



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 18, 2023

Adam Rosenblatt, Esquire – amrosenblatt@venable.com
Venable, LLP
210 W. Chesapeake Avenue, Suite 500
Towson, MD 21204

RE: Petition for Variance
Case No. 2023-0161-A
Property: Harewood Road Mabel Avenue

Dear Mr. Rosenblatt:

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 "Maureen E. Murphy".

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm

Enclosure

c: J Scott Dallas - jsdinc@aol.com
James - james.duffy@ubalt.edu
Robert Hoskins- hoskins005@aol.com
Samantha Walters- swalters@baltimorecountymd.gov
Lisa Spielman- lmariespielman@me.com
Robert Callahan - hicabily@hotmail.com
Barbara Lukasevich – balukasevich@venable.com

**IN RE: PETITION FOR VARIANCE
(Harewood Road/Mabel Ave.)**

15th Election District

5th Council District

Barbara Lukasevich

(Legal Owner)

Petitioner

*

BEFORE THE

*

OFFICE OF ADMINISTRATIVE

*

HEARINGS OF

*

BALTIMORE COUNTY

*

CASE NO. 2023-0161-A

*

*

*

*

*

*

*

*

*

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by the legal owner, Barbara Lukasevich (“Petitioner”) for the property located at 12622 Harwood Road, Middle River (the “Property”). The Petitioner is requesting Variance relief from Baltimore County Zoning Regulations (“BCZR”), §255.2 and §243.2 for side yard setbacks of 38 ft. in lieu of the required 50 ft.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. The Petitioner appeared in support of the Petition along with J. Scott Dallas, registered property line surveyor with J. Scott Dallas, Inc., who prepared and sealed a site plan (the “Site Plan”). (Pet. Ex. 1). Adam Rosenblatt, Esquire and Venable, LLP represented the Petitioner. There were several interested citizens who testified and asked questions at the hearing including: Lisa Spielman, Secretary of Harewood Park Community League; Robert Callahan, 6822 Columbia Rd., Middle River; Robert Hoskins, 6841 South River Dr., Middle River; and Pat Ecke 6900 Fairwood Park Dr., Middle River. Samantha Walters, from Councilman David Marks’ office, also attended the hearing.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) and Department of Environmental Protection and Sustainability (“DEPS”)

which agencies did not oppose the requested relief.

The Property is an unimproved parcel measuring 1.324 acres +/- (57,678 sf). It is split-zoned Manufacturing, Light (ML) and Density Residential (DR 1). In the 2016 Comprehensive Zoning Map Process ("CZMP") (Issue 6-001), the zoning of the Property was changed from DR 1 (2.54 acres) to ML (1 acre)/DR1 (1.54 acres). (Pet. Ex. 5). Petitioner owns and lives in the only adjoining property to the east at 12622 Harewood Rd. Per the aerial photographs, the surrounding properties are residential. (Pet. Exs. 3A, 3B).

Street view photographs show the current use of the Property is for Steven Hiebler's business known as "Owings Transportation" which he has owned for 15 years, 13 of which have been at the Property. (Pet. Ex. 4). Mr. Hiebler, his son, and a subcontractor are involved in Owings Transportation business which rents dumpsters to property owners for residential purposes. The business has 4 trucks - 3 dumpster trucks and 1 box truck which are parked at the Property. Currently, there is a restrictive covenant in place limiting the number of dumpsters to 20. However, the business only averages 10 dumpsters at a time. The street view photographs reflect that the dumpsters are maintained in good shape and are different colors depending on the size. Mr. Hiebler confirmed that the dumpsters only contain construction material (not household trash) which material is taken directly from the customer's property to a recycling center and/or to the dump; trash, junk and debris are not stored at the Property. Cleaning of the dumpsters is performed at the dump with a fire hose, not on the Property. Some of the street view photographs show the storage of construction material, recreational vehicle (trailer/camper) and a flatbed truck.

Along Ebenezer Rd. is a steep slope, the top of which has a line of trees which obstruct the view down into the Property. Mr. Dallas, who was accepted as an expert registered land surveyor with particular experience in BCZR (Pet. Ex. 2), testified that the slope is 2:1. Because there are

no plans to remove any trees from the Property, Petitioner has agreed to a condition in the Order to that affect. In fact, Mr. Hiebler testified that he has had 25 large Leland cypress trees planted along Harewood Rd. to obscure the view from that vantage point. Mr. Hiebler further agreed that no signage will be installed at the Property and a condition to that effect can be made part of the Order.

