

IN RE: PETITION FOR ADMIN. VARIANCE *
(1006 Brooklandwood Road)
8th Election District *
2nd Council District *
E. Gillet II & Jenifer Anne Boyce *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0247-A

* * * * *

AMENDED
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, E. Gillet II & Jenifer Anne Boyce ("Petitioners"). The Petitioners are requesting Variance relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit an existing pool, a proposed accessory structure and a proposed sports court to be located in the side yards in lieu of the required rear yard placement; and (2) To permit the proposed accessory structure to have a height of 24 ft. in lieu of the maximum 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. No adverse ZAC comments were submitted from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 17, 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. 6-9-15

By DW

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 (activity building) height and usage, I will impose conditions that the structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

Pursuant to the posting of the property and the provisions of both the 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 9th day of **June, 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.), as follows: (1) To permit an existing pool, a proposed accessory structure and a proposed sports court to be located in the side yards in lieu of the required rear yard placement; and (2) To permit the proposed accessory structure to have a height of 24 ft. in lieu of the maximum 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

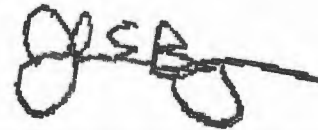
Date 6-9-15

2

By [Signature]

2. The Petitioners or subsequent owners shall not convert the subject detached accessory structure (activity building) into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The detached accessory structure (activity building) 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 6-9-15

By DLW



KEVIN KAMENETZ
County Executive

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

June 10, 2015

E. Gillet II and Jenifer Anne Boyce
1006 Brooklandwood Road
Lutherville, Maryland 21093

RE: **AMENDED ORDER** - Petition for Administrative Variance
Case No. 2015-0247-A
Property: 1006 Brooklandwood Road

Dear Mr. and Mrs. Boyce:

Enclosed please find a copy of the **AMENDED ORDER** rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the 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", with a long horizontal line extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Rick Richardson, Richardson Engineering, LLC, 30 E. Padonia Rd., Timonium, MD 21093

IN RE: PETITION FOR ADMIN. VARIANCE *
(1006 Brooklandwood Road)
8th Election District *
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BEFORE THE
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BALTIMORE COUNTY
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The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. No adverse ZAC comments were submitted from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 17, 2015, 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

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Date 6-9-15

By [Signature]

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 (activity building) height and usage, I will impose conditions that the structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

Pursuant to the posting of the property and the provisions of both the 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 9th 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.), as follows: (1) To permit an existing pool, a proposed accessory structure and a proposed sports court to be located in the side yards in lieu of the required rear yard placement; and (2) To permit the proposed accessory structure to have a height of 24 ft. in lieu of the maximum 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: 6-9-15

2

By: EW

2. The Petitioners or subsequent owners shall not convert the subject detached accessory structure (activity building) into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The detached accessory structure (activity building) 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 6-9-15

By DLW



KEVIN KAMENETZ
County Executive

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

June 9, 2015

E. Gillet II and Jenifer Anne Boyce
1006 Brooklandwood Road
Lutherville, Maryland 21093

RE: Petition for Administrative Variance
Case No. 2015-0247-A
Property: 1006 Brooklandwood Road

Dear Mr. and Mrs. Boyce:

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 the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Rick Richardson, Richardson Engineering, LLC, 30 E. Padonia Rd., Timonium, MD 21093

ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

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

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

Address 1006 Brooklandwood Road which is presently zoned RC-2

Deed Reference 32937/103

10 Digit Tax Account # 0807029525

Property Owner(s) Printed Name(s) E. Gillet II, and Jenifer A. Boyce

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

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

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

1. X **ADMINISTRATIVE VARIANCE** from section(s) [REDACTED]

BCZR: 400.1 & 400.3 → To permit an existing pool, a proposed accessory structure, and a proposed sports court to be located in the side yards in lieu of the required rear yard placement, and to permit the proposed accessory structure to have a height of 24 feet in lieu of the maximum 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 Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

21093 / 410-252-0294 / GBoyce@golfcart.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

21093 / 410-560-1502 / rick@richardsonengineering.net
Zip Code Telephone # Email Address

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

Legal Owners:

E. Gillet Boyce II / Jenifer Anne Boyce

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1006 Brooklandwood Road, Lutherville, MD

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Richardson Engineering, LLC Rick Richardson

