

MEMORANDUM

DATE: August 24, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0301-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on August 19, 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 SPECIAL HEARING *
(16916 Wesley Chapel Road)
10th Election District *
3rd Council District *

Kevin A. & Vanessa L.C. Eskridge
Legal Owners

Petitioners

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2016-0301-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Kevin and Vanessa Eskridge, legal owners. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows: (1) to permit two full bathrooms and a refreshment area in an accessory structure (barn) that was approved for a height variance and had restrictions placed on it in Case No. 2016-0229-A; and (2) to modify Case No. 2016-0229-A.

Owner Vanessa Eskridge and licensed surveyor Bruce Doak appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP).

The subject property is 52.327 acres and zoned RC 2. The property is improved with a single family dwelling constructed in 1777, which Petitioners are presently renovating. Petitioners propose to construct a pool house/multi-purpose room, which was the subject of Case No. 2016-0229-A, which granted administrative variance relief to allow a height of 33 ft. in lieu of the maximum 15 ft. That Order contained a restriction prohibiting bathroom facilities in the structure

ORDER RECEIVED FOR FILING

Date

7/20/16

By

Sen

unless approved by the Departments of Public Works and/or Environmental Protection and Sustainability, and in this case Petitioners seek to have that condition stricken.

As discussed at the hearing, nothing in the B.C.Z.R. prohibits bathroom facilities in an accessory building. The restriction is routinely added in administrative variance cases, where there is not the opportunity for witness testimony or an in-depth evaluation of the proposed use(s) for the structure at issue. The concern is that the structure not be turned into a second dwelling on the property, which is prohibited under the Regulations. Ms. Eskridge indicated she spoke with county representatives to inquire about the process for approving the proposed bathrooms, and was told she would need to obtain an order from the undersigned.

Ms. Eskridge testified the building will be used as a pool house (the property has an existing in-ground pool, which would be adjacent to the proposed accessory building) and an exercise room. Also, her husband is a hunter and woodworker, and the building would have rooms and facilities to accommodate these hobbies. Ms. Eskridge testified the building will not have living quarters or kitchen facilities. In these circumstances, having a bathroom on each floor of the building is reasonable and appropriate, and the special hearing request will be granted.

THEREFORE, IT IS ORDERED this 20th day of **July, 2016** by this Administrative Law Judge, that the Petition for Special Hearing pursuant to B.C.Z.R. § 500.7 as follows: (1) to permit two full bathrooms in an accessory structure that was approved for a height variance and had restrictions placed on it in Case No. 2016-0229-A; and (2) to modify Case No. 2016-0229-A, in accordance with the terms of this Order, 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

ORDER RECEIVED FOR FILING

2

Date

7/20/16

By

Sen

whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

2. The accessory structure shall not contain living quarters or rooms for overnight habitation.
3. The accessory structure shall not contain a stove, dishwasher or kitchen facilities other than a sink and small refrigerator.
4. Prior to issuance of permits Petitioners must submit for approval by the DOP architectural elevations of the proposed structure.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date

7/20/16

By



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 16916 WESLEY CHAPEL ROAD MCNULTON MD 21111 which is presently zoned RC2
 Deed References: JLE 36936/382 10 Digit Tax Account # LB 00 011928
 Property Owner(s) Printed Name(s) KEVIN A. ESKRIDGE & VANESSA L.C. ESKRIDGE

(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. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED PAGE

2. a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. a Variance from Section(s)

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 bound 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):

KEVIN A. ESKRIDGE VANESSA L.C. ESKRIDGE

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address VICESKRIDGE@GMAIL.CO

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING LLC

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

BD@BRUCEDOAKCONSULTING.COM

CASE NUMBER 2016-0301-SP4 Filing Date 5.31.16

Do Not Schedule Dates: Reviewer W

SCHEDULE HEARING PRIOR TO JULY 29TH.

" " AFTER JULY 11TH.

ORDER RECEIVED FOR FILING
 Date 7/12/16
 BY Sen

Special Hearing

To permit two full bathrooms and a refreshment area in an accessory structure (barn) that was approved for a height variance and had restrictions placed on it in Case #2016-0229-A.

To MODIFY CASE # 2016-0229-A RESTRICTION #2.

To permit two full paragraphs, which is shown in an early study sketch
(am) that was received for a... and the... placed on it in
Case 12, 1970, 11/1

17

Bruce E. Doak Consulting, LLC

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

Zoning Description

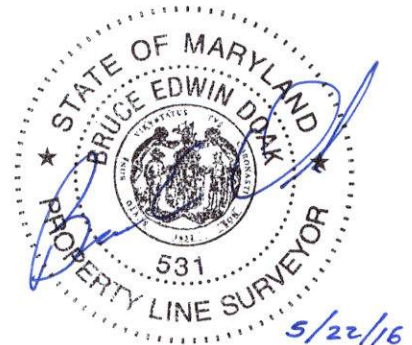
16916 Wesley Chapel Road- 52.327Acres
Tenth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point on the northwest side of Wesley Chapel Road, approximately 2080 feet +- Southwesterly of the centerline of Gerting Way Road, thence leaving Wesley Chapel Road and binding on the outlines of the subject property, the eleven following courses and distances, viz.

