



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

November 17, 2016

Brian and Linda A. Mozelack
18133 School House Road
White Hall, MD 21161

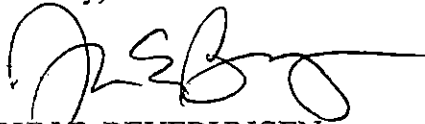
RE: Petition for Administrative Variance
Case No. 2017-0110-A
Property: 18133 School House Road

Dear Petitioners:

Enclosed please find a copy of the Order rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE *
(18133 School House Road)
7th Election District *
3rd Council District *
Brian & Linda A. Mozelack *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2017-0110-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, Brian and Linda A. Mozelack ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations, to permit a proposed detached accessory structure (carport/garage) to be located in the side yard of the principal dwelling in lieu of the required 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. No adverse ZAC comments were received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 30, 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

ORDER RECEIVED FOR FILING

Date 11-17-16

By [Signature]

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 detached accessory structure (carport/garage) height and usage, I will impose conditions that the accessory structure 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 17th day of **November, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations, to permit a proposed detached accessory structure (carport/garage) to be located in the side yard of the principal dwelling in lieu of the required rear 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.

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By [Signature]

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.

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 11-17-16

By [Signature]



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 18133 SCHOOL HOUSE RD

Currently zoned BLCR RC2

Deed Reference 12336 / 00086

10 Digit Tax Account # 21 00008235

Owner(s) Printed Name(s) MOZELACK BRIAN

MOZELACK LINDA ANNA

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

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

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

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

Section 400.1 – to permit a proposed detached accessory structure (carport/garage) to be located in the side yard of the principal dwelling in lieu of the required 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):

BRIAN MOZELACK

LINDA ANNA MOZELACK

Name #1 – Type or Print

Name #2 – Type or Print

Brian Mozelack

Linda A. Mozelack

Signature #1

Signature #2

18133 SCHOOL HOUSE RD WHITE HALL MD

Mailing Address

City

State

21161

410 357 4006

mozelack2000@yahoo.com

Zip Code

Telephone #

Email Address

443 788 4514 (CELL)

Representative to be contacted:

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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 11-17-16 day of NOV, 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

2017-0110-A

Filing Date

10/18/16

Estimated Posting Date

10/30/16

Reviewer

RJD

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: 18133 SCHOOL HOUSE RD WHITE HALL MD 21161
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)

PLEASE REFER TO ATTACHMENT "A" FOR STATEMENT

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

Brian Mozelack
Signature of Owner (Affiant)

BRIAN MOZELACK
Name- Print or Type

Linda Anna Mozelack
Signature of Owner (Affiant)

LINDA ANNA MOZELACK
Name- Print or Type

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

Pennsylvania York
STATE OF ~~MARYLAND~~, COUNTY OF ~~BALTIMORE~~, to wit:

I HEREBY CERTIFY, this 12 day of October, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Brian Mozelack, Linda Anna Mozelack

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

AS WITNESS my hand and Notaries Seal

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Benjamin Gabriele, Notary Public
York, York County
My Commission Expires November 13, 2019

Benjamin Gabriele
Notary Public
11/13/2019
My Commission Expires

REV. 5/5/2016
Item # 0110

Petition for Variance Attachment "A"

18133 School House Rd

We are seeking a zoning variance to construct a detached structure forward of the rear of the property. According to the existing zoning requirements any accessory structure constructed in front of the rear of the property would have to be functionally attached to the house in order to be approved by Zoning. The key is functionally attached. Because of the existing condition of the house, there is no side entrance to the building adjacent to the driveway; the functionality of the carport structure could not be met. In order to meet the requirements of the existing zoning by attaching the structure to the house, excessive costs and undue hardship would be forced on the homeowner to create a new doorway in the existing housing through a major load bearing wall. Therefore, the only alternative to construct an accessory structure would be in the rear property. In order to relocate the proposed carport to the rear of the property, after relocation of the existing storage shed, the structure would infringe on the 20 foot minimum clearance to the OSDS (On-site Sewage Disposal System) as set forth on page 9 of the maintenance guide "Maintain at least 20 feet from any component of the OSDS when adding buildings or other improvements to the property" publication printed by Baltimore County DEPREM. This would render the carport unusable because the adherence to this required distance, the structure could only be about 10 feet long (as to not be constructed in any part in front of the rear of the house), shorter than most vehicles on the road today. As well, financial constraints would be imposed on the homeowners to relocate the shed. Finally, to still meet the requirements of constructing the Carport/Accessory structure in the rear of the property, the structure could be impractically placed at a considerable distance from the house and without an impervious surface leading to the structure. Therefore additional financial constraints and undue hardships would be placed on the homeowners to construct a new driveway connecting the proposed structure to the existing driveway, place the proposed structure at a considerable distance to the rear basement door and front porch of the house and cause the removal of an existing 50+ foot tall mature Maple tree.

This difficulty is not uncommon given the topography of the neighborhood and the previous methods of subdividing properties without regard for future improvements to the property. The septic tank, although replaced by the current homeowners, was located in its previous place; therefore the hardship was not created by the replacement of the failed tank. The sewage drain field was not disturbed. Previous Zoning Variances had to establish the front and rear of the property. Therefore the owners of this gerrymandered property have painstaking been trying to maximize the property value with improvements to negate the haphazard functionality of the original subdivision. It is our intent to now provide shelter for automobiles and the like next to the house in a manner consistent with the "traditional" character of an 84 year old home.

Currently, there is a petition before the Zoning review board for a similar variance of constructing an accessory structure in front of the rear of the property (Case 2016-0040-A 18115 School House Rd)

2017 dw

The relief requested would still have regard for the original intent of improving the property in such manner as to add value and enjoyment. The proposed structure would only require an elemental exposure walking distance of approximately 10 feet to the rear basement door of the house.

Item #0110

Zoning Description of 18133 School House Rd

Tax ID 2100008235

ZONING PROPERTY DESCRIPTION FOR 18133 SCHOOL HOUSE RD, Beginning with a corner at a steel pin of the lands of Stewart Russell, the fourth line described (South 30 degrees, 28 minutes, west, 79.31 feet). This property is landlocked, therefore it only has access to public roads through deeded right-of-ways through adjoining and contiguous properties. Thence the following courses and distances: (1st Point of Call "POC") S. 29 21'34" W. 79.31', (2nd POC) S. 79 37'21" W. 787.64', (3rd POC) N. 33 39' 46" W. 220.12', (4th POC) N. 68 58' 42" E. 412.63', (5th POC) S. 77 09' 48" E. 99.42', (6th POC) S. 28 33' 47" E. 125.52', back to the point of beginning N. 88 17' 09" E. 392.77' as recorded in Deed Liber 12336, Folio 00086 containing 3.5182 acres. Located in the 7th Election District and 3rd Council District of Baltimore County Maryland.

