

M E M O R A N D U M

DATE: December 15, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0065-SPHA- Appeal Period Expired

The appeal period for the above-referenced case expired on December 10, 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

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(615 Westminster Pike) *

4th Election District *

4th Council District *

Bradley Bayliff, *Owner* *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2016-0065-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Bradley Bayliff, legal owner ("Petitioner"). The Special Hearing was filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an accessory apartment in an accessory building with a separate electrical meter. In addition, a Petition for Variance seeks to permit the height of 23 ft. of an existing accessory structure in lieu of the maximum of 15 ft. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the requests was Bradley Bayliff and Bruce Doak, a licensed surveyor who assisted the Petitioner. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Environmental Protection and Sustainability (DEPS) and the Department of Planning (DOP). There were no Protestants or interested citizens in attendance.

The subject property is 4.25 acres and zoned RC-4. Petitioner purchased the property this year, and the site is improved with a single family dwelling, detached garage and barn. SDAT records indicate the house is more than 100 years old. Petitioner wants to use the garage as an accessory apartment for his mother, which requires special hearing relief since the structure is

ORDER RECEIVED FOR FILING

Date 11/10/15

By sen

detached. Also, the garage height (existing) is 23 ft. which necessitates the variance. Following a discussion at the hearing, the Petition was amended to include an additional variance request under B.C.Z.R. §400, to permit the existing garage to be located in the side yard as opposed to the required rear yard.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioner has met this test. The large, rural property is irregularly shaped and is therefore unique. If the B.C.Z.R. were strictly interpreted, Petitioner would experience a practical difficulty, given he would need to raze the existing (and legally nonconforming) garage. 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 County opposition and by the support of the only immediate neighbor, who resides at 619 Westminster Pike. Exhibit 6.

With regard to the accessory apartment, Petitioner satisfies the requirements set forth in B.C.Z.R. §400.4, and a declaration containing those terms will be filed in the County land records. Petitioner requested a separate utility meter for the apartment, explaining that it would be more convenient and less expensive than obtaining service via the dwelling. While I am sympathetic to those concerns, the regulations require a showing of "necessity" for such a request, which I do not believe exists here. As such, that aspect of the special hearing request will not be granted.

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Date

11/10/15

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sen

THEREFORE, IT IS ORDERED this 10th day of November, 2015, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an accessory apartment in an accessory building, be and is hereby GRANTED.

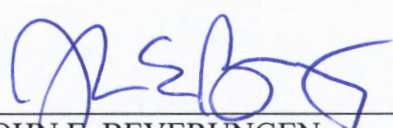
IT IS FURTHER ORDERED that the Petition for Variance to permit: (1) an existing accessory structure 23 ft. in height in lieu of the maximum of 15 ft.; and (2) an existing detached accessory structure to be located in the side yard, in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his 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, Petitioner would be required to return the subject property to its original condition.
2. Prior to issuance of permits Petitioner must contact the DEPS to obtain approval from the Ground Water Management section.
3. The accessory apartment may not have a separate utility meter.

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

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date

11/10/15

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 615 Westminister Pike Reisterstown 21136 which is presently zoned RC4

Deed References: _____ 10 Digit Tax Account # 0412020922

Property Owner(s) Printed Name(s) Bradley Lynn Bayliff

(SELECT THE HEARING(S) BY MARKING **X** 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 To permit an Accessory Apartment in an accessory building with a separate electrical meter.

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 the height of an existing accessory in lieu of the maximum of structure

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)

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):

Bradley Bayliff

Name #1 - Type or Print

Name #2 - Type or Print

Bradley Bayliff

Signature #1

Signature #2

615 Westminister Pike Reisterstown

Mailing Address

City

State

21136

Zip Code

4434633606

Telephone #

bradleysba

Email Address

Representative to be contacted:

Shantala Thompson

Name - Type or Print

[Signature]

Signature

(same as owner)

Mailing Address

City

4108075546

Zip Code

Telephone #

same

Email Address

CASE NUMBER 2016-00655PHA Filing Date 9/11/15

Do Not Schedule Dates: _____ R

RE

PROPERTY DESCRIPTION

ZONING PROPERTY DESCRIPTION FOR 615 Westminster Pike, Reisterstown MD 21136.

Beginning at a point on the southwest side of Westminster Pike which is 50 feet wide at the distance of 410 feet ^{Nob Hill} southwest of the centerline of the nearest improved intersecting street Nob Hill Park Drive which is 50 feet wide.

Beginning for the same AT A 1/2 INCH IRON PIPE, HERETOFORE SET, AT THE BEGINNING OF THE THIRD OR NORTH 42 DEGREES 20 MINUTES EAST 176.7 FOOT LINE OF THE FIRST PARCEL OF LAND WHICH BY A DEED DATED AUGUST 24, 2001 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER S-M. NO.15732 FOLIO 303 WAS CONVEYED BY RICHARD E LEE AND MILDRED M. LEE TO EBEN C. ECK AND JOAN K. ECK, SAID PIPE ALSO BEING AT THE END OF THE FOURTH OR NORTH 31 DEGREES 04 MINUTES 40 SECONDS EAST 253.38 FOOT LINE OF THE THIRD PARCEL OF LAND CONVEYED IN THE AFORESAID DEED, THENCE RUNNING WITH AND BINDING ON THE "THIRD AND FOURTH LINES OF THE AFORESAID FIRST PARCEL, AS" THE COURSES ARE NOW REFERRED TO THE MARYLAND COORDINATE SYSTEM NAD 83/91, THE TWO FOLLOWING COURSES AND DISTANCES, VIZ (1) NORTH 32 DEGREES 08 MINUTES 40 SECONDS EAST 173.38 FEET TO A ONE INCH IRON PIPE, HERETOFORE SET, AND (2) SOUTH 62 DEGREES 29 MINUTES 31 SECONDS EAST 73.32 FEET TO A 1/2 INCH IRON REBAR WITH A PLASTIC CAP MARKED "PROP MARK C-288" (HEREINAFTER REFERRED TO A "STANDARD MARKER"). NOW SET, AT THE SOUTH WESTERN MOST CORNER OF A PARCEL OF LAND, WHICH BY A SPECIAL WARRANTY DEED DATED NOVEMBERS, 2007 AND RECORDED AMONG THE LAND RECORDS IN BALTIMORE COUNTY IN LIBER S.M. NO. 26473 FOLIO 543 WAS CONVEYED BY REISTERSTOWN BIBLE CHURCH TO EBEN C. ECK AND JOAN C. ECK, SAID STANDARD MARKER, ALSO BEING AT THE BEGINNING OF THE FIFTH OR NORTH 38 DEGREES 56 MINUTES EAST 450 FOOT LINE OF A PARCEL OF LAND WHICH BY A DEED DATED NOVEMBER 26, 1985 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER S.M. NO. 7048 FOLIO 586 WAS CONVEYED BY ALAN V. CECIL AND BARBARA A. RENSHAW TO REISTERSTOWN BIBLE CHURCH, RUNNING THENCE WITH AND BINDING ON PART OF THE NORTH WESTERNMOST SIDE OF THE AFORESAID PARCEL CONVEYED BY REISTERSTOWN BIBLE CHURCH TO ECK AND RUNNING WITH AND BINDING ON A PART OF THE AFORESAID FIFTH LINE OF THE PARCEL CONVEYED BY CECIL AND RENSHAW TO REISTERSTOWN BIBLE CHURCH, "THE FOLLOWING COURSE AND DISTANCE. VIZ (3) NORTH 28 DEGREES 49 MINUTES 04 SECONDS EAST 411.93 FEET TO A GEAR SPIKE, NOW SET, TO INTERSECT THE SOUTH WIDENING LINE OF WESTMINSTER PIKE AS SHOWN ON STATE ROADS COMMISSION PLAT NO. 48952, SAID WIDENING BY AN INQUISITION DATED MARCH 21, 1985 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER E.H.K., JR. NO.6888 FOLIO 366 WAS ACQUIRED BY THE STATE ROADS COMMISSION OF THE STATE HIGHWAY ADMINISTRATION ACTING ON BEHALF OF THE STATE OF MARYLAND, RUNNING THENCE WITH AND BINDING ON THE AFORESAID SOUTH WIDENING LINE OF WESTMINSTER PIKE, (4) SOUTH 66 DEGREES 40 MINUTES 35 SECONDS EAST 40.18 FEET TO A STANDARD MARKER,

2016-0065-SPHA continued... →

ZONING PROPERTY DESCRIPTION FOR 615 Westminster Pike, Reisterstown MD 21136 (continued)

