

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Sandy Plains Road, 290' W
centerline of Quentin Road
12th Election District
7th Councilmanic District
(8506 Sandy Plains Road)

Gary C. Ruckle
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-205-A

*
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Gary C. Ruckle, the legal owner of the subject property. The variance request is for property located at 8506 Sandy Plains Road in the eastern area of Baltimore County. The Petitioner herein seeks a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (carport) to be constructed in the side and front yards. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

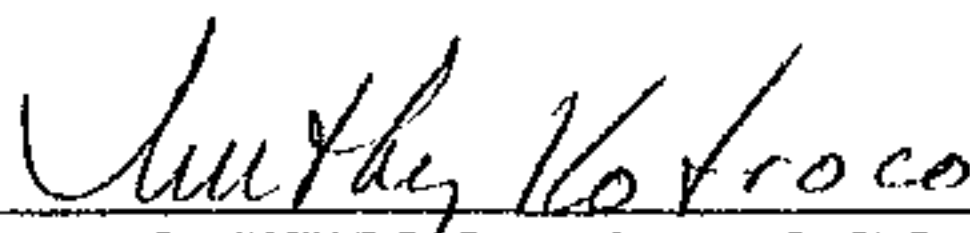
12/13/02
D. J. Jenson

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 3rd day of December, 2002, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (carport) to be constructed in the side and front yards, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with any recommendations, if any, made by the Department of Environmental Protection & Resource Management (DEPRM).
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

12/13/02
J.P. Jamison
TMK:raj



Baltimore County
Zoning Commissioner

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

December 3, 2002

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

Re: Petition for Administrative Variance
Case No. 03-205-A
Property: 8506 Sandy Plains Road

Dear Mr. Ruckle:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: David Billingsley
Central Drafting & Design, Inc.
601 Charwood Court
Edgewood, MD 21040

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8506 SANDY PLAINS ROAD

which is presently zoned D.R. 3.5

This Petition shall be filed with the Dept. of Permits & 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 ALLOW AN ACCESSORY STRUCTURE TO
CONSTRUCTED IN THE SIDE AND FRONT YARD.**

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

**OWNER WISHES TO CONSTRUCT A CARPORT FOR
VEHICLE / BOAT PROTECTION AND WOULD PREFER TO
CONSTRUCT THE STRUCTURE ADJACENT TO THE DWELLING
RATHER THAN PLACE THE STRUCTURE IN FRONT OR
BEHIND THE DWELLING (NOTE: WATERFRONT PROPERTY)**

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

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

Legal Owner(s)

GARY C. RUCKLE

(Type or Print Name)

Signature

(Type or Print Name)

Signature

8506 SANDY PLAINS ROAD (410) 388-0321

Address

Phone No

BALTO.

MD.

21222

City

State

Zipcode

Name, Address and phone number of representative to be contacted

DAVID BILLINGSLEY

CENTRAL DRAFTING & DESIGN, INC.

Name

601 CHERRYWOOD COURT (410) 679-8719

Address

Phone No

EDGEWOOD, MD. 21040

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County this ____ day of _____ 19____ that the subject matter of this petition be set for a public hearing advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County and that the property be reposted.

Case # 03-205-A

REVIEWED BY:

DATE:

ESTIMATED POSTING DATE:



Printed with Soybean Ink
on Recycled Paper

Zoning Commissioner of Baltimore County

Reviewed by **SPH**

Date **10-28-02**

ITEM #:

Estimated posting date: **11-11-02**

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 8506 SANDY PLAINS ROAD
address
BALTO. MD. 21222
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

OWNER WISHES TO CONSTRUCT A CARPORT FOR
VEHICLE / BOAT PROTECTION AND WOULD PREFER
TO CONSTRUCT THE STRUCTURE ADJACENT TO THE
DWELLING RATHER THAN PLACE THE STRUCTURE IN
FRONT OR BEHIND THE DWELLING (NOTE: WATERFRONT
PROPERTY)

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Gary C. Ruckle
(signature)
GARY C. RUCKLE
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28TH day of OCTOBER, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

GARY CLAY RUCKLE

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

10-28-2002
date

Herbert Zeidenkuchen
NOTARY PUBLIC

My Commission Expires: 10-1-2004

ZONING DESCRIPTION

8506 SANDY PLAINS ROAD

Beginning for the same at a point on the north side of Sandy Plains Road (30 feet wide) distant 290 feet westerly from the centerline of Quentin Road, thence (1) N 59°40' 10"W 38.09 feet, thence (2) along a curve to the right having a radius of 285.00 feet for an arc length of 100.54 feet and a chord bearing of N 49°46' 20" W 100.00 feet, thence (3) N 37°42' 00" E 151.00 feet, thence (4) S 35°41' 40" E 147.25 feet and (5) S 39°30' 50" W 108.50 feet to the place of beginning. Containing 0.430 acre of land more or less. Being located in the 12TH Election District and the 7TH Councilmanic District.

