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 ML

Deed References: J.L.E. 43269 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. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

See Attached

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)

See Attached

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

2022-0197-SPHA 8/17/22 gh

2022-0197-SPHA

1. Special Hearing to permit a Temporary Trailer

2. Variances From sections, 255.1 & 238.1 of the Baltimore County Zoning Regulations (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. Variance from sections, 255.1 & 238.1 of the BCZR. To permit a front property setback of 16.3 feet in lieu of the required 25 feet.

4. Variance 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.

5. Variance from sections, 255.1 & 238.2 of the BCZR.To permit an existing side yard setback of 13.3 feet in lieu of the required 30 feet.

Law Offices of

Terri D. Mason, P.C.

TO: **Zoning Review Office of Baltimore County**

FRCM: **Terri D. Mason, Esquire**

RE: **Attachment to Petition for Zoning Hearing**

Terri D. Mason, Attorney for Jose Blandon, reserves the right to present additional evidence at the hearing. Set forth below is a brief statement concerning the hardship and/or practical difficulty with compliance:

1. Jose M. Blandon, *hereinafter Petitioner*, is the owner of the sited property, 2301 Sulphur Spring Road, Halethorpe, Md. 21227.

2. The Petitioner operates his business, Silver Spring Contractor, Inc., also d/b/a Manuel Landscaping, Inc., from the address referenced above and sited in the attached "Violation Notice". *(See Violation Notice attached).*

3. Among other things, the Petitioner provides essential landscaping services to the State of Maryland; Baltimore County and Baltimore City including Baltimore County Code Enforcement per contracts.

4. Any disruption to the Petitioner's business could potentially cause a disruption to the essential services that he provides for the entities listed in paragraph number three (3) including Baltimore County.

5. To provide the services indicated at paragraph numbers three (3) and four (4) as well as other services, it is necessary for the Petitioner to operate and park commercial vehicles when not in use.

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

2022-0197-A

6. Compliance with §253.4 would cause the Petitioner an extreme hardship because he would not have a sufficient space to park his vehicles.

7. The Petitioner cannot operate his business without the vehicles.

8. Due the extreme financial strain and disruption to his business caused by COVID-19, the Petitioner does not have the resources to relocate the vehicles to an alternate site.

9. Compliance with §253.4 would essentially put the Petitioner out of business thereby causing a disruption of essential services to the State of Maryland, Baltimore County and Baltimore City.

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 18 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 43,553 square feet or 0.9998 acres of land, more or less.

