



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

December 29, 2023

Bryan Potts, Esquire – bryan@bryanpottslaw.com
8621 Philadelphia Road
Rosedale, MD 21237

RE: Petition for Special Hearing
Case No. 2023-0163-SPH
Property: 16928 York Road

Dear Mr. Potts:

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
Chief Administrative Law Judge
for Baltimore County

MEM:dlm
Enclosure

c: Craig Longenecker – longeneckerdds@comcast.net
Bruce Doak – bdoak@bruceedoakconsulting.com
Harry Geschwilm – armagesch@outlook.com

Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103 / Towson, Maryland 21204 / Phone 410-887-3868
www.administrativehearings@baltimorecountymd.gov

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(16928 York Road)		
7 th Election District	*	OFFICE OF
3 rd Council District		
Craig Longenecker	*	ADMINISTRATIVE HEARINGS
<i>Legal Owner</i>		
	*	FOR BALTIMORE COUNTY
Petitioner		
	*	Case No. 2023-0163-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Hearing filed on behalf of Craig Longenecker (“Petitioner”) for the property located at 16928 York Road, Monkton (the “Property”). The Petition for Special Hearing pursuant to Baltimore County Zoning Regulations (“BCZR”), §500.7, to amend the plan in Case No. 2012-0236-SPHA to allow for an accessory structure (garage) to be built on the subject property.

A hearing was conducted remotely via WebEx. The Petition was advertised and posted as required by the BCZR. The Petitioner appeared at the hearing in support of the Petition along with Bruce E. Doak of Bruce E. Doak Consulting, LLC, a certified property line surveyor, who prepared and sealed a site plan (the “Site Plan”). (Pet. Ex. 1). Bryan Potts, Esquire represented the Petitioner. There were no Protestants or interested citizens at the hearing.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) which agency did not oppose the requested relief. Department of Environmental Protection and Sustainability (“DEPS”) also submitted a comment as follows:

1. If the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:

A revised plan showing the location of the proposed garage outside of the approved septic reserve area.

The Property is 0.468 acres +/-, (20,386 sf) improved with a 3,744-sf building constructed in 2004 and currently used as a dental office. An aerial photograph showed an elongated lot with commercial uses located on either side. (Pet. Ex. 3). Street view photographs were submitted showing the improvements and parking spaces. (Pet. Exs. 4A-4M). The Property was previously granted Variance relief in Case No.: 2012-0236-SPHA to have 12 parking spaces in lieu of the required 18. The Order in Case No.: 2012-0236-SPHA did not prohibit the construction of a garage. The Property is zoned Business-Major, Commercial Rural overlay district (BM-CR). (Pet. Ex. 2).

The proposed garage would be 2-stories with 2-overhead garage doors and would replace an old dumpster. (Pet. Ex. 5). The garage would provide parking for a utility trailer which Petitioner uses to haul trash generated by the dental practice to the dump because the Property is too narrow in width for dumpster service. The second floor of the garage will be storage for dental office. That trailer is currently parked outdoors on the Property. The front of the garage will face parking spaces 11 and 12, which spaces are only occupied by the Petitioner and/or his employees. Consequently, there is no problem with access to the garage and the same number of parking spaces will remain. The garage will measure 24x24 ft. and will not exceed 20 ft. in height as shown on the Site Plan. All of the electrical service lines will be run from the building; no kitchen, bathroom, living room or dwelling unit will be located within the garage.

Mr. Doak explained that while the garage would extend slightly into septic reserve area, he has communicated with DEPS and was informed that its location will not be an impediment to the building permit being issued. He added that the Petition for Special Hearing was requested to

be filed by the Office of Zoning Review (“OZR”).

SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, §500.7 as follows:

The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, “the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would be compatible with the community and generally consistent with the spirit and intent of the regulations.” *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016).

In the BM zone, an accessory structure is permitted by right as set forth in BCZR, §233.1.D as follows:

Accessory uses or structures, including signs (See Section 450.), garages and parking spaces for the use of owners, employees, tenant and invitees. A maximum of six coin-operated children’s rides are permit as an accessory use.

