



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

October 3, 2014

Christopher M. Lewis
Meredith W. Lewis
3 Brook Valley Court
Freeland, Maryland 21053

RE: Petition for Administrative Variance
Case No. 2015-0044-A
Property: 3 Brook Valley Court

Dear Mr. and Mrs. Lewis:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over a faint, larger version of the signature.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Geoffrey Schultz, Polaris Land Consultants, 10 Gerard Ave., Ste. 101, Timonium, MD 21093

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(3 Brook Valley Court)		
6 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Christopher M. and Meredith W. Lewis	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2015-0044-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Christopher M. and Meredith W. Lewis. The Petitioners are requesting Variance relief from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (garage) to be located in the side yard and not totally in the rear yard of the lot and from § 400.3 to allow an accessory structure (garage) height of 25 ft. in lieu of the maximum allowed 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 13, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in

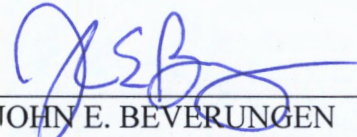
the file to indicate that the requested variance would adversely affect the health, safety or general
ORDER RECEIVED FOR FILING

Date 10-3-14

By lw

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.

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 10-3-14

By DW



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 Hearings for Baltimore County for the property located at:

Address 3 BROOK VALLEY COURT Currently zoned RC-2
Deed Reference 1 10 Digit Tax Account # 2500005735
Owner(s) Printed Name(s) CHRISTOPHER M. AND MEREDITH W. LEWIS

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. **X** ADMINISTRATIVE VARIANCE from Section(s) 400-1 TO ALLOW AN ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN THE SIDE YARD AND NOT TOTALLY IN THE REAR YARD OF THE LOT AND FROM SECTION 400-3 TO ALLOW AN ACCESSORY STRUCTURE (GARAGE) HEIGHT OF 25 FEET IN LIEU OF THE MAXIMUM ALLOWED 15 FEET of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

CHRISTOPHER M. LEWIS, MEREDITH W. LEWIS

Name #1 - Type or Print Name #2 - Type or Print

X [Signature] **X** [Signature]
Signature #1 Signature #2

3 BROOK VALLEY CT - FREELAND MD

Mailing Address City State

21053, 410 357 4627, Clewis0608@yahoo.com
Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s): N/A

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
10-3-14
[Signature]

Representative to be contacted:

GEOFFREY SCHULTE - POLARIS LAND CONSULTANTS

Name - Type or Print

Signature

10 GERARD AVE SUITE 101 TIMONUM MD

Mailing Address City State

21093, 410-252-4444, GSCHULTE@POLARISL.C.COM
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 9 day of September, 2014 that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2015-0044-A Filing Date 9/2, 2014 Estimated Posting Date 9/14, 2014 Reviewer [Signature]

Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 3 BROOK VALLEY COURT FREELAND MD 21053
Print or Type Address of property City State Zip Code

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

DUE TO THE PRESENCE OF THE EXISTING SEPTIC SYSTEM AND RESERVE
AREA, THE PROPOSED GARAGE CAN ONLY BE LOCATED ON THE SIDE
OF THE HOUSE AND NOT THE REAR.

ALSO, THE HEIGHT VARIANCE IS NECESSARY TO MAINTAIN THE
ARCHITECTURAL STYLE AND THEME OF THE EXISTING DWELLING.

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

X *Christopher M. Lewis*
Signature of Owner (Affiant)
CHRISTOPHER M. LEWIS
Name- Print or Type

X *Meredith W. Lewis*
Signature of Owner (Affiant)
MEREDITH W. LEWIS
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29 day of August, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Christopher M. Lewis and Meredith W. Lewis

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notary Seal



Jennifer Mathras
Notary Public 9/23/15
My Commission Expires

2015-0044-A



10 GERARD AVENUE
SUITE 101
TIMONIUM, MD 21093
(410) 252-4444 (o)
(410) 252-4493 (f)
www.polarislc.com

Zoning Description of
3 Brook Valley Court
6th Electric District
3rd Councilmanic District
Baltimore County, MD



Beginning at a point on the South side of Brook Valley Court (50 foot wide right-of-way), said point being located 227 feet east of the center of Keeney Mill Road and being known and designated as Lot 9B of a Resubdivision of Lot 9 – Plat C - "Brook Valley Farms" as recorded in Plat Book 78 Page 470.

