

IN RE: PETITION FOR VARIANCE

(3106 W. Golf Course Road)

3rd Election District

2nd Council District

Eben C. & Joan K. Eck

Legal Owners

Petitioners

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0225-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owners of the subject property. The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §400.3 to permit an accessory structure with a height of 32 ft. in lieu of the maximum height of 15 ft. The subject property and requested relief is more fully depicted on the site plan marked as Petitioners' Exhibit 1.

Bruce E. Doak, from Bruce E. Doak Consulting LLC, the firm which prepared the site plan, appeared on behalf of the Petitioners. The petition was advertised and posted as required by the B.C.Z.R. There were no substantive Zoning Advisory Committee (ZAC) comments received. There were no Protestants or interested citizens in attendance.

The subject property is approximately 7.06 acres and is zoned RC 5. The property is improved with a large single family dwelling and outbuildings. The existing garage is in poor condition, and Petitioners propose to construct a new garage in roughly the same location.

To obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

ORDER RECEIVED FOR FILING

Date 6/9/15

By Sen

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioners have met this test. The large parcel is irregularly shaped and is therefore unique. If the B.C.Z.R. were strictly interpreted, Petitioners would experience a practical difficulty, given they would be unable to construct a garage that would be aesthetically appropriate for the property. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of community and/or Baltimore County opposition. In fact, the Petitioners submitted letters of support from both of their neighbors whose properties adjoin the subject property in the area where the garage will be located.

THEREFORE, IT IS ORDERED, this 9th day of June, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") 400.3 to permit an accessory structure with a height of 32 ft. in lieu of the maximum height of 15 ft., be and is hereby GRANTED.

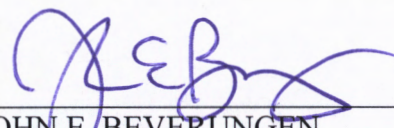
The relief granted herein shall be subject to the following:

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.
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 6/9/15
By Sen

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: sln

ORDER RECEIVED FOR FILING

Date 6/9/15

By sln



PETITION FOR ZONING HEARING(S)

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 3016 WEST GOLF COURSE ROAD which is presently zoned RC5
 Deed References: JLE 34311/190 10 Digit Tax Account # 0302048770
 Property Owner(s) Printed Name(s) EBEN C. ECK & JOAN K. ECK

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a **Variance** from Section(s) 400.3 BCZR

TO PERMIT AN ACCESSORY STRUCTURE WITH A HEIGHT OF 32 FEET IN LIEU OF THE REQUIRED HEIGHT OF 15 FEET

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

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 _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

EBEN C. ECK / JOAN K. ECK
 Name #1 - Type or Print Name #2 - Type or Print
[Signature] / [Signature]
 Signature #1 Signature #2
3016 WEST GOLF COURSE ROAD OWINGS MILLS MD
 Mailing Address City State
21117 / 443-541-1666 / _____
 Zip Code Telephone # Email Address

Representative to be contacted:

EBENECK@AMERICANLUBE.COM
BRUCE E. DOAK
BRUCE E. DOAK CONSULTING, LLC
 Name - Type or Print
[Signature]
 Signature
3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
 Mailing Address City State
21053 / 410-419-4906 / _____
 Zip Code Telephone # Email Address

CASE NUMBER 2015-0225-A Filing Date 4/16/15

Do Not Schedule Dates: _____ Reviewer [Signature]

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

Zoning Description

^{3/06}
~~3016~~ West Golf Course Road
Third Election District Second Councilmanic District
Baltimore County, Maryland

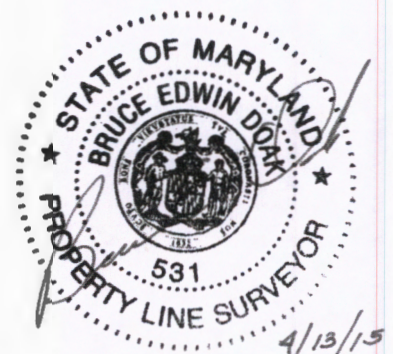
Beginning at a point on the north side of West Golf Course Road, approximately 5 feet +- north of the centerline of the road and 245 feet +- westerly from the center line of Golf Course Road, thence running on the north side of West Golf Course Road and running with and binding on the outlines of the subject property, the following course and distance, viz 1) North 66 degrees 17 minutes 40 seconds West 503.00 feet, thence leaving said road and continuing to run and bind on the outlines of the subject property, the nine following courses and distances, viz. 2) North 21 degrees 40 minutes 31 seconds East 955.07 feet, 3) South 60 degrees 19 minutes 18 seconds East 301.76 feet, 4) South 22 degrees 13 minutes 10 seconds West 195.03 feet, 5) South 12 degrees 59 minutes 20 seconds West 136.82 feet, 6) South 20 degrees 15 minutes 30 seconds West 141.51 feet, 7) South 22 degrees 45 minutes 20 seconds West 157.01 feet, 8) South 27 degrees 10 minutes 20 seconds West 117.42 feet, 9) South 21 degrees 09 minutes 55 seconds East 90.42 feet and 10) South 26 degrees 46 minutes 30 seconds East 179.40 feet to the point of beginning.