Accordingly, Petitioner is permitted by right to construct a detached garage which will serve his dental practice by providing storage and housing the utility trailer which hauls away trash from the dental practice. Moreover, there was no restriction placed in the prior Order prohibiting the construction of a garage and thus, there was no need to file a Petition to amend the Order or site

plan. With regard to the septic reserve area, that is an issue which will be resolved at the building permit stage with Groundwater Management. According to Mr. Doak, he has the requisite approval from a supervisor in Groundwater Management to construct the garage in the location as shown on the Site Plan. However, Groundwater Management will require the septic line to be installed around the garage and not underneath it. It will tie into the existing tank.

Given the proposed use is permitted by right in the BM zone, has not been prohibited by a prior Zoning Order, and the only unresolved issue will be addressed with Groundwater Management at the building permit stage, the Petition will be dismissed as moot.

THEREFORE, IT IS ORDERED this 29th day of **December, 2023** by this Administrative Law Judge, that the Petition for Special Hearing from the BCZR, §500.7, to amend the plan in Case No. 2012-0236-SPHA to allow for an accessory structure (garage) to be built on the subject property is hereby **DISMISSED AS MOOT** and the Petitioner shall consult with Groundwater Management in regard to the septic lines prior to permitting.

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



MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlm



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 16928 YORK ROAD which is presently zoned BM CR
 Deed References: 32263/120 10 Digit Tax Account # 0702085856
 Property Owner(s) Printed Name(s) LANGENECKER LAND HOLDING LLC

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

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

SEE ATTACHED PAGE

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

3. ☐ a Variance from Section(s)

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 PRESENTED AT THE HEARING

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

BRYAN@BRYANPOTTS.LAW.COM

CASE NUMBER Filing Date

Legal Owners (Petitioners):

☒ Craig Longenecker Owner

Name #1- Type or Print

Name #2- Type or Print TITLE

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

LONGENECKER.DDS@COMCAST.NET

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING LLC

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

BD0AK@BRUCEDOAKCONSULTING.COM

Do Not Schedule Dates: Reviewer

2023-063-SPH

9/6/23

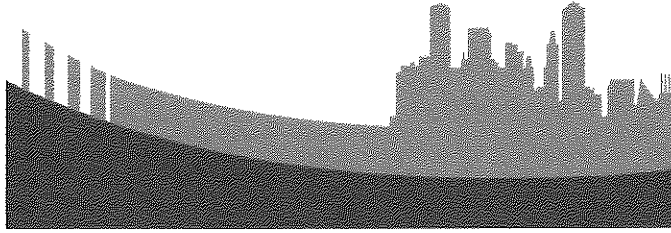
REV. 10/4/11

Zoning Hearing Petitions Being Requested

Special Hearing seeking relief pursuant to Section 500.7 BCZR to amend the plan in Case 2012-0236-SPHA to allow for an accessory structure (garage) to be built on the subject property

Any additional relief that the Baltimore County Administrative Law Judge feels is necessary.

2023-0163-SPH



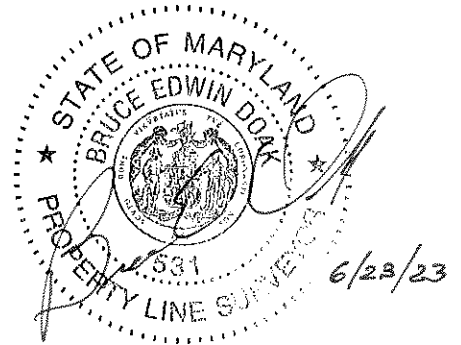
ZONING DESCRIPTION

#16928 York Road

Beginning for the same on the west side of York Road, 16 feet, more or less, north of the center line extension of Monkton Road, thence leaving York Road and running for the outlines of the subject property, the three following courses and distances, viz. 1) South 86 degrees 59 minutes 54 seconds West 354.83 feet, 2) North 03 degrees 45 minutes 36 seconds West 59.90 feet, and 3) North 87 degrees 00 minutes 01 second East 355.20 feet to the west side of York Road, thence running and binding on the west side of York Road and continuing to run and bind on the outlines of the subject property, 4) South 03 degrees 24 minutes 43 seconds East 59.89 feet to the point of beginning.