NOW SET, THENCE LEAVING SAID PIKE AND RUNNING WITH AND BINDING ON THE SOUTHEAST SIDE OF THE PARCEL CONVEYED BY REISTERSTOWN BIBLE CHURCH TO ECK, AND ALSO RUNNING PARALLEL WITH AND DISTANT. 40 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE THIRD LINE OF THIS DESCRIPTION, THE FOLLOWING COURSE AND DISTANCE, VIZ: (5) SOUTH 28 DEGREES 49 MINUTES 04 SECONDS WEST 384.85 FEET TO A STANDARD MARKER, NOW SET. 30 FEET MEASURED AT RIGHT ANGLES FROM THE FIFTH LINE OF THE AFORESAID FIRST PARCEL CONVEYED BY LEE TO ECK. THENCE RUNNING PARALLEL WITH AND DISTANT 30 FEET NORTHEASTERLY MEASURED AT RIGHT ANGLES FROM THE AFORESAID FIFTH LINE OF THE FIRST PARCEL, THE FOLLOWING COURSE AND DISTANCE, VIZ: (6) SOUTH 62 DEGREES 29 MINUTES 31 SECONDS EAST 51.56 FEET TO STANDARD MARKER, NOW SET, THENCE CONTINUING TO RUN WITH AND BIND ON THE SOUTHEAST SIDE OF THE PARCEL CONVEYED BY REISTERSTOWN BIBLE CHURCH TO ECK, (7) SOUTH 14 DEGREES 02 MINUTES 31 SECONDS EAST 141.32 FEET TO AN IRON BAR IN CONCRETE, HERETOFORE SET, AT THE BEGINNING OF THE LAST OR SOUTH 03 DEGREES 53 MINUTES EAST 155.1 FOOT LINE OF THE AFORESAID FIRST PARCEL FROM LEE TO ECK, THENCE RUNNING WITH AND BINDING ON SAID LINE, (8) SOUTH 14 DEGREES 02 MINUTES 31 SECONDS EAST 155.31 FEET TO THE END THEREOF AND TO INTERSECT THE FOURTH OR NORTH 62 DEGREES 30 MINUTES WEST 414.60 FOOT LINE OF THE SECOND PARCEL OF LAND CONVEYED BY LEE TO ECK IN THE AFORESAID DEED S.M. NO. 15732 FOLIO 303, THENCE RUNNING WITH AND BINDING REVERSELY ON SAID FOURTH LINE. (9) SOUTH 72 DEGREES 37 MINUTES 03 SECONDS EAST 260.97 FEET TO A STANDARD MARKER. NOW SO. THENCE LEAVING SAID FOURTH LINE AND RUNNING FOR LINES OF DIVISION THROUGH THE AFORESAID SECOND PARCEL FROM LEE TO ECK. THE TWO FOLLOWING COURSES AND DISTANCES, VIZ: (10) SOUTH 53 DEGREES 56 MINUTES 36 SECONDS WEST 226.00 FEET TO A STANDARD MARKER, NOW SET, AND (11) NORTH 71 DEGREES 02 MINUTES 57 SECONDS WEST 240.85 FEET TO INTERSECT THE SIXTH LINE OF THE AFORESAID SECOND PARCEL. SAID POINT ALSO BEING AT THE BEGINNING OF THE THIRD OR NORTH 60 DEGREES 50 MINUTES 45 SECONDS WEST 268.41 FOOT LINE OF THE AFORESAID THIRD PARCEL FROM LEE TO ECK. RUNNING THENCE WITH AND BINDING ON THE THIRD AND FOURTH LINES OF THE LAST MENTIONED PARCEL, THE TWO FOLLOWING COURSES AND DISTANCES, VIZ: (12) NORTH 70 DEGREES 25 MINUTES 21 SECONDS WEST 268.49 FEET TO A 1/2 INCH IRON PIPE, HERETOFORE SET, AND (13) NORTH 21 DEGREES 11 MINUTES 10 SECONDS EAST 250.07 FEET TO THE PLACE OF BEGINNING.

