

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

For Newspaper Advertising:

Case Number: 2023-0103-SPA
Property Address: 14427 Thornton Mill Rd, SPARKS, MD 21152
Legal Owners (Petitioners): EMORY P. STROH, SR.
Contract Purchaser/Lessee: STEVE KEIL

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): COVAHEY & BOOZER, P.A.
Address: Edward C. COVAHEY JR.
614 BOSLEY AVE.
TOWSON MD 21204
Telephone Number: 410 828 9445

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: June 14, 2023

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 22, 2023
Item No. 2023-0099-A, 0102-SPHA, 0103-SPH, 0104-SPH & 2023-0105-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comment.

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VKD: JK

cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 5/23/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0103-SPH

INFORMATION:

Property Address: 14427 Thornton Mill Road

Petitioner: Emory P. Stroh, Sr.

Zoning: RC 6, ML

Requested Action: Special Hearing

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

Special Hearing - For Buyer's Request to access the herein described property for ingress and egress through the RC6 zoned property as detailed on the existing plat with motor vehicle and construction equipment in connection with Buyer's utilization of the property for Buyer's business of tree trimming, grinding of limbs, tree stumps and other uses associated therewith, and to park all of Buyer's equipment associated with said business use on the property. Which use is permitted on Buyer's property as a "Construction Equipment Storage Yard" as defined in Section 101 of the Baltimore County Zoning Regulation, and further permitted by right pursuant to Section 253.1.B.3., of the Baltimore County Zoning Regulation.

The subject property is situated on Thornton Mill Road in the Sparks Glencoe area of Baltimore County. The parcel is approximately 0.90 acres. The R.C. 6 section of the property comprises the driveway leading to the proposed ML zoned location. Currently, there is a Single Family Detached dwelling on the property. The surrounding area features a combination of forested areas, rural residential properties, and an industrial site, for equipment and material storage yards.

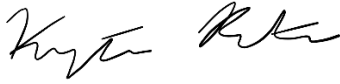
The R.C. 6 Zone aims to preserve and protect the ecosystem, water quality, and biodiversity in the primary conservancy area. In the secondary conservancy area, the focus is on maintaining the rural character and preserving natural, agricultural, and historic resources. The development areas prioritize well-designed, rural residential development while preserving the traditional features and incorporating natural elements. Efforts are made to limit traffic growth and maintain the rural scale of area roads.

The M.L. zone is designed to enhance flexibility in choosing industrial areas while ensuring effective control over the location, type, and layout of industrial activities. This is done to safeguard the interests of neighboring residential zones and protect their designated uses.

The relief being sought does not present any risks to either the R.C. 6 zone along the property's driveway or the M.L. at the specific property location. The Department of Planning has no objections to the request.

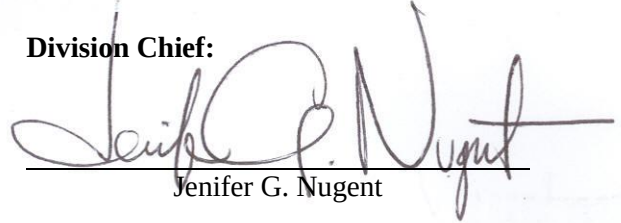
For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Patrick D. Hanley
Joe Wiley & Abigail Rogers, Community Planners
Ngone Seye Diop, Community Planning Division Chief
Jeff Perlow, Zoning Review
Kristen Lewis, 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: May 19, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0103-SPH
Address: 14427 Thornton Mill Rd
Legal Owner: Emory Stroh, Sr.

Zoning Advisory Committee Meeting of May 22, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

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 - 0819079760

Owner Information

Owner Name: STROH EMORY PARLETT SR Use: RESIDENTIAL

Principal Residence: NO

Mailing Address: 3445 BLACK ROCK RD
REISTERSTOWN MD 21136-3880

Deed Reference: /27535/ 00170

Location & Structure InformationPremises Address: 14427 THORNTON MILL RD
SPARKS 21152- Legal Description: .85 AC REAR ES
14427 THORNTON MILL RD
& RW 10.20X210.00Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0034 0021 0289 8040089.04 0000 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1969 1,518 SF 450 SF 37,020 SF 04Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
Split Foyer YES SPLIT FOYER SIDING/ 3 2 full**Value Information**

	Base Value	Value As of 01/01/2023	Phase-in Assessments	
			As of 07/01/2022	As of 07/01/2023
Land:	138,200	138,200		
Improvements	97,900	122,400		
Total:	236,100	260,600	236,100	244,267
Preferential Land:	0	0		

