



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

September 10, 2012

Robert W. Sharps
Pamela G. Sharps
6 Brierleigh Court
Lutherville, Maryland 21093

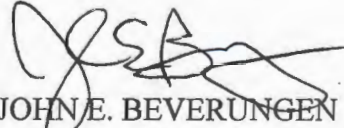
RE: **MOTION FOR RECONSIDERATION**
PETITION FOR ADMINISTRATIVE VARIANCE
(6 Brierleigh Court)
Case No. 2013-0003-A

Dear Mr. and Mrs. Sharps:

Enclosed please find a copy of the Motion for Reconsideration Opinion and Order rendered in the above-captioned matter

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 Office of Administrative Hearings at 410-887-3868.

Very truly yours,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: Patrick D. Jarosinski, P.O. Box 234, Riderwood, MD 21139

IN RE: PETITION FOR ADMIN. VARIANCE *

W side of Brierleigh Court, 604' E of c/line
of Mays Chapel Road *
8th Election District *
2nd Councilmanic District *
(6 Brierleigh Court) *

Robert W. and Pamela G. Sharps
Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2013-0003-A

* * * * *

MOTION FOR RECONSIDERATION
OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County as a Motion for Reconsideration filed by Patrick D. Jarosinski, on behalf of his clients, Robert W. and Pamela G. Sharps, Petitioners. The Petitioners originally filed an Administrative Variance for property located at 6 Brierleigh Court. The relief was requested from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed detached accessory structure (garage) to have a height of 25 feet in lieu of the required 15 feet.

By Opinion and Order dated August 14, 2012, Judge Lawrence M. Stahl granted the Administrative Variance request, with conditions, in accordance with the site plan and documentation within the case file.

On September 7, 2012, Patrick D. Jarosinski, AIA, of Patrick D. Jarosinski and Associates, filed a timely Motion for Reconsideration of my Order dated August 14, 2012. In the Motion, he raised concern about Condition No. 2, in particular not being able to have bathroom facilities in the garage. Mr. Jarosinski explained the second floor of the garage will contain an exercise room, and it would be inconvenient for the Petitioners to walk to the house to use the bathroom facilities. The Petitioners stressed that they will not be using the proposed garage as a dwelling unit or living space.

ORDER RECEIVED FOR FILING

Date 9-10-12

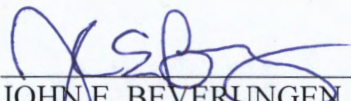
By SW

After due consideration of the argument raised by Mr. Jarosinski, I must deny the Motion. The petition in this case, as was proper, sought relief from the height restrictions set forth in B.C.Z.R. § 400.3. That is the extent of the relief permitted in a variance case. The decision to permit (or not) bathroom facilities must be made by the County's zoning, public works and (in the case of a property served by well and septic) environmental departments. While nothing in the August 14, 2012 Order prohibits the construction of bathroom facilities in the proposed garage, approval for same must be sought from the aforementioned agencies.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 10th day of September, 2012, that the Petitioners' Motion for Reconsideration, be and is hereby DENIED.

IT IS FURTHER ORDERED that all other terms and conditions of the Order granted on August 14, 2012 shall remain in full force and effect.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/dlw

ORDER RECEIVED FOR FILING

Date 9-10-12

By EW

Administrative Hearings - Re: Reconsideration for CN 2013-0003-A

From: Administrative Hearings
To: Jarosinski, Patrick
Date: 9/7/2012 9:44 AM
Subject: Re: Reconsideration for CN 2013-0003-A

Good Morning,

This is to acknowledge receipt of your correspondence and will given to Judge Stahl for his reconsideration.
Thank you.

>>> Patrick Jarosinski <patrick@pdjassociates.com> 9/7/2012 8:09 AM >>>
Hello,

Per a conversation with your office, please find attached a reconsideration request for the above mentioned case number.

Thank you very much,

Patrick Jarosinski

Patrick D. Jarosinski & Associates
PO Box 234
Riderwood, Maryland 21139
O. 410-494-1017
C. 410-262-6708
www.pdjassociates.com

Administrative Hearings - Reconsideration for CN 2013-0003-A

From: Patrick Jarosinski <patrick@pdjassociates.com>
To: "administrativehearings@baltimorecountymd.gov" <administrativehearings@b...>
Date: 9/7/2012 8:09 AM
Subject: Reconsideration for CN 2013-0003-A
CC: pamela sharps <psharps@comcast.net>, Patrick Jarosinski <patrick@pdjasso...>
Attachments: CN 2013-0003-A variance reconsideration letter.pdf

Hello,

Per a conversation with your office, please find attached a reconsideration request for the above mentioned case number.