Containing 4.246 acres of land, more or less.

~~~~~FOR INFORMATIONAL PURPOSES ONLY~~~~~

The improvements thereon being known as No. 615 Westminster Road,
Reisterstown, Maryland.

BALTIMORE COUNTY, MARYLAND PROPERTY TAX ID #04-12-020926.

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number:

2016-0065-SP1A

Petitioner:

Bradley L. Bayliff

Address or Location:

615 Westminster Pike Reisterstown MD
21136

PLEASE FORWARD ADVERTISING BILL TO:

Name:

Bradley Bayliff

Address:

615 Westminster Pike

Reisterstown MD 21136

Telephone Number:

Shantela - 410.807.5546

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

No. **128735**

Date: **9/10/15**

PAID RECEIPT

BUSINESS ACTUAL TIME ORN
 9/10/2015 9/10/2015 15:07:29 1

REC NO. WALKIN LEAS LJR
 RECEIPT # 610737 9/10/2015 OFU

5 528 ZONING VERIFICATION
 NO. 128735

Recpt Tot \$150.00
 \$.00 OK \$150.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
07	800	000		0.150				150.00

Total: **150.00**

Rec From: **Bradley Lynn Bayliff**

For: **2016-0065-SPHA**

615 Westminster Pike 21136

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: 10/15/2015

RE: Project Name: Public Hearing
Case Number /PAI Number: 2016-0065-SPHA
Petitioner/Developer: Bradley Bayliff
Date of Hearing/Closing: November 6, 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 615 Westminster Pike
Reisterstown, MD. 21136

The sign(s) were posted on 10/15/2015

(Month, Day, Year)



John M. Altmeyer
(Signature of Sign Poster)

John M. Altmeyer
(Printed Name of Sign Poster)

21722 Orwig Rd.
(Street Address of Sign Poster)

Freeland. MD. 21053
(City, State, Zip Code of Sign Poster)

410-382-6580
(Telephone Number of Sign Poster)



KEVIN KAMENETZ
County Executive

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

September 30, 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: 2016-0065-SPHA

615 Westminster Pike
SW/s Westminster Pike, 410 ft. +/- to centerline of Nob Hill Park Drive
4th Election District – 4th Councilmanic District
Legal Owner: Bradley Bayliff

Special Hearing to permit an accessory apartment in an accessory building with a separate electrical meter. **Variance** to permit the height of 23 ft. of an existing accessory structure in lieu of the maximum 15 ft.

Hearing: Friday, November 6, 2015 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Bradley Bayliff, 615 Westminster Pike, Reisterstown 21136
Shantala Thompson, 615 Westminster Pike, Reisterstown 21136

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 17, 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.**



KEVIN KAMENETZ
County Executive

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

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

Arnold Jablon
Director

AJ:kl

C: Bradley Bayliff, 615 Westminster Pike, Reisterstown 21136
Shantala Thompson, 615 Westminster Pike, Reisterstown 21136

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TO: PATUXENT PUBLISHING COMPANY
Thursday, October 15, 2015 Issue - Jeffersonian

Please forward billing to:

Bradley Bayliff
615 Westminster Pike
Reisterstown, MD 21136

410-807-5546

NOTICE OF ZONING HEARING

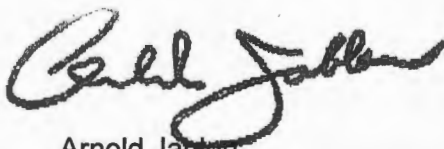
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
615 Westminster Pike; SW/S Westminster	*	OF ADMINSTRATIVE
Pike, 410' to c/line Nob Hill Park Drive	*	HEARINGS FOR
4 th Election & 4 th Councilmanic Districts	*	
Legal Owner(s): Bradley Bayliff	*	BALTIMORE COUNTY
Petitioner(s)	*	
	*	2016-065-SPHA

* * * * *

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
SEP 29 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 29th day of September, 2015, a copy of the foregoing Entry of Appearance was mailed to Shantala Thompson, 615 Westminster Pike, Reisterstown, Maryland 21136, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Case No.: 2016-0065-SPHA

Exhibit Sheet

Petitioner/Developer

Protestant

EW
12-15-15

SLR
11-10-15

No. 1	Site plan	
No. 2	Zoning map	
No. 3	My Neighborhood Aerial photo	
No. 4	Plan to Accompany photos and photos A-K	
No. 5	5 A-J photos + Key sheet re: 2d meter	
No. 6	Letter of support from adjacent neighbor	
