

IN RE: PETITION FOR ADMIN. VARIANCE
(1418 Galena Road)
15th Election District
7th Council District
David F. and Lynne E. Cook
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2015-0221-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, David F. and Lynne E. Cook (“Petitioners”). The Petitioners are requesting Variance relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed detached accessory structure (garage) to be located in the side yard of the principal building with a height of 22 ft. in lieu of the required rear yard and the maximum allowed height of 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. A ZAC comment was submitted from the Bureau of Development Plans Review (DPR) dated April 27, 2015, indicating that prior to building permit application, the petitioner must contact the office of the Director of Public Works to determine the flood protection elevation, so that the floor elevation can be set.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 15, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 5-7-15

By (signature)

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 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 detached accessory structure (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 B.C.C. and the B.C.Z.R., and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 7th day of May, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed detached accessory structure (garage) to be located in the side yard of the principal building with a height of 22 ft. in lieu of the required rear yard and the maximum allowed height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date 5-7-15

2

By [Signature]

2. Petitioners must comply with the ZAC comments received from DPR dated April 27, 2015; a copy of which is attached hereto and made a part hereof.
3. Petitioners must comply with Critical Area regulations prior to building permit application.
4. 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.
5. 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 5-7-15

By dlw

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For April 27, 2015
Item No. 2015-0221

DATE: April 27, 2015

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

Prior to building permit application, the petitioner must contact the office of the Director of Public Works to determine the flood protection elevation, so that the floor elevation can be set.

* * * * *

DAK: CEN
cc:file

ZAC-ITEM NO 15-0221-04272015.doc

ORDER RECEIVED FOR FILING

Date 5-9-15

By low



CBCA

ADMINISTRATIVE ZONING PETITION

FLOOD

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 1418 Galena Road Essex MD 21221 Currently zoned DR 5.5
Deed Reference 20302100081 10 Digit Tax Account # 1900007119
Owner(s) Printed Name(s) David and Lynne Cook

(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. **ADMINISTRATIVE VARIANCE** from Section(s)

Sections 400.1 and 400.3 - to permit a proposed detached accessory structure (garage) to be located in the side yard of the principal building with a height of 22 feet in lieu of the required rear yard and the maximum allowed height of 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):

David Cook , LYNNE COOK
Name #1 - Type or Print Name #2 - Type or Print

David Cook , Lynne Cook
Signature #1 Signature #2

1418 Galena Road Essex MD
Mailing Address City State

21221 , 443-540-3607 COOK.DF@PG.COM
Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

COPIES RECEIVED FOR FILING
5-7-15
15W

Representative to be contacted:

David Cook
Name - Type or Print

David Cook
Signature

1418 Galena Road Essex MD
Mailing Address City State

21221 , 443-540-3607 , COOK.DF@PG.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 5 day of May, 2015 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 2015-0221-A Filing Date 4/7/15 Estimated Posting Date 4/19/15 Reviewer RJD

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: 1418 Galena Road Essex MD 21221
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)

WE ARE REQUESTING A VARIANCE FOR A PROPOSED GARAGE FROM THE HEIGHT RESTRICTION OF 15 FEET AND FROM THE REAR OF THE PROPERTY LOCATION RESTRICTION. THE CURRENT HOUSE ON THE PROPERTY WAS CONSTRUCTED WHERE IT VIOLATES THE SET BACK FROM THE STREET. PLACEMENT OF A GARAGE BETWEEN THE HOUSE AND THE STREET IS NOT POSSIBLE. PLACEMENT OF A GARAGE BEHIND THE HOUSE WOULD ENCRDACH INTO THE 100' SET BACK FROM THE WATER. THE AVAILABLE SPACE NEXT TO THE EXISTING HOUSE IS THE ONLY AVAILABLE SPACE TO CONSTRUCT AN ACCESSORY BUILDING. THE REQUEST FOR A STORAGE LEVEL ABOVE THE GARAGE IS BECAUSE THE PROPERTY FALLS IN THE FLOOD PLAIN.

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

[Signature]
Signature of Owner (Affiant)
David Cook
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
LYNNE COOK
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 30th day of March, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: LYNNE COOK and DAVID COOK

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
4/30/18
My Commission Expires



There are two previous zoning petitions filed for this property. They are 19574195 and 19594785. Both requests were to change the zoning to allow a marina, boatyard or boat storage and launching facility. Both requests were denied.

This is a request to allow a variance to construct a garage with a storage loft next to the existing house. The property consists of two lots; lots 234 and 235. The existing house is on lot 235. Lot 234 is empty, with the exception of a 14x14 shed, half of the existing driveway and a portion of a concrete boat ramp.

