

**IN RE: PETITION FOR VARIANCE**  
**(10725 & 10733 York Road)**  
8th Election District  
3rd Council District  
MGK Realty, LLC  
*Legal Owner*

Petitioner

\* BEFORE THE  
\* OFFICE OF ADMINISTRATIVE  
\* HEARINGS OF  
\* BALTIMORE COUNTY  
\* **CASE NO. 2023-0036-A**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by MGK Realty, LLC (“Petitioner”) for property located at 10725 & 10733 York Road, Cockeysville, (the “Property”). Petitioner is requesting variance relief from the Baltimore County Zoning Regulations (“BCZR”) § 409.6: to permit 35 parking spaces in lieu of the required 51; and from BCZR § 303.2 to permit a front average setback of 10 feet in lieu of the required 43 feet.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. The Petitioner, Marty Kutlik appeared at the hearing. Timothy Kotroco, Esquire represented the Petitioner. William Bafitis, a Professional Engineer was also present. The red-line site plan he prepared was admitted as Petitioner’s Exhibit 9. There was one interested citizen who attended for informational purposes. He had several questions which were answered by Mr. Kotroco.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”). They did not oppose the requested relief, subject to proposed conditions that will be incorporated into this Order.

The property is approximately .664 acres and is zoned BL-AS/BM. It is on the east side of York Road in Cockeysville. Mr. Kotroco was allowed to proffer the following relevant facts. The subject site is vacant and Mr. Kutlik proposes to build a wine/liquor store similar to Ridgley Wine, which he owns and operates a mile or so south of this site. There is a mix of retail and commercial businesses along this stretch of York Road. There is a vacant commercial building immediately south of this site and to the north is Hunt Valley Auto Works, an automobile service shop. Mr. Kotroco explained that there is a rise in grade of 27 feet from the front to the rear of the site and that this impacts the number of parking spaces that can be constructed. However, he explained that based on his experience at his other store Mr. Kutlik believes that the proposed 35 parking spaces are more than adequate to serve the needs of his clients. Mr. Kotroco noted that the proposed structure has a 2300 sq. ft. storage loft that will not be accessible retail space but that is nevertheless included in calculating the required 51 spaces required under BCZR § 409.6.

Mr. Kotroco further explained that the State Highway Administration (“SHA”) has jurisdiction over the access point at the site because York Road is a state highway (Route 45). He noted that based on SHA’s ZAC comment that they have slightly modified the site plan in order to provide a longer and wider driveway. This results in an average front setback calculation of 43 feet rather than the 41 feet initially stated on the Petition.

Addressing DOP’s ZAC comments, Mr. Kotroco and the architect, Brandon Sanders, confirmed that the architecture and landscape will conform with the Hunt Valley/Timonium Design Guidelines, and that a sidewalk will be installed along the entire York Road frontage of the site. Finally, Mr. Kotroco explained that he discussed the proposed plan at length with Eric Rockel, the President of the Greater Timonium Community Council Association, and that they support the proposed wine store and related variance relief.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

*Cromwell v. Ward*, 102 Md. App. 691 (1995).

The site is unique in a zoning sense because there is a 27 ft. grade change from front to rear, and this necessitates both the front setback and parking variances. If the variances were denied the Petitioner would suffer practical difficulty and hardship because he would be unable to construct the proposed wine store. I find that the requested relief is within the spirit and intent of the zoning regulations and that it will not harm the public health, safety or welfare, especially since Petitioner will be required to comply with DOP's ZAC comments.

THEREFORE, IT IS ORDERED, this **3rd** day of **April 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variances from BCZR § 409.6: to permit 35 parking spaces in lieu of the required 51; and from BCZR § 303.2 to permit a front average setback of 10 feet in lieu of the required 43 feet are hereby **GRANTED**.

The relief granted herein shall be subject to the following:

- 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 their 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.
- Petitioner shall comply with the DOP ZAC comments which are attached hereto and incorporated herein.

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

A handwritten signature in black ink, appearing to read "Paul M. Mayhew". The signature is written in a cursive style with a large initial "P".

PAUL. M. MAYHEW  
Managing Administrative Law Judge  
for Baltimore County

PMM/dlm

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

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

**DATE:** 3/15/2023

**FROM:** Steve Lafferty  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 2023-036-A

**INFORMATION:**

**Property Address:** 10725 & 10733 York Road

**Petitioner:** MGK Realty, LLC

**Zoning:** BL AS, BM

**Requested Action:** Variance

The Department of Planning has reviewed the petition for the following:

*Variance*

1. From Section 409.6 of the Baltimore County Zoning Regulations to permit 37 parking spaces in lieu of the required 51;
2. From Section 303.2 of the Baltimore County Zoning Regulations to permit a front average setback of +/- 10 feet in lieu of the required 41 feet; and
3. For such other and further relief as the nature of this case may require.

The site is located on York Road in the Cockeysville area. Combined, the two subject sites are approximately 29,297 square feet. Both are currently vacant, grassy lots. Surrounding uses are primarily commercial. Per the submitted site plan, the property owners would like to construct a new, two-story liquor store and associated parking on the property.