ALSO BEING KNOWN AND DESIGNATED as Lot No. 2 as shown on record plat attached to Deed and recorded among the Land Records of Baltimore County Maryland in Liber 8000 at folios 356 and 357 in the 7th Election District and 3rd Council District.

The improvements thereon being known as No. 18133 School House Road (f/k/a 1433 White Hall Road).

Item #0110

M E M O R A N D U M

DATE: December 20, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0110-A- Appeal Period Expired

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

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

No 145719

Date: 10/18/16

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				575.00

Total: 575.00

Rec From: Brian Mozelack

For: zoning hearing - case # 2017-0110-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
10/18/2016 10/18/2016 11:21:57 2
REG 0502 WALKIN - JEE
>>RECEIPT # 926082 10/18/2016 OFLJ
Dept 5 528 ZONING VERIFICATION
CR NO. 145719
Recpt Tot \$75.00
\$75.00 CK \$0.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**



BECAUSE OF THE
CONSTRUCTION OF HOUSE
ONLY FULL HEIGHT
ACCESS TO BASEMENT
IS FRONT/BACK
BETWEEN THE
MAIN "A"
STRUCTURES

(LOW CEILING IN BASEMENT)
POST & BEAM CONSTRUCTION
BOTTOM OF
CROSS BEAM

LOCATION OF
PROPOSED
UNATTACHED GARPORT

NO SIDE DOOR
ACCESS TO
HOUSE

FRONT ELEVATION VIEW
SW OF HOUSE

Item # 0110

16133 SCHOLAR HOUSE RD

[illegible]

(Transcribed by Elizabeth Lee)
 November 22, 1965
 To Mr. T. G. T.
 11/22/65

Good
5
Good
Good

770 Northwood
B3309037
B3401074:WU

VELLY UNORTHAMBA YUASOPPI
MELBOPI MO VIC

[illegible]

SIDE ELEVATION VIEW OF HOUSE

POST & BEAM CONSTRUCTION
[MORTISE & TENON, NO NAILS]

3x10" RED OAK BEAM
RUNS FULL WIDTH OF
HOUSE (MAIN STRUCTURAL
ELEMENT)

NO DOOR
ACCESS
THIS
SIDE OF
HOUSE

Item #0110

18133 School House Rd

210E 210E 210E 210E
 [210E 210E 210E 210E]
 [210E 210E 210E 210E]

210E 210E 210E 210E
 210E 210E 210E 210E
 210E 210E 210E 210E

210E 210E 210E 210E
 210E 210E 210E 210E
 210E 210E 210E 210E

210E 210E 210E 210E

18133 SCHOOL HOUSE RD.

SOUTHWEST
ELEVATION VIEW
ON DRIVEWAY
LOOKING TOWARD
HOUSE WHERE
UNATTACHED
CARPORT

TO BE
BUILT

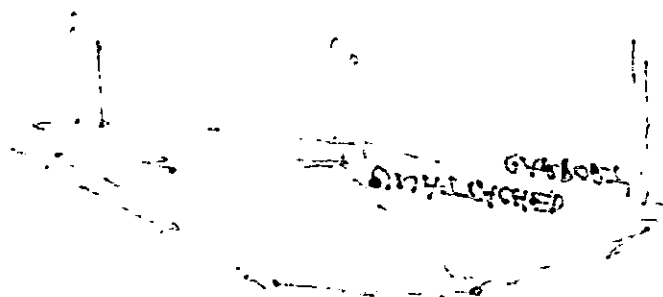
UNATTACHED
CARPORT

NOTICE TOPOGRAPHY OF
LAND

Trent H. H. H.

20.