Practical difficulty is caused by the unusual location of the existing structure on the property. The current house on the property was constructed where it violates the set back from the street. Any improvements would be nonconforming to the current zoning regulations. The proposed garage can not fit between the house and the street, nor could it be placed on the rear of the house facing the river because it would encroach into the 100' set back from the water's edge. The request for a storage level above the garage level is because the property falls in the flood plain. These constraints leave the space next to the house as the only available space to construct a garage. We are requesting a variance for the accessory structure from the height restriction of 15 feet and from the rear of the property location restriction.

The changes in the property will not affect neighboring properties.

Maximum allowable square footage for a garage on a waterfront property is 900. Size of the proposed structure is 25x30, or 750 Square Feet. Height of the new structure will be approximately 22 feet, which is less than the 30' height of the existing house.

Item #0221

This is a request for a variance to construct a garage on a residential waterfront property known as 1418 Galena Road, Essex, MD 21221.

Zoning Description for 1418 Galena Road, Essex MD, 21221:

Beginning at a point on the south side of Galena Road, which is 19 feet wide at a distance 78 feet south of the centerline of the nearest improved street of Cranford Road, which is 20 feet wide. Being lots 234 and 235 in the subdivision of Hyde Park as recorded in Baltimore County Plat Book #49, Folio 079A containing 19,475 square feet of 0.45 acre. The subject property is in the 15th election district and the 7CD Councilmanic District.

Item #0221

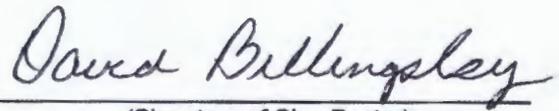
CERTIFICATE OF POSTING

Date: APRIL 15, 2015

RE: Project Name: 1418 GALENA ROAD
Case Number /PAI Number: 2015-0221-A
Petitioner/Developer: DAVID AND LYNNE COOK
Date of Hearing/Closing: MAY 4, 2015

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1418 GALENA ROAD

The sign(s) were posted on APRIL 15, 2015
(Month, Day, Year)

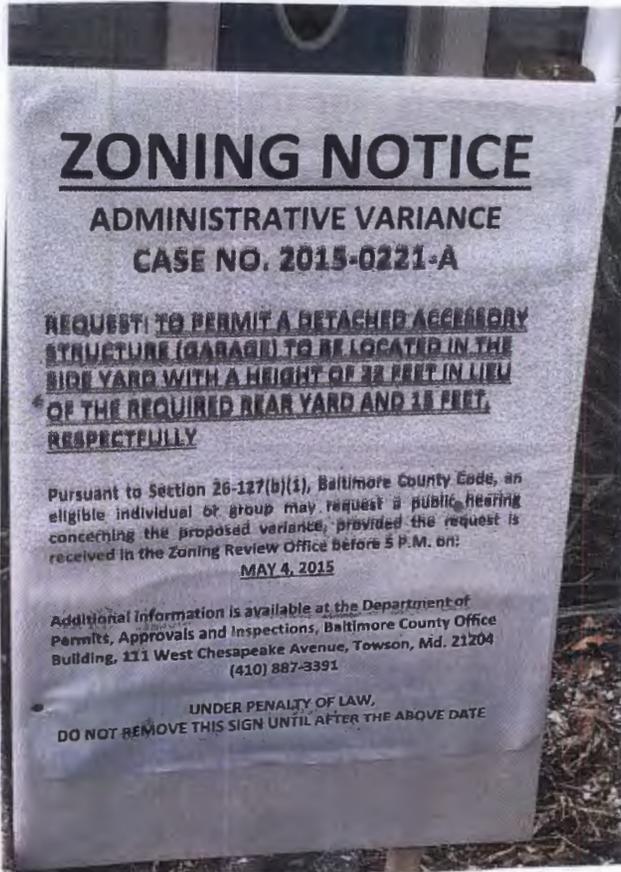

(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0221 -A Address 1418 Galena Rd

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

Filing Date: 4/7/14 Posting Date: 4/19/15 Closing Date: 5/4/15

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- 0221 -A Address 1418 Galena Rd

Petitioner's Name David + Lynne Cook Telephone 443-540-3607

Posting Date: 4/19/15 Closing Date: 5/4/15

Wording for Sign: To Permit a proposed detached accessory structure (garage) to be located in the side yard of the principal building with a height of 22 feet in lieu of the required rear yard and maximum allowed height of 15 feet

Revised 7/18/14

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/neighbor 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: 2015-0221-A
Petitioner: David Cook
Address or Location: 1418 Galena Road Essex MD 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: David Cook
Address: 1418 Galena Road
Essex MD 21221
Telephone Number: 443-540-3607

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

No. 123591

Date: 7/15

PAID RECEIPT

BUSINESS ACTUAL TIME
 4/07/2015 4/07/2015 09:46:07

EMPLOYEE: WALKER, JENA JEE

RECEIPT # 917639 4/07/2015 OFLA

5 520 ZONING VERIFICATION

NO. 123591

Receipt Tot \$75.00

\$75.00 CX \$.00 CA

Baltimore County, Maryland

Rev: Sub
 Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
00	306	0000		650				575 ⁰⁰