Containing 87,251 Square Feet or 2.003 Acres

2015-0044-A

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

No. **116244**

Date: **9/2/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
 9/02/2014 9/02/2014 09:36:09

REG W502 WALKIN JENA JEE

>>>RECEIPT # 889221 9/02/2014

Dept 5 528 ZONING VERIFICATION

CR NO. 116244

Recpt Tot \$75.00
 \$75.00 CK \$.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total: **75.00**

Rec From:

For: **Lewis**
3 Brook Valley Pk.

2015-6044-A

CASHIER'S VALIDATION

DISTRIBUTION

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

M E M O R A N D U M

DATE: November 5, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0044-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 3, 2014. 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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2015-0044-A

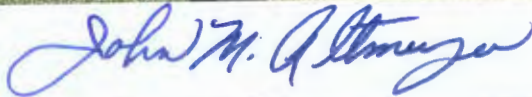
— 3 BROOK VALLEY CT. —

TO PERMIT A GARAGE IN THE SIDE YARD OF AN EXISTING SINGLE FAMILY DWELLING AT A HEIGHT OF 25ft. IN LIEU OF THE PERMITTED REAR YARD AND 15ft RESPECTIVELY

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON 09-29-2014

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



ADMINISTRATIVE VARIANCE

CASE # 2015-0044-A

— 3 BROOK VALLEY CT. —

TO PERMIT A GARAGE IN THE SIDE YARD OF AN EXISTING SINGLE FAMILY DWELLING AT A HEIGHT OF 25ft. IN LIEU OF THE PERMITTED REAR YARD AND 15ft RESPECTIVELY

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DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

DATE OF POSTING

Date: 09/13/2014 RECEIVED

OCT 03 2014

Administrative Variance

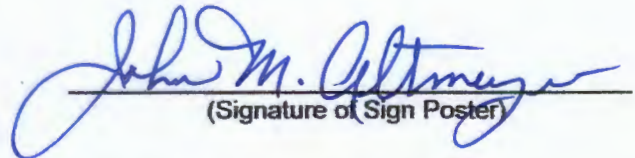
14-A

Meredith Lewis

perjury that the necessary sign(s) required by law posted at 3 brook Valley Court

4

(Month, Day, Year)


(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd

(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

(410) 382-6580

(Telephone Number of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0044 -A Address 3 Brook Valley Court

Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/2/14 Posting Date: 9/14/14 Closing Date: 9/29/14

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

- 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.
- 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.
- 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.
- 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 2015- 0044 -A Address 3 Brook Valley Court

Petitioner's Name Christopher & Meredith Lewis Telephone 410 357 4627

Posting Date: 9/14/14 Closing Date: 9/29/14

Wording for Sign: To permit a garage in the side yard of an existing Single Family Dwelling at a height of 25ft in lieu of the permitted rear yard and 15ft respectively.

Revised 7/18/14

3 Brook Valley Court
2015-0044-A



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: 2015-0044-A
Petitioner: CHRISTOPHER M. LEWIS
Address or Location: 3 BROOK VALLEY COURT

PLEASE FORWARD ADVERTISING BILL TO:

Name: CHRISTOPHER M. LEWIS
Address: 3 BROOK VALLEY COURT
FREELAND, MD 21053
Telephone Number: 410 357 4627

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9-12</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-8</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING <u>Not</u> <u>10-2 Complete - still not complete photo...</u>	Date: <u>9-13-14</u> <u>Rev 2 10-3</u>	by <u>Altmeppen</u>
PEOPLE'S COUNSEL APPEARANCE	Yes <input type="checkbox"/> No <input type="checkbox"/>	
PEOPLE'S COUNSEL COMMENT LETTER	Yes <input type="checkbox"/> No <input type="checkbox"/>	

Comments, if any: 10/2 10:08 AM Left v.m. for Altmeppen, JES Sp. to John
Sign posting meet: (1) Be signed, (2) photo must show sign on property
not just of sign itself. Because the conspicuous location may be challenge
a photo showing on actual property will help to decipher. John to send
both new photo + signed certificate

