JOHN A. OLSZEWSKI, JR.
County Executive

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

April 1, 2022

Lawrence E. Schmidt, Esquire – lschmidt@sgs-law.com
Jason Vettori, Esquire – jvettori@sgs-law.com
Smith, Gildea & Schmidt
600 Washington Avenue, Suite 200
Towson, MD 21204

RECEIVED
APR - 1 2022
BALTIMORE COUNTY
BOARD OF APPEALS

RE: **APPEAL TO BOARD OF APPEALS**
Petition for Special Hearing & Special Exception
Case No. 2021-0273-SPHX
Property: 400 Grey Rock Road (400 Clifton Court)

Dear Sirs:

Please be advised that an appeal of the above-referenced case was filed in this Office on March 31, 2022. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

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

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

Sincerely,

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm
Attachment

c: Michael McCann, Esquire – michael@mmccannlaw.net
Board of Appeals

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Susan Berman – sberman21209@gmail.com

APPEAL

Petitions for Special Hearing and Special Exception
(400 Grey Rock Road)
3rd Election District – 2nd Councilmanic District
***Legal Owner*: Grey Rock Properties, LLC**
Case No. 2021-0273-SPHX

Petitions for Special Hearing and Special Exception – September 21, 2021

Zoning Description of Property- 1 page

Notice of Zoning Hearing – November 19, 2021

Certificate of Publication – November 24, 2021

Certificate of Posting:
1st Certification (December 14, 2021) – Linda O'Keefe
2nd Certification (January 11, 2021) – Linda O'Keefe

Attendance Sheet – (5 pages)

Entry of Appearance by People's Counsel – September 27, 2021

Zoning Advisory Committee (ZAC) Comments
Department of Planning dated 12/5/21
Bureau of Development Plans Review dated 11/11/21
Baltimore County Fire Marshal's Office dated 10/6/21
DEPS comment dated 9/28/21

Petitioner(s) Exhibits:
Exhibit List

Description	Petitioner's Exhibit #
Site Plan	1
Aerial – Far	2A
Aerial – Mid	2B
Aerial – Close	2C
Site Photos	3A – 3X
Liling T. Tien CV	4
Newspaper articles	5
Development Plans for Grey Rock (from PAI)	6
Decision from Case No.: 03-477-SPH	7A
Plan from Case No. 03-477-SPH	7B

Protestants' Exhibits:

1. MyNeighborhood Map
2. Photographs

Miscellaneous - Web Ex Information, SDAT, emails, etc.

Petitioner's Memo in Lieu of Closing Argument – February 16, 2022
Protestants' Memo in Lieu of Closing Argument – February 16, 2022

Administrative Law Judge Order and Letter (DISMISSED AS MOOT in part and GRANTED in part) March 3, 2021 – Maureen Murphy

Notice & Receipt of Appeal – Michael McCann, Esquire – March 31, 2022
Check #: 6144 in the amount of $700.00 – Receipt No: 203993

Debra Wiley

From: Debra Wiley
Sent: Thursday, March 3, 2022 4:32 PM
To: Lawrence E. Schmidt, Esq. –; Jason Vettori, Esq. –
Cc: Ann Solan –; Avra Thomas –; Barbara Brown –; Bernard Fox –; Brian Schwartz –; Cindy Steinberg –; Elayne Cohen –; Faina Gendina –; Gili Gueter –; Grey Rock Properties, LLC –; Jeremy Sperber –; Joan Magill –; Larry Rodman –; Lawrence and Eliazabeth Levin –; Lawrence Schmidt –; Lioubov Poliakova –; Lucille Rogers –; Margaret Schwartz –; Mark Solan –; Marsha Goldberg –; Michael McCann, Esq. -; Mikhail Gendin –; Richard Soypher –; Sharon Fleming –; Sharon Kushner –; Stacey Hachenberg –; Steve Weinstein –; Susan Berman –; Donna Mignon; County Council; Henry Ayakwah; Jeffery Livingston; Jenifer G. Nugent; Peoples Counsel; Vishnubhai K Desai
Subject: Decision - Case No. 2021-0273-SPHX - 400 Grey Rock Rd. - Grey Rock Properties, LLC
Attachments: ltr. 2021-0273-SPHX.pdf; 2021-0273-SPHX -livingquar.commbldg.GreyRock.grant.pdf

Good Afternoon,

Please find attached ALJ Murphy's Opinion and Order in reference to the above matter.

Thanks.

JOHN A. OLSZEWSKI, JR.
County Executive

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

March 3, 2022

Lawrence E. Schmidt, Esq. – lschmidt@sgs-law.com
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600 Washington Ave, Suite 200
Towson, MD 21204-1301

RE: Petitions for Special Hearing and Special Exception
Case No. 2021-0273-SPHX
Property: 400 Grey Rock Road (400 Clifton Court)

Dear Counsel:

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

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

Sincerely,

Maureen E. Murphy

MAUREEN M. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm
Attachment

c: *See* Email Addresses Next Page

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Susan Berman – sberman21209@gmail.com

IN RE: PETITIONS FOR SPECIAL HEARING AND SPECIAL EXCEPTION	*	BEFORE THE
(400 Grey Rock Road)(400 Clifton Court)	*	OFFICE OF ADMINISTRATIVE
3rd Election District		
2nd Council District	*	HEARINGS FOR
Grey Rock Properties, LLC		
	*	BALTIMORE COUNTY
Legal Owners/Petitioners	*	**Case No. 2021-0273-SPHX**

* * * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for consideration of Petitions for Special Hearing and Special Exception were filed by Grey Rock Properties, LLC ("Petitioner") for the property located at 400 Grey Rock Rd. and 400 Clifton Ct., Pikesville (the "Property"). The Special Hearing Petition was filed pursuant to Baltimore County Zoning Regulations ("BCZR"), §500.7 to approve an existing commercial meeting facility use and the attendant parking as legal, nonconforming uses, and from the BCZR, §409.12.B to approve a modified parking plan, as well as for approval of a Special Exception pursuant to BCZR, §236.2 to permit living quarters in a commercial building.

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. Anne Pomykala and her son, Brian Pomykala, members of the Petitioner, appeared in support of the Petitions along with Lily Tien, landscape architect, of P.E.L.A. Design, Inc. who prepared and sealed a site plan (the "Site Plan"). (Pet. Ex. 1). Larry Schmidt, Esquire and Smith, Gildea & Schmidt, LLC represented the Petitioner. Michael R. McCann, Esquire represented (1) Grey Rock Maintenance Corp; (2) Grey Rock Flats Condominiums; and (3) Grey Rock Villas, who were opposed to the

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By D Mignon

requested relief. Memorandums in Lieu of Closing Argument were filed by the Parties by agreement on February 16, 2022.

Zoning Advisory Committee ("ZAC") comments were received from the Department of Planning ("DOP"), Department of Environmental Protection and Sustainability ("DEPS"), and Development Plans Review ("DPR") which agencies did not oppose the requested relief.

Counsel for the Parties agreed to proceed by way of modified proffer. The Site Plan shows that the Property consists of two (2) separate lots of record which total 2.7 acres as follows: (1) a triangular-shaped lot which is 2.025 acres, is improved with the historic Grey Rock Mansion (BA-39) which was built between 1857-1861 by the John Eager Howard family; a tent used for catering events; a paved parking area with 60 parking spaces, a gravel lot with an additional four (4) parking spaces, as well as a lawn area on the eastern side (the "Mansion Lot"); and (2) a rectangular-shaped lot which is 0.744 acres, is paved with 40 parking spaces and is used by the Petitioner in connection with events/activities on the Mansion Lot, and also by private agreement, with the adjacent community swimming pool (the "Shared Parking Lot"). The Mansion Lot is split-zoned Business-Roadside (BR) and Density Residential (DR 5.5). The Shared Parking Lot is zoned DR 5.5. According to Mr. McCann, his client, Grey Rock Maintenance Corporation owns the circular driveway leading up to the Mansion from Reisterstown Rd. as well as the front (southern) lawn area.

As shown on the Site Plan, the zoning lines for the BR zone on the Mansion Lot encompass the following: (1) the Mansion; (2) most of a 60-space, paved parking lot; (3) a 4-space gravel parking lot; (4) part of the area where an outdoor, white tent is located; and (5) the lawn on the eastern side of the Property. (Pet. Ex. 1). Because the remainder of the Mansion Lot is zoned DR 5.5, the Office of Zoning Review is requiring approval of the commercial uses in the DR 5.5 zone

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as non-conforming. Based on Mr. Schmidt's proffer, both the Mansion Lot and the Shared Parking Lot have been used since the 1980s, as a community meeting facility where catered events take place. As of June 10, 1991, the County Review Group ("CRG") approved a First Amended Final Development Plan for Phase 2 for the adjacent Grey Rock Residential Community (the "1991 CRG Plan"). (Pet. Ex. 6). The 1991 CRG Plan shows the original shape of the Mansion Lot was larger than it appears on the Site Plan. The Mansion Lot was zoned BR and BM and the Shared Parking Lot area was zoned BM. On February 14, 1994, a First Amended Final Development Plan was approved (the "1994 CRG Plan") and shows the same BR/BM zoning for the Mansion Lot and for the Shared Parking Lot (Phase 4). (Pet. Ex. 6). Protestants assert, however, that neither the 1991 CRG Plan, nor the 1994 CRG Plan, show a catering tent, only the Mansion building.

In their Closing Memorandums, the Parties agree that, in 2000, as part of the Comprehensive Zoning Map Process ("CZMP"), the zoning on the Mansion Lot was changed from BR/BM to BR/DR 3.5, and the zoning on the Shared Parking Lot was changed from BM to DR 3.5. On June 20, 2003, a Final Development Plan was approved for Phase 4 of the Grey Rock Residential Community (the "2003 CRG Plan") and on May 12, 2004, the First Amended Partial Development Plan was approved showing the current zoning (Pet. Ex. 6). Protestants assert that neither the 2003 CRG Plan, nor the 2004 CRG Plan, show a catering tent as it appears today but rather a patio area with walkways to the main building and parking lot.