Name - Type or Print

Signature

30 E. Padonia Road, Timonium

Mailing Address

City

MD

State

Zip Code

Telephone #

Email Address

Administrative Law Judge of Baltimore County

CASE NUMBER

2015-0247-A

Filing Date

5/8/15

Estimated Posting Date

POSTING: 5/17/15

JS

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

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 1006 Brooklandwood Road Lutherville MD 21093
Print or Type Address of property City State Zip Code

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

The existing pool in the side yard has been in existence since prior to the previous owner
The existing accessory structure has been on the site since the original subdivision. The addition to add a loft to the building will make a partial second story and have a total height of 24'. The building will be used as a recreation area for the children.
The accessories are in the side yard of the house because the overall depth of the house goes back far on the lot, so there is little rear yard behind the house.

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

E. RB
 Signature of Affiant

Gilbert Boyce
 Name- Print or Type

Jennifer Ann Boyce
 Signature of Affiant

Jennifer Ann Boyce
 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 5th day of May, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notaries Seal

Notary Public *Kan Park*

My Commission Expires 7/5/17

**ZONING DESCRIPTION FOR
1006 BROOKLANDWOOD ROAD
8TH ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the west side of Brooklandwood Road (50' right of way) 1,075' south from the centerline of the intersection of Falls Road (80' right of way) thence binding on the west side of Brooklandwood Road the following course and distance; (1) Southeasterly by a curve to the left with a radius of 415.00 feet and an arc length of 238.01 feet, (2) thence southwesterly by a curve to the right with a radius of 20.00 feet and length of 37.08 feet to a point on the north side of an unnamed 50 foot right-of-way for a future roadway, thence binding on the north side of the 50 foot right-of-way the following course and distance (3) South 65 degrees 33 minutes 04 seconds West 456.95 feet, thence leaving said 50 foot right-of-way the following courses and distances, (4) North 06 degrees 06 minutes 54 seconds East 370.38 feet, (5) North 08 degrees 22 minutes 04 seconds East 104.50 feet, (6) North 88 degrees 23 minutes 04 seconds East 268.00 feet to the point of beginning.

Being lot #11, Section #1 in the subdivision of Brooklandwood Farms as recorded in Baltimore County Plat Book #18, Folio #130, containing 131,068 square feet, or 3.01 acres.

2015-0247-A

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

No. **125420**

Date: **5/8/15**

PAID RECEIPT

BUSINESS ACTUAL TIME
 5/11/2015 5:08:2015 11:20:23

REL 0004 WILKIN BIL SAN

RECEIPT # 004791 5/08/2015

5 328 EOWING VERIFICATION

OR NO. 125420

Receipt Tot \$75.00

\$75.00 GL 1.00

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	206	0000		650						\$ 75.00

Total: **\$ 75.00**

Rec From: **GILLET + BUYLE**

For: **2015-0247-A**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/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: 2015-0247-A

Petitioner: E. GILLET + JENIFER BOYCE

Address or Location: 1006 BROOKLANDWOOD RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: E. GILLET + JENIFER BOYCE

Address: 1006 BROOKLANDWOOD RD.

LUTHERVILLE, MD 21093

Telephone Number: 410-252-0294

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0247 -A Address 1006 BROOKLAND WOOD RD.

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/8/15 Posting Date: 5/17/15 Closing Date: 6/1/15

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2015- 0247 -A Address 1006 BROOKLAND WOOD RD.

Petitioner's Name BOYCE Telephone 410-252-0294

Posting Date: 5/17/15 Closing Date: 6/1/15

Wording for Sign: TO PERMIT AN EXISTING POOL, A PROPOSED ACCESSORY STRUCTURE, AND
A PROPOSED SPORTS COURT TO BE LOCATED IN THE SIDE YARDS IN LIEU OF THE
REQUIRED REAR YARD PLACEMENT AND TO PERMIT THE PROPOSED ACCESSORY
STRUCTURE TO HAVE A HEIGHT OF 24 FEET IN LIEU OF THE MAXIMUM OF 15 FEET.