- 1) North 26 degrees 55 minutes 38 seconds West 284.54 feet
- 2) North 30 degrees 52 minutes 14 seconds West 1445.25 feet
- 3) North 67 degrees 33 minutes 54 seconds West 71.58 feet
- 4) North 67 degrees 28 minutes 57 seconds West 550.80 feet
- 5) South 09 degrees 02 minutes 38 seconds West 65.78 feet
- 6) South 43 degrees 01 minutes 24 seconds West 626.68 feet
- 7) South 00 degrees 36 minutes 47 seconds East 720.02 feet
- 8) South 53 degrees 39 minutes 40 seconds East 1431.93 feet
- 9) North 65 degrees 31 minutes 17 seconds East 426.63 feet
- 10) North 62 degrees 46 minutes 17 seconds East 164.97 feet and
- 11) North 60 degrees 16 minutes 19 seconds East 215.54 feet

Containing 52.327 acres of land, more or less.

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



Land Use Expert and Surveyor

CASE # 2016-0301-SPA



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

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4264887

Sold To:

Vanessa Eskridge - CU00545260
16916 Wesley Chapel Rd
Monkton, MD 21111-1210

Bill To:

Vanessa Eskridge - CU00545260
16916 Wesley Chapel Rd
Monkton, MD 21111-1210

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

Jun 23, 2016

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

NOTICE OF ZONING HEARING	
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:	
Case: # 2016-0301-SPH	
16916 Wesley Chapel Road N/s Wesley Chapel Road, 2080 ft. SW of Gerting Way Road 10th Election District - 3rd Councilmanic District Legal Owner(s) Kevin & Vanessa Eskridge	
SPECIAL HEARING: to permit two full bathrooms and a refreshment area in an accessory structure (barn) that was approved for a height variance and had restrictions placed on it in Case 2016-0229-A. To modify Case 2016-0229-A Restriction #2.	
Hearing: Friday, July 15, 2016 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.	
ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY	
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.	
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.	
6/207 June 23	4264887

Bruce E. Doak Consulting, LLC

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

CERTIFICATE OF POSTING

June 22, 2016

Re:

Zoning Case No. 2016-0301-SPH

Petitioner: Kevin & Vanessa Eskridge

Hearing date: July 15, 2016

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

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **16916 Wesley Chapel Road**.

The sign was posted on June 22, 2016.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531

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



Land Use Expert and Surveyor

ZONING NOTICE

CASE NO. 2016-0301-SPH

16916 Wesley Chapel Road

A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND

PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204

DATE & TIME: Friday July 15, 2016 10:00 AM

REQUEST:

**SPECIAL HEARING TO PERMIT TWO FULL BATHROOMS AND
A REFRESHMENT AREA IN AN ACCESSORY STRUCTURE
(BARN) THAT WAS APPROVED FOR A HEIGHT VARIANCE
AND HAD RESTRICTIONS PLACED ON IT IN CASE
2016-0229-A. TO MODIFY CASE 2016-0229-A RESTRICTION
#2.**

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.

THE HEARING IS HANDICAPPED ACCESSIBLE





KEVIN KAMENETZ
County Executive

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

June 15, 2016

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: 2016-0301-SPH

16916 Wesley Chapel Road
N/s Wesley Chapel Road, 2080 ft. SW of Gerting Way Road
10th Election District – 3rd Councilmanic District
Legal Owners: Kevin & Vanessa Eskridge

Special Hearing to permit two full bathrooms and a refreshment area in an accessory structure (barn) that was approved for a height variance and had restrictions placed on it in Case 2016-0229-A. To modify Case 2016-0229-A Restriction #2.

Hearing: Friday, July 15, 2016 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a horizontal line.

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Eskridge, 16916 Wesley Chapel Road, Monkton 21111
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 25, 2016**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 23, 2016 Issue - Jeffersonian

Please forward billing to:

Vanessa Eskridge
16916 Wesley Chapel Road
Monkton, MD 21111

410-419-4906 (Bruce Doak)

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2016-0301-SPH

16916 Wesley Chapel Road
N/s Wesley Chapel Road, 2080 ft. SW of Gerding Way Road
10th Election District – 3rd Councilmanic District
Legal Owners: Kevin & Vanessa Eskridge

Special Hearing to permit two full bathrooms and a refreshment area in an accessory structure (barn) that was approved for a height variance and had restrictions placed on it in Case 2016-0229-A. To modify Case 2016-0229-A Restriction #2.