205

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Check No. 14331
03-205-7

DATE 10-28-02

ACCOUNT R-001-006-6150

AMOUNT \$ 50.00

RECEIVED
FROM:

GARY RUCKE

FOR:

Resident's Home Office Fee
700 8500 Sandy Plains Rd.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID DEBIT
FUND RECEIPT

BUSINESS ACTUAL TIME

10/29/2002 10/28/2002 14:48:57

REC 0302 MAIL JEVA JEE POWER 2

> RECEIPT # 232706 10/28/2002 IFLN

Dept 5 528 200000 VERIFICATION

CR 00. 014337

Receipt Tot \$50.00

\$0.00 00 00

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-205-A

Petitioner/Developer: GARY C

RUCKLE JR.

Date of Hearing/Closing: 11/26/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 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
RD

The sign(s) were posted on 11/11/02
(Month, Day, Year)

Sincerely,

[Signature] 11/11/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

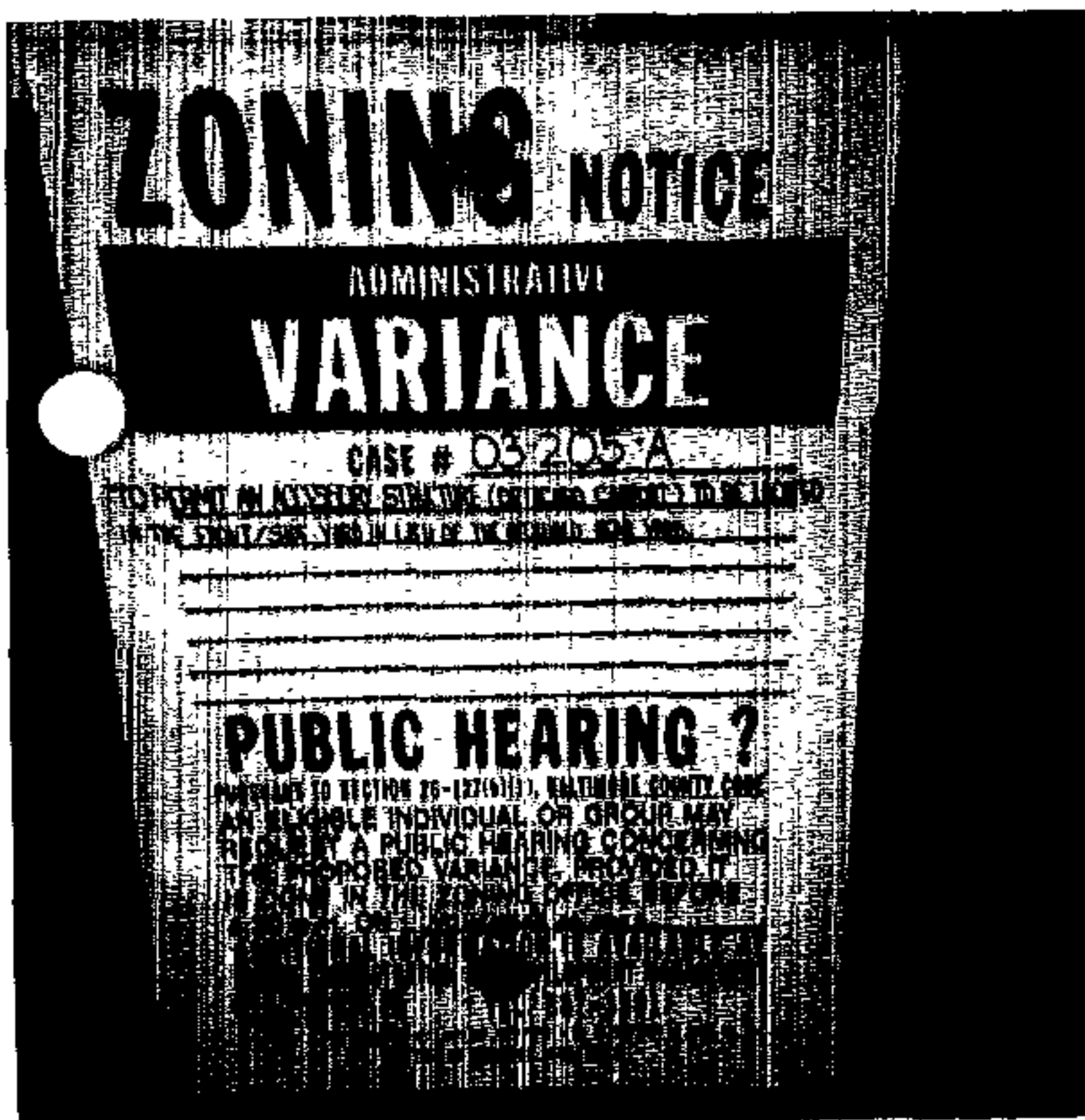
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 205 -A Address 8504 Sandy Plains Rd
Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10-28-02 Posting Date: 11-11-02 Closing Date: 11-26-02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 205 -A Address 8504 Sandy Plains Rd
Petitioner's Name Gary C. Ruckle Jr. Telephone 410-388-0321
Posting Date: 10-28-02 Closing Date: 11-26-02
Wording for Sign: To Permit an accessory structure (detached
carport) to be located in the front/side yard in
lieu of the required rear yard.