Thank you very much,

Patrick Jarosinski

Patrick D. Jarosinski & Associates
PO Box 234
Riderwood, Maryland 21139
O. 410-494-1017
C. 410-262-6708
www.pdjassociates.com

RECEIVED

SEP 07 2012

OFFICE OF ADMINISTRATIVE HEARINGS

PATRICK D. JAROSINSKI & ASSOCIATES

PO Box 234, Riderwood, Maryland 21139 . 410-262-6708 . 410-494-1017 . patrick@pdjassociates.com . <http://pdjassociates.com>

September 6, 2012

Judge Lawrence M. Stahl
Office of Administrative Hearings
105 West Chesapeake Avenue
Suite 103
Towson, Maryland 21204

RECEIVED

SEP 07 2012

OFFICE OF ADMINISTRATIVE HEARINGS

**RE: Reconsideration of Petition for Administrative Variance
(6 Brierleigh Court)
Case Number 2013-0003-A**

Dear Judge Stahl,

Thank you for your positive response to my clients, Mr. and Mrs. Robert W. Sharps, request for an administrative variance for case number 2013-003-A. As we have moved further along in the design process of the detached Garage, they have requested that I add a steam shower, toilet and sink to make the structure more usable, due to the fact that the exercise room is on the second floor and remote from the house. Therefore, I would like to request a re-consideration to this case to include these components. My clients have ensured me that they will not be using this space as a dwelling unit or living space and only what it was originally intended for.

Thank you for your time and I look forward to hearing from you.

Very Truly Yours,

Patrick D. Jarosinski, AIA



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

August 14, 2012

Robert W. Sharps
Pamela G. Sharps
6 Brierleigh Court
Lutherville, Maryland 21093

RE: PETITION FOR ADMINISTRATIVE VARIANCE
(6 Brierleigh Court)
Case No. 2013-0003-A

Dear Mr. and Mrs. Sharps:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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 Office of Administrative Hearings at 887-3868.

Very truly yours,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the typed name and title.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: Patrick D. Jarosinski, P.O. Box 234, Riderwood, MD 21139

IN RE: PETITION FOR ADMIN. VARIANCE *

W side of Brierleigh Court, 604' E of c/line
of Mays Chapel Road *
8th Election District *
2nd Councilmanic District *
(6 Brierleigh Court) *

Robert W. and Pamela G. Sharps
Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2013-0003-A

* * * * *

OPINION AND ORDER

This matter comes before this Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Robert W. and Pamela G. Sharps. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed detached accessory structure (garage) to have a height of 25 feet in lieu of the required 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 22, 2012, 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 32-3-303 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 Administrative Law Judge, the

ORDER RECEIVED FOR FILING

Date 8-14-12

By [Signature]

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

Although the Office of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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, this 14th day of August, 2012 by the Administrative Law Judge for Baltimore County, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed detached accessory structure (garage) to have a height of 25 feet in lieu of the required 15 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 8-14-12

By lw

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



LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS/dlw

ORDER RECEIVED FOR FILING

Date 8-14-12

By [Signature]



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 6 Brierleigh Court which is presently zoned RC5

Deed Reference 36430/399 10 Digit Tax Account # 2100010574

Property Owner(s) Printed Name(s) Robert W. / Pamela G. Sharps

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

- ☒ ADMINISTRATIVE VARIANCE from section(s) 400.3 - to permit a proposed detached accessory structure (garage) to have a height of 25 feet in lieu of the maximum allowed 15 of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ☐ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I, or we, agree to pay expenses of above petition(s), 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.

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 N/A

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print N/A

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Legal Owners:

Name #1 - Type or Print Robert W. Sharps Name #2 - Type or Print Pamela G. Sharps

Signature #1 [Signature] Signature #2 [Signature]

Mailing Address 6 Brierleigh Court City Lutherville State MD

Zip Code 21093 Telephone # 410-321-5672 Email Address psharps@comcast.net

Representative to be contacted:

Name- Type or Print Patrick D. Jarosinski

Signature [Signature]

Mailing Address PO Box 234 Ridewood City _____ State MD

Zip Code 21139 Telephone # 410-494-1017 Email Address patrick@jarosinski.com

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2013-0003-A

Filing Date 7/10/12

Estimated Posting Date 7/22/12

Reviewer [Signature]

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE DECISION HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 6 Brier Leigh Court Lutherville Maryland 21093
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

SEE ATTACHMENT 'A'

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Signature of Affiant

Name- Print or Type

Signature of Affiant

Name- Print or Type

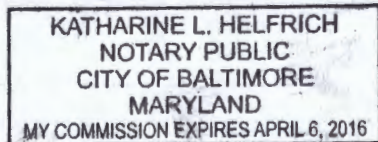
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, Baltimore City COUNTY OF ~~BALTIMORE~~, to wit:

I HEREBY CERTIFY, this 26th day of June, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

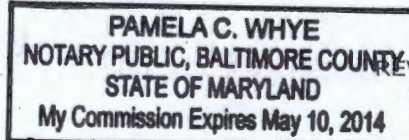
Robert Sharps
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal



Notary Public

My Commission Expires



10/12/11

Attachment 'A'

We request an administrative variance at the above noted address because we would like to build a two-car Garage in our rear yard. We currently have a two car garage that is attached to the house, but we would like to convert at least one bay of that garage into a mudroom. We have a large family which is very interested in and play a lot of sports, therefore we need additional storage for equipment and parking capability. We would also like to put an exercise facility on the top floor of the new garage. The architect is suggesting that the roof height be 25' (feet), 10' (feet) greater than the allowable 15' (feet) per the zoning requirements. The architect has designed the proposed Garage so that it complements the main house and existing Garage. In fact, since the proposed Garage is adjacent to the existing Garage, he would like to match the pitch and exactly. If he was to keep the roof pitch at 15' (feet) or less, it would appear that the roof was too flat, a design element that would not be in keeping with the house or neighborhood.

