CASE NO.: 2022-0197-SPHA 2301 Sulphur Spring Road

LIST OF EXHIBITS – PETITIONER

Exhibit 1	**Petition for Zoning Hearing /Variance with all Attachments**
Exhibit 2	**Attachment to Petition for Zoning Hearing/Variance – Setback**
Exhibit 3	**Inter Office Memo From Director, Department of Planning**
Exhibit 4	**Email Directing Notice of Zoning Hearing**
Exhibit 5	**Receipt/Proof of Publication, Daily Record**
Exhibit 6	**Letter Acknowledging that Original Site Plan – to Scale -was Hand Delivered to Zoning**
Exhibit 7	**Certificate of Posting**

EXHIBIT

1

Law Offices of

Terri D. Mason, P.C.

Hand Delivered via Messenger

August 2, 2022

Jeff Perlow
Zoning Review, Room 124
111 West Chesapeake Avenue
Towson, MD. 21204

RE: Petition for Zoning Hearing - Variance

Dear Mr. Perlow:

Enclosed for filing, of behalf of my client Silver Spring Contractor, Inc., also d/b/a Manuel Landscaping, Inc., please find the following documents:

- Petition for Zoning Hearing with Attachment – 3 Copies
- Site Plans of the Property – 12 Copies
- Legal Description of Property – 3 Copies
- Photos of the Property
- Check payable to Baltimore County in the amount of $500.00

Should you have any questions or require any further documentation to file and/or consider this matter, please contact me @ 443-222-8229.

Sincerely,

Law Offices of Terri D. Mason, P.C.

Terri D. Mason

cc: Jose Manuel Blandon
Inspector 56

Enclosures

2833 Smith Avenue, Suite 307 / Baltimore, Maryland 21209
443.948.7772 (voice) / 443.948.7775 (fax)
terridmason.com

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR CARVING

Law Offices of Terri D. Mason, P.C. 11/97
2833 SMITH AVE, STE 307
BALTIMORE, MD 21209

BANK OF AMERICA, NA
ABERDEEN, MD 21001
7-163/520

6470

08/02/2022

PAY TO THE ORDER OF Baltimore County $ **500.00

Five hundred and 00/100********** DOLLARS

Details on Back

Baltimore County Zoning
111 West Chesapeake Avenue
Towson, Md. 21204

MEMO

Intuit CheckLock™ Secure Check

⑈006470⑈ ⑆052001633⑆ 003933939041⑈

Law Offices of Terri D. Mason, P.C. 08/02/2022 Baltimore County 6470

500.00

Bank of America 9041 500.00

Law Offices 08/02/2022 Mason, P.C Baltimore County 6470

500.00

PAYMENT RECORD

Bank of America 9041 500.00

Petition for Variance

3 Copies

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 2301 Sulphur Spring Road, Halethorpe, MD 21227 which is presently zoned _____

Deed References: J.L.E. 13269 F. 344 10 Digit Tax Account # 1 3 2 3 0 0 0 4 7 0

Property Owner(s) Printed Name(s) Jose BLANDON

(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.xxx a Variance from Section(s) 253.4

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)

See attachment

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):

Jose BLANDON

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

Signature #1 Signature # 2

3316 Devonshire Drive, Balto., Maryland

Mailing Address City State

21215 443-525-0939

Zip Code Telephone # Email Address

Attorney for Petitioner:

Terri D. Mason, Esquire

Name- Type or Print

Signature

2833 Smith Avenue, Suite 307; Baltimore, MD.

Mailing Address City State

21209 443-222-8229 terrimason@terridmason.com

Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attachment to Petition for Zoning Hearing

The Law Offices of Terri D. Mason, P.C. and Terri D. Mason on behalf of Jose M. Blandon hereby file this Attachment to the Petition for Zoning Hearing requesting a variance from § 253.4 state as follows:

1. Jose M. Blandon, *hereinafter Petitioner*, is currently operating a commercial landscaping business on the premises of the cited property 2301 Sulphur Spring Road, Halethorpe, Md. 21227.