The subject sites are within the boundaries of the Hunt Valley/Timonium Master Plan, the Western Baltimore County Pedestrian and Bicycle Access Plan, and the Hunt Valley/Timonium Design Guidelines sub-section of the Comprehensive Manual of Development Policies (CMDP). The Hunt Valley/Timonium Master Plan, adopted by the County Council October 19<sup>th</sup>, 1998, seeks to provide guidance to development of the employment and commercial areas. The Hunt Valley/Timonium Design Guidelines provide design guidelines on buildings, screening, pedestrian friendly development, etc., within the area boundary.

Regarding the Variance to permit 37 parking spaces in lieu of the required 51, several other properties in the area have had Variances for parking. The Department does not believe the reduction in parking with negatively impact the site and/or its proposed use.

Regarding the Variance to permit a front average setback of 10' in lieu of the required 41', while 10737 and 10717 have 53' and 62' average front yard setbacks, respectively, many of the other surrounding

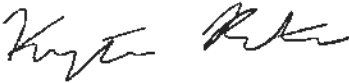
buildings are located close to York Road. The 10' front yard setback is consistent with the surrounding uses and area, and will not cause a negative impact.

The Department of Planning has no objection to either of the requested Variances, subject to the following conditions:

1. The design of the building, signage, and landscaping shall comply with the Hunt Valley/Timonium Design Guidelines, available here:  
<https://resources.baltimorecountymd.gov/Documents/Planning/cmdp/ehuntvalleytimoniumdesignguidelines.pdf>.
2. Sidewalks shall be provided along York Road to provide safe pedestrian travel.

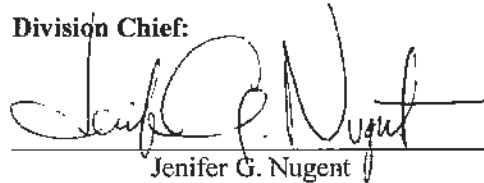
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

**Prepared by:**



Krystle Patchak

**Division Chief:**



Jenifer G. Nugent

SL/JGN/KP

c: William N. Bafitis, P.E.  
Timothy Kotroco  
David Birkenthal  
Ngone Seye Diop  
Jeff Perlow, Zoning Review  
Lajuanda Whitaker, Zoning Review  
Office of Administrative Hearings  
People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.  
*County Executive*

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

April 3, 2023

Timothy Kotroco, Esquire – [tkotroco@gmail.com](mailto:tkotroco@gmail.com)  
Matthew T. Kotroco, Esquire – [mattkotroco@gmail.com](mailto:mattkotroco@gmail.com)  
305 Washington Avenue, Suite 502  
Towson, MD 21204

RE: Petition for Variance  
Case No. 2023-0036-A  
Property: 10725 & 10733 York Road

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,

A handwritten signature in black ink that reads "Paul M. Mayhew". The signature is written in a cursive style.

PAUL M. MAYHEW  
Managing Administrative Law Judge  
for Baltimore County

PMM:dlm  
Enclosure

c: William Bafitis – [bafitisassoc.comcast.net](mailto:bafitisassoc.comcast.net)  
MGK Realty, LLC – Marty Kutlik – [martykutlik.comcast.net](mailto:martykutlik.comcast.net)  
Kwame – [kwameasenso24@gmail.com](mailto:kwameasenso24@gmail.com)  
Saul Ortega – [ortegasaul74@gmail.com](mailto:ortegasaul74@gmail.com)



# PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections  
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 10725 & 10733 YORK ROAD COCKEYSVILLE, MD. 21030 Currently Zoned BL-AS & BM  
Deed Reference 47118 / 442 10 Digit Tax Account # 08-03037025 & 19-00001131  
Owner(s) Printed Name(s) MGK REALTY, LLC.

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1.      a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

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

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

**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)**

*To be determined at hearing.*

Property is to be posted and advertised as prescribed by the zoning regulations.

I / we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound 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):**  
MGK REALTY LLC.

Name #1 - Type or Print Marty Kutlik, Member Name #2 - Type or Print  
Signature #1 [Signature] Signature #2  
#10733 DEER BIT LA. GLEN ARM MD.  
Mailing Address City State  
21057 / 410-236-7667  
Zip Code Telephone #'s (Cell and Home) Email Address

**Attorney for Petitioner:**

TIMOTHY KOTROCO

Name - Type or Print  
Signature  
305 WASHINGTON AVE. TOWSON, MD.  
Mailing Address City State  
21204 / 410-299-2943  
Zip Code Telephone # Email Address

**Representative to be contacted:**

WILLIAM N. BAFITIS, P.E.

Name - Type or Print  
Signature  
1249 ENGLEBERTH ROAD BALTIMORE MD.  
Mailing Address City State  
21221 / 410-391-2336 / bafitisassoc@comcast.net  
Zip Code Telephone # Email Address

Case Number 2023-0036-A Filing Date 3/21/2023 Do Not Schedule Dates \_\_\_\_\_ Reviewer MTK

## Zoning Relief Requested

- A variance from BCZR section §409.6 to permit 37 parking spaces in lieu of the required 51
- A variance from BCZR §303.2; to permit a front average setback of  $\pm 10'$  in lieu of the required ~~40~~ 41' MK
- and for such other and further relief as the nature of this cause may require.



