

MEMORANDUM

DATE: November 3, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0040-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 2, 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 VARIANCE

(18115 Schoolhouse Road)

7th Election District

3rd Council District

Francis & Nancy Murry

Petitioners

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2017-0040-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Francis & Nancy Murry, owners of the subject property ("Petitioners"). The Petitioners are requesting variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory building (detached garage) in the front yard. A site plan was marked as Petitioners' Exhibit 1.

Francis Murry and landscape architect Thomas Hoff 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 B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). That agency did not object to the request and conditions will be included below to address the concern identified in the comment.

The subject property is approximately 3.014 acres and is zoned RC-2. The property is unimproved although Petitioners are in the process of constructing a single-family dwelling and detached garage on the lot. Given certain site constraints Petitioners propose to construct the garage in the front yard. To do so a variance is required.

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

ORDER RECEIVED FOR FILING

Date 10-3-16

By Sen

- 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).

Petitioners have met this test. As Mr. Hoff explained, the property has steep slopes which dictate the placement of the accessory building. As such the property is unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to construct, without great difficulty and/or expense, a detached garage on the property. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of Baltimore County and community opposition.

THEREFORE, IT IS ORDERED, this 3rd day of October, **2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow an accessory building (detached garage) in the front yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

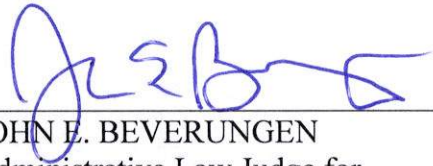
1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 10-3-16

By SEN

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 10-3-14

By slh



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 18115 SCHOOLHOUSE ROAD

which is presently zoned RC-2

Deed References: 36717/413

10 Digit Tax Account # 0708000451

Property Owner(s) Printed Name(s) FRANCIS & NANCY MURRY

(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

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

3. X a **Variance** from Section(s)
SEE ATTACHED

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

FRANCIS MURRY

NANCY MURRY

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

107 BUTLER RD., REISTERSTOWN, MD

Mailing Address

City

State

21136

443-812-6647

fmurry@columbiabenefits.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

THOMAS J. HOFF

Name - Type or Print

Signature

512 VIRGINIA AVE., TOWSON, MD

Mailing Address

City

State

21286

410-296-3669

tom@thomasjhoff.com

Zip Code

Telephone #

Email Address

CASE NUMBER

2017-0040-A

Filing Date

8/8/16

Do Not Schedule Dates:

Reviewer

JS

ATTACHMENT TO PETITION FOR VARIANCE – 18115 SCHOOLHOUSE ROAD

ZONING RELIEF REQUESTED:

Section 400.1. – Variance to allow an accessory building (detached garage) in the front yard

THOMAS J. HOFF
Landscape Architects and Land Development Consultants
512 VIRGINIA AVENUE
TOWSON, MD. 21286
410-296-3668
FAX 410-825-3887

August 4, 2016

**Description of 18115 Schoolhouse Road to Accompany Petition for Variance,
7th Election District, 6rd Councilmanic District**

BEGINNING FOR THE SAME at a point on the centerline of Schoolhouse Road, 382 feet more or less northwest of the centerline of Huntermill Road.

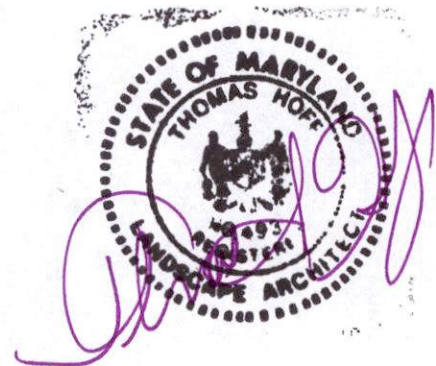
Thence leaving the centerline of Schoolhouse Road,

- 1) North 56 degrees 29 minutes 00 seconds East 382.00 feet, thence,
- 2) North 36 degrees 43 minutes 59 seconds West 92.08 feet, thence,
- 3) North 33 degrees 11 minutes 50 seconds West 346.92 feet, thence,
- 4) South 56 degrees 03 minutes 08 seconds West 270.62 feet, thence,
- 5) South 33 degrees 56 minutes 52 seconds East 315.00 feet, thence,
- 6) South 56 degrees 03 minutes 08 seconds West 116.17 feet, to the centerline of Schoolhouse Road, thence binding on the centerline of Schoolhouse Road,
- 7) South 36 degrees 11 minutes 19 seconds East 121.08 feet, to the place of beginning.

Containing 3.014 acres of land more or less.

Note:

This Description has been prepared for zoning purposes only.