Containing 7.06 acres of land, more or less.

This description is part of a zoning petition and is not intended for any conveyance purposes.



Land Use Expert and Surveyor



Lic. Exp. 2/22/17

Item #0225

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2015-0225-A
Property Address: 3106 3616 WEST GOLF COURSE ROAD
Property Description: 7.06 ACRES ON THE NORTH SIDE OF WEST GOLF COURSE ROAD
Legal Owners (Petitioners): EBEN C. ECK & JOAN K. ECK
Contract Purchaser/Lessee: NA

PLEASE FORWARD ADVERTISING BILL TO:

Name: EBEN C. ECK
Company/Firm (if applicable): NA
Address: 3106 3616 WEST GOLF COURSE ROAD
OWINGS MILLS MD 21117
Telephone Number: 443-541-1666

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

May 19, 2015

Re:

Zoning Case No. 2015-0225-A

Petitioner / Owner: Eben & Joan Eck

Date of Hearing: June 8, 2015

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

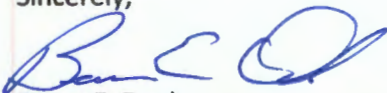
Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **3106 W. Golf Course Road**.

The sign(s) were posted on **May 15, 2015**.

Sincerely,

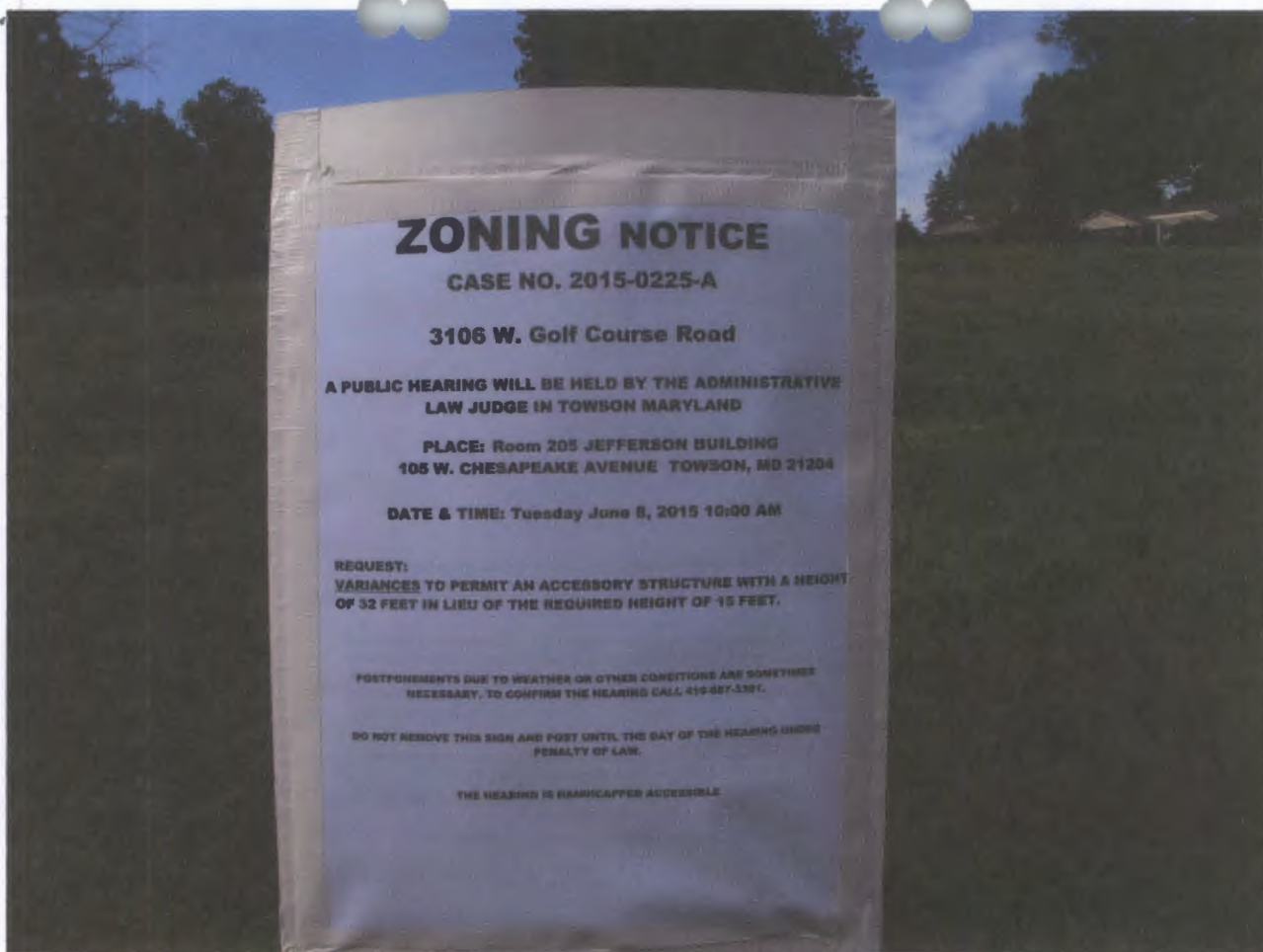


Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor





KEVIN KAMENETZ
County Executive

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

May 5, 2015

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2015-0225-A

3106 W. Golf Course Road

N/s W. Golf Course Road, 245 ft. w/of centerline of Gold Course Road

3rd Election District – 2nd Councilmanic District

Legal Owners: Eben & Joan Eck

Variance to permit an accessory structure with a height of 32 feet in lieu of the required height of 15 feet.