Testifying for the Petitioner on the non-conforming use issue was Bill Clowney, the previous owner of the Property, and operator of the catering business, who sold both to the Petitioner in 2018. Mr. Clowney testified that, in 1998, he began working as an employee for the previous owners of the Property in their catering business. Mr. Clowney testified that, in 1998, a permanent catering tent measuring 40 x 60 was erected and has existed in the same place as it does

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today. He stated that it was and is used to hold catered events. The 1998 tent had a portable HVAC unit, strings of lights, a center chandelier but no doors. Mr. Clowney relayed that he purchased the business in 2003, and in 2004, he replaced the tent with one of the same size because the older one was worn. The 2004 tent also had HVAC, the lighting was upgraded, a slate floor was constructed and doors to the tent were installed. The 2004 tent was erected in the same place as the 1998 tent. Mr. Clowney did not recall any permits being obtained for either tent. Mr. Clowney also testified that while he was associated with the business and the Property between 1998 – 2018, there was a total of 75-80 parking spaces for the catering business.

Also testifying for the Petitioner was Brian Pomykala and his mom, Anne Pomykala, who expressed their desire to have either Brian Pomykala or another caretaker reside in the Mansion in the event of an emergency and to take care of small maintenance. There have been emergencies including a fire in a bathroom and flooding in basement. The Pomykalas, or an entity owned by them, also own and operate Gramercy Mansion. They testified that the proposed use as a caretaker's quarters will consume approximately 1,000 sf including one (1) bedroom, kitchen and one (1) bathroom. Other than light maintenance, the Petitioner will continue to employ outside contractors. The Pomykalas testified that the current tent which is used for catered events is the same 2004 tent. There is no bathroom in the tent.

Mr. Schmidt also proffered that the Special Exception request to permit a caretaker to live in the Mansion met all of the BCZR, §502.1 factors. He stated that allowing the caretaker to be present in the Mansion 24/7 meets the health, safety and general welfare of the neighborhood. Further, permitting this residential use in a commercial facility has no impact on traffic, lights, sounds, environmental features, public improvements and is consistent with the spirit and intent of the BCZR.

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Testifying in opposition to the relief was Steven Weinstein, as President of Grey Rock Maintenance Corporation ("GRMC"), who stated that GRMC owns and maintains the common areas including the main driveway from Reisterstown Rd. to the Mansion, the gatehouse, fencing, storm water management pond(s) and the community swimming pool. Mr. Weinstein testified that when catered events occur, the property owned and maintained by GRMC has been damaged by vehicles parking in the grass along the main driveway and circle as well as discarded trash. He has resided in the adjacent neighborhood for 13 years and "does not remember" seeing a tent. GRMC is opposed to the relief seeking approval of a caretaker residing in the Mansion and pointed out that no one has lived in the Mansion. Mr. Weinstein acknowledged that a catering business has taken place at the Mansion since he moved in 2013. If he had to choose, Mr. Weinstein would select one (1) resident caretaker over a significant other, a spouse or family.

Richard Soyphen, President of Grey Rock Flats Condominiums, testified on behalf of the 160 residents that they are opposed to a resident caretaker. He moved into his condominium at 20 Joanna Court in 1999/2000. Mr. Soyphen also did not recall seeing the tent when he moved in. He echoed the issues with the events at the Property due to loud noise, parking problems, trash left after events. He cannot see the tent from his home.

Lawrence Levin, 8823 Howard Forest lane, is the President of Grey Rock Villas Condominiums. In his view, the Plat to Accompany Special Hearing dated April 9, 2003 (Pet. Ex. 7B) shows a patio and not a tent.

SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, §500.7 as follows:

> The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning

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> regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, "the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would be compatible with the community and generally consistent with the spirit and intent of the regulations." *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016).

A valid and lawful nonconforming use is established if the owner can demonstrate that *before and at the time* of the adoption of a new zoning classification/ordinance, the property was being used in a lawful manner that, by later legislation, became non-permitted. *Trip Assoc., Inc. v. Mayor and City Council of Baltimore*, 392 Md. 563, 569 (2006). Change in ownership does not destroy the non-conforming use status. *Kastendike v. Balto., Ass'n for Retarded Children*, 267 MD. 389, 396 (1974). A use transferred to a successor in interest will continue to be legal so long as the nature and character of that use is unchanged and substantially the same facilities are used. Green v. Garrett, 192 Md. 52 (1949). In Baltimore County, the law regarding nonconforming uses is set forth in BCZR, §104.1, provides:

> A nonconforming use (as defined in Section 101) may continue except as otherwise specifically provided in these regulations, provided that upon any change from such nonconforming use to any other use whatsoever or any abandonment or discontinuance of such nonconforming use for a period of one year or more, the right to continue or resume such nonconforming use shall terminate.

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The definition of non-conforming use in BCZR, §101.1 is:

> NONCONFORMING USE — A legal use that does not conform to a use regulation for the zone in which it is located or to a special regulation applicable to such a use. A specifically named use described by the adjective "nonconforming" is a nonconforming use.

An intensification of a nonconforming use is permissible as long as the nature and character of the use is unchanged and substantially the same facilities are utilized. *Wilson v. Mayor and Com'rs of Town of Elkton*, 35 Md. App. 417, 425 (1977) (citing *Johnigen v. Staley*, 245 Md. 130, 137 (1967)). A property owner does not have the right to change, or add to the use, a new and different use, amounting to a drastic enlargement or extension of the prior existing use. In BCZR, §104.3, there is a limit on extension of nonconforming buildings and uses as follows:

> No nonconforming building or structure and no nonconforming use of a building, structure or parcel of land shall hereafter be extended more than 25 percent of the ground floor area of the building so used. This provision does not apply to structures or uses restored pursuant to Section 104.2, except as authorized by the Zoning Commissioner pursuant to Section 307.

The issues in this case are first, whether there was a legal non-conforming use of the community meeting facility/catering business on the Mansion Lot (which includes the tent, the 60-space parking lot, the 4-space gravel lot, and the lawn on the eastern side of the Property) and the Shared Parking Lot. The second issue is whether there has been an illegal intensification of the use.

Upon agreement of the Parties, I find that the applicable year is 2000 when the CZMP reclassified the Mansion Lot from the BR/BM zone to BR/DR 3.5 and the Shared Parking Lot from BM to DR 3.5. Weighing the evidence in this case, I find that Mr. Clowney, who was

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associated with the catering business at the Property beginning as an employee in 1998, and later as an owner/operator until 2018, testified credibly as to the continuous and uninterrupted use of the Mansion Lot as a catering business and specifically that the catering tent was in place in 1998 and was used for events. He stated that the 2004 tent is the same dimensions as the 1998 tent and is in the same location. Both tents have/had HVAC and lighting; the fact the 2004 tent has doors or walkways to the lawn area does not make the tent an illegal intensification because the nature and character of the use is unchanged and substantially the same facilities are utilized. (See *Wilson*, *supra*, at 425).

Protestants' contention that the 1991 and 1994 CRG Plans do not show a tent does not equate to an illegal intensification of the nonconforming use. However, on both the 1991 and 1994 CRG Plans, the Mansion Lot and the Shared Parking Lot were zoned BR and BM. As such, at that time, the commercial meeting facility was permitted by right on the entire Property and therefore, the use of a tent, lawn area and associated parking for the commercial purposes was conforming. While both the 2003 and 2004 CRG Plans show a square-outlined area in the same location as the tent, given that a tent is not a building, it would be unlikely that it would be depicted on a CRG Plan. That fact notwithstanding, I find that whether or not a tent was erected and/or used in 1991, 1994, 2003 or 2004, does not change the use of the Property for a commercial meeting facility. There was no evidence of abandonment or interruption of the use.

In regard to parking, Mr. Clowney testified that the community meeting facility/catering business has always had 80 parking spaces. On the 2003 Plan to Accompany Special Hearing (Pet. Ex. 7B), the Mansion Lot shows that more than 60-parking spaces were provided. It also shows that the Shared Parking Lot was labeled as 'Parcel 'C' Parking Easement 0.744 ac +/-. Comparing the 2003 Plan to Accompany Special Hearing with the Site Plan, it is clear that at least 20 spaces

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were moved from the Mansion Lot to the Shared Parking Lot, and that at least two (2) trees were planted on the Mansion Lot where those previous parking spaces were located, likely to buffer the new adjacent Grey Rock Residential Community. The Parties did not dispute that the Shared Parking Lot has been used by both guests of the community meeting facility/catering business, and by patrons of the community pool.

Based on this evidence, I find that the parking spaces on the Mansion Lot and the parking spaces on the Shared Parking lot, which are now located within the DR 3.5 zone, are the same parking spaces which existed prior to, and during, 2000 and are therefore, legally nonconforming. The change in location of parking spaces from the Mansion Lot to the Shared Parking Lot does not change the nature of the commercial parking use, and is therefore not an illegal intensification. Because of this, I find that the alternative relief for approval of a modified parking plan under BCZR, §409.12.B is moot and will be dismissed. As a result, I will not require the 60-space parking lot or the 4-space gravel parking lot to be striped or paved/repaved as recommended by DOP. Given the non-conforming use status approved herein, I do not find that a Landscape Plan or a Lighting Plan is required as recommended by DPR because there is no exterior development proposed here. All renovations are interior to accommodate a single caretaker residence.

For these reasons, I find that the approval of the Property as a nonconforming, commercial meeting facility use and associated parking should be granted.

SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272, (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The Court again

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emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

As noted above, the Petitioner is requesting approval to permit a caretaker and spouse or significant other to live in the Mansion. I find the request for a single caretaker (not a spouse, significant other, children or other related or unrelated persons) to reside in the Mansion, serves the health, safety and general welfare of the community by having someone present for emergency situations and general maintenance. There were no facts or circumstances which showed any adverse impacts of having a resident caretaker live in the Mansion, much less adverse impacts above and beyond those inherently associated with living quarters in a commercial building. Indeed, this particular building, with its historic significance and prior use as a home, is an appropriate place to house a caretaker, and is within the spirit and intent of the BCZR. Given the testimony of the Protestants as to the loud events that occur at the Property, the person who will be most affected by those events will be the caretaker, who may then be able to observe and control these events. The Petitioner, through the proffer of Mr. Schmidt, provided uncontroverted testimony that the proposed living quarters in a commercial building, meets all of the BCZR, §502.1 factors.

THEREFORE, IT IS ORDERED this **3rd** day of **March, 2022**, by this Administrative Law Judge that the Petition for Special Hearing under BCZR, §500.7 to approve the existing commercial meeting facility use and attendant parking as legal, nonconforming uses, be, and they are hereby **GRANTED**; and

IT IS FURTHER ORDERED that the Special Hearing request to approve a modified parking plan pursuant to BCZR, §409.12.B be, and it is hereby, **DISMISSED AS MOOT**; and

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IT IS FURTHER ORDERED that the Petition for Special Exception under BCZR, §236.2 to permit living quarters in a commercial building be, and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

2. One (1) resident caretaker shall be permitted to reside in the Mansion. No other persons, including without limitation, spouses, significant others, children, or persons related by blood, marriage or unrelated persons, shall reside on the Property.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

Maureen E. Murphy

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm

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By D Mugnon

Donna Mignon

From: Kelly Benton <kbenton@sgs-law.com>
Sent: Wednesday, February 16, 2022 2:54 PM
To: Administrative Hearings
Cc: Lawrence Schmidt
Subject: Grey Rock Mansion - 400 Grey Rock Road (Case No. 21-273-SPHX)
Attachments: Petitioner's Memo in Lieu of Closing Argument.PDF

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

Good afternoon,

Attached please find Petitioner's Memo in Lieu of Closing Argument in the above captioned case.

Should you have any questions or require additional information, please do not hesitate to contact me.

Best regards,
Kelly

RECEIVED
FEB 16 2022
OFFICE OF
ADMINISTRATIVE HEARINGS

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Donna Mignon

From: Michael McCann <michael@mmccannlaw.net>
Sent: Wednesday, February 16, 2022 4:23 PM
To: Maureen E Murphy
Cc: Administrative Hearings; Debra Wiley; Donna Mignon; Lawrence Schmidt
Subject: Grey Rock - 2021-0273-SPHX
Attachments: 20220216163640220.pdf

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

Judge Murphy: Attached is Protestants' post-hearing memorandum in this matter.

I will drop of a hard copy momentarily.

Thank you.

Michael

Michael R. McCann
Michael R. McCann, PA
118 W. Pennsylvania Avenue
Towson, Maryland 21204
(p) 410-825-2150
(f) 410-825-2149

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Donna Mignon

From: Michael McCann <michael@mmccannlaw.net>
Sent: Monday, February 7, 2022 1:04 PM
To: Administrative Hearings; Paul Mayhew
Cc: Lawrence Schmidt; Maureen E Murphy; Debra Wiley
Subject: Re: 2021-0273-SPHX - 400 Grey Rock Road

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

Sorry about that and thank you. Getting my cases confused!

Judge Murphy: is the extension OK with you?

Get Outlook for iOS

From: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Sent: Monday, February 7, 2022 12:59:46 PM
To: Michael McCann <michael@mmccannlaw.net>; Paul Mayhew <pmayhew@baltimorecountymd.gov>; Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Cc: Lawrence Schmidt <lschmidt@sgs-law.com>; Maureen E Murphy <mmurphy@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: 2021-0273-SPHX - 400 Grey Rock Road

Michael,
I wanted to let you know this was Judge Murphy's case. Thank you.

From: Michael McCann <michael@mmccannlaw.net>
Sent: Monday, February 7, 2022 12:45 PM
To: Paul Mayhew <pmayhew@baltimorecountymd.gov>; Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Cc: Lawrence Schmidt <lschmidt@sgs-law.com>
Subject: 2021-0273-SPHX - 400 Grey Rock Road

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

Judge: Larry and I are going to try and resolve this matter and, for that purpose, would like to file our memoranda next Wednesday, February 16th, instead of this Friday.

Is that ok with you?

Thank you.

Michael

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www.baltimorecountymd.gov

Donna Mignon

From: Administrative Hearings
Sent: Monday, February 7, 2022 1:00 PM
To: Michael McCann; Paul Mayhew; Administrative Hearings
Cc: Lawrence Schmidt; Maureen E Murphy; Debra Wiley
Subject: RE: 2021-0273-SPHX - 400 Grey Rock Road

Michael,
I wanted to let you know this was Judge Murphy's case. Thank you.

From: Michael McCann <michael@mmccannlaw.net>
Sent: Monday, February 7, 2022 12:45 PM
To: Paul Mayhew <pmayhew@baltimorecountymd.gov>; Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Cc: Lawrence Schmidt <lschmidt@sgs-law.com>
Subject: 2021-0273-SPHX - 400 Grey Rock Road

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Donna Mignon

From: Paul Mayhew
Sent: Monday, February 7, 2022 12:48 PM
To: Michael McCann; Administrative Hearings
Cc: Lawrence Schmidt
Subject: Re: 2021-0273-SPHX - 400 Grey Rock Road

Of course

Get Outlook for iOS

From: Michael McCann <michael@mmccannlaw.net>
Sent: Monday, February 7, 2022 12:44:45 PM
To: Paul Mayhew <pmayhew@baltimorecountymd.gov>; Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Cc: Lawrence Schmidt <lschmidt@sgs-law.com>
Subject: 2021-0273-SPHX - 400 Grey Rock Road

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Judge: Larry and I are going to try and resolve this matter and, for that purpose, would like to file our memoranda next Wednesday, February 16th, instead of this Friday.

Is that ok with you?

Thank you.

Michael

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From: Michael McCann <michael@mmccannlaw.net>
Sent: Monday, February 7, 2022 12:45 PM
To: Paul Mayhew; Administrative Hearings
Cc: Lawrence Schmidt
Subject: 2021-0273-SPHX - 400 Grey Rock Road

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Thank you.

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Donna Mignon

From: Paul Mayhew
Sent: Monday, February 7, 2022 12:48 PM
To: Michael McCann; Administrative Hearings
Cc: Lawrence Schmidt
Subject: Re: 2021-0273-SPHX - 400 Grey Rock Road

Of course

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From: Michael McCann <michael@mmccannlaw.net>
Sent: Monday, February 7, 2022 12:44:45 PM
To: Paul Mayhew <pmayhew@baltimorecountymd.gov>; Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Cc: Lawrence Schmidt <lschmidt@sgs-law.com>
Subject: 2021-0273-SPHX - 400 Grey Rock Road

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Michael

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mm 1-13-22
10 Am

Donna Mignon

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Wednesday, January 12, 2022 1:48 AM
To: Administrative Hearings
Subject: Certifications
Attachments: Grey Rock Rd. Cert. .jpeg; Grey Rock Rd. Photos #1.docx; Grey Rock Rd. Photos #2.docx; Meylston Drive Cert. .jpeg; Meylston Drive Photos.docx; Jarrettsville Pike Cert. .jpeg; Jarrettsville Pike Photos.docx

CAUTION: This message from luckylinda1954@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Donna,

I am attaching the 2nd Certifications and background Photos for your records. for Case # 2021-0273-SPHX @ 400 Grey Rock Road ~ Case # 2021-0305-SPH @ 11812 Meylston Drive ~ Case # 2021-0295-SPH @ 13954 Jarrettsville Pike .
Have a nice day,

Linda

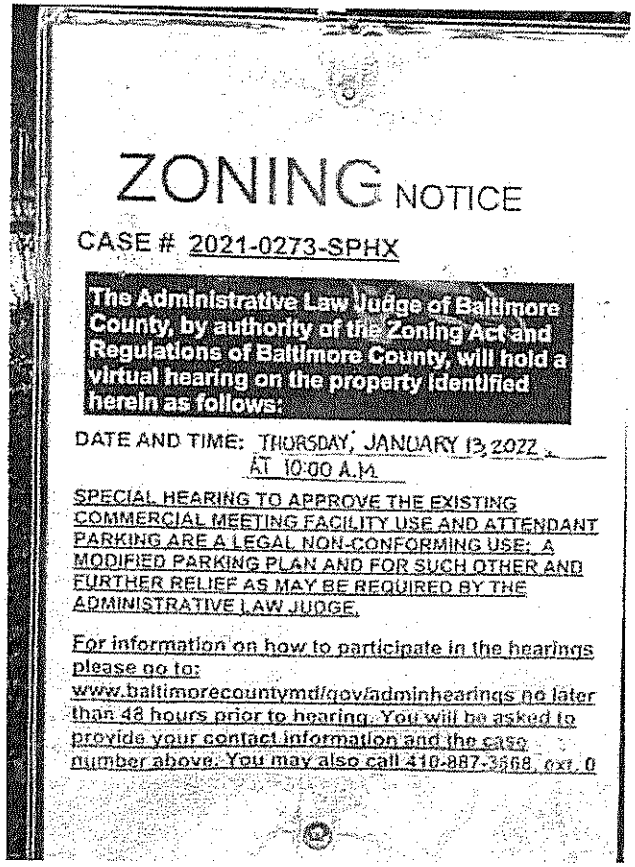
Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com

CERTIFICATE OF POSTING

ATTENTION: DONNA MIGNON
DATE: 1/11/2022
Case Number: 2021-0273-SPHX
Petitioner / Developer: JASON VETTORI ESQ. ~ GREY ROCK PROPERTIES, LLC ~ MICHAEL R. McCANN, ESQ.
Date of Hearing: JANUARY 13, 2022

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:
400 GREY ROCK ROAD

The sign(s) were posted on: DECEMBER 14, 2021
The sign(s) were re-photographed on: JANUARY 11, 2022



ZONING NOTICE

CASE # 2021-0273-SPHX

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:

DATE AND TIME: THURSDAY, JANUARY 13, 2022, AT 10:00 A.M.

