



KATHERINE A. KLAUSMEIER
County Executive

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

February 27, 2025

Jason Vettori, Esquire – jvettori@sgs-law.com
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, MD 21204

RE: Petition for Special Hearing
Case No. 2025-0012-SPH
Property: 14100 Longnecker Road

Dear Mr. Vettori:

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,

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlm
Enclosure

c: Chris Warfield fuzzygreenbread@gmail.com
Gregory Mangum greenmountlawn@aol.com
Paul Merritt xl4100@aol.com
Renee Hamidi renee@thevpc.org
Rick Williams rwilliams@ddcinc.us

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(14100 Longnecker Road)		
4thh Election District	*	OFFICE OF
4th Council District		
Gregory Magnum	*	ADMINISTRATIVE HEARINGS
<i>Legal Owner</i>		
	*	FOR BALTIMORE COUNTY
Petitioner	*	Case No. 2025-0012-SPH

* * * * *

ORDER GRANTING EXTENSION

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of an Extension Request filed via Petition for Special Hearing on behalf of Gregory Mangum (“the Petitioner”), owner of the property located at 14100 Longnecker Road, Glyndon, Baltimore County, Maryland (the “Property”). The Petition for Special Hearing was filed on January 21, 2025, under Baltimore County Zoning Regulations (“BCZR”) § 502.3 for an extension of time for the special exception approval under Case No. 2022-0012-XA for a period of not more than five (5) years from the date of the Final Order granting same.

A hearing was held on February 26, 2025, using the virtual platform WebEx in lieu of in person hearing. The Petition was properly advertised and posted. Petitioner, Gregory Mangum, attended the hearing and was represented by Jason Vettori, Esq. of Smith, Gildea & Schmidt, LLC. Several community members appeared at the hearing including adjacent property owners Christopher Warfield and Benjamin Smist, as well as Paul Merritt, President, Hanover Road Association.

Petitioner submitted Exhibits 1-30 into the record. *See* Petitioner’s Exhibit List (see file). Zoning Advisory Committee (“ZAC”) comments from county/state agencies were received and admitted into the record: (1) Department of Planning (“DOP”); (2) Department of Environmental

Protection and Sustainability (“DEPS”); (3) Development Plans Review (“DPR”) on behalf of DPR/DPWT/Rec & Parks; and (4) State Highway Administration (“SHA”). County/state agencies did not indicate objection to the extension request.

Procedural Background

Petitioner was granted Special Exception/Variance approval on April 15, 2022, for use of the property as a landscape service operation and accompanying variance relief. *See* Case No.: 2022-0012- XA. That approval was appealed to the Board of Appeals (“BOA” or “Board”) which ultimately affirmed and approved by the Petition in an opinion dated April 27, 2023. The Board’s opinion was not appealed and therefore constitutes a Final Order. By operation of law, a special exception expires two years from the date of final approval, unless otherwise extended.¹ Petitioner filed this extension request on January 21, 2025, prior to the expiration of that special exception approval.

SPECIAL HEARING

A “special hearing” request under BCZR §500.7 “is, in legal effect, a request for a declaratory judgment.” *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). This regulation gives the Administrative Law Judge the authority to interpret the county zoning regulations and to grant appropriate relief based on those interpretations. Further, “the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing [request] 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).

Pursuant to BCZR, §502.3:

¹ Pursuant to BCZR, §502.3 “A special exception which has not been utilized within a period of two years from the date of the final order granting same, or such longer period not exceeding five years, as may have been specified therein, shall thereafter be void...”.

§ 502.3. - Time limit for utilization of special exception; extensions.