ZONING DESCRIPTION  
FOR

#10725 & #10733 YORK ROAD  
BALTIMORE COUNTY MARYLAND 21030  
8TH ELECTION DISTRICT

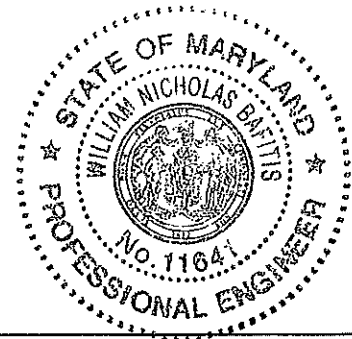
BEGINNING AT A POINT ON THE EAST SIDE OF YORK ROAD AND 40' SOUTHWESTERLY;  
TO THE CENTERLINE OF YORK ROAD; AND 403'± NORTHWESTERLY TO THE CENTERLINE  
INTERSECTION OF COCKEYSVILLE ROAD 60' WIDE;

THENCE LEAVING THE EAST SIDE OF YORK ROAD THE THREE FOLLOWING COURSES AND  
DISTANCES:

- 1) NORTH 70°-36'-00" EAST AT A DISTANCE OF 192.68' TO A POINT;
- 2) SOUTH 19°-12'-01" EAST AT A DISTANCE OF 150.17' TO A POINT;
- 3) SOUTH 70°-36'-00" WEST AT A DISTANCE OF 192.68' TO A POINT;
- 4) NORTH 19°-12'-01" WEST AT A DISTANCE OF 150.17' TO  
THE POINT OF BEGINNING;

CONTAINING: 28,932 SQUARE FEET OR 0.664 ACRES MORE OR LESS

  
WILLIAM N. BAFITIS, P.E. MD. REG. #11641



SEAL

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW OFFICE**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Case Number: 2023-0036-A

Property Address: #10725 & #10733 YORK ROAD COCKEYSVILLE, MD. 21030

Property Description: VACANT LOTS

Legal Owners (Petitioners): MGK REALTY LLC.

Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARTY KULIK

Company/Firm (if applicable): MGK REALTY LLC.

Address: #10733 DEER BIT LANE GLEN ARM, MARYLAND 21057

Telephone Number: 410-236-7667

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

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

**DATE:** 3/15/2023

**FROM:** Steve Lafferty  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 2023-036-A

**INFORMATION:**

**Property Address:** 10725 & 10733 York Road  
**Petitioner:** MGK Realty, LLC  
**Zoning:** BL AS, BM  
**Requested Action:** Variance

The Department of Planning has reviewed the petition for the following:

*Variance*

1. From Section 409.6 of the Baltimore County Zoning Regulations to permit 37 parking spaces in lieu of the required 51;
2. From Section 303.2 of the Baltimore County Zoning Regulations to permit a front average setback of +/- 10 feet in lieu of the required 41 feet; and
3. For such other and further relief as the nature of this case may require.

The site is located on York Road in the Cockeysville area. Combined, the two subject sites are approximately 29,297 square feet. Both are currently vacant, grassy lots. Surrounding uses are primarily commercial. Per the submitted site plan, the property owners would like to construct a new, two-story liquor store and associated parking on the property.

The subject sites are within the boundaries of the Hunt Valley/Timonium Master Plan, the Western Baltimore County Pedestrian and Bicycle Access Plan, and the Hunt Valley/Timonium Design Guidelines sub-section of the Comprehensive Manual of Development Policies (CMDP). The Hunt Valley/Timonium Master Plan, adopted by the County Council October 19<sup>th</sup>, 1998, seeks to provide guidance to development of the employment and commercial areas. The Hunt Valley/Timonium Design Guidelines provide design guidelines on buildings, screening, pedestrian friendly development, etc., within the area boundary.

Regarding the Variance to permit 37 parking spaces in lieu of the required 51, several other properties in the area have had Variances for parking. The Department does not believe the reduction in parking with negatively impact the site and/or its proposed use.

Regarding the Variance to permit a front average setback of 10' in lieu of the required 41', while 10737 and 10717 have 53' and 62' average front yard setbacks, respectively, many of the other surrounding

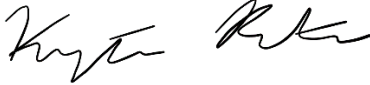
buildings are located close to York Road. The 10' front yard setback is consistent with the surrounding uses and area, and will not cause a negative impact.

The Department of Planning has no objection to either of the requested Variances, subject to the following conditions:

1. The design of the building, signage, and landscaping shall comply with the Hunt Valley/Timonium Design Guidelines, available here: <https://resources.baltimorecountymd.gov/Documents/Planning/cmdp/ehuntvalleytimoniumdesignguidelines.pdf>.
2. Sidewalks shall be provided along York Road to provide safe pedestrian travel.