No. 7	Calculation re: electrical service	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate and does not constitute a warranty or representation of any kind. Use of or reliance upon this data.

PETITIONER' S

EXHIBIT NO. 2



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate and does not warrant, warrant, particular and lia indirect court or use of or reliance upon this data.

PETITIONER'S

EXHIBIT NO. 3

PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER 16-065
DATE 11-6-15

PETITIONER'S SIGN-IN SHEET

[illegible]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 23, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 615 Westminster Pike

RECEIVED

INFORMATION:

NOV 02 2015

Item Number: 16-065

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Bradley Bayliff

Zoning: RC 4

Requested Action: Special Hearing, Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Hearing to determine whether or not the Administrative Law Judge should permit an accessory apartment as an accessory structure with a separate electrical meter and the Petition for a Variance to permit an accessory structure with a height of 23' in lieu of the required 15'.

Parking of commercial vehicles for a time exceeding the time essential to the immediate use of the vehicle was observed on site by the Department upon a site visit.

The Department has no objection to the petition for the use of the accessory structure for an accessory apartment as it is understood to be within the context of BCZR Section 400 and, further has no objection to granting the petitioned height variance. No discussion of the necessity of a separate meter in support of the Petition as established in BCZR Section 400.4.B.4 was submitted to this Department. It is the recommendation of the Department that the request for a separate meter serving the accessory apartment be **DENIED** by the Administrative Law Judge. It is the position of the Department that in so doing, the intent of BCZR Section 400.4 is ensured in that the capacity to convert the structure to non-residential uses or a more intensive rental type residential use is constrained.

The Department recommends that, if approved, the Order include the following conditions:

- Upon the sale of the house to any person(s) not immediately related to the petitioners the accessory apartment shall be removed.
- Any parking of commercial vehicles for a time exceeding the time essential to the immediate use of the vehicle shall be subject to the requirements of BCZR Section 431.B or variances sought.

For further information concerning the matters stated herein, please contact Wallace S. Lippincott, Jr. at 410-887-3480.

Division Chief:
AVA/KS

Kathy S. Nelson

C: Wallace S. Lippincott, Jr.

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9/24/15</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
<u>10/7/15</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9/21/15</u>	STATE HIGHWAY ADMINISTRATION	<u>no obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. <u>2007-0019-SPH</u>)	
NEWSPAPER ADVERTISEMENT	Date: <u>10/15/15</u>	
SIGN POSTING	Date: <u>10/15/15</u>	by <u>Attorney</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 04 Account Number - 0412020926			
Owner Information					
Owner Name:	BAYLIFF BRADLEY L		Use:	RESIDENTIAL	
Mailing Address:	615 WESTMINSTER RD REISTERSTOWN MD 21136-4616		Principal Residence:	YES	
			Deed Reference:	/35935/ 00107	
Location & Structure Information					
Premises Address:		615 WESTMINSTER RD REISTERSTOWN 21136-4616		Legal Description:	4.246 AC SS WESTMINSTER PIKE 1600 FT E OF GORES MILL RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0048	0003	0939		0000	
				Assessment Year:	Plat No: Plat Ref:
				2016	
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1910	2,728 SF	400 SF	4.2500 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	FRAME	3 full	1 Detached
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2013	07/01/2015	07/01/2016
Land:		129,100	129,100		
Improvements		260,000	260,000		
Total:		389,100	389,100	389,100	
Preferential Land:		0			
Transfer Information					
Seller: ECK EBEN C		Date: 03/13/2015		Price: \$440,000	
