

M E M O R A N D U M

DATE: May 24, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0232-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 23, 2016. 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: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(6315 LaGrange Lane)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Evan M. and Misty L. McGlome	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2016-0232-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Evan M. and Misty L. McGlome ("Petitioners"). The Petitioners are requesting Variance relief from § 1B02.3.B (Section 205.4 of the 1955 regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition (garage/second story bedroom) with a rear yard setback as close as 14 ft. in lieu of the minimum required 40 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 3, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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 and

ORDER RECEIVED FOR FILING

Date 4-21-16

By [Signature]

photographs 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.

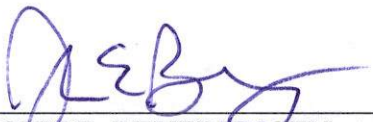
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 21st day of **April, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.B (Section 205.4 of the 1955 regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition (garage/second story bedroom) with a rear yard setback as close as 14 ft. in lieu of the minimum required 40 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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 4-21-16

By dlw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 6315 LAGRANGE LANE BALTIMORE, MD 21217 Currently zoned DR 3.5 *vested (R-20)*

Deed Reference 29116 / 00352 10 Digit Tax Account # 0913200290

Owner(s) Printed Name(s) EVAN M. MCGLONE MISTY L. CAMERON

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

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

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

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

Section 1B02.3.B (Section 205.4 of 1955 regulations) – to permit a proposed addition (garage/second story bedroom) with a rear yard setback as close as 14 feet in lieu of the minimum required 40 feet.

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

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

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

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

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

Owner(s)/Petitioner(s):

EVAN M. MCGLONE / MISTY L. MCGLONE

Name #1 – Type or Print

Name #2 – Type or Print

EVAN MCGLONE / MISTY L. MCGLONE

Signature #1

Signature #2

6315 LAGRANGE LANE BALTIMORE MD.

Mailing Address

City

State

21217 / (410) 320-2757 / emcglone13@gmail.com

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

EVAN MCGLONE

Name – Type or Print

EVAN MCGLONE

Signature

6315 LAGRANGE LN. BALTIMORE MD.

Mailing Address

City

State

21217 / 410 326 2757 / emcglone13@gmail.com

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 1 day of April, 2016, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0232-A Filing Date 3/25/16 Estimated Posting Date 4/3/16 Reviewer RJD

Rev 5/8/2014

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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

Address: 6315 LAGRANGE LANE BALTIMORE MARYLAND 21212
Print or Type Address of property City State Zip Code

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

My wife and I are expecting our second child in August. In order to accommodate our growing family, we are seeking more enclosed space at the North side of our house for general storage of strollers, toys, bikes, etc. and we need the ability to park vehicles undercover for safety in the winter months. Our lot has a large amount of square footage, but it is an oddly shaped trapezoid which makes it difficult to add to the footprint without encroaching on existing rear setback. There is no difficulty with meeting the side setback per the DR3.5 Zoning, but because of the odd angles of the lot, the left side of the property line also becomes the rear property line. This is not a typical house location and lot layout per the standard rectangular lots in the area, and we are seeking relief from this hardship in order to accommodate our growing family.

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

Evan McGlone
Signature of Owner (Affiant)

EVAN MCGLONE
Name- Print or Type

Misty L. McGlone
Signature of Owner (Affiant)

MISTY L. MCGLONE
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 22 day of March, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Evan & Misty McGlone

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

AS WITNESS my hand and Notaries Seal

KAREN J SHEA
Notary Public
Baltimore County
Maryland
My Commission Expires Oct. 16, 2018

[Signature]
Notary Public
10/16/18
My Commission Expires

Affidavit in Support of Administrative Variance

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

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

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

[Signature]
Signature of Owner (Affiant)

EVAN MCGLOME
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

MISTY L. MCGLOME
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 22 day of March, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Evan Misty McGlome

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

My Commission Expires 10/16/18

KAREN J SHEA
Notary Public
Baltimore County
Maryland
My Commission Expires Oct. 16, 2018



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 6315 LAGRANGE LANE BALTIMORE, MD 21217 Currently zoned DR 3.5

Deed Reference Z9116 / 00352 10 Digit Tax Account # 0913200290

Owner(s) Printed Name(s) EVAN M. MCGLONE MISTY L. CAMERON

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

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

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

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

Section 1B02.3.B (Section 205.4 of 1955 regulations) – to permit a proposed addition (garage/second story bedroom) with a rear yard setback as close as 14 feet in lieu of the minimum required 40 feet.