Located in Council District No. 1 an Election District 13

DESCRIPTION FOR ZONING PURPOSES ONLY

STATE OF MARYLAND
CHARLES S. RUZICKA
No. 21169
PROFESSIONAL LAND SURVEYOR

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

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Publication Date: 8/17/2022

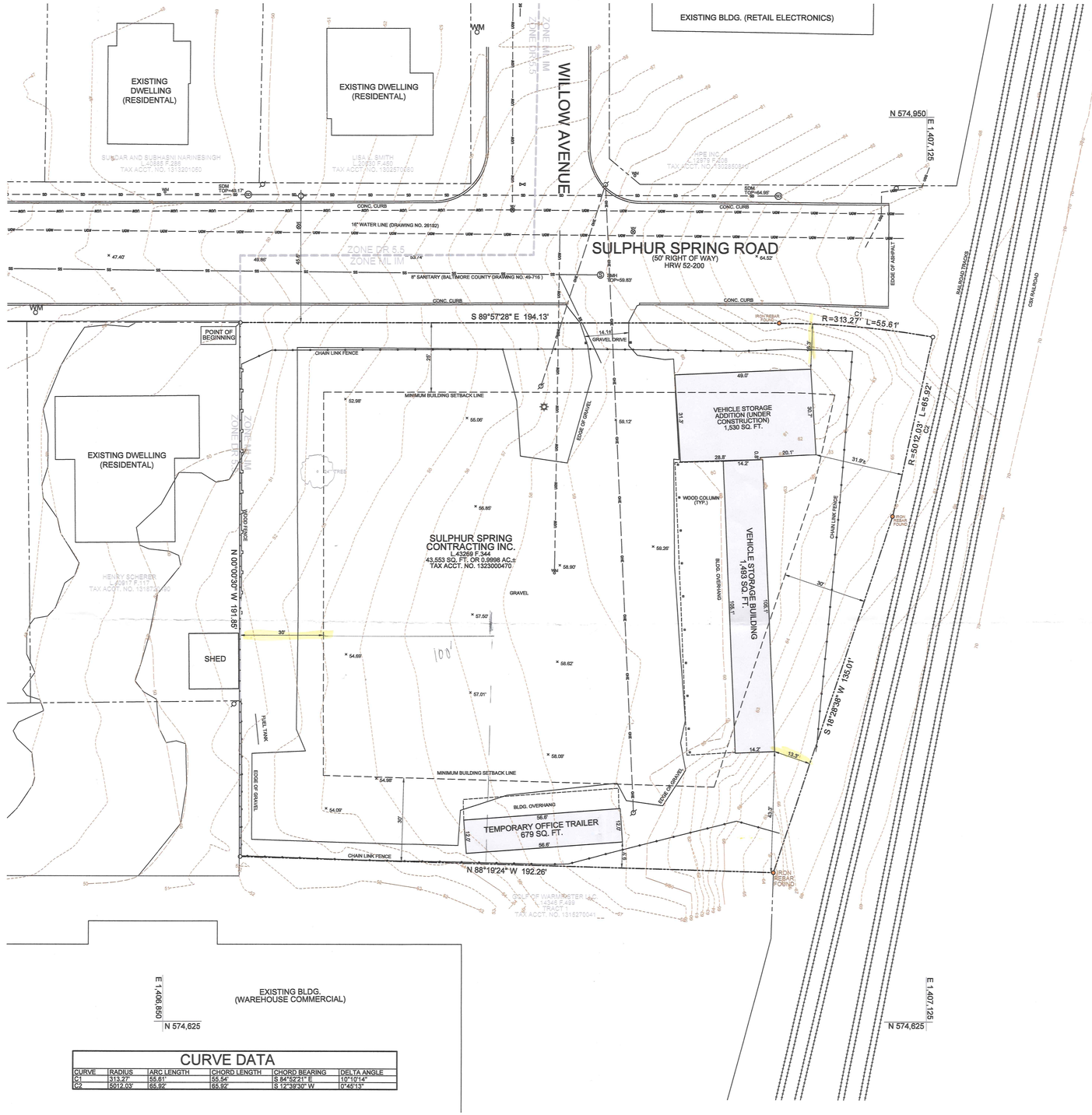
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

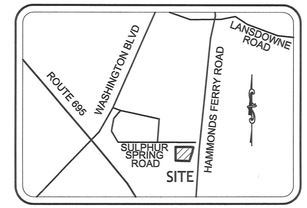
N W E S

0 12.525 50 75 100 Feet

1 inch = 50 feet

MARYLAND STATE COORDINATE SYSTEM
(NAD83/NAD011 EPOCH 2.00 NAVD88 FOR VERTICAL)





VICINITY MAP
1"=1000'

GENERAL NOTES:

1. OWNERS:

   SILVER SPRING CONTRACTOR INC.
   2301 SULPHUR SPRING ROAD
   BALTIMORE, MD 21227

2. USE:

   STORAGE FOR LANDSCAPE VEHICLE

3. PROPERTY INFORMATION:
   TAX MAP: 109 PARCEL: 480
   TAX ACCT. #1323000470
   2301 SULPHUR SPRING ROAD
   BALTIMORE, MD 21227
   ELECTION DISTRICT - 13
   COUNCILMAN DISTRICT - 1

4. GROSS LOT AREA - 49,464 SQ.FT. OR 1.1355 AC.±
   NET LOT AREA - 43,553 SQ.FT. OR 0.9998 A.C.±

5. BUILDING AREA:

   EXISTING: 2,172 SQ. FT.
   UNDER CONSTRUCTION: 1,530 SQ. FT.
   TOTAL: 3702 SQ. FT.