Type: ARMS LENGTH IMPROVED		Deed1: /35935/ 00107		Deed2:	
Seller: ECK EBEN C		Date: 02/11/2011		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /30497/ 00377		Deed2:	
Seller: LEE RICHARD E		Date: 11/07/2001		Price: \$457,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /15732/ 00303		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
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 04/13/2015					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **04** Account Number: **0412020926**

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.

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>).



KEVIN KAMENETZ
County Executive

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

October 28, 2015

Bradley Bayliff
615 Westminster Pike
Reisterstown MD 21136

RE: Case Number: 2016-0052 SPHA, Address: 615 Westminster Pike

Dear Mr. Bayliff:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 11, 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 fluid and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Shantala Thompson, 615 Westminster Pike, Reisterstown MD 21136

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 9/21/15

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

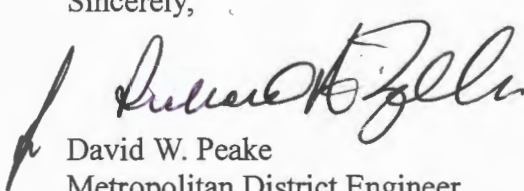
RE: Baltimore County
Item No. 2016-0065-SPHA
Special Hearing Variance
Bradley Bayliff
615 Westminster Pike
MD 140

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 9/21/15. A field inspection and internal review reveals that an entrance onto MD 140 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2016-0065 SPHA.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 2332 or by email at (rzeller@sha.state.md.us).

Sincerely,


David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

OCT 07 2015



OFFICE OF ADMINISTRATIVE HEARINGS

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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: 10-7-2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0065-SPHA
Address 615 Westminster Pike
(Bayliff Property)

Zoning Advisory Committee Meeting of September 21, 2015.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

A proposed apartment in the accessory building must be reviewed by Ground Water Management prior to building permit approval.

Reviewer: Dan Esser; Groundwater Management

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: September 24, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For September 28, 2015
Item No. 2016-0065, 0066, 0067 and 0068

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\ZAC09282015.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: 10-7-2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0065-SPHA
Address 615 Westminster Pike
(Bayliff Property)

Zoning Advisory Committee Meeting of September 21, 2015.

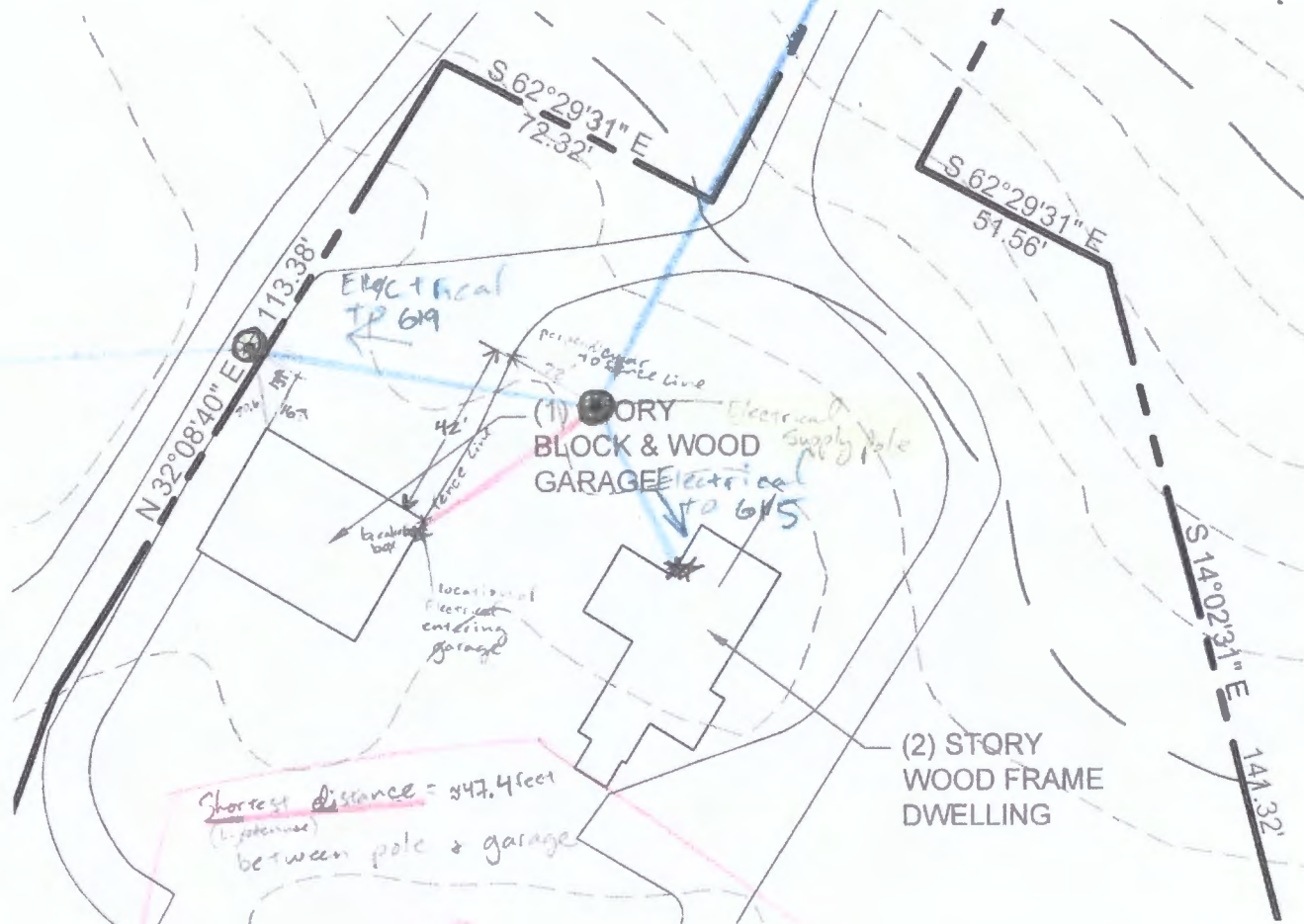
 X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

A proposed apartment in the accessory building must be reviewed by Ground Water Management prior to building permit approval.

Reviewer: *Dan Esser*; Groundwater Management

Existing
Electrical

From supply parallel along Westminster Pike
Electrical
to 615 + 619



Requested

Line to 2nd meter
to be installed on corner of garage

PETITIONER'S

EXHIBIT NO. 5 PLUS
A-J PHOTOS



615 Garage

V Westminster Pike V



Westminster Pike ^

615 -->

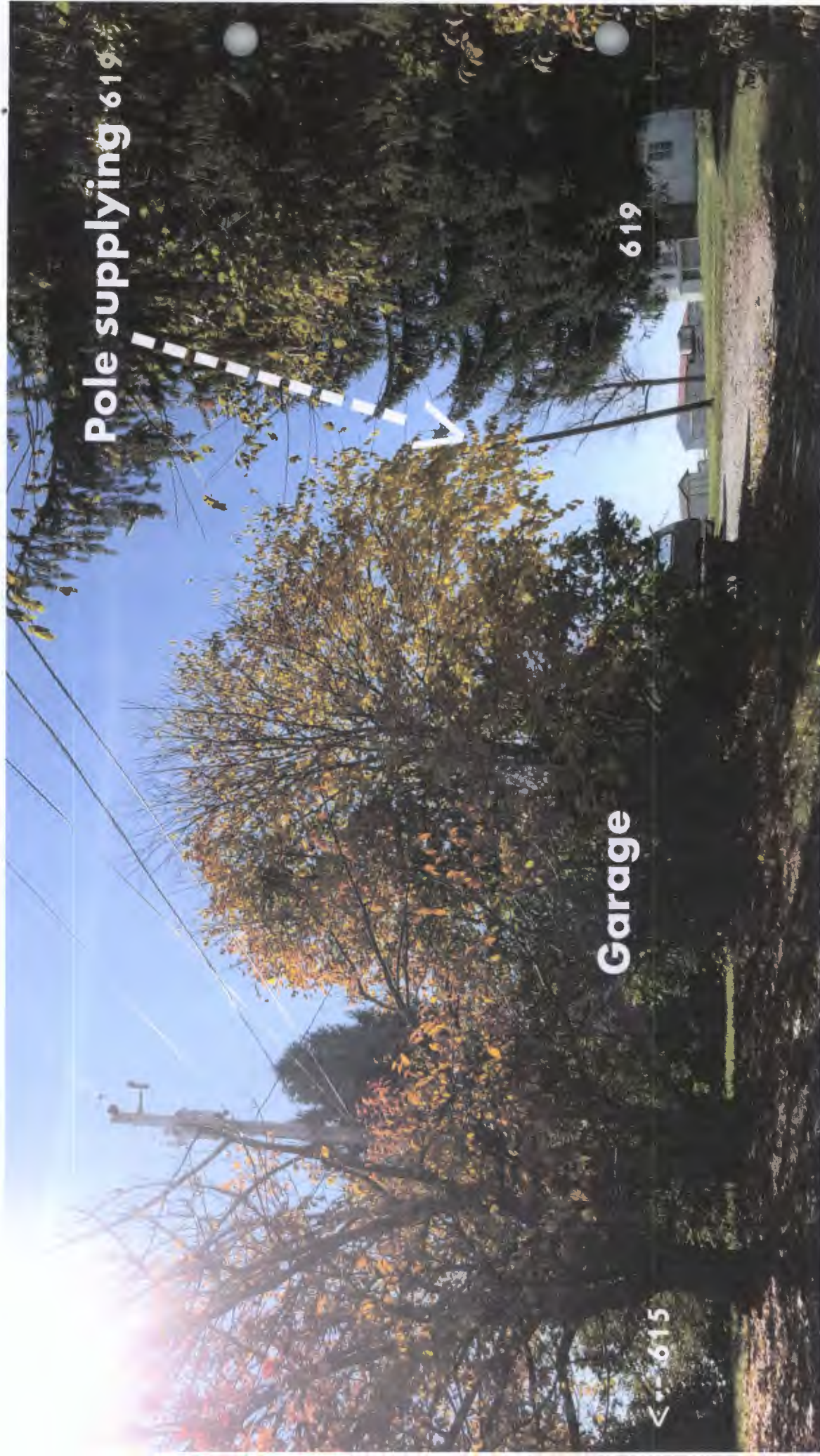
Garage



615

Garage

Westminster Pike -->



Pole supplying 619

Garage

619

<-- 615



Supply from
Westminster pike

Main
Elec Supply Pole

Garage

615

Westminster Pike →



Main Pole

Requested 2nd Meter

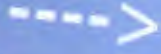
615 Supply

615

Westminster Pike

Garage

Pole supplying 619



615 Garage

619

Westminster Pike --->

Garage

<-- 619 Supply <--

Westminster Pike ^

615

Kydon

Requested

Main pole

615



Corner of Garage
Site of Requested second meter

October 5, 2015

To Whom It May Concern:

This letter is to inform that I, Anne L. Lentz (POA for Walter E. Carr) at 619 Westminster Pike, Reisterstown, MD, do not oppose Mr. Bradley Bayliff at 615 Westminster Pike in altering the roof line on his garage for an in-law suite.

