

M E M O R A N D U M

DATE: October 28, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0056-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 27, 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
(1017 Bowleys Quarters Road) *
15th Election District * OFFICE OF ADMINISTRATIVE
6th Council District * HEARINGS FOR
Richard G. & Sandra K. Conant * BALTIMORE COUNTY
Petitioners *
* CASE NO. 2017-0056-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Richard G. and Sandra K. Conant ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.2 of the Baltimore County Zoning Regulations, to permit a garage in the side yard of an existing single family dwelling in lieu of the rear yard. 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. A ZAC comment was received from the Bureau of Development Plans Review (DPR) dated September 15, 2016, indicating that prior to building permit application, the Petitioners must contact the Office of the Director of Public Works to determine the flood protection elevation, so that the floor elevation can be set. The property is located within the Chesapeake Bay Critical Area (CBCA) and is subject to Critical Area requirements as noted in the ZAC comment dated September 26, 2016 submitted by the Department of Environmental Protection and Sustainability (DEPS).

ORDER RECEIVED FOR FILING

Date 9-27-16

By [Signature]

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

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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 27th day of **September, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.2 of the Baltimore County Zoning Regulations, to permit a garage in the side yard of an existing single family dwelling in lieu of the rear yard, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 9-27-16

By [Signature]

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.
4. Petitioners must comply with the ZAC comments from DPR, dated September 15, 2016; a copy of which is attached hereto and made a part hereof.
5. Petitioners must comply with the ZAC comments from DEPS, dated September 26, 2016; a copy of which is attached hereto and made a part hereof.

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 9-27-16

By bw

**CBCA****ADMINISTRATIVE ZONING PETITION****FLOOD**

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 107 Bowleys Quarters Rd Currently zoned RC-5
 Deed Reference 25069 / 00160 10 Digit Tax Account # 15 19 000 461
 Owner(s) Printed Name(s) Richard G Conant / Sandra K Conant

(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 400.2

To permit a garage in the side yard of an existing single family dwelling in lieu of the rear yard.

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):

RICHARD G CONANT / SANDRA K CONANT
 Name #1 – Type or Print Name #2 – Type or Print

Richard G Conant

Signature #1

Signature #2

1017 BOWLEYS QUARTERS ROAD – BALT. MD.

Mailing Address

City

State

21220 410-335-6813 SANDRICKON@

Zip Code

Telephone #

Email Address VERIZON.NET

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

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 2017-0056-AFiling Date 8/23/2016Estimated Posting Date 9/4/2016Reviewer TH

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: 1017 POWLEYS QUARTERS RD BALT. MD 21220
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)

SINCE MY WIFE HAD HER KNEES REPLACED SHE HAS DEVELOPED IN HER LEFT LEG MAKING IT NECESSARY TO USE A WALKER TO ASSIST HER IN WALKING. DURING FOUL OR WINTERY WEATHER THIS MAKES HER MOBILITY EVEN MORE OF A CHALLENGE. THE FEAR OF FALLING IS A CONTINUAL FEAR SO MAKING THE WALK TO THE CAR AS SHORT AS POSSIBLE WOULD RELIEVE THE FEAR OF FALLING AND ADDITIONAL INJURY.

THE SHELTER OFFERED BY THE GARAGE WOULD SAVE US FROM THE NECESSITY OF CLEARING SNOW OFF THE VEHICLE AS WELL AS PREVENTING HER FROM GETTING SOAKED WET DURING RAIN STORMS DO TO HER SLOW MOBILITY.

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

Richard G. Conant
Signature of Owner (Affiant)

Sandra K. Conant
Signature of Owner (Affiant)

RICHARD G. CONANT
Name- Print or Type

SANDRA K. CONANT
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

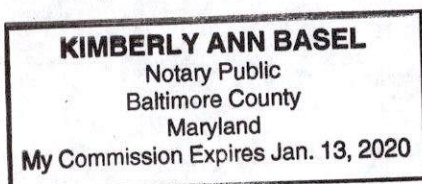
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of March, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Richard G. Conant

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

AS WITNESS my hand and Notaries Seal



Kimberly Ann Basel
Notary Public
11/13/2020
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.

Address: 1017 BOWLEYS QUARTERS RD BALT. MD 21220
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)

SINCE MY WIFE HAD HER KNEES REPLACED SHE HAS DEVELOPED 1 IN HER LEFT LEG MAKING IT NECESSARY TO USE A WALKER TO ASSIST HER IN WALKING. DURING FOUL OR WINTERY WEATHER THIS MAKES HER MOBILITY EVEN MORE OF A CHALLENGE. THE FEAR OF FALLING IS A CONTINUAL FEAR SO MAKING THE WALK TO THE CAR AS SHORT AS POSSIBLE WOULD RELIEVE THE FEAR OF FALLING AND ADDITIONAL INJURY THE SHELTER OFFERED BY A GARAGE WOULD SAVE US FROM THE NECESSITY OF CLEARING SNOW OFF THE CAR AS WELL AS GETTING SOAKEN WET DURING RAIN STORMS DO TO HER SLOW MOBILITY.