Hearing: Friday, July 15, 2016 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
16916 Wesley Chapel Rd; N/S Wesley *
Chapel Rd, 2080' SW c/line Gerting Way Rd * OF ADMINISTRATIVE
10th Election & 3rd Councilmanic Districts *
Legal Owner(s): Kevin & Vanessa Eskridge * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2016-301-SPH

* * * * *

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.

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

RECEIVED

JUN 14 2016

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of June, 2016, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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: #2016-030-SP4

Property Address: 16916 WESLEY CHAPEL ROAD

Property Description: 52.327 AC

Legal Owners (Petitioners): KEVIN A. ESKRIDGE & VANESSA L.C. ESKRIDGE

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: VANESSA L.C. ESKRIDGE

Company/Firm (if applicable): N/A

Address: 16916 WESLEY CHAPEL ROAD
MONKTON MO 21111

Telephone Number: 410-419-4906 (BROOK DOAK)

Revised 5/20/2014

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

No.

139286

Date:

5/31/16

PAID RECEIPT

BUSINESS ACTUAL TIME DEM

6/01/2016 5/31/2016 09:47:40 1

MS HSQL WALKIN LJR

RECEIPT H 257277 5/31/2016 OFF

Dep 5 528 ZONING VERIFICATION

C NO. 139286

Receipt Tot \$75.00

\$75.00 OK \$0.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total: **75.00**

Rec

From: **BRUCE E. DOAK**

For:

ZONING SUBMITTAL FEE FOR ESKRIDGE

2016-0301-SPH

CHECK #1625

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

July 6, 2016

Kevin A & Vanessa L C Eskridge
16916 Wesley Chapel Road
Monkton MD 21111

RE: Case Number: 2016-0301 SPH, Address: 16916 Wesley Chapel Road

Dear Mr. & Ms. Eskridge:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 31, 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
Bruce E Doak Consulting, 3801 Baker Schoolhouse Road, Freeland MD 21053

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



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

Date: 6/13/16

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. 2016-0301-SPH

Special Hearing
Kevin & Vanessa C. Eschridge
16916 Wesley Chapel Road.

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 black ink, appearing to read 'Wendy Wolcott'.

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND**Inter-Office Correspondence**

RECEIVED

JUN 22 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: June 22, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0301-SPH
Address 16916 Wesley Chapel Road
(Eskridge Property)

Zoning Advisory Committee Meeting of **June 13, 2016.**

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

Reviewer: Steve Ford

Date: 06-22-2016

7-15

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: July 7, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-301

RECEIVED

JUL 12 2016

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 16916 Wesley Chapel Road
Petitioner: Kevin Eskridge, Vanessa Eskridge
Zoning: RC 2
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should modify restriction 2 in zoning case #2016-0229-A and to permit two full bathrooms and a refreshment area in an accessory structure (barn) that was the subject of said prior zoning case. In that case the Department recommended that the structure shall not be converted into a residence or used for commercial purposes and that the property is subject to the scenic route requirements contained within the Comprehensive Manual of Development Policies.

The subject property is under a conservation easement through Maryland Environmental Trust. Under the MET easement, the building cannot be converted into a dwelling or a non-agricultural commercial use. The property is also located on a Baltimore County Scenic Route. Additionally, the property is a contributing structure in the My Lady's Manor National Historic District.

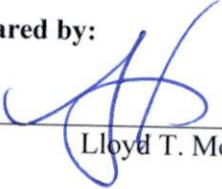
The Department objects to granting the petitioned zoning relief. Neither the petition nor plan submitted in support thereof indicate a change of condition significant enough for the Department to revise any part of its comments submitted in the prior case or to recommend that the order of the Administrative Law Judge in that case be amended.

The Department confirms the following conditions:

- The structure shall not be converted into a residence or used for commercial purposes.
- The proposal is subject to the scenic route requirements contained within the Comprehensive Manual of Development Policies. Architectural elevations shall be submitted to the Department to the attention of the contact listed below for review and approval prior to the issuance of building permits.