In this case, the requested Variance relief stems from Petitioner's desire to construct a building for use as both an office and with 4 garage bays for the use in Mr. Hiebler's business. The building would resemble a barn and he agrees to a condition stating the same in the Order. Mr. Dallas confirmed that no digging is needed for the construction of the building. Mr. Hiebler intends to store the 4 trucks and all construction material including rocks, stones, fill dirt, inside the building. Mr. Hiebler testified that he maintains the Property in a neat and orderly condition.

Mr. Dallas explained that while the 30 ft. setbacks for the ML zone would normally apply, due to its proximity to the surrounding residential zones, the larger side yard setbacks of 50 ft. for the Manufacturing, Restricted (MR) zone applies. Mr. Dallas indicated the proposed building is to be constructed in the widest part of the Property and will be set back equidistant from side yard boundaries at 38 ft. The access driveway for the Property is off Harewood Rd. Mr. Dallas testified that State Highway Administration ("SHA") redeveloped and redesigned Harewood Rd. and took a larger right of way than was needed, thereby reducing the side yard area available for the required setbacks. He stated that the paved area on Harewood Rd. is only 21 ft. wide. Mr. Dallas added that the proposed building will be more than 90 ft. to the paving on Harewood Rd.

Mr. Dallas opined that the Property is uniquely shaped as it is angled and narrowed toward the western side and has a steep 2:1 grade along Ebenezer Rd. Without the Variance relief, he indicated a reasonably sized building cannot be constructed.

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). I find that the Property is unique due to its irregular shape and its topography including the steep slopes and tree line along Ebenezer Rd. The taking of the Property for the redesign of Harewood Rd. has caused a reduction in area which could otherwise have been used for the MR zone setback. Indeed, the Petitioner's home did not suffer the same taking for Harewood Rd. All of these unique features have reduced the area available for the required MR side yard setbacks thus creating a practical difficulty in constructing a reasonably sized garage. I also find that the requested variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the conditions which will be imposed as part of this Order.

THEREFORE, IT IS ORDERED, this 18th day of **September 2023** by the Administrative Law Judge for Baltimore County, that the Petition for Variance from the BCZR, §255.2 and §243.2 for side yard setbacks of 38 ft. in lieu of the required 50 ft. be, and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. 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.
2. Petitioner must comply with the DOP and DEPS ZAC comments, copies of which are attached hereto and made a part hereof.
3. The Site Plan (Pet. Ex. 1) is attached hereto and made a part hereof.
4. The building shall be designed with agricultural materials in a barn-style.

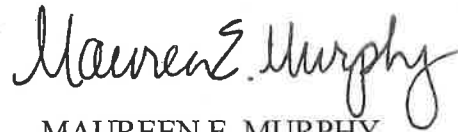
5. The Petitioner shall not remove any existing trees and shall maintain and/or replace all deteriorating trees in accordance with the Baltimore County Landscape Manual.

6. Petitioner and Owings Transportation shall not park and/or store dumpster filled with debris on the Property. All dumpster with debris of any kind shall be delivered and unloaded at a dump and/or recycling center.

7. All dumpsters shall be cleaned off site.

8. There shall be no commercial signage on the Property.

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

A handwritten signature in black ink that reads "Maureen E. Murphy". The signature is written in a cursive, flowing style.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm

**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: 2023-0161-A
Property Address: South Side of Harwood Road, 62 feet West of Schaudts Lane
Legal Owners (Petitioners): Barbara A. Lukasevich
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Venable LLP Attn: Barbara Lukasevich
Address: 210 W. Pennsylvania Avenue, Suite 500
Towson, MD 21204

Telephone Number: 410-494-6200

*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.

Revised 3/2022

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 8/17/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0161-A

INFORMATION:

Property Address: Harewood Road to the west of 12622 Harewood Road, Mabel Avenue
Petitioner: Barbara A. Lukasevich
Zoning: ML, DR 1
Requested Action: Variance

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

Variance -

1. From Sections 255.2 and 243.2 of the Baltimore County Zoning Regulations for side yard setbacks of 38 feet in lieu of the required 50 feet; and
2. For such further relief as the Administrative Law Judge may require.

The subject site is two parcels to the west of 12622 Harewood Road in the Middle River area. Together, the parcels are approximately 1.324 acres. According to the State Department of Assessments and Taxation, 12622 Harewood Road is the petitioner's principal residence, and the petitioner purchased the two parcels west of the home from the State of Maryland in early 2014. Of the 1.324 acres, 1 acre is zoned ML, and the remaining 0.324 acre is zoned DR 1. Per the site plan, the site is currently used as a contractor equipment storage yard. Aerial imagery overlayed with current zoning on Baltimore County GIS software shows that the storage yard and its ingress/egress point are limited to the ML zoned portion of the site.