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

Richard G. Conant

Signature of Owner (Affiant)

RICHARD G. CONANT

Name- Print or Type

Sandra K. Conant

Signature of Owner (Affiant)

SANDRA K. CONANT

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

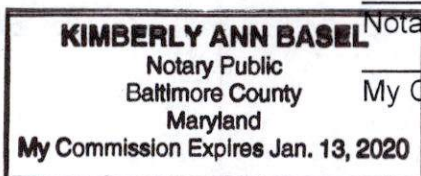
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of March, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Richard G. Conant

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

AS WITNESS my hand and Notaries Seal



Notary Public

My Commission Expires

11/3/2020



BCA

ADMINISTRATIVE ZONING PETITION

FLOOD

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 1017 BOWLEY QUARTERS RD 21220 Currently zoned RC-5
Deed Reference 25069 1 00160 10 Digit Tax Account # 1519 000 461
Owner(s) Printed Name(s) RICHARD G. CONANT / SANDRA K. CONANT

(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. ADMINISTRATIVE VARIANCE from Section(s)

Section 400.2

To permit a garage in the side yard of an existing single family dwelling in lieu of the rear yard.

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):

RICHARD G. CONANT / SANDRA K. CONANT
Name #1 – Type or Print Name #2 – Type or Print
Richard G. Conant Sandra K. Conant
Signature #1 Signature #2
1017 BOWLEY QUARTERS RD
Mailing Address City BALTIMORE State MD
21220 410-335-6813 SANRICCON@
Zip Code Telephone # Email Address VERIZON.NET

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

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

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 9 day of September, 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 2017-0056-A

Filing Date 8/23/2016

Estimated Posting Date 9/4/16

Reviewer [Signature]

Zoning Property Description for
1017 Bowleys Quarters Road 2017-0056-A

Beginning at a point on the north side of Bowleys Quarters Rd. which is 30ft wide at a distance of 268ft West of the center line of the nearest intersecting which is Galloway Rd which is 30ft wide.

Being Lots 90 and 91 in the subdivision of " Bowleys Quarters Plat #2" in Baltimore County Plat Book #7 Folio #13 containing 1.56ac. Located in the 15th Election District and 6th Council District.

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: 2017-0056-A

PETITIONER/DEVELOPER

RICHARD & SANDRA CONANT

DATE OF HEARING/CLOSING:

9/19/16

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 _____

1017 BOULEY'S QUARTERS ROAD

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

September 3, 2016

SINCERELY

Martin Ogle 9/3/16
SIGNATURE OF SIGN POSTER AND DATE:

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2017-0056-A

TO PERMIT A GARAGE IN THE SIDE YARD OF AN
EXISTING SINGLE FAMILY DWELLING IN LIEU OF THE
REAR YARD

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY, SEPTEMBER 19, 2016
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW.
MEETING IS HANDICAP ACCESSIBLE

yes 9/3/16

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0056 -A Address 1017 Bowleys Quarters Road

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

Filing Date: 8/23/16 Posting Date: 9/4/16 Closing Date: 9/19/16

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 2017- 0056 -A Address 1017 Bowleys Quarters Road

Petitioner's Name Richard & Sandra Cowart Telephone 410-335-6813

Posting Date: 9/4/16 Closing Date: 9/19/16

Wording for Sign: _____ To permit a garage in the side yard of an existing single family dwelling in lieu of the rear yard. _____

Revised 7/6/16

Debra Wiley

From: Stephen Ford
Sent: Friday, September 23, 2016 2:04 PM
To: Debra Wiley
Subject: RE: ZAC Comments - Admin. Var. - Closing date: 9/19/16

✓ Rec'd
9-26

Debra,
You are correct. I have not yet received comments from our EIR staff. I will follow up and see where they are.

From: Debra Wiley
Sent: Friday, September 23, 2016 11:43 AM
To: Stephen Ford <sford@baltimorecountymd.gov>
Subject: ZAC Comments - Admin. Var. - Closing date: 9/19/16

Hi Steve,

In reviewing the administrative variance case files for 2017-0056-A & 2017-0059-A (closing date 9/19), it appears ZAC comments are missing from DEPS. The file folders indicate they're located in CBCA. I've listed the case descriptions below for your convenience. Thanks in advance.

CASE NUMBER: 2017-0056-A

1017 BOWLEYS QUARTERS RD.

Location: N/S of Bowleys Quarters Road, 268 ft. W of the c/line of Gallway Road

15th Election District, 6th Council District

Legal owners: Richard G. & Sandra K. Conant

ADMINISTRATIVE VARIANCE To permit a garage in the side yard of an existing single family dwelling in lieu of the rear yard.

CASE NUMBER: 2017-0059-A

2807 10TH ST.

Location: NE/S of 10th Street, 75 ft. SE of the c/line of Hinton Avenue

15th Election District, 7th Council District

Legal owners: Edward & Darlene E. Heiger, Jr.

ADMINISTRATIVE VARIANCE To permit a garage with a height of 17 ft. in lieu of the permitted 15 ft.

Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868



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 4506669

Sold To:

Edwin Bulson - CU00565318
208 Arms Chapel Rd
Reisterstown, MD 21136-1333

Bill To:

Edwin Bulson - CU00565318
208 Arms Chapel Rd
Reisterstown, MD 21136-1333

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

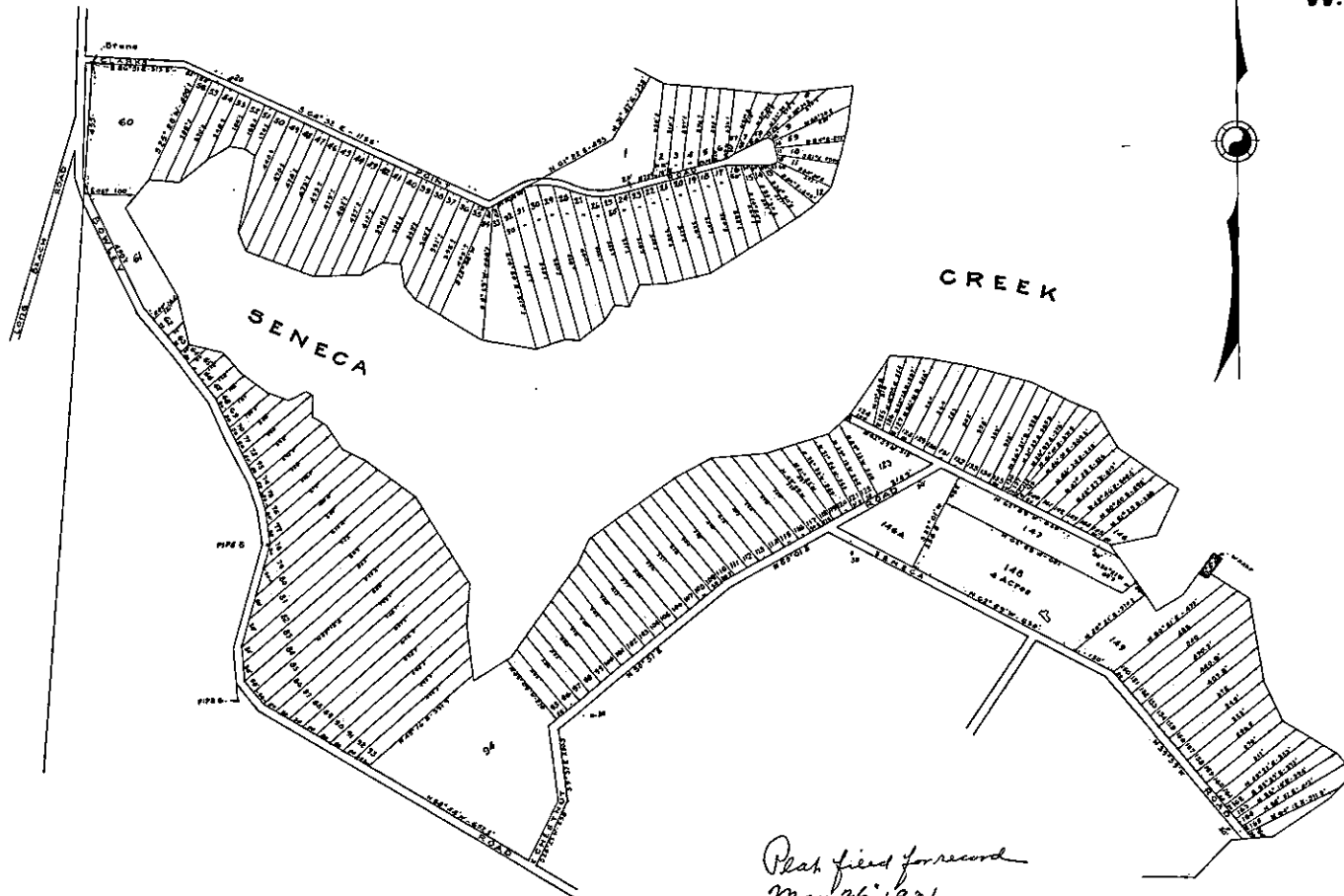
Oct 11, 2016

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: # 2017-0057-A	
208 Arms Chapel Road	
W/s Arms Chapel Road, 720 ft. S/of centerline of Sacred Heart Lane	
4th Election District - 2nd Councilmanic District	
Legal Owner(s) Edwin Bulson	
Variance: to permit a proposed addition (extension and enclosure of existing porch) to have a front yard setback of 19 feet, 4 inches, in lieu of the minimum required 25 feet, and to amend the final development plan of Glyndonwood, Block B, Lot #5, only.	
Hearing: Monday, October 31, 2016 at 1:30 p.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.	
JT 10/676 Oct 11	4506669