Hearing: Monday, June 8, 2015 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Eck, 3106 West Golf Course Road, Owings Mills 21117
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 19, 2015.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 19, 2015 Issue - Jeffersonian

Please forward billing to:

Eben Eck
3106 West Golf Course Road
Owings Mills, MD 21117

443-541-1666

NOTICE OF ZONING HEARING

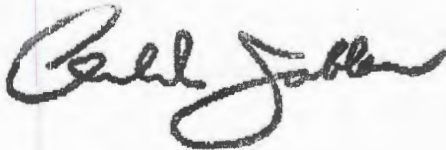
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0225-A

3106 W. Golf Course Road
N/s W. Golf Course Road, 245 ft. w/of centerline of Gold Course Road
3rd Election District – 2nd Councilmanic District
Legal Owners: Eben & Joan Eck

Variance to permit an accessory structure with a height of 32 feet in lieu of the required height of 15 feet.

Hearing: Monday, June 8, 2015 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
3106 W. Golf Course Road; N/S Golf Course *
Road, 245' W of c/line Golf Course Road * OF ADMINSTRATIVE
3rd Election & 2nd Councilmanic Districts *
Legal Owner(s): Eben & Joan Eck * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2015-225-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

APR 22 2015

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of April, 2015, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

No. **123595**

Date **4/16/15**

PAID RECEIPT

BUSINESS ACTUAL TIME
 4/16/2015 4/16/2015 09:12:33

REG NS05 WALKIN RING LRB
 >> RECEIPT # 791495 4/16/2015 (CLP)
 Dept 5 528 ZONING VERIFICATION
 CR NO. 123595

Receipt Tot \$75.00
 \$75.00 CK 1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$75.00

Total: **\$75.00**

Rec'd From:

For: **Zoning Hearing - case # 2015-0225-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

Case No.: 2015-0225-A

Exhibit Sheet

Petitioner/Developer

Protestant

100
7-16-15

slr
6-9-15

No. 1	Plan	
No. 2	Plan w/ Key sheet + photos	
No. 3	Aerial photo	
No. 4	Letters of support	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

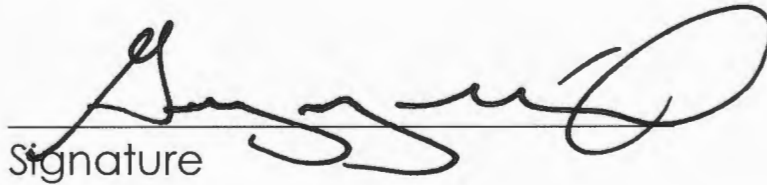
May 12, 2015

To Whom It May Concern:

I have reviewed the proposed height variance to the accessory structure on 3106 Golf Course Road.

I do not object to the proposed 32 feet height.

Best regards,


Signature

Gregory N. Mix
Print Name

PETITIONER' S
EXHIBIT NO. 4A&B

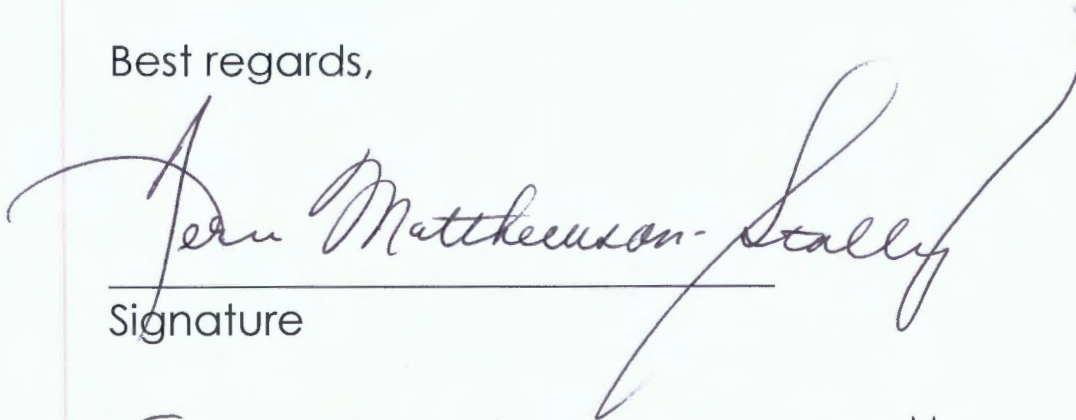
May 12, 2015

To Whom It May Concern:

I have reviewed the proposed height variance to the accessory structure on 3106 Golf Course Road.

I do not object to the proposed 32 feet height.

Best regards,

A handwritten signature in cursive script, reading "Fern Matthewson-Stalling". The signature is written in dark ink and is positioned above a horizontal line.