6. FLOOR AREA RATIO: .07

7. UTILITIES:
   PUBLIC WATER
   PUBLIC SEWER

8. PARKING CALCULATIONS:

9. DEED:

   2301 SULPHUR SPRING ROAD
   BALTIMORE, MD 21227
   DEED REF.: L.43269 F.344

10. THE SITE DOES NOT LIE WITHIN THE FLOODPLAIN AS SHOWN ON FIRM # 2400100510G

11. ZONING:
    ML - MANUFACTURING LIGHT

12. ZONING HISTORY CASE NUMBER:
    R-1958-4349
    1988-0431-SPHA
    R-1942-0249
    R-1949-1427-X

13. SETBACKS
    FRONT - 25' FROM PROPERTY LINE (50' FROM CENTERLINE OF ROAD)
    SIDE - 30' FROM PROPERTY LINE
    REAR 30' FROM PROPERTY LINE

14. THE MAXIMUM BUILDING HEIGHT IS 60'

15. EXISTING USE - LANDSCAPING COMMERCIAL BUILDING

16. THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE CRITICAL AREA, A BOG PROTECTION AREA OR A BUFFER.

17. WATERSHED: PATAPSCO RIVER

18. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.

19. THE TOPOGRAPHY SHOWN HEREON IS BASED ON BALTIMORE COUNTY GIS (GEOGRAPHIC INFORMATION SYSTEM.)

20. THE PROPERTY SHOWN HEREON IS IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. NO. 24003C-0227E, EFFECTIVE DATE' OCTOBER 16, 2012 FOR ANNE ARUNDEL COUNTY, MARYLAND.

21. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER

LEGEND

SANITARY MANHOLE	SANITARY CLEAN OUT
STORM DRAIN MANHOLE	FIRE HYDRANT
ELECTRIC MANHOLE	
FIBRE OPTIC MANHOLE	WATER VALVE
WATER MANHOLE	ELEC. HAND HOLE
LIGHT POLE	UTILITIES HAND HOLE
ELECTRIC METER	TRAFFIC HAND HOLE
WATER METER	ELEC. CONDUIT
UTILITY POLE	ELECTRIC BOX
GUY WIRE	
UNKNOWN MANHOLE	SIGN
TELEPHONE PEDESTAL	GAS VALVE
TELEPHONE MANHOLE	
STOP BAR	UGE — UNDERGROUND ELECTRIC
	W — WATER LINE
ELECTRIC TRANSFORMER	UGT — UNDERGROUND TELEPHONE

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	313.27'	55.61'	55.54'	S 84°52'21" E	10°10'14"
C2	5012.03'	65.92'	65.92'	S 12°39'30" W	0°45'13"

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THE SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND THAT IT REPRESENTS A FIELD SURVEY FOR THE PROPERTY SHOWN HEREON PERFORMED UNDER MY DIRECT SUPERVISION.

8-1-22

MD. LICENSED PROFESSIONAL LAND SURVEYOR NO. 21169
EXPIRES JUNE 26, 2023

STATE OF MARYLAND
CHARLES S. RUZICKA
No. 21169
PROFESSIONAL LAND SURVEYOR

0 20 40 60
SCALE: 1" = 20'

