

IN RE: PETITION FOR VARIANCE  
NE/S Sandy Plains Road, 780' E of the c/l  
Kavanagh Road  
(8506 Sandy Plains Road)  
12<sup>th</sup> Election District  
7<sup>th</sup> Councilmanic District

Gary C. Ruckle  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 00-036-A

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Gary C. Ruckle. The Petitioner seeks relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit one existing accessory structure (14' x 22' shed) with side and rear yard setbacks of 0 feet each in lieu of the required 2.5 feet and 30 feet, respectively; and, to permit one existing accessory structure (14' x 17' shed) with a rear yard setback of 0 feet in lieu of the required 30 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Gary C. Ruckle, property owner, and Susan Hatley. There were no Protestants or other interested persons present; however, the Petition was filed in response to a zoning violation notice the Petitioner received as to one of the sheds. According to documents contained in the case file, a neighbor apparently registered a complaint through Councilman John Olszewski's office, which notified the Code Enforcement Division of the Department of Permits and Development Management (DPDM).

Testimony and evidence offered revealed that the subject property is a rectangular shaped, waterfront lot consisting of a gross area of 0.37 acres, more or less, zoned D.R.3.5. The property is located on the northeast side of Sandy Plains Road with frontage on Chink Creek, a tributary of Bear Creek, in Dundalk. Vehicular access to the site is by way of Sandy Plains Road,

CIDEN RECEIVED FOR FILING  
Date 2/11/99  
[Signature]

which leads from Wise Avenue to the property and adjacent community. Improvements on the property include a large, rectangular-shaped structure, identified on the site plan as both a house and garage, three accessory structures, identified as sheds, and two piers which extend from the rear of the property out into the water. Testimony at the hearing indicated that the configuration of the dwelling/garage is quite unique. The overall structure is approximately 112 feet in length and 28 feet deep; however, the actual living portion of the structure is only 50 feet wide by 28 feet deep and is located in the middle of the structure. Testimony indicated that garages have been added to both sides of the dwelling and thus, the attached garages make up the additional 62 feet of overall length. Mr. Ruckle indicated that his family has owned the property for a number of years and that the house was built in 1985. In fact, his brother, Vernon Ruckle, owns the properties on both sides of the subject lot.

At issue in this case are the two sheds which are located immediately adjacent to the rear property line/water's edge. As shown on the site plan, there is a third shed (20' x 30') located between the dwelling and the water. That shed was erected in 1986 and does not require variance relief. However, the other two sheds are located immediately adjacent to the bulkhead and require variance relief. One shed is 14' x 17' in dimension and is located adjacent to one of the two piers which lead from the property into Chink Creek. Variance relief is necessary for this shed to allow a 0-foot setback to the bulkhead in lieu of the required 30 feet. The other shed was constructed in the Spring of 1999 and was built next to the second pier which leads from the property into the water. This shed is 14' x 22' in dimension and is located in the northwest corner of the site, immediately adjacent to both the side and rear property lines. Thus, variance relief is requested for this shed to allow side and rear yard setbacks 0 feet each. As noted above, Mr. Ruckle's brother owns the adjacent lots to which these sheds abut.

Mr. Ruckle testified at the hearing that these sheds were constructed in order to provide needed storage space. He indicated that the house does not have a basement and that the additional storage space was necessary to accommodate household needs. He further testified that none of the sheds are served by public water, sewer, or electric. The dwelling is served by public utilities.

COURT REPORTER  
JAC  
6/21/19  
JAC

Subsequent to the hearing, I visited the subject site. To say that the property and improvements thereon are somewhat unique is an understatement. The configuration of the house, with its significant width and attached garages on either side, is a notable characteristic. Nonetheless, the property is not out of character with the neighborhood. Apartment/townhouse units are located immediately across Sandy Plains Road from this lot.