Signature

Fern Matthewson-Stalling

Print Name



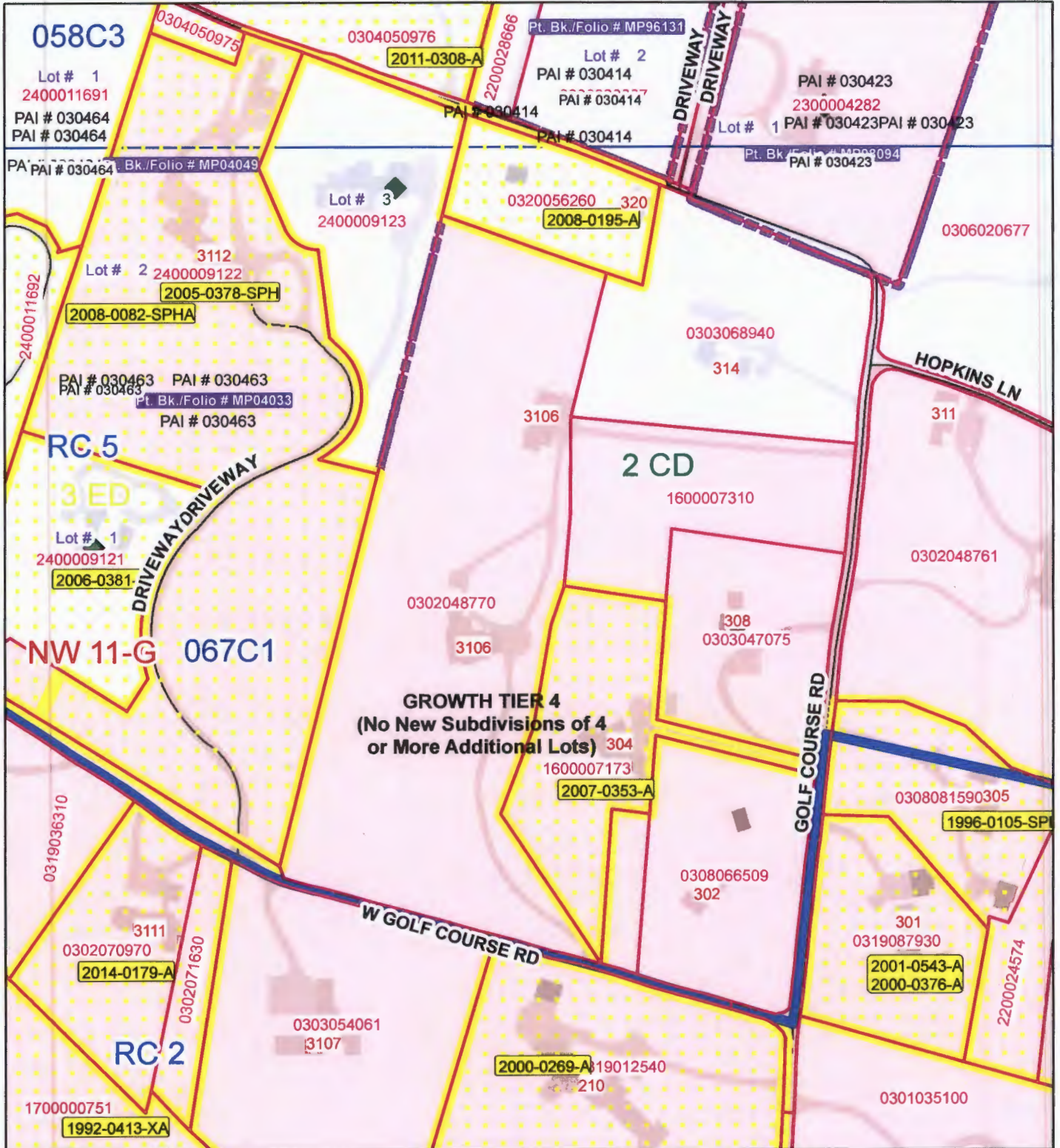
My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

3106 West Golf Course Road



Publication Date: 4/16/2015



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



0 50 100 200 300 400 Feet

1 inch = 200 feet

Item # 0225



A



B



C



D



3



2



5



4



H



J



K



L



M



N



P



P

M E M O R A N D U M

DATE: July 16, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0225-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 9, 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

PLEASE PRINT CLEARLY

CASE NAME 2015-0225-A
CASE NUMBER ECN Property
DATE 6/08/15

PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NO. 2015 0225-A

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

4/27/15

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

N/C

5/15/15

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

N/C

5/11/15

FIRE DEPARTMENT

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

no obj

4/27/15

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

5/19/15

SIGN POSTING

Date:

5/15/15

by

DOCK

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

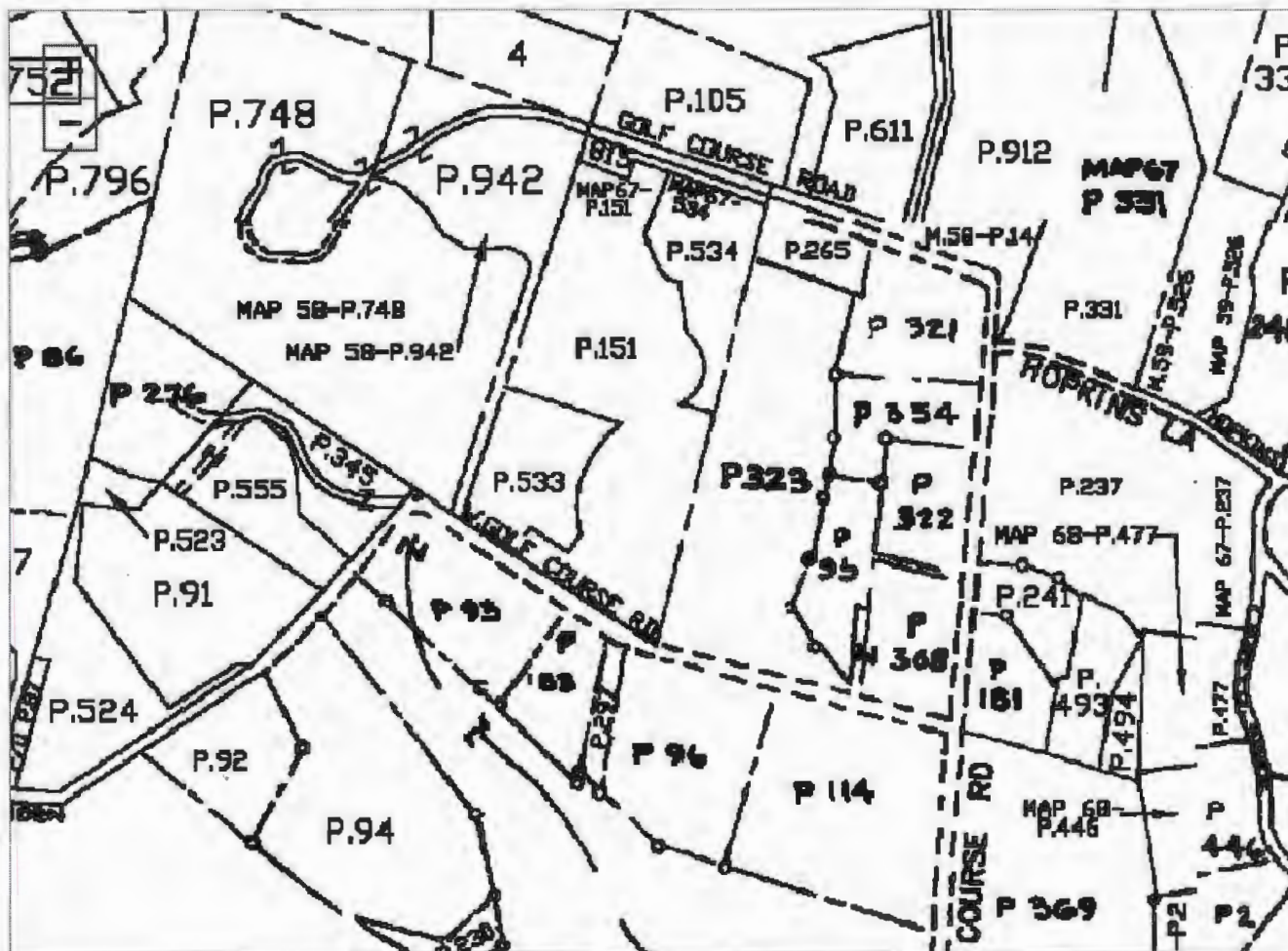
Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 03 Account Number - 0302048770		
Owner Information		
Owner Name:	ECK EBEN C ECK JOAN K	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	3106 W GOLF COURSE RD OWINGS MILLS MD 21117-4116	Deed Reference: /34311/ 00190
Location & Structure Information		
Premises Address:	3106 GOLF COURSE RD OWINGS MILLS 21117-4116	Legal Description: 7.06 AC NES 30 FT RD 2640 E CHATTOLANEE RD
Map:	Grid:	Parcel:
0067	0006	0323
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
		2014
Plat No:	Plat Ref:	
Special Tax Areas:		
Town: NONE		
Ad Valorem:		
Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1898	6,992 SF	
Property Land Area	County Use	
7.0600 AC	04	
Stories	Basement	Type
2 1/2	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	4 full/ 1 half	1 Detached
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:	450,900	378,900
Improvements	547,900	695,000
Total:	998,800	1,073,900
Preferential Land:	0	1,023,833
		1,048,867
		0
Transfer Information		
Seller: BLUE RICHARD F,TRUSTEE	Date: 10/08/2013	Price: \$1,410,000
Type: ARMS LENGTH MULTIPLE	Deed1: /34311/ 00190	Deed2:
Seller: BLUE RICHARD F	Date: 01/31/2011	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /30440/ 00077	Deed2:
Seller:	Date:	Price: \$0
Type:	Deed1: /03464/ 00139	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2014
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 11/21/2013		

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)District: **03** Account Number: **0302048770**

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/>)

☐ Loading... Please Wait. Loading... Please Wait.