W.P.C. No 7 PART 1-13



Plat filed for record
May 26, 1921
Test - W. P. Coley, Clerk

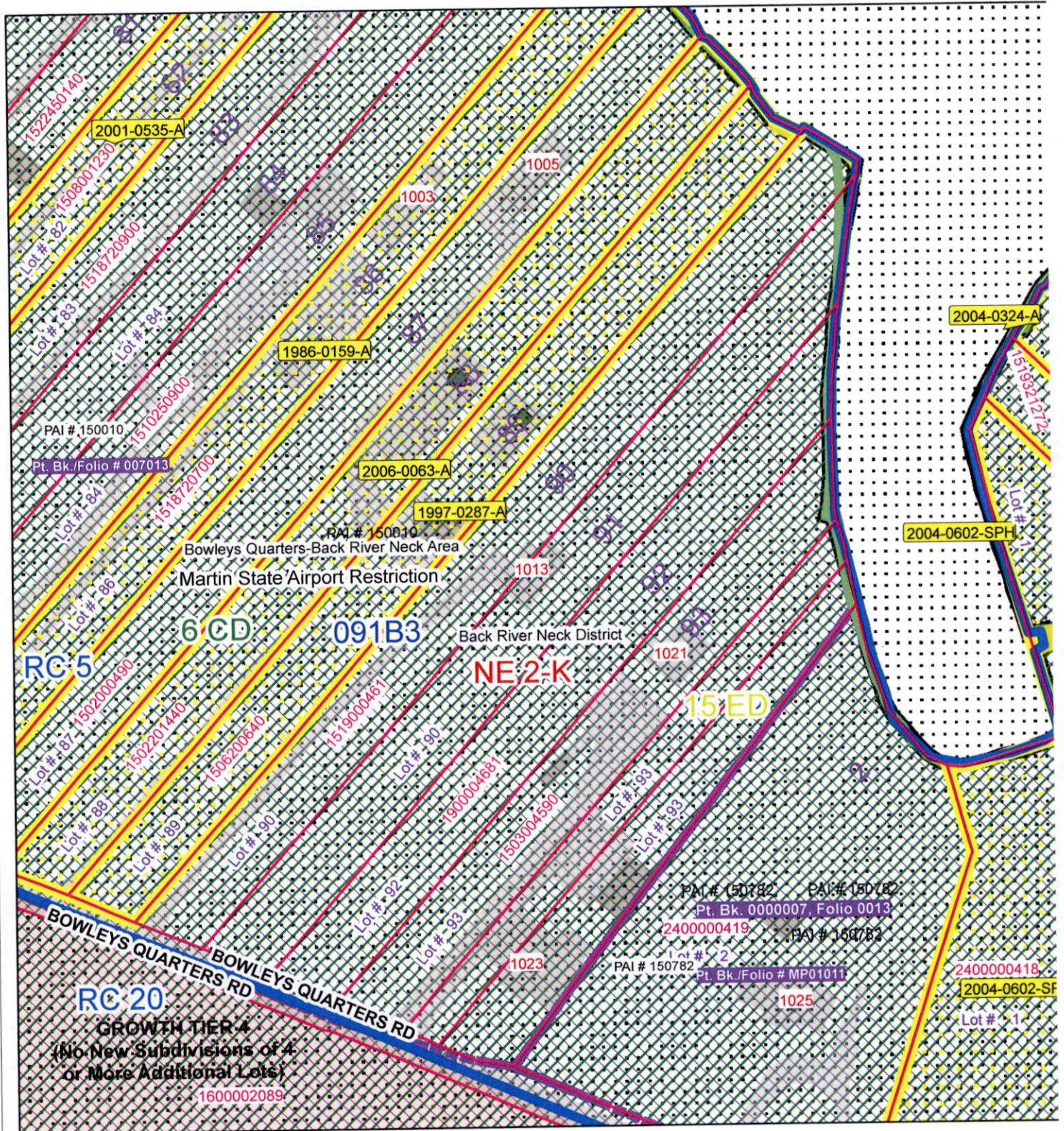
BOWLEYS QUARTER PLAT NO 2

Scale 1"=200' April 16, 1921.
Edward V Coonan and Company
Surveyors and Civil Engineers
Baltimore, Md.

• Indicates Location of Stake

2017-0056-A

1017 Bowleys Quarters Road 2017-0056-A



Publication Date: 8/23/2016



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



0 25 50 100 150 200 Feet

1 inch = 100 feet

No.

141416

Date:

9/23/16

PAID RECEIPT

BUSINESS	ACTUAL	TIME	LEN
8/24/2016	8/23/2016	11:12:51	1

REC'D WSD1 WALKIN LJR
 >>RECEIPT # 676262 8/23/2016 OFLN

Dept 5 528 ZONING VERIFICATION
 - NO. 141416

Recept Tot \$75.00
 \$75.00 OK \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
------	------	------	----------	-----	---------	----------	---------	--------

							Amount
001	806	0000		6150			75.00

Total: 75.00

From:

For:

1017 Bowlers Parkers Rd

207-0056-A

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 20, 2016

Richard G & Sandra K Conant
1017 Bowleys Quarters Road
Baltimore MD 21220

RE: Case Number: 2017-0056 A, Address: 1017 Bowleys Quarters Road

Dear Mr. & Ms. Conant:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 23, 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: 9/7/16

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. 2017-0056-A

*Administrative Variance
Richard G. & Sandra K. Conant
1017 Bowleys Quarters 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 'Richard Zeller'.

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For September 12, 2016
Item No. 2017-0056

DATE: September 15, 2016

RECEIVED

SEP 23 2016

OFFICE OF ADMINISTRATIVE HEARINGS

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

Prior to building permit application, the petitioner must contact the Office of the Director of Public Works to determine the flood protection elevation, so that the floor elevation can be set.