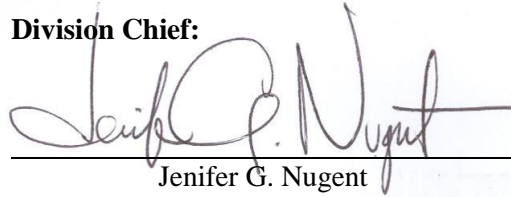
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

**Prepared by:**



Krystle Patchak

**Division Chief:**



Jenifer G. Nugent

SL/JGN/KP

c: William N. Bafitis, P.E.  
Timothy Kotroco  
David Birkenthal  
Ngone Seye Diop  
Jeff Perlow, Zoning Review  
Lajuanda Whitaker, Zoning Review  
Office of Administrative Hearings  
People's Counsel for Baltimore County

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge  
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and  
Sustainability (EPS) - Development Coordination

DATE: March 3, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0036-A  
Address: 10725- 10733 York Rd.  
Legal Owner: MGK Realty, LLC.

Zoning Advisory Committee Meeting of March 6, 2023.

X The Department of Environmental Protection and Sustainability has no  
comment on the above-referenced zoning item.

Additional Comments:

Reviewer: Earl D. Wrenn

RE: PETITION FOR VARIANCE \* BEFORE THE OFFICE  
1415 Rosewick Avenue; SW/S of Rosewick \* OF ADMINISTRATIVE  
Avenue, 820' NW c/line of Redmore Road \* HEARINGS FOR  
14<sup>th</sup> Election & 6<sup>th</sup> Councilmanic Districts \* BALTIMORE COUNTY  
Legal Owner(s): Jara Custom Designs LLC \*  
Petitioner(s) \*  
\* 2023-031-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People’s Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People’s Counsel on all correspondence sent and all documentation filed in the case.

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

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

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 27th day of February, 2023, a copy of the foregoing Entry of Appearance was emailed to Roxanne Jara, 1415 Rosewick Avenue, Rosedale, Maryland 21237, [Roxymarie87@gmail.com](mailto:Roxymarie87@gmail.com) and Edward Gilliss, Esquire, 102 West Pennsylvania Avenue, Suite 600, Towson, Maryland 21204, [gilliss@rmmr.com](mailto:gilliss@rmmr.com), Attorney for Petitioner(s).

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

RE: PETITION FOR VARIANCE \* BEFORE THE OFFICE  
7135 Martell Avenue; S/S of Martell Avenue, \* OF ADMINISTRATIVE  
W/S of East Avenue \* HEARINGS FOR  
12<sup>th</sup> Election & 7<sup>th</sup> Councilmanic Districts \* BALTIMORE COUNTY  
Legal Owner(s): Manuel & Carlos Tenezaca \*  
Petitioner(s) \*  
\* 2023-033-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

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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 February, 2023, a copy of the foregoing Entry of Appearance was emailed to Manuel Tenezaca, 7135 Martell Avenue, Dundalk, Maryland 21222, [itonysfamily2011@hotmail.com](mailto:itonysfamily2011@hotmail.com) , ‘Petitioner(s).

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

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
1 Overlook Lane; property at intersection of	*	OF ADMINSTRATIVE
Overlook Place & Overlook Lane	*	HEARINGS FOR
9 <sup>th</sup> Election & 2 <sup>nd</sup> Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Amy Goldberg	*	2023-034-A
Petitioner(s)		

\* \* \* \* \*

**ENTRY OF APPEARANCE**

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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 February, 2023, a copy of the foregoing Entry of Appearance was emailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, [BDoak@bruceedoakconsulting.com](mailto:BDoak@bruceedoakconsulting.com), Representative for Petitioner(s).

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

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
SPECIAL EXCEPTION AND VARIANCE	*	OF ADMINSTRATIVE
8485 Honeygo Boulevard; Corner of N/S	*	HEARINGS FOR
Of Mercantile Road, E/S of Honeygo Blvd	*	BALTIMORE COUNTY
11 <sup>th</sup> Election & 5 <sup>th</sup> Councilmanic Districts	*	
Legal Owner(s): 8485 Honeygo LLC	*	2023-035-SPHXA
by Fazal Sirhandi		
Petitioner(s)		

\* \* \* \* \*

**ENTRY OF APPEARANCE**

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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 27<sup>th</sup> day of February, 2023, a copy of the foregoing Entry of Appearance was emailed to Jason Vettori, Esquire, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, [jvettori@sgs-law.com](mailto:jvettori@sgs-law.com), Attorney for Petitioner(s).

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

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
10725 & 10733 York Road; E/S of York Road,	*	OF ADMINSTRATIVE
403' S of c/line of Cockeyville Road	*	HEARINGS FOR
8 <sup>th</sup> Election & 3 <sup>rd</sup> Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): MGK Realty, LLC	*	2023-036-A
Petitioner(s)		

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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 February, 2023, a copy of the foregoing Entry of Appearance was emailed to William Bafatis, P.E., 1249 Engleberth Road, Baltimore, Maryland 21221, [bafitisassoc@comcast.net](mailto:bafitisassoc@comcast.net) and Timothy Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson, Maryland 21204, [tkotroco@gmail.com](mailto:tkotroco@gmail.com), Attorney for Petitioner(s).

