



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 14, 2023

Shreyas Panchigar – [shreyaspanchigar@hotmail.com](mailto:shreyaspanchigar@hotmail.com)  
2611 Hammonds Ferry Road  
Baltimore, MD 21227

RE: Petitions for Special Exception and Variance  
Case No. 2023-0200-XA  
Property: 2611 Hammonds Ferry Road

Dear Petitioner:

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 blue ink, appearing to read "Derek J. Baumgardner", is written over a faint, stylized outline of the signature.

DEREK J. BAUMGARDNER  
Administrative Law Judge  
for Baltimore County

DJB:dlm

Enclosure

c: Patrick Richardson – [rick@richardsonengineering.net](mailto:rick@richardsonengineering.net)

**IN RE: PETITIONS FOR SPECIAL  
EXCEPTION AND VARIANCE  
(2611 Hammonds Ferry Road)**

13<sup>th</sup> Election District

1<sup>st</sup> Council District

Shreyas Panchigar

Legal Owner

**Petitioner**

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BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

**Case No: 2023-0200-XA**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Special Exception and Variance filed by legal owner Shreyas Panchigar (“Petitioner”) for the property located at 2611 Hammonds Ferry Road, Landsdowne, Baltimore County, Maryland (the “Property”). The Petition for Special Exception seeks approval under Baltimore County Zoning Regulation (“BCZR”) § 1B01.1.C.6 to approve a Class B Child Care Center for up to 20 children in a DR 5.5 zone. The Petition for Variance seeks relief from BCZR, §1B01.1.B.1.e.5 to permit a Residential Transition Area (“RTA”) buffer of 0 ft. and an RTA setback of 0 ft. in lieu of the required 50 ft. and 75 ft. requirement, and BCZR § 424.1.B, for a fence with a 0 ft. setback off the property line in lieu of the required 20 ft. setback.

A public hearing was conducted using virtual hearing platform WebEx in lieu of an in-person hearing. The Petition was properly advertised and posted. The Petitioner, Shreyas Panchigar, appeared at the hearing. Patrick Richardson, Jr, of Richardson Engineering, LLC, assisted the Petitioner as agent and prepared and signed the site plan with engineer’s seal. There were no Protestants or interested citizens who testified in opposition. Mr. Richardson proceeded by way of proffer and no additional witnesses were called to testify.

The following exhibits were received and entered into the record:

- 1) Site Plan;

- 2) Zoning Maps;
- 3) Aerial Photographs;
- 4) Photographs of the Site;
- 5) Zoning Advisory Committee (“ZAC”) comments were received from:
  - a. Department of Environmental Protection and Sustainability (“DEPS”) (no comment)
  - b. Department of Planning (“DOP”) (no objection with recommended conditions)
  - c. Development Plans Review (“DPR”) (no objection with recommended conditions);  
and
- 6) Certificate of Posting.

The property is approximately 10,560 sq. ft. in land area and is improved with an approximately 1,200 sq. ft. one-story detached structure previously used as a church (permit status before title transfer on March 7, 2023 unknown). The property is zoned DR 5.5. Mr. Richardson proffered that Petitioner proposes to utilize the property as a Class B Child Care Center for up to 20 children and 3 teachers. Mr. Richardson described surrounding uses of property to the west (railroad across Hammond Ferry Road), south (commercial), east and west (single-family dwellings) from the subject property. Vehicular ingress and egress will be provided via a one-way drive aisle and parking area with drop-off/pick-up spaces and two parking spaces with ingress by Clyde Avenue and egress by Hammonds Ferry Road. The Site Plan indicates an outdoor play area for children in the rear yard with a 6-foot privacy/security fence. Planning recommends approval of the petition with recommended conditions that the property comply with landscaping manual requirements and that the Petitioner coordinate with DPW&T to determine if extending the existing sidewalk on Clyde Avenue is required to comply with Complete Streets Guidelines. As the proposed child care center will be small in size, no dumpsters are proposed on site, and regular

trash bin receptacles will be used. DPR comments included the additional recommendation that the parking space adjacent the handicapped parking space should be designated and signed as a visitor parking space and that the entrance from Clyde Avenue should meet all requirements under Baltimore County Design manual as a commercial entrance.

Petitioner has identified a prospective tenant and operator of the proposed daycare, has been in contact with the Lansdowne Improvement Association regarding this application, and is active in the Lansdowne/Halethorpe community.

### SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272 (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use. Under BCZR § 502.1, before any special exception may be granted, it must appear that the use for which the special exception is requested will not have negative impacts on this property or surrounding properties as articulated under subsections (A) – (I).

Based on the record evidence in this case, and in consideration of both the *Schultz* standard and BCZR§ 502.1 (A)-(I), I find that the Petition meets the *Shultz* standard is consistent with affirmative findings under BCZR§ 502.1 (A)-(I) for granting this special exception to use the property as a Child Care Center for up to 20 children subject to proper state licensure.

## VARIANCE

Pursuant to BCZR § 307.1, "...the [Administrative Law Judge] shall have ...the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship...Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to public health, safety and general welfare..." 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).

Under BCZR § 1B01.1.B.1.a, the residential transition area (RTA) is a 100-foot area, including any public road or public right-of-way, extending from a D.R. zoned tract boundary into the site to be developed. The purpose of an RTA is to assure that similar housing types are built adjacent to one another or that adequate buffers and screening are provided between dissimilar housing types. An RTA is generated if the property to be developed is zoned D.R. and lies adjacent to land zoned D.R.1, D.R.2, D.R.3.5, D.R.5.5 or R.C. which contains a single-family detached, semi-detached or duplex dwelling within 150 feet of the tract boundary or is vacant, less than two acres in size, and contains a buildable area at least 20 feet by 30 feet on which a dwelling meeting all required setbacks can be erected.

The RTA for a tract may be modified as directed by findings pursuant to § 32-4-402 and the hearing officer's hearing under Article 32, Title 4, Subtitle 2 of the Baltimore County Code. However, the hearing officer may not reduce the amount of RTA unless the officer specifically finds and determines that such a reduction will not adversely impact the residential community or development on the land adjacent to the property to be developed. A residential transition use is any use permitted as of right under Section 1B01.1.A or any use permitted by special exception under Section 1B01.1.C, except an accessory use permitted only by special exception.

The variances proposed under this Petition solely relate to the RTA buffer and setback requirements under BCZR § 1B01.1.B.1, *et seq.*, including § 1B01.1.B.1.e.5 to permit an RTA buffer of 0' and an RTA setback of 0' in lieu of the required 50' and 75' requirements, and Section 424.1.B for a fence with 0' setback from the property line in lieu of the required 20' setback requirement. The prior use of this property as a church coupled with the absence of any proposed exterior additions or improvements will maintain the appearance of the existing structure having no impact on the residential nature of this DR 5.5 zoned community. This makes this property unique for purposes of a variance analysis. Strict imposition of the required RTA buffers and setbacks would require razing the existing structure, creating a practical difficulty for Petition given the fact that no exterior additions or modifications are proposed. For these reasons, I find that special circumstances or conditions exist that are peculiar to this property and the existing structure such that granting variances to permit an RTA buffer of 0' and an RTA setback of 0' in lieu of the required 50' and 75' requirements, and a fence with 0' setback from the property line in lieu of the required 20' setback requirement are necessary as strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. I further find that these variances are in strict harmony with the spirit and intent of the RTA buffer and setback requirements and will not injure the public health, safety or general welfare.

IT IS, THEREFORE, ORDERED by the Administrative Law Judge for Baltimore County, this 14<sup>th</sup> day of **December, 2023**, that the Petition for Special Exception per BCZR § 1B01.1.C.6 to approve a Class B Child Care Center for up to 20 children be, and is hereby **GRANTED**; and

IT IS FURTHER ORDERED that the Petition for Variance from the BCZR, § 1B01.1.B.1.e.5 to permit a Residential Transition Area (“RTA”) buffer of 0 ft. and an RTA setback of 0 ft. in lieu of the required 50 ft. and 75 ft. From BCZR, § 424.1.B to have a fence with a 0 ft. setback off the property line in lieu of the required 20 ft. 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; and
2. Petitioner shall coordinate with DPW&T to determine if extending the existing sidewalk along Clyde Avenue is required to comply with Complete Streets Guidelines; and
3. Petitioner and/or any lessee or future owner or operator of any child care center on these premises shall obtain and maintain all proper state licensure for the operation of a child care center in the State of Maryland.