2017-0040-A



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 4432704

Sold To:

Frank Murry - CU00559323
PO Box 6
White Hall, MD 21161-0006

Bill To:

Frank Murry - CU00559323
PO Box 6
White Hall, MD 21161-0006

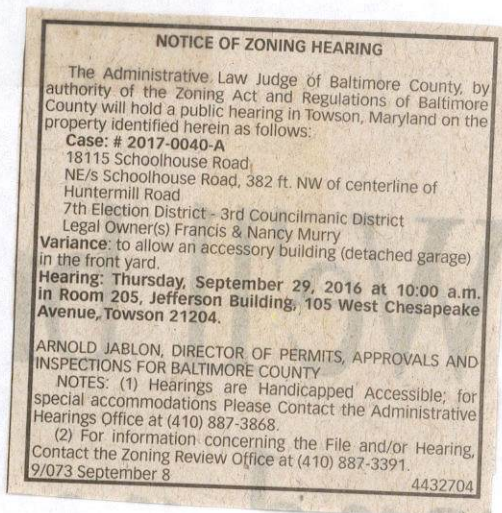
Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Sep 08, 2016

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising



CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: 2017-0040-A

PETITIONER/DEVELOPER

THOMAS HOFF

DATE OF HEARING/CLOSING:

9/29/16

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

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 AT

18115 SCHOOLHOUSE RD

THIS SIGN(S) WERE POSTED ON
(MONTH, DAY, YEAR)

9/9/16

SINCERELY,

Martin Ogle 9/9/16
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

18115

PERM
9/30/93

ZONING NOTICE

CASE # 2017-0040-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: Room 205, Jefferson Building
105 W. Chesapeake Ave, Towson MD 21204

DATE AND TIME: THURSDAY SEPTEMBER 29, 2016 AT 10:00 AM

REQUEST: VARIANCE TO ALLOW AN ACCESSORY
BUILDING (DETACHED GARAGE) IN THE FRONT
YARD.

POSTPONEMENTS DUE TO WEATHER OR OTHER PROVISIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 867-1391

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

HANDICAPPED ACCESSIBLE

ryan gl 9/9/16



KEVIN KAMENETZ
County Executive

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

August 26, 2016

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: 2017-0040-A

18115 Schoolhouse Road
NE/s Schoolhouse Road, 382 ft. NW of centerline of Huntermill Road
7th Election District – 3rd Councilmanic District
Legal Owners: Francis & Nancy Murry

Variance to allow an accessory building (detached garage) in the front yard.

Hearing: Thursday, September 29, 2016 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Murry, 107 Butler Road, Reisterstown 21136
Thomas Hoff, 512 Virginia Avenue, Towson 21286

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 9, 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, September 8, 2016 Issue - Jeffersonian

Please forward billing to:

Frank Murry
P.O. Box 6
Whitehall, MD 21161

443-812-6647

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: 2017-0040-A

18115 Schoolhouse Road

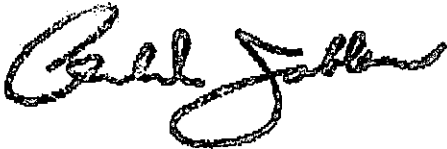
NE/s Schoolhouse Road, 382 ft. NW of centerline of Huntermill Road

7th Election District – 3rd Councilmanic District

Legal Owners: Francis & Nancy Murry

Variance to allow an accessory building (detached garage) in the front yard.

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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
18115 Schoolhouse Road; NE/S Schoolhouse *
Road, 382' NW of c/line Huntermill Road * OF ADMINISTRATIVE
7th Election & 3rd Councilmanic Districts *
Legal Owner(s): Francis & Nancy Murry * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2017-040-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

AUG 19 2016

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 19th day of August, 2016, a copy of the foregoing Entry of Appearance was mailed to Thomas J. Hoff, 512 Virginia Avenue, Towson, Maryland 21286, 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/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the 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: 2017-0040-A

Property Address: 18115 SCHOOLHOUSE RD

Property Description: _____

Legal Owners (Petitioners): FRANK & NANCY MURRY

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: FRANK MURRY

Company/Firm (if applicable): _____

Address: PO BOX 6
WHITEHALL, MD 21161

Telephone Number: 443-812-6647

Revised 5/20/2014

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

No.

142817

Date:

8/8/16

PAID RECEIPT

BUSINESS ACTUAL TIME IN
8/10/2016 8/08/2016 11:10:37 3

NO 4503 WALKIN CAN

RECEIPT # 491101 8/08/2016 OFM

Dpt 5. 528 TOWING VERIFICATION

NO. 142817

Recpt Tot \$75.00

\$73.00 TX 1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
00	506	0000		600				\$75.00

Total:

\$75.00

Rec

From:

MURRY

For:

2017-0040-A

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*

September 21, 2016

Francis & Nancy Murry
107 Butler Road
Reisterstown MD 21136

RE: Case Number: 2017-0040 A, Address: 18115 Schoolhouse Road

Dear Mr. & Ms. Murry:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 8, 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 dark ink, appearing to read "W. Carl Richards, Jr.", is written over a light background.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Thomas J Hoff, 512 Virginia Avenue, Towson MD 21286

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



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

Date: 8/15/16

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.