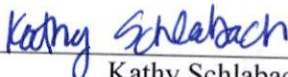
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:

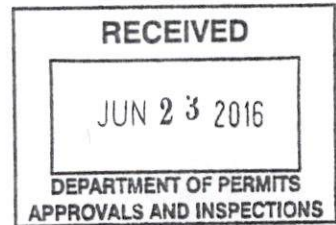


Kathy Schlabach

AVA/KS/LTM/ka

c: Joseph Wiley
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE



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

DATE: June 15, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For June 13, 2016
Item No. 2016-0283, 0284, 0298, 0300, 0301, 0302, 0303, 0304, 0306,
0309 and 0310

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\ZAC06132016.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

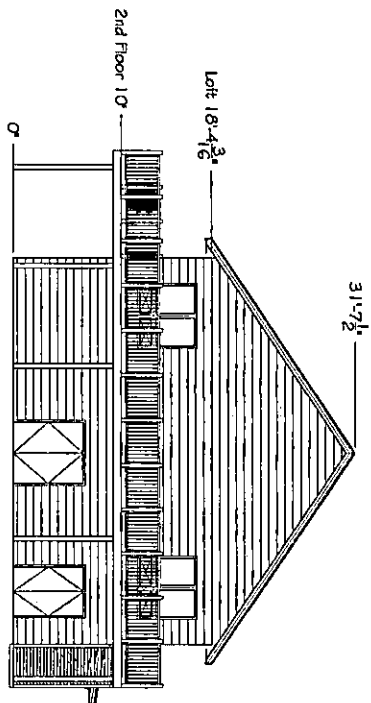
DATE: June 22, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0301-SPH
Address 16916 Wesley Chapel Road
(Eskridge Property)

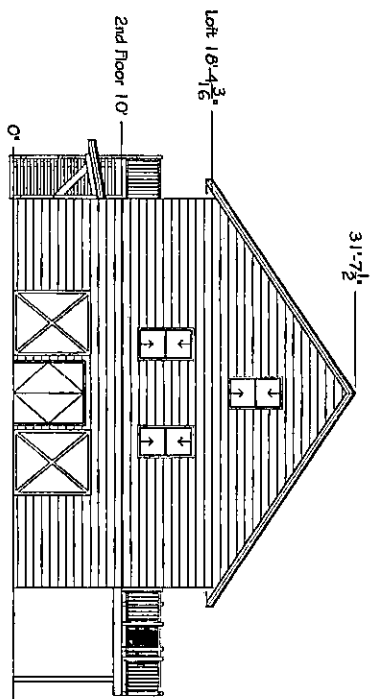
Zoning Advisory Committee Meeting of **June 13, 2016.**

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

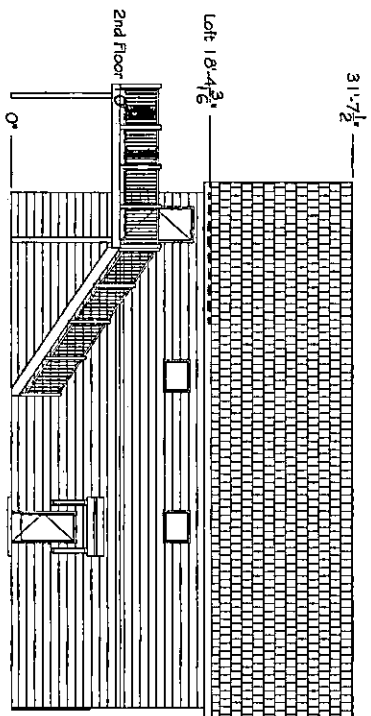
Reviewer: Steve Ford Date: 06-22-2016



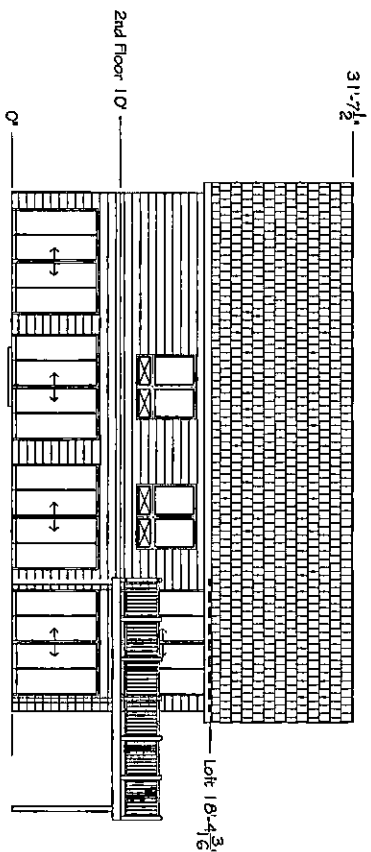
South Elevation
Scale: 1/8" = 1'-0"



North Elevation
Scale: 1/8" = 1'-0"



East Elevation
Scale: 1/8" = 1'-0"



West Elevation
Scale: 1/8" = 1'-0"

respect our investment of time and resources in the creation of these drawings. They are being issued to our clients for purposes of design conceptualization and estimating only and are not to be shared with other timber framing companies.

PETITIONER'S

EXHIBIT NO.