Transfer Information

Seller: STROH EMORY P,SR Date: 12/31/2008 Price: \$0

Type: NON-ARMS LENGTH OTHER Deed1: /27535/ 00170 Deed2:

Seller: STROH EDW A & ROSE E Date: 08/19/1969 Price: \$0

Type: NON-ARMS LENGTH OTHER Deed1: /05026/ 00622 Deed2:

Seller: Date: Price:

Type: Deed1: 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: Denied

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0103-SPH

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

No. 222694

Date: 5-9-2023

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					500.00

Total: 500.00

Rec From: 14427 Thornton M.II Rd

For: 2023-0P3-SPH

ML; RCG

CASHIER'S
VALIDATION

CF

DISTRIBUTION

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

EDWARD C COVAHEY JR

614 BOSLEY AVE
TOWSON, MD 21204-4029

11-10

7642

15-3/540
403

DATE May 1, 2023

CHECK ARMOR
TRADE PROTECTION

PAY TO THE ORDER OF BALTIMORE COUNTY, MAY 1, 2023 \$ 500.00
FIVE HUNDRED 00/100 DOLLARS

Photo
Safe
Deposit
Details on back

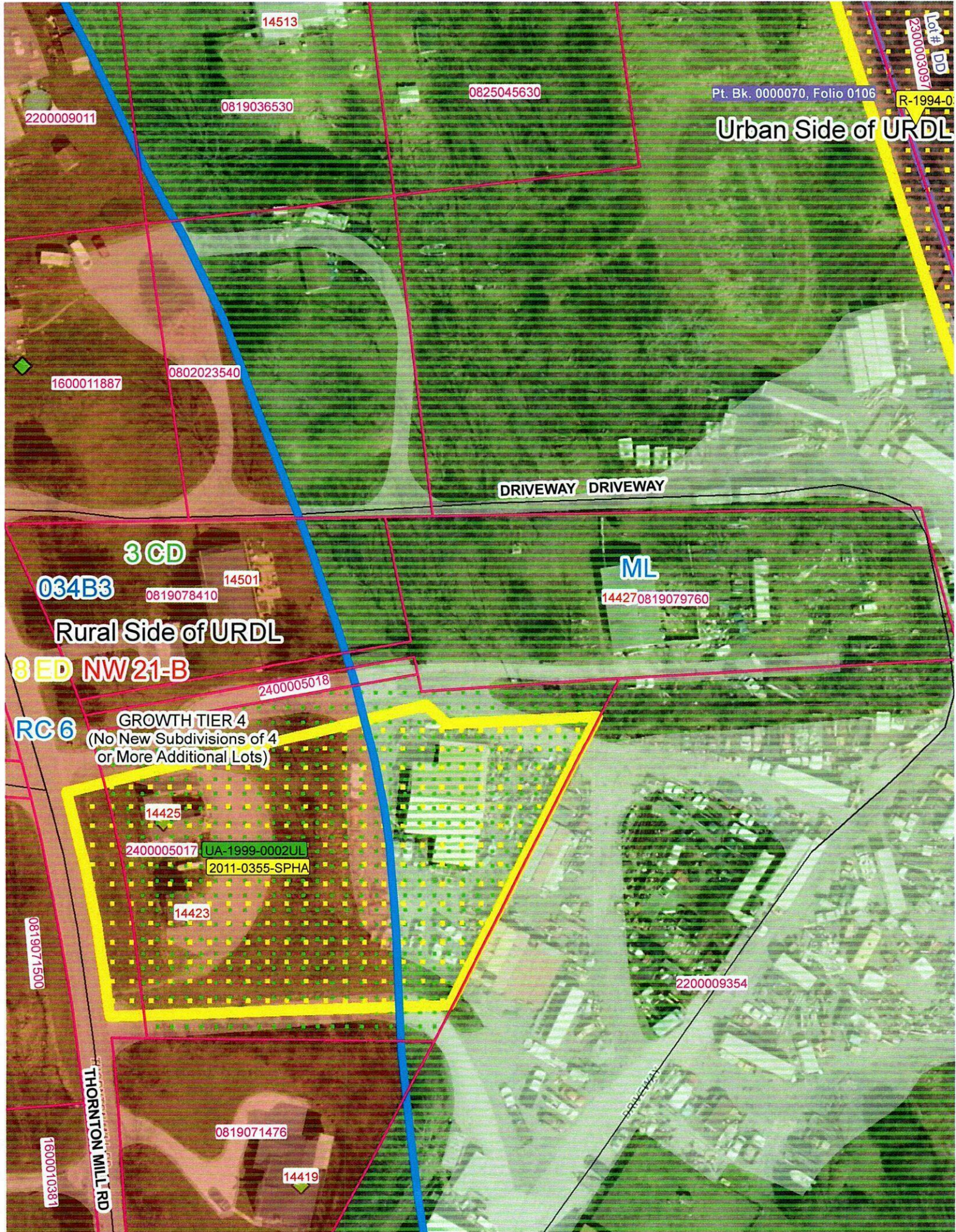
PNC BANK

PNC Bank, N.A. 040

FOR _____

[Signature]