Containing 0.488 of an acre of land, more or less.

This description only satisfies the requirements of the Office of Zoning and should not be used for conveyance purposes.



Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

2023-0163-SP61



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 16928 YORK ROAD which is presently zoned BM CR
 Deed References: 32263/120 10 Digit Tax Account # 0702085856
 Property Owner(s) Printed Name(s) LANGENECKER LAND HOLDING LLC

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

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

SEE ATTACHED PAGE

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

3. a Variance from Section(s)

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 PRESENTED AT THE HEARING

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

BRYAN@BRYANPOTTS.LAW.COM

CASE NUMBER

Filing Date

Legal Owners (Petitioners):

X Craig Longenecker Owner

Name #1 Type or Print

Name #2 Type or Print TITLE

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

LANGENECKER2DDS@COMCAST.NET

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING LLC

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

BD00K@BRUCEDOAKCONSULTING.COM

Do Not Schedule Dates:

Reviewer

2023-063-SH

9/6/23

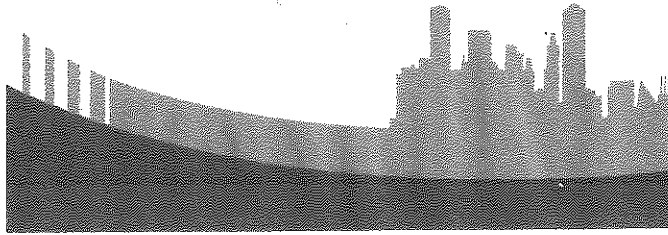
REV. 10/4/11

Zoning Hearing Petitions Being Requested

Special Hearing seeking relief pursuant to Section 500.7 BCZR to amend the plan in Case 2012-0236-SPHA to allow for an accessory structure (garage) to be built on the subject property

Any additional relief that the Baltimore County Administrative Law Judge feels is necessary.

2023-0163-SPH



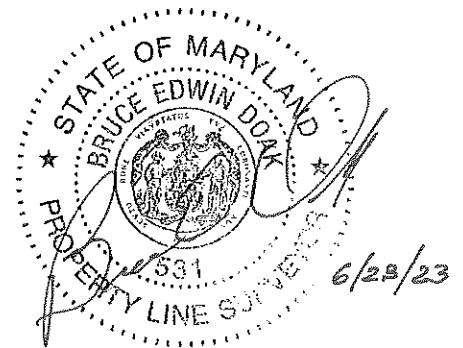
ZONING DESCRIPTION

#16928 York Road

Beginning for the same on the west side of York Road, 16 feet, more or less, north of the center line extension of Monkton Road, thence leaving York Road and running for the outlines of the subject property, the three following courses and distances, viz. 1) South 86 degrees 59 minutes 54 seconds West 354.83 feet, 2) North 03 degrees 45 minutes 36 seconds West 59.90 feet, and 3) North 87 degrees 00 minutes 01 second East 355.20 feet to the west side of York Road, thence running and binding on the west side of York Road and continuing to run and bind on the outlines of the subject property, 4) South 03 degrees 24 minutes 43 seconds East 59.89 feet to the point of beginning.

Containing 0.488 of an acre of land, more or less.