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

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

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

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

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

Owner(s)/Petitioner(s):

EVAN M. MCGLONE / MISTY L. MCGLONE

Name #1 – Type or Print

Name #2 – Type or Print

[Signature] [Signature]

Signature #1

Signature #2

6315 LAGRANGE LANE BALTIMORE MD.

Mailing Address

City

State

21217 / (410) 320-2757 / emcglone13@gmail.com

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

EVAN MCGLONE

Name – Type or Print

[Signature]

Signature

6315 LAGRANGE LN. BALTIMORE MD.

Mailing Address

City

State

21217 / 410 320 2757 / emcglone13@gmail.com

Zip Code

Telephone #

Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0232-A

Filing Date 3/25/16

Estimated Posting Date 4/3/16

Reviewer [Signature]

PROPERTY DESCRIPTION

FOR: ZONING VARIANCE PETITION APPLICATION

PROPERTY ADDRESS : 6315 Lagrange Lane Baltimore, Maryland 21212

CURRENT OWNERS: Mrs. Misty L McGLone and Mr. Evan M McGLone

DESCRIPTION:

ZONING PROPERTY DESCRIPTION FOR 6315 LAGRANGE LANE BALTIMORE, MD 21212

*BEGINNING for the same on the Easternmost side of LaGrange Lane, 20 feet wide, at the division of line between lots No.2 and No. 3 as shown on the Plat of Section "A" Macewood as filed among the Land Records of Baltimore County in the platt book G.L.B. No. 23, Folio 17 and running thence binding on the Easternmost side of said Lagrange Lane South 23 degrees 35 minutes and 18 seconds East 50 ft to the division line of the lots No. 1 and No. 2 as shown on the said Plat, thence leaving the said Easternmost side of said Lagrange Lane and running with and binding on said Division line North 87 degrees 12 minutes and 01 seconds East 209.64 ft to the Easternmost side of said Lot No. 2 as shown on the said Plat, thence running with and binding on said most Easternmost side of said lot No.2 and the Northernmost side of said lot No. 2 the two following courses and distances North 28 degrees 46 minutes 00 seconds East 72.00 feet and North 61 Degrees 14 minutes 00 seconds West 120 feet to the said division line between lots No. 2 and No.3 as shown on said plat thence running with and binding on said division line South 61 degrees 46 minutes 19 seconds West 180.30 feet to the place of the beginning.

BEGINNING FOR THE FIRST, thereof, being and compromising lot Number 2 as shown on the PLAT section "A" Macewood filed among the Land Records of Baltimore County Maryland in Platt Book G.L.B. Number 23, Folio 17

BEGINNING FOR THE SECOND thereof being and comprising of .043 acres of land more or less, of lot No. 3 as shown on the plat Section "A" Macewood file as aforesaid

The Improvements there on being known as 6315 LAGRANGE LANE, BALTMORE MD 21212

BEING the fee simple property which, be deed dared November 7, 1990 and recorded in the land records of the city of Baltimore, Maryland, in Liber 8649, Folio 471, was granted and conveyed by WILLIAM ROSS MACE, JR AND RUTH M. MACE unto RUTH M. MACE who departed this life on or about May 29, 2009.

9th Election District
5th Councilmanic District

Item #0232

R. 20 Zone—Residence, One-Family

Section 203—USE REGULATIONS

The following uses only are permitted:

203.1—Uses permitted and as limited in R. 40 Zone.

203.2—Special Exceptions—Same as in R. 40 Zone, Section 200.15, except airports and laboratories which are not permitted (see Sections 270 and 502).

Section 204—HEIGHT REGULATIONS:

Same as R. 40 Zone.

Section 205—AREA REGULATIONS

Minimum requirements, except as provided in ARTICLE 3, shall be as follows:

205.1—Lot Area and Width—Each principal building hereafter erected shall be located on a lot having an area of not less than 20,000 square feet, and a width at the front building line of not less than 100 feet, except that for four or more lots in the same ownership, and in the same tract, a minimum lot area of 15,000 square feet is permitted if an average of all the lot sizes in the same ownership and in the same tract equals 20,000 square feet or more, but not more than thirty per cent of the lots may have an area less than 20,000 square feet (see Section 304).

205.2—Front Yard—For dwellings, the front building line shall be not less than 40 feet from the front lot line and not less than 65 feet from the center line of the street, except as specified in Section 303.1; for other principal buildings—60 feet from the front lot line and not less than 85 feet from the center line of the street, except as in Section 303.1.

205.3—Side Yards—For dwellings, 15 feet wide, except that for a corner lot the building line along the side street shall be not less than 40 feet from the side lot line and not less than 65 feet from the center line of the street; for other principal buildings—30 feet wide, except that for a corner lot the building line along the side street shall be not less than 50 feet from the side lot line and not less than 75 feet from the center line of the street.

205.4—Rear Yard—40 feet deep.