3

TF3.1

CB

01/04/16

Drawn by

Section View

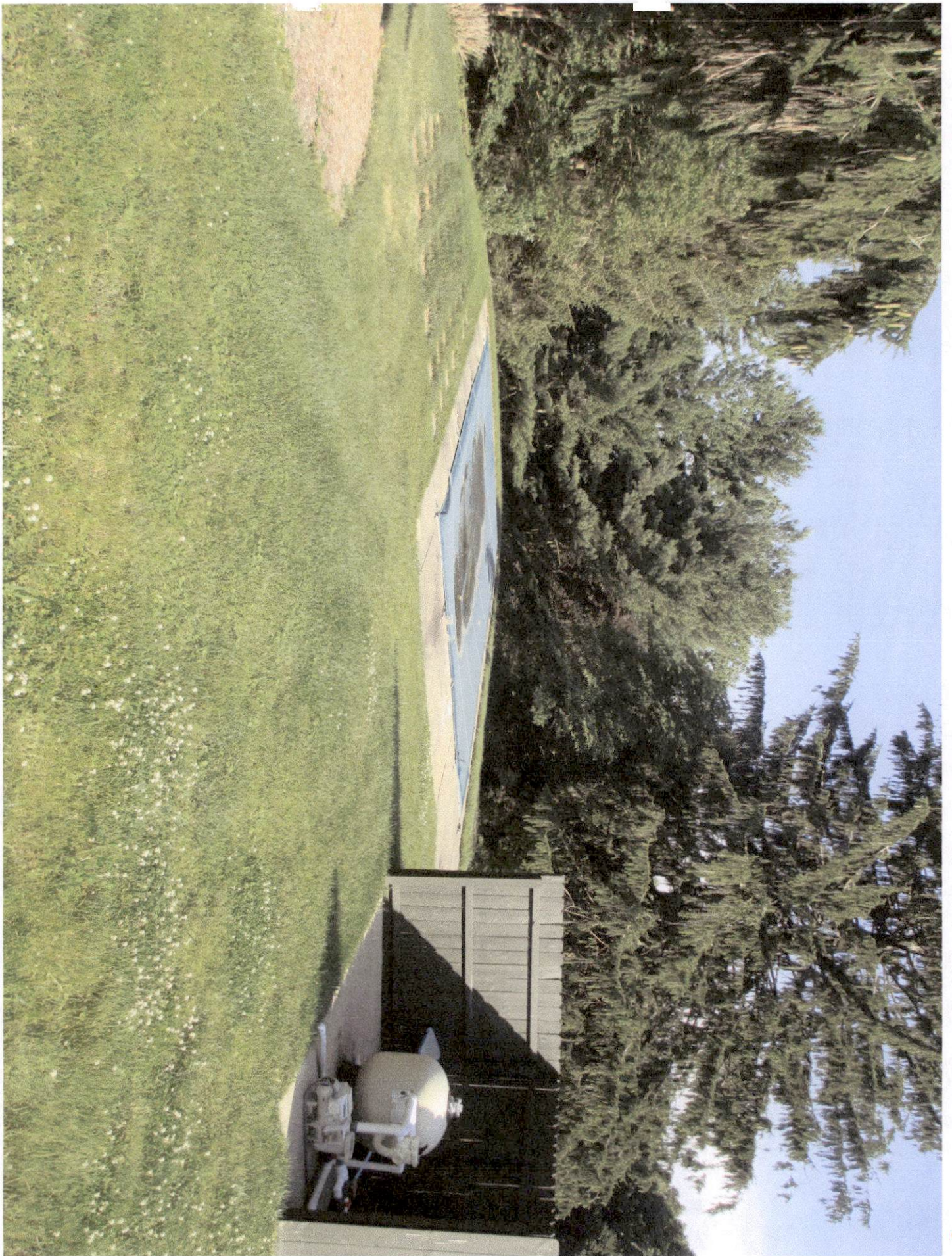
Date

Eskridge Residence
Monkton, MD

Lancaster County
Timber Frames Inc.
13 Oakwood Ln. Lititz, PA 17543
717.755.2890 f:717.755.6971
e: info@lancotf.com w:lancotf.com