Additionally, during my site inspection, I attempted to observe the use of the buildings on the site. Although I did not have access to the interior of these buildings, an inspection of the property did not disclose any evidence that the buildings are used for commercial or business purposes. Although there is a significant amount of material stored on the site, it appears to be in the character of household type items.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Variance. I am persuaded that the Petitioner has adduced sufficient testimony and evidence to meet the burden set out in Section 307 of the B.C.Z.R. for variance relief to be granted. Thus, the Petition shall be granted. However, in so granting the Petition, I shall impose a number of conditions pursuant to the authority vested in me by the Baltimore County Code. That is, the *Zoning Commissioner is empowered to condition the grant of any relief with restrictions as might be deemed necessary and appropriate to protect the surrounding locale.* First, although the zoning classification of the property is self-evident, the Petitioner shall not use the premises or structures thereon in connection with any business. This property is zoned for residential purposes and the use of the property and improvements thereon for commercial purposes shall be prohibited. Second, the grant of the zoning variance relief does not constitute a waiver of any requirements of the Department of Environmental Protection and Resource Management (DEPRM) or the Bureau of Development Plans Review. A Zoning Plans Advisory Committee (ZAC) comment was received from DEPRM which noted that the property is subject to compliance with Chesapeake Bay Critical Areas legislation, as well as other environmental requirements. The Petitioner shall comply with these requirements or obtain an exception/variance from same from DEPRM. Additionally, the ZAC comment submitted by the Bureau of Development Plans Review indicates that the site is

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Date 12/15/09  
By [Signature]

within a tidal floodplain area. In this regard, the Petitioner shall comply with all applicable requirements of the Federal and State floodplain regulations.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14<sup>th</sup> day of December, 1999 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit one existing accessory structure (14' x 22' shed) with side and rear yard setbacks of 0 feet each in lieu of the required 2.5 feet and 30 feet, respectively; and, to permit one existing accessory structure (14' x 17' shed) with a rear yard setback of 0 feet in lieu of the required 30 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Plans Advisory Committee comments submitted by DEPRM, dated August 27, 1999, and the Bureau of Development Plans Review, dated August 16, 1999, copies of which are attached hereto and made a part hereof.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

  
\_\_\_\_\_  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING  
Date: 12/15/99  
By: [Signature]



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

December 14, 1999

Mr. Gary C. Ruckle  
8506 Sandy Plains Road  
Baltimore, Maryland 21222

RE: PETITION FOR VARIANCE  
NE/S Sandy Plains Road, 780' E of the c/l Kavanagh Road  
(8506 Sandy Plains Road)  
12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District  
Gary C. Ruckle - Petitioner  
Case No. 00-036-A

Dear Mr. Ruckle:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party 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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Chesapeake Bay Critical Areas Commission  
45 Calvert Street, 2<sup>nd</sup> Floor, Annapolis, Md. 21401  
Councilman John Olszewski, 7<sup>th</sup> District  
DEPRM; Code Enforcement Division, DPDM; People's Counsel; Case File

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Printed with Soybean Ink  
on Recycled Paper



# Petition for Variance

CBC A  
FLOODPLAIN

to the Zoning Commissioner of Baltimore County

for the property located at 8506 SANDY PLAINS RD  
which is presently zoned RESIDENTIAL

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 to permit one accessory structure with a side yard setback of 0' in lieu of the required 2.5', and to permit two accessory structures with a rear yard setback of 0' in lieu of the required 30'.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

1. CAN'T BUILD ANY BUILDINGS IN THE FRONT YARD.
2. ONLY PLACE TO BUILD EXCESS BUILDINGS WOULD BE IN THE BACK YARD.
3. USE OF THE BULK HEAD AND BANK MADE FOR STRONGER FOUNDATION

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

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

I/We do 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 Petition.

**Contract Purchaser/Lessee:**

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

**Attorney For Petitioner:**

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

**Legal Owner(s):**

GARY C. RUCKLE

Name - Type or Print

Signature

Name - Type or Print

Signature

8506 SANDY PLAINS RD Home Telephone No. 388-0321

BALT MD 21222  
City State Zip Code

**Representative to be Contacted:**

SUSAN HATLEY

Name WORK Address Telephone No. 8506 SANDY PLAINS 494-2287

BALT MD 21222  
City State Zip Code

**OFFICE USE ONLY**

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING  
Reviewed By BR Date 7/27/99

Case No. 00-36-A

Date 7/27/99

ORDER RECEIVED FOR FILING

Date

By

ZONING DESCRIPTION FOR: 8506 SANDY PLAINS ROAD, BALTIMORE, MD.