Item #0232

CERTIFICATE OF POSTING

RE: Case No. 2016-0232-A

Petitioner: Evan McGlone

Hearing / Closing Date: 4/18/16

Baltimore County Department of
Permits and Development Management
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

6315 LaGrange Lane

on 4/3/16

Sincerely,

 4/3/16

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

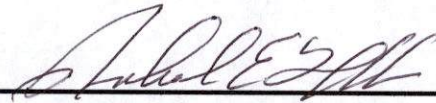
Certificate of Posting

Case No. 2016-0232-A



6315 LaGrange Lane

(Posted 4/3/16)

 4/3/16

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0232 -A Address 6315 LaGrange Lane
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 3/25/16 Posting Date: 4/3/16 Closing Date: 4/18/16

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 2016- 0232 -A Address 6315 LaGrange Lane
Petitioner's Name Evan McGlone Telephone 410 320 2757
Posting Date: 4/3/16 Closing Date: 4/18/16
Wording for Sign: To Permit a proposed addition (garage/second story
bedroom) with a rear yard setback as close as 14 feet in
lieu of the minimum required 40 feet

Revised 7/21/15

**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: 2016-0232-A
Property Address: 6315 LAGRANGE LN. BALTO. MD 21212
Property Description: EAST SIDE OF LAGRANGE LN.
450' +/- S OF BELONIA CENTER LINE
Legal Owners (Petitioners): _____
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: EVAN MCGLOONE
Company/Firm (if applicable): _____
Address: 6315 LAGRANGE LANE
BALTIMORE, MD 21212

Telephone Number: 410-320-2757

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

No. **134723**

Date: **3/25/16**

PAID RECEIPT

BUSINESS NAME: [illegible]
DATE: 3/25/2016
TIME: 11:00 AM
BY: [illegible]
RECEIPT # 134723
AMOUNT: \$ 520.00
BALANCE: \$ 134723
Receipt No: [illegible]
\$75.00 [illegible]
Baltimore County, MD

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

Total: **\$ 75.00**

Rec From: **EM McGlone**

For: **Zoning Hearing - case # 2016-0732-A**

DISTRIBUTION

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

CASHIER'S
VALIDATION

4-18

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 05 2016

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: April 5, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0232-A
Address 6315 LaGrange Lane
(McGlome Property)

Zoning Advisory Committee Meeting of April 11, 2016.

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

Reviewer: Steve Ford

Date: 04-05-2016



KEVIN KAMENETZ
County Executive

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

April 19, 2016

Evan & Misty McGlone
6315 LaGrange Lane
Baltimore MD 21212

RE: Case Number: 2016-0232 A, Address: 6315 LaGrange Lane

Dear Mr. & Ms. McGlone:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 25, 2016. 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

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



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

Date: 4/4/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0232-A

Administrative Variance
Evan M. & Misty L. McGlone
6315 La Grange Lane

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'Richard Zeller', is written over the word 'Sincerely,'.

David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

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: April 5, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0232-A
Address 6315 LaGrange Lane
(McGlome Property)

Zoning Advisory Committee Meeting of April 11, 2016.