Item #0003

ZONING DESCRIPTION FOR

6 Brierleigh Court, Lutherville, Maryland 21093

Beginning at a point on the west side of Brierleigh Court with a right-of-way which is 50 feet wide at the distance of 604 feet east of the centerline of the nearest improved intersecting street (Mays Chapel Road) which has a right-of-way of 60 feet wide.

Being Lot # 3 in the 1st amendment ~~minor~~ subdivision known as 'Brierleigh' as recorded in the land records of Baltimore County in Plat Book SM Plat Book #59, Folio 135, as amended in SM Plat Book #63, Folio 18, containing 5.696 acres. Also known as 6 Brierleigh Court and located in the 8 Election District and 2 Councilmanic District.

Item # 0003

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

No. **85557**

Date: **7/10/12**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0066		6150				\$75.00

Total: **\$75.00**

Rec
From:

For:

zoning hearing - case #2013-0003-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DATE
 7/10/2012 7/10/2012 10:45:39 7

SUB NO02 MAIL JENI JEE
 RECEIPT # 764214 7/10/2012 OFLH

Rpt 5 528 ANIMAL VERIFICATION
 CR NO. 065507

Recpt tot \$75.00
 \$75.00 CI \$75.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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.

For Newspaper Advertising:

Item Number or Case Number: 2013-00031-A

Petitioner: Robert W. and Pamela G. Sharps

Address or Location: 6 Brierleigh Court Lutherville, MD 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: Pamela G. Sharps

Address: 6 Brierleigh Court
Lutherville, MD 21093

Telephone Number: 410-321-5672

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ²⁰¹³2012- 0003 -A Address 6 Brierleigh Ct

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/10/12 Posting Date: 7/22/12 Closing Date: 8/6/12

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, usually within 10 days of the closing date if all County agencies' comments are received, 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 ²⁰¹³2012- 0003 -A Address 6 Brierleigh Ct

Petitioner's Name Robert Sharps Telephone 410-321-5672

Posting Date: 7/22/12 Closing Date: 8/6/12

Wording for Sign: To Permit a proposed detached accessory structure
(garage) to have a height of 25 feet in lieu of the
maximum allowed 15

Revised 7/06/11

CERTIFICATE OF POSTING

RE: Case No 2012-0003

Petitioner/Developer
PAMELA SHARPS

Date Of Hearing/Closing: 8/6/12

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 6 BRIERLEIGH CT

This sign(s) were posted on July 22, 2012
Month, Day, Year

Sincerely,

Martin Ogle 7/22/12
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2013-0003-A

TO PERMIT A PROPOSED DETACHED ACCESSORY
STRUCTURE (GARAGE) TO HAVE A HEIGHT OF 26
FEET IN LIEU OF THE MAXIMUM ALLOWED 15

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(9)(1) BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC
HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED
IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 P.M. ON
MONDAY AUGUST 6, 2012
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21204
TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER THE DATE ENTERED PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE

mgabue 7/22/12

M E M O R A N D U M

DATE: October 15, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0003-A - Appeal Period Expired

The appeal period for the above-referenced case expired on October 11, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

CASE NO. 2012

3 0003-A

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment7-19

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

NC

DEPS

(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

7-16

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 7-22-12by Ogle

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 08 Account Number - 2100010574

Owner Information

Owner Name: SHARPS ROBERT WADE
SHARPS PAMELA GNEGY
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 6 BRIERLEIGH CT
LUTHERVILLE TIMONIUM MD 21093-4536
Deed Reference: 1) /26430/ 00399
2)

Location & Structure Information

Premises Address 6 BRIERLEIGH CT
0-0000
Legal Description 5.696 AC
6 BRIERLEIGH CT
BRIERLEIGH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0060	0008	0844		0000			3	2	Plat Ref: 0063/0018

Town NONE
Ad Valorem Tax Class

Special Tax Areas

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1993	3,434 SF	5.6900 AC	04

Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT FRAME	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	
		01/01/2011	07/01/2011	07/01/2012
Land	645,520	573,800		
Improvements:	911,130	672,500		
Total:	1,556,650	1,246,300	1,246,300	1,246,300
Preferential Land:	0			0

Transfer Information

Seller: GILL GARY T	Date: 11/29/2007	Price: \$3,125,000
Type: NON-ARMS LENGTH OTHER	Deed1: /26430/ 00399	Deed2:
Seller: GILL LAURIE E	Date: 02/08/2007	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /25190/ 00320	Deed2:
Seller: GILL GARY T	Date: 02/25/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /19655/ 00339	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:
Exempt Class: **Special Tax Recapture:** NONE