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 06 Account Number - 2500005735			
Owner Information					
Owner Name:	LEWIS CHRISTOPHER M LEWIS MEREDITH W		Use:	RESIDENTIAL	
Mailing Address:	3 BROOK VALLEY CT FREELAND MD 21063-		Principal Residence:	YES	
			Deed Reference:		
Location & Structure Information					
Premises Address:		3 BROOK VALLEY CT FREELAND MD 21053-9642		Legal Description:	2.003 AC 3 BROOK VALLEY CT ES BROOK VALLEY FARMS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0006	0009	0032		0000	9B 2014
					Assessment Year: 2014
					Plat No: 0078/ Plat Ref: 0470
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
2012	3,377 SF		2.0000 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
					Last Major Renovation
Value Information					
	Base Value	Value As of 01/01/2014	Phase-in Assessments		
			As of 07/01/2014	As of 07/01/2015	
Land:	121,000	108,900			
Improvements	370,900	348,900			
Total:	491,900	457,800	457,800	457,800	
Preferential Land:	0			0	
Transfer Information					
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class		07/01/2014	07/01/2015	
County:	000		0.00		
State:	000		0.00		
Municipal:	000		0.00 0.00	0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 12/31/2012					

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)

District: **06** Account Number: **2500005735**



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 (<http://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 (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



[\(http://imsweb05.mdp.state.md.us/website/mosp/\)](http://imsweb05.mdp.state.md.us/website/mosp/)

Loading... Please

Loading... Please Wait.

->



KEVIN KAMENETZ
County Executive

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

September 30, 2014

Christopher M & Meredith W Lewis
3 Brook Valley Court
Freeland MD 21053

RE: Case Number: 2015-0044 A, Address: 3 Brook Valley Court

Dear Mr. & Ms. Lewis:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 2, 2014. 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Geoffrey Schulte, Polaris Land Consultants, 10 Gerard Avenue, Suite 101, Timonium MD 21093



State Highway Administration

Maryland Department of Transportation

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

James T. Smith, Jr., Secretary | Melinda B. Peters, Administrator

Date: 9/8/14

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

RE: Baltimore County
Item No 2015-0044-A
Administrative Variance
Christopher M & Meredith W. Lewis
3 Brook Valley 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. 2015-0044-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,

[Signature]
for Steven D. Foster, Chief/
Development Manager
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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 12, 2014

FROM: Dennis A. Kennedy, ^{DAK}Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 15, 2014
Item No. 2015-0044, 0045, 0046, 0047 and 0048

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\ZAC09152014 -.doc

3 Brook Valley Court 2015-0044-A



Publication Date: 9/2/2014



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet

PDM # 060323

Lot # 11

1600008328

Pt. Bk. 0000036, Folio 0003

1600008325

Lot # 10

21001

Pt. Bk./Folio # 036003

Pt. Bk. 0000040, Folio 0149

2000-0075-A 700011011

Lot # 13B

Pt. Bk./Folio # 040149

Lot # 13A
1700011010

BROOK VALLEY CT

3 CD

6 ED

006B2 RC 2

NW 37-E
GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

Lot # 9B

Pt. Bk. 0000078, Folio 0470

2500005735
PDM # 060311

2000005056

Lot # 14A

Pt. Bk./Folio # MP08027
2500005734

Lot # 9A

16000008190
16000008189

PDM # 060023

Pt. Bk. 0000036, Folio 0002
20905

1600008185

Lot # 8

Pt. Bk./Folio # 036002

Lot # 17 1600008188

2015-0044-A

5

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, 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 compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed garage height and usage, I will impose conditions that the garage 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 3rd day of October, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking Variance relief from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (garage) to be located in the side yard and not totally in the rear yard of the lot and from § 400.3 to allow an accessory structure (garage) height of 25 ft. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