BEGINNING AT A POINT ON THE NORTHEAST SIDE OF SANDY PLAINS ROAD  
WHICH IS 32 FEET WIDE AT THE DISTANCE OF 780 FEET EAST OF THE  
CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET KAVANAGH ROAD  
WHICH IS 32 FEET WIDE. AS RECORDED IN DEED LIBER 5080, Folio 509  
CONTAINING 158/138 X 98/106. ALSO KNOW AS: 8506 SANDY PLAINS ROAD AND  
LOCATED IN THE 12<sup>TH</sup> ELECTION DISTRICT, 12<sup>TH</sup> COUNCILMANIC DISTRICT.

**00-036-A**

#36

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 070465

DATE 7/27/99 ACCOUNT 8001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Cash Back

FOR: Code 010 2000 (Det. inv.)

PAID RECEIPT

PROFESS ACTUAL 152  
7/27/1999 7/27/1999 156.3529  
REG 0501 CASHIER JRIC JMK DRUMER  
DEPT 5 528 ZONING VERIFICATION  
Receipt # 110544  
CR # 070465

Receipt Tot 50.00  
50.00 DK  
Baltimore County, Maryland

00-036-A

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER

1/020 # 36

CASHIER'S VALIDATION



**NOTICE OF ZONING HEARING**

The Zoning Commission of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #01-036-A  
8506 Sandy Plains Road  
N/S Sandy Plains Road, 780' E  
of Centaline Kavanagh Road  
12th Electoral District  
12th Councilmatic District  
Legal Owner: Gary C. Ruckle  
Variance: to permit 1 accessory structure with a side yard setback of zero feet in lieu of the required 2.5 feet, and to permit 2 accessory structures with a rear yard setback of zero feet in lieu of the required 30 feet.

Hearing: **Wednesday, September 15, 1999** at 9:00 a.m. in Room 109, County Office Building, 111 West Chesapeake Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are handicapped accessible, for special accommodations, please contact the Zoning Commissioner's Office at (410) 867-4886.

(2) For information concerning the File and/or Hearing, contact the Zoning Review Office at (410) 867-3391.

JTU/8741 Aug. 31 - C336246

~~9/15~~  
Jes 10/25/99

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 9/2, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Tues. 8/31, 19 99.

THE JEFFERSONIAN,

*S. Wilkins*

LEGAL ADVERTISING

10/25/99  
PPD to [unclear]  
10/25/99  
10/25/99  
10/25/99

**CERTIFICATE OF POSTING**

RE: CASE # 00-036-A  
PETITIONER/DEVELOPER:  
**[Gary C. Ruckle]**  
DATE OF Hearing  
**[Oct. 25, 1999]**

**Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Ave.  
Towson, Maryland 21204**

**ATTENTION : MS. GWENDOLYN STEPHENS**

**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  
8506 Sandy Plains Road Baltimore, Maryland 21222\_\_\_\_\_**

**The sign(s) were posted on \_\_\_\_\_ 10-10-99 \_\_\_\_\_  
[Month, Day, Year]**

**Sincerely,**

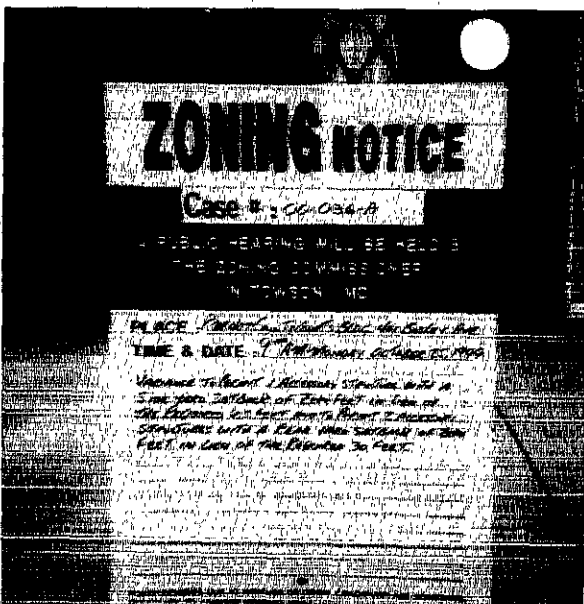
*Thomas P. Ogle, Sr.*  
**[Signature of Sign Poster & Date]**

\_\_\_\_\_ **Thomas P. Ogle, Sr.** \_\_\_\_\_

\_\_\_\_\_ **325 Nicholson Road** \_\_\_\_\_

\_\_\_\_\_ **Baltimore, Maryland 21221** \_\_\_\_\_

\_\_\_\_\_ **(410)-687-8405** \_\_\_\_\_  
**[Telephone Number]**



RE: PETITION FOR VARIANCE  
8506 Sandy Plains Road, N/S Sandy Plains Rd,  
780' E of c/I Kavanagh Rd  
12th Election District, 7th Councilmanic


Legal Owner: Gary C. Ruckle  
Petitioner(s)


\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 00-36-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 19<sup>th</sup> day of August, 1999 a copy of the foregoing Entry of Appearance was mailed to Gary C. Ruckle and Susan Hatley, 8506 Sandy Plains Road, Baltimore, MD 21222, Petitioners.

