



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

January 10, 2025

Angelina E. Hines – angie1661@hotmail.com & hines@umaryland.edu
226 Oakwood Road
Baltimore, MD 21222

RE: Petition for Special Hearing
Case No. 2024-0261-SPH
Property: 226 Oakwood 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 black ink that reads "Maureen E. Murphy". The signature is written in a cursive, flowing style.

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM :dlm

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(226 Oakwood Road)		
12 th Election District	*	OFFICE OF
7 th Council District		
Angelina Hines	*	ADMINISTRATIVE HEARINGS
Legal Owner		
	*	FOR BALTIMORE COUNTY
Petitioner	*	Case No. 2024-0261-SPH
* * * * *		* * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Hearing filed by Angelina Hines, legal owner (“Petitioner”) for the property located at 226 Oakwood Rd., Dundalk (the “Property”). The Petition for Special Hearing was filed pursuant to Baltimore County Zoning Regulations (“BCZR”), §500.7 to approve the renovation of a detached, preexisting structure (as purchased in 2019) to include upgrading the current 30-amp service and installing a separate meter.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing on January 10, 2025. The Petition was advertised and posted as required by the BCZR. The Petitioner appeared, *pro se*, in support of the Petition. There were no Protestants or interested citizens at the hearing.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), Department of Environmental Protection and Sustainability (“DEPS”) and Development Plans Review (“DPR”)/Department of Public Works and Transportation (“DPWT”) which agencies did not oppose the requested relief.

The Property was created as Lot 305 on the Plat No. 2 of Gray Manor as recorded in the Land Records of Baltimore County on August 19, 1942 (Plat Book, 13, Folio 34). It is a

symmetrical, rectangularly-shaped lot measuring 50 ft. wide by 116.5 ft. in length (5,825 sf +/-). A site plan was submitted superimposing thereon a location survey performed by Duley and Associates, Inc. dated August 2, 2019. (Pet. Ex. 6). The Property is improved with a 1 ½ story dwelling constructed in 1943 as well as an 800 sf detached garage. (*Id.*). Petitioner and her family live in the dwelling. There is one (1) access driveway from Oakwood Rd.

Petitioner is proposing to use the existing detached garage in the rear yard for an accessory apartment on one (1) level for Petitioner's parents, Richard Earl Paugh and Regina Hiegel Paugh, his wife. Petitioner will primarily make interior improvements to the garage. The existing footprint of the detached garage (800 sf)/accessory apartment will not be changed. The Petitioner and her family will continue to occupy the dwelling. The existing single overhead door in the garage will be removed. The height of the detached garage is 12.3 ft. The side yard setbacks are 4.8 ft. on the northern side and 4.5 ft. on the southern side, and rear yard setbacks from the garage to the rear property line is 2.7 ft., as shown on a redlined site plan (the "Redlined Site Plan") have been met in accordance with BCZR, §400. (Pet. Ex. 6A). The dwelling and detached garage currently connect to the public water and sewer pipes and that single connection will remain unchanged.

Petitioner testified that during a home inspection, she became aware that the existing garage was never granted a building permit by Baltimore County. Moreover, she was informed that the electrical panel for the garage was incorrectly installed in the bathroom near a water source and needs to be relocated by a licensed electrician. Additionally, while the garage currently connects to the electrical service in the dwelling, the connection of both structures to a single meter continuously disrupts the flow of electricity in the outlets of the home, requiring the breakers to be reset. The electrician informed the Petitioner that a 200 amp service for the accessory apartment is the standard amount of electrical service for basic items including a heat pump, kitchen

appliances, tv and internet. However, such electrical services will require a dedicated meter, separate from the dwelling. As a result, Petitioner is requesting a separate electrical meter for the accessory apartment.

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).

BCZR, §101.1 defines "accessory apartment as:

ACCESSORY APARTMENT — A second living quarters within a principal single-family detached dwelling or within an accessory building situated on the same lot as the principal single-family detached dwelling and in compliance with Section 400, with dedicated bathing and cooking facilities, and located on owner-occupied property, subject to the following:

- A. The owner may occupy either the principal dwelling or the accessory apartment;

B. The occupant(s) of the accessory apartment and the occupant(s) of the principal single-family detached dwelling shall be family, related by blood, marriage or adoption; and

C. The accessory apartment, whether located within the principal dwelling or in the accessory building, shall comply with all laws, regulations, and codes affecting residential occupancy.

Based on the testimony and exhibits, I find that the Petition for Special Hearing for an accessory apartment in the proposed detached garage, will comply in all respects with BCZR, §400.4, §502.1 and §400.

In regard to the required Special Exception factors in BCZR, §502.1, I find that the proposed use is within the spirit and intent of the BCZR, and will not cause harm to the public health, safety or general welfare, particularly in light of the support of adjoining and surrounding property owners. I find that there will be no increase in traffic, no congestion of the land as the Petitioner's parents will drive one (1) vehicle which will be parked at the Property. There will be no interference with light or air, as the detached garage already exists and measures 12.3 ft in height. The accessory apartment itself will not exceed 800 sf. Because the renovation will be performed by a licensed contractor, the requisite building permits will be obtained and the new construction will have to meet all fire and safety codes. Consequently, I find that there will not be any hazard from fire, panic or other danger. There will not be any interference with adequate public facilities or public improvements as the accessory apartment is already connected to the existing water and sewer lines for the Property. This Property is not located within a deficient area on the current Basic Services Map for water or sewer. I also find that the proposed use will not be detrimental to environmental or natural resources as no trees or vegetation are being removed.

With regard to compliance with BCZR, §400.1, §400.2 and §400.3. the height of the accessory apartment in the existing garage will not exceed 15 ft. (12.3 ft tall); the accessory structure is set back from the side yards at least 4.5 ft. at a minimum, and from the rear yard property line 2.7 ft; and there is no alley abutting any of the Property lines. Accordingly, the existing garage/proposed accessory apartment will meet all bulk regulations.

The Petitioner has executed and will file in the Land Records of Baltimore County the Declaration of Understanding (Pet. Ex. 10) which outlines compliance with BCZR, §400.4. The proposed accessory apartment is for the Petitioner's parents and Petitioner will continue to reside in the dwelling with her family. Therefore, I find the proposed accessory apartment meets the definition of 'accessory apartment' under BCZR, §101.1. Given the size of the Property, separation from adjacent properties, and limitation as a temporary use for family, I find that the proposed use will not be detrimental to the health, safety or general welfare of the surrounding community. Accessory apartments are consistent with the DR 5.5 zone as set forth in BCZR, §400.4 and therefore satisfy BCZR, §502.1.G. An accessory apartment on the same Property where the Petitioner lives, will be useful to this extended family in the event that the Petitioner's parents are in need of assistance in their later years.

However, based on the testimony, the proposed accessory apartment will need a separate utility meter due to the inadequate level of electrical service currently being provided for the dwelling and accessory apartment in a single meter. Based on the uncontroverted facts presented, I find that the separate electric/utility meters for the dwelling and the accessory apartment are necessary as required under BCZR, §400.4.B.4. The single water and sewer meter connection for both the dwelling and accessory apartment will remain unchanged.