SPECIAL HEARING TO APPROVE THE EXISTING COMMERCIAL MEETING FACILITY USE AND ATTENDANT PARKING ARE A LEGAL NON-CONFORMING USE; A MODIFIED PARKING PLAN AND FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE REQUIRED BY THE ADMINISTRATIVE LAW JUDGE.

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

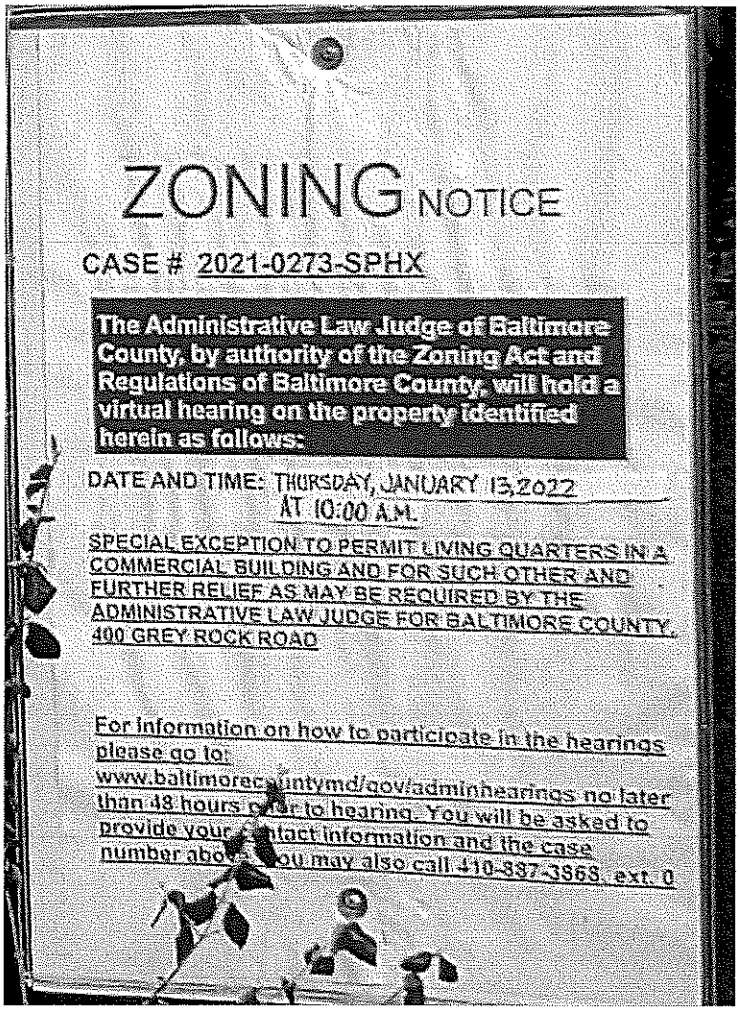
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



ZONING NOTICE

CASE # 2021-0273-SPHX

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:

DATE AND TIME: THURSDAY, JANUARY 13, 2022
AT 10:00 A.M.

SPECIAL EXCEPTION TO PERMIT LIVING QUARTERS IN A COMMERCIAL BUILDING AND FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE REQUIRED BY THE ADMINISTRATIVE LAW JUDGE FOR BALTIMORE COUNTY.
400 GREY ROCK ROAD

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

Sign #2

CASE # 2021-0273-SPHX ~ 1/11/2022

Re-Photographed 1st Set of Signs @ 400 Grey Rock Road ~ 1/11/2022

Re-Photographed 2nd Set of Signs @ 400 Grey Rock Road ~ 1/11/2022

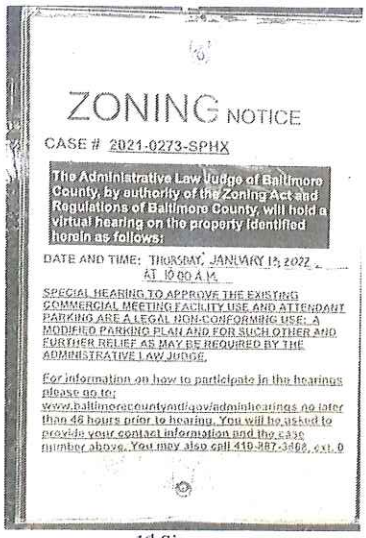
CASE # 2021-0273-SPHX

SECOND CERTIFICATE OF POSTING

ATTENTION: DONNA MIGNON
DATE: 1/11/2022
Case Number: 2021-0273-SPHX
Petitioner / Developer: JASON VETTORI ESQ. ~
GREY ROCK PROPERTIES, LLC ~ MICHAEL R. McCANN, ESQ.
Date of Hearing: JANUARY 13, 2022

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:
400 GREY ROCK ROAD

The sign(s) were posted on: DECEMBER 14, 2021
The sign(s) were re-photographed on: JANUARY 11, 2022



ZONING NOTICE

CASE # 2021-0273-SPHX

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:

DATE AND TIME: THURSDAY, JANUARY 13, 2022 AT 10:00 A.M.

SPECIAL HEARING TO APPROVE THE EXISTING COMMERCIAL MEETING FACILITY USE AND ATTENDANT PARKING ARE A LEGAL NON-CONFORMING USE; A MODIFIED PARKING PLAN AND FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE REQUIRED BY THE ADMINISTRATIVE LAW JUDGE.

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1st Sign

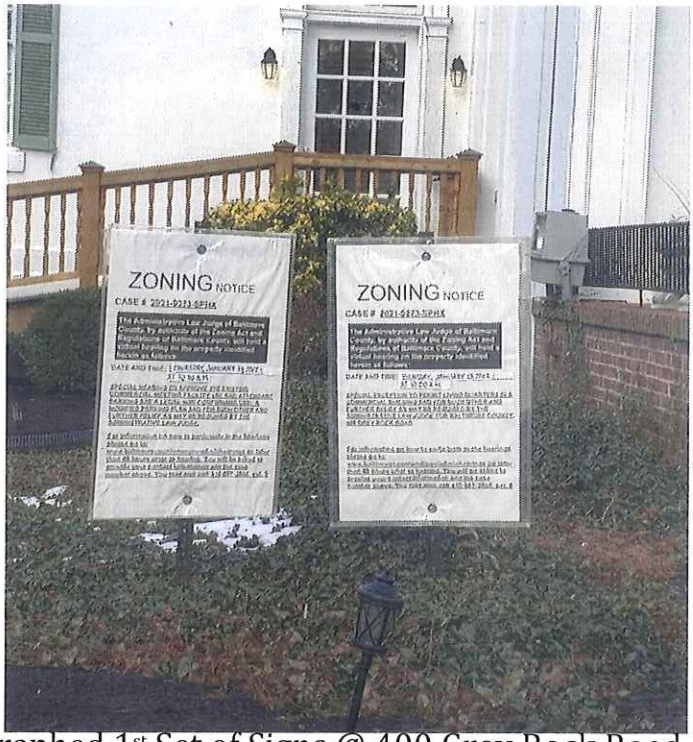
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



Re-Photographed 1st Set of Signs @ 400 Grey Rock Road ~ 1/11/2022

Re-Photographed 2nd Set of Signs @ 400 Grey Rock Road ~ 1/11/2022

CASE # 2021-0273-SPHX

Donna Mignon

From: Administrative Hearings
Sent: Monday, January 3, 2022 11:38 AM
To: Lawrence Schmidt; Michael McCann
Cc: Debra Wiley; 'Kelly Benton'
Subject: Case No: 2021-0273-SPHX

Good Morning:

As you are aware, a virtual Webex hearing has been scheduled for January 13, 2022 at 10:00 a.m. You should have received an invitation in an email which invited you to this hearing when the event was created on or about December 9, 2021.

Please email any and all hearing exhibits, documents, site plans, photographs or evidence of any kind that you wish to present at the hearing to our office . The documents must be submitted in PDF format at **least two full business days** in advance of the hearing to : 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.

You can find more information on our website at: https://www.baltimorecountymd.gov/departments/adminhearings/devzoninghearings.html

Please bring a hard copy of all exhibits and drop off in our lobby (address below) at least two full business days before the hearing date.

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: Debra Wiley
Sent: Tuesday, December 14, 2021 8:36 AM
To: Donna Mignon; Kristen L Lewis
Subject: FW: Case No. 2021-0273-SPHX - Grey Rock Rd. property

FYI

From: Michael McCann <michael@mmccannlaw.net>
Sent: Tuesday, December 14, 2021 8:34 AM
To: Lawrence Schmidt <lschmidt@sgs-law.com>
Cc: Kelly Benton <kbenton@sgs-law.com>; Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: Case No. 2021-0273-SPHX - Grey Rock Rd. property

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

Larry: We are ok with changing the existing signs. Hopefully, your poster can do it cheaply. Thanks.

Michael

Michael R. McCann
Michael R. McCann, PA
118 W. Pennsylvania Avenue
Towson, Maryland 21204
(p) 410-825-2150
(f) 410-825-2149

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From: Lawrence Schmidt [mailto:lschmidt@sgs-law.com]
Sent: Monday, December 13, 2021 12:33 PM
To: Michael McCann <michael@mmccannlaw.net>
Cc: Kelly Benton <kbenton@sgs-law.com>; Deb Wiley (dwiley@baltimorecountymd.gov) <dwiley@baltimorecountymd.gov>
Subject: RE: Case No. 2021-0273-SPHX - Grey Rock Rd. property

Michael: I got your email below and I am not so sure about that (i.e. the need to re-post the property) .