7



















6

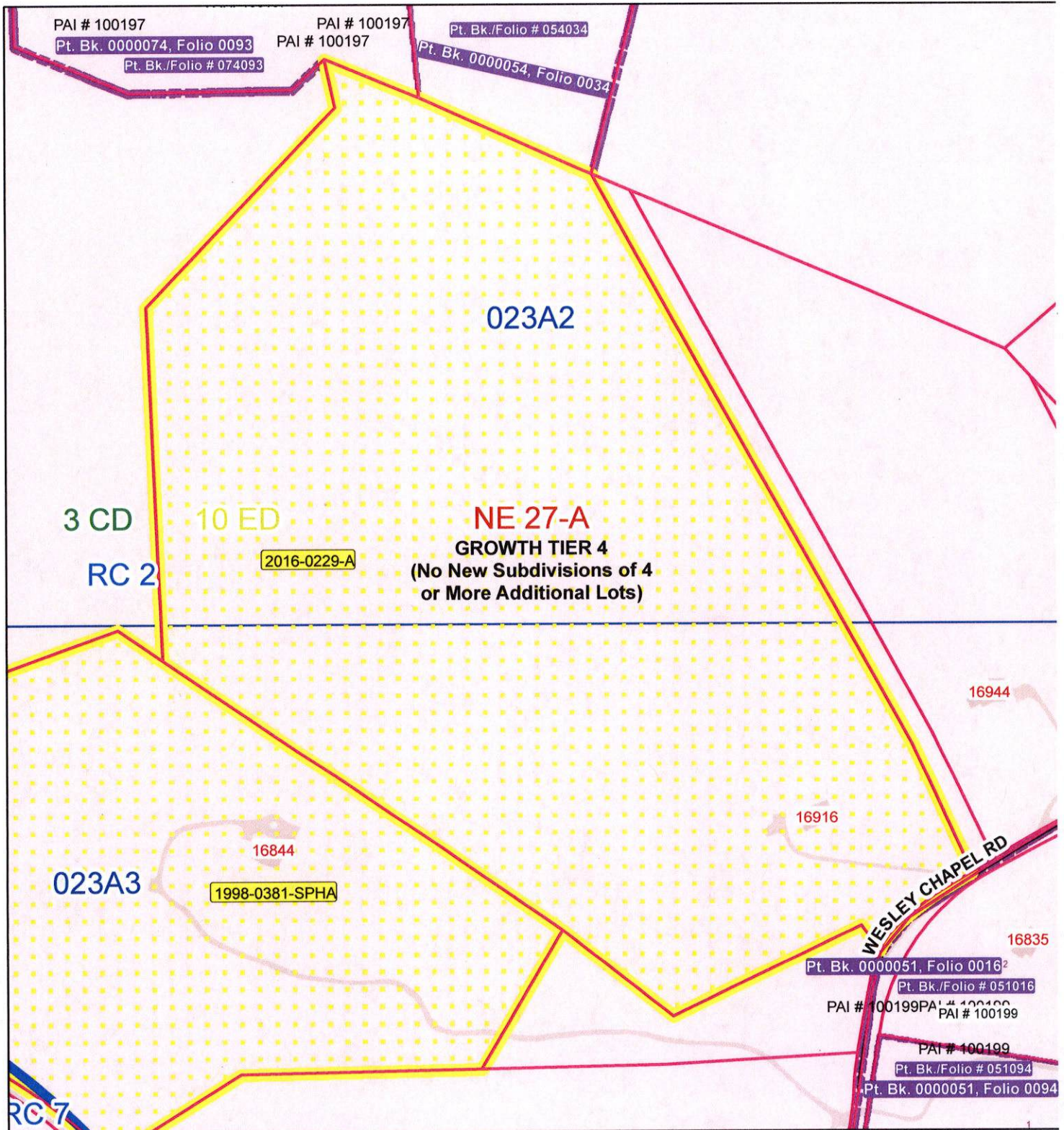






ZONING NOTICE

CASE NO. 2016-0301-SPH
1555 Murray Street Road
Arlington, Virginia 22204
DEPARTMENT OF PUBLIC WORKS
PLANNING AND ZONING DIVISION
100 W. CAMDEN LANE, ARLINGTON, VIRGINIA 22204
DATE: 1/10/17, Friday, July 15, 2016 10:00 AM
SUBJECT: 1555 Murray Street Road, Arlington, Virginia 22204
NOTICE: The Department of Public Works, Planning and Zoning Division, has received a request for a zoning change for the property located at 1555 Murray Street Road, Arlington, Virginia 22204. The property is currently zoned R-1 (Single-Family Residential) and the request is for a change to R-2 (Medium-Density Residential). The Department is holding a public hearing on this matter on Friday, July 15, 2016, at 10:00 AM. The hearing will be held at the Department of Public Works, Planning and Zoning Division, 100 W. Camden Lane, Arlington, Virginia 22204. The public is invited to attend the hearing and provide input on the proposed zoning change. The Department will consider all input received and make a final decision on the zoning change. The Department will notify the property owner of the final decision. The Department will also post a notice of the final decision on the property. The Department will also post a notice of the final decision on the property. The Department will also post a notice of the final decision on the property.