No.	REVISIONS	Date

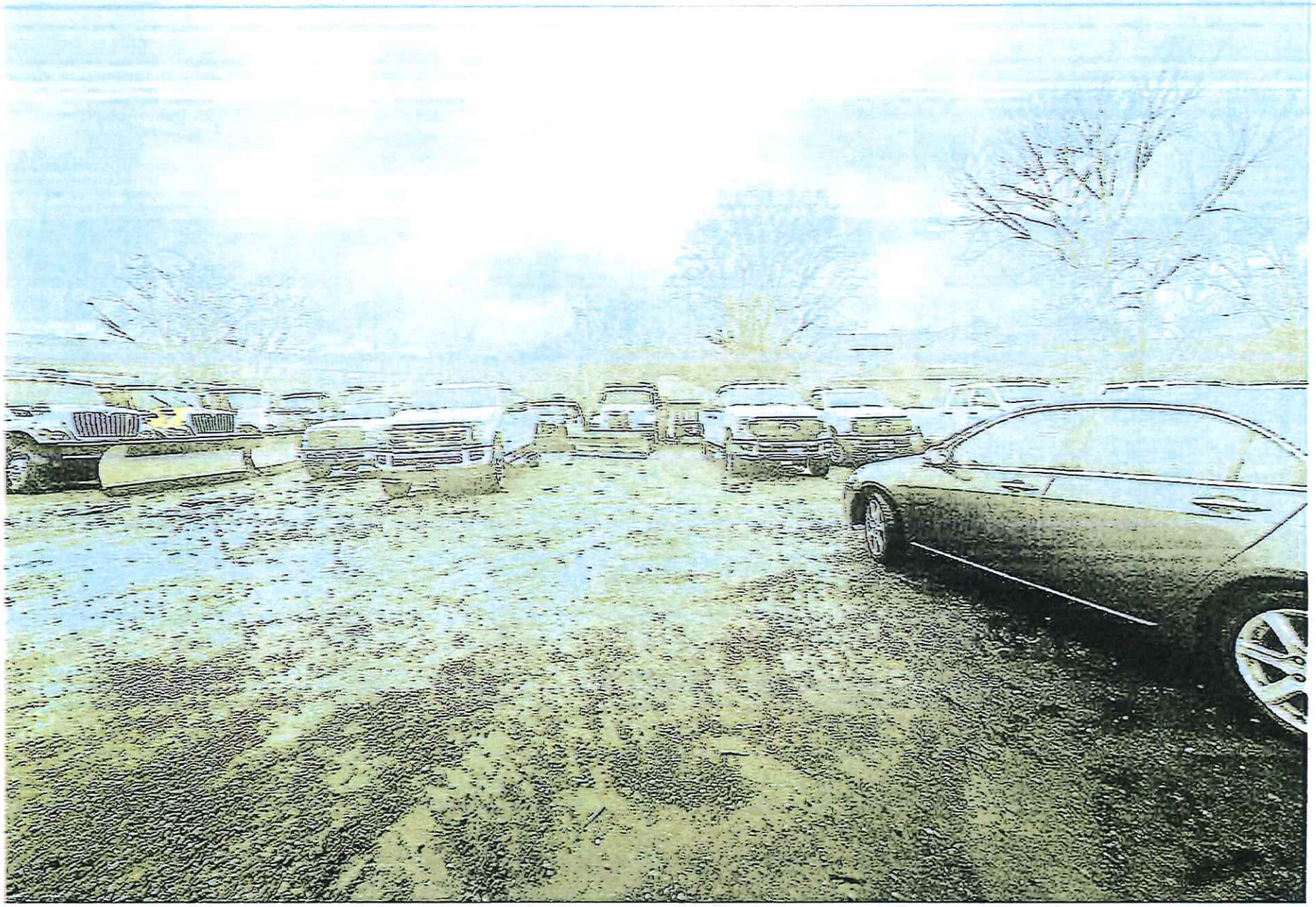
PRECISION SURVEY AND MAPPING LLC
Using Modern Technology to Map America
6809 South River Drive
Baltimore, Maryland 21220
www.precisionsurveys.us
Phone: 410-459-2124