Find
Police Laboratory of



Point
to be
marked
where there
looking toward
on distance
between them
document

1923 School House 50

18133 SCHOOLHOUSE RD

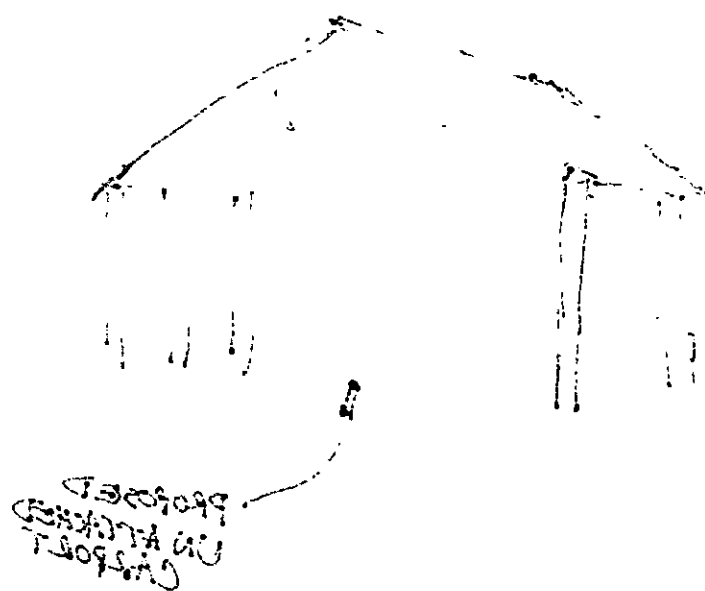
ELEVATION VIEW

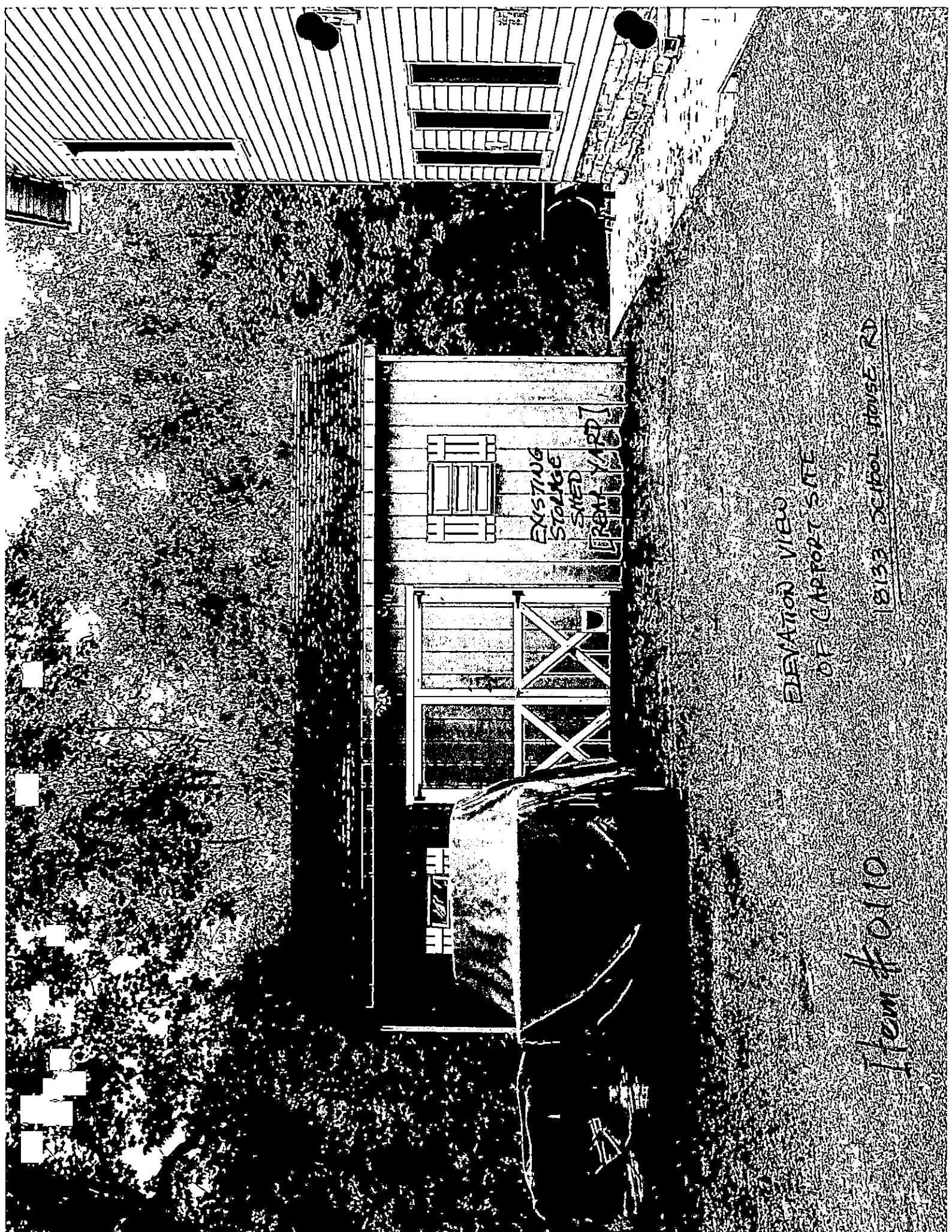


PROPOSED
UNATTAINED
VIEW

1812 2040H0000 1812

0314 00145E





ELEVATION VIEW
OF CLAYPORT SITE

Item #0110

18133 SCHOOL HOUSE RD

18133 Except House KD

OF CYSTOSTYLE
ELEVATION MEN

[REPT. 1913]
2422
2422
2422



NATURE TREES

[PROVIDE ENERGY SAVINGS
IN SUMMER]

18133 School House Rd

Item #0110

4

2397 3914M
2397:12 123456 301409
[2397:12 301409]

23 3907:12 301409 44131



WHITE
PINE
TREE

RAT'S
PROPERTY

POLE LINE OF
HOUSE EXTENDED

MILKING
SADDLE
TRESS

Then Here

අයිබී
17-09-04

අං 3614 අයිබී
ප්‍රකාශනය 32004

අයිබී 3614 අයිබී
ප්‍රකාශනය 32004

3614:4.11
3614:4.2
3614:4.3

අයිබී 3614
ප්‍රකාශනය 32004



REAR OF
HOUSE

HOUSE THIS
WAY

1833 School House

NO
BURNING
ACCESS
TO
IDEA

SIDE OF
HOUSE

1833

2045 3200h
2410

70 4409
3200h

70 3412
3200h

011
Phuoc Vinh
2000h
2410
4000h

23 3200h 100102 (208)



3012
Northfield
Wash. 4314
T23:0

403-
710
South

014
-1000
24.14

400-2453
300-1072
0312
T21:05 1061

0320405
101 3112
034011410
T20:240

0332001 100102 0313

3012
0314

710 403
South



EXISTING
12x20x7'
SHED

TANK
CLEAN OUT

SEPTIC
TANK
INSPECTION PORT

DRY WELL
CLEAN OUT

STOOP
ACCESS
STAIRS

ELEVATION VIEW OF
REAR YARD
FROM WEST

18133 SCHOOL HOUSE RD

FRENCH
DRAIN
WELL
ACCESS

Item #0110

0100321X13
17205451
0307:2

0100321X13
17205451
0307:2

0100321X13
17205451
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0100321X13
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0100321X13
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0100321X13
17205451
0307:2