WCR - Revised 6/28/00



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations 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 which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Civil #
Item No.: 03-205-A

Petitioner: GARY C. RUCKLE

Location: 8506 SANDY PLAINS ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: GARY C RUCKLE

ADDRESS: 8506 SANDY PLAINS ROAD
BALTO., MD. 21222

PHONE NUMBER: 410-388-0321

AJ:ggs

(Revised 09/24/96)

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 8506 SANDY PLAINS ROAD
address
BALTO. MD. 21222
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

OWNER WISHES TO CONSTRUCT A CARPORT FOR
VEHICLE / BOAT PROTECTION AND WOULD PREFER
TO CONSTRUCT THE STRUCTURE ADJACENT TO THE
DWELLING RATHER THAN PLACE THE STRUCTURE IN
FRONT OR BEHIND THE DWELLING (NOTE = WATERFRONT
PROPERTY)

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Gary C. Ruckle
(signature)
GARY C. RUCKLE
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of OCTOBER, 10 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

GARY CLAY RUCKLE

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

10-1-2004
date

Herbert Geisenkirchen
NOTARY PUBLIC

My Commission Expires: 10-1-2004



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8506 SANDY PLAINS ROAD

which is presently zoned D.R. 3.5

This Petition shall be filed with the Dept. of Permits & 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 ALLOW AN ACCESSORY STRUCTURE TO
CONSTRUCTED IN THE SIDE AND FRONT YARD.**

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

**OWNER WISHES TO CONSTRUCT A CARPORT FOR
VEHICLE / BOAT PROTECTION AND WOULD PREFER TO
CONSTRUCT THE STRUCTURE ADJACENT TO THE DWELLING
RATHER THAN PLACE THE STRUCTURE IN FRONT OR
BEHIND THE DWELLING (NOTE: WATERFRONT PROPERTY)**

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(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

Legal Owner(s).

(Type or Print Name)

GARY C. RUCKLE

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

8506 SANDY PLAINS ROAD (410) 388-0321

Address

Phone No

Signature

BALTO.

MO.

21222

City

State

Zipcode

Name, Address and phone number of representative to be contacted

DAVID BILLINGSLEY

CENTRAL DRAFTING & DESIGN, INC.

Name

601 CHERRYWOOD COURT (410) 679-8719

Address

Phone No

EDGEWOOD, MD. 21040

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County this ____ day of _____ 19____ that the subject matter of this petition be set for a public hearing advertised as required by the Zoning Regulations of Baltimore County in two newspapers of general circulation throughout Baltimore County and that the property be reposted

REVIEWED BY

DATE

ESTIMATED POSTING DATE:



Printed with Soybean Ink
on Recycled Paper

Zoning Commissioner of Baltimore County

Reviewed by **RDH** Date: **10-28-02**

ITEM #:

Estimated Posting Date: **11-11-02**



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 25, 2002

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

Dear Mr. Ruckle:

RE: Case Number: 03-205-A, 8506 Sandy Plains Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 28, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel
David Billingsley, Central Drafting & Design, Inc., 601 Charwood Court,
Edgewood, MD 21040

Come visit the County's Website at www.co.ba.md.us





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 11.20.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 205 JJS

Dear Mr. Zahner:

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,

for Kenneth A. McDonald Jr., 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
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

November 20, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.: ZAC Dist. Meeting of 11/18/2002

Dear Mr. Zahner:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items:

203-209, 211-227

A handwritten signature, likely of the reviewer, is written over the list of items. The signature is cursive and appears to read "J. Mezik".

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



AV
11/26

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/TGT*

DATE: December 17, 2002

SUBJECT: Zoning Item 205
Address 8506 Sandy Plains Road

Zoning Advisory Committee Meeting of 12/13/02

- _____ 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.
- X 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).
- X 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).
- X Additional Comments:

See the attached CBCA comments

Reviewer: Keith Kelley

Date: 12/5/02

CBCA Zoning Comments (zoning item # 705)

☒ The property is located within the Limited Development Area (LDA), ~~or Resource Conservation Area (RCA), or Intensely Developed Area (IDA)~~ of the Chesapeake Bay Critical Area (CBCA).