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Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@brucedoakconsulting.com

2023-0163-JPH

**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/neighbor 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 fifteen (15) 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: 2023-0163-SPH
Property Address: 16928 YORK ROAD MONKTON MD 21111
Property Description: 0.488 ACRE PARCEL OF LAND - WEST SIDE
OF YORK ROAD - OPPOSITE
Legal Owners (Petitioners): LANGENEGGER LAND HOLDING LLC
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRUCE E. DOAK
Company/Firm (if applicable): BRUCE E. DOAK CONSULTING, L.L.C.
Address: 3801 BAKER SCHOOLHOUSE ROAD
FREELAND MD 21053
Telephone Number: 410-419-4906

Revised 5/20/2014

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

No. 222588

Date: 9/6/23

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

Rec
From: BRUCE DOAK

For: 2023-0163-SP4

16928 YORK ROAD

JS 23-0703

DISTRIBUTION

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

CASHIER'S
VALIDATION

BRUCE E DOAK 12-12
BRUCE E DOAK CONSULTING
3801 BAKER SCHOOLHOUSE RD
FREELAND, MD 21053-9738

3023

15-3/540
429

8/16/23

Date

Pay to the
Order of BALTIMORE COUNTY MARYLAND \$ 500.00

FIVE HUNDRED AND 00/1000 Dollars

PNC BANK

PNC Bank, N.A. 040

For LONGENECKER ZEVING FCB

B. E. O.

MP

⑆054000030⑆ 5336741067⑈ 3023

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 9/20/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0163-SPH

INFORMATION:

Property Address: 16928 York Road
Petitioner: Craig Longenecker
Zoning: BM CR
Requested Action: Special Hearing

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

Special Hearing – Seeking relief pursuant to Section 500.7 BCZR to amend the plan in Case 2012-0236-SPHA to allow for an accessory structure (garage) to be built on the subject property.

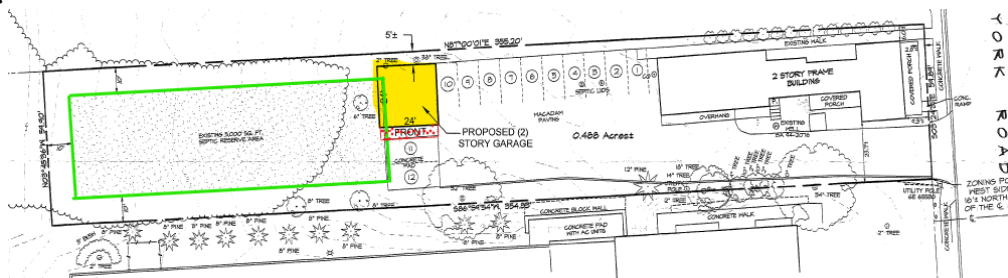
The property in question is situated at the intersection of York Road and Monkton Road in Baltimore County. This narrow parcel, spanning approximately 0.448 acres, houses a commercial building currently used as a dental office. The property is surrounded by other commercial buildings, farms, and areas reserved for forest conservation.

The Opinion and Order document referenced in the Special Hearing request (Case 2012-0236) indicated that "strict adherence to the BCZR would impose practical difficulties or create an unreasonable hardship for the Petitioners." This implies that the petitioner and property owner, Dr. Longenecker, would face challenges in relocating his dental practice, which is an allowable use in this zone, to this location. In a phone conversation with the representative Bruce E. Doak from Bruce E. Doak Consulting LLC, it was clarified that the planned accessory structure (garage) is intended to serve as a single-car garage and storage area for the property owner.

The property is situated within the Hereford Community Plan area, which promotes the consolidation of businesses in Hereford. Although "storage" is labeled as an "Inappropriate Use" in Appendix D of the plan, it's crucial to note that the planned garage/storage area is intended as an auxiliary to an existing business. It's not meant to operate as an independent commercial storage venture. In alignment with the guidelines on page 36 of the Plan, the garage's height should not exceed 30 feet. The representative concurs and commits to ensuring that the garage's design and materiality are in harmony with the primary existing building.

A potential point of contention is the garage's encroachment on the septic region. Groundwater protection is emphasized as a paramount concern in the Hereford Community Plan, specifically on page 24, with the York Road core highlighted as a particularly sensitive zone. The representative mentioned that his team is

actively communicating with the Department of Environmental Protection and Sustainability regarding this issue.