⑈007642⑈ ⑆054000030⑆ 5310298343⑈



14513

0825045630

Pt. Bk. 0000070, Folio 0106

Lot # DD
2300003097
R-1994-0

Urban Side of URDL

2200009011

0819036530

1600011887

0802023540

DRIVEWAY DRIVEWAY

3 CD

034B3

0819078410

14501

ML

144270819079760

Rural Side of URDL

8 ED NW21-B

2400005018

RC6

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

14425

2400005017

UA-1999-0002UL
2011-0355-SPHA

14423

0819071500

2200009354

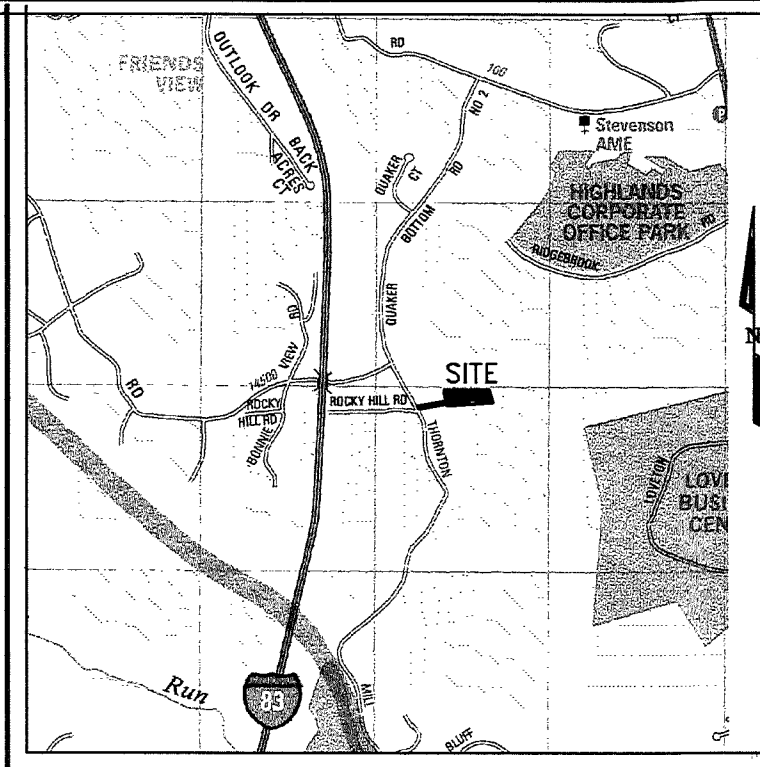
THORNTON MILL RD

0819071476

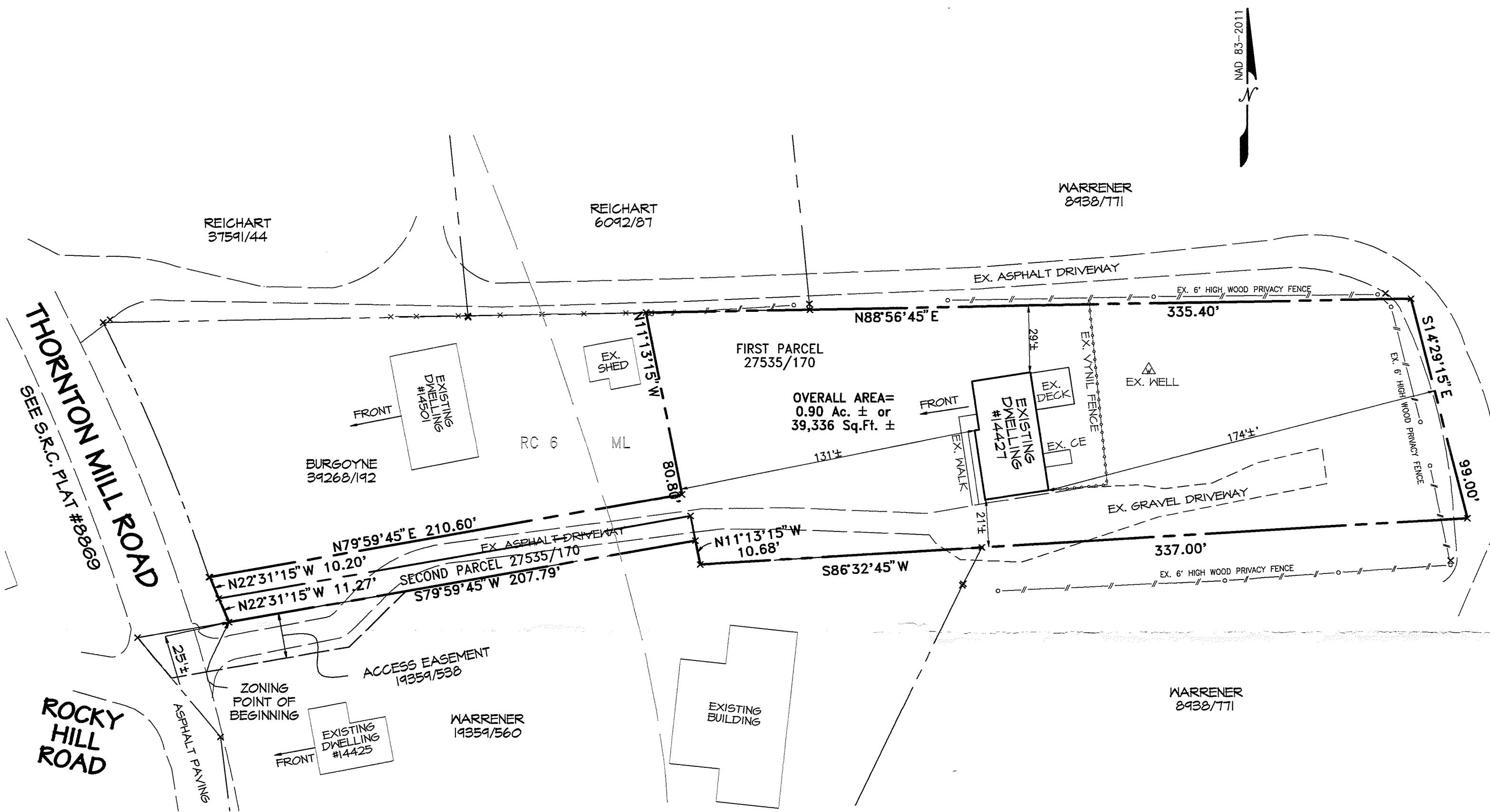
14419

1600010381

45-010-200



Vicinity Map Scale: 1" = 2000'



Notes

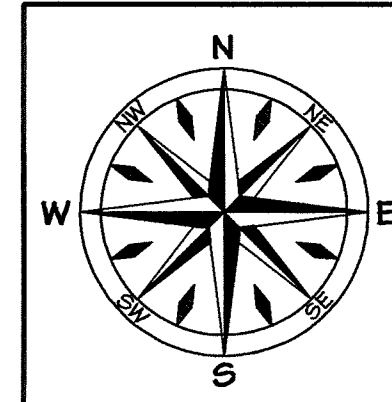
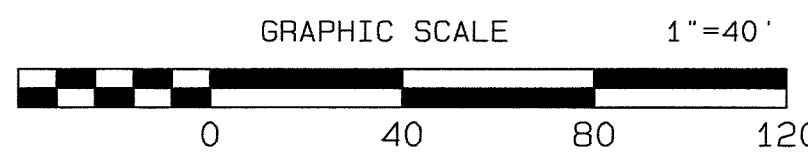
1. Owner: Emory P. Stroh, Sr. et al
3445 Black Rock Road
Reisterstown, MD 21136

Contract Purchaser: Steven D. Keil
3839 Hoffmanville Road
Millers, MD 21102
443-309-7503
2. Zoned: RC-6 & ML, MAP No. 034B3
3. This site is not in the Chesapeake Bay Critical Area.
4. This site is not in the 100 year flood plain.
5. There are no known underground fuel tanks.
6. This is not a historic property/building.
7. This site is serviced by private septic and well.
8. No prior Zoning Hearings.
9. Tax Account Nos. 08-19-079760 & 24-00-005018

Plat to Accompany Request
for a Zoning Hearing
of the

STROH PROPERTY
14427 Thornton Mill Road
Baltimore County, Maryland

Deed Ref.: S.M. No. 27535, folio 170
Tax Map 34; Grid 21; Parcels 289 & 428
8th Election District, 3rd Councilmanic District
Scale: 1"=40' Date: March 22, 2023



Dietz Surveying Inc.
Land Surveying and Land Planning
8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsurveying.net

Revisions	Date	Plot Date: 5/5/2023	FIELD: KCK, KW	DRAWN: SAL	Job No. 23054
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