Total: 575⁰⁰

Rec From:

For: Zoning Hearing - case # 2015-0221-A

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

M E M O R A N D U M

DATE: June 10, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0221-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 8, 2015. 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



Street View facing south



View from neighboring yard facing north



Street View facing west



Property View facing east

Item #0221

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS <i>Emailed Jeff Livingston</i> (if not received, date e-mail sent <u>5-6-15</u>)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>A-27</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)
 PRIOR ZONING (Case No. 1957-4195 ~~*~~ Denial - Req. new for a marina.
1959-4785 ~~*~~)

NEWSPAPER ADVERTISEMENT Date: _____
 SIGN POSTING Date: 4-15-15 by Billingsley

PEOPLE'S COUNSEL APPEARANCE Yes No
 PEOPLE'S COUNSEL COMMENT LETTER Yes No

Comments, if any: _____

Debra Wiley

From: Debra Wiley
Sent: Wednesday, May 06, 2015 9:38 AM
To: Jeffery Livingston
Subject: ZAC Comment Needed - Case No. 2015-0221-A (Admin. Var. - Closing date: 5/4/15)

Jeff,

The case file is marked CBCA and a ZAC comment from DEPS is missing. Please provide. For your convenience, please see case description below:

CASE NUMBER: 2015-0221-A

1418 GALENA RD.

Location: S/S Galena Road, 78 ft. SE of the c/line Cranford Road

15th Election District, 7th Council District

Legal owners: David & Lynne Cook

ADMINISTRATIVE VARIANCE To permit a proposed detached accessory structure (garage) to be located in the side yard of the principal building with a height of 22 ft. in lieu of the required rear yard and the maximum allowed height of 15 ft.

Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

5-4-15
CLOSING
DATE

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

MAY 15 2015



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: May 15, 2015

SUBJECT: DEPS Comment for Zoning Item # 2015-0221-A
Address 1418 Galena Road
(Cook Property)

Zoning Advisory Committee Meeting of April 20, 2015.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and a Buffer Management Area (BMA) and is subject to Critical Area requirements. The applicant is proposing to allow a 750 square foot garage with greater height and reduced rear yard setbacks. The lot is waterfront with an existing dwelling and driveway outside the 100-foot buffer and a shed and boat ramp within the buffer. The proposed garage is outside the 100-foot buffer. Lot coverage was not provided. Lot coverage on the entirety of this property is limited to a maximum of 6,086 square feet, with mitigation required for lot coverage between 4,868 square feet and 6,086 square feet. 15% afforestation, or 6 trees, is required in the LDA; existing trees to remain may count toward this requirement. If the proposal can meet all lot coverage and afforestation requirements, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront. If lot coverage and afforestation requirements will be met, it will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

If all Critical Area requirements can be met, then the relief requested will be consistent with established land-use policies.

Reviewer: *Regina Esslinger – Environmental Impact Review (EIR)*

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1900007119			
Owner Information					
Owner Name:	COOK DAVID F COOK LYNNE E		Use:	RESIDENTIAL	
Mailing Address:	1418 GALENA RD BALTIMORE MD 21221-6006		Principal Residence:	YES	
			Deed Reference:	/26362/ 00081	
Location & Structure Information					
Premises Address:		1418 GALENA RD 0-0000 Waterfront		Legal Description: LTS 234,235 1418 GALENA RD HYDE PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0097	0023	0287		0000	234
					Assessment Year: 2015
					Plat No: 0049/ Plat Ref: 0079
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1958	1,472 SF		19,475 SF	34	
Stories	Basement	Type	Exterior SIDING	Full/Half Bath	Garage
1	YES	STANDARD UNIT		1 full	1 Attached
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2014		
Land:	148,300	148,300	As of 07/01/2015		
Improvements	143,700	149,100			
Total:	292,000	297,400	292,000	293,800	
Preferential Land:	0			0	
Transfer Information					
Seller: WISE JOHN A		Date: 11/07/2007		Price: \$450,000	
Type: ARMS LENGTH IMPROVED		Deed1: /26362/ 00081		Deed2:	
Seller: BURNS WILLIAM M		Date: 04/09/1984		Price: \$69,900	
Type: ARMS LENGTH IMPROVED		Deed1: /06692/ 00415		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
County:	000	0.00		0.00	
State:	000	0.00		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: No Application					

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)

District: 15 Account Number: 1900007119



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>).



[\(http://msweb05.mdp.state.md.us/website/mosp/\)](http://msweb05.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*

May 5, 2015

David & Lynne Cook
1418 Galena Road
Essex MD 21221

RE: Case Number: 2015-0221 A, Address: 1418 Galena Road

Dear Mr. & Ms. Cook:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 7, 2015. 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: jaw

Enclosures

c: People's Counsel



Larry Hogan, Governor
Boyd Rutherford, Lt. Governor

Maryland Department of Transportation

Pete K. Rahn, Secretary
Melinda Peters, Administrator

Date: ~~20~~ 4/24/15

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

RE: Baltimore County
Item No 2015-0221-A
Administrative Variance
David & Lynne Cook
1218 Galena Road.