  
PETER MAX ZIMMERMAN



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

August 12, 1999

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-036-A  
8506 Sandy Plains Road  
N/S Sandy Plains Road, 780' E of centerline Kavanagh Road  
12<sup>th</sup> Election District – 12<sup>th</sup> Councilmanic District  
Legal Owner: Gary C. Ruckle

Variance to permit 1 accessory structure with a side yard setback of zero feet in lieu of the required 2.5 feet; and to permit 2 accessory structures with a rear yard setback of zero feet in lieu of the required 30 feet.

HEARING: Wednesday, September 15, 1999 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

Arnold Jablon  
Director

c: Gary C. Ruckle, 8506 Sandy Plains Road, Baltimore 21222  
Susan Hatley, 8506 Sandy Plains, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 31, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY  
Tuesday, August 31, 1999 Issue – Jeffersonian

Please forward billing to:

Gary C. Ruckle 410-388-0321  
8506 Sandy Plains Road  
Baltimore, MD 21222

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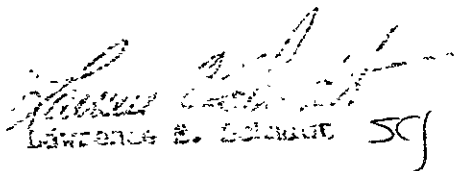
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HEARING: Wednesday, September 15, 1999 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue



Lawrence E. Schmidt SCJ

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 00-36-A  
Petitioner: GARY C. RUCKLE  
Address or Location: 8506 SANDY PLAINS RD BALT MD 21222

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: GARY C. RUCKLE  
Address: 8506 SANDY PLAINS RD  
BALT MD 21222  
Telephone Number: 410-388-0321

Revised 2/20/98 - SCJ

B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:           Arnold Jablon, Director  
              Department of Permits & Development  
              Management

Date: August 16, 1999

FROM:         Robert W. Bowling, Supervisor  
              Bureau of Development Plans Review

SUBJECT:      Zoning Advisory Committee Meeting  
              for August 16, 1999  
              Item No. 036

The Bureau of Development Plans Review has reviewed the subject zoning item. Any development in the 100-year tidal flood plain area requires a permit for all development, storage of equipment and materials, or placement of manufactured homes in the flood plain area; and the permit shall be granted only after necessary permits from the State and Federal agencies have been obtained.

Structures for garages which are 300 square feet or less in area shall be permitted with a non-conversion agreement.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon  
FROM: R. Bruce Seeley *RBS*  
DATE: August 27, 1999  
SUBJECT: Zoning Item #36  
Ruckle Property, 8506 Sandy Plains Road

Zoning Advisory Committee Meeting of August 9, 1999

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- A minimum 25 foot setback from mean high tide is required. Mitigation would be required if the sheds are placed within 100 ft of Chink Creek.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: August 4, 1999

TO: Larry E. Schmidt  
Zoning Commissioner

FROM: James H. Thompson - RR  
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 036  
PETITIONER: Gary C. Ruckle

VIOLATION CASE NO.: 99-3220

LOCATION OF VIOLATION: N/S Sandy Plains Road, 780' E of centerline  
Kavanagh Road (8506 Sandy Plains Road)

DEFENDANT(S): Gary C. Ruckle

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/rr/lmh

00-036-A



**Baltimore County  
Fire Department**

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

August 26, 1999

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW.