For the reasons set forth herein, the Petition for Special Hearing will be granted.

THEREFORE, IT IS ORDERED this 10th day of **January, 2025** by this Administrative Law Judge, that the Petition for Special Hearing to approve the accessory apartment as depicted on the Redlined Site Plan (Pet. Ex. 6A), be, and it is hereby, **GRANTED**; and

IT IS FURTHER ORDERED that the Petition for Special Hearing to approved the accessory apartment with a separate electric/utility meter and service, 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 his 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. The accessory apartment shall not be used for commercial or industrial purposes.
3. The accessory apartment shall not be converted into a second dwelling beyond the scope of BCZR, §400. The accessory apartment shall only be utilized by the persons named in the use permit who are family members as defined in BCZR, §101.1, and may not be used by any persons not named in the use permit for any other reason (including family members not otherwise named). When the accessory apartment is no longer occupied by the persons named in the use permit, or if the Property is sold, the use permit shall terminate. Upon termination, the renovations constructed for the accessory apartment will be removed, including, without limitation, the kitchen, bathroom, bedroom and living area, and the accessory building will be restored to its original condition. The separate electrical meter and service for the detached garage may remain upon termination of the Use Permit.
4. Prior to the issuance of the use permit, Petitioner shall file and record at their expense, an executed and notarized Declaration of Understanding, along with a property description and a site plan showing the proposed improvements, along with a copy of this Order, in the Land Records of Baltimore County, and file a copy of the same with the Department of Permits, Approvals and Inspections.

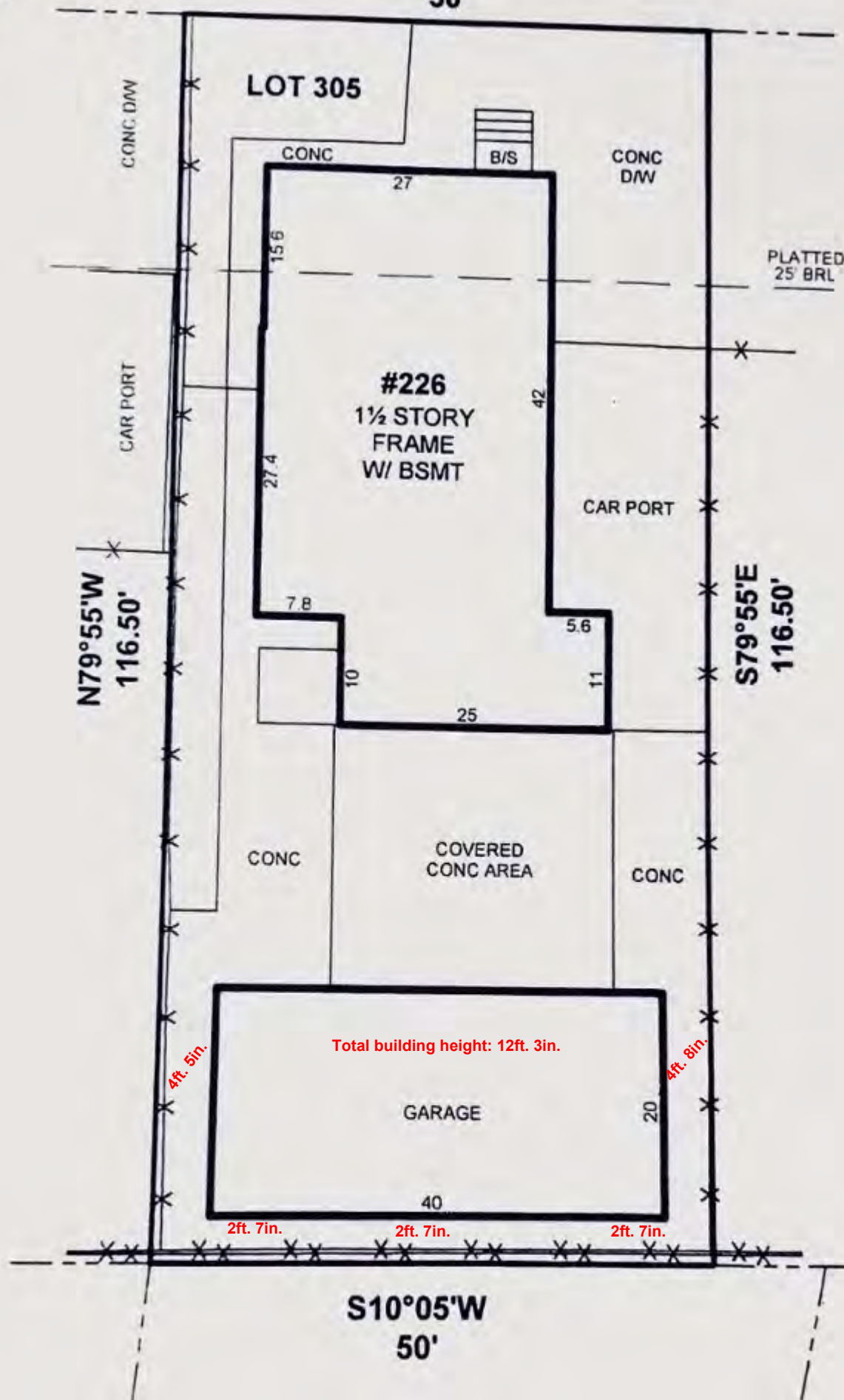
5. Petitioner shall renew the Use Permit with Department of Permits, Approvals and Inspections every two (2) years by filing a renewal on a form approved by Department of Permits, Approvals and Inspections, to be dated from the month of the Order herein, and shall list the name of any person(s) occupying the accessory apartment.
6. Petitioner shall comply with the DOP and DPR ZAC comments which are attached hereto and incorporated herein.
7. All renovations shall be performed by a licensed contractor(s) and all requisite permits shall be obtained prior to commencement of any work.
8. The Redlined Site Plan (Pet. Ex. 6A) is attached hereto and incorporated herein.

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



NOTE:
ENCROACHMENTS
MAY EXIST

ON DRAWING OF:
26 OAKWOOD ROAD
LOT 305

GRAY MANOR

LAT BOOK 13, PLAT 34

TIMORE COUNTY, MARYLAND

LE: 1"=20' DATE: 08-02-2019

BY: AP

FILE #: 196289-656

LEGEND:

- | | |
|------|----------------------------|
| * - | - FENCE |
| B/E | - BASEMENT ENTRANCE |
| B/W | - BAY WINDOW |
| BR | - BRICK |
| BRL | - BLDG. RESTRICTION LINE |
| BSMT | - BASEMENT |
| C/S | - CONCRETE STOOP |
| CONC | - CONCRETE |
| D/W | - DRIVEWAY |
| Ex. | - EXISTING |
| FR | - FRAME |
| MAC | - MACADAM |
| G | - GATE |
| OH | - OVERHANG |
| PUE | - PUBLIC UTILITY ESMT. |
| PIE | - PUBLIC IMPROVEMENT ESMT. |

COLOR KEY:

- COLOR KEY:**
(RED) - RECORD INFORMATION
(BLUE) - IMPROVEMENTS
(GREEN) - ESMTS & RESTRICTION LINES

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DULEY & ASSOC

1/10/25

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0261-SPH

DATE: December 16, 2024

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

DPR: Ensure all work mentioned in Declaration of Understanding was properly permitted and inspected by Baltimore County before the issuance of any permits.