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



DEREK J. BAUMGARDNER  
Administrative Law Judge  
for Baltimore County

DJB/dlm





# 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 2611 Hammonds Ferry Road Currently Zoned DR-5.5

Deed Reference 47837/ 432 10 Digit Tax Account # 1307580980

Owner(s) Printed Name(s) Shreyas Panchigar

(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 a lot in the Bowleys Quarters Area in conformance with Section 1A04.3.B.1.b

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

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 Presented 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:

Shreyas Panchigar  
Name - Type or Print  
Shreyas Panchigar  
Signature  
2926 W Almondbury Dr Pasadena MD  
Mailing Address City State  
21122 443-506-2600 gpanchigar  
Zip Code Telephone # Email Address

## Attorney for Petitioner:

    
Name - Type or Print  
    
Signature  
    
Mailing Address City State  
          
Zip Code Telephone # Email Address

## Legal Owners (Petitioners):

Shreyas Panchigar  
Name #1 - Type or Print Name #2 - Type or Print  
Shreyas Panchigar  
Signature #1 Signature #2  
2611 Hammonds Ferry Road Baltimore MD  
Mailing Address City State  
21227 443-506-2600 /shreyaspanchigar@hotmail.com  
Zip Code Telephone #'s (Cell and Home) Email Address

## Representative to be contacted:

### Richardson Engineering, LLC

    
Name - Type or Print  
    
Signature  
7 Deneison Street Timonium MD  
Mailing Address City State  
21093 / 410-560-1502 / rick@richardsonengineering.net  
Zip Code Telephone # Email Address

Case Number 2023-0200-XA Filing Date 04 / 27 / 23 Do Not Schedule Dates    Reviewer TC



Zoning Relief for 2611 Hammonds Ferry Road

Special Exception:

To permit a Class B child care center in a DR-5.5 zone

Variance request:

Section 1B01.1.B.1.e.5 to permit an RTA buffer of 0' and an RTA setback of 0' in lieu of the required 50' and 75'.

Section 424.1.B to have a fence with a 0' setback off the property line in lieu of the required 20'

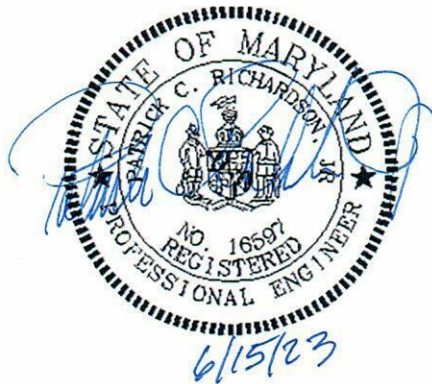
2023-0200-XA



**ZONING PROPERTY DESCRIPTION FOR  
2611 HAMMONDS FERRY ROAD  
13<sup>th</sup> ELECTION DISTRICT  
3<sup>rd</sup> COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MARYLAND**

Located at a point on the Northeast side of the intersection between Hammonds Ferry Road and Clyde Avenue. Then following along Hammonds Ferry Road Northeasterly 84.60' +/- feet. Then leaving Hammonds Ferry Road and running Northeasterly 124.75' feet. Then running Southwesterly 83.00' feet to the edge of Clyde Avenue. Then running along Clyde Avenue Southwesterly 140.67' feet to the place of beginning. Also being known as Lots #9-13 in Block #2 as shown on the plat of "Joshua, Subdivided for C. W. Hall", which is recorded among the land records of Baltimore County in Plat Book No. 1, Folio 144.

Containing a net area of 10,560 square feet or 0.24 acres +/-.



PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY  
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF  
THE STATE OF MARYLAND, LICENSE NUMBER 16597,  
EXPIRATION DATE: 08-15-2023

2023-0200-XA

# 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: 2023-0200-X4

Property Address: 2611 HAMMOND S FERRY RD

Legal Owners (Petitioners): SHREYUS PANCHIGAR

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

#### PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): SHREYUS PANCHIGAR

Address: 2926 W ALMONDBURY DR  
PASADENA, MD 21122

Telephone Number: 443-506-2600

\*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.