Revised 7/18/14

CERTIFICATE OF POSTING

2015-0247-A

RE: Case No.: _____

Petitioner/Developer: _____

Gillet Boyce

June 1, 2015

Date of Hearing/Closing: _____

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

Attn: 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: _____

1006 Brooklandwood Rd

May 17, 2015

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 May 17, 2015

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

MEMORANDUM

DATE: July 16, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0247-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



KEVIN KAMENETZ
County Executive

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

June 2, 2015

E Gillett II & Jenifer Anne Boyce
1006 Brooklandwood Road
Lutherville MD 21093

RE: Case Number: 2015-0247 A, Address: 1006 Brooklandwood Road

Dear M. & Ms. Boyce II:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 8, 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." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

cc: People's Counsel
Richardson Engineering, LLC, Rick Richardson, 30 E Padonia Road, Timonium MD 21093

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary

Date: 5/20/15

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

RE: Baltimore County
Item No 2015-0247-A
Administrative Variance
E. Gillet & Jennifer Anne Boyce II
1006 Brooklandwood 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. *2015-0247-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, appearing to read "Richard A. Zeller".

Brian Romanowski, Chief
Access Management Division

BR/raz



2015-08-17-A

EXIST. POOL

2015-
0247-A

Ex
Accessory
Structure



2015-0247-A

Pool

BEVERLAND WOOD
ROAD



2015-0247-A

EXISTING
ACCESSORY
STRUCTURE



BROOKLANDWOOD

R.D.

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment

DEVELOPMENT PLANS REVIEW

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

DEPS

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

FIRE DEPARTMENT

PLANNING

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

5-20

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 5-17-15by: Black

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 - 08 Account Number - 0807029525			
Owner Information					
Owner Name:	BOYCE E GILLET II BOYCE JENIFER ANN		Use: Principal Residence:	RESIDENTIAL YES	
Mailing Address:	1006 BROOKLANDWOOD RD LUTHERVILLE MD 21093-3701		Deed Reference:	/32937/ 00103	
Location & Structure Information					
Premises Address:		1006 BROOKLANDWOOD RD 0-0000		Legal Description: 1006 BROOKLANDWOOD RD BROOKLANDWOOD FARMS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0060	0007	0674		0000	1 11
					Assessment Year: 2014
					Plat No: 0018/ Plat Ref: 0130
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1953	4,330 SF				3.0000 AC
County Use					
04					
Stories	Basement	Type	Exterior	Ful/Half Bath	Garage
1	NO	STANDARD UNIT	BRICK	3 full/ 2 half	1Att/1Carport
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2014		07/01/2014	
Land:	230,000	230,000			
Improvements	525,400	715,300			
Total:	755,400	945,300		818,700	882,000
Preferential Land:	0				0
Transfer Information					
Seller: DURAKIS CHARLES A		Date: 12/17/2012		Price: \$1,227,500	
Type: NON-ARMS LENGTH OTHER		Deed1: /32937/ 00103		Deed2:	
Seller: BROOKS F RODGERS		Date: 08/10/2005		Price: \$782,500	
Type: ARMS LENGTH IMPROVED		Deed1: /22330/ 00371		Deed2:	
Seller: BROOKS RUTH S		Date: 12/30/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /21200/ 00661		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 08/14/2013					

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)District: **08** Account Number: **0807029525**

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.

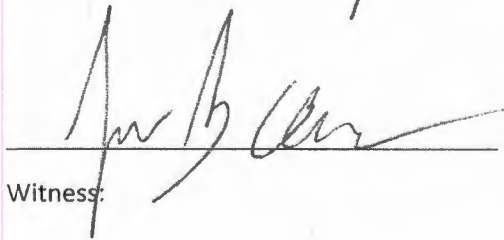
Affidavit for 1006 Brooklandwood Road

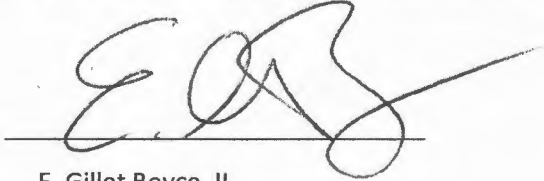
We, E. Gillet Boyce, II and Jenifer Anne Boyce are the owners of 1006 Brooklandwood Road, Lutherville-Timonium, MD 21093.

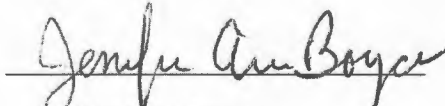
We have received a zoning variance for an accessory structure to be 24' high in the side yard of our residence in Case 2015-0247-A. This variance, being granted for an accessory structure which is to be used as an activity building. Construction details as contained in the building permit B891812 show that this building will have a powder room, but not a full bathroom, and will not contain any sleeping quarters.

