issues)	410-887-3751
3.	Fire Department	410-887-3998
4.	State Highway Administration	410-545-5600
5.	County Roads	410-887-3739
6.	Planning (design, screening, landscaping, historic)	410-887-3211
7.	Plans Review (construction/fire/floodplain codes)	410-887-3987
8.	Department of Environmental Protection and Sustainability (DEPS) See following note*	410-887-3980
9.	If *floodplain*, Department of Natural Resources	410-631-3902
10.	If *critical area*, Maryland Office of Planning	410-767-4485

NOTE: The Administrative Law Judge **must** have any DEPS Chesapeake Bay Critical Area (CBCA) comments **before your order can be written.**

CC210175

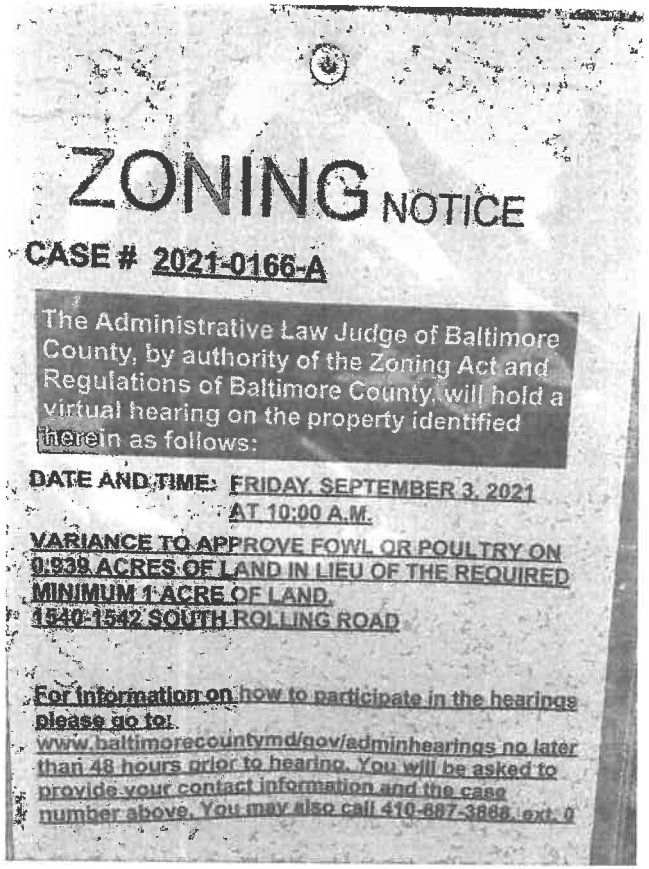
photo #6 Sign for Zoning Hearing

#1 #6

ATTENTION: KRISTEN LEWIS
DATE: 8/14/2021
Case Number: 2021-0166-A
Petitioner / Developer: MR. & MRS. MARTIN
Date of Hearing: SEPTEMBER 3, 2021

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
1540-1542 SOUTH ROLLING ROAD

The sign(s) were posted on: AUGUST 14, 2021



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

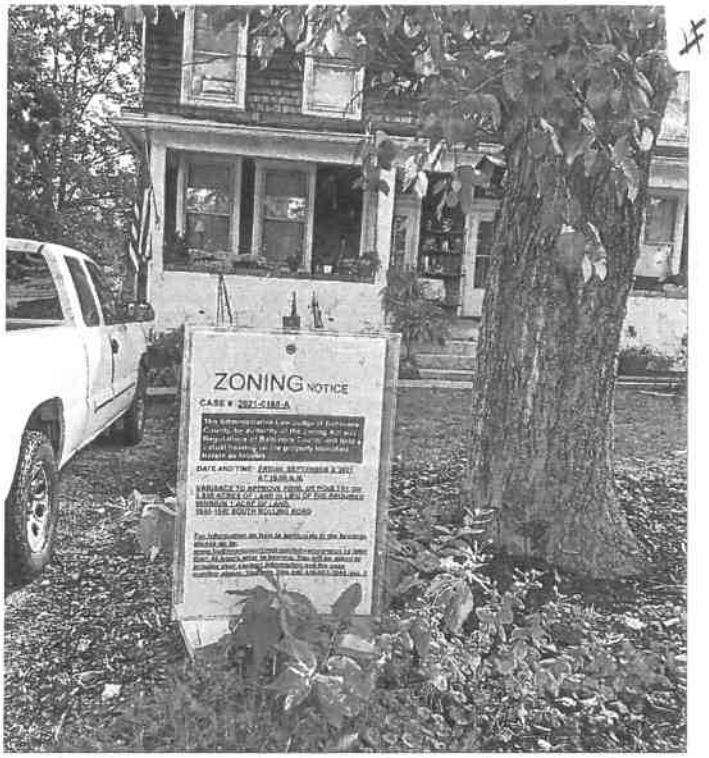
Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

CC2102175

photo #7 (2) 2 signs posted on property

#19



Background Photo 1st Sign ~ 8/14/2021

Background photo 2nd Sign ~ 8/14/2021

1540-1542 South Rolling Road

CASE # 2021-0166-A

CC2102175

Invoice for signage
20

INVOICE

Date: 8/14/2021
Invoice #6956

Linda O'Keefe
523 Penny Lane
Hunt Valley, Maryland 21030
Phone: (410) 666 – 5366
Cell: (443) 604 - 6431
Fax: (410) 666 - 0929
Luckylinda1954@yahoo.com

Mr. & Mrs. Martin
2613 Larchmont Drive
Baltimore, MD 21207
Phone # 1-202-438-5254

	Job	Payment Terms	
	Case # 2021-0166-A	Due on receipt	

Qty	Description	Unit Price	Line Total
2	Posting of Zoning Signs Case # 2021-0166-A	$ 150.00	$300.00
1	New photos and 2nd Certification within 5 days of Hearing required by law. 1540-1542 South Rolling Road	$ 100.00	$ 100.00
	HEARING: September 3, 2021		

Total $ 400.00

L

Make all checks payable to Linda O'Keefe

Thank you for your business!