2017-0040-A
Variance
Francis & Nancy Murry
18115 Schoolhouse 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 blue 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 MEMORANDUM

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

DATE: September 8, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-040

RECEIVED

SEP 13 2016

INFORMATION:

Property Address: 18115 Schoolhouse Road
Petitioner: Francis Murry, Nancy Murry
Zoning: RC 2
Requested Action: Variance

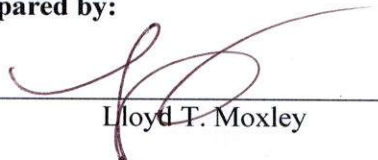
OFFICE OF ADMINISTRATIVE HEARINGS

The Department of Planning has reviewed the petition for a variance to allow an accessory structure to be located in the front yard in lieu of the required rear yard.

The Department has no objection to granting the petitioned zoning relief upon condition that the accessory structure not be used for residential or commercial purposes.

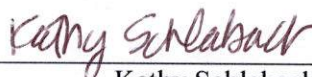
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Joseph Wiley
Thomas J. Hoff,
Office of the Administrative Hearings
People's Counsel for Baltimore County

9-29

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

AUG 15 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: August 15, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0040-A
Address 18115 Schoolhouse Road
(Murry Property)

Zoning Advisory Committee Meeting of **August 22, 2016.**

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

Reviewer: Steve Ford

Date: 08-15-2016

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 17, 2016

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 22, 2016
Item No. 2017-0039, 0040, 0041 and 0042

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\ZAC201608222016.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: September 8, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-040

INFORMATION:

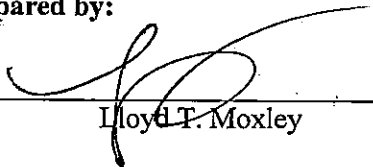
Property Address: 18115 Schoolhouse Road
Petitioner: Francis Murry, Nancy Murry
Zoning: RC 2
Requested Action: Variance

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The Department has no objection to granting the petitioned zoning relief upon condition that the accessory structure not be used for residential or commercial purposes.

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
Thomas J. Hoff,
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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Sustainability (EPS) - Development Coordination

DATE: August 15, 2016

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X The Department of Environmental Protection and Sustainability has no
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Reviewer: Steve Ford