The construction of the proposed garage will not impact the twelve parking spaces approved in Case 2013-0236-SPHA. However, there is ambiguity regarding how the front of the garage will be accessed, given the location of parking spot 11 (the garage front highlighted in red).

The Department of Planning has no objections to the request with the following condition:

1. Relief should only be granted by the Administrative Law Judge after a clear demonstration of how the proposed garage will be accessed without obstruction from a vehicle parked in spot 11.

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: Bruce E. Doak
Joe Wiley/Abigail Rogers, 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: September 19, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0163-SPH
Address: 16928 YORK RD
Legal Owner: Craig Longnecker

Zoning Advisory Committee Meeting of September 18, 2023.

- X The Department of Environmental Protection and Sustainability has no comment on the above-referenced zoning item.
1. If the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:
 - a. A revised plan showing the location of the proposed garage outside of the approved septic reserve area.

Additional Comments:

Reviewer: Mia Lowery, L.E.H.S.

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Special Tax Recapture: None

Account Identifier: District - 07 Account Number - 0702085856

Owner Information

Owner Name: LANGENEGGER LAND HOLDINGS L L C Use: COMMERCIAL
Principal Residence: NO

Mailing Address: 16928 YORK ROAD Deed Reference: /32263/ 00120
MONKTON MD 21111-

Location & Structure Information

Premises Address: 16928 YORK RD Legal Description: 16928 YORK RD WS
0-0000 15 FT MONKTON RD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0022	0014	0482	10000.04	0000				2022	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2004	3,744 SF		20,386 SF	06

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
	OFFICE BUILDING /	C3			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2023	07/01/2024
Land:	257,600	257,600		
Improvements	459,300	473,900		
Total:	716,900	731,500	726,633	731,500
Preferential Land:	0	0		

Transfer Information

Seller: KARY HOLDINGS LLC	Date: 06/28/2012	Price: \$625,000
Type: ARMS LENGTH IMPROVED	Deed1: /32263/ 00120	Deed2:

Seller: SNYDER MICHAEL L, TRUSTEE	Date: 12/17/2002	Price: \$75,000
Type: ARMS LENGTH IMPROVED	Deed1: /17244/ 00023	Deed2:

Seller: MARYLAND LINE PROPERTY INC	Date: 02/08/1996	Price: \$78,568
Type: NON-ARMS LENGTH OTHER	Deed1: /11424/ 00618	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	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:

1996-0176-A
0708030325
022A2 RO CR

0702096076
1989-0076-SPHA
1954-2833-A

MOUNT CARMEL RD

BAPTIST

2200029143
RC 5 CR PH

16956
16954 16952
16950
16948
16944

PAI # 070303

Pt. Bk./Folio # 068142
2200028209

PAI # 070303
Lot # 11

RC 5

PAI # 070303

0718035230

GROWTH TIER 3

(New Major Subs. of 4 or More Additional
Lots Req. Plan. Bd. Approval)

1988-0108-A

MONKTON

HEREFORD

LIBRARY

0701033025

3 CD
BM CR
NW 27-C

2012-0236-SPHA
1994-0084-A
2003-0369-A

0702085856

16928 16928

022A3

2001-0041-SPH

1700010167

1996-0062-X
1800001233

2022-0258-SPH 00004230

RC 5

GROWTH TIER 3
(New Major Subs. of 4 or More Additional
Lots Req. Plan. Bd. Approval)