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

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
13312 Brighton View Court; N/S of Brighton	*	OF ADMINSTRATIVE
View Court, 460' W of Dance Mill Road	*	HEARINGS FOR
10 <sup>th</sup> Election & 3 <sup>rd</sup> Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Chad & Wendi Gauss	*	2023-037-SPH
Petitioner(s)	*	

\* \* \* \* \*

**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 27<sup>th</sup> day of February, 2023, a copy of the foregoing Entry of Appearance was emailed to Adam Carballo, 1816 Aliceanna Street, Baltimore, Maryland 21231, [info@carballoarch.com](mailto:info@carballoarch.com) , Representative for Petitioner(s).

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

ZONING ADVISORY COMMITTEE AGENDA  
ROOM 123, COUNTY OFFICE BUILDING  
DISTRIBUTION MEETING February 27, 2023  
FORMAL OR INFORMAL RESPONSE DUE AT March 6, 2023 Meeting

\* Agenda Only  
+ Agenda and Petition  
& Agenda and Plat  
# Agenda, Petition and Plat

Distribution:

- \* Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, [dwiley@baltimorecountymd.gov](mailto:dwiley@baltimorecountymd.gov); [dmignon@baltimorecountymd.gov](mailto:dmignon@baltimorecountymd.gov)
- \* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), [klewis@baltimorecountymd.gov](mailto:klewis@baltimorecountymd.gov)
- \* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), [JPerlow@baltimorecountymd.gov](mailto:JPerlow@baltimorecountymd.gov)
- \* PAI, Development Management (Lloyd Moxley), MS # 1105, [lmoxley@baltimorecountymd.gov](mailto:lmoxley@baltimorecountymd.gov)
- \* PAI, Code Enforcement (Lisa Henson), MS # 1105, [lhenson@baltimorecountymd.gov](mailto:lhenson@baltimorecountymd.gov)
- \* PAI, Building Inspection (Matt Gawel), [mg@baltimorecountymd.gov](mailto:mg@baltimorecountymd.gov)
- \* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, [sjacobs@baltimorecountymd.gov](mailto:sjacobs@baltimorecountymd.gov)
- \* Highways (Tom Hargis), MS #1003 [thargis@baltimorecountymd.gov](mailto:thargis@baltimorecountymd.gov)
- \* Neighborhood Improvements (Marcia Williams), MS #4201, [myneighborhoodimprovment@baltimorecountymd.gov](mailto:myneighborhoodimprovment@baltimorecountymd.gov)
- \* County Council, District 3, (Tom Bostwick), MS #2201, [council1@baltimorecountymd.gov](mailto:council1@baltimorecountymd.gov)  
[tbostwick@baltimorecountymd.gov](mailto:tbostwick@baltimorecountymd.gov)
- \* Mike Ruby (Newspaper), [mildmanneredcomm@aol.com](mailto:mildmanneredcomm@aol.com)
- + People's Counsel, [rwheatley@baltimorecountymd.gov](mailto:rwheatley@baltimorecountymd.gov)
- + IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), [joseph.griffiths@maryland.gov](mailto:joseph.griffiths@maryland.gov)
- + Kathy Are, [kare@baltimorecountymd.gov](mailto:kare@baltimorecountymd.gov)
- & State Highway Administration, Access Permits Division (Steven Autry), [SAutry@mdot.maryland.gov](mailto:SAutry@mdot.maryland.gov)
- & Fire Department (Inspector Muddiman), MS # 1102F, [dmuddiman@baltimorecountymd.gov](mailto:dmuddiman@baltimorecountymd.gov)
- & PAI, Development Plans Review (Vishnu Desai), [vdesai@baltimorecountymd.gov](mailto:vdesai@baltimorecountymd.gov); Jesse Krout, [jkrout@baltimorecountymd.gov](mailto:jkrout@baltimorecountymd.gov)
- # People's Counsel (Peter Zimmerman), MS #4204 [pzimmerman@baltimorecountymd.gov](mailto:pzimmerman@baltimorecountymd.gov)
- # Planning Office (Jenifer Nugent), MS # 4101, [jnugent@baltimorecountymd.gov](mailto:jnugent@baltimorecountymd.gov); Henry Ayakwah [hayakwah@baltimorecountymd.gov](mailto:hayakwah@baltimorecountymd.gov); Taylor Bensley [tbensley@baltimorecountymd.gov](mailto:tbensley@baltimorecountymd.gov)
- # DEPS (Jeff Livingston) – 2 copies of each, MS # 1319, [jlivingston@baltimorecountymd.gov](mailto:jlivingston@baltimorecountymd.gov); Steve Ford, [sford@baltimorecountymd.gov](mailto:sford@baltimorecountymd.gov)
- # IF FLOODPLAIN, Maryland Department of the Environment, [kevin.wagner@maryland.gov](mailto:kevin.wagner@maryland.gov)
- # Public Works (Terry Curtis), MS #1315, [tcurtis@baltimorecountymd.gov](mailto:tcurtis@baltimorecountymd.gov)
- \* IF ELDERLY HOUSING, Community Development, MS #1102M
- \* IF TOWER, Tower Coordinator, c/o OIT, MS #2007
- # IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
- # IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

# ZAC AGENDA

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**Case Number:** 2023-0030-A      **Reviewer:** Gary Hucik  
**Existing Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL  
**Type:** ADMINISTRATIVE VARIANCE  
**Legal Owner:** Nicholas Mayfield and Brittany Pizzano  
**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 7    **Council Dist:** 3