Sincerely,

Anne L. Lentz POA for Walter Carr
Anne L. Lentz

PETITIONER' S

EXHIBIT NO. 6

Proposed Accessory Apt

Electrical

Petitioner #

Verizon LTE

7:28 PM

49%

< Message

don.docx

410 746 4224



General lighting	40 x25 = 1000 x 3 watts per foot =	3000
Small appliance	1500 x 2 =	3000
Bathroom	1500 x1 =	1500
Laundry	1500 x1 =	1500

9000

watts

Disposal	940
Dishwasher	1250
Dryer	7200
Oven	5000
Microwave	1500

20309

First 10000 at 100 %
Left over at 10309 at 40% =

10000
4124

Total

14124

Plus a/c

6440

20564 / 240 = 85.68 amps















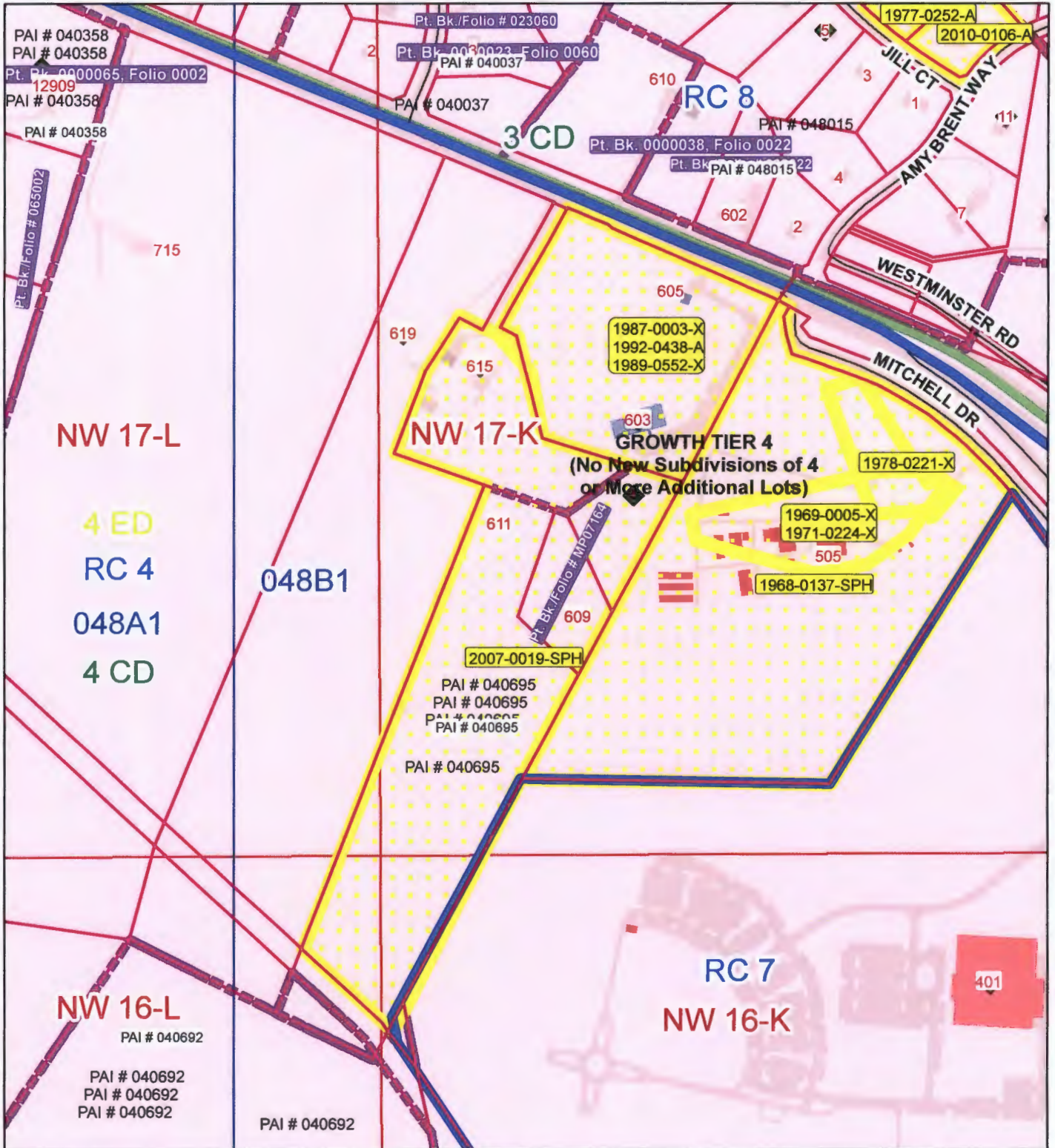








615 Westminster Pike



Publication Date: 9/10/2015



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



0 100 200 400 600 800 Feet

1 inch = 400 feet

2016-0065-SPAA

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration" is made on this 4th day of September, 2015, by and between Bradley L. Bayliff (hereinafter referred to as the "Declarant") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

Recitals

- A. The Declarant who is also the owner of this property has filed an application for a use permit and special hearing to: add an accessory (in-law) apartment in an accessory building. The proposed accessory apartment will be added to the existing second story level of the detached 3-bay concrete block garage structure by way of adding a dormer bump-out to the south-southwest facing "back" side of the sloped roof. The necessity for adding the dormer is to add living space with appropriate height ceilings to what is now an unfinished sloped ceiling attic storage space. The proposed addition of the accessory apartment will not alter the accessory building footprint. The proposed addition of the accessory apartment will encompass approximately 794 square feet. The property being located at: 615 Westminster Pike, Reisterstown MD 21136 and is more particularly described by metes and bounds in Exhibit A (The Property) and Exhibit B (The use permit or hearing plans) attached hereto and made a part hereof. The property is zoned RC-4 which is the particular zone in which the property is located.
- B. PAI or The Administrative Law Judge has approved the Declaration request to create an Accessory Apartment complete with dedicated bathing and cooking facilities, located on this owner-occupied property. The accessory apartment will be housing for: Wanda B. Bayliff, mother of Bradley Bayliff, property owner. The other residents of the property all reside within the main dwelling and are: Bradley Bayliff, property owner
Tracey Smith, property owner's domestic partner
Kyle Smith, Tracey Smith's son (aged 15)
Jacob Bayliff, owner's son (aged 5)
- The use permit must be renewed with PAI every two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval.
- C. As a condition of approval of the Declarant request, Bill No. 49-11 requires the filing of this Declaration among the Land Records of Baltimore County, to provide notice to any future owners, subsequent bona fide purchasers or users of the Property that no part of any improvements or addition on the Property may be used for separate living quarters and that all such improvements shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PAI. The use permit and this Declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of this Declaration when it is recorded in Land Records.

- D. Once the Accessory Apartment is no longer occupied by the persons named in this Declaration or if the property is sold, or the use permit has not been renewed within the 2 year time limit, the use permit will terminate, and any proposed changes in occupancy to the Accessory Apartment by the property owner or subsequent purchaser shall require a new request for a use permit.
- E. Upon use permit termination: 1) removal of the kitchen and possibly other residential elements, at the discretion of the PAI, from the Accessory Apartment in the accessory building will be required; and 2) the Declarant will provide written notification to PAI for the closing of the Department file.