☐ This proposal must use best management practices, which reduce pollutant loadings by 10%.

☐ Man-made impervious surfaces are limited to 15% for lots greater than ½ acre in size.

☒ Man-made impervious surfaces are limited to 25% for lots less than ½ acre in size.

☒ Mitigation is required if exceeding the 25% impervious surface limit. Impervious surfaces are limited to ~~25% of the lot & 500 square feet~~ or 31.25% of the lot. Otherwise, a Critical Area Administrative Variance (CAAV) is required.

☐ If permitted development on a property currently exceeds impervious surface limits, that percentage may be maintained during redevelopment of the property.

☒ 15% forest must be established or maintained. This equates to 6 trees for a lot of this size.

☒ Any tree removed in the buffer for this structure must be replaced on a 1:1 basis.

☒ All downspouts must discharge rainwater runoff across a pervious surface such as a lawn.

☒ The lot is in a Buffer Management Area (BMA). Mitigation (planting trees, removing impervious area, or paying a fee-in-lieu) is required for the placement of the proposed structure within 100' of tidal waters.

☐ If the lot is unimproved, then the proposed dwelling cannot go any closer to the water than the neighboring dwelling farthest away from the water.

☐ If the lot is improved, then the proposed dwelling can go as close to the water as the existing dwelling.

☐ A Critical Area Administrative Variance (CAAV) is required for the placement of the proposed structure within 100' of tidal waters, tidal wetlands, stream, or within 25' of non-tidal wetlands.

☐ A Critical Area Administrative Variance (CAAV) is required since the proposed principal structure cannot honor the required 35' residential building setback or 25' commercial building setback from the 25' or 100' buffer.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 18, 2002

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

20

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-205 – Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 9, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For November 25, 2002
Item Nos. 203, 204, 205, 206, 207,
208, 209, 210, 211, 212, and 227

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB.CEN:jrb

cc: File

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: November 26, 2002

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 205
Legal Owner/Petitioner Ruckle, Gary Clay
Contract Purchaser: N/A
Property Address: 8506 Sandy Plains Rd
Location Description: N/side Sandy Plains Rd, 290' W/of centerline
Quentin Rd

VIOLATION INFORMATION: Case No. 02-7003
Defendants: Ruckle, Gary Clay

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) regarding the hearing date:

NAME	ADDRESS
Roh, Spencer	305 Bayside Dr

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- | | | |
|--------------------------|-----|---|
| X | 1. | Complaint letter/memo/email/fax (if applicable) |
| X | 2. | Complaint Intake Form/Code Enforcement Officer's report and notes |
| X | 3. | State Tax Assessment printout |
| ☐ | 4. | State Tax Parcel Map (if applicable) |
| ☐ | 5. | MVA Registration printout (if applicable) |
| ☐ | 6. | Deed (if applicable) |
| ☐ | 7. | Lease-Residential or Commercial (if applicable) |
| ☐ | 8. | Photographs including dates taken |
| X | 9. | Correction Notice/Code Violation Notice |
| ☐ | 10. | Citation and Proof of Service (if applicable) |
| ☐ | 11. | Certified Mail Receipt (if applicable) |
| ☐ | 12. | Final Order of the Code Official/Hearing Officer (if applicable) |
| ☐ | 13. | Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable) |
| X | 14. | Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable). |

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/gk
C: Code Enforcement Officer

Code Enforcement - Closing Report

Inspector - ECKER, E	Activity	Date Closed	9/23/2002
----------------------	----------	-------------	-----------

Area	Case #	Location	Apt	Zip	Date Rec	Reinsp Dt
------	--------	----------	-----	-----	----------	-----------

015 02-7003 8506 SANDY PLAINS RD 21222 9/19/2002

Tax Acct #: 1218072890

Complainant Name: (Last) ROH (First) SPENCER
 Addr: 305 BAYSIDE DR
 Str # Dir Street Name Type Apt
 City ST Zip
 Phone: (Home) 410/285-1109 (Work)

Problem: WATERFRONT CONSTRUCTION WITH PILINGS AND LIGHTS - KNOWN TO DO WORK WITHOUT PERMIT

Notes :

09/23/02 VISITED SITE, NO NEW PILINGS OR LIGHTS VISIBLE FROM
RD. RODE AROUND THE COVE TO COMPL. PROP. TALKED TO COMPL.
WHO SAID HIS MAIN CONCERN WAS SOME LIGHTING THAT HAD BEEN
THERE FOR SEVERAL YRS. I TOLD HIM THERE WAS NO CODE VIO. HE
WAS RECEPTIVE. CLOSE. E.ECKER/KH.***

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 205 -A

Address 8504 Sandy Plains Rd.