Surrounding uses are primarily single family detached residential, and surrounding zones include DR 5.5 and RC 20. There are nearby commercial uses and zones (BM, BR, BL, and BL-AS) approximately 600 feet south of the subject site, along Eastern Avenue.

The site was the subject of a Comprehensive Zoning Map Process (CZMP) issue in 2016, Issue 6-001. The issue sought to rezone 2.54 acres from DR 1 to ML for a contractor's equipment storage yard. The Department of Planning files for the 2016 CZMP show the petitioner had ten letters in support of the zoning change. Council ultimately approved a zoning change to ML for 1 acre; the remaining 1.54 acres retained their DR 1 zoning, as shown in the screenshot below of the 2016 CZMP Log of Issues for District 6:



Baltimore County 2016 Comprehensive Zoning Map Process
Log of Issues - District 6

September 13, 2016

Issue Number	C-001		Petitioner	Barbara Lukasevich		Location	Between Harewood Rd and Ebenezer Rd, across from Schaads Rd		
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 1	2.54	ML	2.54	DR 1	2.19	DR 1	2.19	DR 1	1.54
	2.64		2.54	ML	0.34	ML	0.34	ML	1.00
					2.63		2.63		2.64

The submitted site plan shows that the petitioner wishes to construct a 60' x 80' one story building within the ML zoned portion of the property for office and storage space. The building is proposed to be oriented to the east, towards the petitioner's home at 12622 Harewood Road.

The Department of Planning has no objections to the requested relief, subject to the following conditions:

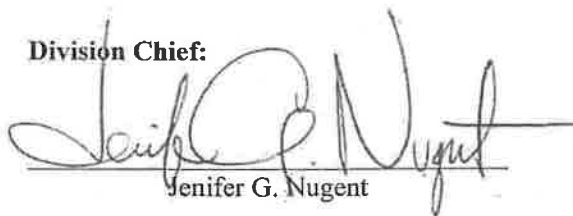
1. The existing tree line screening the subject site from Harewood Road and from Ebenezer Road shall be maintained; and
2. At least one architectural element shall be proposed on both the left and right elevations of the proposed one-story office/storage building so the elevations facing Harewood Road and Ebenezer Road are not left blank.

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

Prepared by:


Krystle Patchak

Division Chief:


Jennifer G. Nugent

SL/JGN/KP

c: Adam M. Rosenblatt
David Birkenthal, Community Planner
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: August 22, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0161-A
Address: HARWOOD RD, MABEL AVE
Legal Owner: Barbara Lukasevich

Zoning Advisory Committee Meeting of August 14, 2023.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is seeking approval to permit side yard setbacks of 38 feet in lieu of the required 50 feet. The proposed development must meet LDA lot coverage and 15% afforestation requirements. The lot coverage limit for the 1.3-acre property is 15% or 8,652 square feet. The site plan indicates the existing and proposed lot coverage is 34,766 square feet or 60%, which is significantly greater than the lot coverage allowed for the property. However, based on a recent site visit and GIS aerial, it appears the current lot coverage on the property is closer to 16,000 square feet. In order for the proposed development to comply with the LDA lot coverage limit, existing lot coverage will have to be removed from the property. If the proposed development can comply with the lot coverage restrictions and the 15% afforestation requirement, the relief requested can result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This is a non-waterfront property, which consists mostly of hard surface and lawn. There is a hedgerow of trees on the northern and southern property boundaries. There are isolated non-tidal wetlands on or immediately adjacent to the property, which will generate a Critical Area buffer (CAB) onsite. Based on the site plan, it appears the proposed building will be located outside the buffer, but within the primary building setback off the buffer. Part of the existing driveway to the site is located within the buffer. A Critical Area Variance would be required to impact the buffer and the buffer setback. Meeting the CAB requirements, lot coverage requirements, and the 15% afforestation requirement will aid in the conservation of fish, plant, and wildlife habitat in the watershed.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

If the proposed development can be designed to meet the CAB, lot coverage, and afforestation requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Gris Batchelder

9-13-23

10 Am

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: August 22, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0161-A
Address: HARWOOD RD, MABEL AVE
Legal Owner: Barbara Lukasevich