Date: 08-15-2016

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

CASE NO. 2017-0040-A

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

8/17

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

N/C

8/15

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

N/C

9/8/16

FIRE DEPARTMENT

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

No Obj
w/ comment

8/15/16

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

No Obj

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 9/8/16

SIGN POSTING Date: 9/9/16

by agk

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

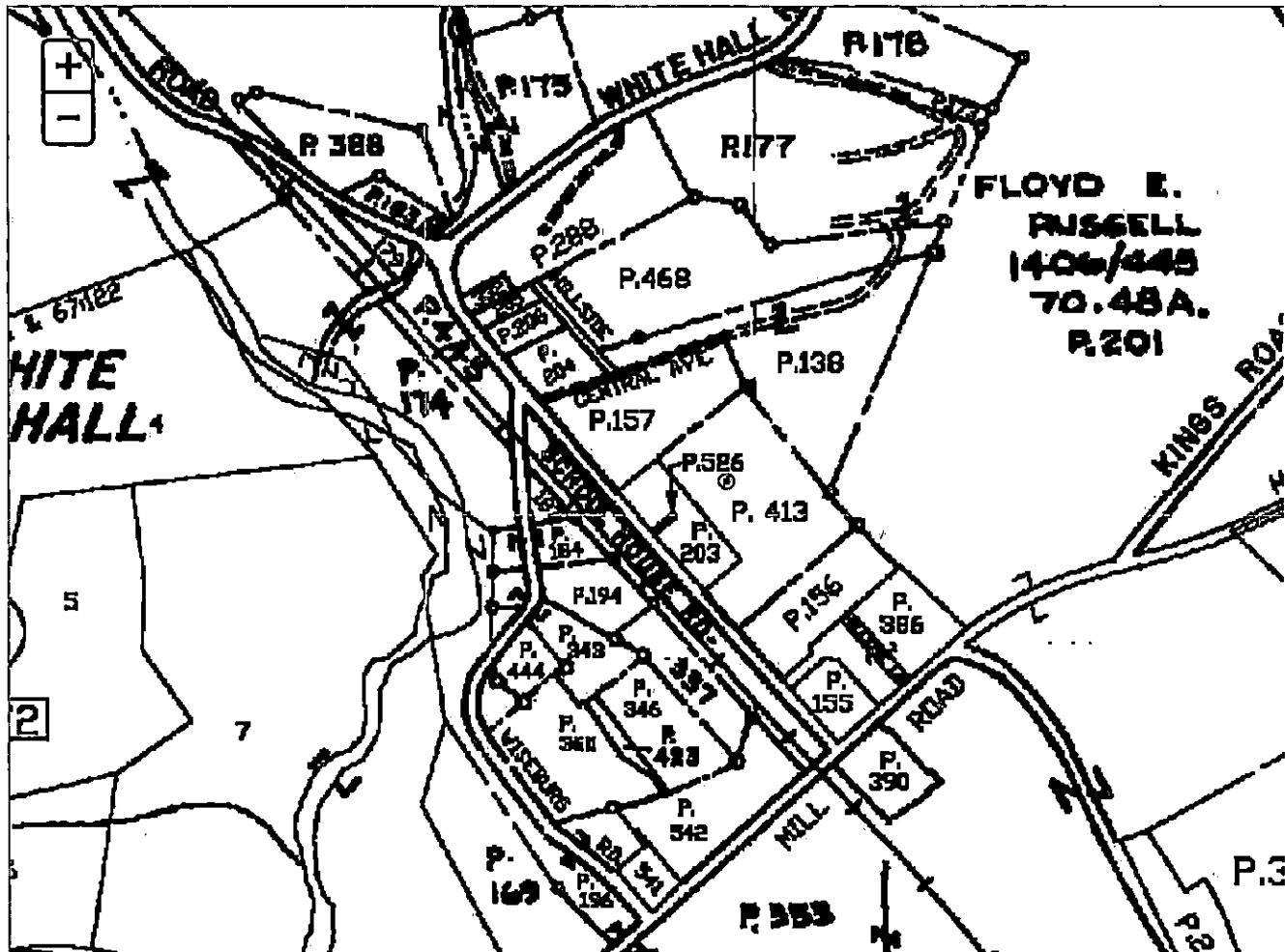
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption \		View GroundRent Registration	
Account Identifier:		District - 07 Account Number - 0708000451			
Owner Information					
Owner Name:	MURRY FRANCIS J MURRY NANCY V		Use:	RESIDENTIAL	
Mailing Address:	107 BUTLER RD REISTERSTOWN MD 21136-		Principal Residence:	NO	
			Deed Reference:	/36717/ 00413	
Location & Structure Information					
Premises Address:	18115 SCHOOL HOUSE RD 0-0000		Legal Description:	3.014 AC 18115 SCHOOL HOUSE RD 352 FT NW HUNTER MILL RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0017	0017	0413		0000	2017
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			3.0100 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2016 As of 07/01/2017		
Land:	108,000	108,000			
Improvements	0	0			
Total:	108,000	108,000	108,000		
Preferential Land:	0				
Transfer Information					
Seller: MATHEWS WILLIAM H Type: ARMS LENGTH VACANT		Date: 10/01/2015 Deed1: /36717/ 00413		Price: \$193,400 Deed2:	
Seller: KRIZEK ROB W,JR Type: ARMS LENGTH VACANT		Date: 10/09/2007 Deed1: /26247/ 00562		Price: \$187,000 Deed2:	
Seller: TROYER WILLIAM E,2ND Type: ARMS LENGTH VACANT		Date: 04/02/2002 Deed1: /16269/ 00183		Price: \$130,000 Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
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: No Application					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **07** Account Number: **0708000451**

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>).