Contact Person: John Sullivan
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 10-28-02

Posting Date: 11-11-02

Closing Date: 11-26-02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 205 -A

Address 8504 Sandy Plains Rd.

Petitioner's Name Gary C. Ruckle Jr.

Telephone 410-388-0321

Posting Date: 10-28-02

Closing Date: 11-26-02

Wording for Sign: To Permit an accessory structure (detached
garage) to be located in the front/side yard in
lieu of the required rear yard.

CODE ENFORCEMENT REPORT

1020 d 99.3220

GB

DATE: 19 Sep 02 INTAKE BY: rad CASE #: 02-7003 INSPEC: 1

COMPLAINT LOCATION: 8506 Sandy Plains Rd

ZIP CODE: 21222 DIST: 410

COMPLAINANT NAME: Spencer Roh PHONE #: (H) 285-1109 (W) 410

ADDRESS: 305 Bayside Drive ZIP CODE: 21222

PROBLEM: waterfront construction with pilings & lights - known to do work without permit

IS THIS A RENTAL UNIT? YES ☐ NO ☐
IF YES, IS THIS SECTION 8? YES ☐ NO ☐
OWNER/TENANT INFORMATION:

TAX ACCOUNT #: 12 18 072890 ZONING:

INSPECTION: residentially zoned

REINSPECTION: 9-23-02, Visited site, no new pilings or lights visible from road. Rodd around the corner to complainant's property. Talked to complainant who said his main concern was some lighting that had been there for

REINSPECTION: several years. Told him there was no code violation, he was receptive. (Close)
Give A Ech

REINSPECTION:

RA1001B

DATE: 09/19/2002

STANDARD ASSESSMENT INQUIRY (1)

TIME: 10:42:26

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
12 18 072890	12	3-3	34-00	H	NO		12/12/01

RUCKLE GARY CLAY

DESC-1.. IMPSNES SANDY PLAINS RD

DESC-2.. 1250 SE KAVANAGH RD

8506 SANDY PLAINS RD

PREMISE. 08506 SANDY PLAINS RD

00000-0000

BALTIMORE

MD 21222-5617 FORMER OWNER: RUCKLE ROSS BERNARD & MAE

----- FCV -----			----- PHASED IN -----			
	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	54,780	54,780		FCV	ASSESS	ASSESS
IMPV:	102,350	111,810	TOTAL..	166,590	166,590	163,436
TOTL:	157,130	166,590	PREF...	0	0	0
PREF:	0	0	CURT...	166,590	166,590	163,436
CURT:	157,130	166,590	EXEMPT.		0	0
DATE:	10/96	10/99				

---- TAXABLE BASIS ----		FM DATE
02/03 ASSESS:	166,590	09/30/00
01/02 ASSESS:	163,436	06/01/01
00/01 ASSESS:	64,110	06/01/00

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 02-7003	Property No. 12-18-072890	Zoning: AE5
-------------------------------------	-------------------------------------	-----------------------

Name(s): **GARY RUCKLE**

Address: **8506 SANDY PIERCE RD**

Violation Location: **SAME BALTO. MD - 21222**

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

IRC 105

**CARPORT ADDITION (FREE
STANDING) IN SIDE
YARD - NO PERMIT**

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before: 10-18-02	Date Issued: 10-8-02
----------------------------------	--------------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: **DAVID J. TAYLOR**

INSPECTOR: **David J. Taylor**

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than: 10-18-02	Date Issued: 10-8-02
------------------------------------	--------------------------------

INSPECTOR: **David J. Taylor**

AGENCY



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 02-7003	Property No. 12-18-072890	Zoning: RES
Name(s): GARY RUCKLE		
Address: 8506 SANDY PLAINS RD		
Violation Location: SAME BALTO. MD - 21222		