Zoning Advisory Committee Meeting of August 14, 2023.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is seeking approval to permit side yard setbacks of 38 feet in lieu of the required 50 feet. The proposed development must meet LDA lot coverage and 15% afforestation requirements. The lot coverage limit for the 1.3-acre property is 15% or 8,652 square feet. The site plan indicates the existing and proposed lot coverage is 34,766 square feet or 60%, which is significantly greater than the lot coverage allowed for the property. However, based on a recent site visit and GIS aerial, it appears the current lot coverage on the property is closer to 16,000 square feet. In order for the proposed development to comply with the LDA lot coverage limit, existing lot coverage will have to be removed from the property. If the proposed development can comply with the lot coverage restrictions and the 15% afforestation requirement, the relief requested can result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This is a non-waterfront property, which consists mostly of hard surface and lawn. There is a hedgerow of trees on the northern and southern property boundaries. There are isolated non-tidal wetlands on or immediately adjacent to the property, which will generate a Critical Area buffer (CAB) onsite. Based on the site plan, it appears the proposed building will be located outside the buffer, but within the primary building setback off the buffer. Part of the existing driveway to the site is located within the buffer. A Critical Area Variance would be required to impact the buffer and the buffer setback. Meeting the CAB requirements, lot coverage requirements, and the 15% afforestation requirement will aid in the conservation of fish, plant, and wildlife habitat in the watershed.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

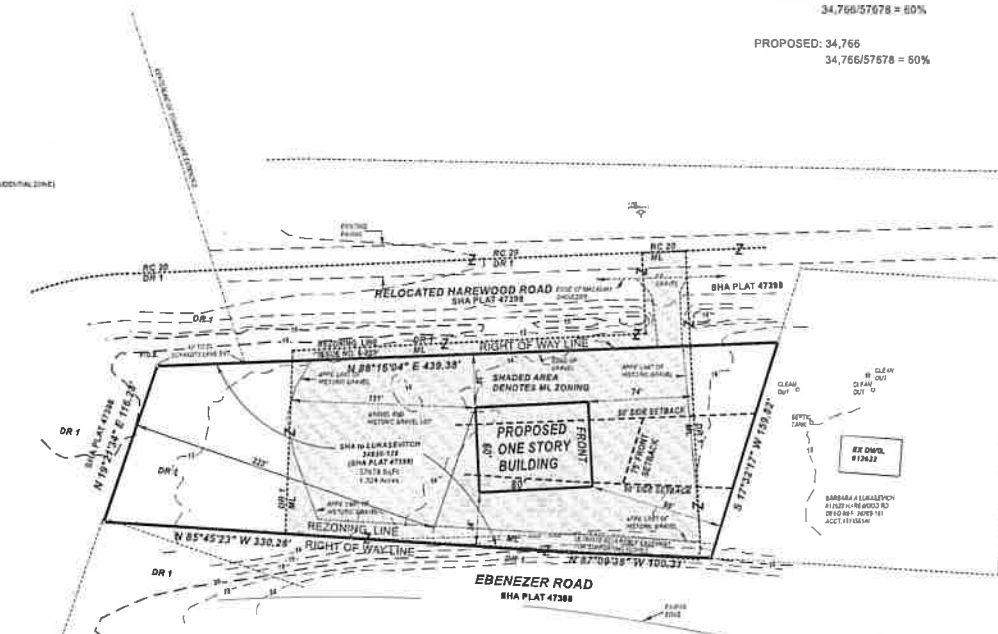
If the proposed development can be designed to meet the CAB, lot coverage, and afforestation requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Gris Batchelder