DPW-T: No Exception taken.

Landscaping: No comment.

Recreations & Parks: No comment LOS & No Greenways affected.

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**

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

DATE: 12/17/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

INFORMATION: Case Number: 2024-0261-SPH

Property Address: 226 Oakwood Road

Petitioner: Angelina Hines

Zoning: D.R. 5.5

Requested Action: Special Hearing

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

Special Hearing – Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether the Zoning Commissioner should approve the renovation of a detached, pre-existing structure (as purchased in 2019) to include upgrading the current 30 amp service and install separate meter for use as an accessory apartment.

The subject site is a 0.45-acre parcel located on Oakwood Road in the Dundalk area. The site is currently improved with a single-family dwelling and an 800-square-foot detached garage in the backyard. The property owners propose to convert the existing garage into an accessory apartment through renovations and utility connections, as stated in the *Declaration of Understanding* included with the zoning petition.

The requested conversion of the garage for use as an accessory apartment would be subject to the following provisions of BCZR Section 400.4.C, *Approval; Renewal*.

1. Approval.

The approval of an application for use permit in Subsection A or request for the Special Hearing and Use Permit in Subsection B shall be subject to the following:

- A. The *Declaration of Understanding* and Property Description, including any conditions, restrictions, or regulations imposed by the Department or the Office of Administrative Hearings, shall be recorded in the Land Records of Baltimore County, and a copy filed with the Department; and
- B. The accessory apartment shall only be utilized by family members as defined in Section 101 and may not be used by any person other than a family member for any other reason.
- C. If the accessory apartment is no longer occupied by any person named in the Use Permit, or if the property is sold, the Use Permit shall terminate. Any proposed changes in occupancy of the accessory apartment by the property owner or subsequent purchaser shall require a new request for a Use Permit as applicable under Subsections A or B.

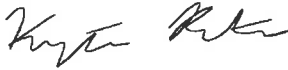
2. **Renewal.**

The applicant shall renew the use permit with the Department every two years by filing a renewal on a form approved by the Department, to be dated from the month of the initial approval, and shall list the name of any person occupying the accessory apartment.

The Department of Planning has no objections to the Special Hearing request to renovate the existing detached garage for use as an accessory apartment.

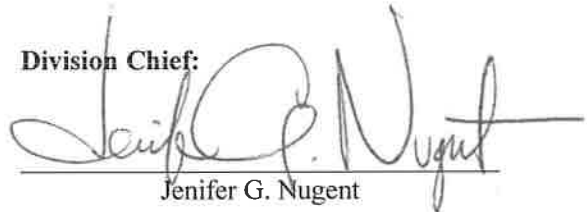
For further information concerning the matters stated herein, please contact Shawn Frankton at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Angelina Hines, Petitioner
Maria Mougridis, Community Planner for District 5
Jeff Perlow, Zoning Review
Office of Administrative Hearings
Kristen Lewis, Zoning Review
People's Counsel for Baltimore County

Angie 1661@hotmail.com

24-1074 CYP



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 226 Oakwood Road Baito MD 21222 Currently Zoned DR 5.5
Deed Reference 42094 100106 10 Digit Tax Account # 1206020270
Owner(s) Printed Name(s) Angelina Elizabeth Hines

(SELECT THE HEARING(S) BY MARKING ☒ 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:

- ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve renovation of detached, preexisting structure (as purchased in 2019) to include upgrading the current 30-amp service and install separate meter. Please see attached Declaration of understanding for more info.
- ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
- ☐ 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)

please see above and attached declaration of understanding for details.

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

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

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

Contract Purchaser/Lessee:

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

Attorney for Petitioner:

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

Legal Owners (Petitioners):

Angelina E. Hines
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 [Signature] Signature #2 _____
Mailing Address 226 Oakwood Rd Baito MD 21222 City _____ State _____
Zip Code 21222 Telephone #'s (Cell and Home) 410-294-8690 Email Address Angie1661@hotmail.com

Representative to be contacted:

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

Case Number 2024-0261-SAH Filing Date 12/4/2024 Do Not Schedule Dates _____ Reviewer CP

THE ZONING PETITION PROPERTY DESCRIPTION

ZONING PROPERTY DESCRIPTION FOR **226 Oakwood Road, Baltimore MD 21222**

Beginning at a point on the N10° 05'E of Oakwood Road which is 50 feet wide, and approximately 300 feet from the nearest intersecting street, West Woodwell Road.

Thence the following course and distances (per closing documents at time of purchase):

- N10° 05'E; 50' (property front)
- S79° 55'E; 116.50' (property right)
- S10° 05'W; 50' (property rear)
- N79° 55'W; 116.50' (property left)

back to the point of beginning, as recorded in Deed dated September 30, 2019, Libre 42094, folio 106, containing 5,800 square feet of property land area. Located in election district 12, councilmanic district 7, congressional district 2, and legislative district 06. Also known as Lot No. 305, Gray Manor #2, as shown upon a plat dated April 7, 1942, and recorded among the Land Records of Baltimore County in Plat Book C.H.K. No. 13, folio 34.

Supplemental information as shown on Baltimore County-My Neighborhood:

- Tax account number: 1206020270
- Tax map: 0103
- Grid: 00106
- Parcel 0436
- GIS_LU_CODE: SFD
- Year built: 1943
- Pin:120,061
- Zoning: DR 5.5
- Acres: 318.47
- Zoning case history case No. R-1951-1920

2024-0261-SAH

HINES: 226 OAKWOOD ROAD, BALTIMORE MD 21222

**DECLARATION OF UNDERSTANDING
ACCESSORY APARTMENT USE PERMIT**

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made this 12 day of November 2024, by and between Angelina Elizabeth Hines (hereinafter referred to as the "Declarant") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

226 OAKWOOD ROAD, BALTIMORE, MD 21222

7 / 12

Address

Zip Code

Council District/ Election District

Accessory apartments submitted: 1 Addition: _____ Detached Accessory Building: X

Special Hearing/Variance Case No(s): _____ Approved: _____
Yes No

Will owner receive compensation? _____
Yes No X

COPY

Recitals

- A. The Declarant(s) who is/are also the owner(s) of this property has/have filed an application for a use permit and/or special hearing to:

Renovate a detached, preexisting structure's (i.e. as purchased in 2019) interior design, to include kitchen and bathroom (sewer lines installed by prior owner) so to provide care and a safe environment (one floor) for my parents, via an in-law suite. Presently, the detached unit has 30-amp service (installed by prior owner) which a licensed electrician will upgrade, so to support an electric stove, heat, and water heater. As advised by the licensed electrician, the upgraded service should have a separate utility meter. All renovations will be completed by Matthew's Construction Company Inc.