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

IRC 105

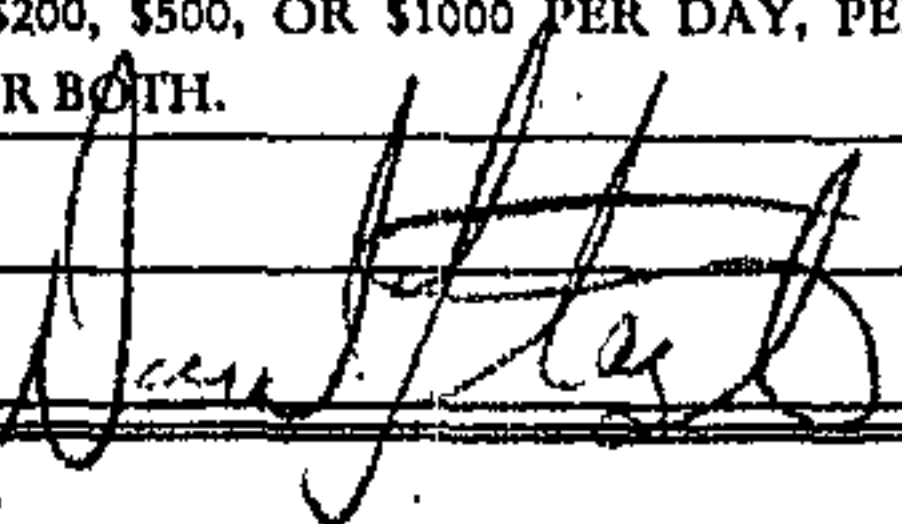
**CARPORT ADDITION (FREE
STANDING) IN SIDE
YARD - NO PERMIT**

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before: 10-18-02	Date Issued: 10-8-02
----------------------------------	--------------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

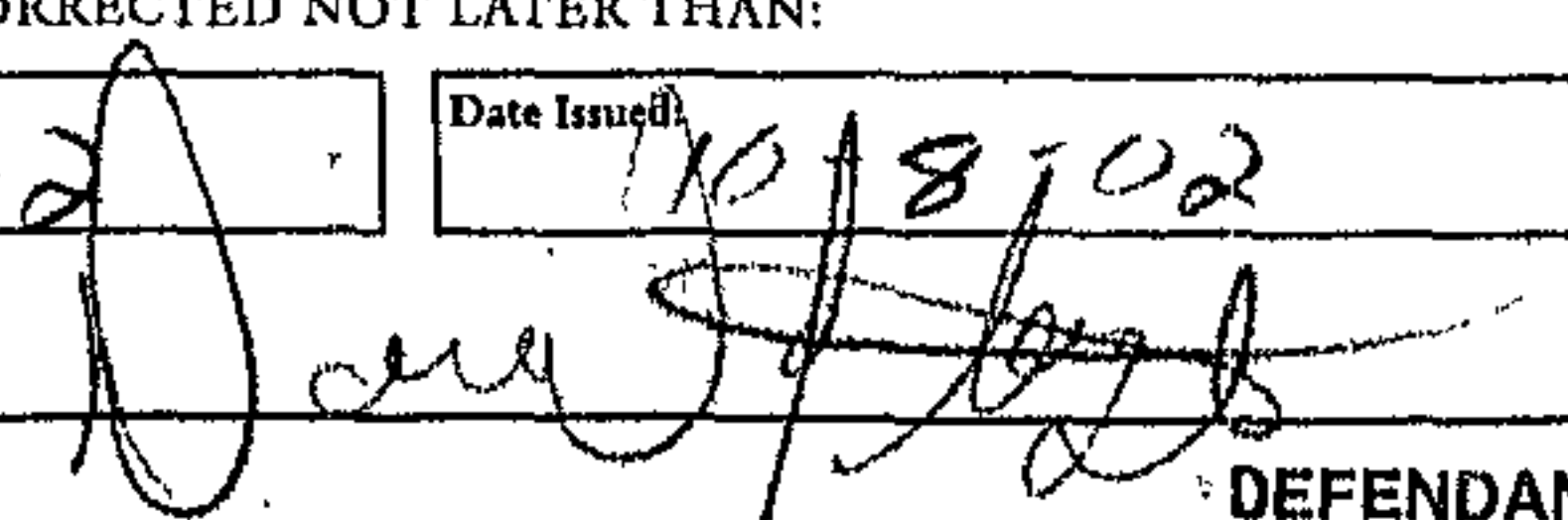
Print Name DAVID J. TAYLOR

INSPECTOR: 

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than: 10-18-02	Date Issued: 10-8-02
------------------------------------	--------------------------------

INSPECTOR: 

DEFENDANT

CODE ENFORCEMENT REPORT

Issued 99.3220 GB

DATE: 19 Sep 02 INTAKE BY: rahk CASE #: 02-7003 INSPEC: 1

COMPLAINT LOCATION: 8506 Sandy PLAINS Rd

ZIP CODE: 21222 DIST: 410

COMPLAINANT NAME: Spencer Roh PHONE #: (H) 285.1109 (W) 410

ADDRESS: 305 Bayside Drive ZIP CODE: 21222

PROBLEM: waterfront construction with pilings & lights - known to do work without permit

IS THIS A RENTAL UNIT? YES ☐ NO ☐
 IF YES, IS THIS SECTION 8? YES ☐ NO ☐
 OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: 12 18 072890 ZONING: _____

INSPECTION: residentially zoned

REINSPECTION: 9-23-02, Visited site, no new pilings or lights visible from road. Rode around the cove to Complanter property. Talked to complainant who said his main concern was some lighting that had been there for