As you know, this case was set for this Wednesday, December 15 and has been pp'd at your request due to your schedule conflict. I don't care one way or another if the property is re-posted with a sign advertising the new agreed date (Jan. 13) or not; I just don't want to run into and issue if it is not. I don't think you've formally entered your

appearance (your email says that you represent Grey Rock Maintenance Corp.) and I don't know if you represent any other neighbors (individually) or not. Or just that corporation.

Per my email below, I think the sign that advertised this Wednesday's hearing date is still out there and I can ask the sign poster to just keep it there and correct the new date. I don't know what (if any) fee the poster would charge to do that, but I think it's your client's responsibility since they asked for the pp.

I've copied Deb Wiley and perhaps she can forward this to ALJ Murphy, who granted the PP request. Again, I have no preference as to how this matter moves forward other than I don't want someone arguing for another continuance in January because the new date is not posted. Whatever.

Thanks.

Larry

Lawrence E. Schmidt | Partner
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
lschmidt@sgs-law.com | http://secure-web.cisco.com/11Zr9Gp8ACYC3lTBRgwP-Vi6-CpvBotpcUMiMXB-To4gW195sj41Eg0ud0hejONFtZtMsdKlq8EG5uG3A6UM4-z0nbHcnRpFqqEy_O5sP8c4XFpPK8Wcj53_m30T0EdKsGIQNfy0BkGg4yppOdPrW_NNfUh8feUCzH9zMF8zWeqASW4Ws_OYy8HTVETMLxyIQYZAcJmyIm6TM-pFXwh6u9IdQC2IcLzHHw5t2R9j1bwBeHE9WDy-EalHzpVG4bQTZKN2Js7WMxT4IpJywFCI2xyeSSjcSf0EPdCahgOwKmfDCVUJFoIcR0WAwY3TwrhQLqEIJRA1juwIkAQopB1KC7w6Xma8kpXcdrpL2N68WZKUw4BY4ImOlRMFRnVvn4NUSSMqCTsh-W374OZ62yKfE0H-T3reijxwOE4TtZanhAswnLuHqwji_RYIflr6oDznr/http%3A%2F%2Fwww.sgs-law.com

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From: Michael McCann <michael@mmccannlaw.net>
Sent: Friday, December 10, 2021 7:11 PM
To: Lawrence Schmidt <lschmidt@sgs-law.com>
Cc: Kelly Benton <kbenton@sgs-law.com>
Subject: Re: Case No. 2021-0273-SPHX - Grey Rock Rd. property

Larry. No need to repost. Thanks. Have a good weekend.

Get Outlook for iOS

From: Lawrence Schmidt <lschmidt@sgs-law.com>
Sent: Friday, December 10, 2021 12:42 PM
To: Michael McCann
Cc: Kelly Benton
Subject: RE: Case No. 2021-0273-SPHX - Grey Rock Rd. property

Michael: I thought Kristen would have contacted you but I understand that we are rescheduled for January 13 at 10:00.

Kelly, if we have gotten the notice, please forward to Mr. McCann.

BTW, Michael, the notice of hearing sign is already out there with notice of the hearing date. I can ask the poster to simply leave it there until the new date and change the date to the new date. If you want, I'll do that. I'll tell her to bill you if there is a charge for that. We've already paid and are responsible for the posting for the initial date which was pp at your request.

Larry

Lawrence E. Schmidt | Partner
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
lschmidt@sgs-law.com | http://secure-web.cisco.com/11Zr9Gp8ACYC3lTBRgwP-Vi6-CpvBotpcUMiMXB-To4gW195sj41Eg0ud0hejONFtZtMsdKlq8EG5uG3A6UM4-z0nbHcnRpFqqEy_O5sP8c4XFpPK8Wcj53_m30T0EdKsGIQNfy0BkGg4yppOdPrW_NNfUh8feUCzH9zMF8zWeqASW4Ws_OYy8HTVETMLxyIQYZAcJmyIm6TM-pFXwh6u9IdQC2IcLzHHw5t2R9j1bwBeHE9WDy-EalHzpVG4bQTZKN2Js7WMxT4IpJywFCl2xyeSSjcSf0EPdCahgOwKmfDCVUJFoIcR0WAwY3TwrhQLqEIJRA1juwIkAQopB1KC7w6Xma8kpXcdrpL2N68WZKUw4BY4ImOlRMFRnVvn4NUSSMqCTsh-W374OZ62yKfE0H-T3reijxwOE4TtZanhAswnLuHqwji_RYIflr6oDznr/http%3A%2F%2Fwww.sgs-law.com

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From: Michael McCann <michael@mmccannlaw.net>
Sent: Friday, December 10, 2021 1:29 PM
To: Lawrence Schmidt <lschmidt@sgs-law.com>
Cc: Kelly Benton <kbenton@sgs-law.com>
Subject: Re: Case No. 2021-0273-SPHX - Grey Rock Rd. property

Larry. Are those dates good?

Get Outlook for iOS

From: Michael McCann <michael@mmccannlaw.net>
Sent: Thursday, December 9, 2021 6:44:24 AM
To: Lawrence Schmidt <lschmidt@sgs-law.com>
Cc: Kelly Benton <kbenton@sgs-law.com>
Subject: Re: Case No. 2021-0273-SPHX - Grey Rock Rd. property

Larry. January 13 and 14 are good. I have a trial the week before that will last several days.

Get Outlook for iOS

From: Lawrence Schmidt <lschmidt@sgs-law.com>
Sent: Thursday, December 9, 2021 6:31:38 AM
To: Michael McCann <michael@mmccannlaw.net>
Cc: Kelly Benton <kbenton@sgs-law.com>
Subject: RE: Case No. 2021-0273-SPHX - Grey Rock Rd. property

Michael: can you provide me with some dates in the first half of January that I can give to Kristen so we can get this re-scheduled. I am going out of town in later January and my clients will flip out if we don't get in before February.

Let me know please. Thanks.

Larry

Lawrence E. Schmidt | Partner
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
lschmidt@sgs-law.com | http://secure-web.cisco.com/11Zr9Gp8ACYC3lTBRgwP-Vi6-CpvBotpcUMiMXB-To4gW195sj41Eg0ud0hejONFtZtMsdKlq8EG5uG3A6UM4-z0nbHcnRpFqqEy_O5sP8c4XFpPK8Wcj53_m30T0EdKsGIQNfy0BkGg4yppOdPrW_NNfUh8feUCzH9zMF8zWeqASW4Ws_OYy8HTVETMLxyIQYZAcJmyIm6TM-pFXwh6u9IdQC2IcLzHHw5t2R9j1bwBeHE9WDy-EalHzpVG4bQTZKN2Js7WMxT4IpJywFCl2xyeSSjcSf0EPdCahgOwKmfDCVUJFoIcR0WAwY3TwrhQLqEIJRA1juwIkAQopB1KC7w6Xma8kpXcdrpL2N68WZKUw4BY4ImOlRMFRnVvn4NUSSMqCTsh-W374OZ62yKfE0H-T3reijxwOE4TtZanhAswnLuHqwji_RYIflr6oDznr/http%3A%2F%2Fwww.sgs-law.com

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From: Lawrence Schmidt
Sent: Wednesday, December 8, 2021 2:55 PM
To: Michael McCann <michael@mmccannlaw.net>
Cc: Maureen E Murphy <mmurphy@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>; Paul Mayhew <pmayhew@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: Re: Case No. 2021-0273-SPHX - Grey Rock Rd. property

Kristen
I am sure Michael and I are available to discuss dates. I'd ask that this not go back into the queue and be several months down the road. Thanks for whatever you can do.
Larry

Sent from my iPhone

> On Dec 8, 2021, at 1:26 PM, Michael McCann <michael@mmccannlaw.net> wrote:
>
> Thank you Judge.
>
> Get Outlook for iOS
>
> ---
>
> **From:** Maureen E Murphy <mmurphy@baltimorecountymd.gov>
> **Sent:** Wednesday, December 8, 2021 10:13:45 AM
> **To:** lschmidt@sgs-law.com <lschmidt@sgs-law.com>; Michael McCann <michael@mmccannlaw.net>
> **Cc:** Debra Wiley <dwiley@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>; Paul Mayhew <pmayhew@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>
> **Subject:** Case No. 2021-0273-SPHX - Grey Rock Rd. property

Counsel - Based on Mr. McCann's unavailability in the above referenced case set for Wednesday, December 15, 2021, due to a previously scheduled case in Baltimore City for which he needs to appear, the above case will be postponed and rescheduled for a mutually agreeable date.

Maureen E. Murphy

Administrative Law Judge

105 West Chesapeake Ave., Suite 103

Towson, Maryland 21204

410-887-3868

mmurphy@baltimorecountymd.gov

From: Lawrence Schmidt <lschmidt@sgs-law.com>
Sent: Wednesday, December 8, 2021 12:25 PM
To: 'Michael McCann' <michael@mmccannlaw.net>; Administrative Hearings <administrativehearings@baltimorecountymd.gov>; Paul Mayhew <pmayhew@baltimorecountymd.gov>
Cc: Jason Vettori <jvettori@sgs-law.com>
Subject: RE: 2021-0273 SPHX - Grey Rock property

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

Judge Mayhew: My clients have instructed me to oppose the request. They have several issues (e.g. application for historic tax credits and the conversion of space for the residential quarters) that are time sensitive so would appreciate that this matter be heard on the scheduled date. If the case is continued, I would ask that it be re-scheduled to the first available date, hopefully later this month or in the first half of January 2022.

Thank you.