Homestead Application Information

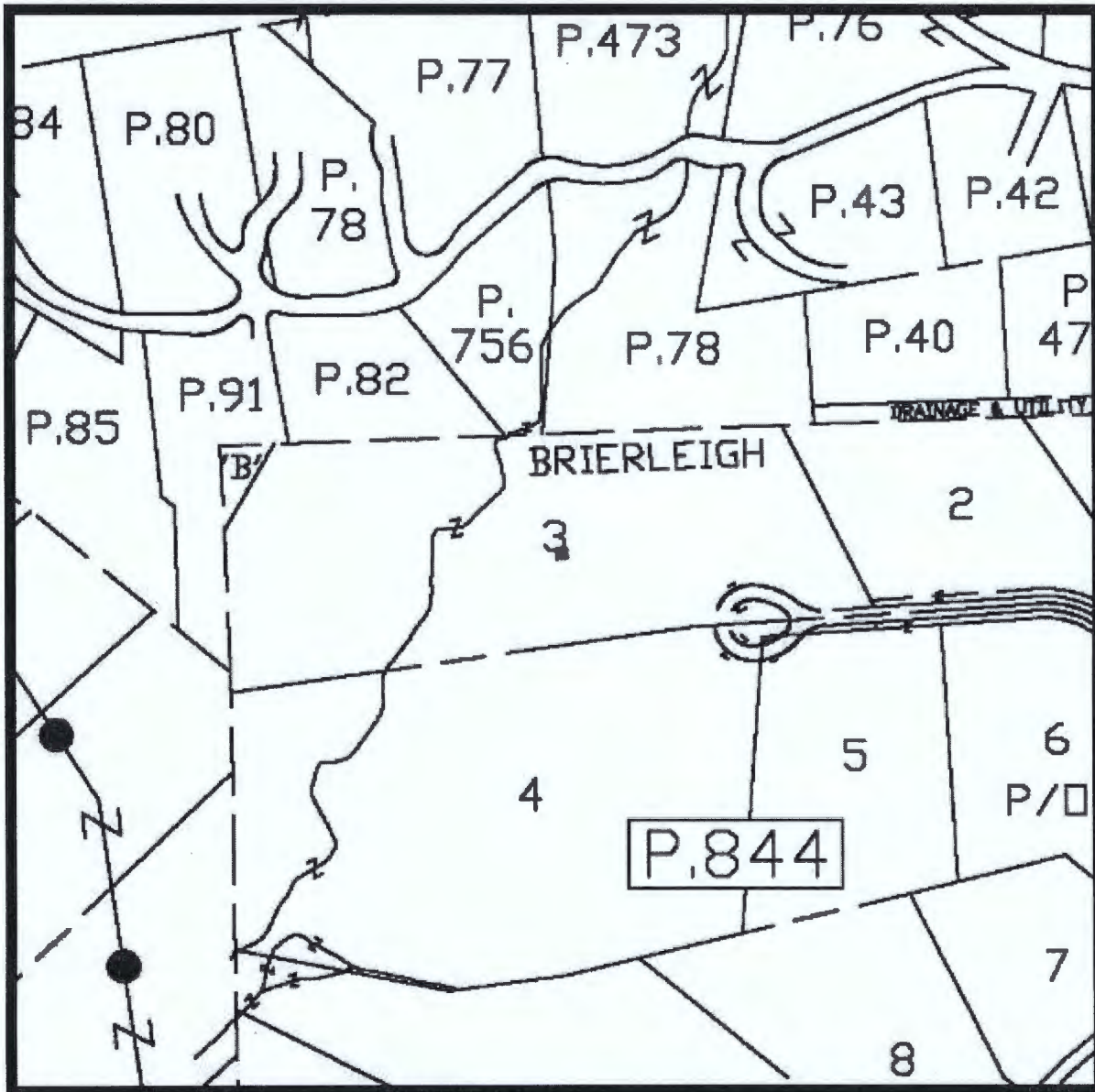
Homestead Application Status: No Application



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 08 Account Number - 2100010574



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2011.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

Debra Wiley - ZAC Comments - Distribution Mtg. of 7/16

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 7/25/2012 3:51 PM
Subject: ZAC Comments - Distribution Mtg. of 7/16

Good Afternoon,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0286-A - 2 Adil Court
No hearing date in data base as of today

2012-0298-A - 25 Offspring Court
Administrative Variance - Closing Date: 7/30

2012-0329-SPH - 7827 Babikow Road
No hearing date in data base as of today

2012-0330-A - 2206 A Ridge Road
Administrative Variance - Closing Date: 7/23

2012-0331-A - 3801 Schnaper Drive
No hearing date in data base as of today

2012-0332-A - 536 Piccadilly Road
Administrative Variance - Closing Date: 7/30

2013-0001-A - 2112 Riverview Road
Administrative Variance - Closing Date: 8/6

2013-0002-A - 1005 Rolandvue Road
Administrative Variance - Closing Date: 8/6

2013-0003-A - 6 Brierleigh Court
Administrative Variance - Closing Date: 8/6

2013-0004-SPHA - 1236 E. Riverside Road - **CRITICAL AREA**
No hearing date in data base as of 7/25

Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Subject: ZAC Comments - Distribution Mtg. of 7/16
Created By: dwiley@baltimorecountymd.gov
Scheduled Date:
Creation Date: 7/25/2012 3:51 PM
From: Debra Wiley