* * * * *

DAK:CEN
Cc:file
ZAC-ITEM NO 17-0056-09122016.doc

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

SEP 26 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: September 26, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0056-A
Address 1017 Bowleys Quarters Road
(Conant Property)

Zoning Advisory Committee Meeting of September 12, 2016.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to construct a detached garage in the side yard instead of the rear yard. The garage is not within the 100-foot buffer. The lot is waterfront, and the proposed garage must meet all LDA requirements, including lot coverage limits and afforestation. Existing and proposed lot coverage information was not provided, but it must be below the 15% limit. 20 trees, including any existing trees to remain, are required to meet the afforestation requirement. If the lot coverage limits and afforestation requirement can be met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront. The garage is not proposed within the 100-foot buffer. If the lot coverage limit and afforestation requirements will be met, then that will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

If the lot coverage limit and afforestation requirements can be met, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Date: September 26, 2016

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For September 12, 2016
Item No. 2017-0056

DATE: September 15, 2016

RECEIVED

SEP 23 2016

OFFICE OF ADMINISTRATIVE HEARINGS

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

Prior to building permit application, the petitioner must contact the Office of the Director of Public Works to determine the flood protection elevation, so that the floor elevation can be set.

* * * * *

DAK:CEN
Cc:file
ZAC-ITEM NO 17-0056-09122016.doc

ORDER RECEIVED FOR FILING

Date 9-27-16

By ls

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

SEP 26 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
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ORDER RECEIVED FOR FILING

Date

By

C:\Users\dwiley\AppData\Local\Microsoft\Windows\Temporary Internet
Files\Content.Outlook\DXWB6LKP\ZAC 17-0056-A-EIR 1017 Bowleys Quarters Rd.doc

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BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE



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

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

SUBJECT: Zoning Advisory Committee Meeting
For September 12, 2016
Item No. 2017-0056

DATE: September 15, 2016

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DAK:CEN
Cc:file
ZAC-ITEM NO 17-0056-09122016.doc

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9-15</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
<u>9-26</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-17</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>9-3-16</u> by <u>Ogle</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 - 15 Account Number - 1519000461			
Owner Information					
Owner Name:	CONANT RICHARD G CONANT SANDRA K		Use:	RESIDENTIAL YES	
Mailing Address:	1017 BOWLEYS QUARTERS RD BALTIMORE MD 21220- 4014		Principal Residence:	Deed Reference: /25069/ 00160	
Location & Structure Information					
Premises Address:		1017 BOWLEYS QUARTERS RD 0-0000 Waterfront		Legal Description:	LTS 90-91 1017 BOWLEY QUARTERS RD BOWLEYS QUARTERS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref: 0007/0013
0091	0022	0150		0000	90 2015
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built 1963	Above Grade Enclosed Area 1,280 SF		Finished Basement Area	Property Land Area 1.5600 AC	County Use 34
Stories 1	Basement YES	Type STANDARD UNIT	Exterior BRICK	Full/Half Bath 1 full	Garage Last Major Renovation
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2016 As of 07/01/2017		
Land:	309,500	309,500			
Improvements	71,000	63,700			
Total:	380,500	373,200	373,200	373,200	
Preferential Land:	0			0	
Transfer Information					
Seller: SAUER DONNA L Type: NON-ARMS LENGTH OTHER		Date: 01/16/2007 Deed1: /25069/ 00160		Price: \$430,000 Deed2:	
Seller: SAUER ELIZABETH A Type: NON-ARMS LENGTH OTHER		Date: 06/28/1995 Deed1: /11107/ 00717		Price: \$1 Deed2:	
Seller: Type:		Date: Deed1:		Price: 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		0.00 0.00	
Tax Exempt:	Special Tax Recapture: NONE				
Exempt Class:					
Homestead Application Information					
Homestead Application Status: No Application					