The property being located at: 226 Oakwood Road, Baltimore MD, 21222 and is more particularly described by metes and bounds in Exhibit A and Exhibit B attached hereto and made a part hereof. The property is zoned DR 5.5, which is the particular zone in which the property is located.

- B. This Declaration requests to renovate a pre-existing Accessory Apartment complete with dedicated bathing and cooking facilities, located on this owner-occupied property with an overall square footage of 684 sqft. (inside). The accessory apartment will provide housing for:

Richard Earl Paugh (DOB: 1/30/1950); biological father of declarant
Regina Hiegel Paugh (DOB: 12/12/1951); biological mother of declarant

- C. The current residents of the existing dwelling are:

2024-0261-SAH

HINES: 226 OAKWOOD ROAD, BALTIMORE MD 21222

Angelina Elizabeth Hines (DOB: 01/01/1983); declarant

Christopher William Hahn (DOB: 07/11/1981); declarant's fiancé

Bryan Stewart Hines Jr. (DOB: 05/15/2010); declarant's biological child

Heath Richard Hines (DOB: 12/31/2012); declarant's biological child

- D. The use permit must be renewed with PAI every two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval.
- E. As a condition of approval of the Declarant(s) request, Bill No. 49-11 and Bill 7-23 requires the filing of this Declaration among the Land Records of Baltimore County, to provide notice to any future owners, subsequent bona fide purchasers or users of the Property that no part of any improvements or addition on the Property may be used for separate living quarters and that all such improvements shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PIA.

NOW, THEREFORE, in consideration of the premises and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledge, the Declarant(s) and PAI hereby declare as follows:

1. Any and all improvements now existing or to be constructed on the Property shall be used only as a single-family residence. No such improvements or additions shall ever be used as a separate living quarter or second residential unit. The kitchen for the Accessory Apartment will be constructed as part of the Property and shall be accessory to the principal use of the Property as a single-family residence. The Accessory Apartment shall house only the immediate family member(s) listed in this Declaration and it is not to be used as an independent residential unit, nor is it to be used for compensation, and it shall not be used by any other person or for any other reason. The use permit and this Declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of this Declaration when it is recorded in Land Records.
2. Once the Accessory Apartment is no longer occupied by the persons named in this Declaration or if the property is sold, or the use permit has not been renewed within the 2 year temporary use permit time limit, the use permit shall terminate, and any proposed changes in occupancy to the Accessory Apartment by the property owner or subsequent purchaser shall require a new request for a use permit.
3. Upon use permit termination the preexisting Accessory Apartment in the accessory building requires removal of the kitchen and possibly other residential elements, at the discretion of PAI. The Declarant(s) upon termination of the use permit will provide written notification to PAI for the closing of the Department file.
4. The covenants, conditions, and restrictions stated above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and by the owners of all or any portion of the Property.
5. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

Owner(s):

Angelina E. Hines

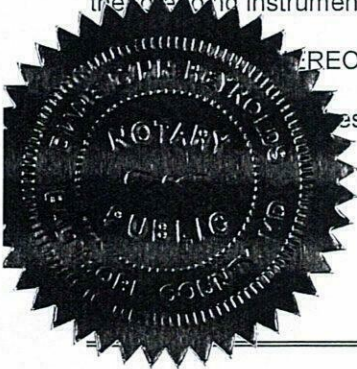
State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this 12 day of November 20 24, before the Subscriber, a Notary Public of State of Maryland, and personally appeared Angelina E. Hines. The declarant(s) herein, who is/are also the owner(s) of this property, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged that he/she/they executed for the foregoing instrument for the purposes therein contained.

WHEREOF, have hereunto set my hand and Notarial Seal.

Witness: 4/29/2025

Diane Lynn Reynolds
Notary Public



DO NOT WRITE BELOW THIS LINE

COPY

FOR USE BY BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS ONLY:



The Declaration of Understanding for the Accessory Apartment at:

Address of Property

is approved:

Director
Department of Permits, Approvals and Inspections

Date

2024-0261-SAH

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: December 16, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0261-SPH

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

DPR: Ensure all work mentioned in Declaration of Understanding was properly permitted and inspected by Baltimore County before the issuance of any permits.

DPW-T: No Exception taken.

Landscaping: No comment.

Recreations & Parks: No comment LOS & No Greenways affected.

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

No. **234679**

Date: **12-4-2024**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	000		6150				75.00

Total: **75.00**

Rec

From: **226 OAKWOOD RD**

For:

2024-0261-SPH

75.5

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CF 24-1074

ANGELINA E HINES 07-17
 RICHARD E PAUGH
 REGINA H PAUGH
 PH. (410)294-8690
 226 OAKWOOD RD.
 BALTIMORE, MD 21222

7-11 6430
 520

101

Date **11/13/24**

Pay to the Order of **Baltimore County** \$ **75.00**

M&T Bank

Memo **Zoning**

Ref Hines

0520001131 987270955610101

FLIP FLIPS

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: 2024-026-SPH
Property Address: 226 Oakwood Rd
Baltimore MD 21222
Legal Owners (Petitioners): Angelina Hines
Contract Purchaser/Lessee: —

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Angelina Hines
Address: 226 Oakwood Rd
Baltimore MD 21222
Telephone Number: 410-294-8690

*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.



Certificate of Posting

Case# 2024-0261-SPH
 Petitioner/Developer
Angelina Hines

Date of Hearing/Closing
January 10, 2025

Baltimore County Department of Permits and Management
 County Office Building Room 111; 111 West Chesapeake Ave. Towson Md. 21204
 Attention:

Ladies and Gentlemen:

This is to certify under penalties of perjury that the necessary sign/signs required by law were posted conspicuously on the [property located at 226 Oakwood Road on December 18, 2024. Signs 1A & 1B

Sincerely, Martin Ogle

Martin Ogle
 9912 Maidbrook Road
 Parkville, Md. 21234
 443-629-3411

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: December 19, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0261-SPH
Address: 226 OAKWOOD ROAD
Legal Owner: Angelina Hines

Zoning Advisory Committee Meeting of December 20, 2024.

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

Additional Comments:

Reviewer: Earl D. Wrenn

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**

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

DATE: 12/17/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

INFORMATION: Case Number: 2024-0261-SPH

Property Address: 226 Oakwood Road

Petitioner: Angelina Hines

Zoning: D.R. 5.5

Requested Action: Special Hearing

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

Special Hearing – Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether the Zoning Commissioner should approve the renovation of a detached, pre-existing structure (as purchased in 2019) to include upgrading the current 30 amp service and install separate meter for use as an accessory apartment.

The subject site is a 0.45-acre parcel located on Oakwood Road in the Dundalk area. The site is currently improved with a single-family dwelling and an 800-square-foot detached garage in the backyard. The property owners propose to convert the existing garage into an accessory apartment through renovations and utility connections, as stated in the *Declaration of Understanding* included with the zoning petition.

The requested conversion of the garage for use as an accessory apartment would be subject to the following provisions of BCZR Section 400.4.C, *Approval; Renewal*.