Recipient	Action	Date & Time	Comment
To: Curtis Murray (cjmurray@baltimorecountymd.gov)	Delivered	7/25/2012 3:51 PM	
To: David Lykens (dlykens@baltimorecountymd.gov)	Delivered	7/25/2012 3:51 PM	
To: Dennis Kennedy (DKennedy@baltimorecountymd.gov)	Delivered	7/25/2012 3:51 PM	
To: Don Muddiman (dmuddiman@baltimorecountymd.gov)	Delivered	7/25/2012 3:51 PM	
To: Jeffrey Livingston (jlivingston@baltimorecountymd.gov)	Delivered	7/25/2012 3:51 PM	
To: Lynn Lanham (mlanham@baltimorecountymd.gov)	Delivered	7/25/2012 3:51 PM	



View north towards proposed Garage location from Brierleigh Court



View north from existing driveway towards the proposed Garage location



View north from proposed Garage location towards rear neighbor (no house in this direction)



View northeast from proposed Garage location towards neighbor in the rear



View southeast from proposed Garage location towards closest neighboring property/structure



View south from proposed Garage location towards Brierleigh Court

Sharps Residence Administrative Variance Photo Log
6 Brierleigh Court, Lutherville, Maryland 21093



View west from Garage location towards Main House



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

August 7, 2012

Robert W. & Pamela G. Sharps
6 Brierleigh Court
Lutherville MD 21093

RE: Case Number: 2012-0003 A, Address: 6 Brierleigh Court, 21093

Dear: Mr. & Ms. Sharps:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 10, 2012. This letter is not an approval, but only a **NOTIFICATION**.

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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Patrick D. Jarosinski, P O Box 239, Riderwood, MD 21139

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 7-16-12

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

RE: Baltimore County
Item No 2013-0003-A
Administrative Variance
Robert W. & Pamela G. Sharps
6 Brierleigh Court

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2013-0003-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".
Steven D. Foster, Chief
Access Management Division

SDF/raz

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: July 19, 2012

FROM: *DAK*
Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For July 30, 2012
Item Nos. 2012-0286, 0298, 0327, 0328, 0329, 0330, 0331, 0332.
Item Nos. 2013-0002, 0003, 0004.

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

DAK: ~~CEN~~

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-07302012-NO COMMENTS.doc

Case No.: 2013-0003-A

Exhibit Sheet

Petitioner/Developer

Protestant

10-15-12 *aw*
8-14-12 *aw*

No. 1	Site Plan	
No. 2	Elevation	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

20060652

060A1

BOMONT RD

747
19870389

8 ED NW 13-C
2 CD

RC 5
Lot # 3

DRIVEWAY

Pt. Bk./Folio # 047118
Lot # 5

Pt. Bk./Folio # 063018

Pt. Bk. 0000063, Folio 0018

PDM # 080525

BRIERLEIGH (PDM File/Project #)