2000-0165-XA
1987-0512-SPH
R-1994-0142

0713020025
1990-0485-A
R-1987-0458

0708000951 0708000950
16951
2007-0303-A
2004-0241-SPH

16949
16947
0703047350

0708030326
2003-0305-SPH

2000-000-SPHXA

0719072950

PAI # 070440

PAI # 070440 PAI # 070440

Pt. Bk./Folio # MP08066

HEREFORD METH

2006-0601-SPHXA
1995-0092-SPHA

1962-5653-XA

2200022079
1958-4530-A
16931 16931

MONKTON RD

16927

1975-0158-SPH
R-1980-0185
1993-0316-SPHXA

06045100

16925

16921

0702085851

16917
16915
0702085850
16913

16909
0713021240

16905
0702057176
16905

FIRE HOUSE RD

BL CR

HE
CC

BL CR

BLCR

GENERAL INFORMATION

1. Ownership: Longenegger Land Holdings LLC
16928 York Road Monkton, MD 21111 410-357-0099
2. Address: 16928 York Road Monkton, MD 21111
3. Deed references: SM 32263/120
4. Area: 20,386 sq. ft. / 0.468 acre (per SDAT)
5. Tax Map / Parcel / Tax account #: 22 / 482 / 07-02-085856
6. Election District: 7 Councilmanic District: 3
ADC Map: GIS tile: 022A3 Position sheet: 107NW10
Census tract: 407001 Census block: 2400540700012056
Schools: Seventh District ES Hereford MS Hereford HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tiles 022A2 and the information provided by Baltimore County on the internet.
8. Improvements: Two story building & parking lot. The existing building and parking lot will remain.

OFFICE OF ZONING

Zoning: BM CR
Previous zoning cases:
Case #1994-0084-A-approved 9.2' & 5.9' open projection, 6' side yard setback & buffer of 1', side setback for shed of 15' from RC 5 zone, parking 0% impervious, parking not accessible from others.

Case #2002-0369-A-approved. Misc variances

Case #2012-0236-SPHA approved. Abandonment of previous relief and parking variance

Parking Calculations

Required parking spaces: 12 (per Case #2012-0236-SPHA)
Parking spaces provided on site: 12

BM CR Setbacks for Commercial Buildings

Front: 15 feet from the street right of way / 40' from center line of road
Side / Rear: 0 feet from the property line

ENVIRONMENTAL IMPACT

Watershed: Loch Raven Reservoir URDL land type: 1

1. The existing building is served by a private well and septic system.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