3. DUNGER
10325 HARWOOD ROAD
10325 HARWOOD ROAD
MULTIPLEX LOT 11234
3. ESTIMATED LOT AREA
3479.50 SQ. FT. 1.23 AC.
4. PROPOSED ONE STORY BUILDING AREA
TOTAL AREA IN FT.
4. UTILITIES
PUBLIC WATER
PUBLIC WASTE
5. THE LOTS WITHIN THIS ZONE "T" AS SHOWN
ON FIG. 3460 (DATED 04/24/2014) ARE: 30.71,
30.71, 30.71, 30.71, 30.71, 30.71, 30.71, 30.71,
7. DEED REF. 3. 3438-130 (3461 PLAT 4708)
8. 3438-130 (3461 PLAT 4708)
9. 3438-130 (3461 PLAT 4708)
10. 3438-130 (3461 PLAT 4708)
11. 3438-130 (3461 PLAT 4708)
12. 3438-130 (3461 PLAT 4708)
13. 3438-130 (3461 PLAT 4708)
14. 3438-130 (3461 PLAT 4708)
15. 3438-130 (3461 PLAT 4708)
16. 3438-130 (3461 PLAT 4708)
17. 3438-130 (3461 PLAT 4708)
18. 3438-130 (3461 PLAT 4708)
19. 3438-130 (3461 PLAT 4708)
20. 3438-130 (3461 PLAT 4708)
21. 3438-130 (3461 PLAT 4708)
22. 3438-130 (3461 PLAT 4708)
23. 3438-130 (3461 PLAT 4708)
24. 3438-130 (3461 PLAT 4708)
25. 3438-130 (3461 PLAT 4708)
26. 3438-130 (3461 PLAT 4708)
27. 3438-130 (3461 PLAT 4708)
28. 3438-130 (3461 PLAT 4708)
29. 3438-130 (3461 PLAT 4708)
30. 3438-130 (3461 PLAT 4708)
31. 3438-130 (3461 PLAT 4708)
32. 3438-130 (3461 PLAT 4708)
33. 3438-130 (3461 PLAT 4708)
34. 3438-130 (3461 PLAT 4708)
35. 3438-130 (3461 PLAT 4708)
36. 3438-130 (3461 PLAT 4708)
37. 3438-130 (3461 PLAT 4708)
38. 3438-130 (3461 PLAT 4708)
39. 3438-130 (3461 PLAT 4708)
40. 3438-130 (3461 PLAT 4708)
41. 3438-130 (3461 PLAT 4708)
42. 3438-130 (3461 PLAT 4708)
43. 3438-130 (3461 PLAT 4708)
44. 3438-130 (3461 PLAT 4708)
45. 3438-130 (3461 PLAT 4708)
46. 3438-130 (3461 PLAT 4708)
47. 3438-130 (3461 PLAT 4708)
48. 3438-130 (3461 PLAT 4708)
49. 3438-130 (3461 PLAT 4708)
50. 3438-130 (3461 PLAT 4708)
51. 3438-130 (3461 PLAT 4708)
52. 3438-130 (3461 PLAT 4708)
53. 3438-130 (3461 PLAT 4708)
54. 3438-130 (3461 PLAT 4708)
55. 3438-130 (3461 PLAT 4708)
56. 3438-130 (3461 PLAT 4708)
57. 3438-130 (3461 PLAT 4708)
58. 3438-130 (3461 PLAT 4708)
59. 3438-130 (3461 PLAT 4708)
60. 3438-130 (3461 PLAT 4708)
61. 3438-130 (3461 PLAT 4708)
62. 3438-130 (3461 PLAT 4708)
63. 3438-130 (3461 PLAT 4708)
64. 3438-130 (3461 PLAT 4708)
65. 3438-130 (3461 PLAT 4708)
66. 3438-130 (3461 PLAT 4708)
67. 3438-130 (3461 PLAT 4708)
68. 3438-130 (3461 PLAT 4708)
69. 3438-130 (3461 PLAT 4708)
70. 3438-130 (3461 PLAT 4708)
71. 3438-130 (3461 PLAT 4708)
72. 3438-130 (3461 PLAT 4708)
73. 3438-130 (3461 PLAT 4708)
74. 3438-130 (3461 PLAT 4708)
75. 3438-130 (3461 PLAT 4708)
76. 3438-130 (3461 PLAT 4708)
77. 3438-130 (3461 PLAT 4708)
78. 3438-130 (3461 PLAT 4708)
79. 3438-130 (3461 PLAT 4708)
80. 3438-130 (3461 PLAT 4708)
81. 3438-130 (3461 PLAT 4708)
82. 3438-130 (3461 PLAT 4708)
83. 3438-130 (3461 PLAT 4708)
84. 3438-130 (3461 PLAT 4708)
85. 3438-130 (3461 PLAT 4708)
86. 3438-130 (3461 PLAT 4708)
87. 3438-130 (3461 PLAT 4708)
88. 3438-130 (3461 PLAT 4708)
89. 3438-130 (3461 PLAT 4708)
90. 3438-130 (3461 PLAT 4708)
91. 3438-130 (3461 PLAT 4708)
92. 3438-130 (3461 PLAT 4708)
93. 3438-130 (3461 PLAT 4708)
94. 3438-130 (3461 PLAT 4708)
95. 3438-130 (3461 PLAT 4708)
96. 3438-130 (3461 PLAT 4708)
97. 3438-130 (3461 PLAT 4708)
98. 3438-130 (3461 PLAT 4708)
99. 3438-130 (3461 PLAT 4708)
100. 3438-130 (3461 PLAT 4708)