# COUNTY DEPARTMENTS OF PERMITS APPROVALS & INSPECTIONS

John Altmeyer  
Cell: 410-382-6580  
jaltmeyer@aol.com

## APPROVED SIGN POSTERS

J. Lawrence Pilson, R.S.  
Cell: 443-834-8162  
lpilson@hotmail.com

Richard Hoffman  
Cell: 443-243-7360  
dick\_e@comcast.net

Linda O'Keefe  
Work: 410-666-5366  
Cell: 443-604-6431  
lucky linda1954@yahoo.com

Bruce E. Doak  
Work: 443-900-5535  
Cell: 410-419-4906  
bdoak@bruceedoakconsulting.com

Mitch Kellman  
Work: 410-296-3333  
mkellman@dmw.com

David Billingsley  
Work: 410-679-8719  
dwb0209@yahoo.com

Martin Ogle  
Cell: 443-629-3411  
mert1114@aol.com

Sgt. Robert A. Black  
Cell: 410-499-7940  
1opie@comcast.net

The petitioner must use one of the sign posters on this approval list. Any reposting must also be done by one of these approved posters. If you wish to select a poster not listed on the list above, prior approval by the Department of Permits, Approvals and Inspections/Zoning is required.

This department is not associated with any of the above posters, nor do we recommend any specific one. We do suggest that you contact a number of them to compare prices, since their charges may vary.

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

No. 226662

Date: 9/27/23

| Fund | Dept | Unit | Sub Unit | Rev     | Sub  | Dept | Obj | BS Acct | Amount  |
|------|------|------|----------|---------|------|------|-----|---------|---------|
|      |      |      |          | Source/ | Rev/ |      |     |         |         |
| 001  | 806  | 0000 |          | 6150    |      |      |     |         | 1000.00 |
|      |      |      |          |         |      |      |     |         |         |
|      |      |      |          |         |      |      |     |         |         |
|      |      |      |          |         |      |      |     |         |         |
|      |      |      |          |         |      |      |     |         |         |

Total: 1000.00

Rec  
From: Richardson Engineering, LLC.

For: 2611 Hammond's Ferry Road

CASHIER'S  
VALIDATION

TC

DISTRIBUTION

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

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

Richardson Engineering, LLC 12/14  
7 Deneison Street  
Timonium, MD 21093  
(410) 560-1502

MANUFACTURERS & TRADERS TR CO  
7-11/520

12530

6/19/2023

PAY TO THE  
ORDER OF BALTIMORE COUNTY MARYLAND

\$ \*\*1,000.00

One Thousand and 00/100 \*\*\*\*\* DOLLARS

BALTIMORE COUNTY MARYLAND  
P.O. Box 64076  
Baltimore, MD 21264-4076

MEMO

Zoning Review Fee

  
NP

⑈012530⑈ ⑆052000113⑆ 9860645721⑈

2023-0200-XA

# CERTIFICATE OF POSTING

2023-0200-XA

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Shreyas Panchigar

December 7, 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: Jeff Perlow:

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: \_\_\_\_\_

**2611 Hammonds Ferry Road** ***SIGN 1***

November 16, 2023

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



Sincerely,

 November 16, 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**

**INTEROFFICE CORRESPONDENCE**

**TO:** Peter Gutwald, Director  
Department of Permits, Approvals

**DATE:** October 23, 2023  
**REVISED DATE:** November 15, 2023

**FROM:** Vishnu Desai, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For October 23, 2023  
Item No. 2023-0200-XA

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

Landscape: If Special Exception and Zoning Relief is granted a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required.

DPR: Extend and provide sidewalk at Clyde Avenue. Entrance should be commercial entrance in accordance with the Baltimore County Design Manual.

**REVISED DPR COMMENT:** The parking space adjacent to the handicap spot is intended for visitors only. Signage should be provided to designate the space as visitor parking. Additionally, extend and provide sidewalk at Clyde Avenue. Entrance should be commercial entrance in accordance with the Baltimore County Design Manual.



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

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

**DATE:** 10/26/2023

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

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 2023-0200-XA

**INFORMATION:**

**Property Address:** 2611 Hammonds Ferry Road

**Petitioner:** Shreyas Panchigar

**Zoning:** DR 5.5

**Requested Action:** Special Exception, Variance

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

*Special Exception -*

1. To permit a Class B Child Care Center in a DR 5.5 zone.

*Variance(s) -*

1. From Section 1B01.1.B.1.e.5 to permit an RTA buffer of 0' and an RTA setback of 0' in lieu of the required 50' and 75'.
2. From Section 424.1.B to have a fence with a 0' setback of the property line in lieu of the required 20'.

The proposed site is a 0.37-acre property that is surrounded by a mixture of commercial and residential uses. The proposed site has no previous zoning case history and is not in any historic district.