Publication Date: 5/31/2016



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



0 80 160 320 480 640 Feet

1 inch = 300 feet

CASE NAME ESKAR/095
CASE NUMBER 2016-0301-SPH
DATE 7/15/16

[illegible]

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>6-23</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>6-22</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
<u>7/7</u>	FIRE DEPARTMENT PLANNING (if not received, date e-mail sent _____)	<u>C</u>
<u>6-13</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: <u>6-23-16</u>	
SIGN POSTING	Date: <u>6-22-16</u> by <u>Doak</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

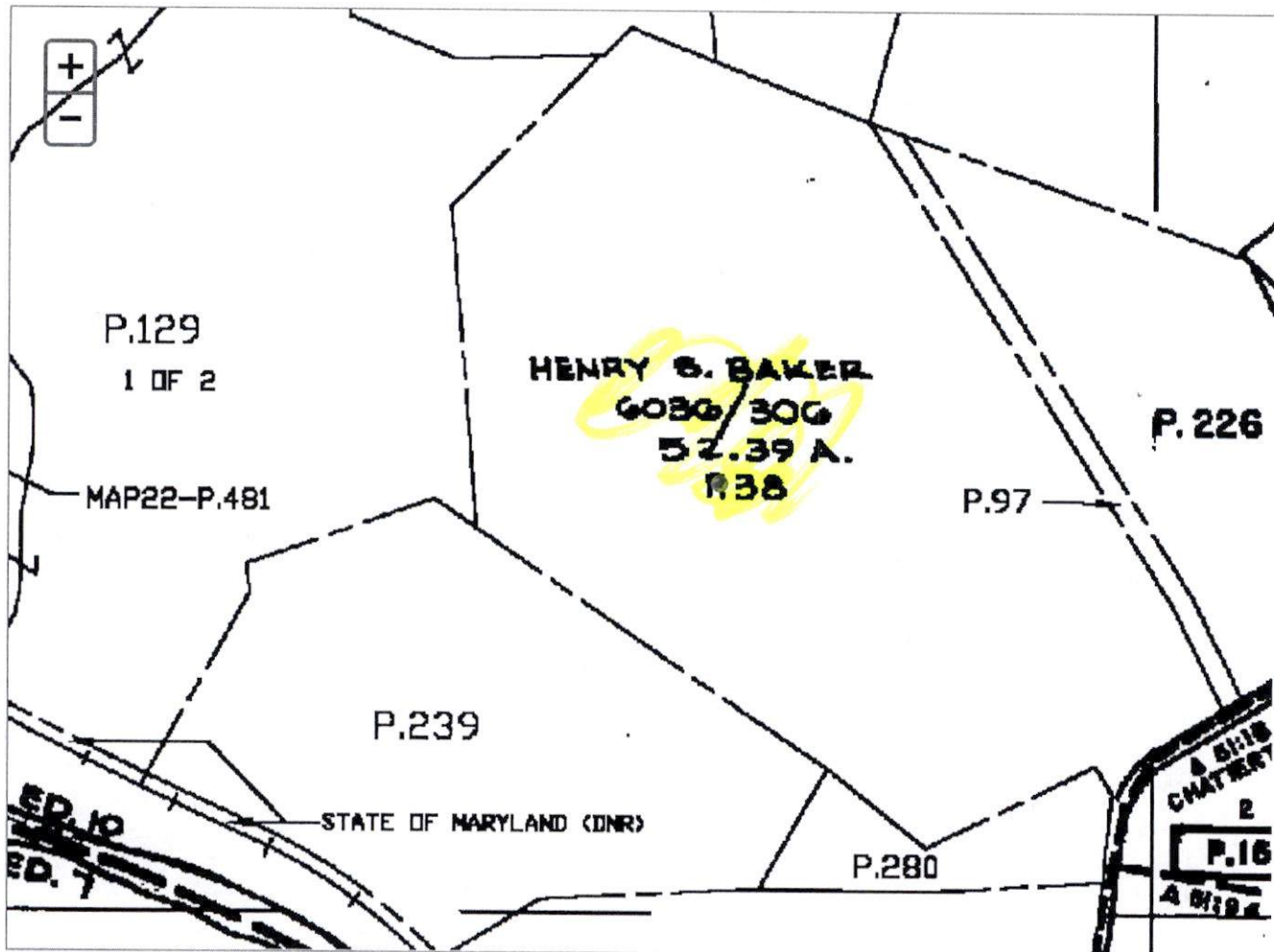
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 10 Account Number - 1800011428			
Owner Information					
Owner Name:		ESKRIDGE KEVIN A ESKRIDGE VANESSA L C		Use:	RESIDENTIAL
Mailing Address:		16916 WESLEY CHAPEL RD MONKTON MD 21111- 1210		Principal Residence:	YES
				Deed Reference:	/36936/ 00382
Location & Structure Information					
Premises Address:		16916 WESLEY CHAPEL RD MONKTON 21111-1210		Legal Description:	53.563 AC 16916 WESLEY CHAPEL RD 2300FT SW OF GERTING RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0023	0013	0038		0000	
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1777	2,782 SF		53.5600 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	NO	STANDARD UNIT	FRAME	3 full	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2014	07/01/2015	07/01/2016
Land:		206,200	188,200		
Improvements		169,100	249,400		
Total:		375,300	437,600	416,833	437,600
Preferential Land:		0			0
Transfer Information					
Seller: KNOTT SUSAN M		Date: 12/02/2015		Price: \$1,245,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /36936/ 00382		Deed2:	
Seller: KNOTT SUSAN M		Date: 06/19/2013		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /33807/ 00071		Deed2:	
Seller: BAKER HENRY S JR TRUSTEE		Date: 12/07/2012		Price: \$650,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /32925/ 00340		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		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 02/04/2016					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **10** Account Number: **1800011428**