REINSPECTION: several years. Told him there was no code violation, he was receptive. (Close)
 K.A. Give A Call

REINSPECTION: _____



Maryland Department of Planning

Parris N. Glendening
Governor

Kathleen Kennedy Townsend
I.A. Governor

Roy W. Kienitz
Secretary

Mary Abrams
Deputy Secretary

November 21, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue, Mail Stop #1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, November 25, 2002 re: case numbers 03-2103-A, 03-204-SPHXA, 03-205-A, 03-206-A, 03-207-SPH, 03-208-A, 03-209-A, 03-210-SPHA, 03-211-A, 03-212-A, 03-213-A, 03-227-XA

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 11/20/02. The information has been submitted to Mike Nortrup.

Thank you for your cooperation in this process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup

W. Carl Richards MEMO

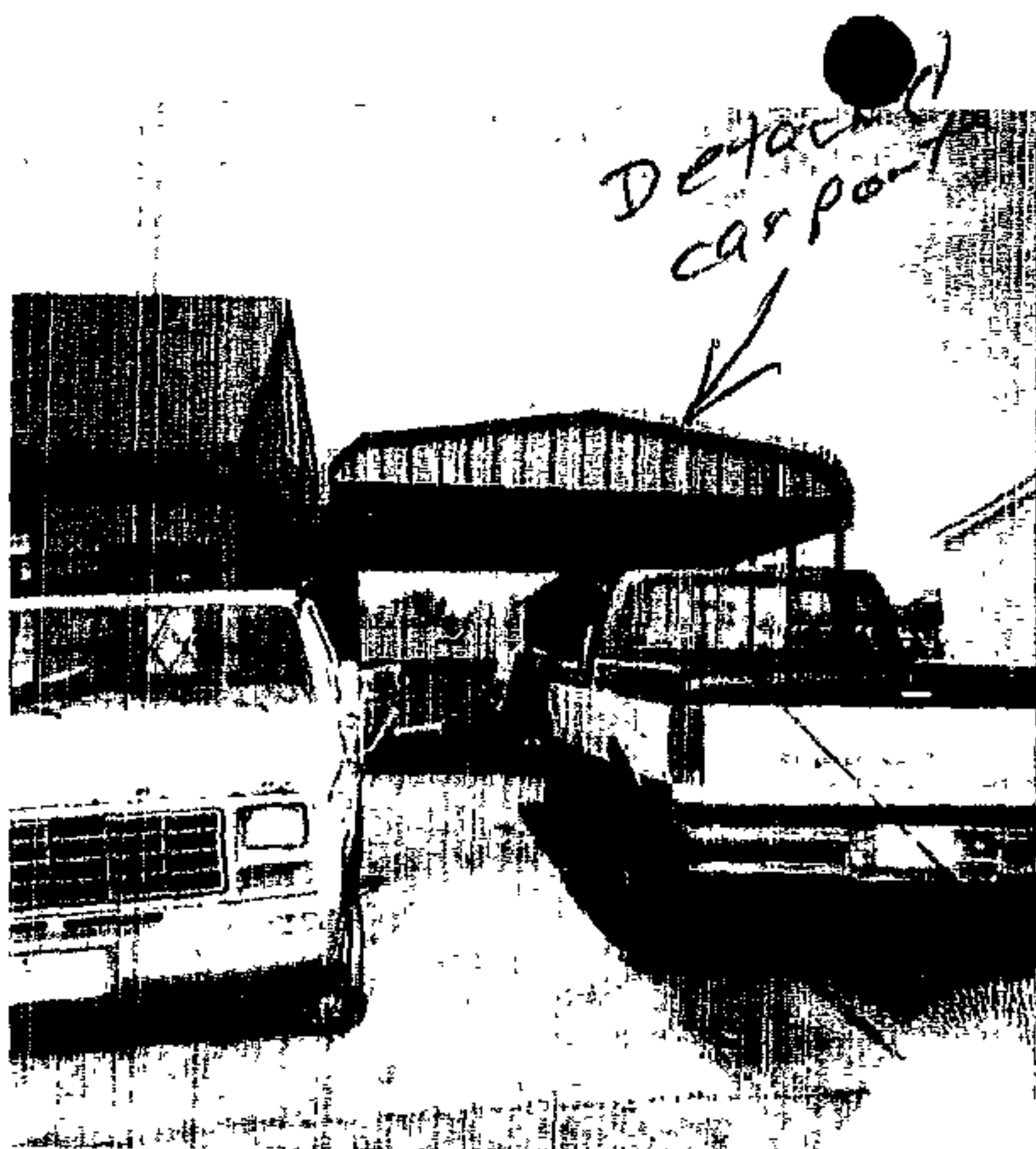
10/28

TO: ~~Mr. [unclear]~~ ^{Super.}

From: John J. Sullivan JR., Planner II

Subject: Case # 03-205-A

Mr. Billingsley came in today for a 3:00 PM petition filing appointment representing Mr. Gary C. Ruckle JR, the property owner. Mr. Billingsley had several older (odd-dated) zoning forms which I replaced. I gave Mr. Billingsley 3 updated Administrative Variance Petition forms & advised him to have those completed & returned to me ASAP.