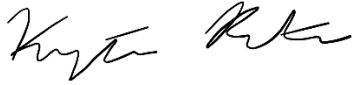
The existing land use is currently a place of worship. The requested relief as said in the above request, does not appear to create any adverse impacts on the surrounding neighborhood. The petitioner proposes to convert the church into a Class B Child Care Center with applicable RTA's, which is permitted by special exception. The Center will have 3 teachers and no more than 20 children. The site proposes 3 parking spaces in order to comply with Zoning Regulations (2 outside and 1 in garage). The property has ingress access to the south (Clyde Avenue), egress access to the west (Hammonds Ferry Road), an alley to the east, and vacant land to the north. The 0' setback fence request would only have minimal impacts on the undeveloped property to the north. The closest adjacent neighbor is to the east and separated by a 14' alley.

The Department does not object to the fencing location and RTA relief as it is deemed necessary to promote safety and to achieve the desired site design. Overall, The Department has no objections to granting the requested relief conditioned upon the following:

- 1) Coordinate with DPW&T to determine if sidewalks are required. The site should meet all applicable Complete Streets Guidelines found here:  
<https://resources.baltimorecountymd.gov/Documents/Planning/cmdp/iv-b-completestreets.pdf>
- 1) Comply with any landscaping guidelines required by the Baltimore County Landscape Architect. Enhanced landscaping should be provided between the proposed parking area and the public right-of-way to the fullest extent possible but should not disrupt ingress/egress site distance.
- 2) Provide/indicate the dumpster location. The dumpster should be located away from the public right-of-way and meet the screening requirements pursuant to Condition H of the Baltimore County Landscape Manual.
- 3) The plan conforms to all other bulk and setback regulations set forth in the Baltimore County Zoning Regulations for DR zoned property and
- 4) The plan meets all additional conditions as required by the Administrative Law Judge.

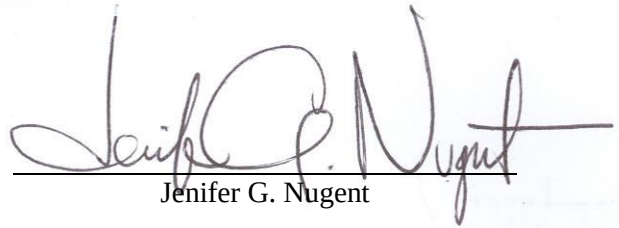
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

**Prepared by:**



Krystle Patchak

**Division Chief:**



Jenifer G. Nugent

SL/JGN/KP

Patrick Richardson  
Sophie Kotzker, Community Planner  
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: October 16, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0200-XA  
Address: 2611 HAMMONDS FERRY RD  
Legal Owner: Shreyas Panchigar

Zoning Advisory Committee Meeting of October 23, 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 - 13 Account Number - 1307580980

**Owner Information**

Owner Name: PANCHIGAR SHREYAS Use: RESIDENTIAL  
Principal Residence: NO

Mailing Address: 2611 HAMMONDS FERRY RD Deed Reference: /47837/ 00432  
HALETHORPE MD 21227-3041

**Location & Structure Information**

Premises Address: 2611 HAMMONDS FERRY RD Legal Description: LT 9-13  
HALETHORPE 21227-3041 2611 HAMMONDS FERRY RD  
JOSHUA

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:  
0109 0002 0357 13010009.04 0000 2 9 2022 Plat Ref: 0001/ 0144

Town: None

| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| 2009                    | 1,200 SF                |                        | 10,560 SF          | 04         |

| Stories | Basement Type | Exterior Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|---------|---------------|------------------|----------------|--------|-----------------------------------|
| 1       | NO            | STANDARD UNITS   | SIDING/3       | 2 full | 1 Attached                        |

**Value Information**

|                    | Base Value | Value<br>As of<br>01/01/2022 | Phase-in Assessments<br>As of<br>07/01/2022 | As of<br>07/01/2023 |
|--------------------|------------|------------------------------|---------------------------------------------|---------------------|
| Land:              | 65,600     | 65,600                       |                                             |                     |
| Improvements       | 131,600    | 144,900                      |                                             |                     |
| Total:             | 197,200    | 210,500                      | 201,633                                     | 206,067             |
| Preferential Land: | 0          | 0                            |                                             |                     |