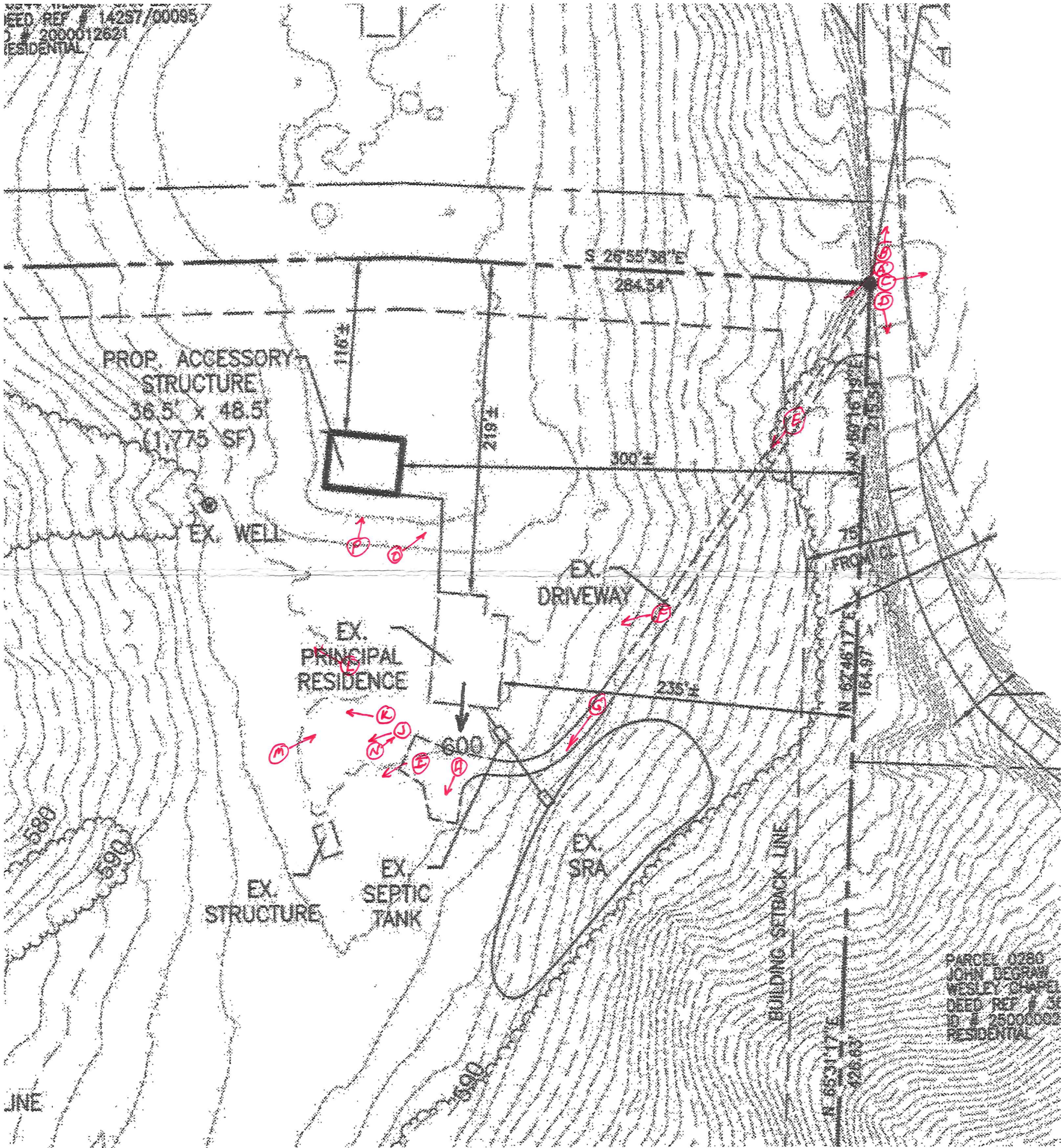
The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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>).

DEED REF # 14257/00095
D # 2000012621
RESIDENTIAL



PARCEL 0780
JOHN DEGRAW
WESLEY CHAPEL
DEED REF # 34
D # 250000002
RESIDENTIAL

*PLAN TO ACCOMPANY
PHOTOGRAPHS*

PETITIONER'S

EXHIBIT NO. 2A-P