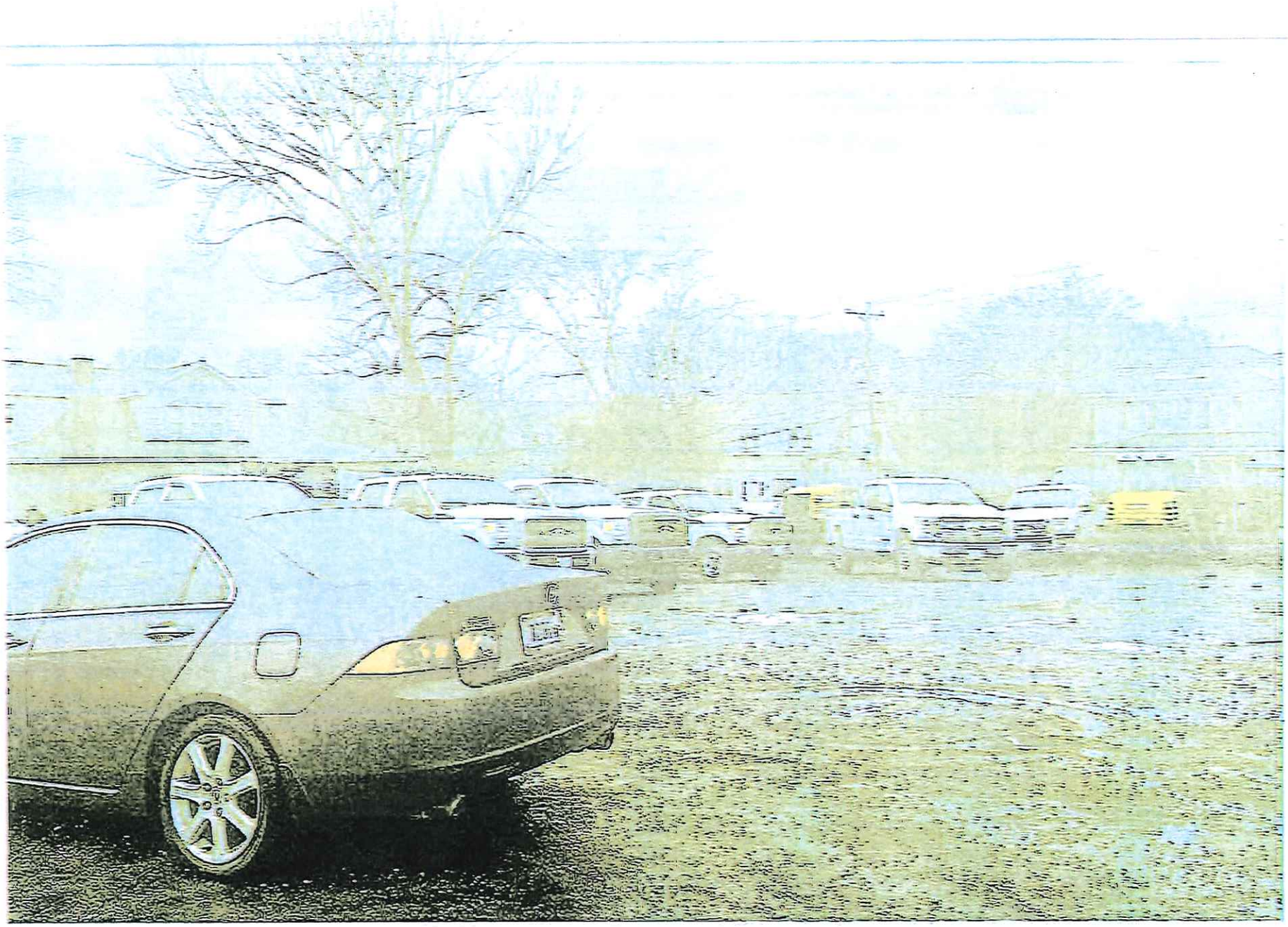
SITE PLAN
2301 SULPHUR SPRING RD.
BALTIMORE, MARYLAND 21227
SILVER SPRING CONTRACTOR INC. PROPERTY
L.43269 F.344
MAP 109 - GRID 2 - PARCEL 480
AUGUST 08, 2022