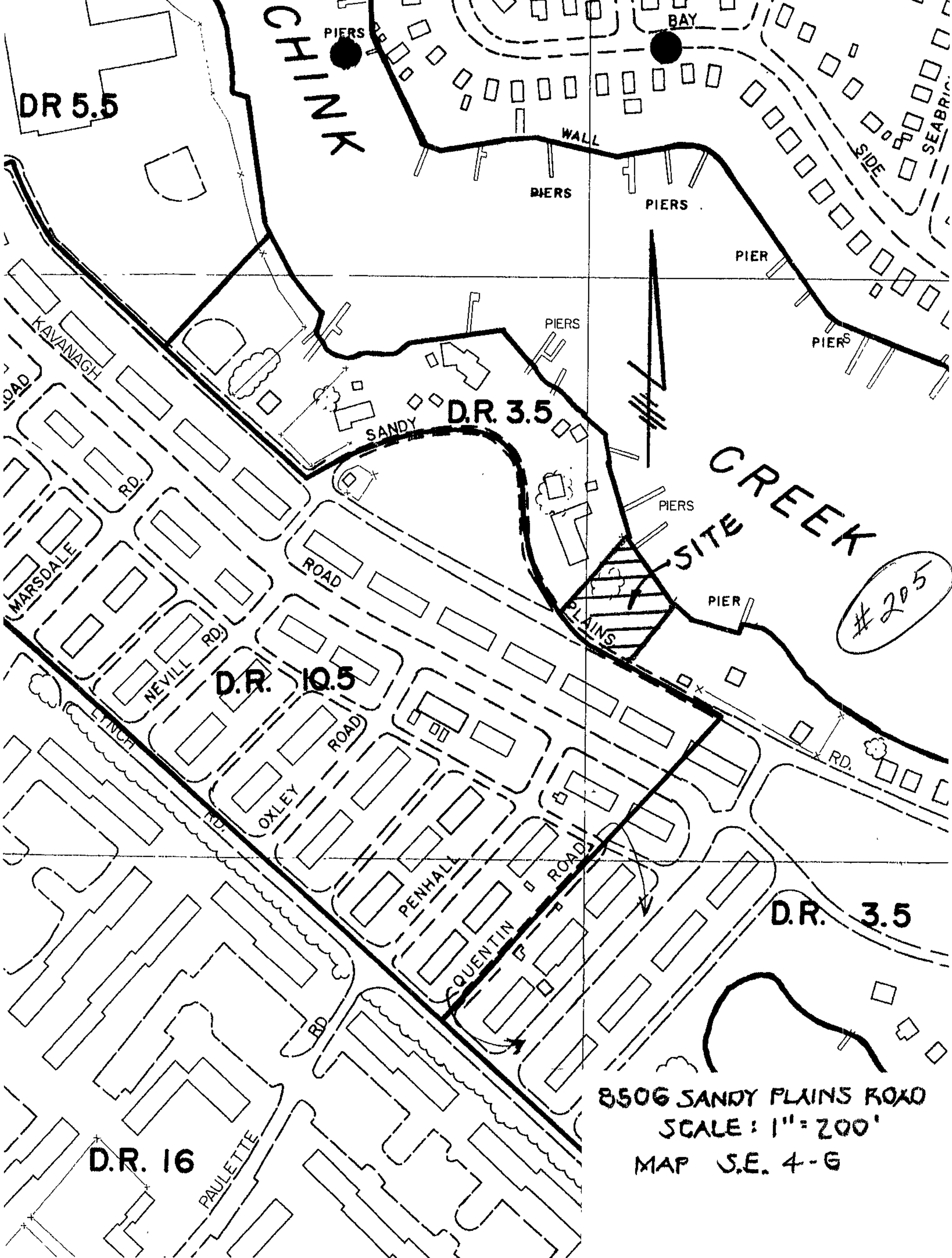
FACING STRUCTURE FROM
STREET

EXISTING DWELLING TO
EAST (#8510)



205

EXISTING DWELLING TO
WEST (#8500)



DR 5.5

D.R. 10.5

D.R. 3.5

D.R. 3.5

D.R. 16

8506 SANDY PLAINS ROAD
SCALE: 1" = 200'
MAP S.E. 4-G