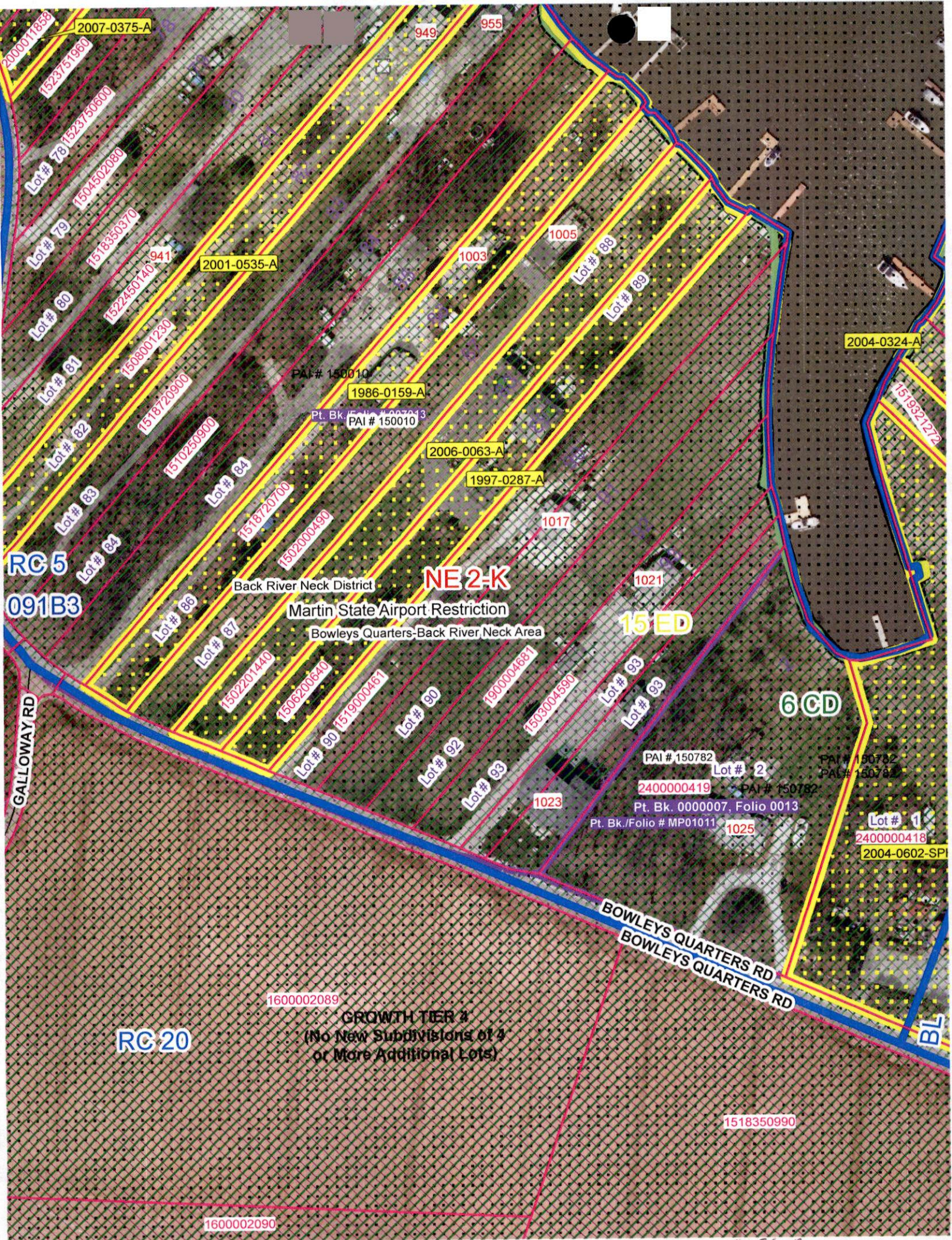
1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

0056-A

2017-0056-A

B





2000-11858
2007-0375-A
1523751960
Lot # 78
1504502080
Lot # 79
1518350370
Lot # 80
1522450140
Lot # 81
1508001230
Lot # 82
1518720900
Lot # 83
1510250900
Lot # 84
1518720700
Lot # 85
1502000490
Lot # 86
1502201440
Lot # 87
1506200640
Lot # 88
1519000461
Lot # 89
1900004681
Lot # 90
1503004590
Lot # 91
1003
1005
1017
1021
1023
1025
1518350990
1600002089
1600002090

RC 20

GROWTH TIER 1
(No New Subdivisions of 4
or More Additional Lots)