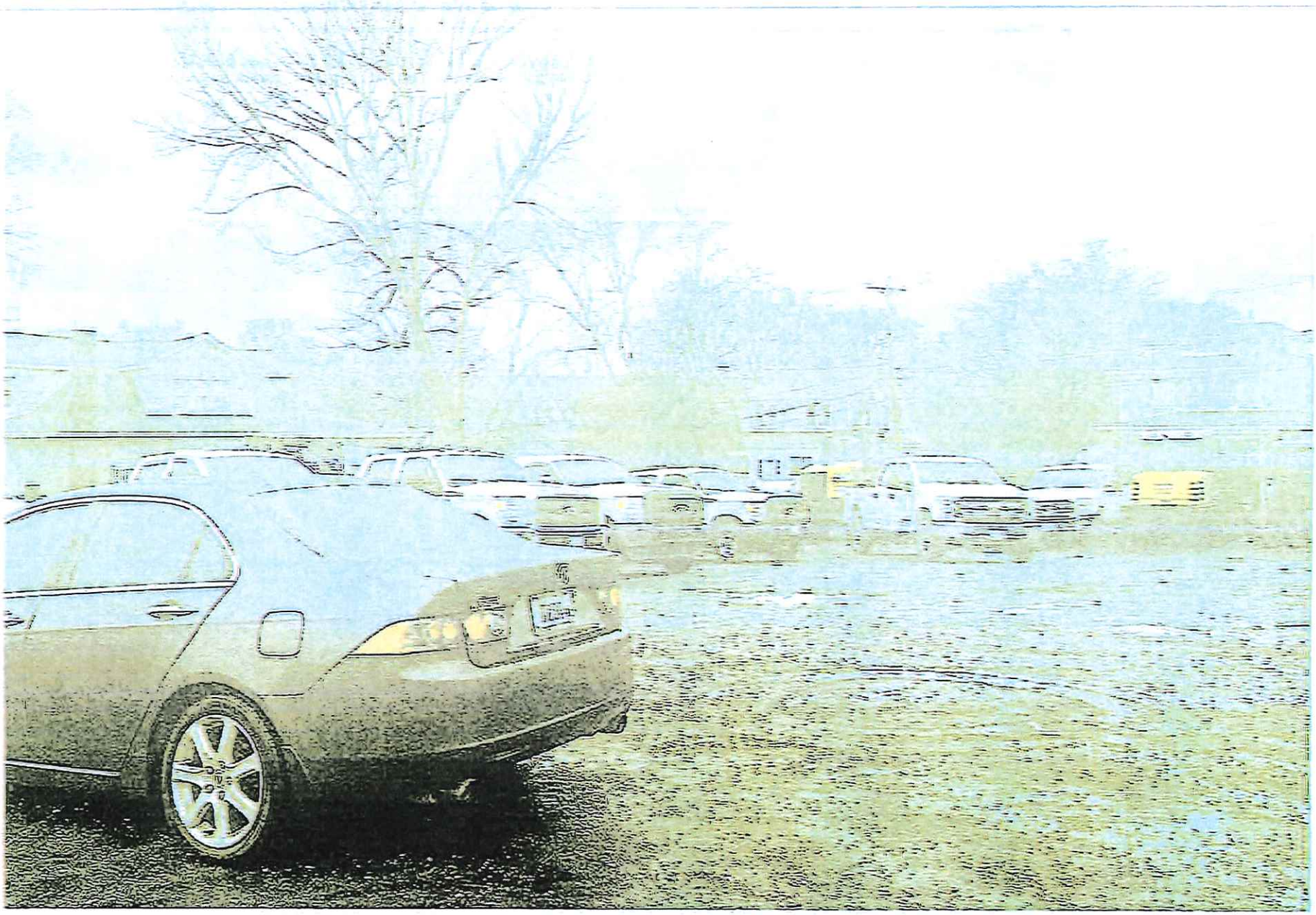
2022-0197-SPHA

PHOTOS OF PROPERTY

2022-0197-A







DOT # 2453462
MHR # 139178

Real Property Data Search ( )
Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 13 Account Number - 1323000470

Owner Information

Owner Name: SILVER SPRING CONTRACTOR INC
Use: COMMERCIAL
Principal Residence: NO
Mailing Address: 3315 DEVONSHIRE DR
BALTIMORE MD 21215-
Deed Reference: /43269/ 00344

Location & Structure Information

Premises Address: 2301 SULPHUR SPRING RD
BALTIMORE 21227-
Legal Description: .954 AC
SULPHUR SPRING RD SS
2065 WS OF B & O RAILROA

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: >>
0109	0002	0480	20000.04	0000				2023	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1994	1,700 SF		0.9500 AC	06

StoriesBasementType	ExteriorQuality	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 07/01/2022	As of 07/01/2023
Land:	167,500	167,500		
Improvements	45,500	45,500		
Total:	213,000	213,000	213,000	
Preferential Land:	0			

Transfer Information

Seller: SULPHUR SPRING ENTERPRISE LLC	Date: 08/24/2020	Price: $300,000
Type: ARMS LENGTH IMPROVED	Deed1: /43269/ 00344	Deed2:
Seller: REINKE PAUL R	Date: 06/12/2007	Price: $190,000
Type: ARMS LENGTH IMPROVED	Deed1: /25767/ 00746	Deed2:
Seller: WAILES JOHN B	Date: 06/12/1984	Price: $65,000
Type: ARMS LENGTH IMPROVED	Deed1: /06729/ 00536	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
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:

2022-0197-A