CC2102175

Affidavit Abby Digiondomenis
#21

I, Abby Digiondomenico, am a neighbor of 1542 S. Rolling Rd. I am aware of the chickens, ducks, and geese at that property and do not consider them a nuisance.

Abby Digiondomenico

Signature

Thursday may 6th 2021

Date

1543 South rolling road

Street #

NEXT DOOR / ACROSS THE STREET / ADJASCENT

CC2102175

Affidavit Elizabeth Keatts
#22

I, Elizabeth Keatts am a neighbor of 1542 Sx. Rolling Rd. I am aware of the chickens, ducks, and geese at that property and do not consider them a nuisance.

Elizabeth Keatts
Signature

5/6/21
Date

710 Woodland Dr.
Street #

NEXT DOOR / ACROSS THE STREET / ADJASCENT

CC2102175

Affidavit Emily Crews
23

I, Emily Crews, am a neighbor of 1542 S. Rolling Rd. I am aware of the chickens, ducks, and geese at that property and do not consider them a nuisance.

E Crews
Signature

May 3, 2021
Date

1536 S Rolling
Street #

NEXT DOOR / ACROSS THE STREET / ADJASCENT

CC2102175

Affidavit Jane Parks
24

I, Jane Parks, am a neighbor of 1542 S. Rolling Rd. I am aware of the chickens, ducks, and geese at that property and do not consider them a nuisance.

Jane Parks
Signature

5/3/21
Date

1540 S. Rolling Rd.
Street #

NEXT DOOR / ACROSS THE STREET / ADJASCENT

CC2102175

Affidavit Kathy Parks
25

I, Kathy Parks, am a neighbor of 1542 S. Rolling Rd. I am aware of the chickens, ducks, and geese at that property and do not consider them a nuisance.

Signature

5/3/21

Date

1540 S. Rolling Rd.

Street #

NEXT DOOR / ACROSS THE STREET / ADJASCENT

CC2102175

Affidavit Kiana Bam
E 26

I, Kiana Beam, am a neighbor of 1542 S. Rolling Rd. I am aware of the chickens, ducks, and geese at that property and do not consider them a nuisance.

Signature

5/4/21

Date

711 woodland dr hakthorpe MD

Street #

NEXT DOOR / ACROSS THE STREET / ADJASCENT

CC210217

Affidavit Kim Digiordomenico
: 27

I, Kim Digiordomenico, am a neighbor of 1542 S. Rolling Rd. I am aware of the chickens, ducks, and geese at that property and do not consider them a nuisance.

Signature

5-6-21

Date

1543

Street #

NEXT DOOR / ACROSS THE STREET / ADJASCENT

CC2102175

Affidavit Mark McCoy
& 28

I, MARK MCCoy, am a neighbor of 1542 S. Rolling Rd. I am aware of the chickens, ducks, and geese at that property and do not consider them a nuisance.

Mark McCoy

Signature

5/6/21

Date

711 Woodland dr 21227

Street #

NEXT DOOR / ACROSS THE STREET / ADJASCENT

CC2102175

Affidavit Robert C Thomas
#29

I, Robert C Thomas, am a neighbor of 1542 Sr. Rolling Rd. I am aware of the chickens, ducks, and geese at that property and do not consider them a nuisance.

Signature

May 6 2021

Date

711 Woodland

Street #

NEXT DOOR / ACROSS THE STREET / ADJASCENT

CC2102175

Affidavit Sheila Muecio

#30

I, Sheila P Muecio, am a neighbor of 1542 S. Rolling Rd. I am aware of the chickens, ducks, and geese at that property and do not consider them a nuisance.

Signature

5/5/2021

Date

1544 S. Rolling Rd

Street #

NEXT DOOR / ACROSS THE STREET / ADJASCENT

CC2102175

Affidavit Tarrrence Crews

#31

I, Tarrence Crews, am a neighbor of 1542 S. Rolling Rd. I am aware of the chickens, ducks, and geese at that property and do not consider them a nuisance.

Signature

5/3/2021

Date

1536 S. Rolling Rd, 21227

Street #

NEXT DOOR / ACROSS THE STREET / ADJASCENT

CC2102175

Affidavit Zachary Thomas
#32

I, Zachary Thomas, am a neighbor of 1542 Sr. Rolling Rd. I am aware of the chickens, ducks, and geese at that property and do not consider them a nuisance.

Zachary Thomas

Signature

5/6/21

Date

711 Woodland Dr

Street #

NEXT DOOR / ACROSS THE STREET / ADJASCENT

CC2102175

Affidavit John Sheets

#33

I, Jon R. Sheets Jr., am a neighbor of 1542 S. Rolling Rd. I am aware of the chickens, ducks, and geese at that property and do not consider them a nuisance.

Signature

5/7/21

Date

1544 S. Rolling rd.

Street #

NEXT DOOR / ACROSS THE STREET / ADJASCENT

CC2102175

Affidavit Eileen Gartland
#34

I, Eileen Gartland, am a neighbor of 1542 S. Rolling Rd. I am aware of the chickens, ducks, and geese at that property and do not consider them a nuisance.

Eileen Gartland

Signature

5/6/21

Date

710 Woodland Drive

Street #

NEXT DOOR / ACROSS THE STREET / ADJASCENT