NE 2-K

15 ED

6 CD

RC 5
091B3

GALLOWAY RD

BOWLEYS QUARTERS RD
BOWLEYS QUARTERS RD

BL

2001-0535-A

1986-0159-A

2006-0063-A

1997-0287-A

2004-0324-A

2004-0602-SPI

PAI # 150782

Lot # 2

2400000419

Pt. Bk. 0000007, Folio 0013

Pt. Bk./Folio # MP01011

PAI # 150782

PAI # 150783

PAI # 150782

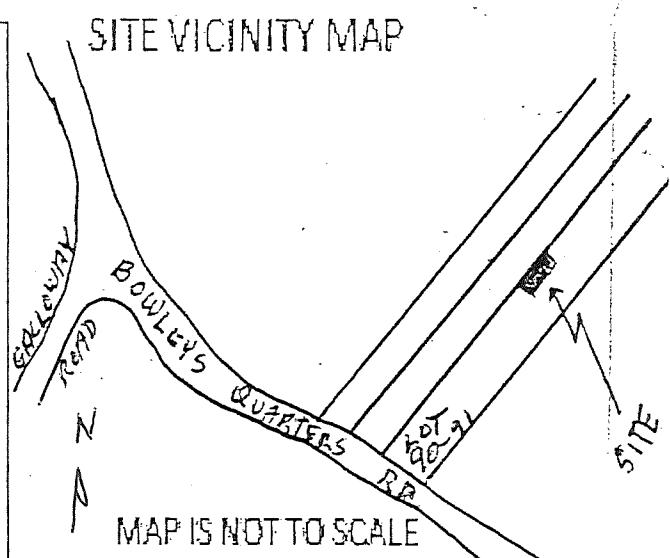
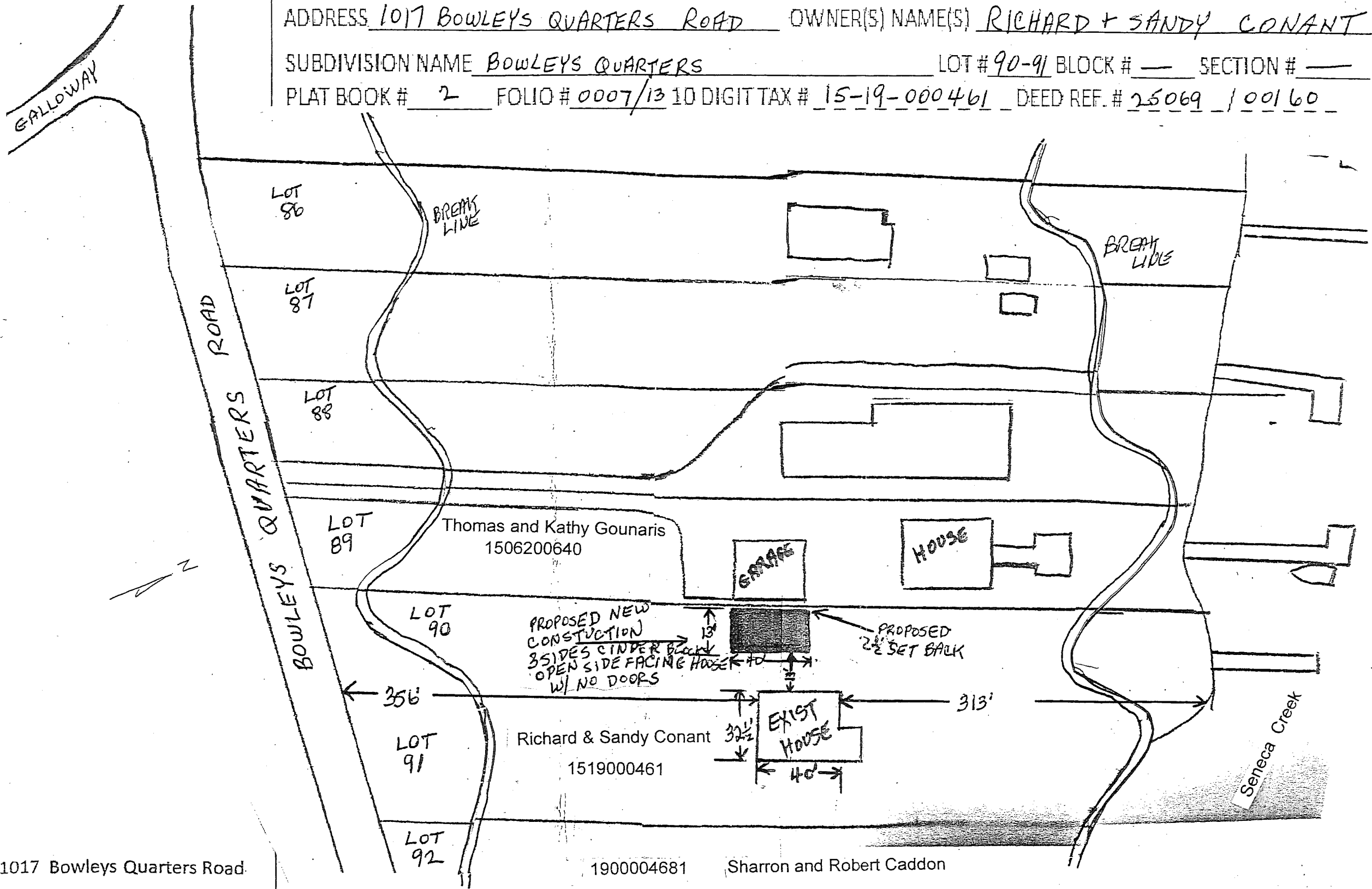
Lot # 1

2400000418

1518350990

0656-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 1017 BOWLEYS QUARTERS ROAD OWNER(S) NAME(S) RICHARD + SANDY CONANT
 SUBDIVISION NAME BOWLEYS QUARTERS LOT # 90-91 BLOCK # — SECTION # —
 PLAT BOOK # 2 FOLIO # 0007/13 10 DIGIT TAX # 15-19-000461 DEED REF. # 25069 / 00160



ZONING MAP# 09183
 SITE ZONED RC 5
 ELECTION DISTRICT 15
 COUNCIL DISTRICT 6
 LOT AREA ACREAGE 1.56 AC
 OR SQUARE FEET _____
 HISTORIC? NO
 IN CBCA? YES
 IN FLOOD PLAIN? TIDAL-YES
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