- F. The covenants, conditions, and restrictions stated above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and by the owners of all or any portion of the Property.

Bradley L. Bayliff
Bradley Lynn Bayliff, Property Owner

State of Maryland County of Baltimore, Reisterstown

On this 10 day of September, 2015, before me, the undersigned officer, personally appeared Bradley Lynn Bayliff, known to me (or satisfactorily proven) to be the person whose name is subscribed to within the instrument and acknowledged that he executed the same for the purposes therein contained. In witness hereof I hereunto set my hand and official seal.

Thelma M. Brawner
Signature of Notary Public

THELMA M. BRAUNER
Name of Notary Public (printed)

My Commission expires Thelma M. Brawner
Notary Public, Carroll County, MD
My Commission Expires 06/21/2016

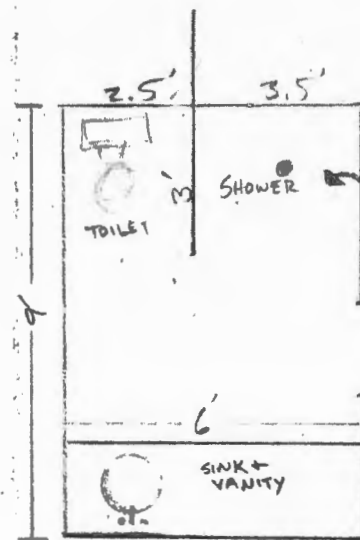
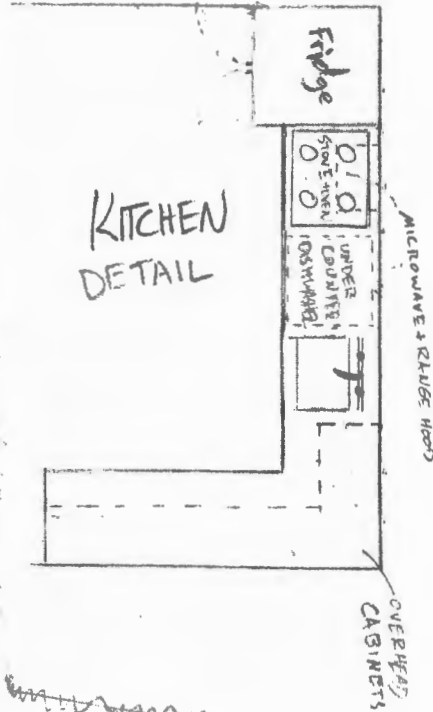
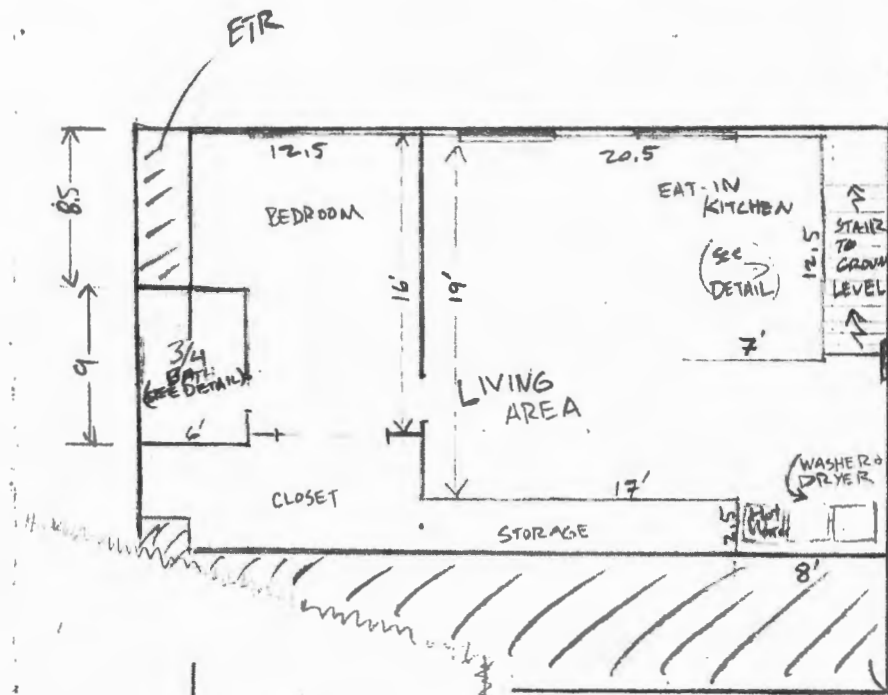
[Notary Seal]

615 Westminster Pike, Reisterstown
Proposed Accessory Apartment — FLOOR PLAN + DETAILS

1" = 4'

sq ft

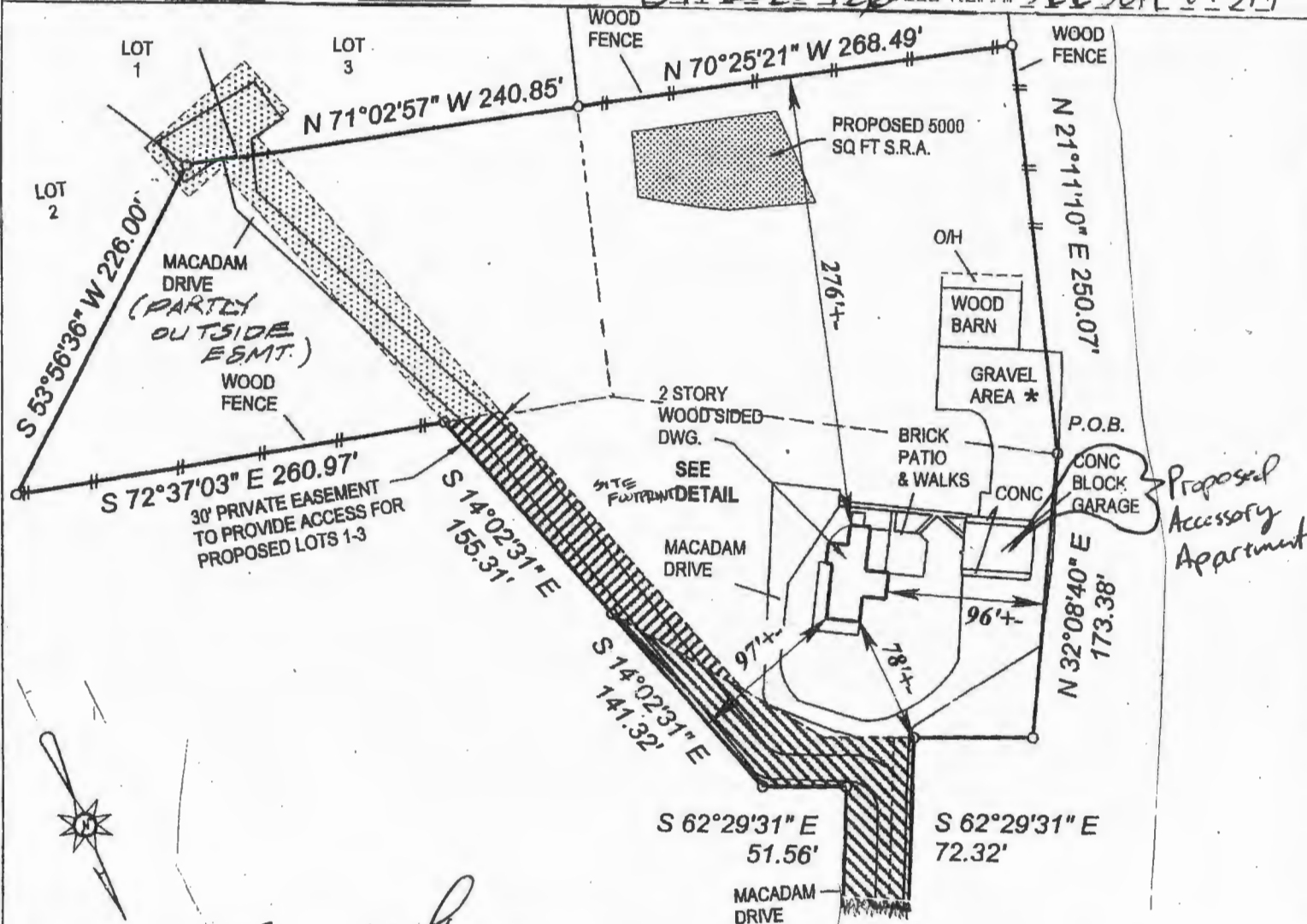
LIVING	390
BED	
BEDROOM	192
BATH	54
UTILITY	~64
STORAGE	
Total	~700



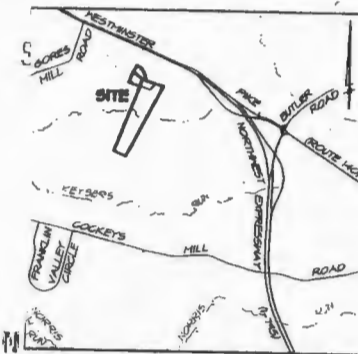
EXISTING UNFINISHED TO REMAIN (EXCEPT INSULATION ADDED)

0 5 10
1" = 10'

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 0412020926 DEED REF. # SEE 304197377



2016-0065.SPHA


$$t'' = 2000'$$

MAP IS NOT TO SCALE

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

N/A

GENERAL SITE INFORMATION

- Ownership: Bradley L. Bayliff
- Address: 615 Westminster Road Reisterstown, MD 21136
- Deed references: JLE 35925/107
- Area: 4.246 acres
- Tax Map / Parcel / Tax account #: 48 / 939 / 04-12-020926
- Election District: 4 Councilmanic District: 3
ADC Map: 4457D4 GIS tile: 048B1 Position sheet: 108NW10
Census tract: 404800 Census block: 240054048001001
Schools: Franklin ES Franklin MS Franklin HS
- The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS titles 0488B1 and the information provided by Baltimore County on the internet.
- Improvements: Single family dwelling, garage, barn & parking lot. All of the improvements will remain.

OFFICE OF ZONING

Zoning: R.C.4

Previous zoning case: 2007-0019-SPH

Environmental

Watershed: Liberty Reservoir URDL land type: 1

- The existing dwelling is currently serviced by a private well and septic system.
- The In Law Apartment will be served by a separate septic system that will be installed with a permit from Baltimore County.
- The In Law Apartment will utilize the existing well
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.
- The subject property is not located within a 100 year flood plain.

ENVIRONMENTAL

Watershed: Liberty Reservoir URDL land type: 1

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- The subject property is not located within a 100 year flood plain.

OFFICE OF PLANNING

Regional Planning District: Fowblesburg District Code: 303

- The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

To create an In Law Apartment in the second floor of the existing garage

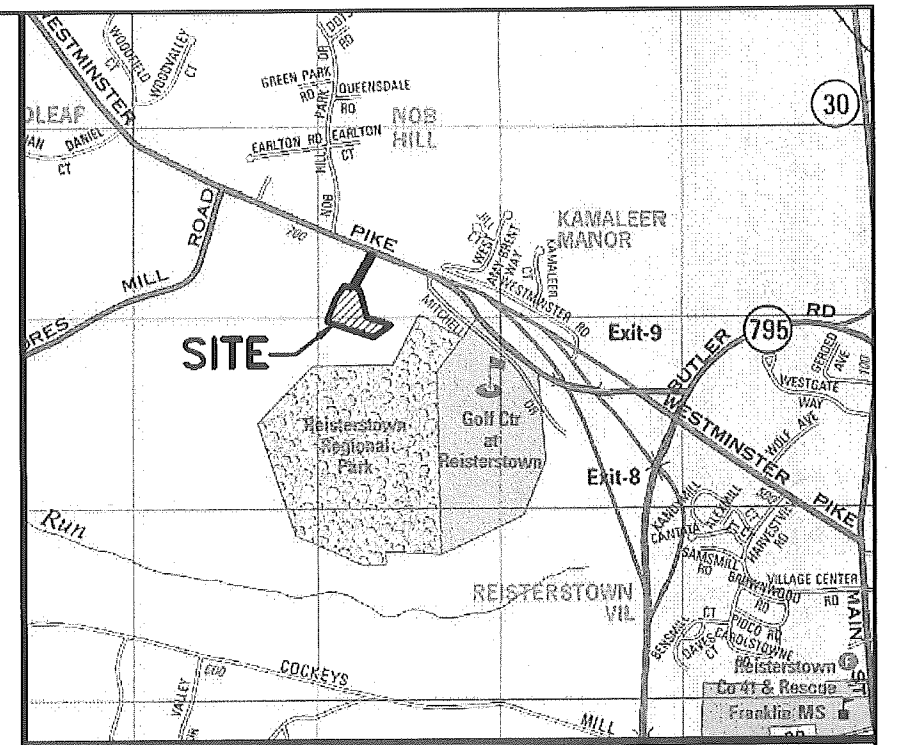
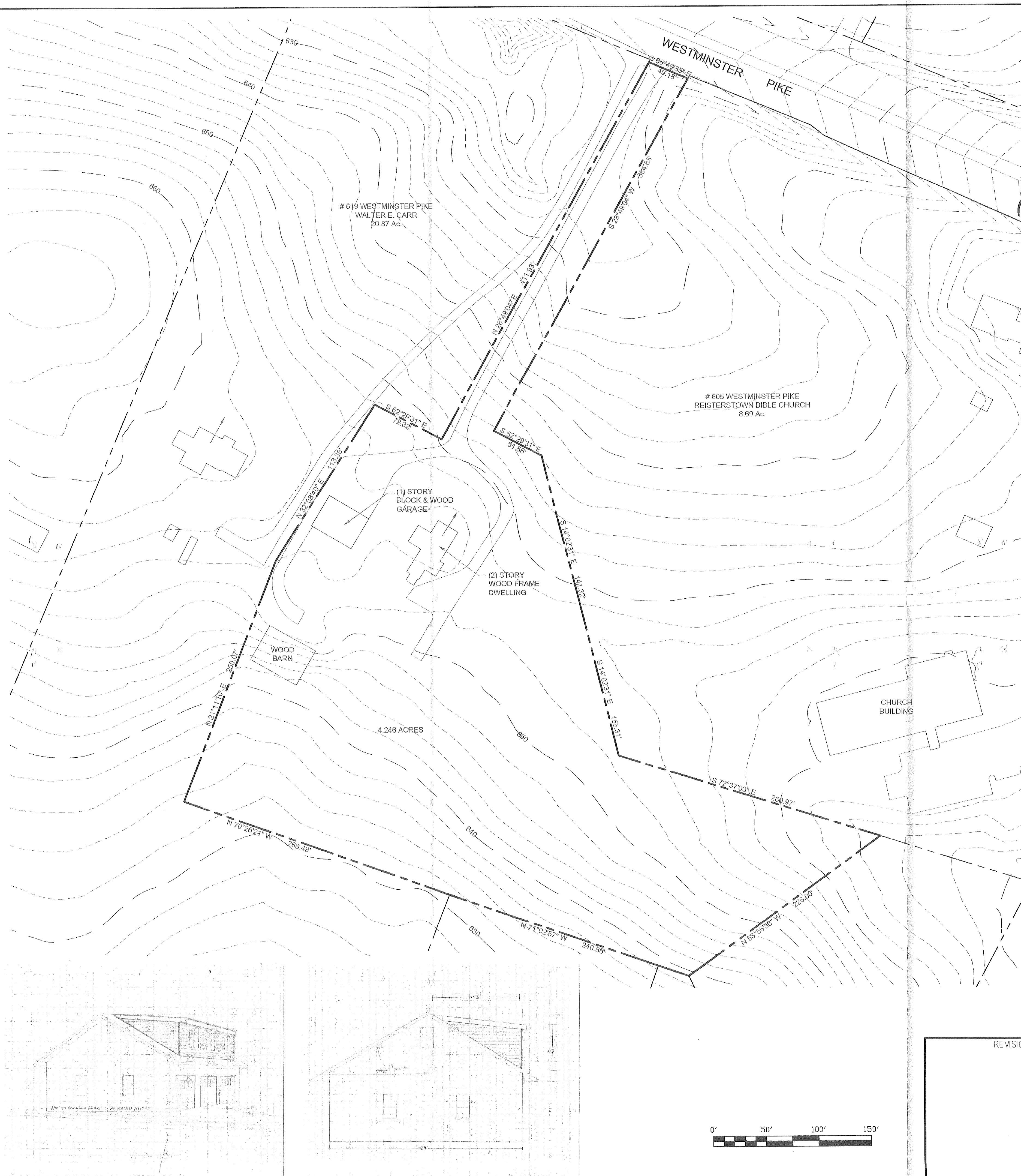
PETITION REQUESTS

Special Hearing

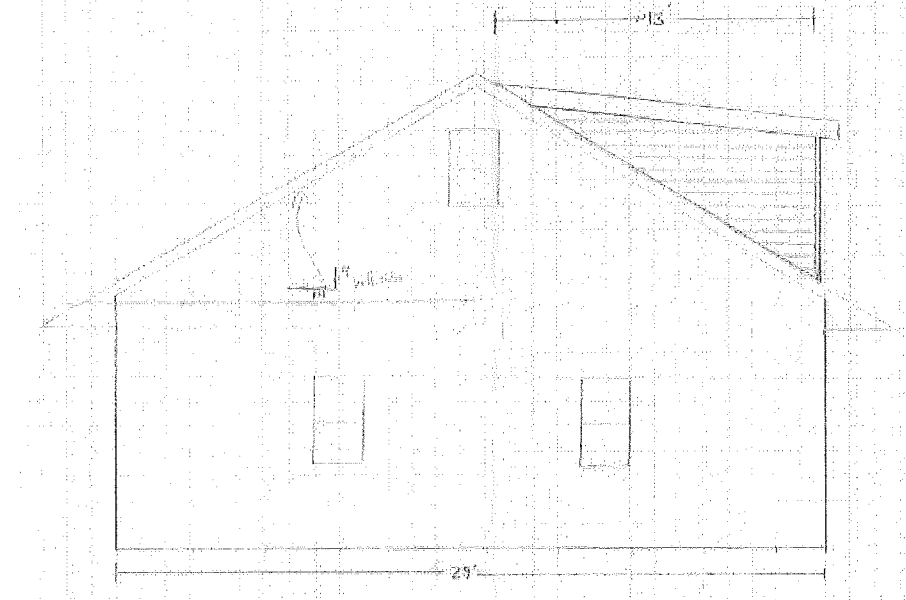
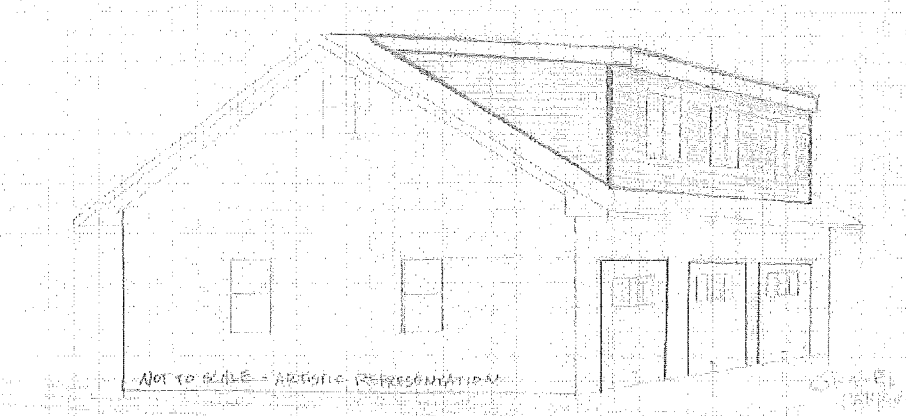
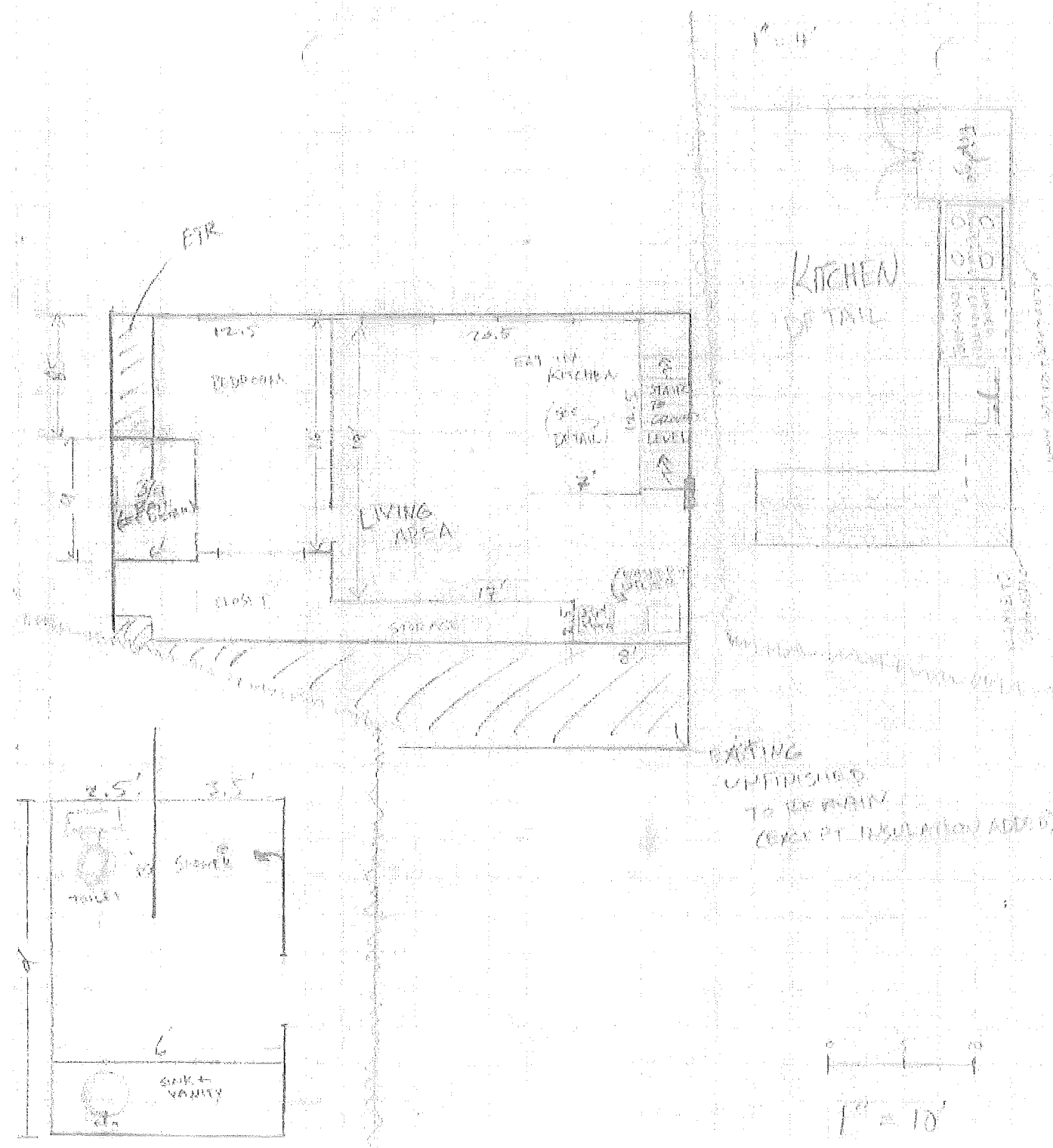
To permit an accessory apartment in an accessory building with a separate electrical meter.

Variance

To permit the height of 23 feet of the existing accessory structure in lieu of the maximum 15 feet.



Vicinity Map - Scale: 1' = 2000'
ADC The Map People - Permitted Use # 20612205



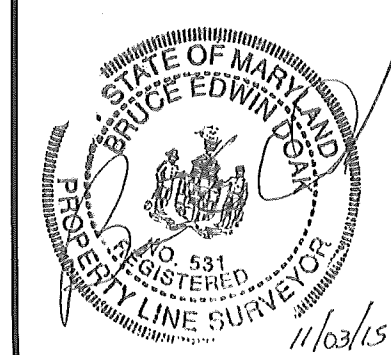
REVISION

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@brucedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION

615 WESTMINSTER PIKE

BALTIMORE COUNTY, MARYLAND
4th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT



Date: 10/26/2015

Scale: 1"=50'

PETITIONER'S

EXHIBIT NO.

GENERAL SITE INFORMATION

1. Ownership: Bradley L. Bayliff
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3. Deed references: JLE 35935/107
4. Area: 4.246 acres
5. Tax Map / Parcel / Tax account #: 48 / 939 / 04-12-020926