SEPTIC
INSPECTION
PORT

REAR
ENTRY
TO BASEMENT

NOTICE
TOGETHERLY
OF
REAR
YARD

REAR ELEVATION VIEW
OF HOUSE

NORTH WEST PERSPECTIVE

NO DRIVEWAY
ACCESS
TO THESE
LOCATIONS

5133 SCHOOL HOUSE RD

11/10/10

PHU THUONG 64
223034
322347 80
240000001

PHU THUONG
223034
322347 80
240000001

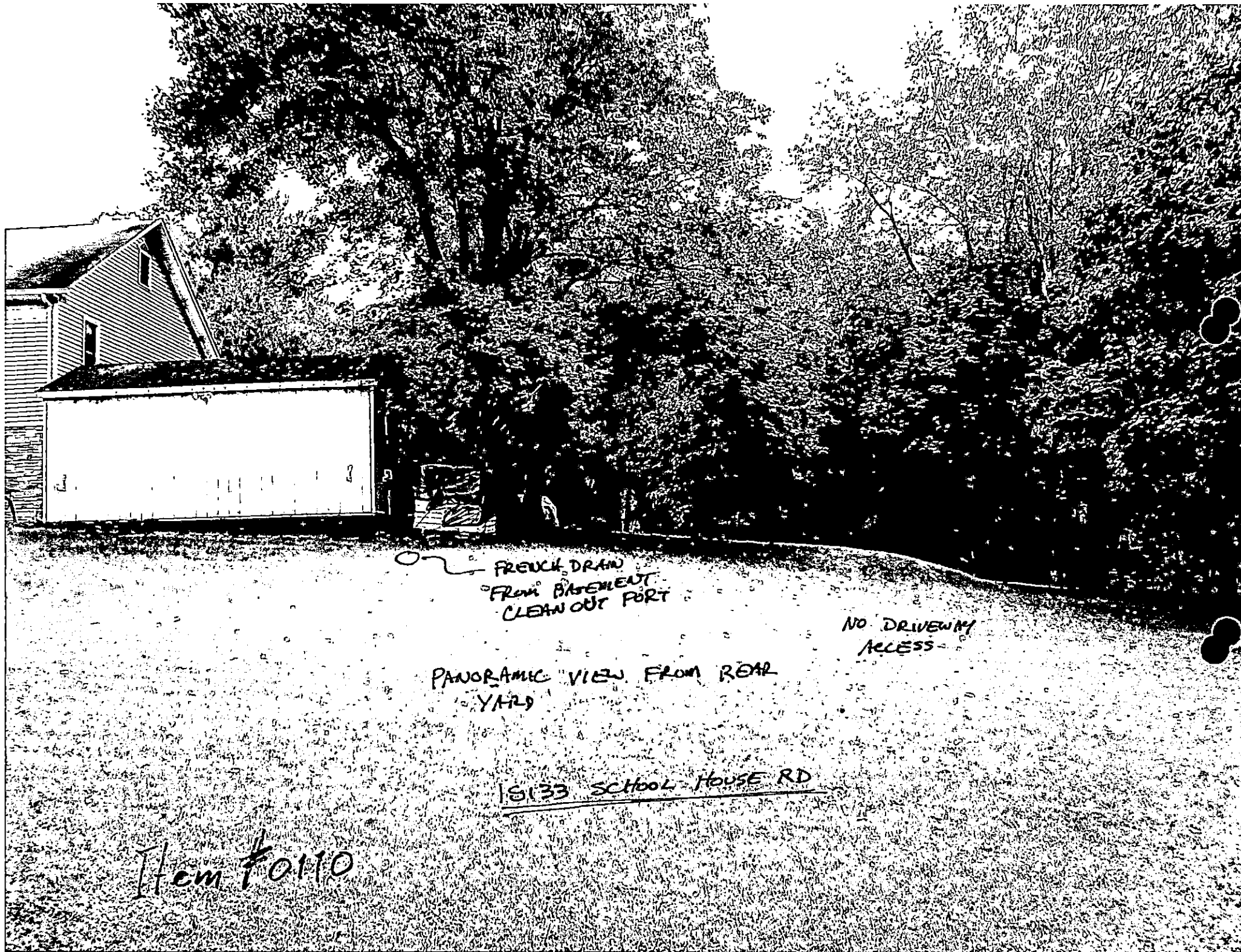
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322347 80
240000001