A special exception which has not been utilized within a period of two years from the date of the final order granting same, or such longer period not exceeding five years, as may have been specified therein, shall thereafter be void. The Zoning Commissioner or, on appeal, the County Board of Appeals, in connection with the grant of any special exception, shall fix within the foregoing limits the period of time for its utilization. Any party to the proceedings may, by so specifying, appeal from either the order of the Zoning Commissioner or of the County Board of Appeals as the case may be, solely as to the reasonableness of the period of time allowed or, alternatively, may have such question determined in conjunction with any appeal from the grant or refusal of the application for a special exception. **After a final order granting a special exception, the Zoning Commissioner, at any time prior to expiration of the period of time authorized for its utilization, may grant one or more extensions of such period, provided that a maximum time for utilization of the special exception is not thereby extended for a period of more than five years from the date of the final order granting same.**

(Emphasis Added). Under BCZR, §502.3, the only express standard to be applied to a request for Special Exception extension is that the extension not exceed the maximum 5-year time period. The implied standard under BCZR, §502.3 is that reasonable efforts have been made to diligently pursue proper permits prior to the expiration of the approval.

Petitioner submitted ample documentation demonstrating diligent efforts to obtain county approvals in pursuit of both intermediary permits and a final use and occupancy permit for the Special Exception. Petitioner testified directly to these efforts as well as provided testimony through Richard Williams (Project Manager), as to the challenges encountered on this project and the efforts to comply with county development review requirements. Community members testified regarding their concerns about the project and expressed their views that Petitioner had ample time but failed to secure permits. Community members testified that, if granted, only limited time should be granted under this extension. Petitioner countered that while they are close to

securing permits, a longer extension was requested to ensure sufficient time for county agency review and approvals.

I find that since the 2022 OAH Order and 2023 BOA Final Order, Petitioner has diligently pursued the requisite permits needed to begin construction of the landscape service operation. Petitioner submitted ample, credible, and competent evidence to demonstrate such diligence and it is reasonable to grant an extension of time to complete the permitting process. *See* Petitioner's Exhibit 30 for a detailed timeline of these efforts.

Based on the uncontroverted evidence presented at the hearing, I find that a 5-year extension is reasonable and will ensure the requisite permits will be issued and construction can commence. I further find that a 5-year extension will also serve the interests of judicial economy in that it will alleviate the potential time delay and expense associated with filing a second request for an extension of the Special Exception based on the same grounds.

THEREFORE, IT IS ORDERED this 27th day of **February, 2025** by this Administrative Law Judge, that the Petition for Special Hearing pursuant to BCZR, Section 502.3 for an extension of time to utilize the Special Exception for a period of five (5) years from the date of the Final Order dated April 27, 2023, or until April 27, 2028, be, and it is hereby, **GRANTED**; and

IT IS FURTHER ORDERED that all of the Conditions set forth in the 2023 Final Order shall remain in effect.

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



DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlm



PETITION FOR PUBLIC 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 14100 Longnecker Road Currently Zoned RC 2
Deed Reference 45146 / 00275 10 Digit Tax Account # 2300007333
Owner(s) Printed Name(s) Gregory Mangum

(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

See attached.

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

3. a **Variance** from the Zoning Regulations of Baltimore County Section(s)

4. a **Floodplain Management Variance** from Baltimore County Code Section(s)

for the following reasons: (For Variance items 3 or 4 above, indicate below what is unique about your property resulting in 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 and indicate "SEE ATTACHED" below)

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the Zoning Regulations or County Code.
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 or bound by the Floodplain Management laws of the Baltimore County Code.
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 _____

Legal Owners (Petitioners):

Gregory Mangum
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 _____ Signature #2 _____
12845 Dover Road Reisterstown MD
Mailing Address _____ City _____ State _____
21136 / 443-536-6351 / greenmountlawn@aol.com
Zip Code Telephone #'s (Cell and Home) Email Address

Attorney for Petitioner:

Jason T. Vettori
Name - Type or Print _____
Signature _____
600 Washington Ave., Ste 200 Towson MD
Mailing Address _____ City _____ State _____
21204 / (410) 821-0070 / jvettori@sgs-law.com
Zip Code Telephone # Email Address

Representative to be contacted:

Jason T. Vettori
Name - Type or Print _____
Signature _____
600 Washington Ave., Ste 200 Towson MD
Mailing Address _____ City _____ State _____
21204 / (410) 821-0070 / jvettori@sgs-law.com
Zip Code Telephone # Email Address

Case Number 2025-0012-SAH Filing Date 1/21/25 Do Not Schedule Dates _____ Reviewer JJ

ATTACHMENT TO PETITION FOR ZONING HEARING

14100 Longnecker Road

Tax Id: 2300007333

4th Election District; 4th Councilmanic District

Special Hearing to approve:

(2022-0012-XA)

1. An extension of the special exception approval for a period of not more than five years from the date of the final order granting same; and
2. For such other and further relief as may be deemed necessary by the Administrative Law Judge ("ALJ") for Baltimore County.