PROPOSED: 34,766
34,766/57578 = 60%

•



J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600



08-03-2023
DATE

**SITE PLAN TO ACCOMPANY
PETITION FOR ZONING VARIANCE
PARCEL 31 HAREWOOD ROAD
15TH ELECTION DISTRICT
ZONING MAP NO. 083C2
BALTIMORE COUNTY, MD.
SCALE: 1"=40' DATE 08-03-2023**

FILE NAME 22-1860 HAREWOOD Irv		
SCALE 40 Ft/in	DATE 8-3-2023	DRAWN BY R.N.G.
JOB HIEBLER	REVISION 1/1	SHEET 1/1

CERTIFICATE OF POSTING

2023-0161-A

RE: Case No.: _____

Petitioner/Developer: _____

Barbara Lukasevich

September 13, 2023

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

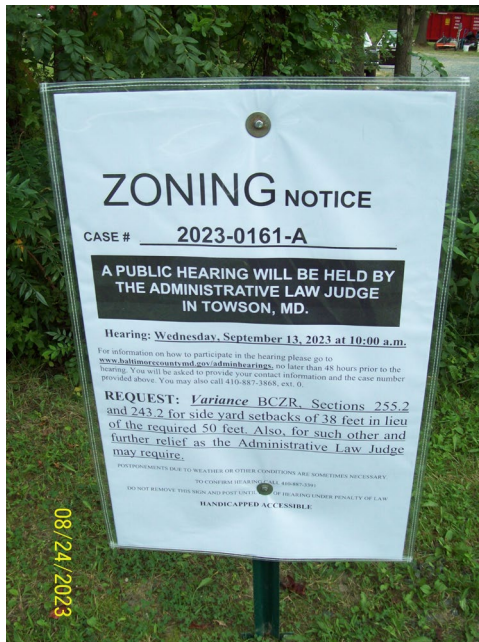
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

Harewood Road, Mabel Avenue ***SIGN 1***

August 24, 2023

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 August 24, 2023
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2023-0161-A

RE: Case No.: _____

Petitioner/Developer: _____

Barbara Lukasevich

September 13, 2023

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

Harewood Road, Mabel Avenue ***SIGN 2***

August 24, 2023

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 August 24, 2023

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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

No. 222598

Date: 8/2/2023

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$507.00

Total: \$507.00

Rec
From:

Owens Transport

For:

Commercial Variance Application
Zoning Case 2023-0161-A
(Harwood Ave (next to #12622)
Harwood Ave

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

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

Special Tax Recapture: None

Account Identifier: District - 15 Account Number - 1503000821

Owner Information

Owner Name: LUKASEVICH BARBARA A Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 12622 HAREWOOD RD Deed Reference: /34836/ 00139
BALTIMORE MD 21220-

Location & Structure Information

Premises Address: MABEL AVE Legal Description: S H A PLAT 47105
0-0000 0.2816 AC
EBENEZER RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0083 0012 0031 15020010.04 0000 2024 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
12,266 SF 04

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

Value Information

	Base Value	Value As of 01/01/2021	Phase-in Assessments As of 07/01/2023	As of 07/01/2024
Land:	66,000	66,000		
Improvements	0	0		
Total:	66,000	66,000	66,000	
Preferential Land:	0			

Transfer Information

Seller: STATE OF MARYLAND STATE HIGHWAY	Date: 04/08/2014	Price: \$10,500
Type: NON-ARMS LENGTH OTHER	Deed1: /34836/ 00139	Deed2:
Seller: CAVANO GEORGE E, JR	Date: 12/26/1980	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /06241/ 00703	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
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:

2023-0161-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 - 15 Account Number - 1900001921

Owner Information

Owner Name: LUKASEVICH BARBARA A Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 12622 HAREWOOD RD Deed Reference: /34836/ 00139
BALTIMORE MD 21220-

Location & Structure Information

Premises Address: HAREWOOD RD Legal Description: 1.324 AC HIGH SPEED
0-0000 RR CROSSING
EBENEZER RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0083 0012 0031 15020010.04 0000 2024 Plat Ref:
Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1.3240 AC 04

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

Value Information

	Base Value	Value As of 01/01/2021	Phase-In Assessments As of 07/01/2023	As of 07/01/2024
Land:	56,400	56,400		
Improvements	0	0		
Total:	56,400	56,400	56,400	
Preferential Land:	0			

Transfer Information

Seller: STATE OF MARYLAND STATE	Date: 04/08/2014	Price: \$10,500
Type: NON-ARMS LENGTH OTHER	Deed1: /34836/ 00139	Deed2:
Seller: CAVANO GEORGE E, JR	Date: 12/26/1980	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /06241/ 00681	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
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:

2023-0161-A

Aerial of Harewood Road

2023-0161-A



Legend

House Numbers



Zoning



Property



County Boundary

1:1,128

0 45 90 180 Feet

July 26, 2023

Baltimore County - My Neighborhood



RC 20

HAREWOOD RD

HAREWOOD RD

DR 1

ML

12622

EBENEZER RD

EBENEZER RD

Legend

House Numbers



Zoning History Cases



Zoning



Property



SWM Easements since 2008



County Boundary

DR 5.5

2022-0161-A

1:1,128

0 45 90 180 Feet

August 4, 2023

Sources: Esri, HERE, Garmin, Intermap, increment
NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance
Survey, Esri, Swisstopo, Mapbox, OpenStreetMap contributors,
China (Hong Kong), (c) OpenStreetMap contributors

Title



12612



RC 20

HAREWOOD RD

HAREWOOD RD

ML

DR 1

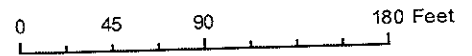
EBENEZER RD

EBENEZER RD

DR 5.5

#2023-0161-A

1:1,128



August 4, 2023

Sources: Esri, HERE, Garmin, Intermap, increment P, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri, China (Hong Kong), Swisstopo, Mapbox, OpenStreetMap contributors, and the US National Geospatial-Intelligence Agency.

Legend

- House Numbers
- ☒ Zoning History Cases
- ☐ Zoning
- ☐ Property
- ☒ SWM Easements since 2008
- ☐ County Boundary

- GENERAL NOTES:**
1. OWNER:
BARBARA A. LUKASEVICH
12622 HAREWOOD ROAD
BALTIMORE, MD. 21220
 2. EXISTING LOT AREAS
57678 Sq. Ft. OR 1.324 Ac. +/-
 3. PROPOSED ONE STORY BUILDING AREA:
TOTAL 4800 Sq. Ft.
 4. UTILITIES:
PUBLIC SEWER
PUBLIC WATER
 5. THE SITE LIES WITHIN ZONE "X" AS SHOWN
ON F.I.R.M. 2400100445G DATED MAY 05, 2014.
 6. EX. USE: CONTRACTOR'S EQUIPMENT STORAGE YARD
 7. DEED REF: JLE 34836-139 (SHA PLAT 47398)
 8. TAX ACCOUNT: #1900001921
 9. COUNCILMANIC DISTRICT: 5TH
 10. CENSUS TRACT: 4517.02
 11. WATERSHED: BIRD RIVER
 12. TAX MAP: #83, PARCEL 31
 13. ZONING: ML & DR1
(PER BALT. CO. WEBSITE) MAP 083C2
 14. NO KNOWN PREVIOUS ZONING CASES ON FILE:

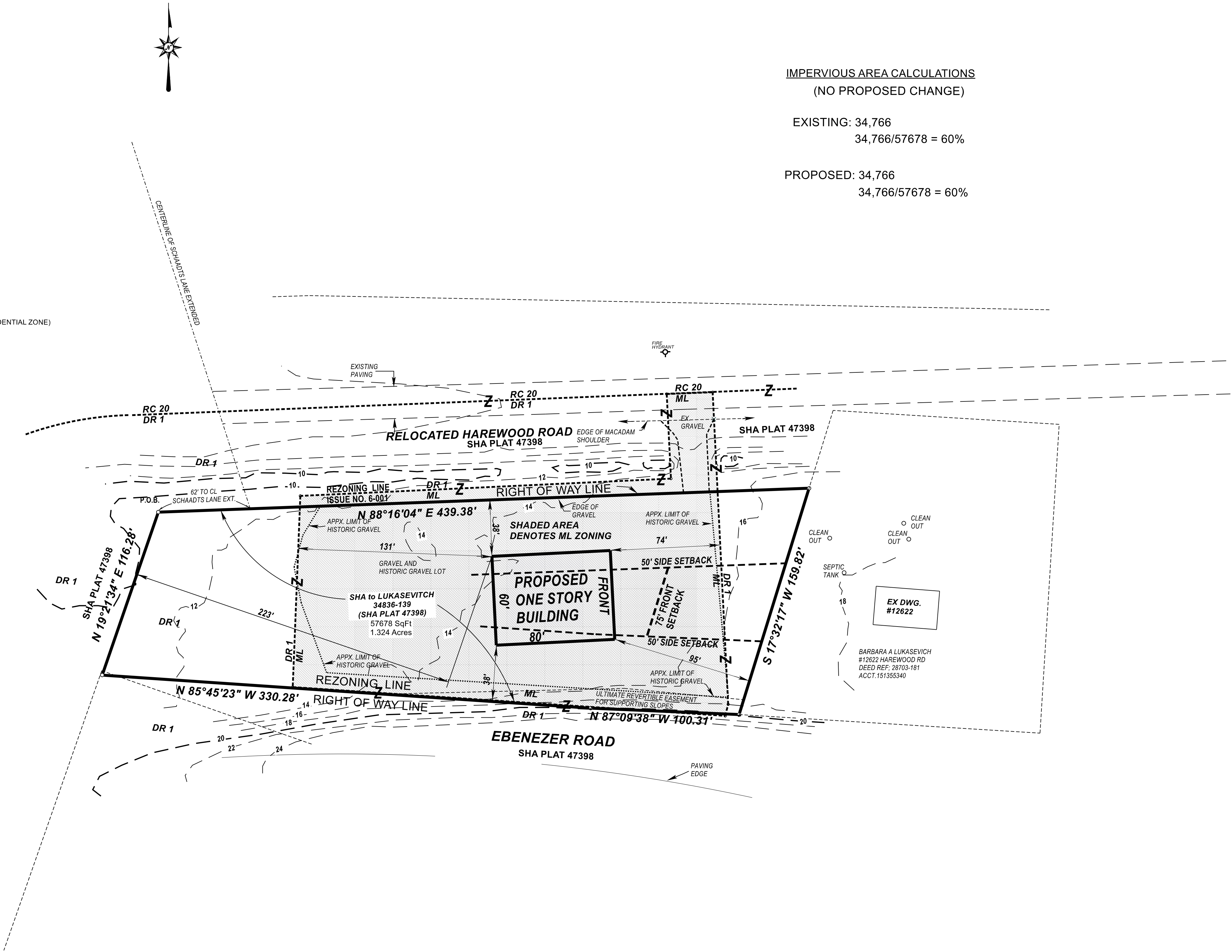
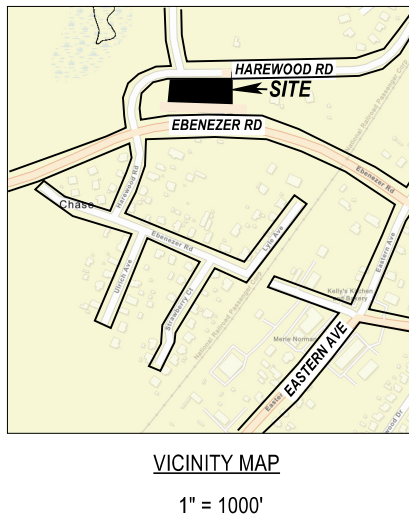
15. SETBACKS: (MR SETBACKS DUE TO PROXIMITY TO A RESIDENTIAL ZONE)
FRONT: 75' REAR: 30' SIDE 50'

16. THE SITE LIES WITHIN THE CHESAPEAKE BAY
CRITICAL AREA. (L.D.A.)
17. THERE ARE NO HISTORIC FEATURES ON THE SITE NOR
IS THE SITE ITSELF HISTORIC.
18. NO KNOWN PREVIOUS DRC MEETINGS
19. NO KNOWN PERMITS ON FILE.
20. PROPOSED USE OF BUILDING: OFFICE/STORAGE

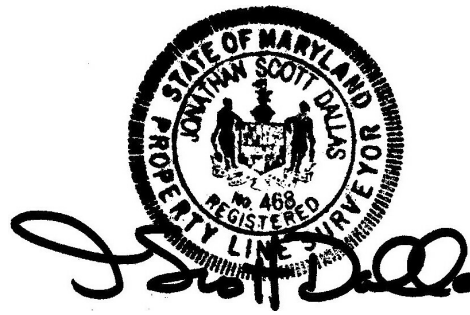
IMPERVIOUS AREA CALCULATIONS
(NO PROPOSED CHANGE)

EXISTING: 34,766
34,766/57678 = 60%

PROPOSED: 34,766
34,766/57678 = 60%



J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600



08-03-2023
DATE

**SITE PLAN TO ACCOMPANY
PETITION FOR ZONING VARIANCE
PARCEL 31 HAREWOOD ROAD
15TH ELECTION DISTRICT
ZONING MAP NO. 083C2
BALTIMORE COUNTY, MD.
SCALE: 1"=40' DATE 08-03-2023**

FILE NAME 22-1860 HAREWOOD.trv		
SCALE 40 Ft/In	DATE 8-3-2023	DRAWN BY R.N.G.
JOB HIEBLER	REVISION 1/1	SHEET 1/1