**Property Address:** 16951 BIG FALLS RD

**Location:** Property located on the South East side of the intersection of Big Falls Rd. & Monkton Rd.

**Existing Zoning:** RC 4      **Area:** 24,567 SQ FT.

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

BCZR 400.3: To permit a proposed accessory building with a height of 25 feet in lieu of the maximum height of 15 feet.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:** 03/13/2023

**Miscellaneous Notes:**

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**Case Number:** 2023-0031-A      **Reviewer:** Mitchell Kellman  
**Existing Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL  
**Type:** VARIANCE  
**Legal Owner:** Jara Custom Desgins, LLC.  
**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 14    **Council Dist:** 6

**Property Address:** 1415 ROSEWICK AVE

**Location:** Property located on the Southwest side of Rosewick Ave., 820 feet Northwest centerline of Redmore Rd.

**Existing Zoning:** DR 5.5      **Area:** .543 ACRES

**Proposed Zoning:**

VARIANCE:

BCZR 400.1: To permit an accessory building (detached garage) in the side yard in lieu of the rear yard, and if necessary, to be located outside of the third of the lot furthest removed from any street.

**Attorney:** Edward Gillis

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:**

**Miscellaneous Notes:**

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# ZAC AGENDA

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**Case Number:** 2023-0032-A      **Reviewer:** Shaun Crawford  
**Existing Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL  
**Type:** ADMINISTRATIVE VARIANCE  
**Legal Owner:** Matthew and Samantha Bell  
**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 7    **Council Dist:** 3

**Property Address:** 11 MIDDLE WOODS CT

**Location:** Property located beginning at the East side of Middle Woods Ct. at a distance of 1,060 ft. South of Middle Town Rd.

**Existing Zoning:** RC 4 (VESTED RC 5)

**Area:** 2.32 ACRES

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

BCZR 103.3, 1A00.4, 1B01.3A.1 (1A04.3.B.3 vested BCZR 1994 Zoning regulations RC5): To approve a garage addition on the left side of the existing dwelling with a setback of 14 feet in lieu of the required 50 feet.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:** 03/06/2023

**Miscellaneous Notes:**

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**Case Number:** 2023-0033-A      **Reviewer:** Mitchell Kellman  
**Existing Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL  
**Type:** VARIANCE  
**Legal Owner:** Manuel and Carlos Tenezaca  
**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 12    **Council Dist:** 7

**Property Address:** 7135 MARTELL AVE

**Location:** Property located on the corner of South side of Martell Ave., West side of East Ave.

**Existing Zoning:** DR 5.5

**Area:** 11,950 SQ FT.

**Proposed Zoning:**

VARIANCE:

BCZR 400.3: To permit an accessory building (detached garage) with a height of 24 feet in lieu of 15 feet, and if necessary, from section 101 to permit an accessory building larger than the existing principal building (dwelling).

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:**

**Miscellaneous Notes:**

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# ZAC AGENDA

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**Case Number:** 2023-0034-A      **Reviewer:** Christina Frink

**Existing Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL

**Type:** VARIANCE

**Legal Owner:** Amy Goldberg

**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 9    **Council Dist:** 2

**Property Address:** 1 OVERLOOK LN

**Location:** Property located at the intersection of Overlook Place and Overlook Lane.

**Existing Zoning:** DR 2 AND DR 16

**Area:** 4.9816 ACRES

**Proposed Zoning:**

VARIANCE:

1.) BCZR 400.1: To permit a proposed accessory building (pool house) to be located partially in the side yard outside of the one third of the lot farthest removed from any street.

2.) BCZR 400.1: To permit an existing accessory structure (pool) to be located partially in the side yard outside of the one third of the lot farthest removed from any street.

3.) BCZR 400.1: To permit a proposed accessory building(garage/gym) to be located in the side yard and partially in the front yard and outside of the one third of the lot farthest removed from any street.

4.) BCZR 1B02.3.C.1(chart): If necessary, to permit a front yard setback of 30 feet in lieu of the required 40 feet if the proposed accessory structure (garage/gym) is deemed to be attached.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:**

**Miscellaneous Notes:**

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# ZAC AGENDA

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**Case Number:** 2023-0035-SPHXA      **Reviewer:** Mitchell Kellman  
**Existing Use:** COMMERCIAL    **Proposed Use:** COMMERCIAL  
**Type:** VARIANCE, SPECIAL EXCEPTION, SPECIAL HEARING  
**Legal Owner:** Fazal Sirhandi, 8485 Honeygo, LLC.  
**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 11    **Council Dist:** 5

**Property Address:** 8485 HONEYGO BLVD

**Location:** Property located the corner of North side of Mercantile Rd., East side of Honeygo Blvd.

**Existing Zoning:** BR-AS

**Area:** 1.69 ACRES

**Proposed Zoning:**

VARIANCE:

- 1.) BCZR 405.4.A.3.c: To permit eight (8) stacking spaces in lieu of the required sixteen (16) stacking spaces at pump islands that contain multiproduct dispensers (MPD); and
- 2.) For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

SPECIAL EXCEPTION:

- 1.) BCZR 236.2 and 405: For the expansion, reconstruction or addition of an existing fuel service station with combined convenience store and carry-out restaurant, with a gross floor area under 6,000 Square Feet, and roll over car wash; and
- 2.) For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

SPECIAL HEARING:

- 1.) BCZR 405: The amendment of the approved fuel service station with combined convenience store and carry-out restaurant, with a gross floor area of 6,000 square feet, and roll over car wash is permitted by right as an ancillary use and use in combination with fuel service stations;
- 2.) For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

**Attorney:** Jason Vettori

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:**

**Miscellaneous Notes:**

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# ZAC AGENDA

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**Case Number:** 2023-0036-A      **Reviewer:** Mitchell Kellman

**Existing Use:** COMMERCIAL    **Proposed Use:** COMMERCIAL

**Type:** VARIANCE

**Legal Owner:** MGK Realty, LLC.

**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 8    **Council Dist:** 3

**Property Address:** YORK RD

**Location:** Property located on the East side of York Rd., 403 feet South of the centerline of Cockeysville Rd.

**Existing Zoning:** BL-AS/ BM                      **Area:** .664 ACRES

**Proposed Zoning:**

VARIANCE:

BCZR 409.6: To permit 37 parking spaces in lieu of the required 51.

BCZR 303.2: To permit a front average setback of 10 feet in lieu of the required 41 feet.

And for such other and further relief as the nature of this case may require.

**Attorney:** TIM KOTROCO

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:**

**Miscellaneous Notes:**

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# ZAC AGENDA

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**Case Number:** 2023-0039-A      **Reviewer:** Shaun Crawford

**Existing Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL

**Type:** ADMINISTRATIVE VARIANCE

**Legal Owner:** Christopher and Jacqueline Lom

**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 1    **Council Dist:** 1

**Property Address:** 1501 RIDGE RD

**Location:** Property located beginning at the South side of Ridge Rd. at a distance of 158 feet West of Oak Forest Park.

**Existing Zoning:** DR 2

**Area:** 10,000 SQ FT.

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

BCZR 1B02.C.3.C.1: To permit a proposed dwelling addition with a side yard setback of 2 feet and a sum of side yard setback of 21 feet in lieu of the required 15 feet and 40 feet, respectively.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:** 03/20/2023

**Miscellaneous Notes:**

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Real Property Data Search ( )  
 Search Result for BALTIMORE COUNTY

[View Map](#)      [View GroundRent Redemption](#)      [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 08 Account Number - 0803037025

**Owner Information**

Owner Name: MGK REALTY LLC      Use: COMMERCIAL/RESIDENTIAL  
 Principal Residence:NO  
 Mailing Address: 12018 DEER BIT LN      Deed Reference: /47118/ 00422  
 GLEN ARM MD 21057-

**Location & Structure Information**

Premises Address: 10725 YORK RD      Legal Description: ES YORK RD  
 COCKEYSVILLE 21030-      350 N HILLSIDE AVE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:  
 0051 0004 0152 20000.04      0000                6      2023           Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use  
 1232                10,000 SF      06

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements  
 /

**Value Information**

	Base Value	Value		
		As of 01/01/2023	Phase-in Assessments As of 07/01/2022	As of 07/01/2023
Land:	218,500	218,500		
Improvements	0	0		
Total:	218,500	218,500	218,500	218,500
Preferential Land:	0	0		

**Transfer Information**

Seller: GPT LLC      Date: 07/01/2022      Price: \$1,330,000  
 Type: ARMS LENGTH MULTIPLE      Deed1: /47118/ 00422      Deed2:  
 Seller: ZHANG SHENG MEI      Date: 11/15/2016      Price: \$675,000  
 Type: ARMS LENGTH MULTIPLE      Deed1: /38264/ 00336      Deed2:  
 Seller: FINS TO THE LEFT LLC      Date: 10/23/2014      Price: \$225,000  
 Type: ARMS LENGTH VACANT      Deed1: /35494/ 00285      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	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:

# 2023-0036-A

Real Property Data Search ( )  
 Search Result for BALTIMORE COUNTY

[View Map](#)      [View GroundRent Redemption](#)      [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 08 Account Number - 1900001131

**Owner Information**

Owner Name: MGK REALTY LLC      Use: COMMERCIAL  
 Principal Residence: NO  
 Mailing Address: 12018 DEER BIT LN      Deed Reference: /47118/ 00422  
 GLEN ARM MD 21057-

**Location & Structure Information**

Premises Address: 10733 YORK RD      Legal Description: 0.443 AC  
 COCKEYSVILLE 21030-      400 N HILLSIDE AV  
 IRA C RIGGER PROP

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:  
 0042 0022 0169 20000.04 0000 1 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use  
 19,297 SF 06

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

**Value Information**

	Base Value	Value		
		As of 01/01/2023	As of 07/01/2022	As of 07/01/2023
Land:	368,100	368,100		
Improvements	0	0		
Total:	368,100	368,100	368,100	368,100
Preferential Land:	0	0		