2025-0012-SAM

Description
To Accompany Petition for Special Exception
9.861± Acre Parcel
West side of Longnecker Road 900± feet south of Piney Grove Road
14100 Longnecker Road
Fourth Election District, Baltimore County, Maryland

BEGINNING FOR THE SAME at a point on the west side of Longnecker Road as now laid out sixty feet wide, said point being 900± feet south of the intersection of Longnecker Road and Piney Grove Road, then running and binding on said west side, referring the bearings to the first line of the first parcel of ground described in a deed dated August 18, 1992 from John A. Ebert to Paul F. Wooden, Jr. and Deborah I. Wooden recorded among the Land Records of Baltimore County, Maryland in Liber 9342, Page 594.

1. South 04° 29' 18" East 282.26 feet to the northernmost corner of Parcel 'A' of the Baltimore Gas and Electric Company right-of-way as set forth in a deed dated November 2, 1968 from Joseph Derricks Berry and Ruth J. Berry, his wife unto Bankers Trust Company and Baltimore Gas and Electric Company, said deed being recorded among the Land Records of Baltimore County, Maryland in Liber 4936 page 036, thence running with and binding on the northwest side of said Parcel 'A' the following two courses;

2. South 36° 54' 00" West 784.58 feet, thence;
3. South 37° 16' 06" West 147.38 feet to a point; thence;
4. South 87° 05' 00" West a distance of 437.95 feet to a point, thence
5. North 05° 06' 42" East 467.87 feet to a point, thence,
6. North 69° 11' 46" East 373.61 feet to a point; thence
7. North 82° 48' 33" East 356.50 feet to a point; thence
8. North 16° 05' 53" East 224.56 feet to a point; thence
9. North 15° 05' 43" West 28.72 feet to a point; thence
10. North 25° 55' 29" East 196.64 feet to a point; thence
11. North 80° 41' 58" East 32.57 feet to a point; thence
12. South 70° 29' 48" East 61.62 feet to the point of beginning.

CONTAINING 9.861 acres of land, more or less

2025-0017-SPH

Being Lot Two as shown on Minor Subdivision Plan, Paul F. Wooden, Jr. Property, Baltimore County Minor Subdivision No. 99-017M.

Together with the use-in-common of a private easement for ingress, egress, maintenance, and utilities as shown on Minor Subdivision Plan, Paul F. Wooden, Jr. Property, Baltimore County Minor Subdivision No. 99-017M.

Being all of that parcel of land described as Parcel 1 in the deed dated June 24, 2021 from Robert E. Lee and Carol Jean Lee to Gregory Mangum, recorded among the Land Records of Baltimore County, Maryland in Liber 45146, Page 275.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.



I hereby certify that I either personally prepared or was in responsible charge over the preparation of this description, and that I am a duly licensed Professional Land Surveyor under the laws of the State of Maryland, License No. 11039, Expiration date: September 16, 2026.

2025-0012-SPH

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

No. 235057

Date: 1/21/25

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

Total: \$ 500.00

Rec From: SMITH, GILDEA + SCHMIDT, LLC

For: 2025-0012-SP4

14100 LONGNECKER RD
GREGORY MAGNUM

ISS 25-0040

**CASHIER'S
 VALIDATION**

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

5862

SMITH, GILDEA & SCHMIDT, LLC
 IOLTA ACCOUNT
 600 WASHINGTON AVENUE, SUITE 200
 TOWSON, MARYLAND 21204


First National Bank
 60-1809/433



Jan 14, 2025

PAY TO THE
 ORDER OF

Baltimore County, Maryland


\$ **500.00**

*** **Five Hundred** *****

00/100 DOLLARS

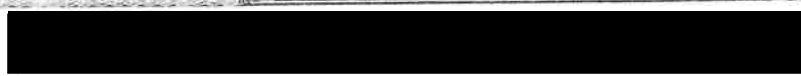
Baltimore County, Maryland
 P. O. Box 69506
 Baltimore, MD 21264-9506





AUTHORIZED SIGNATURE

MEMO



Security features. Details on back.