Larry Schmidt

Lawrence E. Schmidt | Partner

Smith, Gildea & Schmidt, llc

600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070

lschmidt@sgs-law.com | http://secure-web.cisco.com/1PLQHSSLpKi34XgR4sd-2vY2Zd42kn1MVYMSZxhyV9VYaMPUzxEcTw4M_RaXOKhACWCDkGfXyXrpdJmYnTNGy_q6tHT2_ubs_pn2qZ3iRbUUcqXEFVlyhdSXT8_ZlCQbckNKyI8tJ9Xu-BRlx0FeuqDFwulQj88Bwphb-

9ccc4iurZG05QZg-
RoYkv6_fSLOAjREKWrSOHflRZgsZyIxXRBL2Q_0179oxMUQx5Ojm_kL4wzn086l9AauuYVaDA-
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qPwIYbuAQl1KA2tTZhsRdJI4Dcp_GM6mZKaSPgD8A/http%3A%2F%2Fwww.sgs-law.com

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From: Michael McCann <michael@mmccannlaw.net>
Sent: Wednesday, December 8, 2021 12:21 PM
To: administrativehearings@baltimorecountymd.gov; Paul Mayhew <pmayhew@baltimorecountymd.gov>
Cc: Lawrence Schmidt <lschmidt@sgs-law.com>; Jason Vettori <jvettori@sgs-law.com>
Subject: 2021-0273 SPHX - Grey Rock property

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I have spoken with Larry and understand that his client opposes this request.

Thank you for your consideration.

Michael

Michael McCann

118 W. Pennsylvania Avenue

Towson, MD 21204

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www.baltimorecountymd.gov

Donna Mignon

From: Donna Mignon
Sent: Friday, December 10, 2021 7:43 AM
To: 'Kelly Benton'
Cc: Debra Wiley; Kristen L Lewis
Subject: RE: Case No.: 2021-273-SPHX - 400 Grey Rock Road

Good Morning Kelly,
The property needs to be reposted in order to have the hearing move forward. Our office does not get involved with who is paying for the reposting.

Thank you.

From: Kelly Benton <kbenton@sgs-law.com>
Sent: Thursday, December 9, 2021 9:55 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: Case No.: 2021-273-SPHX - 400 Grey Rock Road

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

Hi Donna,

Earlier today, I replied to what I thought was a regular email from you, but I just realized that I replied to a Webex invitation, so I wasn't sure whether you actually received it. If you did, sorry for the double email...not intended to rush a reply.

I wanted to confirm that the party requesting the postponement of this hearing is the party responsible for reposting the property, not the Petitioner.

Thank you,
Kelly

Kelly M. Benton | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue
Suite 200
Towson, MD 21204
(410) 821-0070
(410) 821-0071 – fax
kbenton@sgs-law.com
http://secure-web.cisco.com/1ffi__u8CSLkk4NoNwzqhgBMg8J4QgfBPk8mqqc
o6rmbcssWTrCay7QLGizIcw0cAUKY4BngroJIZ2ccahXhrixZY8ppfEH1FRc
oIc8NxuzYYyskSlPg3cVT0aLaTTmqBCj0KF2CsM_agQEFcudEBe3Ed_yYFc
gumcY66Lb3Lwk2NeVVIZkkiK8AxmRWcJQFbo0l11F9jlFCi3BfCH8o9-BaO

Donna Mignon

From: Kelly Benton <kbenton@sgs-law.com>
Sent: Thursday, December 9, 2021 9:55 PM
To: Donna Mignon
Subject: Case No.: 2021-273-SPHX - 400 Grey Rock Road

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Hi Donna,

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I wanted to confirm that the party requesting the postponement of this hearing is the party responsible for reposting the property, not the Petitioner.

Thank you,
Kelly

Kelly M. Benton | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue
Suite 200
Towson, MD 21204
(410) 821-0070
(410) 821-0071 – fax
kbenton@sgs-law.com
http://secure-web.cisco.com/1ffi__u8CSLkk4NoNwzqhgBMg8J4QgfBPk8mqqc
o6rmbcssWTrCay7QLGizIcw0cAUKY4BngrvJIZ2ccahXhrixZY8ppfEH1FRc
oIc8NxuzYYyskSlPg3cVT0aLaTTmqBCj0KF2CsM_agQEFcudEBe3Ed_yYFc
gumcY66Lb3Lwk2NeVVIZkkiK8AxmRWcJQFbo0l11F9jlFCi3BfCH8o9-BaO

Donna Mignon

From: Maureen E Murphy
Sent: Wednesday, December 8, 2021 1:20 PM
To: Kristen L Lewis
Cc: Donna Mignon; Debra Wiley
Subject: Re: Postponement

Hi Kristin - See my email granting the postponement request. The last minute request is because Mike McCann was just retained last night by the Protestants and he has another hearing in Baltimore City at that time. It looks like Protestants tried to get Pete Z to take the case but he referred them to Mike. Larry Schmidt represents the Petitioners and he is the one who wants the next available date.

Maureen E. Murphy
Administrative Law Judge
105 West Chesapeake Ave., Suite 103
Towson, Maryland 21204
410-887-3868
mmurphy@baltimorecountymd.gov

From: Kristen L Lewis
Sent: Wednesday, December 8, 2021 11:52:37 AM
To: Paul Mayhew; Maureen E Murphy
Cc: Donna Mignon; Debra Wiley
Subject: Postponement

Good morning,

Just an fyi, I have received a call from Mike McCann on his possible request for postponement for his case for next Wednesday because he has another hearing in the city and he was inquiring about January dates. This is an example of what I mentioned earlier, as now we can't use this date for another case because of the time frame. I did inform him that I was not able to provide him with any new dates in January because he has not yet since officially requested the postponement and that we have multiple cases that have been waiting for a hearing date to be offered to them and he would need to go after these cases to give them a chance to be held. He indicated that he understood and he would reach out before the end of the week if he decides to move forward with the postponement request. I don't understand the last minute requests of postponements like this when they are usually aware in advance of any other cases that are being held in other jurisdictions, this just causes more backlog.

Kristen Lewis-Coles
Legal Secretary
PAI – Zoning Review

Donna Mignon

From: Maureen E Murphy
Sent: Wednesday, December 8, 2021 1:14 PM
To: lschmidt@sgs-law.com; Michael McCann
Cc: Debra Wiley; Donna Mignon; Paul Mayhew; Kristen L Lewis
Subject: Case No. 2021-0273-SPHX - Grey Rock Rd. property

Counsel - Based on Mr. McCann's unavailability in the above referenced case set for Wednesday, December 15, 2021, due to a previously scheduled case in Baltimore City for which he needs to appear, the above case will be postponed and rescheduled for a mutually agreeable date.

Maureen E. Murphy
Administrative Law Judge
105 West Chesapeake Ave., Suite 103
Towson, Maryland 21204
410-887-3868
mmurphy@baltimorecountymd.gov

From: Lawrence Schmidt <lschmidt@sgs-law.com>
Sent: Wednesday, December 8, 2021 12:25 PM
To: 'Michael McCann' <michael@mmccannlaw.net>; Administrative Hearings <administrativehearings@baltimorecountymd.gov>; Paul Mayhew <pmayhew@baltimorecountymd.gov>
Cc: Jason Vettori <jvettori@sgs-law.com>
Subject: RE: 2021-0273 SPHX - Grey Rock property

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Judge Mayhew: My clients have instructed me to oppose the request. They have several issues (e.g. application for historic tax credits and the conversion of space for the residential quarters) that are time sensitive so would appreciate that this matter be heard on the scheduled date. If the case is continued, I would ask that it be re-scheduled to the first available date, hopefully later this month or in the first half of January 2022.

Thank you.

Larry Schmidt

Lawrence E. Schmidt | Partner

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600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070

lschmidt@sgs-law.com | http://secure-web.cisco.com/1PLQHSSLpKi34XgR4sd-2vY2Zd42kn1MVYMSZxhyV9VYaMPUzxEcTw4M_RaXOKhACWCDkGfXyXrpdJmYnTNGy_q6tHT2_ubs_pn2qZ3iRbU

UcqXEFVlyhdSXT8_ZlCQbckNKyI8tJ9Xu-BRlx0FeuqDFwulQj88Bwphb-9ccc4iurZG05QZg-RoYkv6_fSLOAjREKWrSOHflRZgsZyIxXRBL2Q_0179oxMUQx5Ojm_kL4wzn086l9AauuYVaDA-sjTlOsk-Q5HXLtLhpHGxLaarb2kBy5yMY3ur7BggsqdUQldcmsWPJrv4xmHb3Z1gtZosmNhrrwP_UzDHKl1CxzpfoPjb-RozFn6JxINrC7UjW8IlkaCLaO9L40EEn4e_iSKeA2t5w2anHPNLtNFYm2NRCaUzZxtIB3Ee2Xk4itC1MY7qPwIYbuAQl1KA2tTZhsRdJI4Dcp_GM6mZKaSPgD8A/http%3A%2F%2Fwww.sgs-law.com

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From: Michael McCann <michael@mmccannlaw.net>
Sent: Wednesday, December 8, 2021 12:21 PM
To: administrativehearings@baltimorecountymd.gov; Paul Mayhew <pmayhew@baltimorecountymd.gov>
Cc: Lawrence Schmidt <lschmidt@sgs-law.com>; Jason Vettori <jvettori@sgs-law.com>
Subject: 2021-0273 SPHX - Grey Rock property

Judge Mayhew. I represent the Grey Rock Maintenance Corporation and write to request a postponement of the hearing, which is scheduled for December 15. I have another hearing that day in a matter in Baltimore City.

I apologize for the late request. I spoke to my clients last night for the first time and have only just been retained. They reached out to and met with Mr. Zimmerman first before making their way to me.

I have spoken with Larry and understand that his client opposes this request.

Thank you for your consideration.

Michael

Michael McCann

118 W. Pennsylvania Avenue

Towson, MD 21204

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Donna Mignon

From: Lawrence Schmidt <lschmidt@sgs-law.com>
Sent: Wednesday, December 8, 2021 12:25 PM
To: 'Michael McCann'; Administrative Hearings; Paul Mayhew
Cc: Jason Vettori
Subject: RE: 2021-0273 SPHX - Grey Rock property

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Thank you.