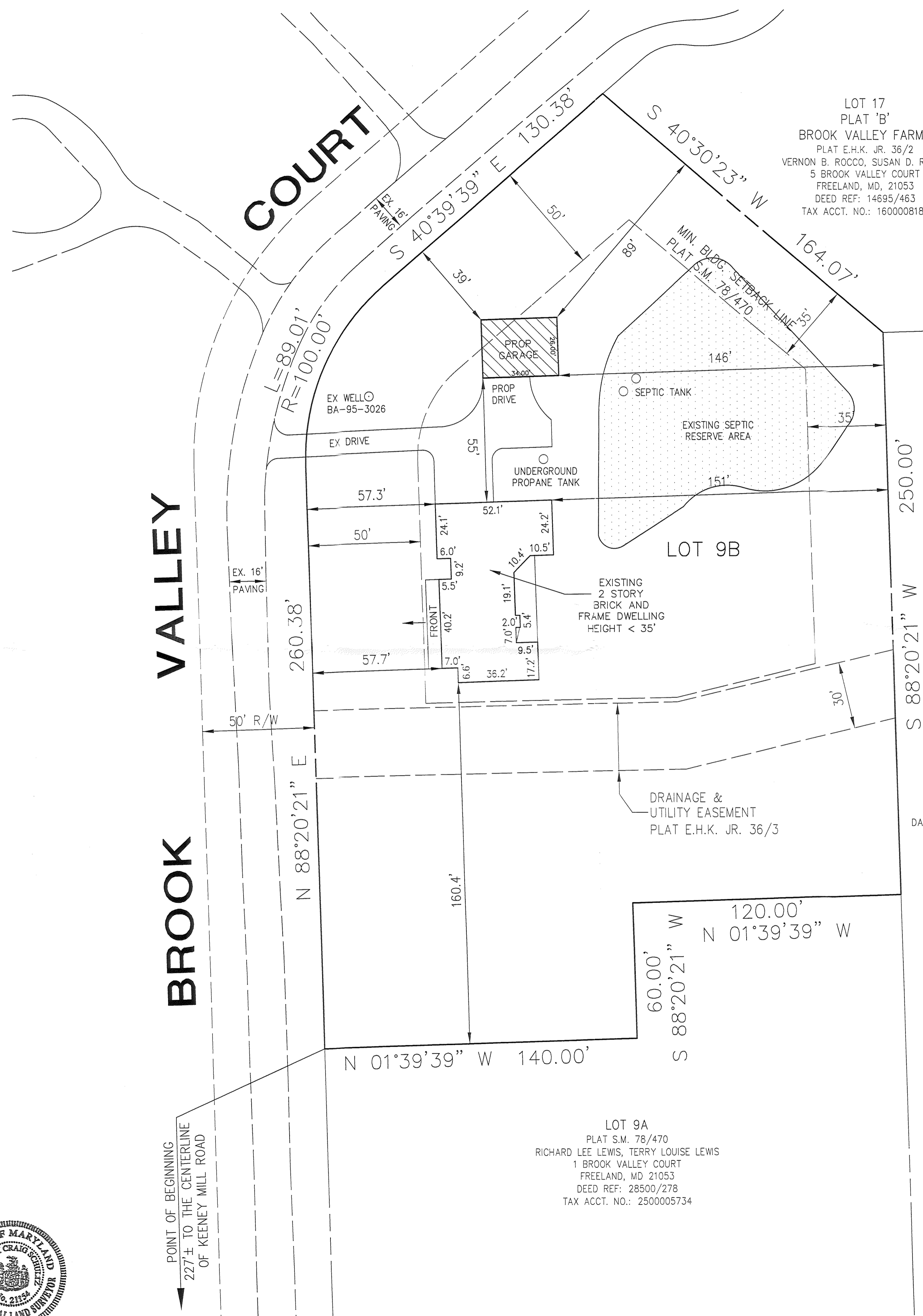
ORDER RECEIVED FOR FILING

Date 10-3-14

By (signature)

NOTES:
EXISTING ZONING: RC-2.

1. ZONING AT TIME OF PLAT RECORDATION: RC- 2 (2009).
2. GROSS AREA: 99,245 S.F.± = 2.278 AC.±
NET AREA: 87,251 S.F.± = 2.003 AC.±
3. 200 SCALE ZONING MAP NO. 006B2.
4. THERE ARE NO EXISTING OR IMPENDING FAILURES OF THE BASIC SERVICES MAPS FOR THIS SITE.
5. TO THE BEST OF OUR KNOWLEDGE THERE HAVE BEEN NO PRIOR ZONING HEARINGS FOR THIS SITE.
6. THIS LOT IS SERVED BY PRIVATE WELL AND SEPTIC SYSTEM.
7. THE EXISTING DWELLING HAS BEEN FIELD LOCATED.
8. THIS PROPERTY IS NOT IN THE CBCA.
9. THIS SITE DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN.
10. THIS SITE IS NOT HISTORIC.