**Transfer Information**

|                             |                      |                  |
|-----------------------------|----------------------|------------------|
| Seller: JONES JACQUELINE C  | Date: 03/07/2023     | Price: \$201,000 |
| Type: ARMS LENGTH IMPROVED  | Deed1: /47837/ 00432 | Deed2:           |
| Seller: DAVID JACQUELINE C  | Date: 11/10/2004     | Price: \$0       |
| Type: NON-ARMS LENGTH OTHER | Deed1: /20964/ 00078 | Deed2:           |
| Seller: GREBE ALMA E        | Date: 06/27/1997     | Price: \$31,680  |
| Type: ARMS LENGTH VACANT    | Deed1: /12259/ 00631 | 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:

2023-0200-X4



Lot # 8

Lot # 8

Lot # 8 1312590010

1307290160

Lot # 106

Lot # 106

Lot # 106

Lot # 110

Lot # 110

1961-5234-A

1302850810

MLIM

HAMMONDS FERRY RD

Lot # 1 1308001073

Lot # 1

Lot # 3

Lot # 3 1308001072

Lot # 5

Lot # 5

PAI # 138041 Lot # 5

Lot # 5 1308001066

Pt. Bk./Folio # 001144

DR 5.5

Lot # 9

PAI # 138041 Lot # 9

Lot # 9

2611

Pt. Bk. 00 Lot # 9 Folio 0144

Lot # 9 1307580980

LAVERN AVE

Lot # 18

1986-0094-SPH

Lot # 21

323350051

15

15-B

1323350050

Lot # 18

Lot # 18

Lot # 23

1316600000

Lot # 23

Lot # 118

1315520021

Lot # 118

2008-0142-SPHA

1994-0227-SPHA

1994-0228-SPHA

2008-0141-SPH

1989-0216-SPHA

Lot # 110 1307580150

Lot # 110

Lot # 115

Lot # 115

Lot # 115

Lot # 115

Lot # 115

Lot # 115

Lot # 115

Lot # 115

Lot # 115

Lot # 115

Lot # 115

Lot # 115

Lot # 115

Lot # 115

Lot # 115

Lot # 115

Lot # 115

1 CD 13 ED

109A1

SW 5-C

CLYDE AVE

Lot # 3

Lot # 3

2619

Lot # 3

Lot # 3

Lot # 3

2619

Lot # 3

1308001064

Lot # 1 1320800290

Pt. Bk. 0000001, Folio 0049

PAI # 138004

Pt. Bk./Folio # 001049

Lot # 2

2623

Lot # 2

1308003740

PAI # 138004

Lot # 19

1308001068

Lot # 12

Lot # 12

Lot # 12

Lot # 12

Lot # 12

Lot # 12

Lot # 12

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Lot # 12

Lot # 12

Lot # 12

Lot # 12

Lot # 12

Lot # 12

Lot # 19

2003-0183-A

2002-0547-A

2001-0529-A

2100014561

1999-0087-A

1989-0219-SPHA

1989-0199-SPH

Lot # 8

Lot # 8

Lot # 8

Lot # 8

Lot # 8

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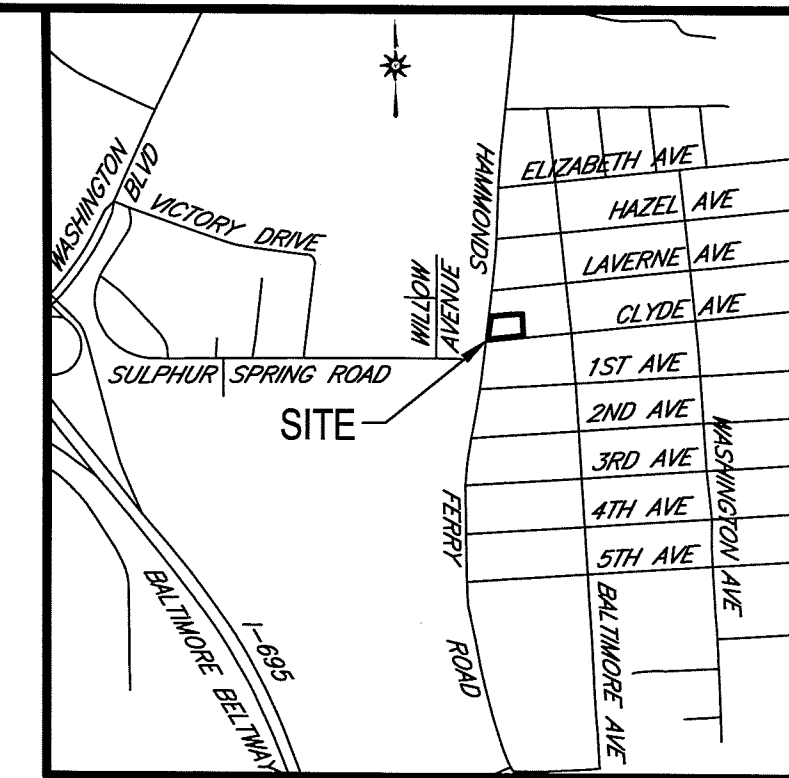
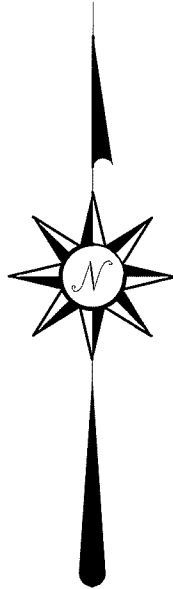
Lot # 8