Location: DISTRIBUTION MEETING OF AUGUST 9, 1999

Item No.: See Below                      Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

015, 016, 017, 019, 022, 023, 024, 025, 026, 027,  
028, 029, 030, 031, 032, 033, 034, 035, 036, 038,  
039, 040, 043, 044,

REVIEWER: LT. HERB TAYLOR

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** August 31, 1999

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:**

**INFORMATION:**

**Item Number:** 036

**Petitioner:** Gary C. Ruckle

**Zoning:** DR 3.5

**Requested Action:** Variance

**SUMMARY OF RECOMMENDATIONS:**

The petitioner has built sheds in the rear of his property close to the water without proper permits. The long garage adjacent to the house and the sheds on the land have the appearance of a property used more intensively than for a typical residential use. The zoning commissioner might want to visit the site before rendering a decision on this petition. Given the large number of buildings for the size of the site, its proximity to the water, and the self-imposed nature of the hardship, the Office of Planning does not support the petitioner's request for variances.

If there should be any questions, please contact Brent Flickinger, Seventh District Community Planner, at 410-887-3480.

**Section Chief:**   
AFK/JL

31  
has  
9/15  
P.P.  
10/18  
has  
P.P.  
10/25



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor  
John D. Porcari  
Secretary  
Parker F. Williams  
Administrator

Date: 8-10-99

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 036 BR

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

*M. M. Lenhart*  
for Michael M. Lenhart, Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

September 15, 1999

Mr. Gary C. Ruckle  
8506 Sandy Plains Road  
Baltimore, MD 21222

Dear Mr. Ruckle:

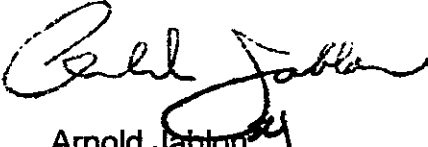
RE: Case Number 00-036-A, 8506 Sandy Plains Road

The above matter, previously assigned to be heard on September 15, 1999 has been **rescheduled for Friday, October 8, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.**

As the person requesting the postponement, you are now responsible for affixing the new hearing date and time to the hearing notice sign posted on the property as soon as possible.

If you need further information or have any questions, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

  
Arnold Jablon  
Director

AJ:scj

C: Susan Hatley, 8506 Sandy Plains, Baltimore 21222





Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

September 27, 1999

Mr. Gary C. Ruckle  
8506 Sandy Plains Road  
Baltimore, MD 21222

Dear Mr. Ruckle:

RE: Case Number 00-036-A, 8506 Sandy Plains Road

The above matter, previously scheduled for October 8, 1999 has been postponed due to the fact that Susan Hatley notified this office that the property was not posted. The case has been **rescheduled for Monday, October 25, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.**

The sign must be posted on the property by October 10, 1999.

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

AJ:scj

C: Susan Hatley, 8506 Sandy Plains Road, Baltimore 21222



September 20, 1999

Baltimore County Department of Permits & Development  
Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, MD. 21204

Attention: Arnold Jablon, Director

RE: Case Number 00-036-A, Sandy Plains Road

Dear Mr. Jablon:

This is in response to your September 15, 1999 letter noting case has been rescheduled for Friday, October 8, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

In your letter there was an indication that "as the person requesting the postponement, you are responsible for affixing the new date and time to the hearing notice sign posted on the property as soon as possible"; this was not the case. Your office did not and has not as of this date, provided me with a listing of the people, who do the signs, so without the signs being posted, no hearing could go forward.

Please look into the sending of the list of the people who do the signs to me as soon as possible, because without the posting of the signs, there will be a problem with the new hearing scheduled for October 8, 1999. Your help in this matter is appreciated.

Sincerely,

*Susan Hatley*

Susan M. Hatley  
8506 Sandy Plains Rd.  
Baltimore, MD. 21222  
410-388-0321

9/27/99  
of  
SL  
OK

September 27, 1999

Baltimore County Department of Permits & Development  
Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, MD. 21204

Attention: Arnold Jablon, Director

RE: Case Number 00-0360A, Sandy Plains Road

Dear Mr. Jablon:

Please postpone hearing scheduled for Friday, October 8, 1999 at 9:00 am in Room 407, County Courts Building, 401 Bosley Avenue. At this time there is no sign posted on the above listed property.

I have been speaking with David Duvalle of your office since September 3, 1999 regarding the sign posting, but have not received a listing. David has tried to assist in this matter. After speaking with Sophia Jennings and Carl Richards of your office, today September 27, 1999. I was informed a listing showing the appropriate list of sign posters will be fax to me at my office, 410-494-2116.

Once the new hearing date is received, a sign poster will be contacted for the appropriate sign posting. Please postpone the October 8, 1999 hearing.