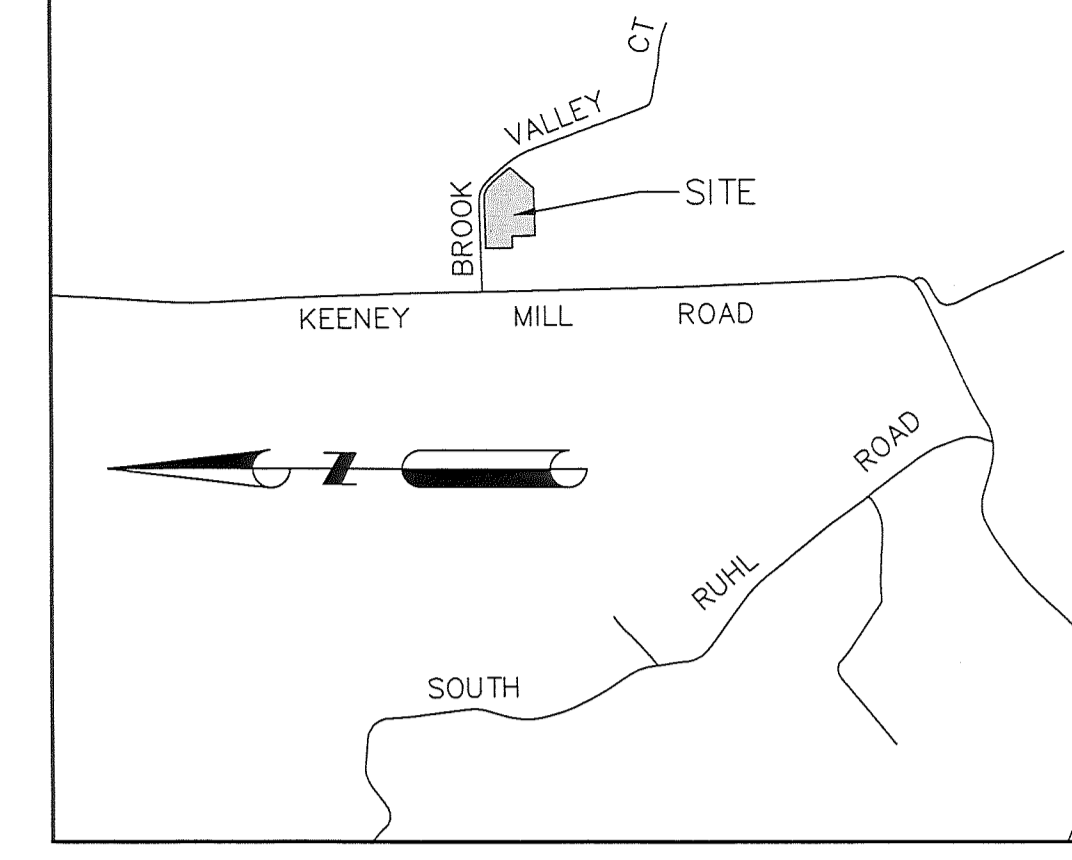


LOT 17
PLAT 'B'
BROOK VALLEY FARMS
PLAT E.H.K. JR. 36/2
VERNON B. ROCCO, SUSAN D. ROCCO
9 BROOK VALLEY COURT
FREELAND, MD, 21053
DEED REF: 14695/463
TAX ACCT. NO.: 1600008188

LOT 8
PLAT 'B'
BROOK VALLEY FARMS
PLAT E.H.K. JR. 36/2
DANIEL J. URBANAS JR., NANCY A. URBANAS
20905 KEENEY MILL ROAD
FREELAND, MD 21053
DEED REF: 9503/665
TAX ACCT. NO.: 1600008185

LOT 9A
PLAT S.M. 78/470
RICHARD LEE LEWIS, TERRY LOUISE LEWIS
1 BROOK VALLEY COURT
FREELAND, MD 21053
DEED REF: 28500/278
TAX ACCT. NO.: 2500005734

PLAT S.M. 78/470



VICINITY MAP
SCALE: 1" = 1,000'

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
3 BROOK VALLEY COURT

BEING A RESUBDIVISION OF LOT 9 PLAT 'C' BROOK VALLEY FARMS
PLAT S.M. 78/470

6TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
2ND COUNCILMANIC DISTRICT
SCALE: 1" = 30' DATE: AUGUST 22, 2014

PROPERTY INFORMATION

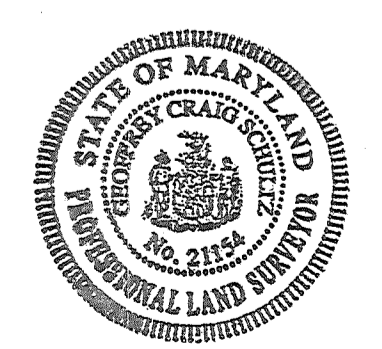
OWNER
CHRISTOPHER M. LEWIS, MEREDITH W. LEWIS
3 BROOK VALLEY COURT
FREELAND, MD 21053