Larry Schmidt

Lawrence E. Schmidt | Partner
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
lschmidt@sgs-law.com | http://secure-web.cisco.com/1PLQHSSLpKi34XgR4sd-2vY2Zd42kn1MVYMSZxhyV9VYaMPUzxEcTw4M_RaXOKhACWCDkGfXyXrpdJmYnTNGy_q6tHT2_ubs_pn2qZ3iRbUUcqXEFVlyhdSXT8_ZlCQbckNKyI8tJ9Xu-BRlx0FeuqDFwulQj88Bwphb-9ccc4iurZG05QZg-RoYkv6_fSLOAjREKWrSOHflRZgsZyIxXRBL2Q_0179oxMUQx5Ojm_kL4wzn086l9AauuYVaDA-sjTlOsk-Q5HXLtLhpHGxLaarb2kBy5yMY3ur7BggsqdUQldcmsWPJrv4xmHb3Z1gtZosmNhrrwP_UzDHKl1CxzpfoPjb-RozFn6JxINrC7UjW8IlkaCLaO9L40EEn4e_iSKeA2t5w2anHPNLtNFYm2NRCaUzZxtIB3Ee2Xk4itC1MY7qPwIYbuAQl1KA2tTZhsRdJI4Dcp_GM6mZKaSPgD8A/http%3A%2F%2Fwww.sgs-law.com

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To: administrativehearings@baltimorecountymd.gov; Paul Mayhew <pmayhew@baltimorecountymd.gov>
Cc: Lawrence Schmidt <lschmidt@sgs-law.com>; Jason Vettori <jvettori@sgs-law.com>
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I have spoken with Larry and understand that his client opposes this request.

Thank you for your consideration.

Michael

Michael McCann
118 W. Pennsylvania Avenue
Towson, MD 21204

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Donna Mignon

From: Administrative Hearings
Sent: Wednesday, December 8, 2021 12:24 PM
To: Maureen E Murphy
Cc: Paul Mayhew; Debra Wiley
Subject: FW: 2021-0273 SPHX - Grey Rock property

Importance: High

Hi Maureen,
This is one of your cases for next week.
Please see below.

From: Michael McCann <michael@mmccannlaw.net>
Sent: Wednesday, December 8, 2021 12:21 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>; Paul Mayhew <pmayhew@baltimorecountymd.gov>
Cc: Lawrence Schmidt <lschmidt@sgs-law.com>; jvettori@sgs-law.com
Subject: 2021-0273 SPHX - Grey Rock property

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Michael McCann
118 W. Pennsylvania Avenue
Towson, MD 21204

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Cc: Lawrence Schmidt; jvettori@sgs-law.com
Subject: 2021-0273 SPHX - Grey Rock property

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Michael

Michael McCann
118 W. Pennsylvania Avenue
Towson, MD 21204

Get Outlook for iOS

Donna Mignon

From: Donna Mignon
Sent: Monday, December 6, 2021 11:53 AM
To: 'Jason Vettori'
Cc: 'Kelly Benton'; Debra Wiley
Subject: Case No: 2021-0273-SPHX 400 Grey Rock Road

Good Afternoon:

As you are aware, a virtual Webex hearing has been scheduled for December 15, 2021 at 1:30 p.m. You should have received an invitation in an email which invited you to this hearing when the event was created on or about November 20, 2021.

Please email any and all hearing exhibits, documents, site plans, photographs or evidence of any kind that you wish to present at the hearing to our office . The documents must be submitted in PDF format at **least two full business days** in advance of the hearing to : 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.

You can find more information on our website at: https://www.baltimorecountymd.gov/departments/adminhearings/devzoninghearings.html

Please bring a hard copy of all exhibits and drop off in our lobby (address below) at least two full business days before the hearing date.

Thank you.

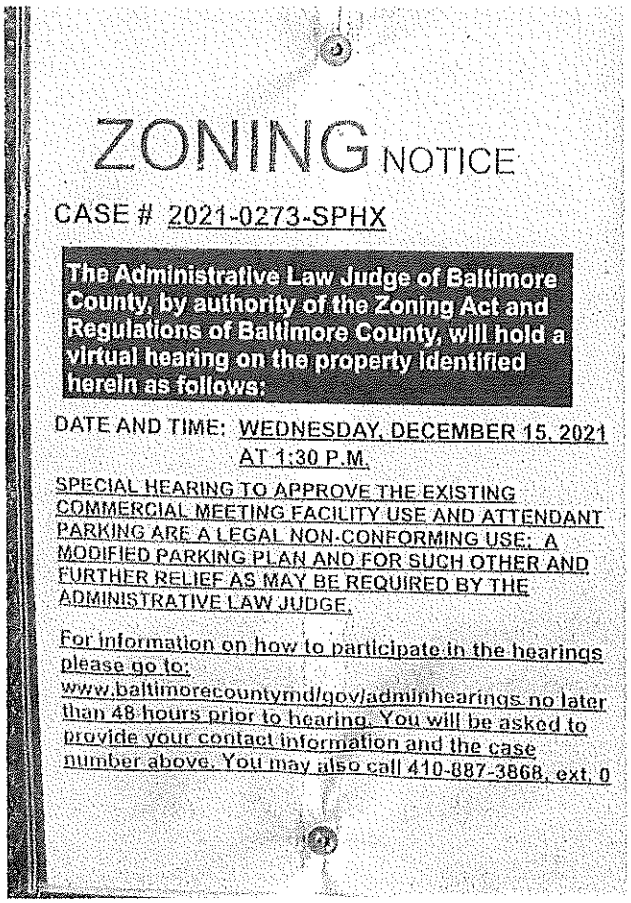
Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS
DATE: 11/24/2021
Case Number: 2021-0273-SPHX
Petitioner / Developer: JASON VETTORI, ESQ. ~ GREY ROCK PROPERTIES, LLC
Date of Hearing: DECEMBER 15, 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:
400 GREY ROCK ROAD (400 CLIFTON COURT)

The sign(s) were posted on: NOVEMBER 24, 2021



ZONING NOTICE

CASE # 2021-0273-SPHX

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:

DATE AND TIME: WEDNESDAY, DECEMBER 15, 2021 AT 1:30 P.M.

SPECIAL HEARING TO APPROVE THE EXISTING COMMERCIAL MEETING FACILITY USE AND ATTENDANT PARKING ARE A LEGAL NON-CONFORMING USE; A MODIFIED PARKING PLAN AND FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE REQUIRED BY THE ADMINISTRATIVE LAW JUDGE.

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

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)

ZONING NOTICE

CASE # 2021-0273-SPHX

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:

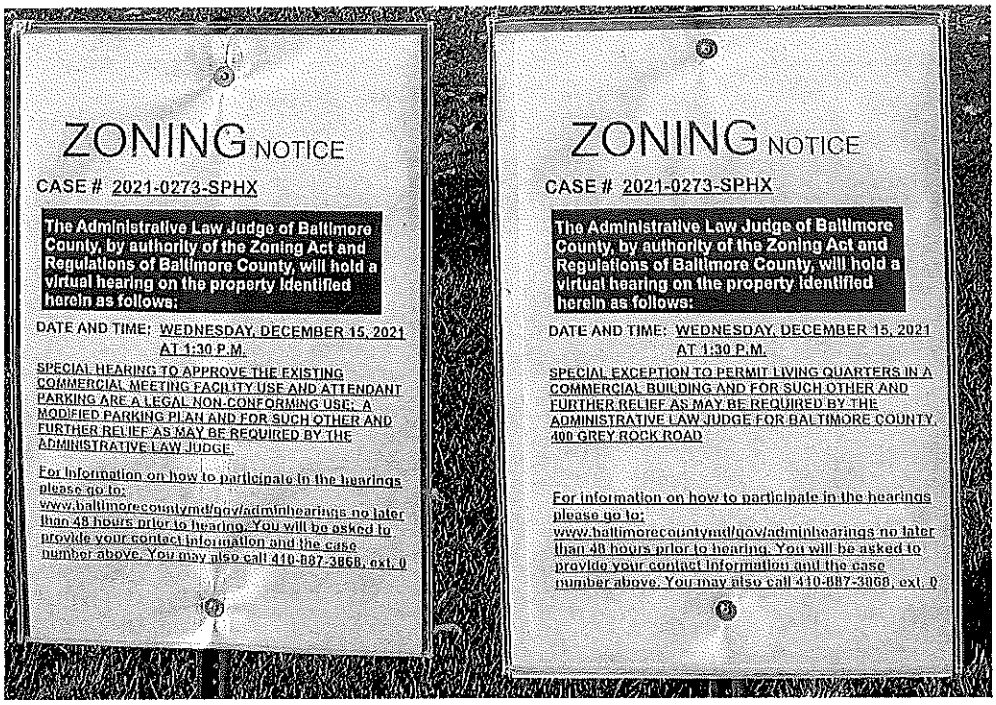
DATE AND TIME: WEDNESDAY, DECEMBER 15, 2021
AT 1:30 P.M.