BL CR

CENTRAL AVE

RC 4

017C3

3 CD

7 ED

NW 30-A

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

RC 2

SCHOOLHOUSE RD

NELSON AVE

HUNTER MILL RD

WISEBURG RD

WISEBURG RD

ML

ML

BL CR

0702000251

1419

18133

2100008235

0703000351

1406

0712084151

1410 1600004262

18127

0703000353

0719062025

18123

0718072050

0708000450

0708000451

14220701035573

0713055476

18120

0713020375

18103

1426

0711015460
18118

18105

1600000014

0711000050

18107

0703047710

18101

1700001562

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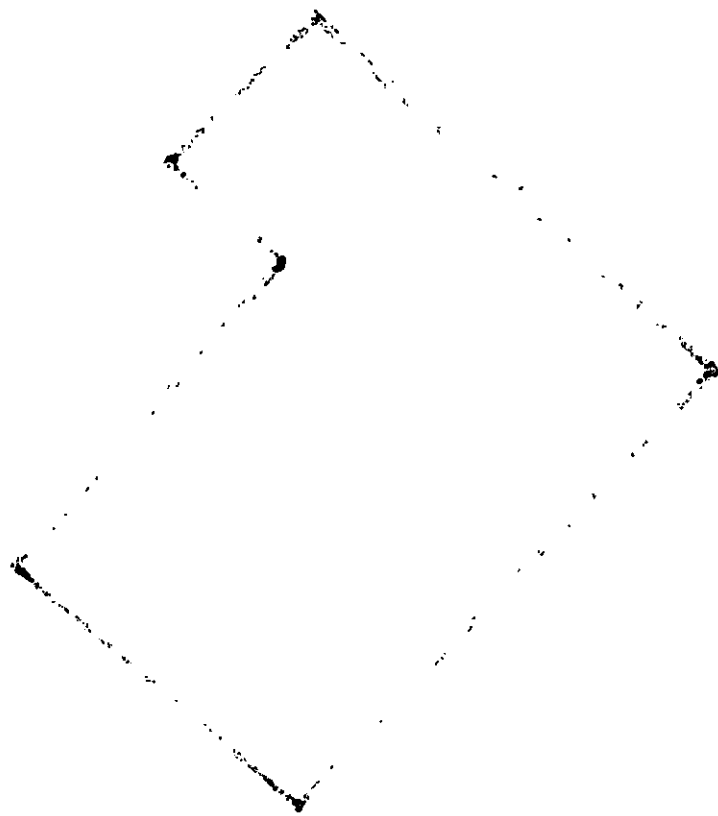
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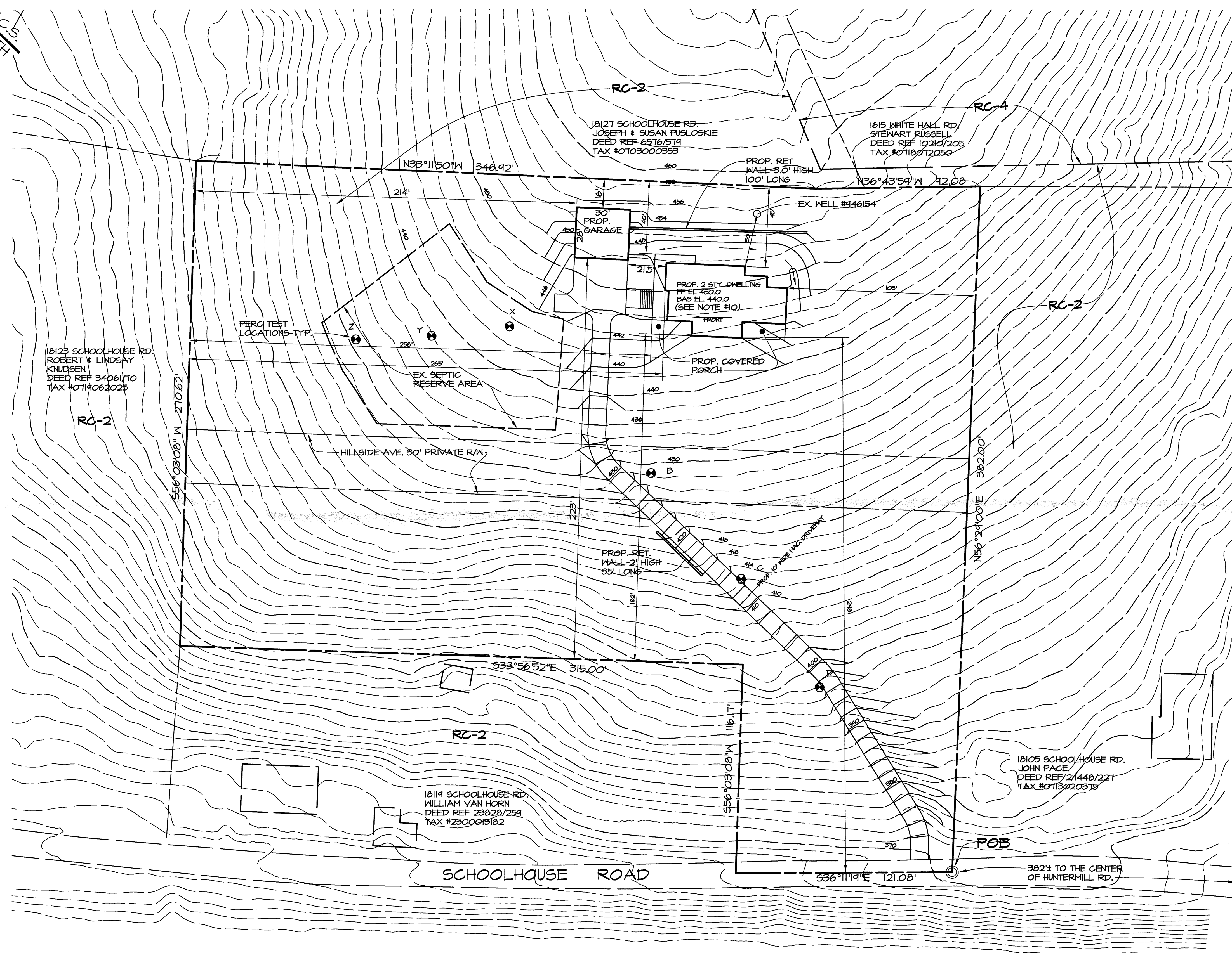
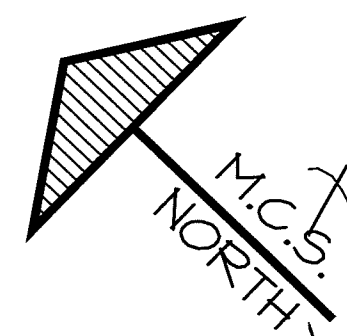
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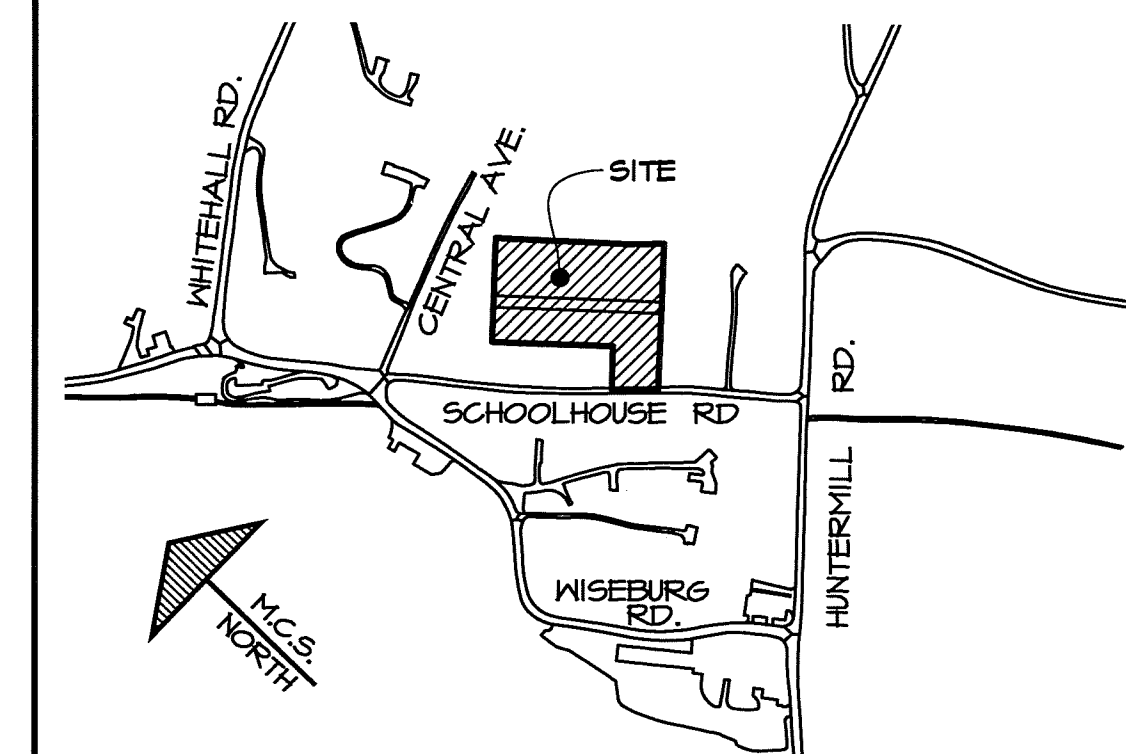
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1521