1017 Bowleys Quarters Road.

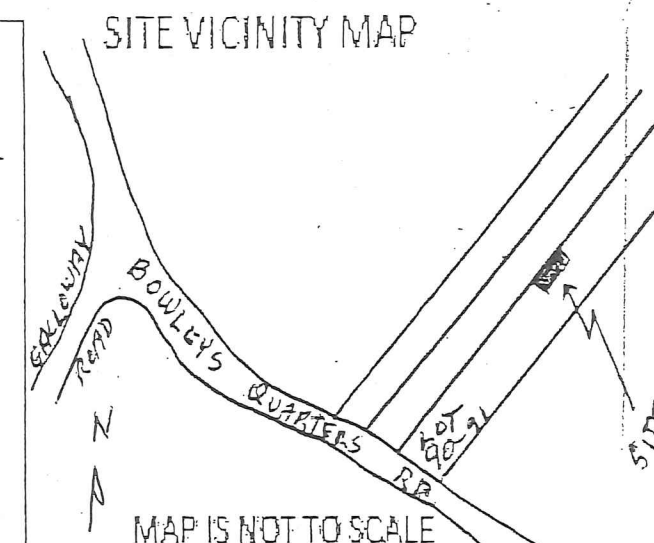
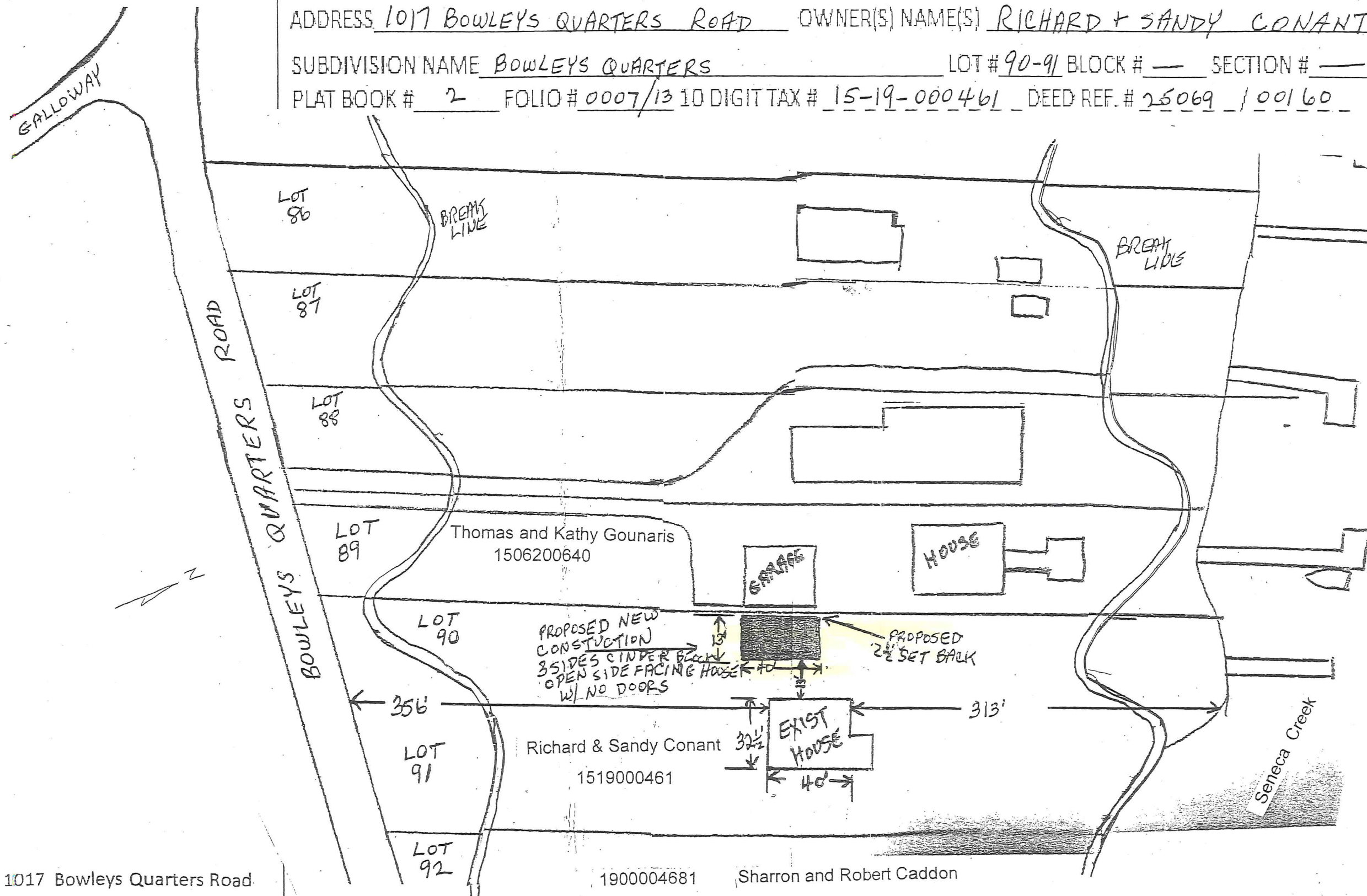
Zoning Property Description

PLAN DRAWN BY RICHARD G. CONANT DATE _____ SCALE: 1 INCH = 50 FEET
2017-0056-A

Beginning at a point on the north side of Bowleys Quarters Road which is 30 feet of right-of-way
 Width at a distance of 268 feet west to the center point of the nearest improved intersection
 which is Galloway Road which is 30 foot right-of-way width.

VIOLATION CASE INFO:

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 1017 BOWLEYS QUARTERS ROAD OWNER(S) NAME(S) RICHARD + SANDY CONANT
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 PLAT BOOK # 2 FOLIO # 0007/13 10 DIGIT TAX # 15-19-000461 DEED REF. # 25069 / 00160



MAP IS NOT TO SCALE
 ZONING MAP# 09183
 SITE ZONED RC 5
 ELECTION DISTRICT 15
 COUNCIL DISTRICT 6
 LOT AREA ACREAGE 1.56 AC
 OR SQUARE FEET _____
 HISTORIC? NO
 IN CBCA? YES
 IN FLOOD PLAIN? TIDAL-YES
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

 VIOLATION CASE INFO:

Pet. Exh. 1

1017 Bowleys Quarters Road
 Zoning Property Description

PLAN DRAWN BY RICHARD G. CONANT DATE _____ SCALE: 1 INCH = 50 FEET
2017-0056-A

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