OFFICE OF PLANNING

Regional Planning District: Hereford / Maryland Line District Code: 301

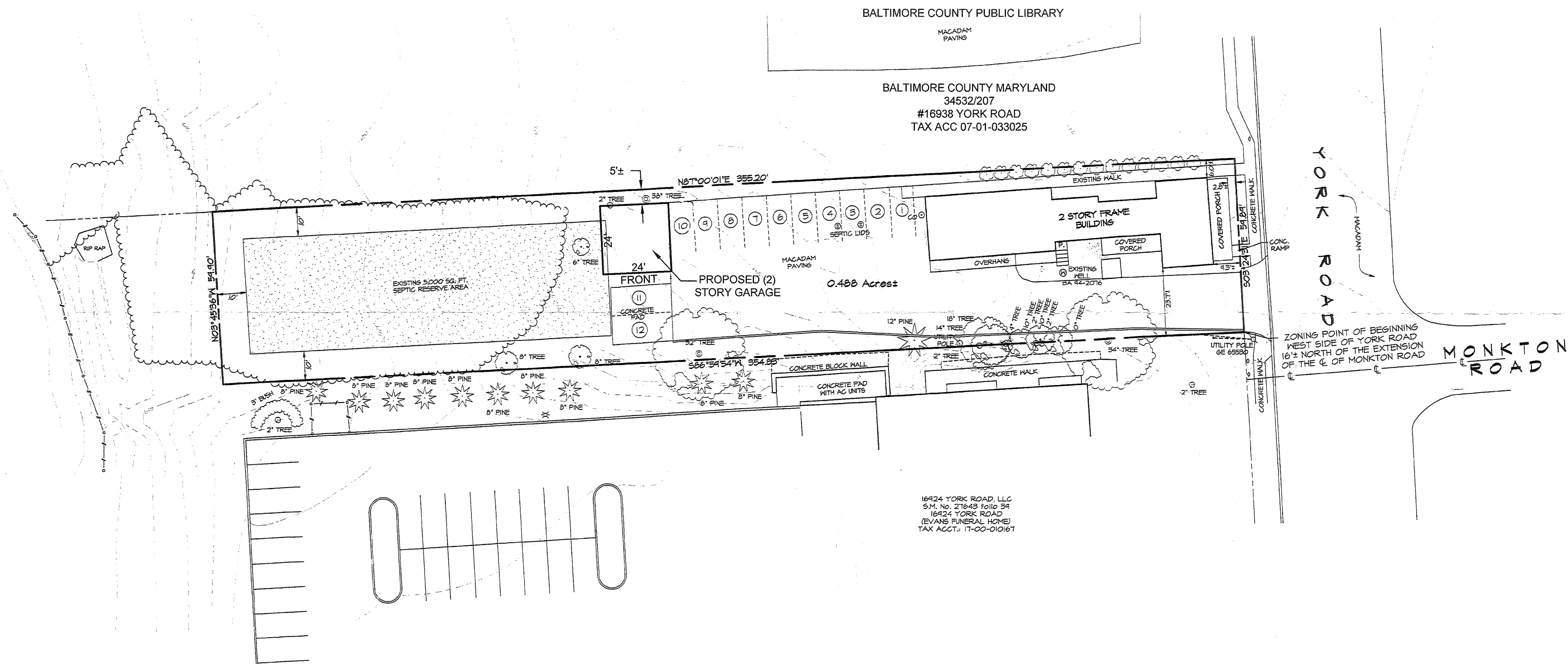
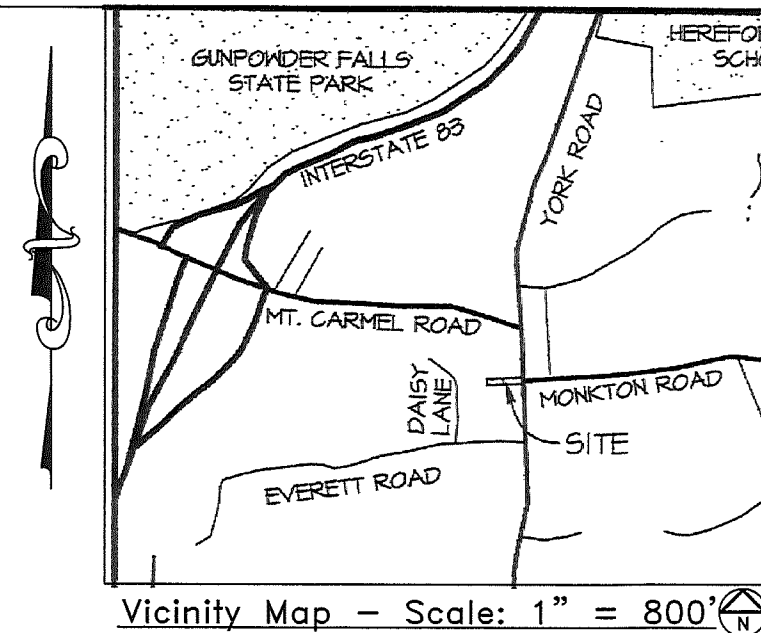
1. The subject building is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

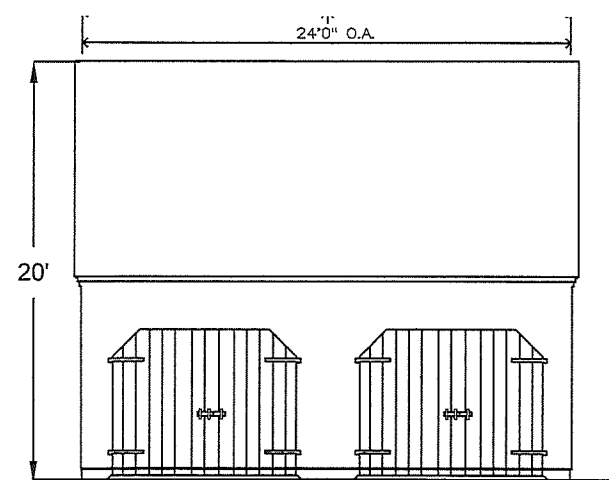
Construct a 24' x 24', 26' high two story garage for commercial storage