Thank you for your help in this matter.

Sincerely,

*Susan Hatley*

Susan M. Hatley  
410-388-0321 Home  
410-494-2287 Office  
8506 Sandy Plains Road  
Baltimore, MD. 21222

99-2519  
00-036-A



9/27/99

Susan Hatley called this office today + spoke with Carl. The sign was not posted. She said she never received a list of sign posters.

WCR told her the hearing would be postponed and she would be notified of the new hearing date + time.

I faxed her a copy of the sign posters.

Sophia

Susan Hatley fax

410-494-2116

\* ltr dated 9/20/99 was faxed after above phone call

00-036-A

# Plat to accompany Petition for Zoning Variance Special Hearing

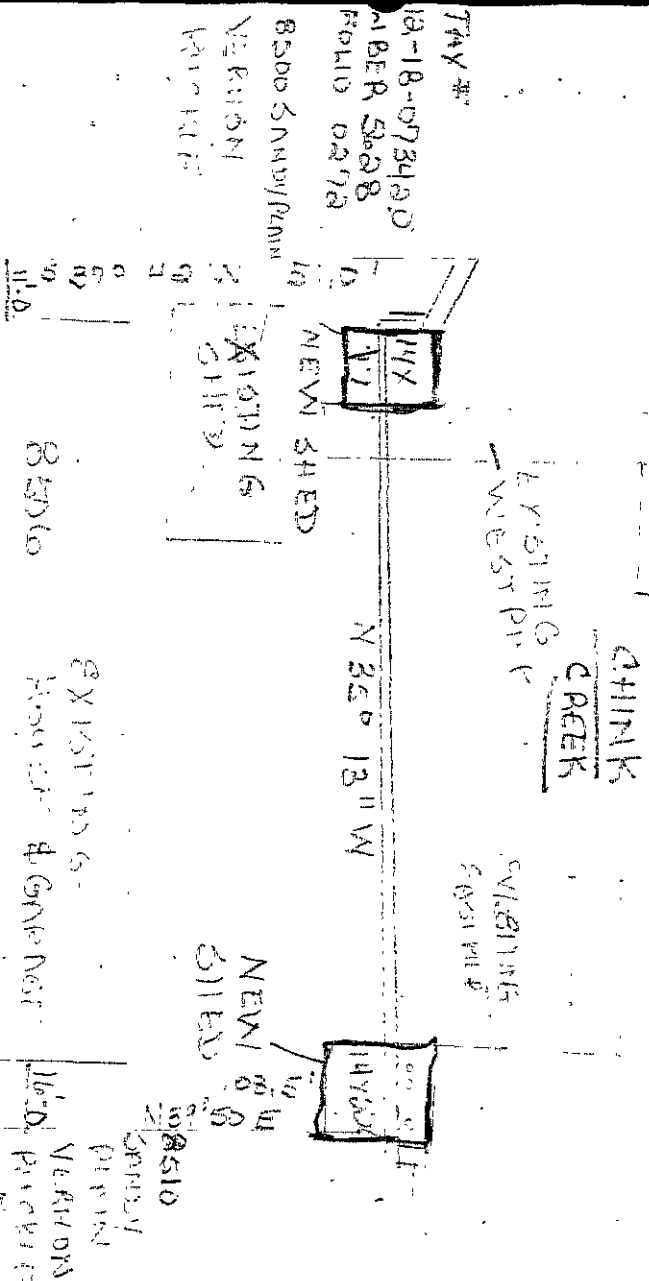
PROPERTY ADDRESS: 8500 SUNDY PLAINS RD

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: \_\_\_\_\_

plat book # 59, lot # \_\_\_\_\_, section # \_\_\_\_\_

OWNER: GARY C. BUCKLE



SUNNY PLAINS ROAD



North

date: 7/99

prepared by: SM:1

Scale of Drawing: 1" = 50'