TAX MAP 6 - GRID 9 - PARCEL 32 - LOT 9B
ACCOUNT NO. 25-00-005735
PLAT: S.M. 78 / 470

DRAWN BY: CRC	CHECKED BY: GCS	JOB No.: 12-019
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Polaris
LAND CONSULTANTS

10 GERARD AVENUE
SUITE 101
TIMONIUM, MD 21093
PHONE: (410) 252-4444
FAX: (410) 252-4493
WWW.POLARISLC.COM



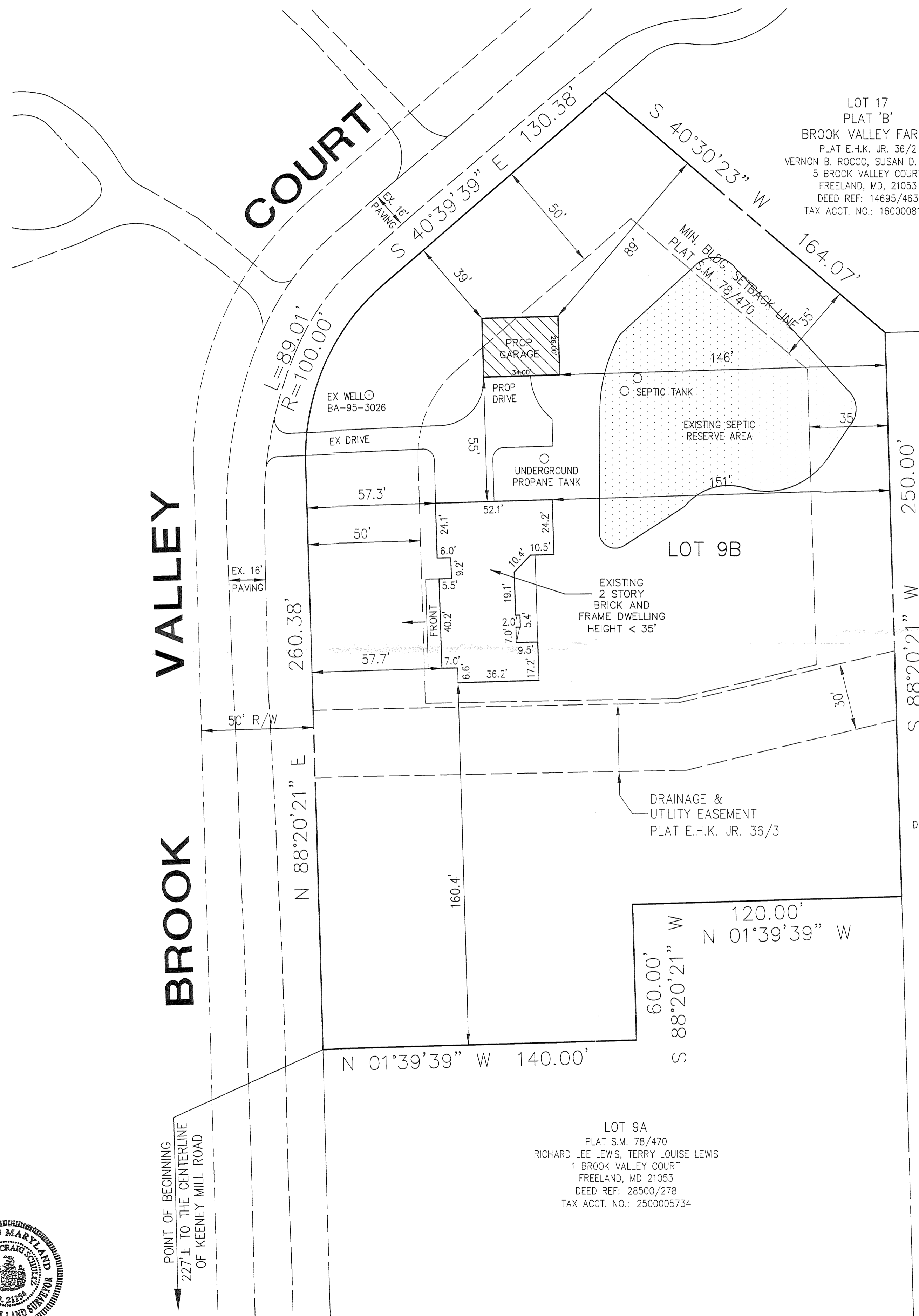
GCS 8/29/14
GEOFFREY C. SCHULTZ DATE
MARYLAND-REG. No. 21154
LICENSE EXPIRATION: 01/2015

2015-0044-A

Pet. ECR. 1

NOTES:
EXISTING ZONING: RC-2.