SPECIAL EXCEPTION TO PERMIT LIVING QUARTERS IN A COMMERCIAL BUILDING AND FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE REQUIRED BY THE ADMINISTRATIVE LAW JUDGE FOR BALTIMORE COUNTY.
400 GREY ROCK ROAD

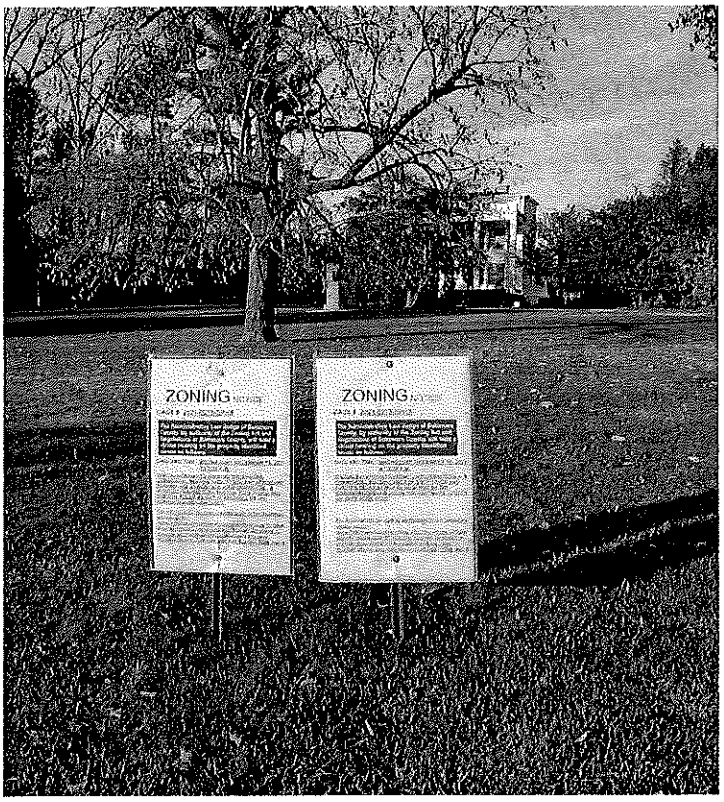
For information on how to participate in the hearings please go to:
www.baltimorecountymd/gov/adminhearings no later than 48 hours prior to hearing. You will be asked to provide your contact information and the case number above. You may also call 410-887-3868, ext. 0

SIGN #2 ~ 11/24/2021

CASE # 2021-0273-SPHX



Background Photo 1st Sign @ 400 Grey Rock Road ~ 11/24/2021



Background Photo 2nd Sign @ 400 Grey Rock Road ~ 11/24/2021

CASE @ 2021-0273-SPHX

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

Order #: 12055823
Case #: 2021-0273-SPHX
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2021-0273-SPHX

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:

11/24/2021

Darlene Miller

Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows

CASE NUMBER: 2021-0273-SPHX

400 Grey Rock Road (400 Clifton Court)

Beginning at iron pin found at said point being 84 ft. from centerline of Greene Tree Rd.

3rd Election District - 2nd Councilmanic District

Legal Owners: Grey Rock Properties, LLC

Special Hearing to approve the existing commercial meeting facility use and attendant parking are a legal, non-conforming use; a modified parking plan and for such other and further relief as may be required by the Administrative Law Judge for Baltimore County. Special Exception to permit living quarters in a commercial building, and for such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Hearing: Wednesday, December 15, 2021 at 1:30 p.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

n24

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District -** 03 **Account Number -** 2400003482

Owner Information

Owner Name:	GREY ROCK PROPERTIES LLC	**Use:**	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	1400 GREENSPRING VALLEY ROAD STEVENSON MD 21153-	**Deed Reference:**	/41318/ 00046

Location & Structure Information

Premises Address:	400 CLIFTON CT 21208-	**Legal Description:**	2.026AC P/ORMNDR PH4 END OF CLIFTON CT GREY ROCK

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0068	0013	0312	10000.04	0000			0	2022	Plat Ref:	0075/ 0140

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1995	10,731 SF		2.0300 AC	06

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
3	YES	STANDARD UNIT	BRICK/	3	2 full		

Value Information

	Base Value	Value As of 01/01/2019	Phase-in Assessments As of 07/01/2021	As of 07/01/2022
Land:	372,000	372,000		
Improvements	937,800	937,800		
Total:	1,309,800	1,309,800	1,309,800	
Preferential Land:	0			

Transfer Information

Seller: HURLEY STEPHANIE H SUBSTITUTE TRUSTEE	**Date:** 04/15/2019	**Price:** $1,235,000
Type: ARMS LENGTH MULTIPLE	**Deed1:** /41318/ 00046	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2021	07/01/2022
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|	0.00|

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

RE: PETITION FOR SPECIAL HEARING AND SPECIAL EXCEPTION	*	BEFORE THE OFFICE
400 Grey Rock Road/400 Clifton Court; 84' from c/line of Green Tree Road	*	OF ADMINSTRATIVE
3rd Election & 2nd Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Grey Rock Properties, LLC Petitioner(s)	*	BALTIMORE COUNTY
	*	2021-273-SPHX

* * * * * * * * * * * * *

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 27th day of September, 2021, a copy of the foregoing Entry of Appearance was mailed to Jason Vettori, Esquire, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, jvettori@sgs-law.com, Attorney for Petitioner(s).

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

ZAC AGENDA

Case Number: 2021-0273-SPHX **Reviewer:** Shaun Crawford
Existng Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL VARIANCE, SPECIAL EXCEPTION
Legal Owner: Grey Rock Properties LLC.
Contract Purchaser: No Contract Purchaser was set.

RECEIVED
SEP 2 4 2021
OFFICE OF
ADMINISTRATIVE HEARINGS

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 400 GREY ROCK RD
Location: Property located at the beginning at iron pin set, said point being at 84 FT. from centerline of Greene Tree Rd.

Existing Zoning: BR, DR 3.5 **Area:** 2.0300 ACRES
Proposed Zoning:
SPECIAL VARIANCE:
BCZR 500.7: To approve the existing commercial meeting facility use and attendant parking are a legal, nonconforming use.

BCZR 409.12.B: To approve modified parking plan.
For such other and further relief as may be required by the ALJ of Baltimore County.

SPECIAL EXCEPTION:
BCZR 236.2: To permit living quarters in a commercial building.
For such other and further relief as may be required by the ALJ for Baltimore County.
Attorney: Jason T. Vettori
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

21-1620
SC

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 400 Grey Rock Rd (400 Clifton Ct) **which is presently zoned** BR, DR 3-5

Deed References: 41318/00046 10 Digit Tax Account # 2400003482

Property Owner(s) Printed Name(s) Grey Rock Properties, 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

Please see attached

2. ✓ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

Please see attached

3. ____ **a Variance** from Section(s)

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

TO BE PRESENTED AT HEARING

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

3rd owner Ronald Pomykala

Anne Pomykala, Authorized Representative of Grey Rock Properties, LLC / Ronald A. Pomykala / Brian Pomykala 27 AUG 2021

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

Anne Pomykala / Ronald Pomykala

Signature #1 Signature # 2

1400 Greenspring Valley Road Stevenson MD

Mailing Address City State

21153 (410)486-5621 greyrockmansion@gmail.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

Jason T. Vettori, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 jvettori@sgs-law.com

Zip Code Telephone # Email Address

Representative to be contacted:

Jason T. Vettori, Smith, Gildea & Schmidt, LLC

Name – Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 jvettori@sgs-law.com

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
Date 9/7/21
By

CASE NUMBER 2021-0273-SPHX **Filing Date** 9/21/21 **Do Not Schedule Dates:** _____ **Reviewer** SC

REV. 10/4/11

ATTACHMENT TO PETITION FOR ZONING HEARING

400 Grey Rock Road (400 Clifton Court)
2nd Councilmanic District
3rd Election District

Special Exception Relief:

1. To permit living quarters in a commercial building, as provided in § 236.2 of the Baltimore County Zoning Regulations ("BCZR"); and
2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Special Hearing Relief to approve:

1. The existing commercial meeting facility use and attendant parking are a legal, nonconforming use; and
2. A modified parking plan pursuant to BCZR § 409.12.B; and
3. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

P.E.L.A. DESIGN, INC.
7402 York Road, Suite 201, Towson, MD 21204
T. 410.296 3990
F. 410.296 3698
www.peladesign.net

ZONING DESCRIPTION FOR
400 GREY ROCK ROAD, PIKESVILLE
TAX MAP M68, GRID 13 PARCEL 312
THE LAND OF
GREY ROCK PROPERTIES, LLC
LIBER 12795 FOLIO 404
11TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD

Beginning for the first at an iron pin set (POB1), said point being 84' from the centerline of Greene Tree Road; thence, leaving the point of beginning, running with South 25 degrees 11 minutes 55 seconds West,

1. Continuing South 25 degrees 11 minutes 55 seconds West 194.89 feet, said point being N89°40'33"E 1.95 feet from an iron pin found; thence,
2. Continuing North 64 degrees 48 minutes 05 seconds West 192.00 feet to and iron pin found; thence,
3. Continuing North 25 degrees 11 minutes 55 seconds East 148.72 feet to an iron pin found, thence,
4. Continuing North 71 degrees 30 minutes 48 seconds East 49.15 feet to an iron pin set; thence,
5. Continuing South 80 degrees 33 minutes 58 seconds East 148.78 feet to the point of beginning, containing 32,411 square feet or 0.744 acres of land more or less.

Beginning for the second at an iron pin (POB2) found being N71°30'48"W 33.73 feet from above mentioned Point# 5 ; thence, running with and binding on part of the N71°30'48'W 390.62 foot line,

1. Continuing North 71 degrees 30 minutes 48 seconds West 357.07 feet to an iron pin found; thence running with and binding on the western boundary line,
2. Continuing North 18 degrees 29 minutes 12 seconds East 123.26 feet to a mag nail set; thence
3. Continuing With a curve to the right with a distance of North 30 degrees 42 minutes 04 seconds East 169.26 feet to an iron pin set; thence,
4. Continuing North 42 degrees 54 minutes 55 seconds East 93.28 feet to an iron pin found; thence,
5. Continuing South 46 degrees 46 minutes 41 seconds East 100.89 feet to an iron pin set; thence,
6. Continuing South 05 degrees 23 minutes 26 seconds East 90.51 feet to an iron pipe set; thence,
7. Continuing South 25 degrees 47 minutes 43 seconds East 157.94 feet to an iron pipe set; thence,
8. Continuing South 00 degrees 31 minutes 10 seconds West 142.51 feet to the point of beginning, containing 88,264 square feet or 2.026 acres of land more or less.

LANDSCAPE ARCHITECT 1129 LILING T. TIEN STATE OF MARYLAND

2021-0273-SPHX