6. Election District: 4 Councilmanic District: 3
ADC Map: 4457D4 GIS tile: 04881 Position sheet: 108NW10
Census tract: 404800 Census block: 240054048001001
Schools: Franklin ES Franklin MS Franklin HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tiles 048881 and the information provided by Baltimore County on the Internet.
8. Improvements: Single family dwelling, garage, barn & parking lot. All of the improvements will remain.

OFFICE OF ZONING

Zoning: R.C. 4

Previous zoning case: 2007-0019-SPH

Environmental

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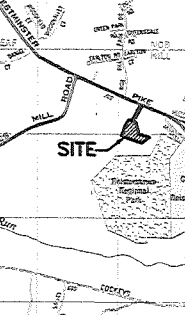
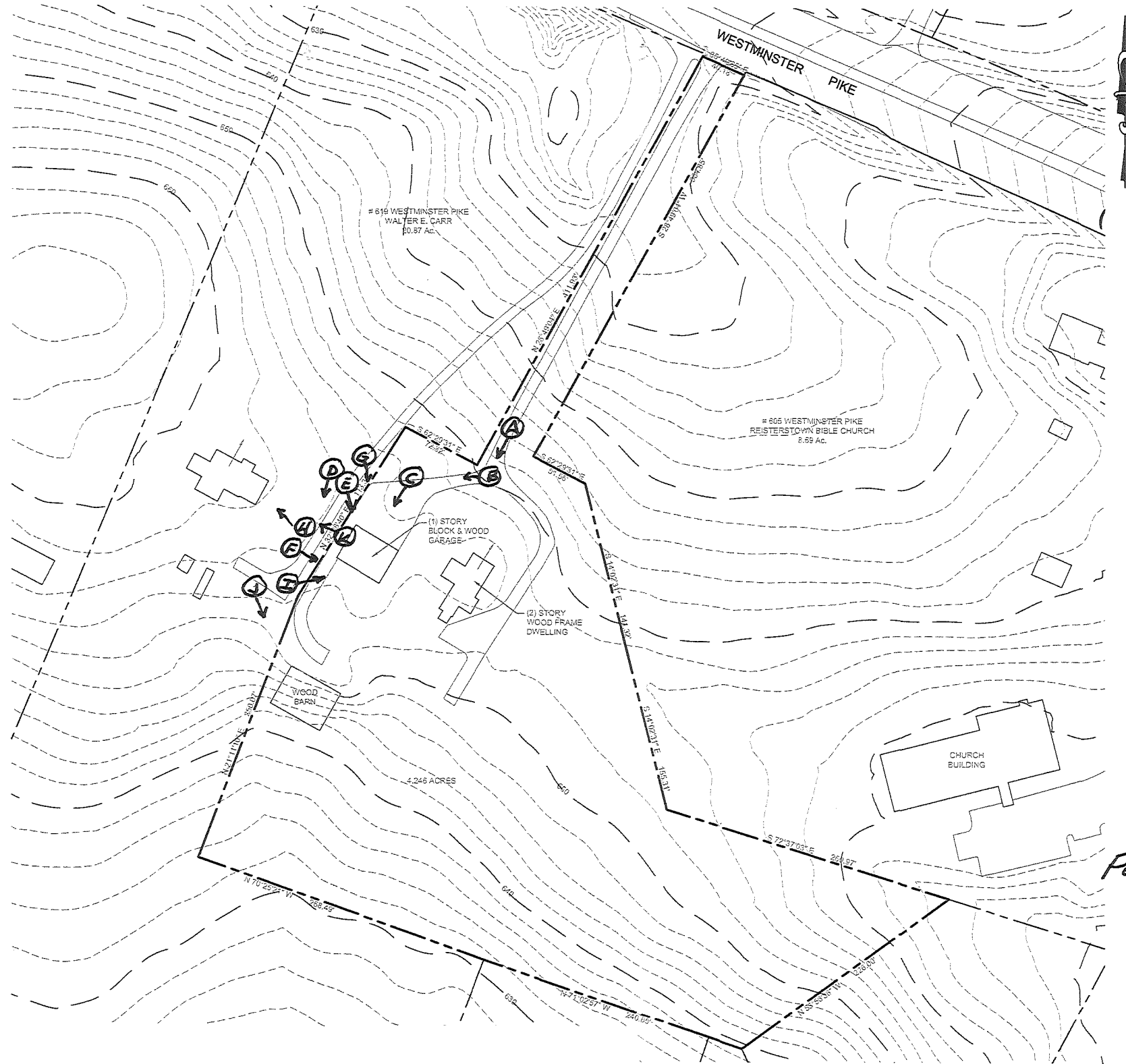
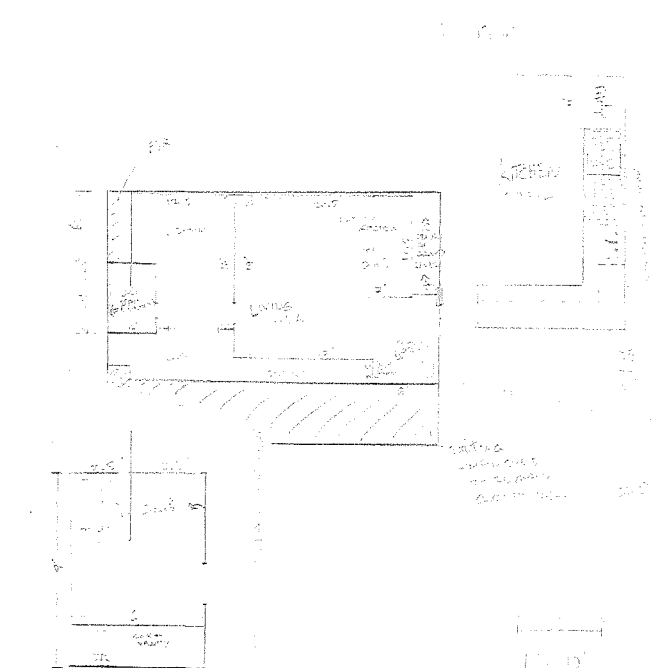
PETITION REQUESTS

Special Hearing

To permit an accessory apartment in an accessory building with a separate electrical meter.

Variance

To permit the height of 23 feet of the existing accessory structure in lieu of the maximum 15 feet.



Vicinity Map - Scale
ADC The Map People - Permitted

Plan to Accompany

Bruce E. Doak Consulting
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

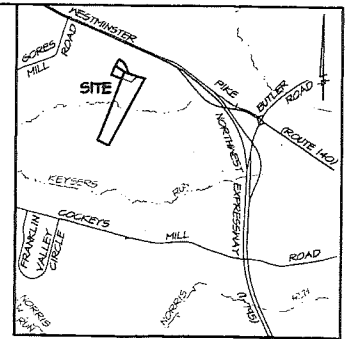
PLAN TO ACCOMPANY
A ZONING

615 WESTMINSTER
BALTIMORE COUNTY
4th ELECTION DISTRICT 3rd

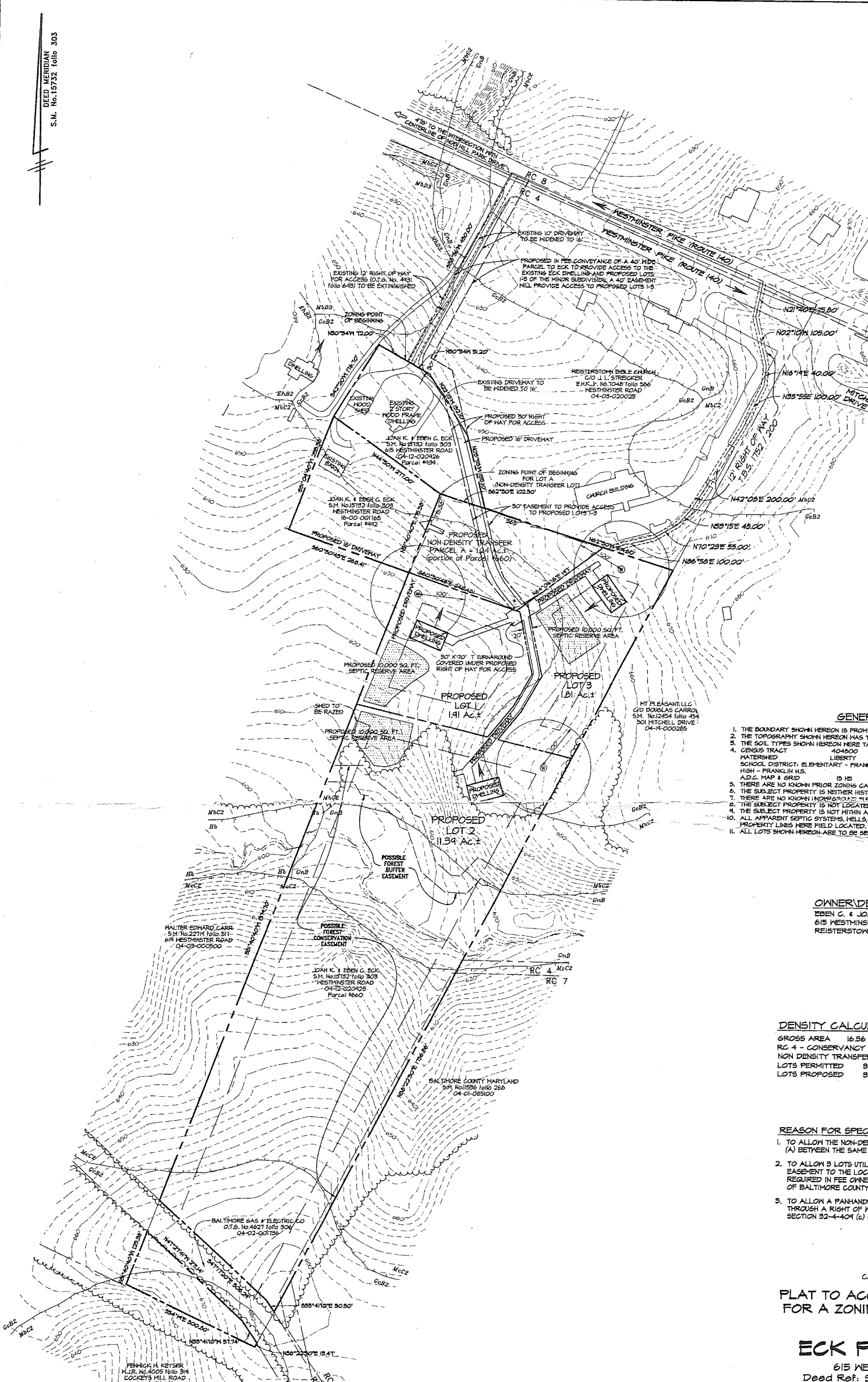
PETITION

EXHIBIT

DEED MERIDIAN
S.M. No. 15732 folio 303



VICINITY MAP
1" = 2000'



GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM A DEED.
2. THE TOPOGRAPHY SHOWN HEREON HAS BEEN TAKEN FROM BALTIMORE COUNTY GIS TILE 48 A1, 48 B1.
3. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP NO. 20.
4. CENSUS TRACT 140400 REGIONAL PLANNING DISTRICT 303 LIBERTY SUBDIVISION NONE
5. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
6. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
7. THERE ARE NO KNOWN INDEMNITIES, EASEMENTS, OR OTHER INTERESTS IN THE SUBJECT PROPERTY.
8. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
9. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
10. ALL APPARENT SEPTIC SYSTEMS, WELLS, AND SOIL PERCOLATION TESTS WITHIN 100' OF THE PROPERTY LINES WERE FIELD LOCATED.
11. ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.

OWNER/DEVELOPER

EDEN C. & JOAN K. ECK
615 WESTMINSTER ROAD
REISTERSTOWN, MARYLAND 21136-4616

DENSITY CALCULATIONS PARCEL #660

GROSS AREA 16.36 AC.
RC 4 - CONSERVANCY AREA 70% x 16.36 = 11.452 AC.
NON DENSITY TRANSFER PARCEL = 1.11 AC.
LOTS PERMITTED 9 LOTS
LOTS PROPOSED 9 LOTS AND 1 NONDENSITY PARCEL

REASON FOR SPECIAL HEARING

1. TO ALLOW THE NON-DENSITY TRANSFER OF A 1.11 AC. PARCEL (A) BETWEEN THE SAME OWNERS, JOAN K. & EDEN C. ECK.
2. TO ALLOW 3 LOTS UTILIZING AN EXISTING PRIVATE ACCESS EASEMENT TO THE LOCAL PUBLIC STREET IN LIEU OF THE REQUIRED IN-FEE OWNERSHIP PER SECTION 32-4-404 (1) (2) OF BALTIMORE COUNTY CODE.
3. TO ALLOW A PANHANDLE STRIP TO ACCESS THE LOCAL STREET THROUGH A RIGHT OF WAY IN LIEU OF AN IN-FEE STRIP PER SECTION 32-4-404 (c) OF BALTIMORE COUNTY CODE.

CASE # 07-019-SPH

PLAT TO ACCOMPANY A PETITION
FOR A ZONING SPECIAL HEARING
FOR THE

ECK PROPERTIES

615 WESTMINSTER ROAD
Deed Ref: S.M. No. 15732 folio 303
Tax Account No.: 04-12-020928
Tax Map 48; Grid 3; Parcel 660
Tax Account No.: 16-00-001768
Tax Map 48; Grid 2; Parcel 992
Zoned RC 4; GIS Tile 48 A1, 48 B1
4th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=100'

Date: JULY 07, 2006

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

COMPUTED: DRAWN: CLM CHECKED: FILE: X:\eck\westminister\mnh\revb 2.pro

PETITIONER'S

EXHIBIT NO. 1



9/30/06

LEGEND

- PROPOSED WELL AREA
- PROPOSED DWELLING
- EXISTING BUILDINGS
- SOIL LINE
- WOODS LINE
- EXISTING PAVING
- PROPOSED PAVING
- ZONING LINE
- PROPERTY LINE
- CONTOURS

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESITES W/ BASEMENT	STREETS & PARKING
GcB2, EHB2	Slight	Slight	Moderate, slope
HcC2, Mcc2	Moderate, slope	Moderate, slope	Severe, slope
HcD3	Severe, slope	Severe, slope	Severe, slope
GnB	Severe, high water table; moderately slow permeability	Severe, high water table	Severe, high water table
Hb	Severe, high water table; flooding hazard	Severe, high water table; flooding hazard	Severe, high water table; flooding hazard