KEVIN KAMENETZ
County Executive

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

June 4, 2015

Ebeh C & Joan K Eck
3106 West Golf Course Road
Owings Mills MD 21117

RE: Case Number: 2015-0225 A, Address: 3106 West Golf Course Road

Dear Mr. & Ms. Eck:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 16, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Bruce E Doak, Bruce E Doak Consulting, 3801 Baker Schoolhouse Road, Freeland MD 21053

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Melinda Peters, Administrator

Date: 4/27/15

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

RE: Baltimore County
Item No 2015-0225-A
Variance
Eben C. & Joann K. Eck
3106 W. Golf Course 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. 2015-0225-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,

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

SDF/raz

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 # 2015-0225-A
Address 3106 West Golf Course Road
(Eck Property)

Zoning Advisory Committee Meeting of April 20, 2015.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston – Development Coordination*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: May 11, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 3106 Golf Course Road

RECEIVED

INFORMATION:

MAY 14 2015

Item Number: 15-225

Petitioner: Eben C. and Joan K. Eck

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variance to permit an accessory structure with a height of 32 feet in lieu of the required 15 feet. The Department of Planning has no objection to granting the petitioned relief.

For further information concerning the matters stated here in, please contact Troy Leftwich at 410-887-3480.

Division Chief: Kathy Schneider
AVA/KS

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 27, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For April 27, 2015
Item No. 2015-0206, 0224, 0225, 0226, 0228, 0229 and 0230

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\ZAC04272015.doc

5/20/15
WCR

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: May 11, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 3106 Golf Course Road

INFORMATION:

Item Number: 15-225

Petitioner: Eben C. and Joan K. Eck

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variance to permit an accessory structure with a height of 32 feet in lieu of the required 15 feet. The Department of Planning has no objection to granting the petitioned relief.

For further information concerning the matters stated here in, please contact Troy Leftwich at 410-887-3480.

Division Chief: Kathy Scheldbach
AVA/KS



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3283940

Sold To:

Eben Eck - CU00443392
3106 W Golf Course Rd
Owings Mills, MD 21117-4116

Bill To:

Eben Eck - CU00443392
3106 W Golf Course Rd
Owings Mills, MD 21117-4116

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

May 19, 2015

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

NOTICE OF ZONING HEARING

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

Case: # 2015-0225-A
3106 W. Golf Course Road
N/s W. Golf Course Road, 245 ft. w/of centerline of Golf Course Road
3rd Election District 2nd Councilmanic District
Legal Owner(s) Eben & Joan Eck

Variance: to permit an accesssroy structure with a height of 32 feet in lieu of the required height of 15 feet.

Hearing: Monday, June 8, 2015 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 5/752 May 19 3283940



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data
is inaccurate
warrant
regard
implied
County
but not
attorney
from or in

PETITIONER'S

EXHIBIT NO. 3

This data may be
used for
does not
ties with
is or
Baltimore
including
this,
arising

1. **Ownership:** Eben C. Eck & Joan K. Eck

2. Address: 3106 West Golf Course Road Owings Mills, MD 21117
3. Deed references: JLE 34311 / 190
4. Area: 7.06 acres (JLE 34311 / 150)
5. Tax Map / Parcel / Tax account #: 67 / 06 / 323 / 03-02-04870
6. Election District: 3 Concomitant District: 2
ADC Map: 483744 GIS tile: 08/CL
Position sheets: 42N2W5, 42NW6, 43NW5, & 43NW6
Census tract: 40370 Census block: 2400503701404
Schools: Woodhouse EX Phareville MS Owings Mills HS
7. The boundary shown herein is from the deed recorded in the Land Records of Baltimore County. All other information shown herein was taken from Baltimore County GIS tile 06/CL and the information provided by Baltimore County on the Internet.
8. Improvements: Single family dwelling, garage, barn, shed & pool. All of the improvements except for the barn will remain as they are.

Zoning: R.C. 5

There have been no previous zoning hearings for the subject property.