2. To operate his business, the Petitioner must park commercial trucks and other heavy equipment.

3. The trucks and other equipment are currently parked within less than 100 feet of an abutting residential property in violation of § 253. The equipment and trucks are currently within thirty (30) feet of the abutting residential property boundary.

4. That the Petitioner does not have sufficient space to park the trucks and equipment necessary for the operation of his business elsewhere on the premises.

5. That the Petitioner is requesting a variance/setback of seventy (70) feet so that he can continue to operate his business; i.e., park commercial trucks and equipment within thirty (30) feet of the residential boundary.

Wherefore, the Petitioner prays as follows:

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B. That no citations be issued pending the outcome of this matter including any retroactive fines.
C. Grant such other and further relief as the nature of the matter may require

Respectfully Submitted,

LAW OFFICES OF TERRI D. MASON, P.C.

Terri D. Mason

Law Offices of
Terri D. Mason, Esq.
2833 Smith Avenue
Suite 307
Baltimore, MD 21209

(443) 948-7772 (voice)
(443) 948-7776 (fax)

Attachment to Petition for Zoning Hearing

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Respectfully Submitted,

LAW OFFICES OF TERRI D. MASON, P.C.

Terri D. Mason

Law Offices of
Terri D. Mason, Esq.
8853 Smith Avenue
Suite 307
Baltimore, MD 21208

(443) 948-7778 (voice)
(443) 948-7779 (fax)

Attachment to Petition for Zoning Hearing

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LAW OFFICES OF TERRI D. MASON, P.C.

Terri D. Mason

Law Offices of
Terri D. Mason, Esq.
8033 Smith Avenue
Suite 307
Baltimore, MD 21208

(443) 948-7778 (voice)
(443) 948-7775 (fax)

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Respectfully Submitted,

LAW OFFICES OF TERRI D. MASON, P.C.

Terri D. Mason

Law Offices of
Terri D. Mason, Esq.
8833 Smith Avenue
Suite 307
Baltimore, MD 21220

(443) 948-7778 (voice)
(443) 948-7775 (fax)

SITE PLAN

12 Copies

PRECISION
SURVEY AND MAPPING LLC
Using Modern Technology to Map America

ZONING PROPERTY DESCRIPTION
2301 SULPHUR SPRING ROAD
Halethorpe, Maryland 21227

Beginning for south side of Sulphur Spring Road, 50 feet wide, at a distance of 106.5 feet from the centerline of Willow Avenue, thence running along Sulphur Spring Road

1. South 89 degrees 57 minutes 28 seconds East for a distance of 194.13 feet, thence
2. With a tangent with a curve to the right with an arc length of 55.61 feet, having a radius of 313.27 feet and a chord bearing of South 84 degrees 52 minutes 21 seconds East and a chord length of 55.54 feet, thence
3. With a non-tangent curve to the right with an arc length of 65.92 feet, having a radius of 5012.03 feet and a chord bearing of South 12 degrees 39 minutes 30 seconds West and a chord length of 65.92 feet, thence,
4. South 16 degrees 28 minutes 38 seconds West for a distance of 135.01 feet, thence
5. North 88 degrees 19 minutes 24 seconds West for a distance of 192.26 feet, thence
6. North 00 degrees 00 minutes 30 seconds West for a distance of 191.85 feet to the point of beginning.

Containing 43,555 square feet or 0.9998 acres of land, more or less.

Located in Council District No. 1 an Election District 13

DESCRIPTION FOR ZONING PUROSES ONLY

Charles S. Ruzicka, LS 8/01/2023
Registered Maryland Professional Land Surveyor, No. 21169,
Expiration Date: 6/26/2023

Precision Survey and Mapping, LLC | 6809 South River Drive, Middle River, Maryland 21220
Phone (Direct): 410-459-2124 | email: chuck@precisionsurveys.us

SULPHUR SPRING ROAD
MILFORD AVENUE
CURVE DATA
PRECISION
2301 SULPHUR SPRING RD.