PETITION FOR PUBLIC 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 14100 Longnecker Road Currently Zoned RC 2
Deed Reference 45146 / 00275 10 Digit Tax Account # 2300007333
Owner(s) Printed Name(s) Gregory Mangum

(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:

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.

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

3. a **Variance** from the Zoning Regulations of Baltimore County Section(s)

4. a **Floodplain Management Variance** from Baltimore County Code Section(s)

for the following reasons: (For Variance items 3 or 4 above, indicate below what is unique about your property resulting in 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 and indicate "SEE ATTACHED" below)

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the Zoning Regulations or County Code.
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 or bound by the Floodplain Management laws of the Baltimore County Code.
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 _____

Legal Owners (Petitioners):

Gregory Mangum
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 _____ Signature #2 _____
12845 Dover Road Reisterstown MD
Mailing Address _____ City _____ State _____
21136 / 443-536-6351 / greenmountlawn@aol.com
Zip Code _____ Telephone #'s (Cell and Home) _____ Email Address _____

Attorney for Petitioner:

Jason T. Vettori
Name - Type or Print _____
Signature _____
600 Washington Ave., Ste 200 Towson MD
Mailing Address _____ City _____ State _____
21204 / (410) 821-0070 / jvettori@sgs-law.com
Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Jason T. Vettori
Name - Type or Print _____
Signature _____
600 Washington Ave., Ste 200 Towson MD
Mailing Address _____ City _____ State _____
21204 / (410) 821-0070 / jvettori@sgs-law.com
Zip Code _____ Telephone # _____ Email Address _____

Case Number 2025-0012-SAH Filing Date 1, 21, 25 Do Not Schedule Dates _____ Reviewer JJ

ATTACHMENT TO PETITION FOR ZONING HEARING

14100 Longnecker Road

Tax Id: 2300007333

4th Election District; 4th Councilmanic District

Special Hearing to approve:

(2022-0012-XA)

1. An extension of the special exception approval for a period of not more than five years from the date of the final order granting same; and
2. For such other and further relief as may be deemed necessary by the Administrative Law Judge ("ALJ") for Baltimore County.

2025-0012-SAM

Description
To Accompany Petition for Special Exception
9.861± Acre Parcel
West side of Longnecker Road 900± feet south of Piney Grove Road
14100 Longnecker Road
Fourth Election District, Baltimore County, Maryland

BEGINNING FOR THE SAME at a point on the west side of Longnecker Road as now laid out sixty feet wide, said point being 900± feet south of the intersection of Longnecker Road and Piney Grove Road, then running and binding on said west side, referring the bearings to the first line of the first parcel of ground described in a deed dated August 18, 1992 from John A. Ebert to Paul F. Wooden, Jr. and Deborah I. Wooden recorded among the Land Records of Baltimore County, Maryland in Liber 9342, Page 594.

1. South 04° 29' 18" East 282.26 feet to the northernmost corner of Parcel 'A' of the Baltimore Gas and Electric Company right-of-way as set forth in a deed dated November 2, 1968 from Joseph Derricks Berry and Ruth J. Berry, his wife unto Bankers Trust Company and Baltimore Gas and Electric Company, said deed being recorded among the Land Records of Baltimore County, Maryland in Liber 4936 page 036, thence running with and binding on the northwest side of said Parcel 'A' the following two courses;
2. South 36° 54' 00" West 784.58 feet, thence;
3. South 37° 16' 06" West 147.38 feet to a point; thence;
4. South 87° 05' 00" West a distance of 437.95 feet to a point, thence
5. North 05° 06' 42" East 467.87 feet to a point, thence,
6. North 69° 11' 46" East 373.61 feet to a point; thence
7. North 82° 48' 33" East 356.50 feet to a point; thence
8. North 16° 05' 53" East 224.56 feet to a point; thence
9. North 15° 05' 43" West 28.72 feet to a point; thence
10. North 25° 55' 29" East 196.64 feet to a point; thence
11. North 80° 41' 58" East 32.57 feet to a point; thence
12. South 70° 29' 48" East 61.62 feet to the point of beginning.