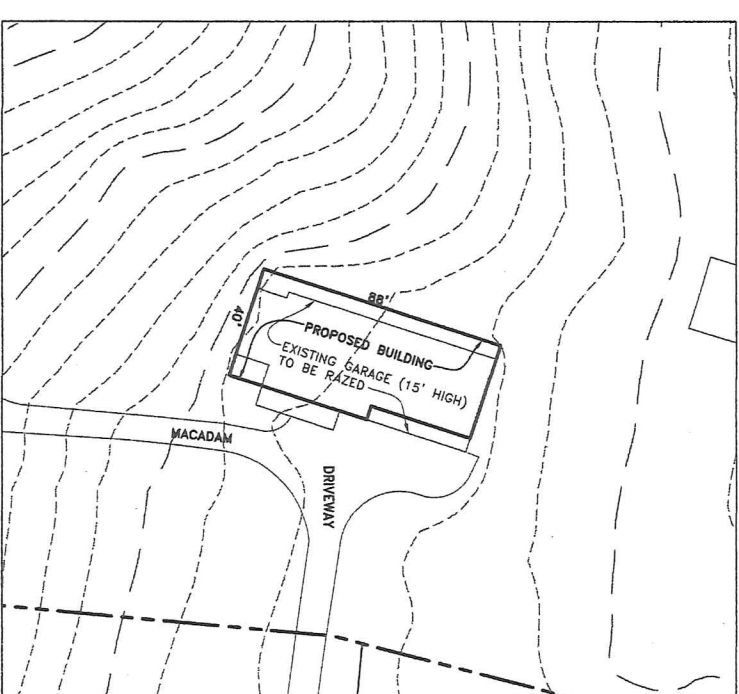
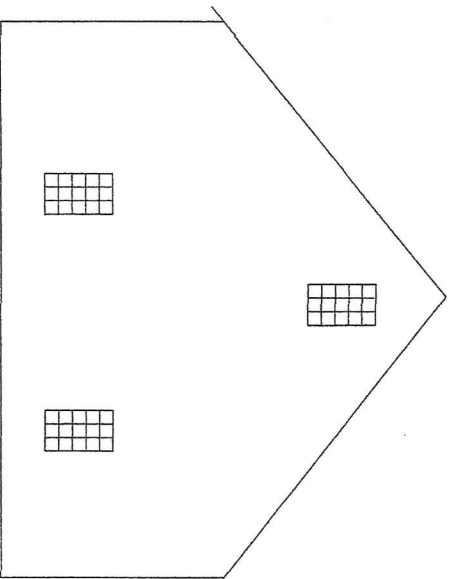
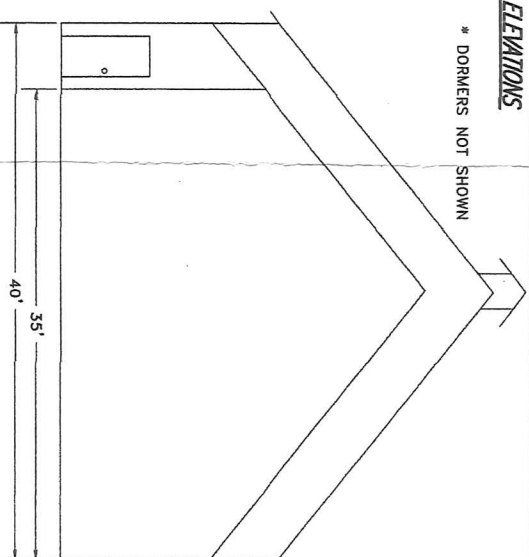
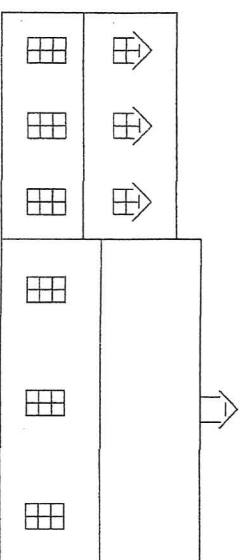
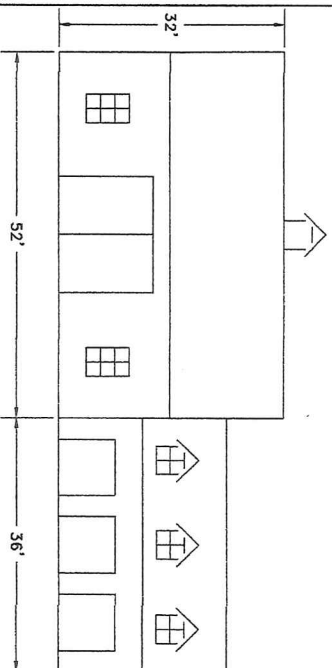
Watershed: Jones Falls URDL land type: 1

1. The existing dwelling is currently serviced by a private well and septic system.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

Regional Planning District: Pikeville District Code: 313

1. The subject dwelling is not historic. The subject property is located in the Greenspring Valley National Register Historic District.

To replace the existing garage with an accessory structure of a similar size in the same place.



DETAIL
Scale: 1"=30'

Variances

1. To permit an accessory structure with a height of 32 feet in lieu of the required height of 15 feet per Section 400.3 BCZR

Plan to Accompany Photographs

Bruce E. Doak Consulting, LLC

3601 Baker Schoolhouse Road,
Freeland, MD 21053
P 443-800-5535 M 410-419-4906
bdoak@bruceanddoakconsulting.com

PLAN TO ACCOMPANY A ZONING PETITION

ON THE
ECK PROPERTY

3106 GOLF COURSE ROAD
BALTIMORE COUNTY, MARYLAND

3rd ELECTION DISTRICT 2nd COUNCILMANIC
 Lt. Eva 2/22/15 Date: 4/7/2015

STATE OF MARYLAND
COURT OF EDITORIAL

PETITIONER'S

EXHIBIT NO.

1. Ownership: Eben C. Eck & Joan K. Eck
3106 West Golf Course Road Owings Mills, MD 21117
2. Address: 3106 West Golf Course Road Owings Mills, MD 21117
3. Deed references: JLE 34311 / 190
4. Area: 7.06 acres (JLE 34311 / 190)
5. Tax Map / Grid / Parcel / Tax account #: 67 / 06 / 03-02-048770
6. Election District: 3 Councilmanic District: 2
ADC Map: 4577A4 GIS file: 067C1
Position sheets: 42NW25, 42NW26, 43NW25, & 43NW26
Census tract: 403701 Census block: 2405040370104014
Schools: Woodhome ES Pikesville MS Owings Mills HS
7. The boundary shown on the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS file 067C1 and the information provided by Baltimore County on the internet.
8. Improvements: Single family dwelling, garage, barn, shed & pool. All of the improvements except for the barn will remain as they are.