060A2

Lot # 4

Pt. Bk. 0000047, Folio 0118
Lot # 6

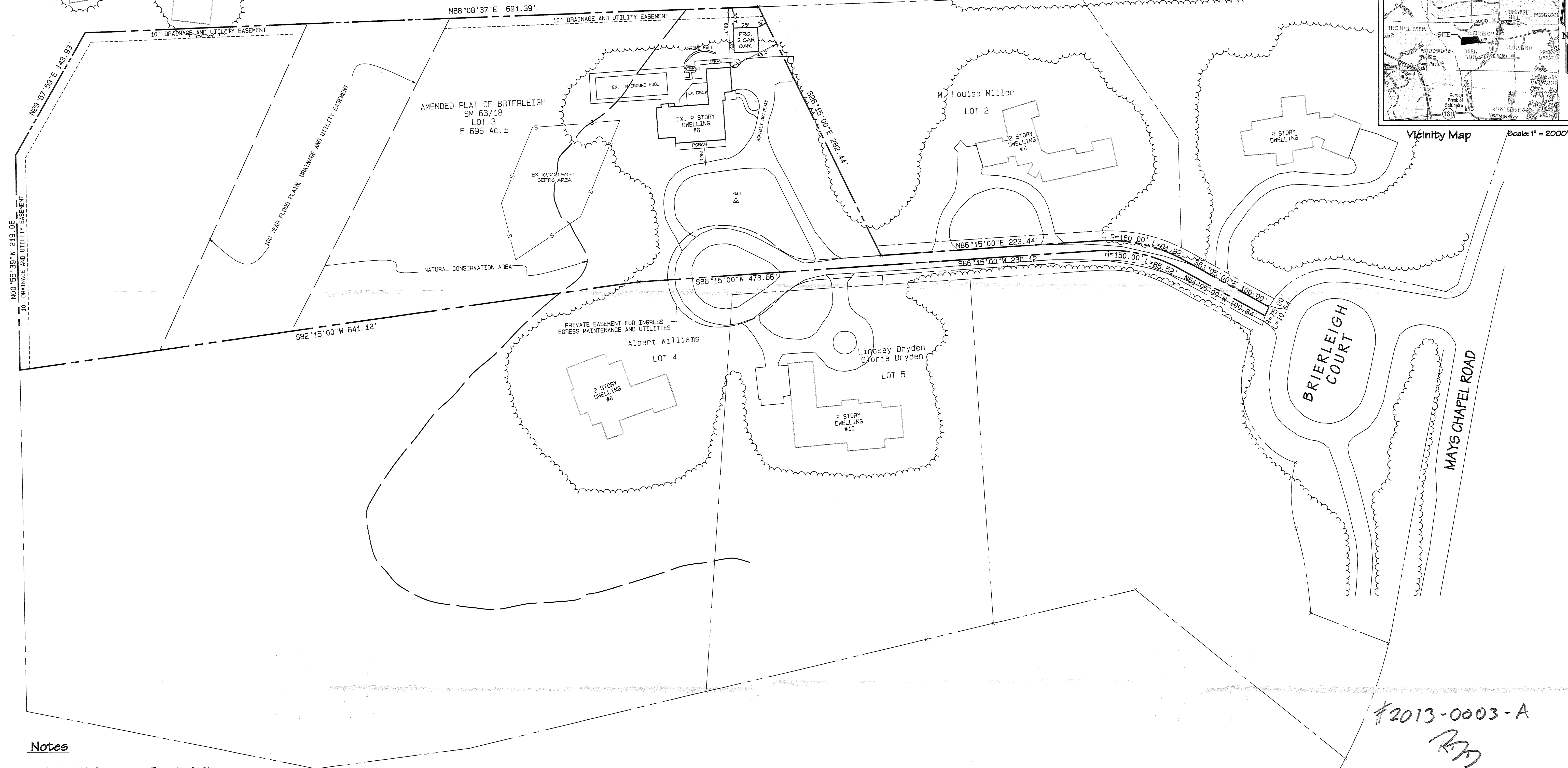
1996046
BRIERLEIGH CT

Pt. Bk./Folio # 029132

Pt. Bk. 0000029, Folio 0132

DRIVEWAY
DRIVEWAY
MAYS CHAPEL RD
DRIVEWAY
DRIVEWAY
PDM # 080671

Item #0003



Notes

1. Owner: Robert W. Sharps and Pamela G. Sharps
6 Brierleigh Court
Lutherville MD 21093
2. Deed Liber 26430/399
3. Area= 5.696 Ac. ±
4. Tax # 2100010514
5. Zoned: RC-5 *Map 000 A2*
6. This site is not in the Chesapeake Bay
Critical Area or the 100 year flood plain.
7. There are no underground fuel tanks.
8. This is not a historic property/building.
9. This site is serviced by private Well and Septic.
10. No prior Zoning Hearings.

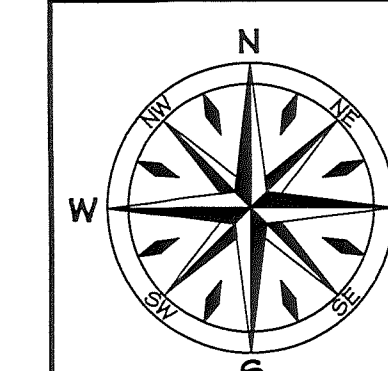
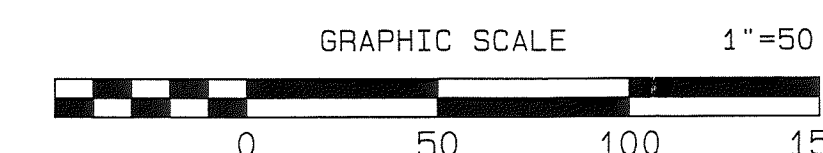
#2013-0003-A