LEGAL DESCRIPTION OF PROPERTY

3 Copies

Real Property Data Search ( )
Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: District - 13 Account Number - 1333660470

Owner Information

Owner Name:	SILVER SPRING CONTRACTOR INC	Use:	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	9814 DAVONHURST RD BALTIMORE MD 21234	Deed Reference:	/42266/ 00344

Location & Structure Information

Premises Address:	2001 SULPHUR SPRING RD BALTIMORE 21227	Legal Description:	.954 AC SULPHUR SPRING RD.SE 2008 WS OF B & O RAILROA

Map	Grid	Parcel	Neighborhood	Subdivision	Section	Block	Lot	Assessment Year	Plat No:
0010	0000	0000	3000000.04	0000				2020	Plat Ref:

Town Name:

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1940	1,878 SF		0.0500 AC	06

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		MINI STORAGE WAREHOUSE	/	C3			

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments As of 07/01/2021	As of 07/01/2022
Land:	187,000	187,000		
Improvements:	28,000	48,000		
Total:	215,100	215,000	211,033	213,000
Preferential Land:	0	0		

Transfer Information

Seller: SULPHUR SPRING ENTERPRISE LLC	Date: 08/24/2020	Price: $320,000
Type: ARMS LENGTH IMPROVED	Deed1: /42266/ 00344	Deed2:
Seller: HUNKER PAUL M	Date: 06/12/2007	Price: $160,000
Type: ARMS LENGTH IMPROVED	Deed1: /28767/ 00748	Deed2:
Seller: WALKER JOHN W	Date: 06/12/1984	Price: $65,000
Type: ARMS LENGTH IMPROVED	Deed1: /06728/ 00358	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
		0.00	0.00