SITE PLAN
SCALE: 1"=30'



VICINITY MAP
SCALE: 1"=500'

SITE DATA:
GROSS SITE AREA 3.014 AC±
EXISTING ZONING RC-2
ZONING MAP 17C3

OWNER:
FRANCIS & NANCY MURRY
107 BUTLER RD.
REISTERSTOWN, MD 21136
DEED REF. 36717/413
TAX #0708000451
MAP 17, GRID 17, PARCEL 413

ZONING CASE HISTORY:
THERE ARE NO PRIOR ZONING CASES ON THIS PROPERTY.

- GENERAL NOTES:
1. PROPERTY IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
 2. THERE IS NO 100 YEAR FLOODPLAIN ON SITE.
 3. THERE ARE NO HISTORIC STRUCTURES LISTED ON THE HISTORIC INVENTORY AS DETERMINED BY THE LANDMARKS PRESERVATION COMMISSION ON SITE.
 4. THE PROPERTY IS NOT IN A HISTORIC DISTRICT.
 5. PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC.
 6. BEARINGS AND DISTANCES SHOWN HEREON TAKEN FROM DEEDS AND PLATS.
 7. TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM BALTIMORE COUNTY GIS.
 8. THERE ARE NO PRIOR CR6 OR DEVELOPMENT PLANS ON THIS PROPERTY.
 9. THERE ARE NO BASIC SERVICES ISSUES ON THIS PROPERTY.
 10. PROPOSED DWELLING IS CURRENTLY UNDER CONSTRUCTION.

- ZONING RELIEF REQUESTED:
1. SECTION 400.1 - VARIANCE TO ALLOW AN ACCESSORY BUILDING (DETACHED GARAGE) IN THE FRONT YARD

2017-0040-A

PLAN TO ACCOMPANY PETITION FOR
VARIANCE
18115 SCHOOLHOUSE ROAD
MURRY PROPERTY
7th ELECTION DISTRICT, 3rd COUNCILMANIC, BALTIMORE COUNTY, MD

THOMAS J. HOFF
LAND DEVELOPMENT CONSULTANTS
LANDSCAPE ARCHITECTS
512 VIRGINIA AVENUE
TOWSON, MARYLAND 21286
410-296-3668 FAX 410-823-3887

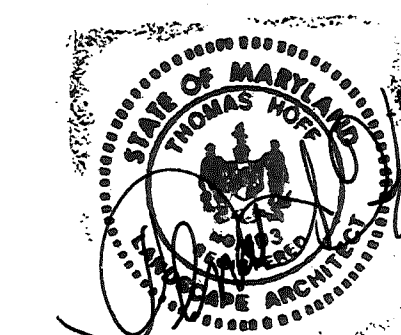
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JOB NO.: 0644-01
DESIGNED: TJH
DRAWN: TJH

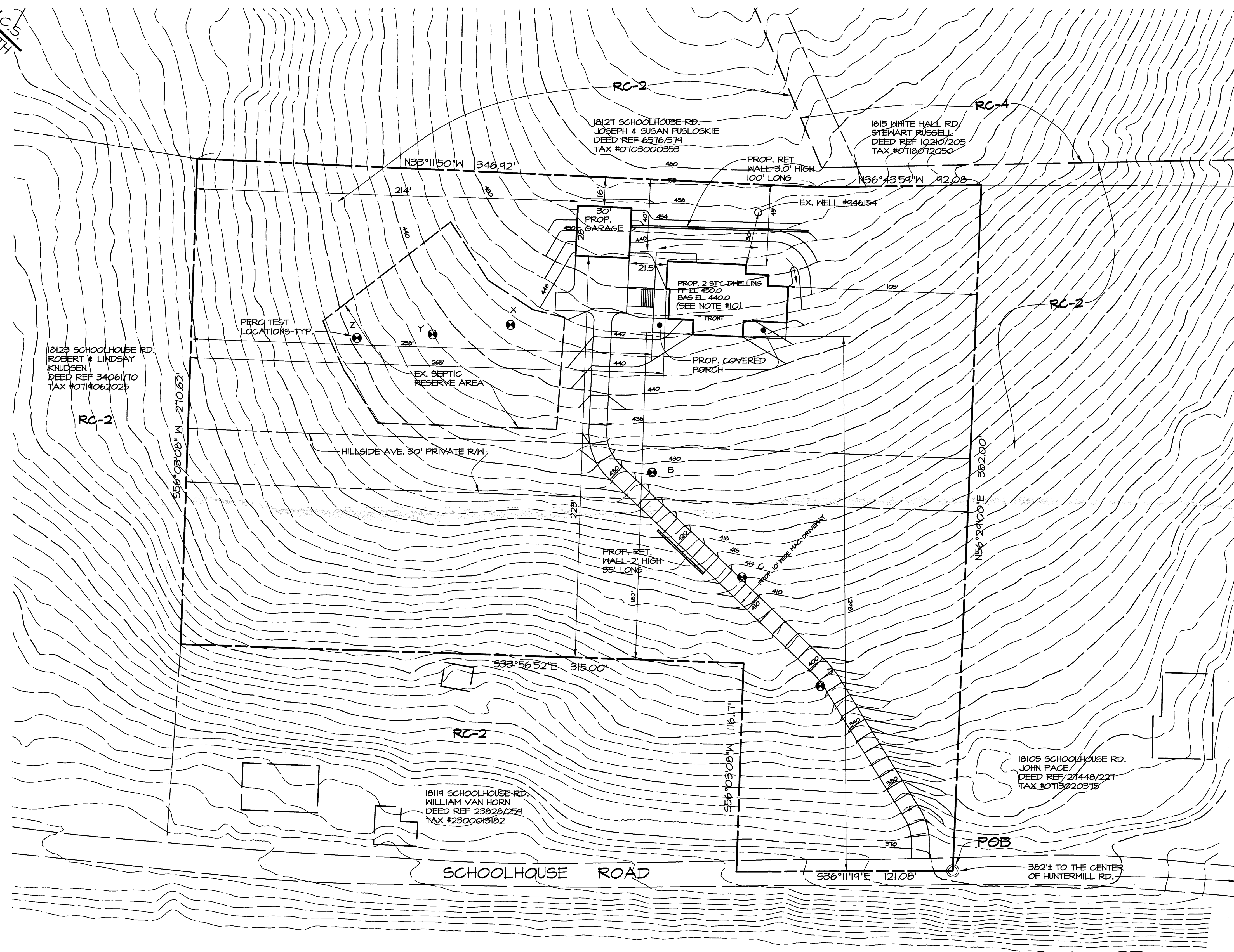
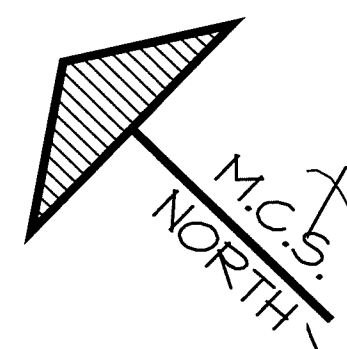
REVISIONS:
DRAWING NUMBER:

ZP-1

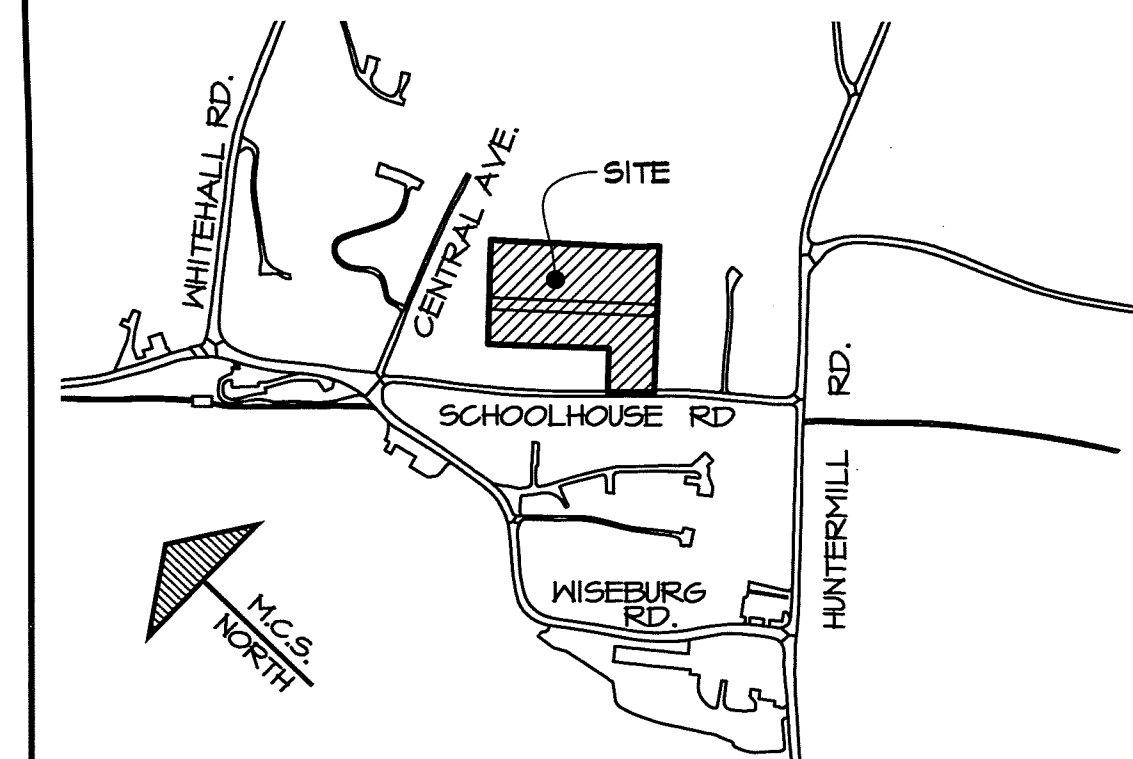
THIS DRAWING WAS MADE IN THE USA

SHEET 1 OF 1





SITE PLAN
SCALE: 1"=30'



VICINITY MAP
SCALE: 1"=500'

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ZONING MAP 17C3

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REVISION: PETITIONER'S
EXHIBIT NO. 1

DRAWING NUMBER:
ZP-1

SHEET 1 OF 1