Plat to Accompany
a Petition for a
Zoning Request

of the

SHARPS PROPERTY

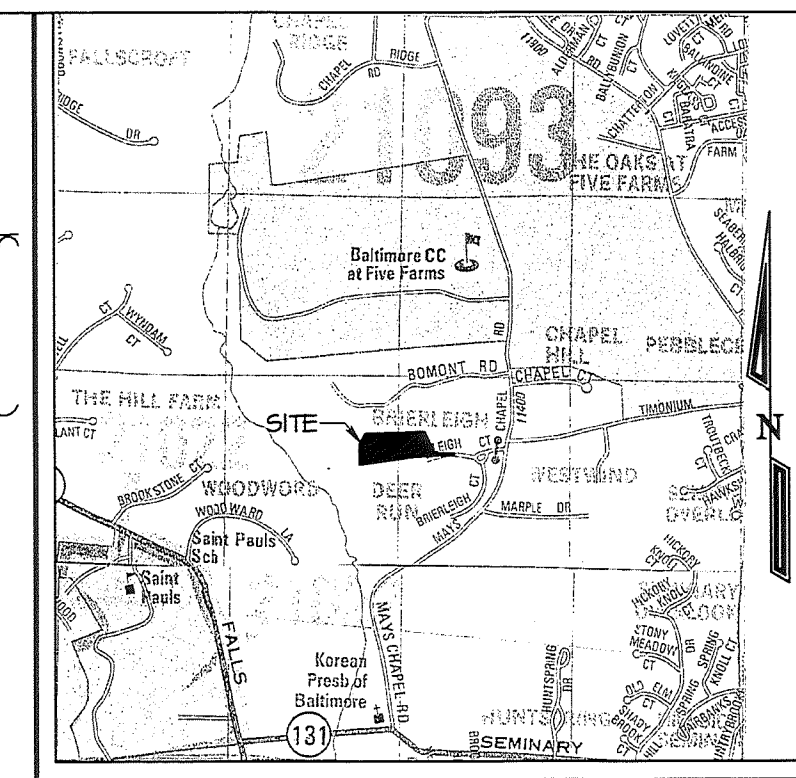
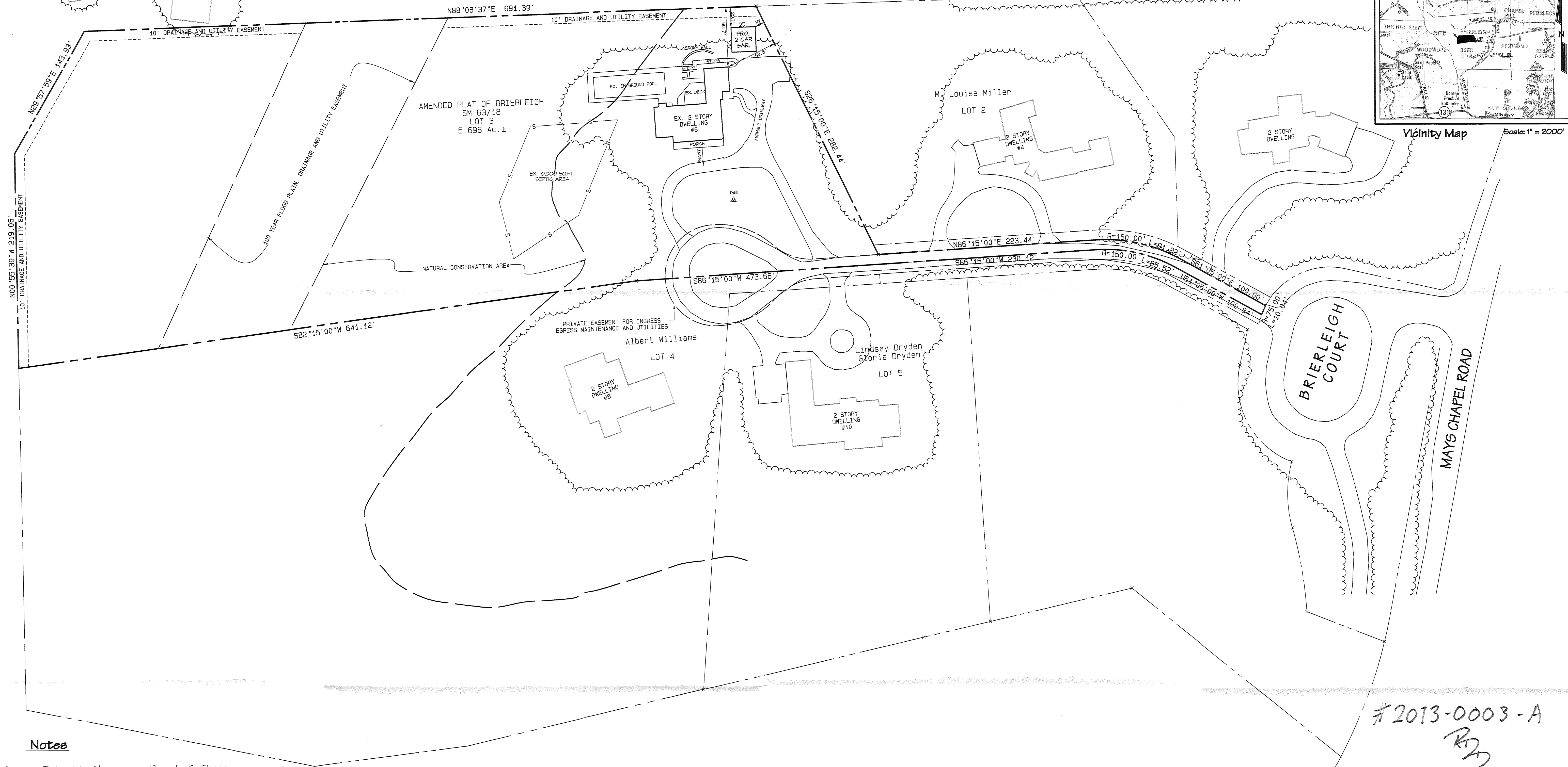
6 Brierleigh Court
Baltimore County, Maryland
8th Election District, 2nd Councilmanic District
Scale: 1"=50' Date: July 2, 2012



Dietz Surveying, Inc.
Land Surveying and Land Planning
8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsurveying.net

Plot Date: 7/19/2012

Job No. 2012-142
Party Chief: DRD



Notes

1. Owner: Robert W. Sharps and Pamela G. Sharps
6 Brierleigh Court
Lutherville MD 21093
2. Deed Liber 26430/399
3. Area= 5.696 Ac. ±
4. Tax # 2100010574
5. Zoned: RC-5 *MAP 060 A2*
6. This site is not in the Chesapeake Bay
Critical Area or the 100 year flood plain.
7. There are no underground fuel tanks.
8. This is not a historic property/building.
9. This site is serviced by private Well and Septic.
10. No prior Zoning Hearings.