1. *Approval.*

The approval of an application for use permit in Subsection A or request for the Special Hearing and Use Permit in Subsection B shall be subject to the following:

- A. The *Declaration of Understanding* and Property Description, including any conditions, restrictions, or regulations imposed by the Department or the Office of Administrative Hearings, shall be recorded in the Land Records of Baltimore County, and a copy filed with the Department; and
- B. The accessory apartment shall only be utilized by family members as defined in Section 101 and may not be used by any person other than a family member for any other reason.
- C. If the accessory apartment is no longer occupied by any person named in the Use Permit, or if the property is sold, the Use Permit shall terminate. Any proposed changes in occupancy of the accessory apartment by the property owner or subsequent purchaser shall require a new request for a Use Permit as applicable under Subsections A or B.

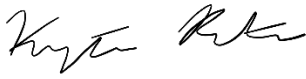
2. Renewal.

The applicant shall renew the use permit with the Department every two years by filing a renewal on a form approved by the Department, to be dated from the month of the initial approval, and shall list the name of any person occupying the accessory apartment.

The Department of Planning has no objections to the Special Hearing request to renovate the existing detached garage for use as an accessory apartment.

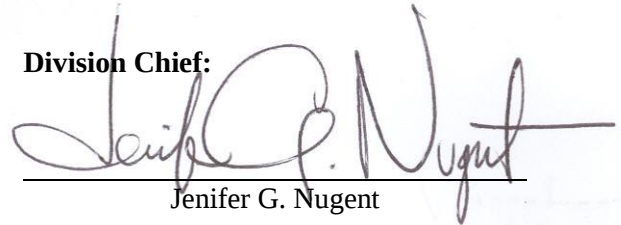
For further information concerning the matters stated herein, please contact Shawn Frankton at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

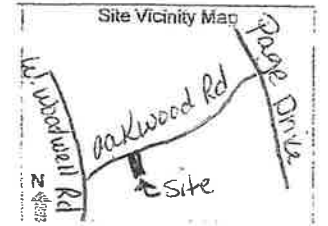
c: Angelina Hines, Petitioner
Maria Mougridis, Community Planner for District 5
Jeff Perlow, Zoning Review
Office of Administrative Hearings
Kristen Lewis, Zoning Review
People's Counsel for Baltimore County

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Page 6		2019 Realtor listing (photos) on detached, preexisting structure to serve evidence
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Page 13		Proposed Site Plans (final layout to be determined by Matthew's Construction Company Inc. and in accordance with local and state laws) FLOOR PLANS

2024-02-01-SPH

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 103C1

SITE ZONED: DR5.5

ELECTION DISTRICT 12

COUNCIL DISTRICT 7

LOT AREA ACREAGE 3.847

OR SQUARE FEET 5,800

HISTORIC? no

IN CBCA? no

IN FLOOD PLAIN? 20

UTILITIES? MARK WITH X

WATER S:

PUBLIC PRIVATE

SEVERE.

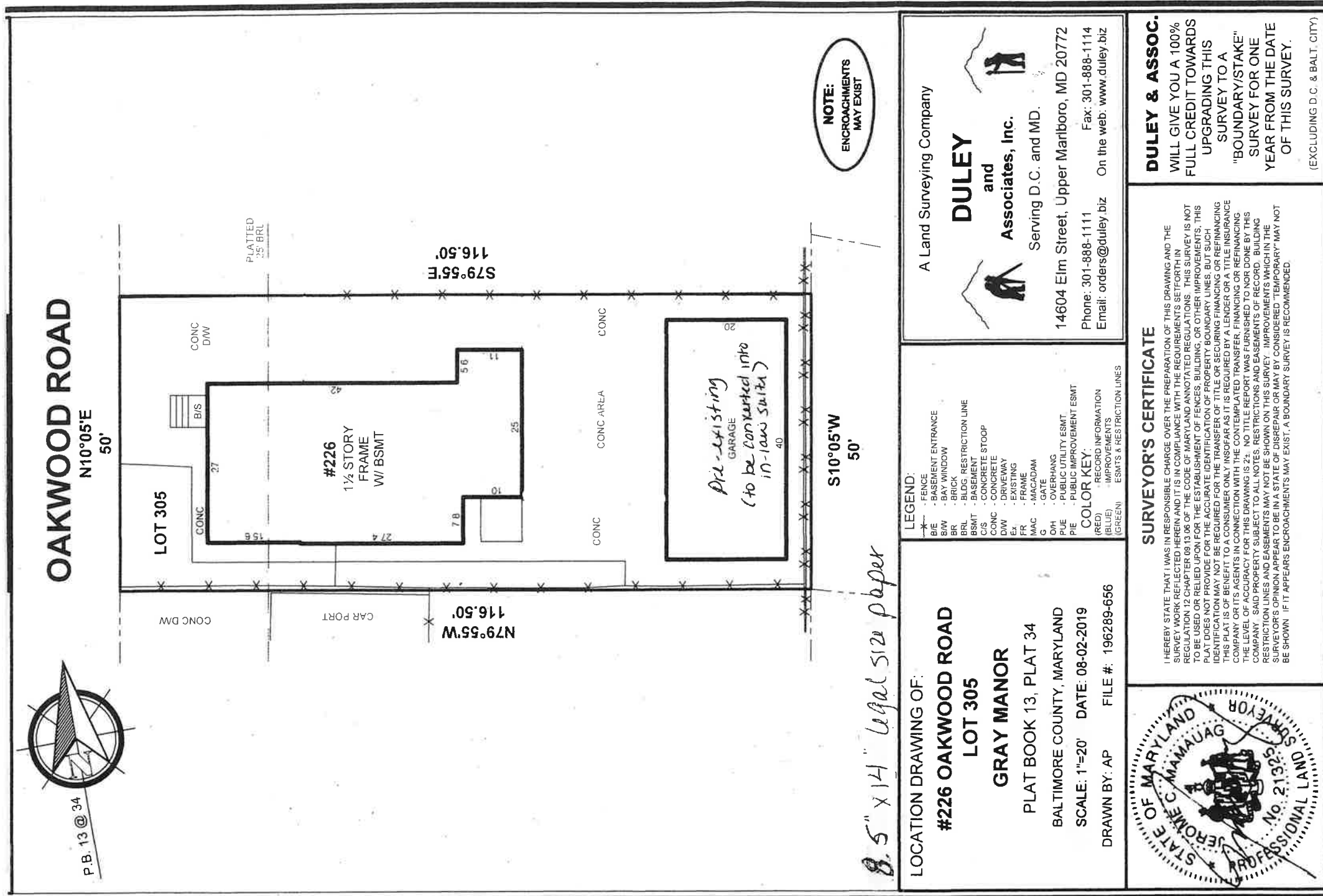
PUBLIC / PRIVATE

PRIOR HEARING ?