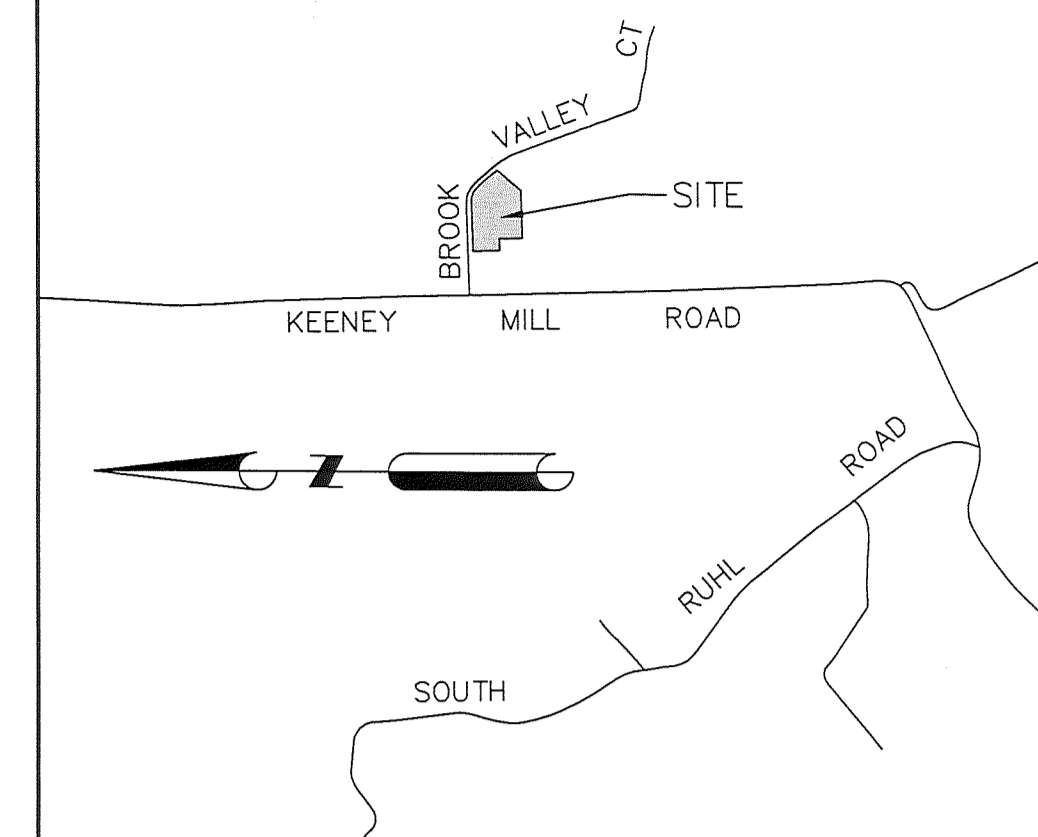
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VICINITY MAP
SCALE: 1" = 1,000'

PLAT S.M. 78/470

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
3 BROOK VALLEY COURT
BEING A RESUBDIVISION OF LOT 9 PLAT 'C' BROOK VALLEY FARMS
PLAT S.M. 78/470

6TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
2ND COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30' DATE: AUGUST 22, 2014

PROPERTY INFORMATION

OWNER
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3 BROOK VALLEY COURT
FRELAND, MD 21053
TAX MAP 6 - GRID 9 - PARCEL 32 - LOT 9B
ACCOUNT NO. 25-00-005735
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LAND SURVEYING • SUBDIVISION DESIGN • COMMERCIAL SITE DESIGN • LAND USE & PLANNING
STORM WATER MANAGEMENT • CONSTRUCTION SURVEYING • PROJECT MANAGEMENT • ZONING MATTERS

GCS 8/29/14
GEOFFREY C. SCHULTZ DATE
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