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. 2015-0221-A

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in black ink that reads "Steven D. Foster". The signature is written in a cursive style.

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 27, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For April 27, 2015
Item No. 2015-0221

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

Prior to building permit application, the petitioner must contact the office of the Director of Public Works to determine the flood protection elevation, so that the floor elevation can be set.

* * * * *

DAK: CEN
cc:file

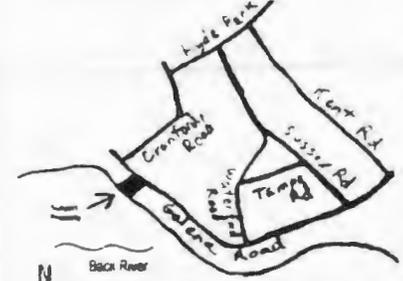
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 1418 Galena Road OWNER(S) NAME(S) Dave and Lynne Cook

SUBDIVISION NAME Hyde Park LOT # 234 BLOCK # _____ SECTION # _____

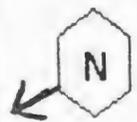
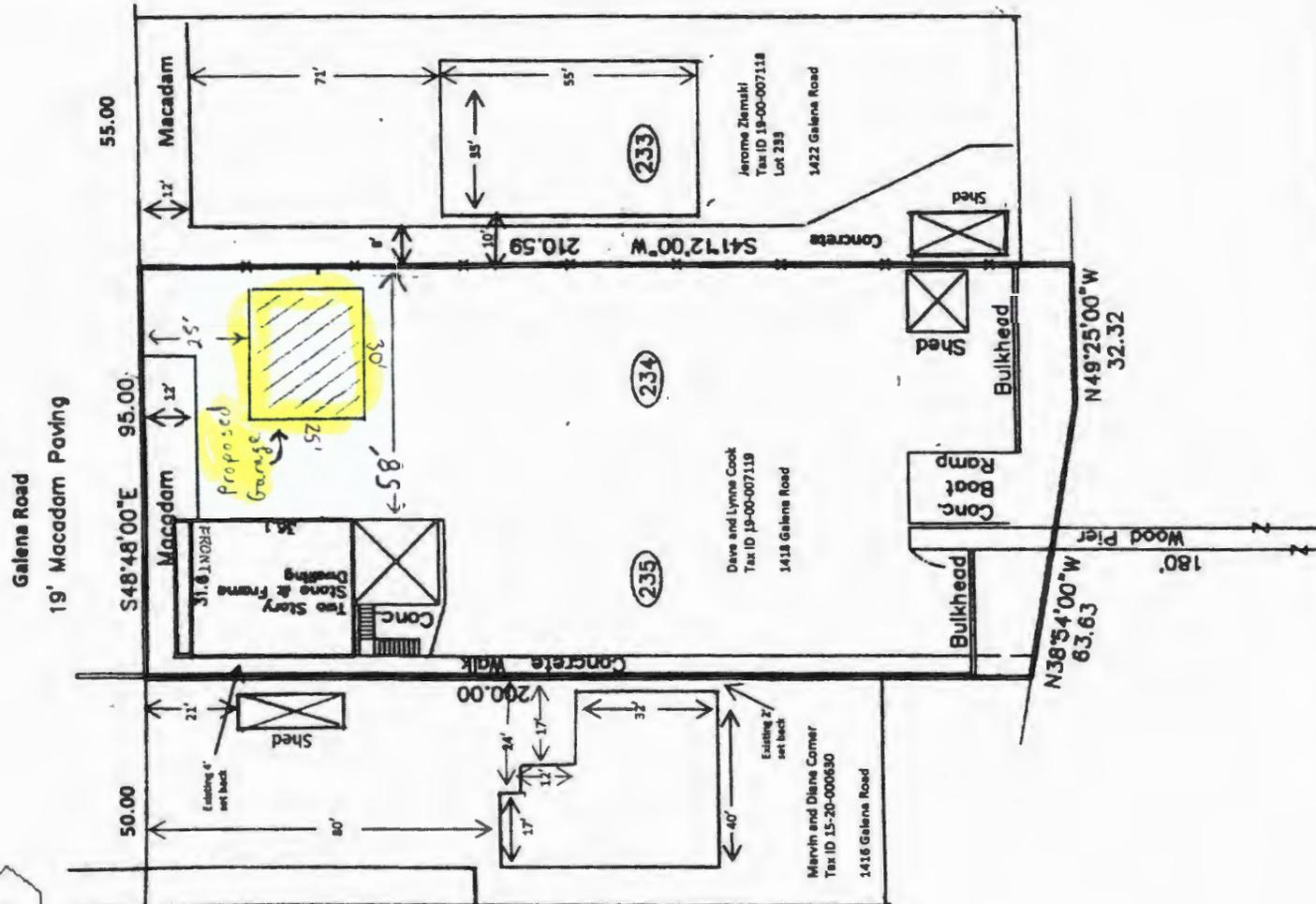
PLAT BOOK # 49 FOLIO # 079A 10 DIGIT TAX # 1900007119 DEED REF. # 26362100081