IF SO GIVE CASE NUMBER

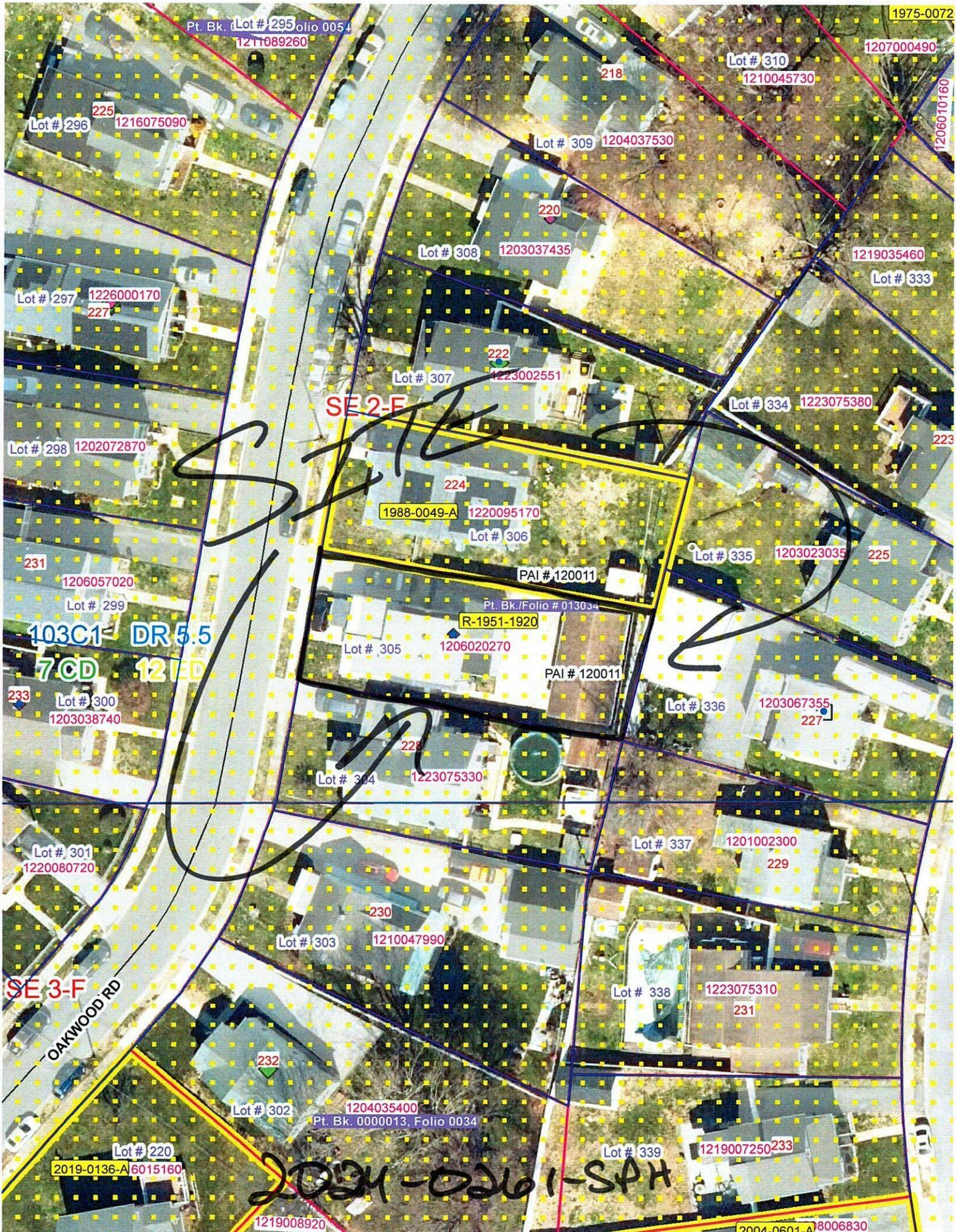
AND ORDER RESULT BELOW

VIOLATION CASE INFO:



SCALE: 1 INCH = 20 FEET

2024-0261-SPH



Pt. Bk. (Lot # 295) Folio 0054
1211089260

1975-0072

1207000490

Lot # 310
1210045730

Lot # 296
1216075090

218

Lot # 309
1204037530

Lot # 308
1203037435

1219035460

Lot # 333

Lot # 297
1226000170
227

220

Lot # 307
1223002551

Lot # 334
1223075380

Lot # 298
1202072870

SE 2-F

224

1988-0049-A
1220095170

Lot # 306

PAI # 120011

Lot # 335
1203023035

231
1206057020

Lot # 299

103C1- DR 5.5
7 CD 12 ED

Pt. Bk./Folio # 013034
R-1951-1920

PAI # 120011

Lot # 305
1206020270

Lot # 336
1203067355
227

233
Lot # 300
1203038740

Lot # 304
1223075330

Lot # 337
1201002300
229

Lot # 301
1220080720

SE 3-F
OAKWOOD RD

Lot # 303
1210047990

Lot # 338
1223075310
231

230

Lot # 302
1204035400
Pt. Bk. 0000013, Folio 0034

Lot # 339
1219007250
233

Lot # 220
2019-0136-A
6015160

2024-0261-SAH

1219008920

2004-0601-A
8006830

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

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

Special Tax Recapture: None

Account Identifier: District - 12 Account Number - 1206020270

Owner Information

Owner Name: HINES ANGELINA Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 226 OAKWOOD RD Deed Reference: /42094/ 00106
BALTIMORE MD 21222-2319

Location & Structure Information

Premises Address: 226 OAKWOOD RD Legal Description: 226 OAKWOOD RD
BALTIMORE 21222-2319 GRAY MANOR

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 2
0103 0006 0436 12020030.04 0000 305 2024 Plat Ref: 0013/ 0034

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1943	2,040 SF		5,800 SF	04

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2024	07/01/2025
Land:	47,500	59,500		
Improvements	188,500	204,600		
Total:	236,000	264,100	245,367	254,733
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
SINGH MAKHANJIT	11/07/2019	\$167,000
Type: NON-ARMS LENGTH OTHER	Deed1: /42094/ 00106	Deed2:
FIKE WILBUR WARREN, JR	04/28/2004	\$62,000
Type: NON-ARMS LENGTH OTHER	Deed1: /19967/ 00058	Deed2:
FIKE WILBUR W	05/16/2002	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /16421/ 00486	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
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: Approved 01/22/2020

Homeowners' Tax Credit Application Information

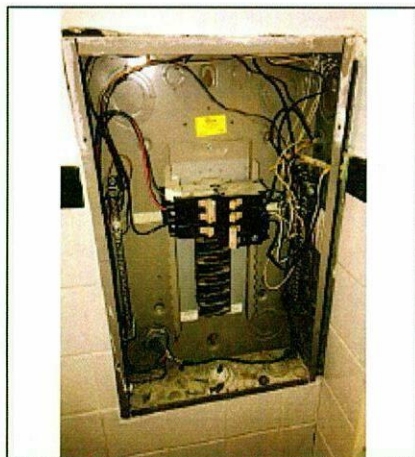
Homeowners' Tax Credit Application Status: Application Denied Date: 06/07/2024