Lot # 8

Lot # 8

2023-0200-XA





VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: SHREYUS PANCHIGAR, 1328 SULPHUR SPRING ROAD, BALTIMORE, MARYLAND 21127-2714, (443) 506-2600
- SITE AREA: NET 10,560 SF or 0.24 Ac.±, GROSS 16,160 SF or 0.37 Ac.±
- USE: EXISTING: CHURCH, PROPOSED: DAY CARE CENTER
- UTILITIES: PUBLIC WATER & SEWER
- DEED REFERENCE: 47837/432
- PLAT REFERENCE: LANDSDOWNE 1/144
- TAX ACCOUNT #1307580980
- COUNCILMANIC DISTRICT: 1ST
- ELECTION DISTRICT: 13TH
- CENSUS TRACT: 4302 & 4303
- ZONING: BLR (PER 200 SCALE GIS TILE #109A1)
- TAX MAP #109, GRID #2, PARCEL #357, LOTS 9-13
- WATERSHED: PATUXENT RIVER
- PRIOR PERMITS ON FILE- NONE
- THE PROPERTY AND STRUCTURES ARE NOT HISTORIC
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA
- THE SITE DOES NOT LIE WITHIN A FLOOD ZONE
- THE SITE DOES NOT LIE WITHIN A TRAFFIC DEFICIENT AREA
- NO KNOWN PREVIOUS CRG'S, DRC'S OR WAIVERS ON FILE
- NO KNOWN HAZARDOUS MATERIALS ON SITE
- EXISTING SIGNS ARE TO REMAIN, ANY NEW SIGNS MUST CONFORM TO THE BCZR
- BASIC SERVICE MAPS:

| TYPE           | DEFICIENT (Y/N) | NOTE |
|----------------|-----------------|------|
| SEWER          | N               |      |
| WATER          | N               |      |
| TRANSPORTATION | N               |      |
- SETBACKS FOR BR:

| TYPE  | REQUIRED     | PROVIDED |
|-------|--------------|----------|
| FRONT |              |          |
| SIDE  | FROM P.L. 1' | 1'±      |
| REAR  | 30'          | 34'±     |
- PARKING CALCULATIONS:

| REQUIRED:                           | PROVIDED:                                |
|-------------------------------------|------------------------------------------|
| 3 TEACHERS AT 1 PER EACH = 3 SPACES | 3 SPACES (TWO OUTSIDE AND ONE IN GARAGE) |
|                                     | SPACES (1 HANDICAPPED, 2 REGULAR)        |
- THERE WILL BE A MAXIMUM OF 20 CHILDREN AT THIS FACILITY
- THERE WILL NOT BE VAN OR BUS SERVICE TO THIS FACILITY



PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR  
APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL  
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE  
NUMBER 16597, EXPIRATION DATE: 08-15-2025



7 Deneison Street  
Timonium, Maryland 21093  
Phone: 410-560-1502, info@richardsonengineering.net

rick@richardsonengineering.net

PLAN TO ACCOMPANY ZONING PETITION  
FOR  
DAYCARE CENTER

2611 HAMMONDS FERRY ROAD  
BALTIMORE COUNTY MARYLAND  
13TH ELECTION DISTRICT 1ST COUNCILMANIC DISTRICT

| REVISIONS | DRAWN BY: | CHECKED BY: | SCALE:     |
|-----------|-----------|-------------|------------|
|           | LNR       | PCR         | 1" = 20'   |
|           | DATE:     | JOB NO.:    | SHEET NO.: |
|           | 05/25/23  | 23090       | 1 OF 1     |

2023-0200-XA