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322347 80
240000001

PHU THUONG 64
223034
322347 80
240000001

PHU THUONG
223034
322347 80
240000001



FRENCH DRAIN
FROM BASEMENT
CLEANOUT PORT

NO DRIVEWAY
ACCESS

PANORAMIC VIEW FROM REAR
YARD

18133 SCHOOL HOUSE RD

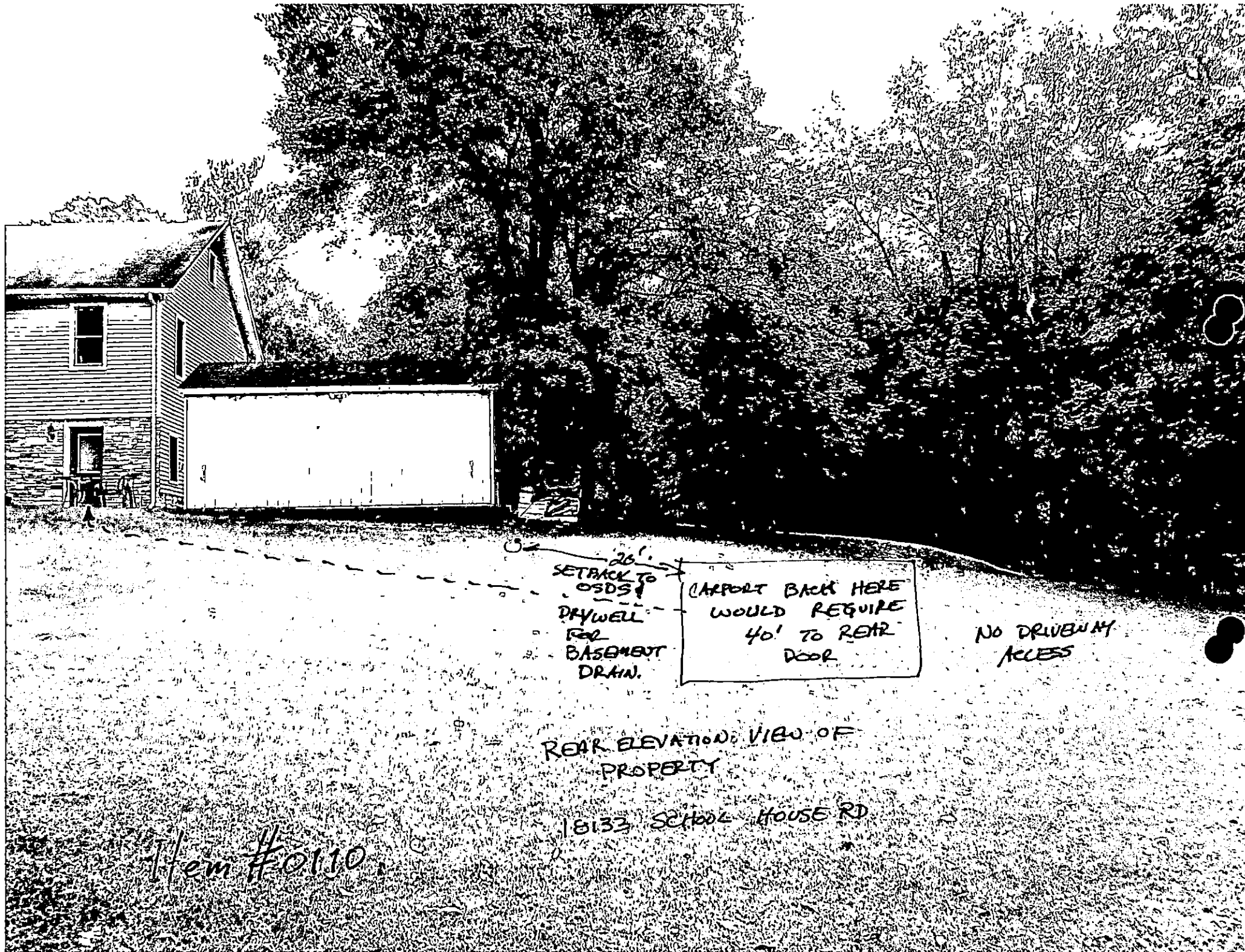
Item #0110

CRIMINAL JUSTICE
INSTITUTION
UNIVERSITY OF CALIFORNIA

NO DRIVER
LICENSE

UNIVERSITY OF CALIFORNIA
INSTITUTION
CRIMINAL JUSTICE

1963 CRIMINAL JUSTICE INSTITUTION



26'
SETBACK TO
OSDS
DRYWELL
FOR
BASEMENT
DRAIN.

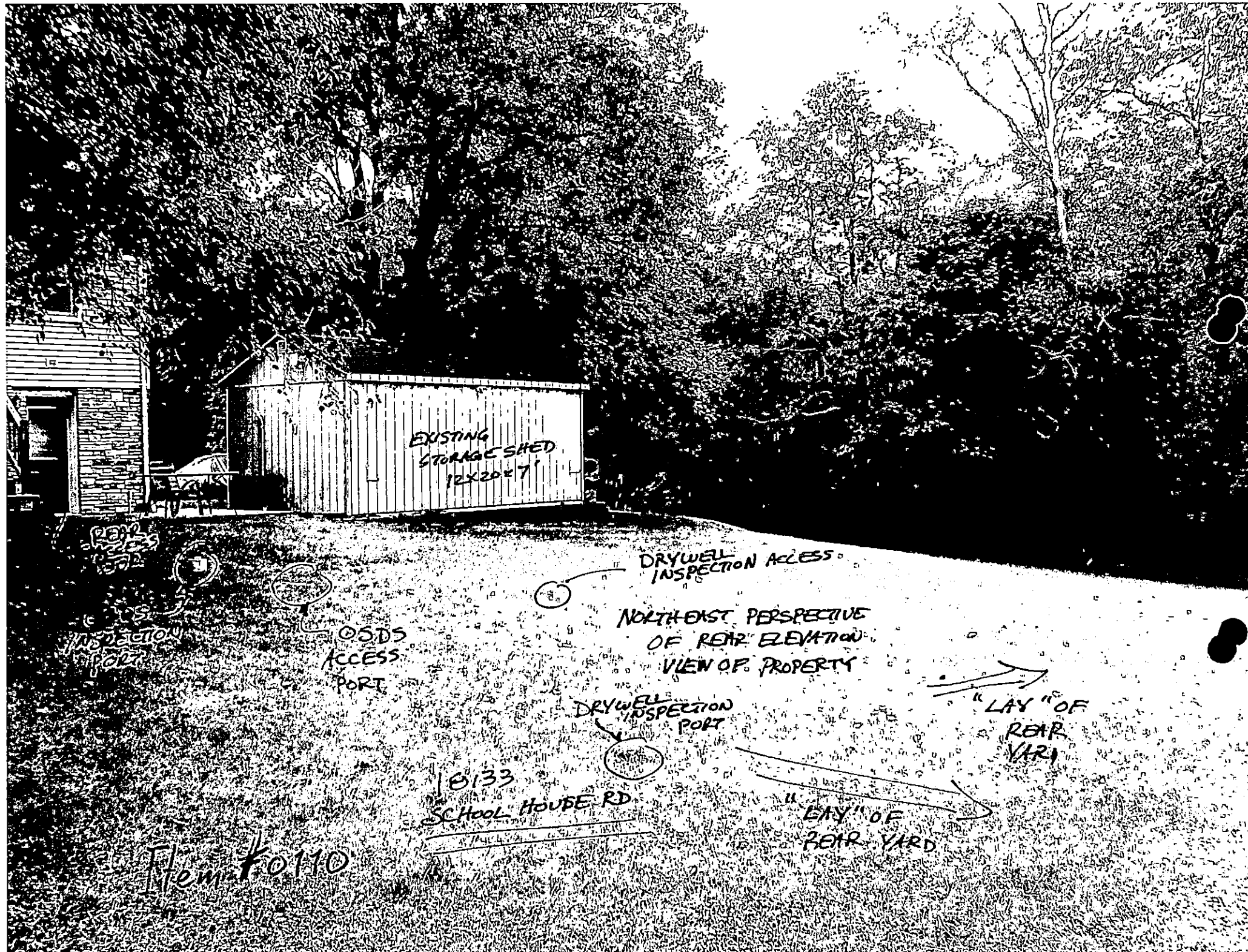
CARPORT BACK HERE
WOULD REQUIRE
40' TO REAR
DOOR

NO DRIVEWAY
ACCESS

REAR ELEVATION: VIEW OF
PROPERTY

18133 SCHOOL HOUSE RD

Item #0110



EXISTING
STORAGE SHED
12X20X7'

