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).

3rd owner Ronald Pomykala
Ronald A. Pomykala
27 Aug 21

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
Date 9/3/22
By

Legal Owners (Petitioners):

Anne Pomykala, Authorized Representative of Grey Rock Properties, LLC / Brian Pomykala

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

Anne Pomykala / Brian 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

Jason T. Vettori

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

Jason T. Vettori

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

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

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 3898
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