CONTAINING 9.861 acres of land, more or less

2025-0017-5PH

Being Lot Two as shown on Minor Subdivision Plan, Paul F. Wooden, Jr. Property, Baltimore County Minor Subdivision No. 99-017M.

Together with the use-in-common of a private easement for ingress, egress, maintenance, and utilities as shown on Minor Subdivision Plan, Paul F. Wooden, Jr. Property, Baltimore County Minor Subdivision No. 99-017M.

Being all of that parcel of land described as Parcel 1 in the deed dated June 24, 2021 from Robert E. Lee and Carol Jean Lee to Gregory Mangum, recorded among the Land Records of Baltimore County, Maryland in Liber 45146, Page 275.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.



I hereby certify that I either personally prepared or was in responsible charge over the preparation of this description, and that I am a duly licensed Professional Land Surveyor under the laws of the State of Maryland, License No. 11039, Expiration date: September 16, 2026.

2025-002-SPH

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 2/3/2025

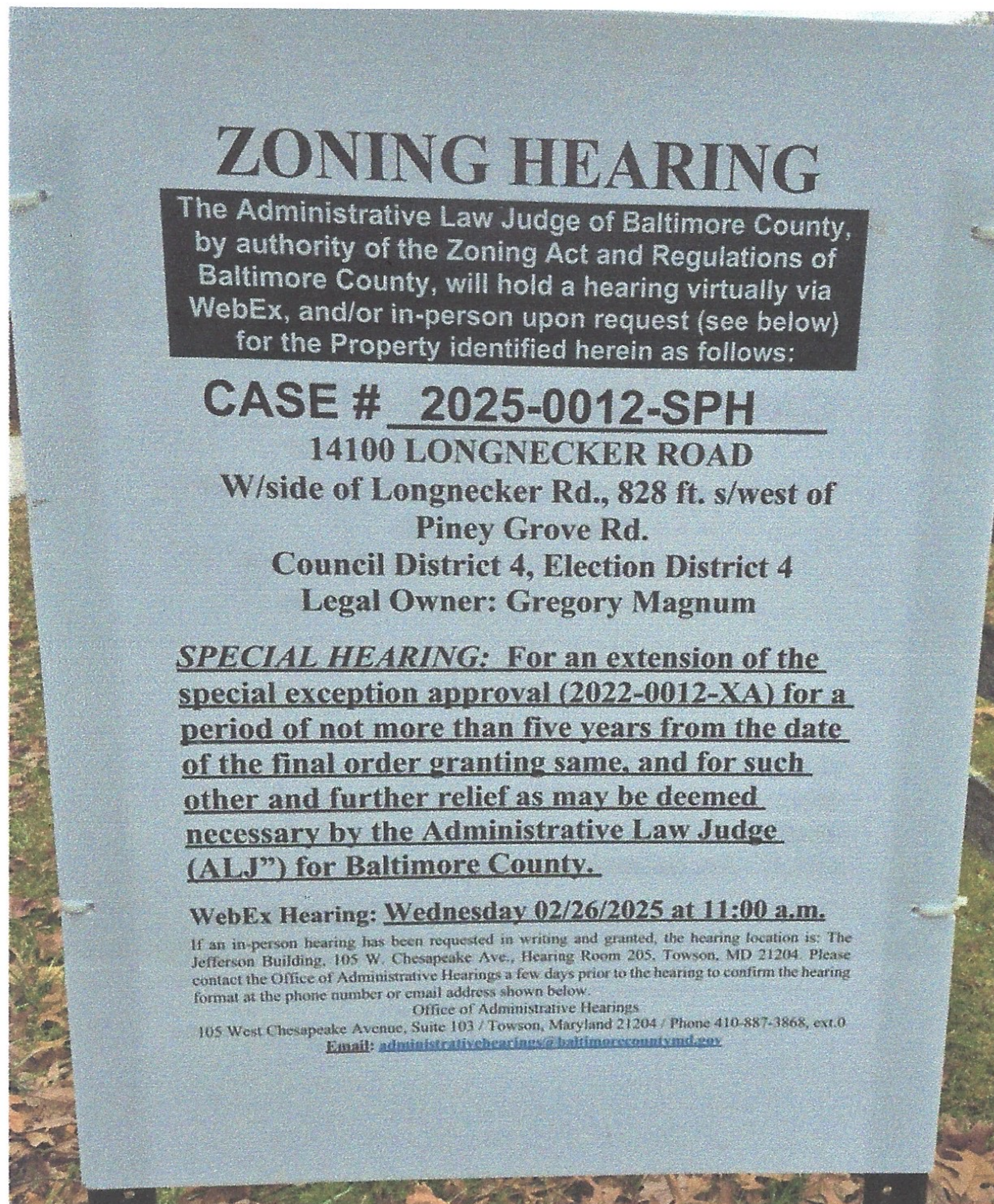
Case Number: 2025-0012-SPH

Petitioner / Developer: SMITH, GILDEA & SCHMIDT, LLC ~
GREGORY MAGNUM

Date of Hearing: FEBRUARY 26, 2025

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
14100 LONGNECKER ROAD

The sign(s) were posted on: FEBRUARY 3, 2025



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: January 27, 2025

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2025-0012-A

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

DPR: No Comment.

DPW-T: No Exception taken.

Landscaping: No comment.

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

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: January 31, 2025

SUBJECT: DEPS Comment for Zoning Item # 2025-0012-SPH
Address: 14100 LONGNECKER ROAD
Legal Owner: Gregory Magnum

Zoning Advisory Committee Meeting of January 31, 2025.

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: 2/3/2025

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2025-0012-SPH

INFORMATION:

Property Address: 14100 Longnecker Road
Petitioner: Gregory Mangum
Zoning: RC 2
Requested Action: Special Hearing

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

Special Hearing to approve -

1. An extension of a previous special exception approval (2022-0012-XA) for a period of not more than five years from the date of the final order granting same; and
2. For such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