DRYWELL
INSPECTION ACCESS

NORTHEAST PERSPECTIVE
OF REAR ELEVATION
VIEW OF PROPERTY

DRYWELL
INSPECTION
PORT

10133
SCHOOL HOUSE RD

"LAY" OF
REAR
YARD

"LAY" OF
REAR YARD

REAR ELEVATION

INSPECTION
PORT

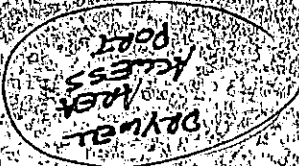
ODDS
ACCESS
PORT

Item #0110

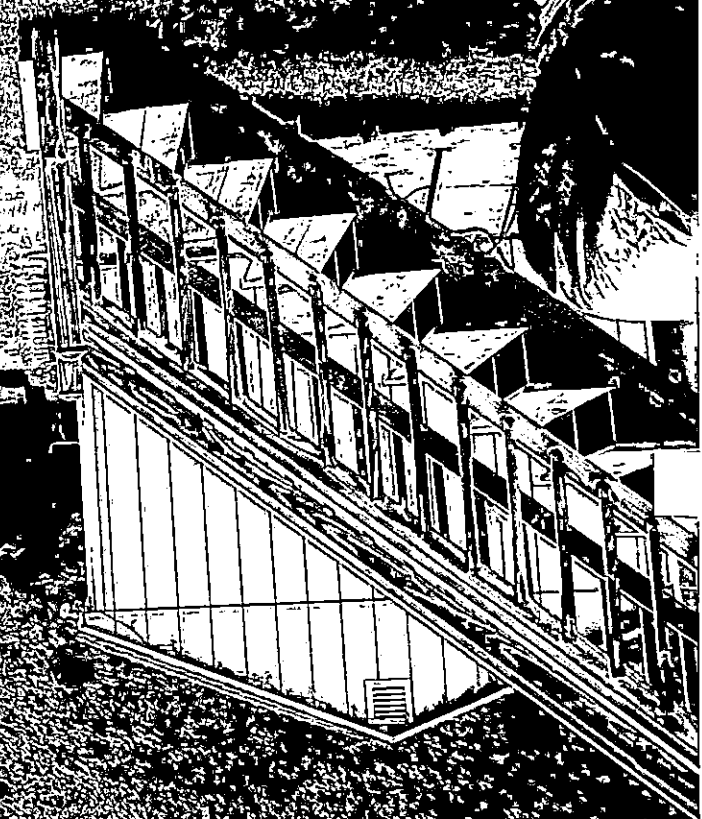
EXISTING PROSPECTIVE
OF REAR YARD
EASTWARD VIEW
2135 SOUTH HOUSE RD



OSDS
Access



NO DRIVING
ACCESS TO REAR
YARD



2020
2020

WEDNESDAY
MAY 20
1944

WEDNESDAY
MAY 20
1944

WEDNESDAY
MAY 20
1944

WEDNESDAY
MAY 20
1944

REAR ACCESS TO REAR PORCH

REAR PORCH

500 C
WALK

EXISTING
STORAGE
SHED
12X20X7'

CONCRETE
WALKWAY
TO
REAR PORCH

EXISTING
STORAGE
SHED

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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 - 2100008235			
Owner Information					
Owner Name:		MOZELACK BRIAN MOZELACK LINDA ANNA		Use: RESIDENTIAL Principal Residence: YES	
Mailing Address:		18133 SCHOOL HOUSE RD WHITE HALL MD 21161-9492		Deed Reference: /12336/ 00086	
Location & Structure Information					
Premises Address:		18133 SCHOOL HOUSE RD 0-0000		Legal Description: 3.5182 AC RER 220FT 18133 SCHOOL HOUSE RD 1100FT NW OF FALLS RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0017	0018	0468		0000	
Special Tax Areas:				Town:	Assessment Year:
				Ad Valorem:	Plat No:
				Tax Class:	Plat Ref:
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
1932		1,800 SF			3.5100 AC
County Use					
04					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	SIDING	2 full	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2014	07/01/2016	07/01/2017
Land:		112,500	112,500		
Improvements		102,600	102,600		
Total:		215,100	215,100	215,100	
Preferential Land:		0			
Transfer Information					
Seller: MOZELACK BRIAN		Date: 08/19/1997		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /12336/ 00086		Deed2:	
Seller: SWARR PETER C		Date: 01/12/1994		Price: \$125,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /10281/ 00227		Deed2:	
Seller: DESOTO RUTH A		Date: 10/17/1988		Price: \$75,000	
Type: ARMS LENGTH IMPROVED		Deed1: /08000/ 00355		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: Approved 05/24/2008					

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0110 -A Address 18133 School House Rd

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

Filing Date: 10/18/16 Posting Date: 10/30/16 Closing Date: 11/14/16

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 0110 -A Address 18133 School House Rd

Petitioner's Name Brian Mozclack Telephone 410 357 4006

Posting Date: 10/30/16 Closing Date: 11/14/16

Wording for Sign: To Permit a proposed detached accessory structure
(carport/garage) to be located in the side yard of the
principal dwelling in lieu of the required rear yard

Revised 7/6/16

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/31/2016

Case Number: 2017-0110-A

Petitioner / Developer: BRIAN MOZELACK

Date of Hearing (Closing): NOVEMBER 14, 2016

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
18133 SCHOOL HOUSE ROAD

The sign(s) were posted on: OCTOBER 30, 2016



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For October 31, 2016
Item No. 2017-0110

DATE: November 10, 2016

The Bureau of Development Plans Review has reviewed the subject zoning item and we have no comment.

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC10312016.doc

**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 twenty (20) 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: 2017-0110-A

Property Address: 18133 SCHOOL HOUSE RD

Property Description: 3.5182 AC PER 220FT 18133 SCHOOL HOUSE RD
1100 FT NW OF FALLS RD

Legal Owners (Petitioners): BRIAN MOZELACK LINDA ANNA MOZELACK

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRIAN MOZELACK

Company/Firm (if applicable): _____

Address: 18133 SCHOOL HOUSE RD

WHITE HALL MD, 21161

Telephone Number: (410) 357-4006

Revised 7/9/2015



KEVIN KAMENETZ
County Executive

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

November 14, 2016

Brian & Linda Anna Mozelack
18133 School House Road
White Hall MD 21161

RE: Case Number: 2017-0110 A, Address: 18133 School House Road

Dear Mr. & Ms. Mozelack:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 18, 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

Closing
11-24

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

OCT 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: October 26, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0110-A
Address 18133 School House Road
(Mozelack Property)

Zoning Advisory Committee Meeting of **October 31, 2016**

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

Reviewer: Steve Ford

Date: 10-26-2016

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



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

Date: 10/24/16

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. 2017-0110-A

*Administrative Variance
Brien and Linda Anna Mozellack
18133 School House 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 'Richard Zeller'.