2024-0261-SAH

2019: SAMPLES FROM HOME INSPECTION

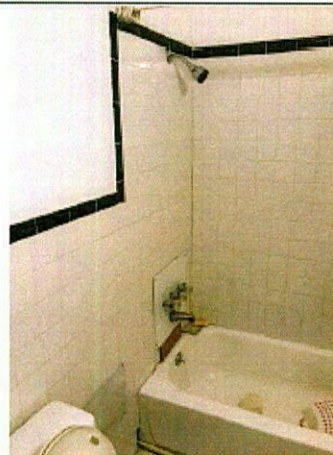
Sub Panel

Location Of Panel : in law bathroom



Acceptable Clearance To Panel ☒ Yes
Amperage ☒ 30 amp
Main Service Wire ☒ Aluminum
Visible Branch Wiring ☒ Copper
Breaker Types ☒ Standard Breakers
Spare Capacity ☒ Potential Spare Capacity

Item Not Operating # 4



System : Plumbing
Location : in-law

Recommended Repair
Note : no water flow to
shower/tub unit

Item Not Operating # 5



System : Plumbing
Location : in-law

Recommended Repair
Note : no hot water to sink

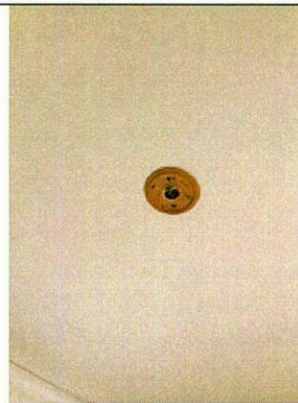
Major Items

2024-02-01-BA

2019: SAMPLES FROM HOME INSPECTION

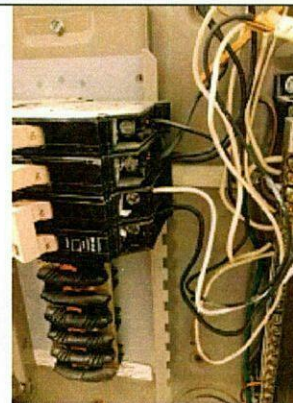
This confidential report is prepared exclusively for Angelina Hines
© 2019 Rick Marlowe

226 Oakland Rd, Dundalk, MD 21222 Page 22



Safety Item # 16
System : Smoke/Fire & CO
detection
Location : in law

Recommend repair of
Inadequate type, presence, age
of smoke detectors. Recommend
replacing in accordance with
Maryland 2018 law



Safety Item # 17
System : Electrical
Location : in law bathroom

Recommended Repair

Note : Double Tapping of branch
circuits in main panel. More than
one branch wire per terminal lug
is not permitted, unless breaker is
rated for such use.



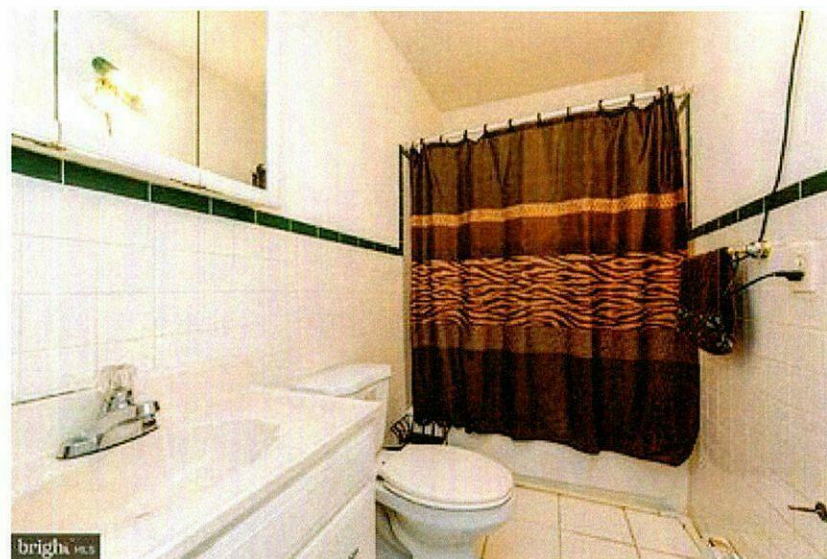
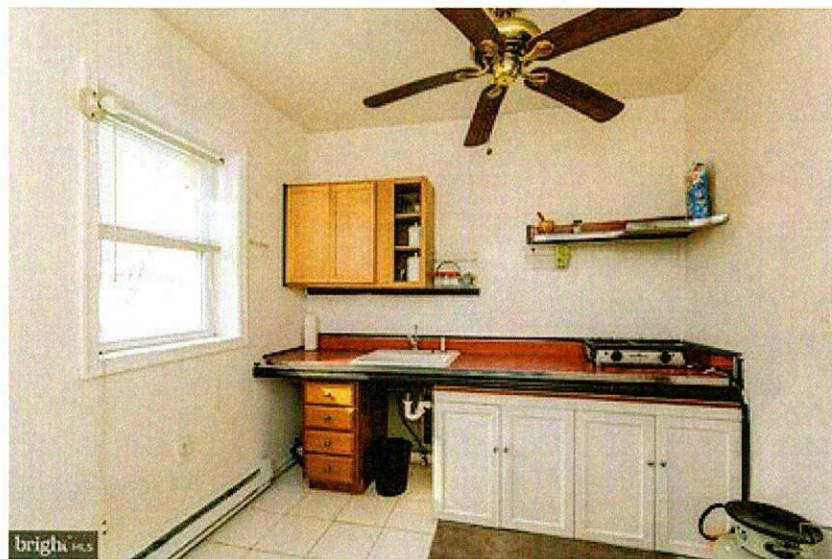
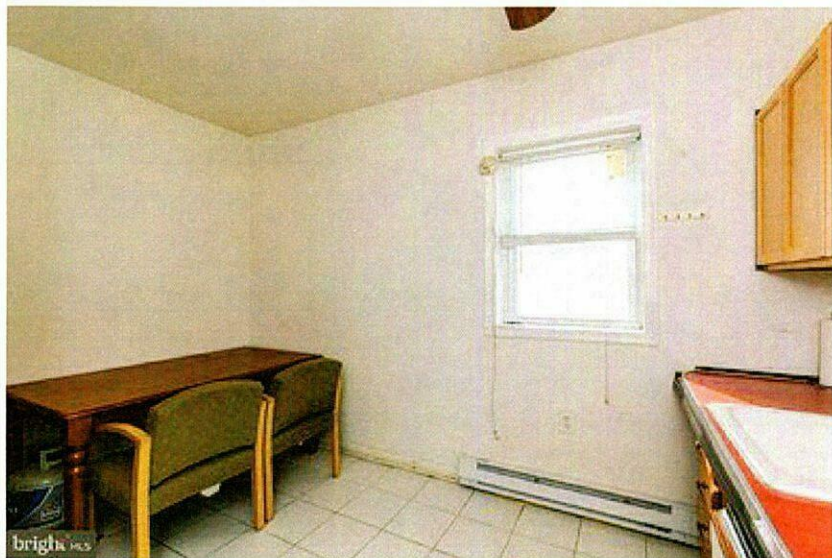
Safety Item # 18
System : Electrical
Location : in law bathroom