**Transfer Information**

Seller: GPT LLC      Date: 07/01/2022      Price: \$1,330,000  
 Type: ARMS LENGTH MULTIPLE      Deed1: /47118/ 00422      Deed2:  
 Seller: ZHANG SHENG MEI      Date: 11/15/2016      Price: \$675,000  
 Type: ARMS LENGTH MULTIPLE      Deed1: /38264/ 00336      Deed2:  
 Seller: CHEN PAU-YUAN      Date: 11/10/2015      Price: \$390,000  
 Type: ARMS LENGTH IMPROVED      Deed1: /36863/ 00184      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:

#2023-0036-A

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

No. **221140**

Date: **2/21/2023**

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150					\$ 500
									↓
									\$ 500

Total: \$ 500

Rec  
From:

*Timothy W. Kotroco*

For:

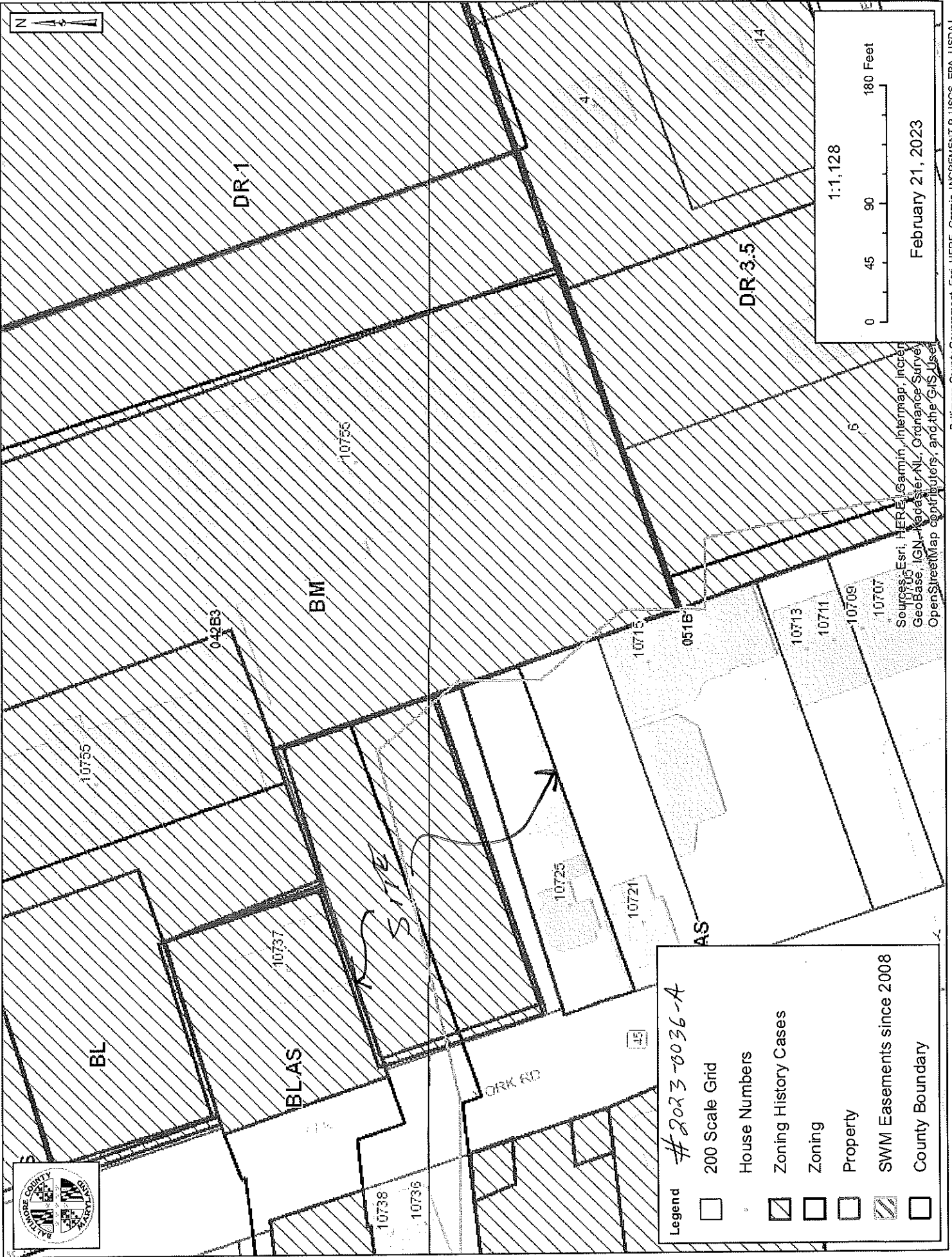
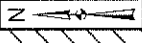
*Commercial Zoning Variance  
 10725 E 10733 York Road  
 Zoning Case 2023-0036-A*

**DISTRIBUTION**

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

**CASHIER'S  
 VALIDATION**

# Baltimore County - My Neighborhood



Legend #2023-0036-A

- 200 Scale Grid
- House Numbers
- Zoning History Cases
- Zoning
- Property
- SWM Easements since 2008
- County Boundary

1:1,128

February 21, 2023

Sources: Esri, HERE, Garmin, Intermap, increment P., GEBCO, CNR, Swisstopo, IGN, USGS, AeroGRID, IGN, Esri, Mapbox, OpenStreetMap contributors, and the GIS User Community