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 097C3
 SITE ZONED DK S.5
 ELECTION DISTRICT 15
 COUNCIL DISTRICT 7
 LOT AREA ACREAGE .45
 OR SQUARE FEET 19,475
 HISTORIC? NO
 IN CBCA? YES
 IN FLOOD PLAIN? YES
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC X PRIVATE _____
 SEWER IS: PUBLIC X PRIVATE _____
 PRIOR HEARING? _____
 IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW
19574195 - Denied
19594785 - Denied
Requests were for a marina.
 VIOLATION CASE INFO: _____



PLAN DRAWN BY D. Cook

DATE 4/1/2015 SCALE: 1 INCH = 40 FEET

Pet. Exp. 1

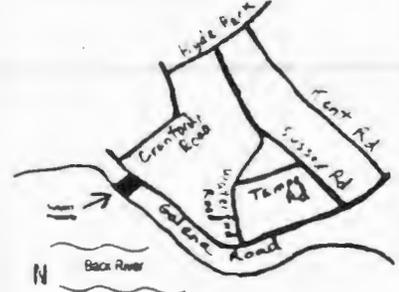
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 1418 Galena Road OWNER(S) NAME(S) Dave and Lynne Cook

SUBDIVISION NAME Hyde Park LOT # 234 BLOCK # _____ SECTION # _____

PLAT BOOK # 49 FOLIO # 079A 10 DIGIT TAX # 1900007119 DEED REF. # 26362100081

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 097C3

SITE ZONED DR 5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE .45

OR SQUARE FEET 19,475