The proposed site is a 9.86-acre property zoned RC 2. The site is located in an area that is a mix of agriculture and rural residential. The applicant proposes a continued use of a landscape service operation as provided in Baltimore County Zoning Regulation section 1A01.2.C.16, 404.1, & 404.3.

This site is currently improved with a structure used for a landscape service operation. The access is from a shared drive over the neighboring property. It is understood, through interactions with the landowner's representative, that the public will not come to the property to purchase materials and the property would be used as storage and staging for work offsite.

The proposed extension aligns with the objectives outlined in the Baltimore County Zoning Regulations by allowing continued use of the property under the same terms and conditions of the original special exception approval. Specifically, the BCZR Section 500.7 allows for the extension of special exceptions in circumstances where the use remains consistent with the surrounding community and the purpose of the zoning district. This extension would allow for further development or continuation of the current use, provided that no adverse impacts to surrounding properties or community character are anticipated.

The Hereford Community Plan, adopted by the Baltimore County Council on May 6, 1991, emphasizes the preservation of rural character, environmental integrity, and the compatibility of land uses with the surrounding landscape. The applicant's request for an extension must demonstrate that the proposed use, as well as any subsequent development, will not negatively affect the scenic and agricultural character of

the area. The site plan should incorporate adequate buffers and design elements that reflect the rural and natural setting described in the Hereford Community Plan.

The Baltimore County Master Plan also supports the extension of special exceptions where the proposed use complies with long-term goals for land preservation, environmental sustainability, and community enhancement. Ensuring that the extension remains compatible with the surrounding area and does not introduce incompatible uses is consistent with the objectives of the Master Plan to promote responsible growth and development.

Furthermore, the use of the property should maintain consistency with the previous special exception, ensuring no significant changes in environmental impact, traffic patterns, or neighborhood aesthetics. The extension should be conditioned to ensure that it continues to meet the intent of the zoning regulations, which prioritize land use that respects the rural environment and surrounding communities.