Recommended Repair

Note : Electrical panel should not
be installed in bathroom

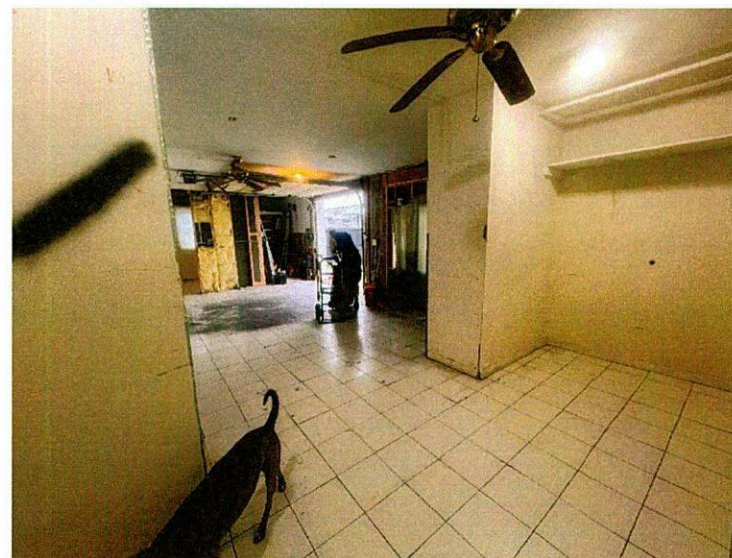
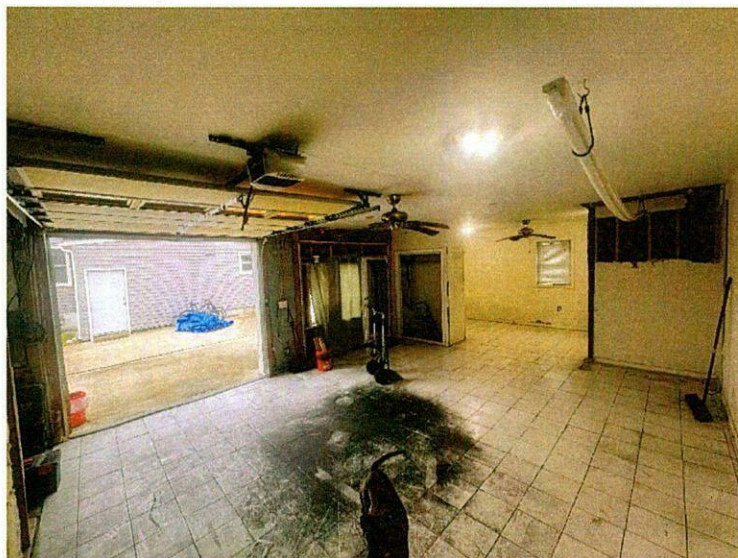
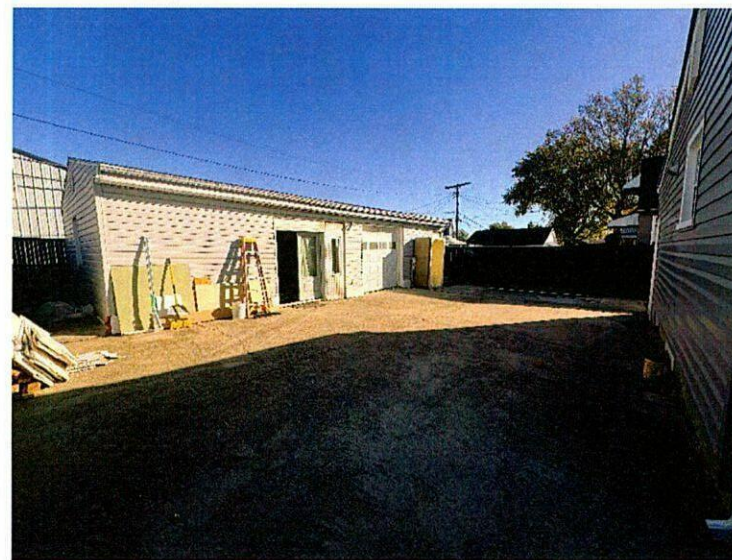
2024-02-01-SPH

2019: REALTOR LISTING



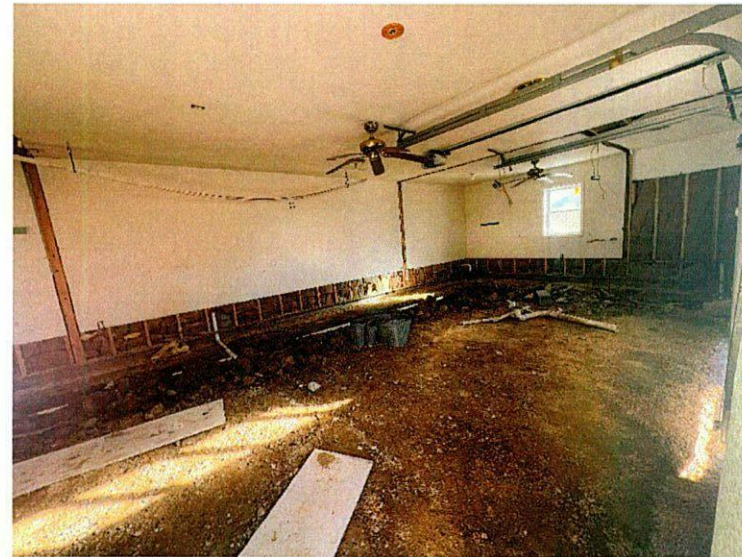
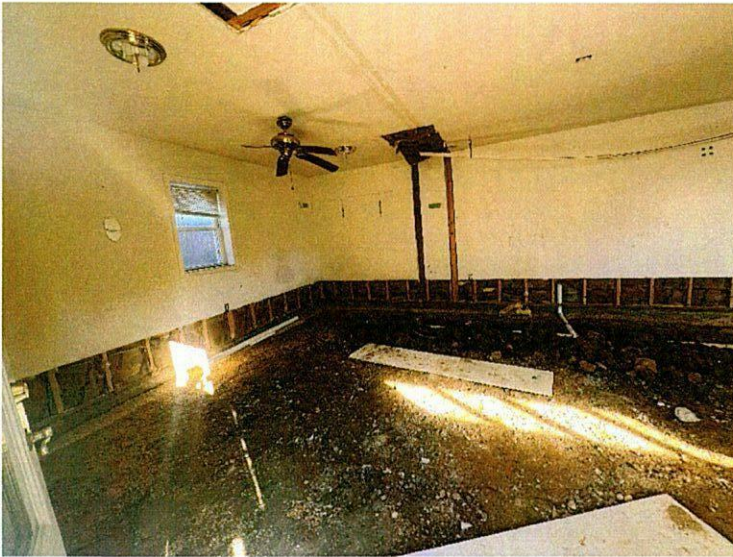
2024-02-01-SAT

2024:



2024-02-04 SAT

2024:



2024-02-01-SPH

SITE PLANS

Final layout to be determined by Matthew's Construction Company Inc. and in accordance with local and state laws. Site Plan designed by Richard E. Paugh (biological father of the property owner and future occupant) using Dream Plan v9.23. NCH software.