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

Reviewer: Steve Ford Date: 04-05-2016

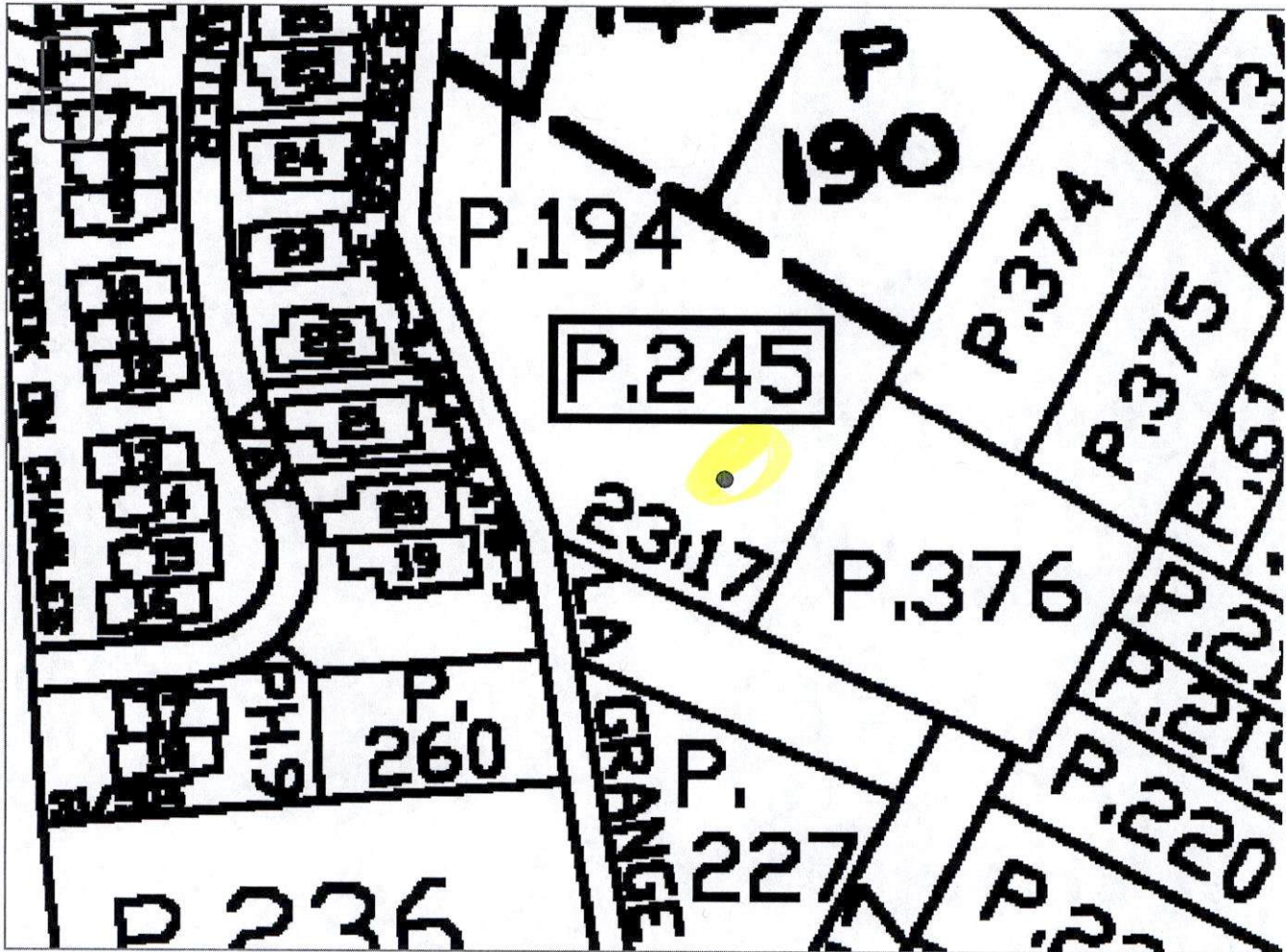
C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>4-5</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>4-4</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION (Case No. _____)		
PRIOR ZONING (Case No. _____)		
NEWSPAPER ADVERTISEMENT Date: _____		
SIGN POSTING Date: <u>4-3-16</u> by <u>Hoffman</u>		