GARAGE NOTES

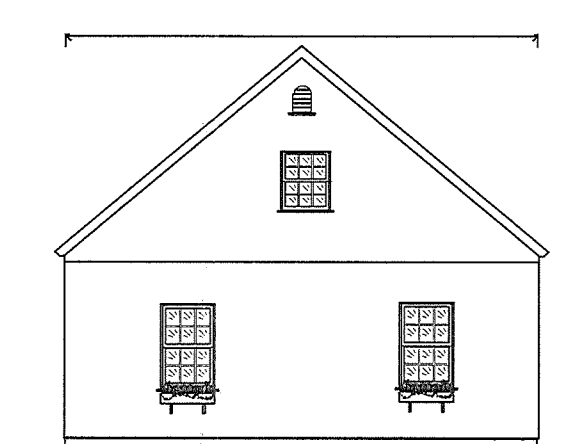
1. Access will be provided through the existing parking area. Use of the exiting parking spaces will not be lost.
2. The garage will not provide a residence any time in the future.
3. The garage will not be utilized for a separate business.
4. The garage is sited to protect the scenic view from York Road



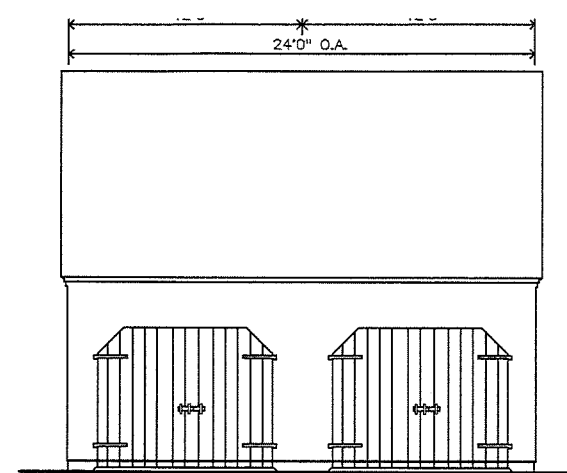
PROPOSED ELEVATIONS



FRONT



RIGHT

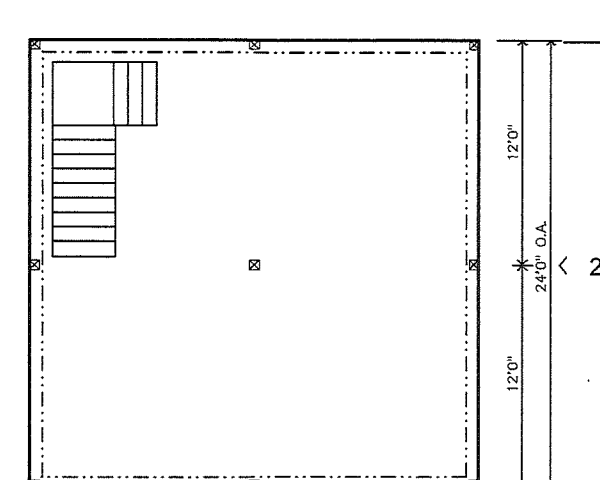


REAR

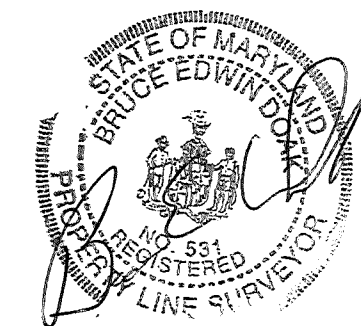


LEFT

LEFT



FLOOR PLAN



REVISION

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#16928 YORK ROAD

BALTIMORE COUNTY, MARYLAND
7th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 7/26/23

Scale: 1" = 30'