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: October 26, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0110-A
Address 18133 School House Road
(Mozelack Property)

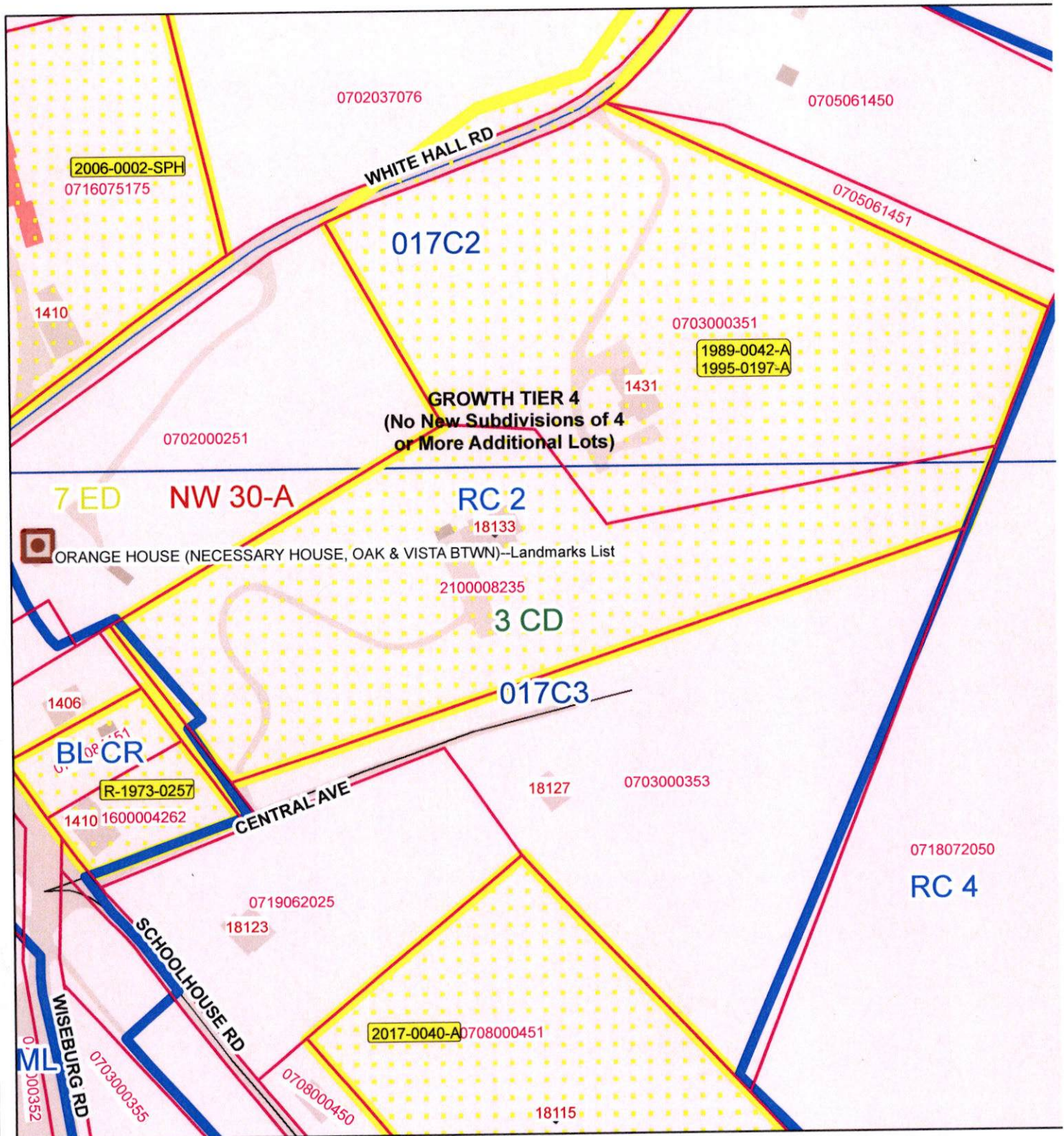
Zoning Advisory Committee Meeting of October 31, 2016