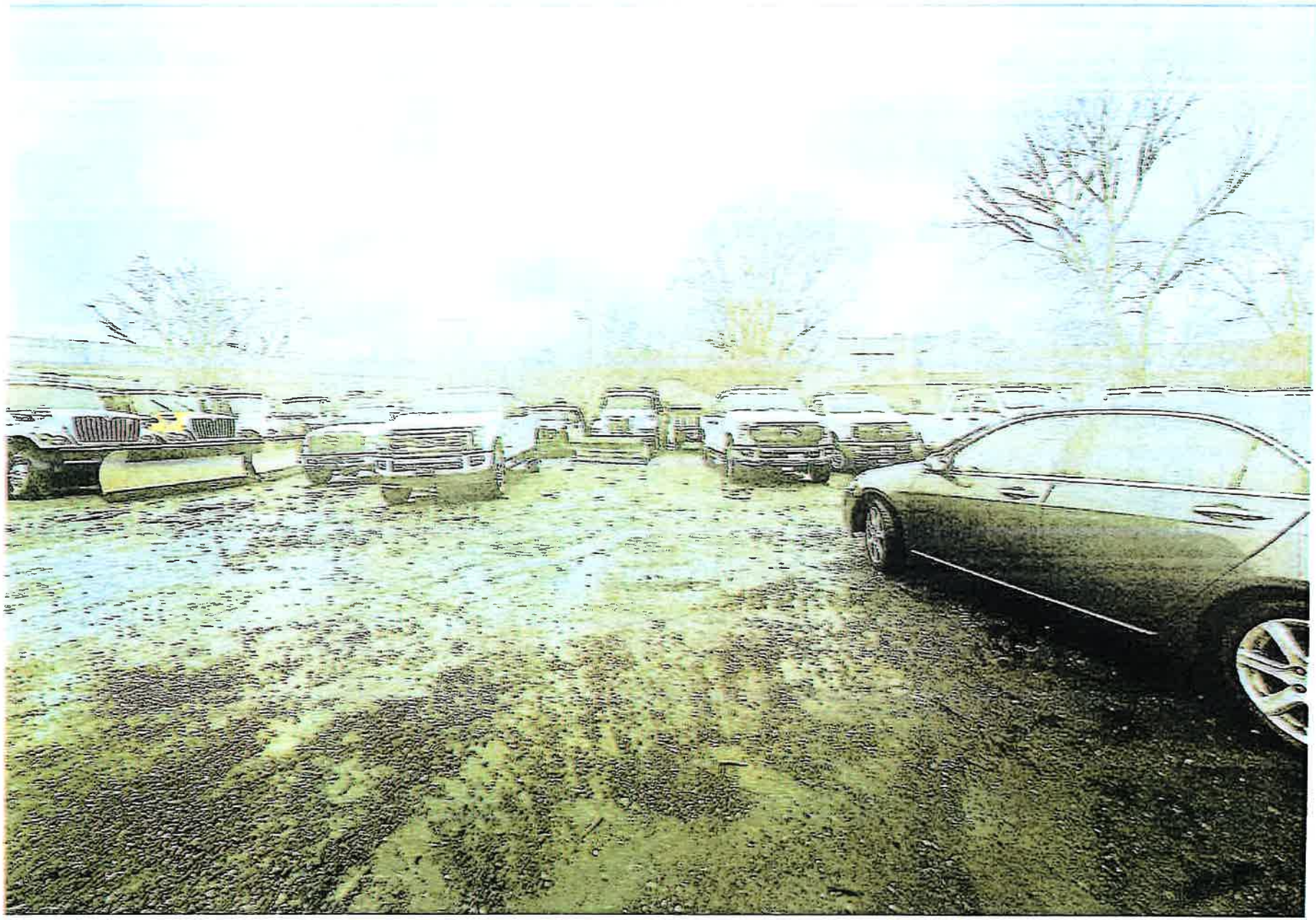
Homestead Application Information

Homestead Application Status: No Application

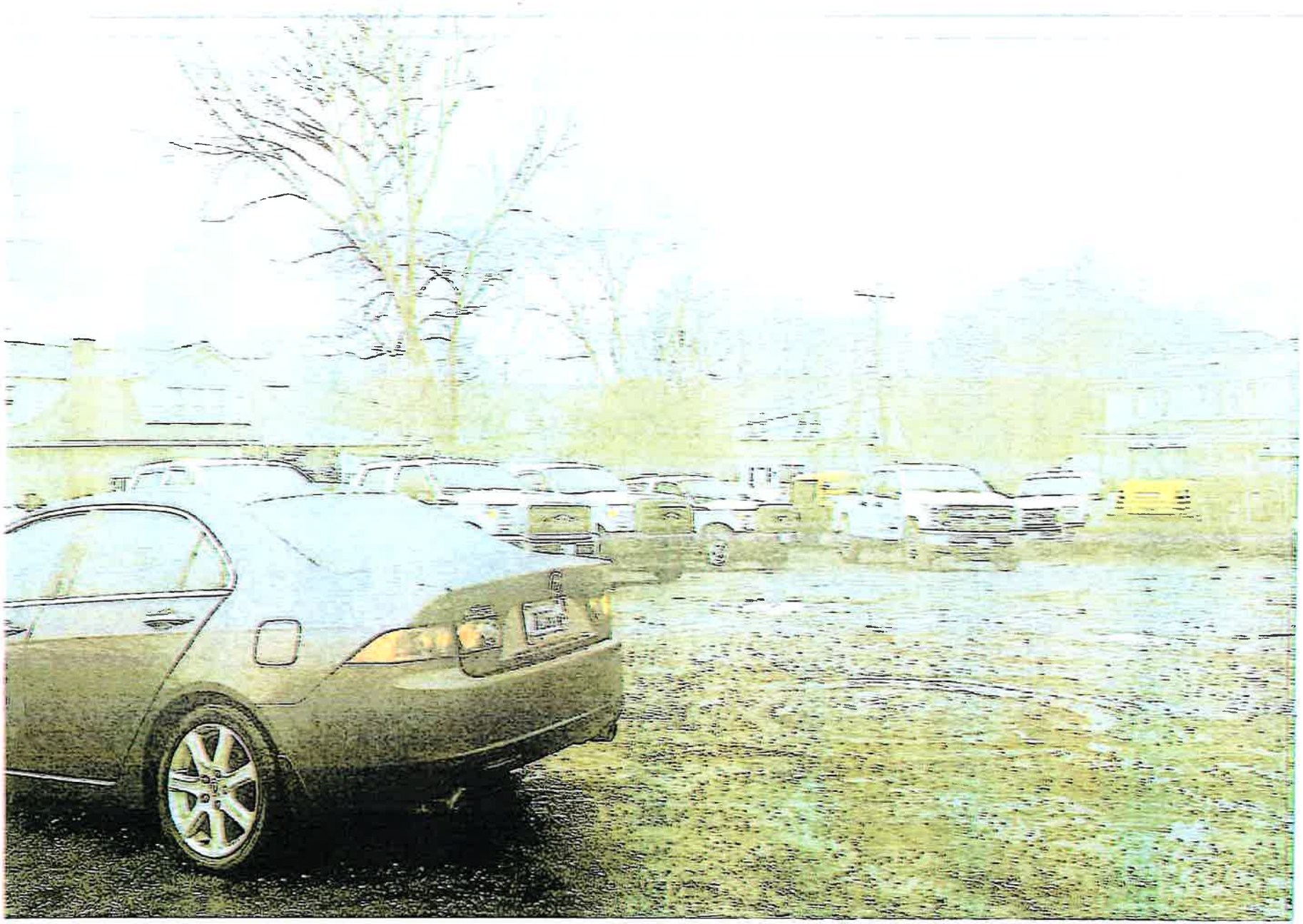
Homeowners' Tax Credit Application Information