We do hereby acknowledge and affirm that the building is to be used as an accessory structure and that it will not be used as a living quarters.

Witness:


Witness:


E. Gillet Boyce, II


Jenifer Anne Boyce

Accepted for Baltimore County Zoning Office:


Carl Richards



Lot # 8 2200026550

2014-0180-A
0808033780

Lot # 7

Lot # 6 1003
1999-0343-A
0802058576

1998-0362-SPH
1999-0017-SPH

0806058111

Lot # 9

RC5

1004

Lot # 6 2200026548
Pt. Bk. 0000068, Folio 0088

1004

1005

0802068870

Lot # 8

1995-0435-X
2006-0128-SPHA
1998-0305-SPH
2009-0202-SPHA

PAI # 080015

Pt. Bk./Folio # 018130
PAI # 080015

1006

PAI # 080617

Lot # 10 PAI # 080617

0822025470

1995-0435-X
2006-0128-SPHA
1998-0305-SPH
2009-0202-SPHA

Pt. Bk./Folio # MP92247
PAI # 080617

1007

NW 13-D 059C2

2 CD 8 ED

RC2

0807029525

Lot # 11

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

PAI # 080651 PAI # 080651
PAI # 080651 PAI # 080651
PAI # 080651 PAI # 080651

Lot # 13
Pt. Bk. 001008, Folio 0130

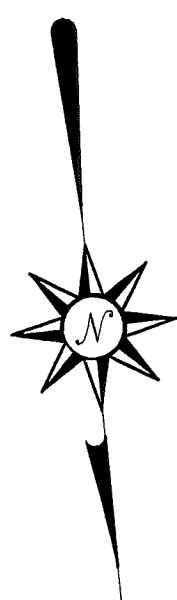
0802004590

1008

0813024180

Lot # 15

0802085900

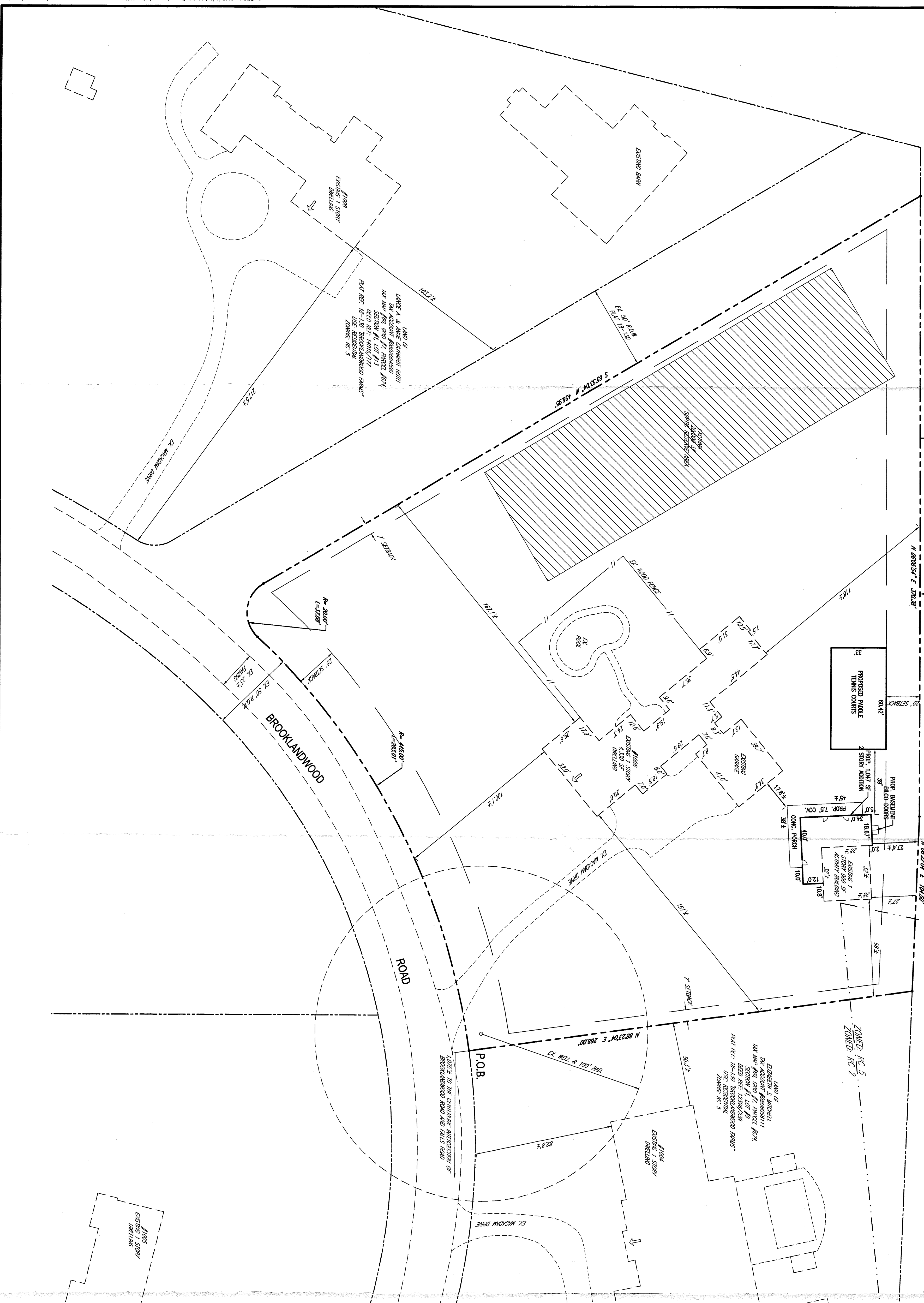
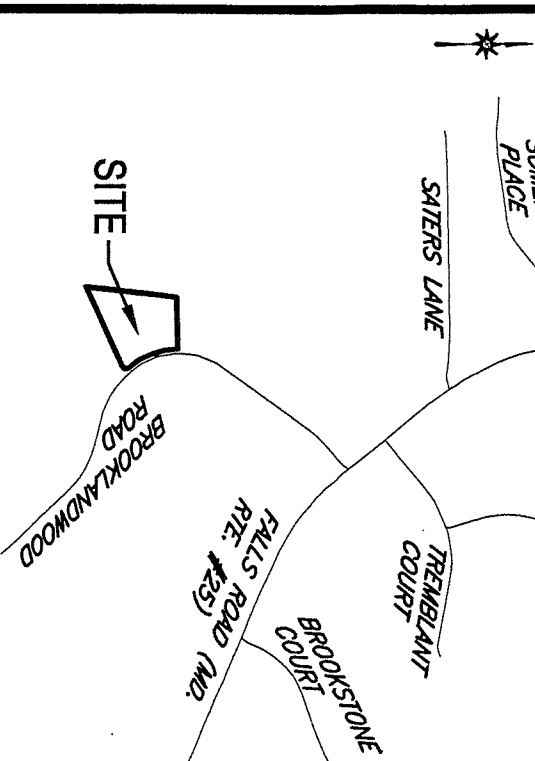


LAND OF
HARTWILLE PREPARATORY SCHOOL, INC.
TAX ACCOUNT #08200066828
TAX MAP #59, GRID #12, PARCEL #10
DEED REF: 23401/298
PLAT REF: 68-88 WESTWICK
USE: COMMERCIAL
ZONING: RC 2 & RC 5

MAPPALE PREPARATORY SCHOOL, INC.
TAX ACCOUNT #220026577
TAX MAP #59, GRD #12, PARCEL 156
DEED REF: 23481/298
PLAT REF: 68-68 WESTWICH
USE: RESIDENTIAL

FRANCIS M. & DONNA V. DAY
TAX ACCOUNT #2200205548
TAX MAP #59, GRID #12, PARCEL #566, LOT #6
DEED REF: 12114/482
PLAT REF: 08-88 "WESTSWAY"
USE: RESIDENTIAL
ZONING: R-1E

LOCATION MAP

 $1'' = 1000$ 

GENERAL NOTES:

1. OWNER: BOUCE II & SUMNER ANN BOUCE
1008 BROOKWOOD DR
LUTHERVILLE, MARYLAND 21093
2. SELLER: BOUCE II, SUMNER ANN
1008 BROOKWOOD DR
LUTHERVILLE, MD 21093
3. SALE PRICE: \$310,000.00 or 301.46 AC.
4. TAX ACCOUNT: #0607029525
5. JURISDICTION: DISTRICT 2D
6. TAXING AC: #60, 60.00
7. TAXING AC: 16-1-150, BROOKWOOD PARKS
ZONING: RC 2
8. LOT: #1, 2007 ZONING AC: BO 039627
(PER 1-2007 ZONING MAP ON FILE)
9. NO KNOWN PAST ZONING CASES ON FILE
10. THE PROPERTY IS NOT AGRICULTURAL
11. THE SITE DOES NOT LE WITHIN THE CHESEPEAKE
BAY CRITICAL AREA.
12. USES:
 - 13. EXISTING: RESIDENTIAL
 - 14. PROPOSED: RESIDENTIAL
15. SURROUNDING: RESIDENTIAL, WELL AND SEPTIC SYSTEM,
SITES WITHIN ZONE "X" OF FLOOD INSURANCE
RATE MAP (FIRM) PANEL #240010245 F PANEL 245
OF 560 DATED AUGUST 2, 2011.
16. THE PROPERTY IS TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN.
17. WATERSHED: CHESAPEAKE FALLS.

2015-0247-A

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION FOR

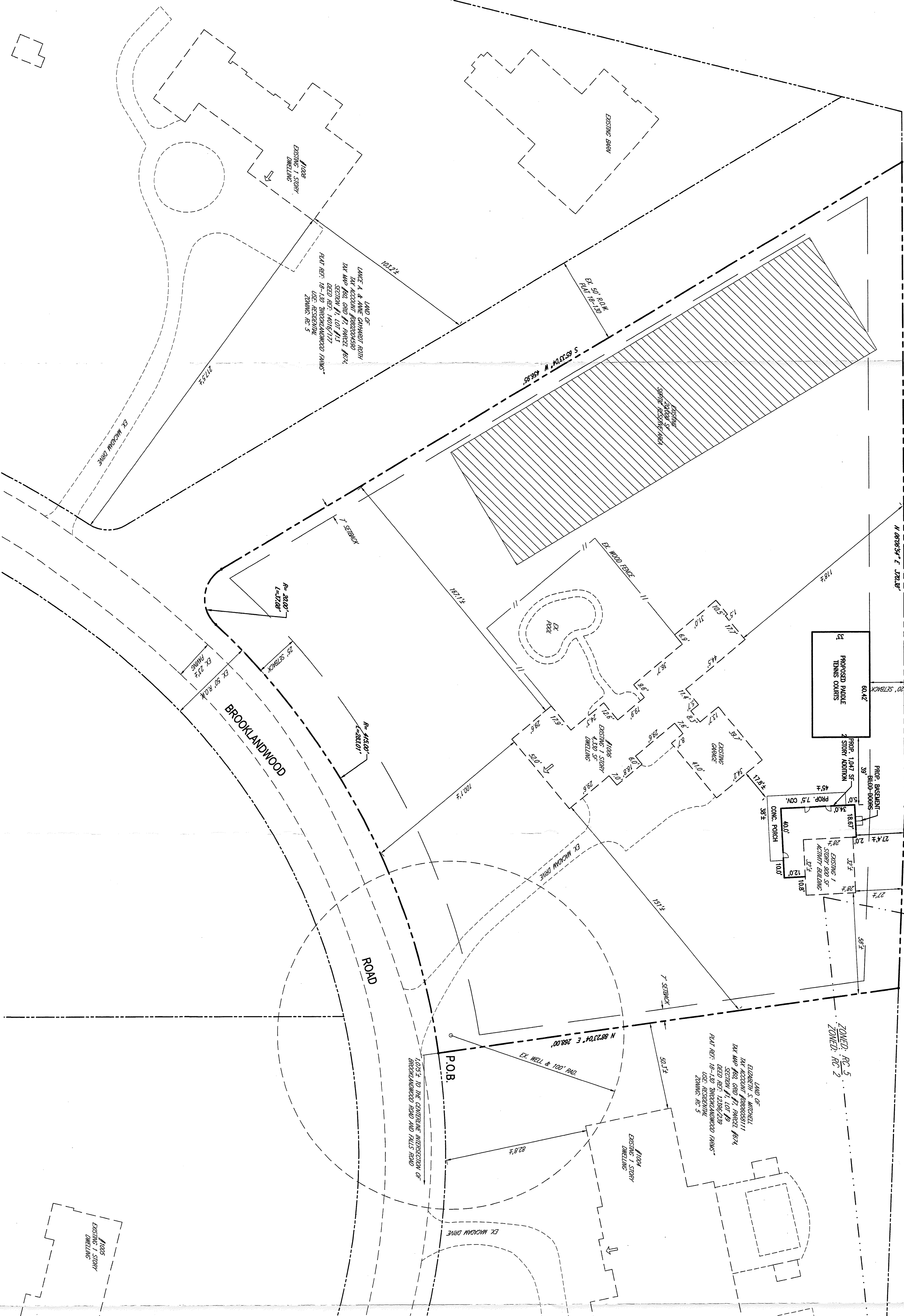
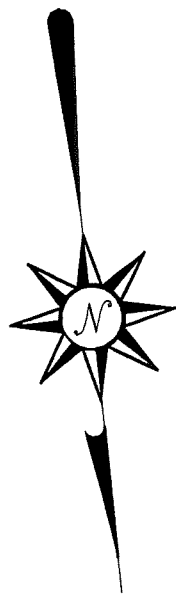
BOYCE RESIDENCE