HISTORIC? NO

IN CBCA? YES

IN FLOOD PLAIN? YES

UTILITIES? MARK WITH X

WATER IS: PUBLIC X PRIVATE _____

SEWER IS: PUBLIC X PRIVATE _____

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

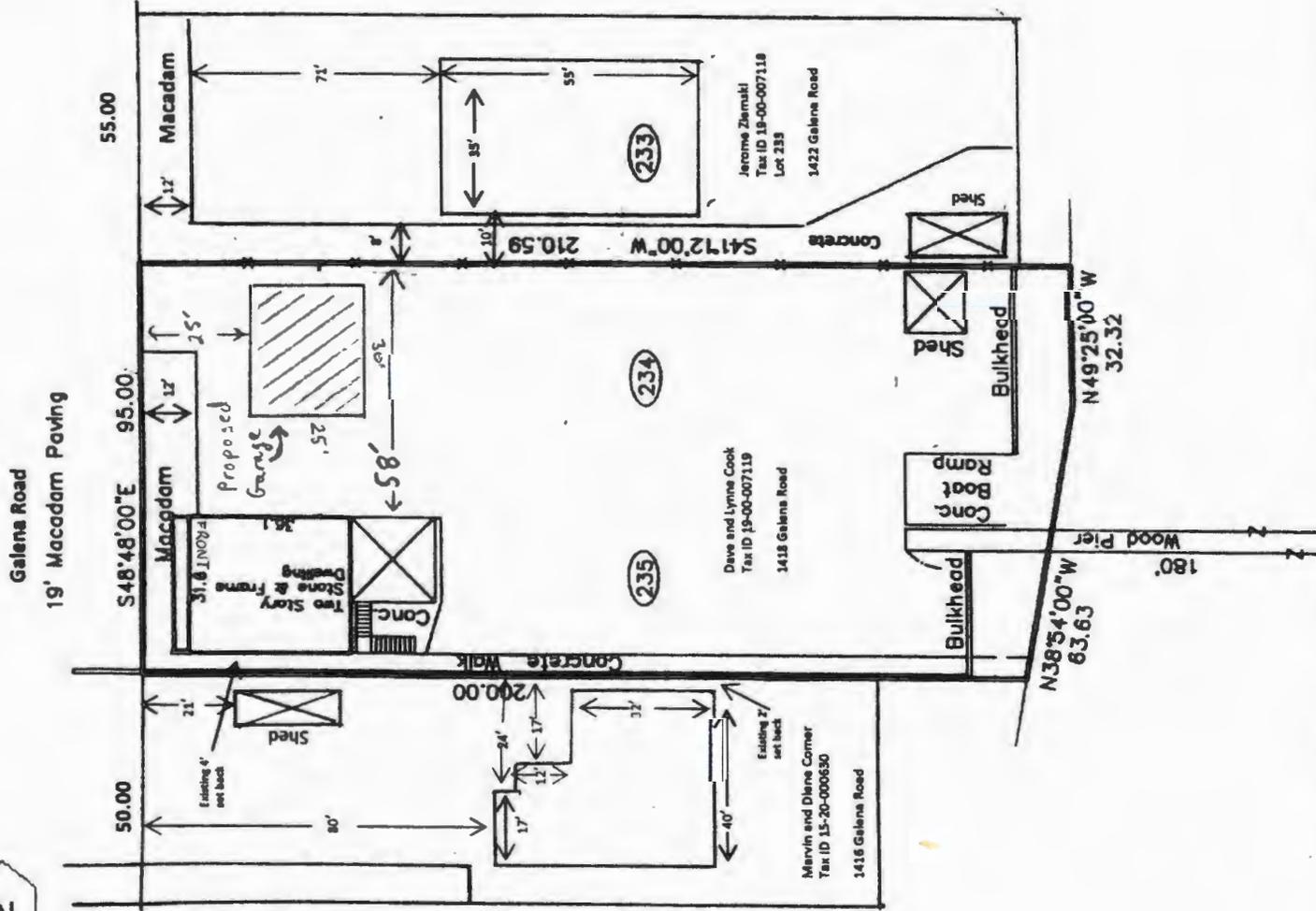
19574195 - Denied

19594785 - Denied

Requests were for

a marina.

VIOLATION CASE INFO: ;



PLAN DRAWN BY D. Cook

DATE 4/1/2015 SCALE: 1 INCH = 40 FEET

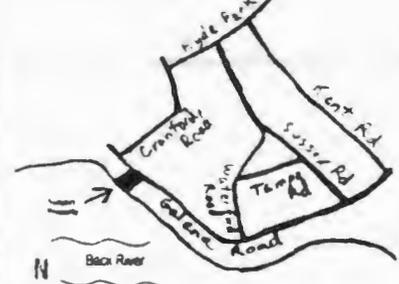
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 1418 Galena Road OWNER(S) NAME(S) Dave and Lynne Cook

SUBDIVISION NAME Hyde Park LOT # 234 BLOCK # _____ SECTION # _____

PLAT BOOK # 49 FOLIO # 079A 10 DIGIT TAX # 1900007119 DEED REF. # 26362100081

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 097C3

SITE ZONED DR 5.5

ELECTION DISTRICT 15

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SEWER IS: PUBLIC X PRIVATE _____

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

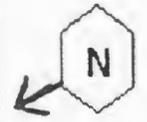
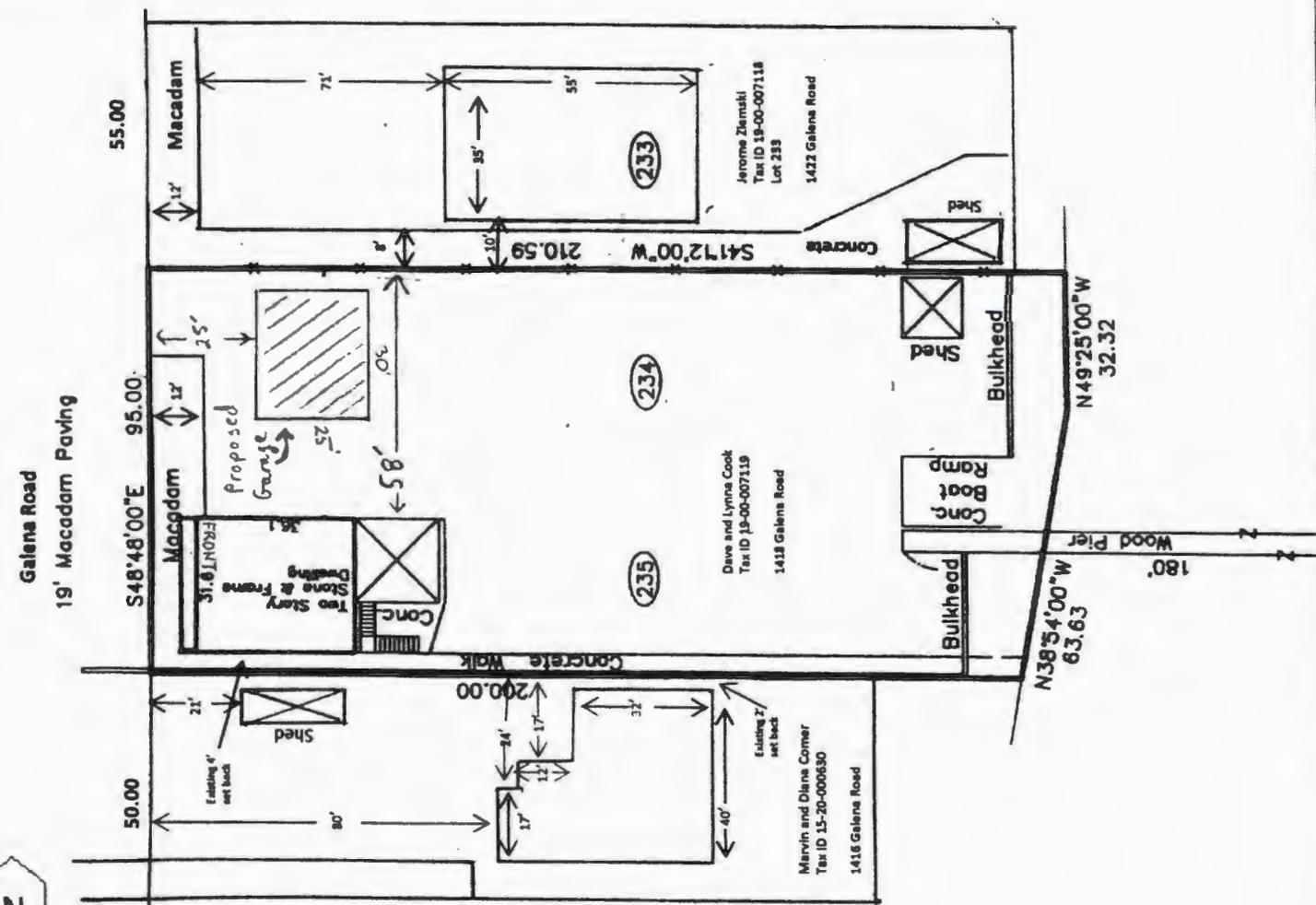
19574195 - Denied