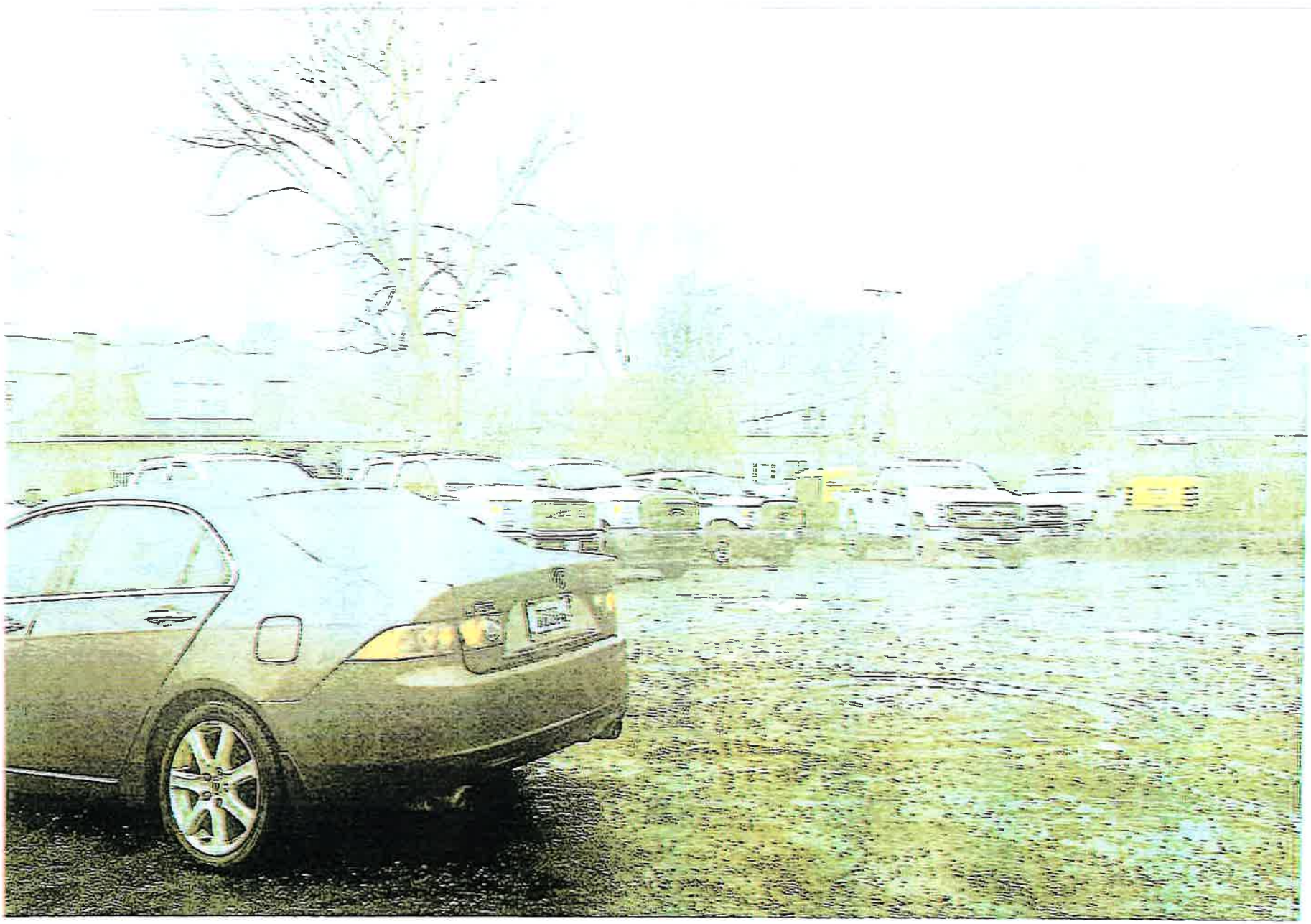
Homeowners' Tax Credit Application Status: No Application | Date:

PHOTOS OF PROPERTY



BigTex





DOT # 245465
MCI # 1251178

EXHIBIT

2

Law Offices of

Terri D. Mason, P.C.

Hand Delivered via Messenger

September 7, 2022

ATTN: GARY
Zoning Review, Room 124
111 West Chesapeake Avenue
Towson, MD. 21204

RE: Petition for Zoning Hearing - Variance

Dear Gary:

Enclosed for your consideration, please find the enclosed Attachment to the Petition -- three (3) copies. If you have any questions or require any further documentation to file and/or consider this matter, please contact me @ 410-419-7032.

Sincerely,

Law Offices of Terri D. Mason, P.C.

Terri D. Mason

cc: Jose Manuel Blandon
Inspector 56

Enclosures

2833 Smith Avenue, Suite 307 / Baltimore, Maryland 21209
443.948.7772 (voice) / 443.948.7775 (fax)
terridmason.com

Attachment to Petition for Zoning Hearing

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Respectfully Submitted,

LAW OFFICES OF TERRI D. MASON, P.C.

Terri D. Mason

Law Offices of
Terri D. Mason, Esq.
2833 Smith Avenue
Suite 307
Baltimore, MD 21209

(443) 948-7772 (voice)
(443) 948-7776 (fax)

EXHIBIT
3

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 10/17/2022

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 2022-0197-SPHA

INFORMATION:
Property Address: 2301 Sulphur Spring Road, Halethorpe, MD 21227
Petitioner: Jose Blandon
Zoning: ML IM
Requested Action: Special Hearing and Variance

The Department of Planning has reviewed the petition for:

Special Hearing:
1. To permit a temporary trailer.

Variances:
2. From Sections 255.1 & 238.1 of BCZR to permit the storage of construction equipment within 30 feet of a residential zone boundary in lieu of the required 100 feet minimum setback;
3. From Sections 255.1 &238.1 of BCZR to permit a front property setback of 16.3 feet in lieu of the required 25 feet;
4. From Sections 255.1 &238.1 of the BCZR to permit a 39 feet setback to the street center line in lieu of the required 50 feet; and
5. From Sections 255.1 &238.1 of the BCZR to permit an existing side yard setback of 13.3 feet in lieu of the required 30 feet.