PEOPLE'S COUNSEL APPEARANCE	Yes ☐	No ☐
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐	No ☐
Comments, if any: _____		

Baltimore County

[New Search \(http://sdat.dat.maryland.gov/RealProperty\)](http://sdat.dat.maryland.gov/RealProperty)

District: 09 Account Number: 0913200290



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>).

PROPOSE GARAGE



Item #0232



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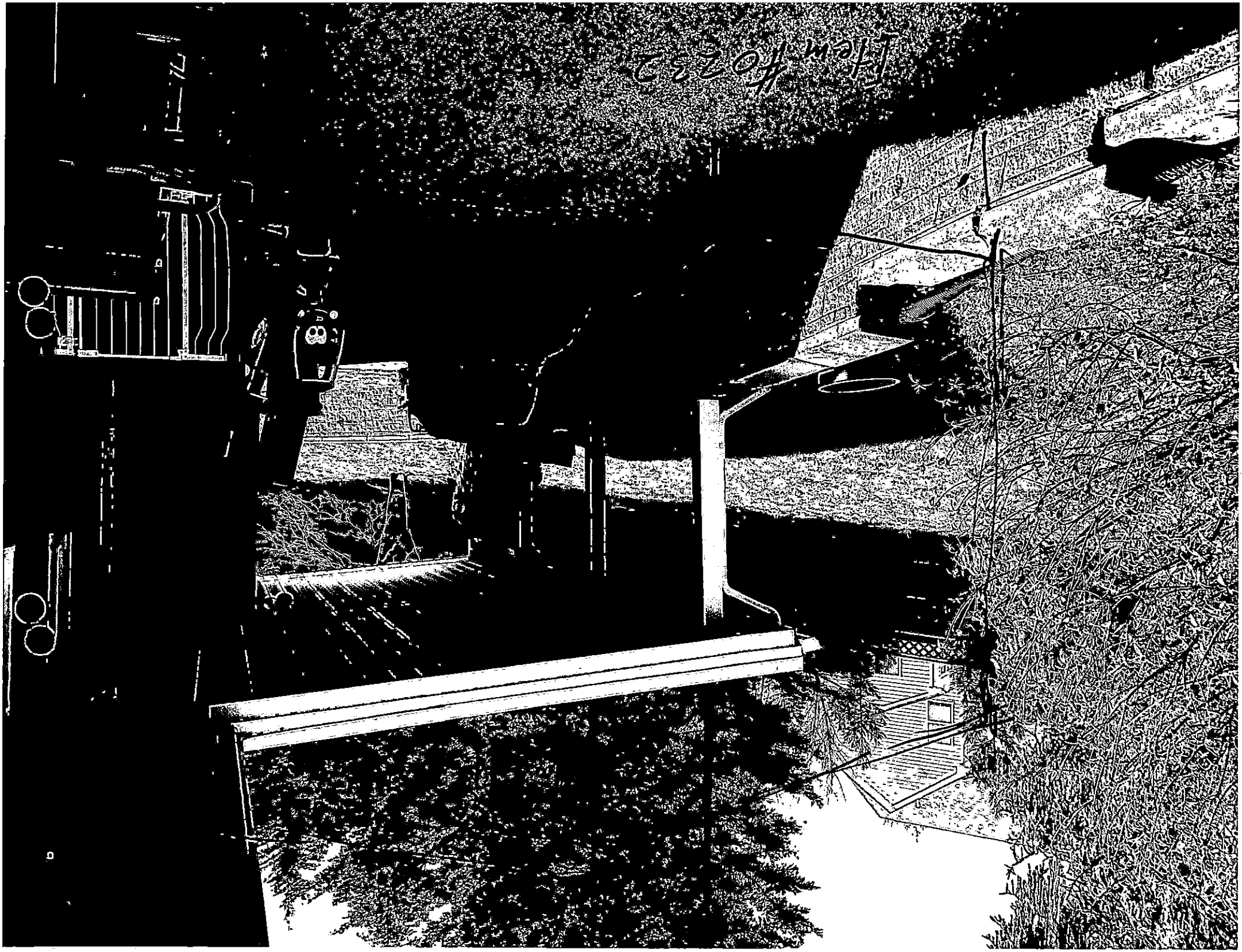
51