It is understood that the above request is to continue the current use. The site was previously approved with conditions in the order for ZAC # 2022-0012-XA. With no new development or changes being proposed, the Department of Planning is in support of the above request conditioned upon the following:

1. Signage should be limited to that needed not creating signage clutter or visual nuisance.
2. No outside storage of equipment or materials.
3. Outdoor lighting should be limited as to not interfere with neighboring properties.
4. The petitioner continues to comply with all conditions outlined in the Administrative Law Judges Opinion and Order for ZAC # 2022-0012-XA

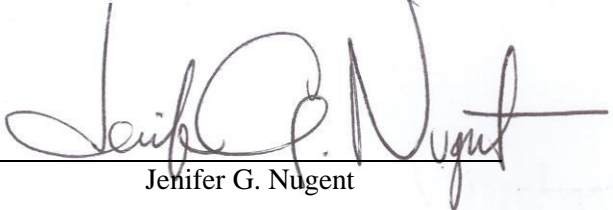
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Jason T. Vettori
Yolanda Gregory, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

Real Property Data Search ()
 Search Result for BALTIMORE COUNTY

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

Special Tax Recapture: None

Account Number: District - 04 Account Identifier - 2300007333

Owner Information

Owner Name: MANGUM GREGORY Use: RESIDENTIAL
 Principal Residence:NO
 Mailing Address: 12845 DOVER RD Deed Reference: /45146/ 00275
 REISTERSTOWN MD 21136-

Location & Structure Information

Premises Address: 14100 LONGNECKER RD Legal Description: 9.861 AC
 REISTERSTOWN 21136- 14100 LONGNECKER RD WS
 900 FT S PINEY GROVE RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: MS
 0040 0001 0175 4020022.04 0000 2 2025 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 9.8600 AC 04

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

Value Information

	Base Value	Value		
		As of 01/01/2025	Phase-in Assessments As of 07/01/2024	As of 07/01/2025
Land:	92,300	96,300		
Improvements	0	0		
Total:	92,300	96,300	92,300	93,633
Preferential Land:	0	0		

Transfer Information

Seller: LEE ROBERT E Date: 07/21/2021 Price: \$215,000
 Type: ARMS LENGTH MULTIPLE Deed1: /45146/ 00275 Deed2:
 Seller: LEE JONATHAN E Date: 11/15/2011 Price: \$200,000
 Type: ARMS LENGTH MULTIPLE Deed1: /31396/ 00361 Deed2:
 Seller: RUBY BRADLEY D Date: 09/28/2000 Price: \$110,000
 Type: ARMS LENGTH MULTIPLE Deed1: /14723/ 00211 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: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No ApplicationDate:

032A3

2008-0249-SPH

1996-0089-SPH

2005-0359-XA

PAI # 048059 PINEY GROVE RD

PAI # 048059

NW 20-1

PAI # 040552,52

PAI # 040552

PAI # 040552 PAI # 040552

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

2022-0012-XA



1972-0099-X
1971-0253-X
1988-0210-SPH

LONGNECKER RD

PAI # 040494

4 ED

RC 2

4 CD

040A1

2013-0241-A

PAI # 040494
PAI # 040494
PAI # 040494

PAI # 040699

PAI # 040699
PAI # 040699

PAI # 040699

PAI # 040192

2000-033

PAI # 040118

PAI # 040118

PAI # 040192

NW 19-1

032A3

2008-0249-SPH

1996-0089-SPH

2005-0359-XA

PAI # 048059 PINEY GROVE RD

PAI # 048059

NW 20-1

PAI # 040552,52

PAI # 040552

PAI # 040552 PAI # 040552

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

2022-0012-XA

LONGNECKER RD

4 ED

RC 2

4 CD

040A1

PAI # 040494

2013-0241-A

PAI # 040494

PAI # 040494

PAI # 040494

1972-0099-X
1971-0253-X
1988-0210-SPH

PAI # 040699

PAI # 040699
PAI # 040699

PAI # 040699

PAI # 040192

2000-033

PAI # 040192

PAI # 040118

PAI # 040118

NW 19-1