The Petitioners have submitted additional information stating that the petitioner "provides essential landscaping services to the State of Maryland, Baltimore County, and Baltimore City, including Baltimore County Code Enforcement". The additional information continues on that a disruption to the business could cause disruption to the services they provide, and therefore it is necessary they be able to operate and park required commercial vehicles when not in use.

Based on the plan, the under construction vehicle storage addition, the existing vehicle storage building", and the temporary trailer are located on the east and south edges of the property respectively, which is opposite the residential DR 5.5 zone located the west and northwest of the property. The property is also located at the dead end of Sulphur Spring Road, across from another ML IM zone and use.

Given the positions of the proposed uses based on the plan provided, the Department of Planning does not object to the above Special Hearing and Variance requests and offers the following comments:

- Proper screening should be provided and maintained between the residential and industrial zones; and
- Commercial vehicles should not be parker along Sulphur Spring Road.

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

Division Chief:

Jenifer G. Nugent

SL/JGN/KP/

c: Sophie Kotzker
Terri D. Mason, Esquire
Office of Administrative Hearings
People's Counsel for Baltimore County

EXHIBIT 4

From: Kristen L Lewis
To: Terri Mason
Subject: Hearing
Date: Tuesday, November 15, 2022 11:55:25 AM
Attachments: image001.png
Approved Sign Posters 9_22_2022.pdf

Good morning,

Below is the notice that you will forward to the sign poster you have chosen off the attached Approved Sign Posters list. As a reminder, a rep from the Daily Record will be contacting you for payment over the phone for the required newspaper advertisement. Thank you.

Kristen Lewis-Coles
Legal Secretary
PAI – Zoning Review

JOHN A. OLSZEWSKI, JR.
Executive

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

County

November 15, 2022

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: 2022-0197-SPHA
2301 Sulphur Spring Road
South corner of Sulphur Spring Road and Hammonds Ferry Road
13th Election District – 1st Councilmanic District
Legal Owner: Jose Blandon

Special Hearing to permit a Temporary Trailer. Variance to permit the storage of construction equipment within 30 feet of a residential zone boundary line in lieu of the required 100 feet minimum setback. To permit a front property setback of 16.3 feet in lieu of the required 25 feet. To permit a 39 foot setback to the street centerline in lieu of the required 50 feet. To permit an existing side yard setback of 13.3 feet in lieu of the required 30 feet.

Hearing: Wednesday, December 14, 2022 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.

Pete Gutwald
Director
PW/kl

C: Terri Mason, 2833 Smith Avenue, Ste. 307, Baltimore 21209
Jose Blandon, 3315 Devonshire Drive, Baltimore 21215

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., NOV. 23, 2022**

Get your COVID-19 vaccine today.

CONNECT WITH BALTIMORE COUNTY

www.baltimorecountymd.gov

The Daily Record

a division of BridgeTower Media
PO Box 745929
Atlanta, GA 30374-5929
866-802-8214

EXHIBIT
5

Account #
10075983
Order Date
11/17/2022
Order #
12174729
PO/Case #
2022-0197-SPHA
Salesperson

Terri D Mason
2833 Smith Ave Ste 307
Baltimore, MD 21209-1426

Days	Description	Size/Qty	Unit Price	Amount
	NOTICE OF ZONING HEARING - CASE NUMBER: 2022-0197-SPHA			
1	**Daily Record (MD)**	2 col x 2.50in		
	Government - Baltimore Co / Hearings and Minutes	211 words/24 ln		
	11/23/2022			
	-Base Charge			120.48
	-Affidavit			9.00
	11/23/2022			
	-Payment via credit card #********----			-129.48
	Anchor Rate: 120.48			
	Subsequent Rate: $0.00			
			TOTAL DUE	0.00

Acceptable Payment Methods:

To Pay by Check:
BridgeTower OpCo, LLC
PO Box 745929
Atlanta, GA 30374-5929

To Pay by ACH:
Bank: Bank of America
Contact Accounts Receivable
Account Number: 237025443017
Routing Number: 053000196

To Pay by Credit Card:
Contact Accounts Receivable:
866-802-8214
Please have your Invoice Number
and Credit Card Number Ready

EXHIBIT
6

Law Offices of
Terri D. Mason, P.C.