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53



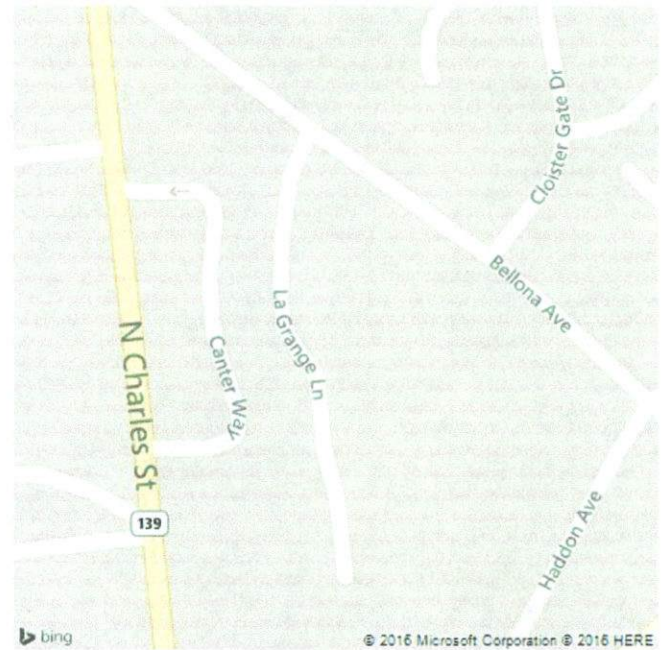
Item #0232



Item No 232

Item #02332



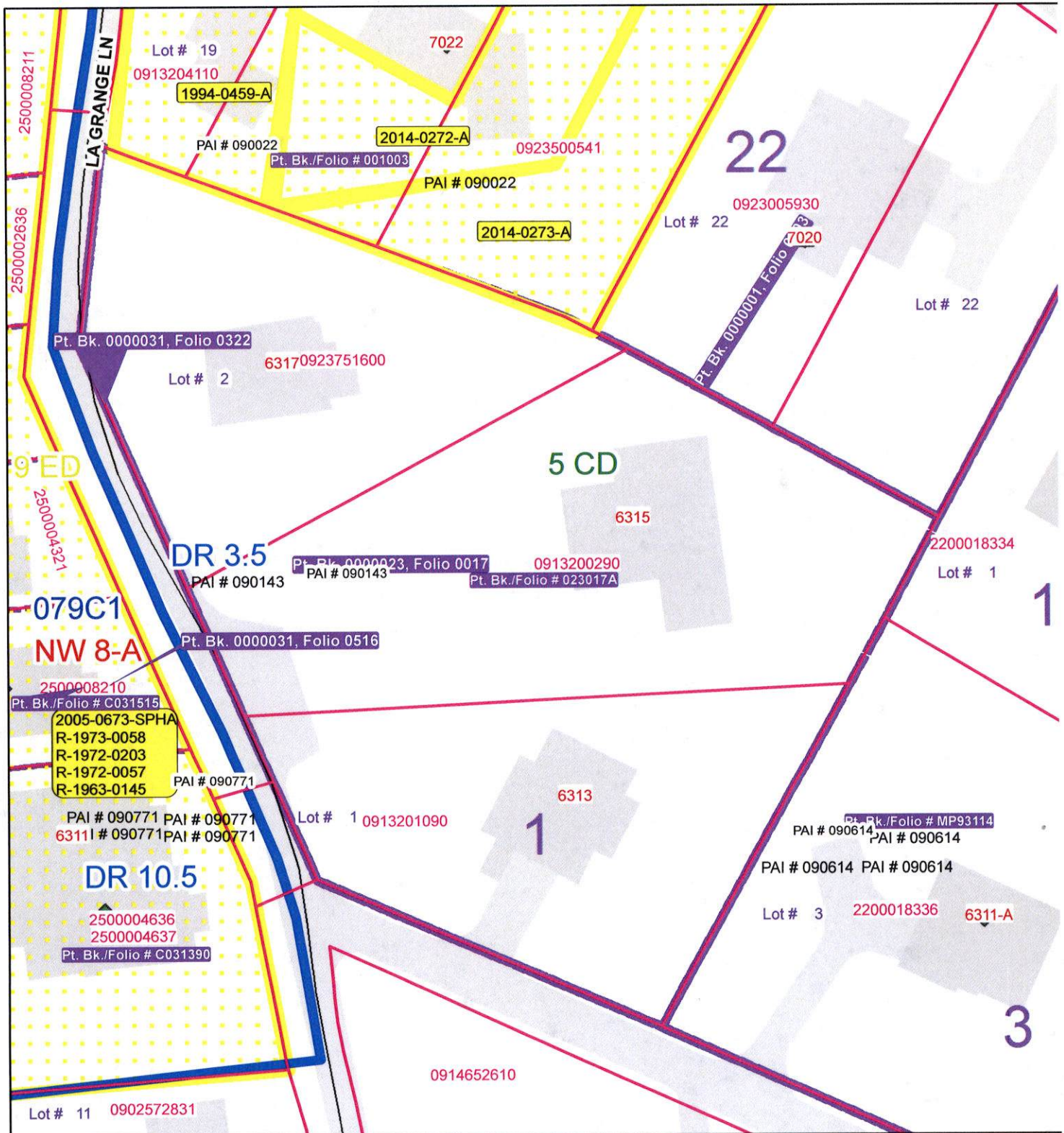


PROPOSED GARAGE



Item #0232

6315 La Grange Lane



Publication Date: 3/25/2016



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



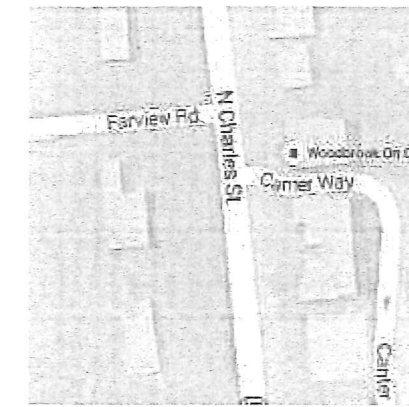
0 12.525 50 75 100 Feet

1 inch = 50 feet

Item #0272

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 6315 La Grange Lane OWNER(S) NAME(S) Evan M McGLone and Misty McGLone
 SUBDIVISION NAME Woodbrook Highlands "Macewood" LOT # 243 BLOCK # _____ SECTION # A
 PLAT BOOK # 23 FOLIO # 17 10 DIGIT TAX # 0913200290 DEED REF. # 29116 / 00352