#2013-0003-A
RJ

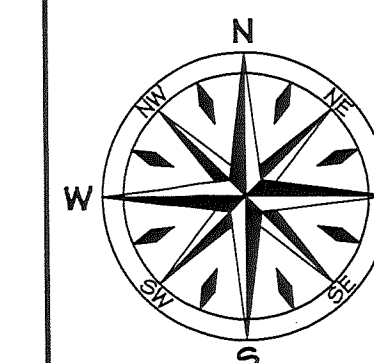
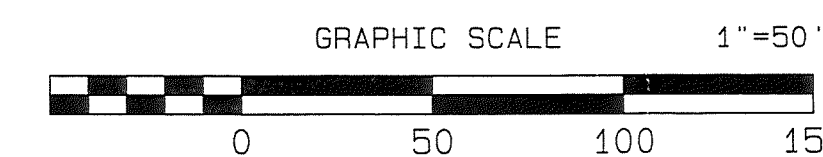
Plat to Accompany
a Petition for a
Zoning Request

of the

SHARPS PROPERTY

**6 Brierleigh Court
Baltimore County, Maryland**

**8th Election District, 2nd Councilmanic District
Scale: 1"=50' Date: July 2, 2012**



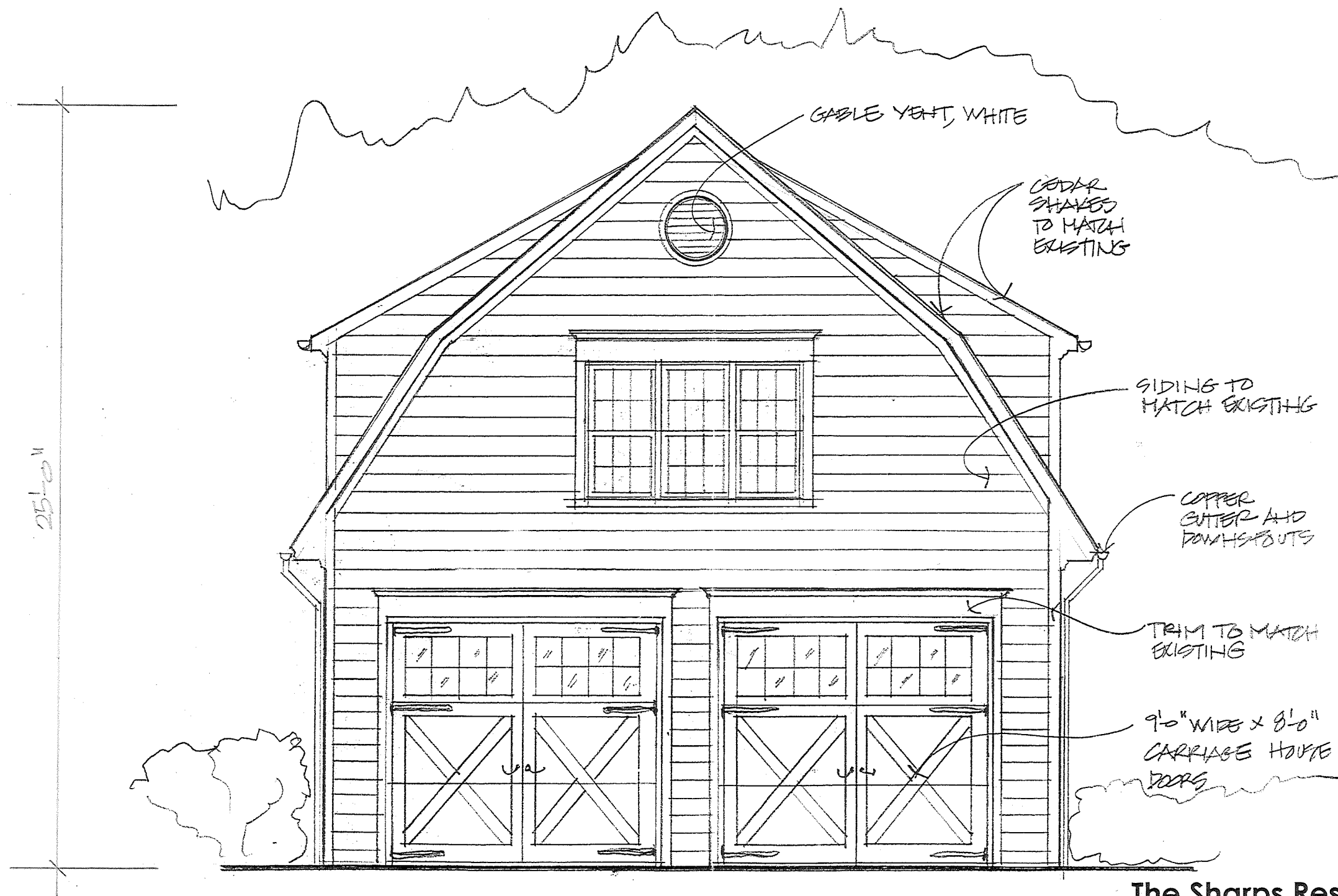
Dietz Surveying, Inc.

Land Surveying and Land Planning

8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsurveying.net

Plot Date: 7/9/2012

Job No. 2012-142
Party Chief: DRD



Item #0003

The Sharps Residence Proposed Garage

6 Brierleigh Court
Lutherville, Maryland 21093

SK2.1 Schematic Elevation

Scale 1/4" = 1'-0"
Project No.: 2012-5R

5/10/12

Patrick D. Jarosinski & Associates

410-262-6708

Pet

2