#1006 BROOKLANDWOOD ROAD
LUTHERVILLE, MD. 21093

8TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

REVISIONS		
DATE	CHECKED BY:	SCALE:
06-04-15	PCR	1" = 30'
JOB NO.: 15045		
SHEET NO.: 1 OF 1		



LAND OF
MARTINE RESIDENTIAL SCHOOL, INC.
BY ACCOUNT #2000000000
TAX MAP #20 AND #12 PARCELS #10
DEED REF. 12114/402
PLAT REF. 69-88 WESTMINSTER
ZONING: RC 2 & RC 5

LAND OF
MARTINE RESIDENTIAL SCHOOL, INC.
BY ACCOUNT #2000000000
TAX MAP #20 AND #12 PARCELS #06
DEED REF. 12114/402
PLAT REF. 69-88 WESTMINSTER
ZONING: RC 2 & RC 5

LAND OF
MARTINE RESIDENTIAL SCHOOL, INC.
BY ACCOUNT #2000000000
TAX MAP #20 AND #12 PARCELS #06, LOT #5
DEED REF. 12114/402
PLAT REF. 69-88 WESTMINSTER
ZONING: RC 2

LAND OF
ELIZABETH S. WINTER
TAX MAP #20 AND #12 PARCELS #074
SECTION #1, LOT #5
DEED REF. 12114/402
PLAT REF. 69-88 WESTMINSTER
ZONING: RC 2

GENERAL NOTES:

- OWNER: GILLET E. BOYCE II & JENNIFER ANN BOYCE
- 1006 BROOKLANDWOOD ROAD
LUTHERVILLE, MARYLAND 21093
SITE AREA: 131,098 SF or 3.01 Ac.±
- DEED REF: 32937/103
- NO ACCOUNT: 059625
- QUINCY PARK SUBDIVISION
- TAX MAP #20, GRID #71 PARCEL #674, SECTION #1, LOT #11
- PLAT REFERENCE: 18-130 "BROOKLANDWOOD FARMS"
- GREEN 1-2007 ZONING MAP 059625
- NO KNOWN PRIOR PERMITS ON FILE.
- THE SITE DOES NOT LIE WITHIN THE CHESEPAKE BAY CRITICAL AREA.
- EXISTING: RESIDENTIAL
- PROPOSED: RESIDENTIAL
- SITE SERVED BY WATER, WELLS AND SEWER SYSTEM.
- INSURANCE RATE MAP (CRM) PANEL #2400100245 F PANEL 245 OF 580 DATED AUGUST 2, 2011
- ZONE X: PARCELS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD FLOODPLAIN.
- WATERSHED: JONES FALLS.

2015-02-17-1

Richardson Engineering, LLC

30 East Pedonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR

BOYCE RESIDENCE

#1006 BROOKLANDWOOD ROAD
LUTHERVILLE, MD. 21093
8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS			
DRAWN BY:	CHECKED BY:	SCALE:	SHEET NO.:
CND	FOR	1" = 30'	1 OF 1
DATE:	JOB NO.:		
05-04-15	15045		

Rev. Cor. 1

LOCATION MAP

1" = 1000'