SITE VICINITY MAP

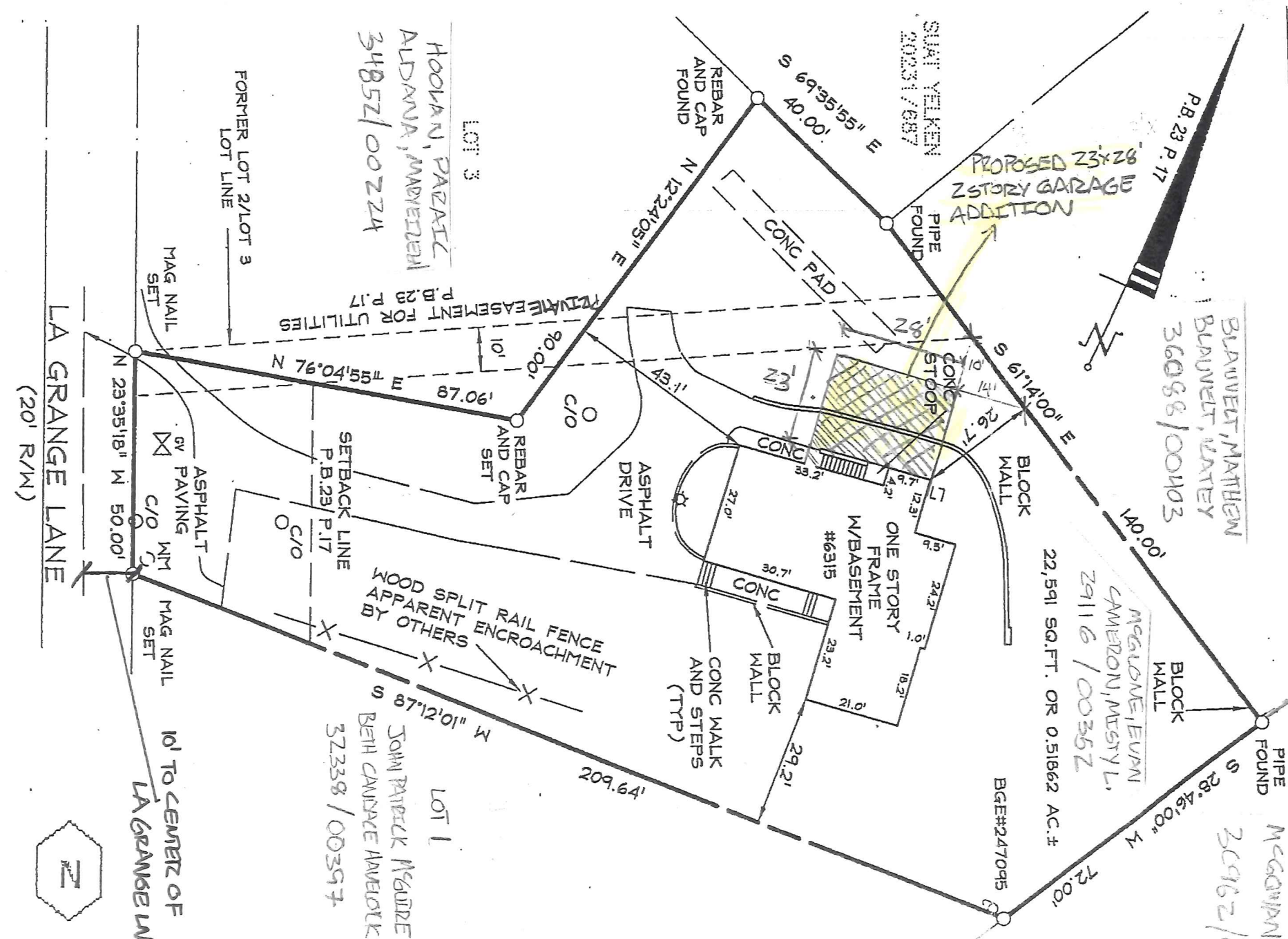


MAP IS NOT TO SCALE
 ZONING MAP# 079C1
 SITE ZONED DR 3.5
 ELECTION DISTRICT 9
 COUNCIL DISTRICT 5
 LOT AREA ACREAGE .51862
 OR SQUARE FEET 22,591
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

Site Location

R.M.
 #2016-0222-A-2320-2107

Pet. Exh. 1

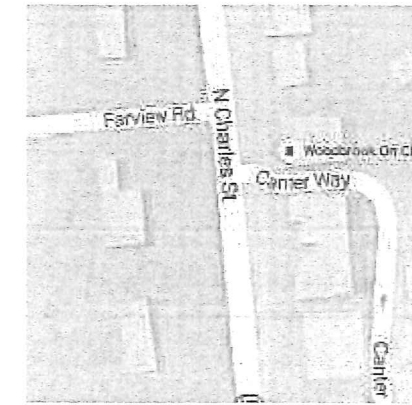


PLAN DRAWN BY Evan M McGLone DATE 03-16-16 SCALE: 1 INCH = 30 FEET

VIOLATION CASE INFO:

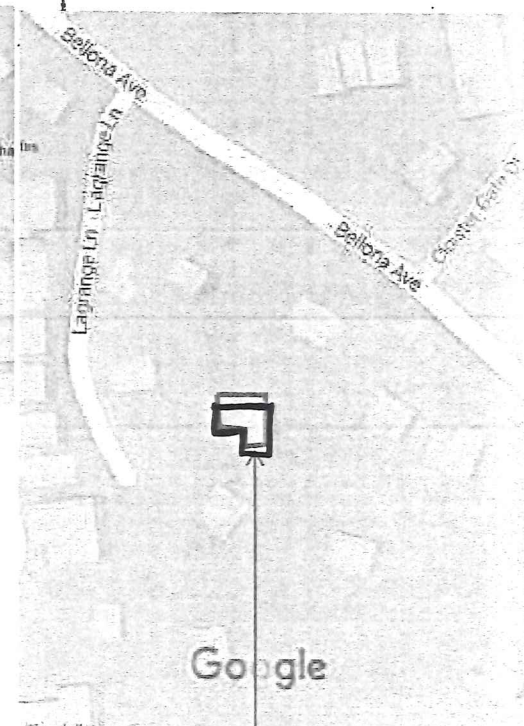
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 6315 La Grange Lane OWNER(S) NAME(S) Evan M McGlone and Misty McGlone
 SUBDIVISION NAME WoodBrook Highlands "Macewood" LOT # 2-1.3 BLOCK # _____ SECTION # A
 PLAT BOOK # 23 FOLIO # 17 10 DIGIT TAX # 0913200290 DEED REF. # 29116 / 00352