Hand Delivered via Messenger

August 15, 2022

ATTN: Gary
Jeff Perlow
Zoning Review, Room 124
111 West Chesapeake Avenue
Towson, MD. 21204

RE: Petition for Zoning Hearing – Variance Addendum

Dear Mr. Perlow:

Enclosed for filing, of behalf of my client Silver Spring Contractor, Inc., also d/b/a Manuel Landscaping, Inc., please find the following documents which is an addendum to Petition filed on August 4, 2022:

- Original to Scale Site Plan – 12 Copies

Should you have any questions or require any further documentation to file and/or consider this matter, please contact me @ 443-222-8229.

Sincerely,

Law Offices of Terri D. Mason, P.C.

Terri D. Mason

cc: Jose Manuel Blandon
Inspector 56

Enclosures

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443.948.7772 (voice) / 443.948.7775 (fax)
terridmason.com

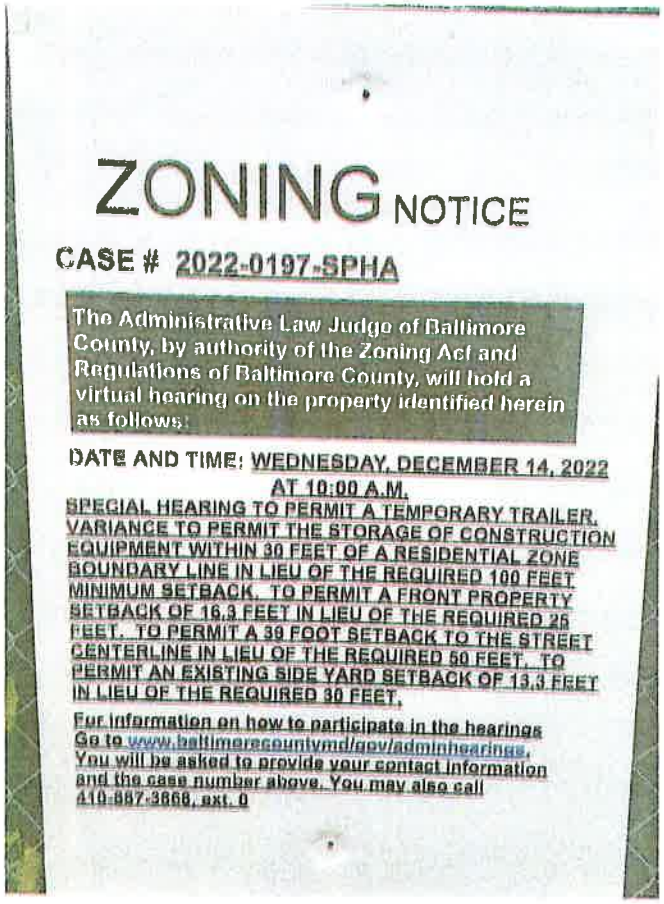
EXHIBIT
7

SECOND CERTIFICATE OF POSTING

ATTENTION: DONNA MIGNON
DATE: 12/12/2022
Case Number: 2022-0197-SPH
Petitioner / Developer: TERRI MASON, ESQ. ~ JOSE BLANDON
Date of Hearing: DECEMBER 14, 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:
2301 SULPHUR SPRING ROAD

The sign(s) were posted on: NOVEMBER 23, 2022
The sign(s) were re-photographed on: DECEMBER 12, 2022



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 Sign @ 2301 Sulphur Spring Rd. ~ 12/12/2022

Re-Photographed 2nd Sign @ 2301 Sulphur Spring Rd. ~ 12/12/2022

CASE # 2022-0197-SPH