19594785 - Denied

Requests were for

a marina.

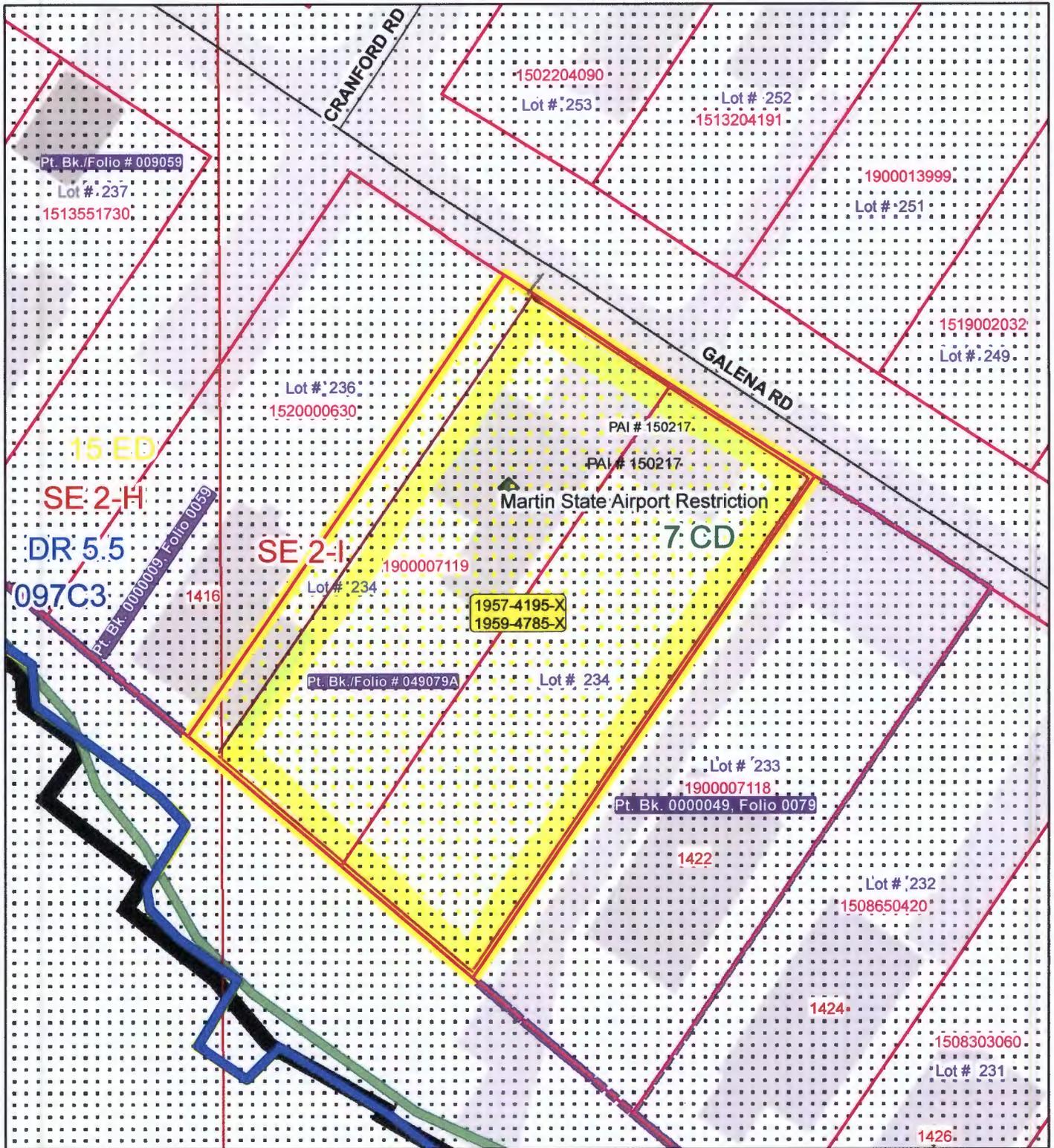
VIOLATION CASE INFO: ;