SITE VICINITY MAP



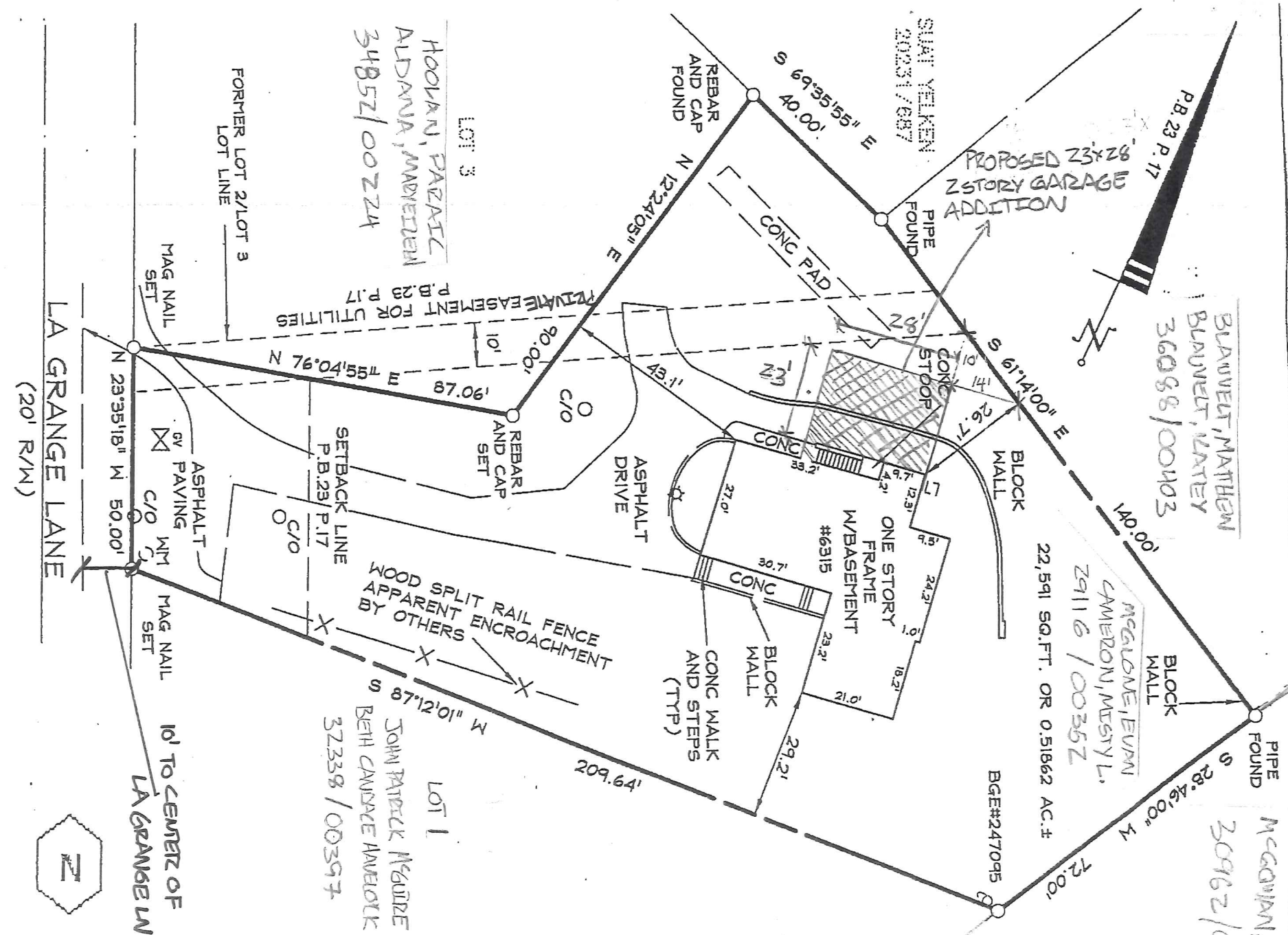
MAP IS NOT TO SCALE

ZONING MAP# 079C1
 SITE ZONED DR 3.5
 ELECTION DISTRICT 9
 COUNCIL DISTRICT 5
 LOT AREA ACREAGE .51862
 OR SQUARE FEET 22,591
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW



Site Location

Handwritten: A-2320-1027 #



PLAN DRAWN BY Evan M McGlone DATE 03-16-16 SCALE: 1 INCH = 30 FEET