**LOCATION INFORMATION**

Election District: 12

Councilmanic District: 12

1"-200' scale map: S/E, G-4

Zoning: D.R.-3.5

Lot size: 0.37 acreage square feet

Violation: 99-3220 Relief

SEWER:  public  private

WATER:  no  no

Chesapeake Bay Critical Area:  no  no

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_

36 00-36-A

**NEARBY AREAS**

CHINK CREEK

WEST PINE

SUNNY PLAINS RD

N 36° 13' W

NEW SHED

EXISTING SHED

TRAY # 13-18-07349D

TRAY # 13-18-00100

LIBER 515D

FOLID 0272

LIBER 515D

FOLID 0272

EXISTING SHED

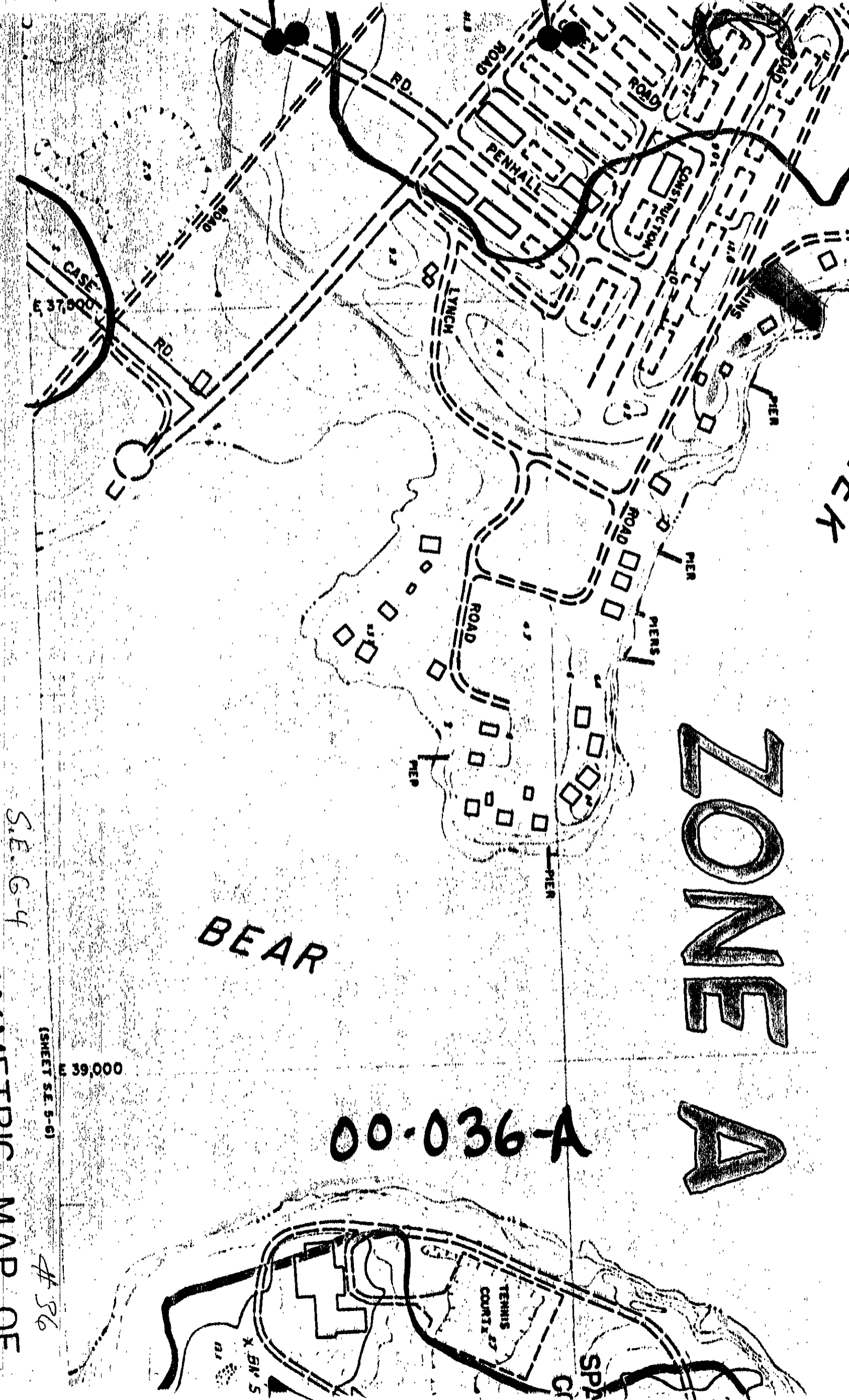
NEW SHED

TRAY # 13-18-07349D

TRAY # 13-18-00100

LIBER 515D

FOLID 0272



**ZONE A**

**BEAR**

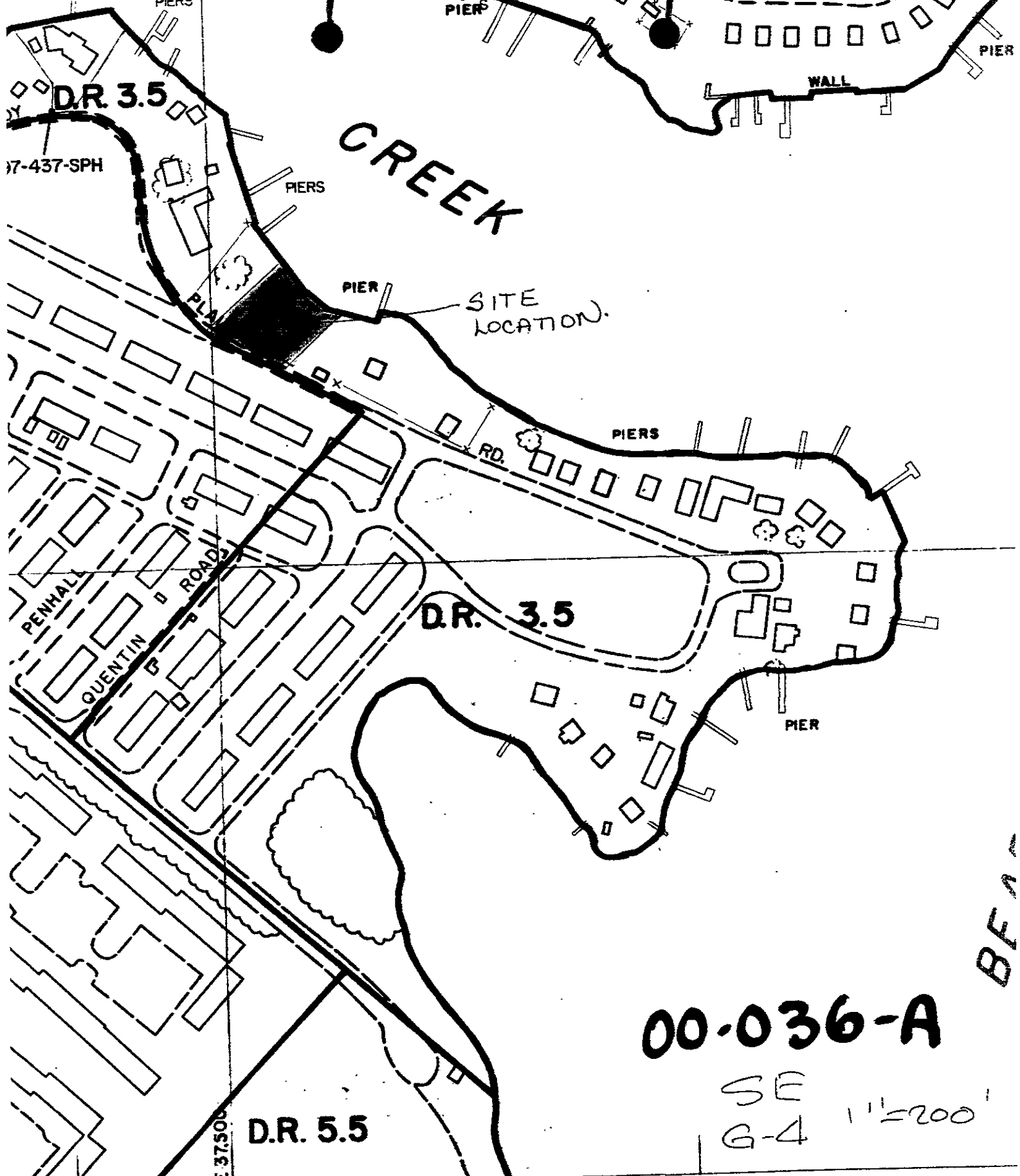
**00-036-A**

S.E. G-4

(SHEET S.E. 5-6)  
E 39,000

#36

STRICT MAP OF



BEA

00-036-A

SE  
G-4 1"=200'

1996 COMPREHENSIVE ZONING MAP  
 ADOPTED by  
 THE BALTIMORE COUNTY COUNCIL  
 OCTOBER 8, 1996  
 29-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

#36 BALTIMORE  
 OFFICE OF P