Zoning: R-C. 5

There have been no previous zoning hearings for the subject property.

Watershed: Jones Falls URDL Land type: 1

1. The existing dwelling is currently serviced by a private well and septic system.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

Zoning: R.C. 5

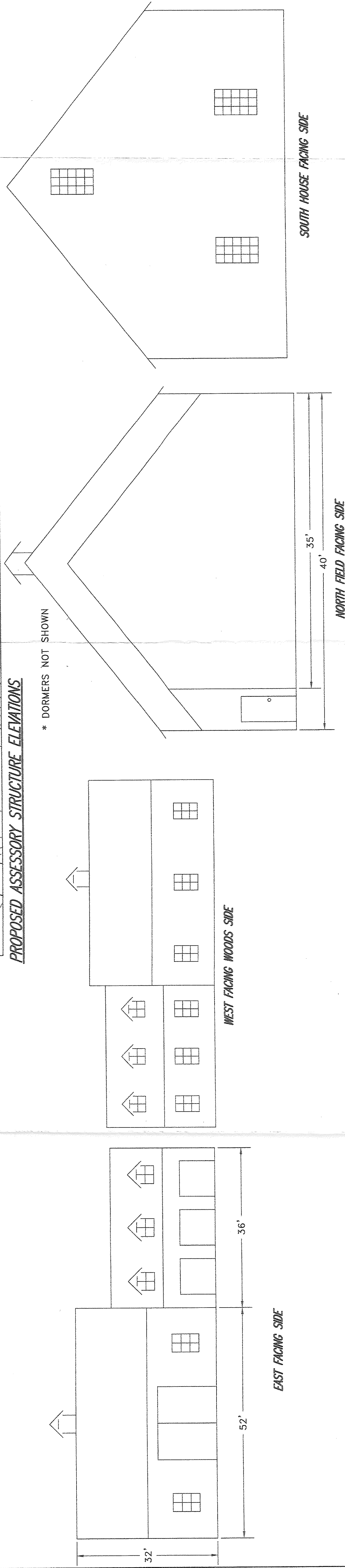
Watershed: Jones Falls URDL land type: 1

1. The existing dwelling is currently serviced by a private well and septic system.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

Regional Planning District: Pikesville District Code: 313

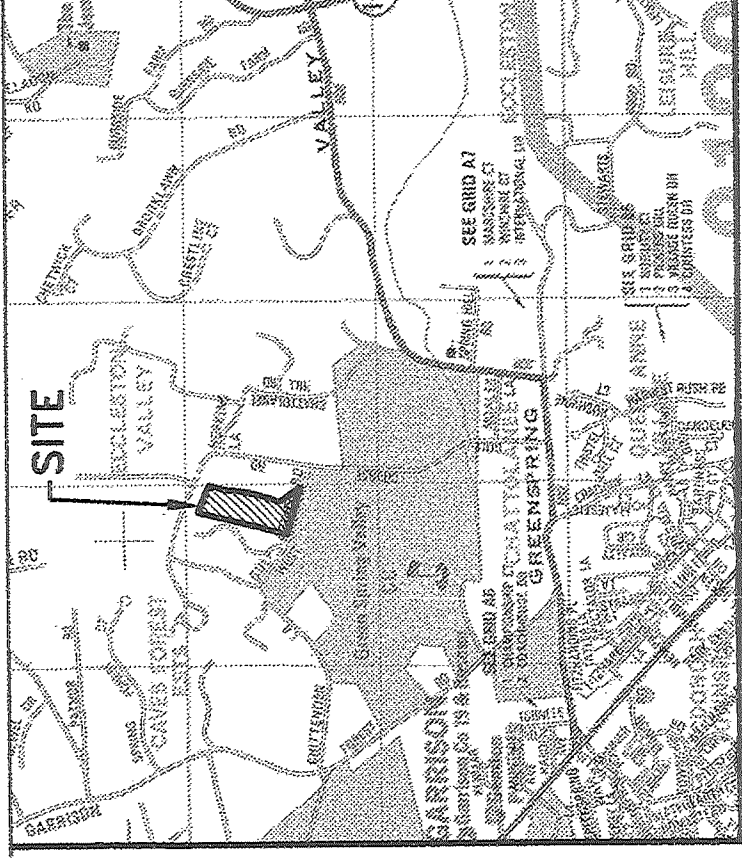
1. The subject dwelling is not historic. The subject property is located in the Greenspring Valley National Register Historic District.

To replace the existing garage with an accessory structure of a similar size in the same place.



Variances

1. To permit an accessory structure with a height of 32 feet in lieu of the required height of 15 feet per Section 400.3 BCZR



Vicinity Map -- Scale: 1' = 2000' 

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5595 m 410-419-4906
bdoak@bruceedoakconsulting.com

**PLAN TO ACCOMPANY
A ZONING PETITION
ON THE
ECK PROPERTY**

ECK PROPERTY

3106 GOLF COURSE ROAD
BALTIMORE COUNTY, MARYLAND
3rd ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT

Date: 4/7/2015

Scale: 1"=100'



5/16/15

2015-0225-A

PETITIONER'S S

EXHIBIT NO.