PLAN DRAWN BY D. Cook

DATE 4/1/2015 SCALE: 1 INCH = 40 FEET

1418 Galena Road



Publication Date: 4/7/2015



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

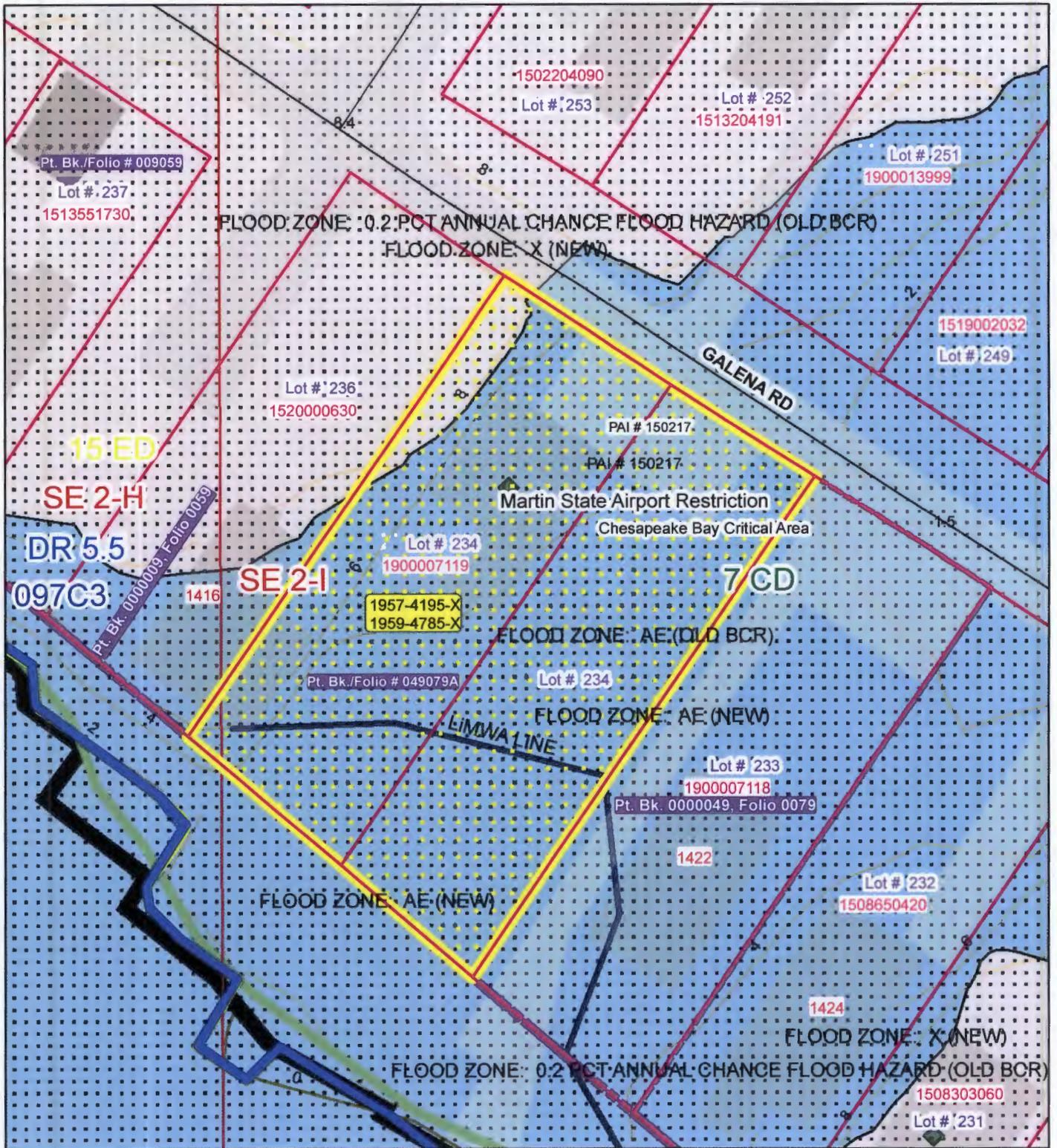


0 10 20 40 60 80 Feet

1 inch = 40 feet

Item # 0221

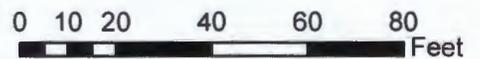
Elevations and Flood Hazards



Publication Date: 4/7/2015



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



1 inch = 40 feet

Item # 0221