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

Reviewer: Steve Ford

Date: 10-26-2016

16133 School House Road



Publication Date: 10/13/2016



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

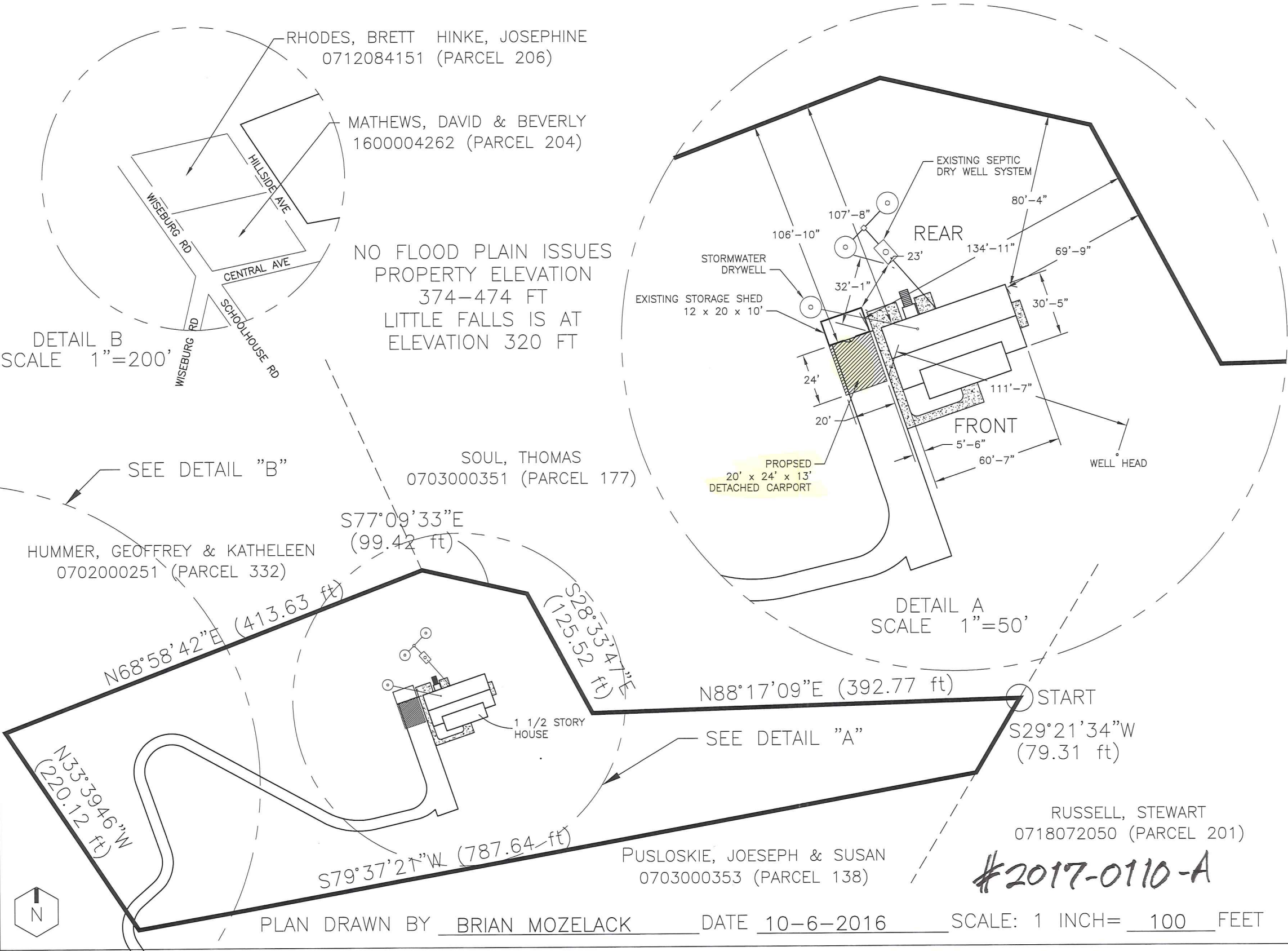


0 40 80 160 240 320 Feet

1 inch = 150 feet

Item #0110

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH AN X)
ADDRESS 18133 SCHOOL HOUSE RD OWNER(S) NAME(S) BRIAN & LINDA ANNA MOZELACK
SUBDIVISION NAME _____ LOT# _____ BLOCK# _____ SECTION# _____
PLAT BOOK# _____ FOLIO# _____ 10 DIGIT TAX# 2100008235 DEED REF# 12336 / 00086



SITE VICINITY MAP

NO PUBLIC ADJOINING STREET R/W ACCESS TO SCHOOL HOUSE RD

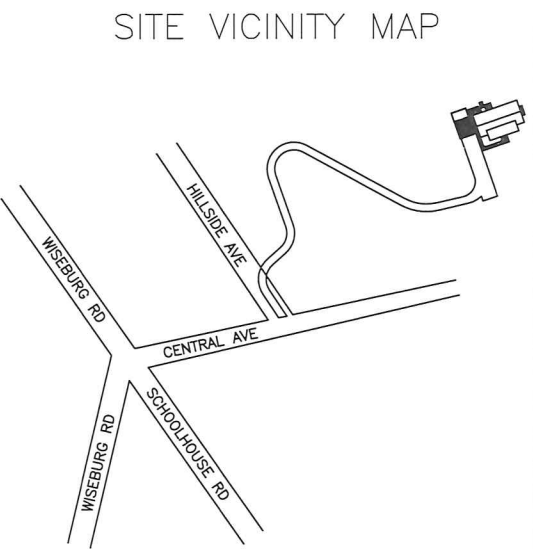
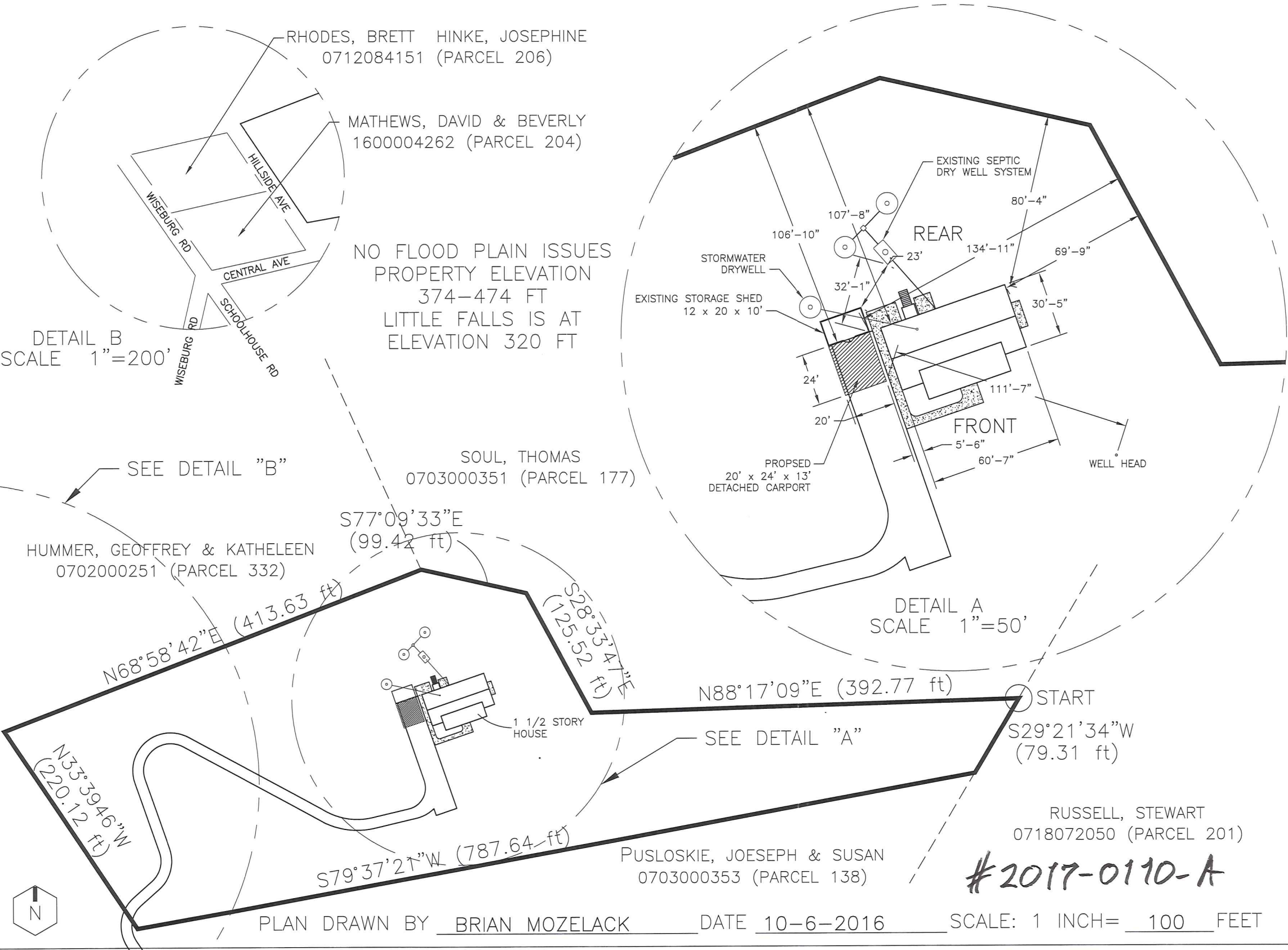
MAP NOT TO SCALE

ZONING MAP# 017C2-C3
SITE ZONED BL CR RC2
ELECTION DISTRICT 07
COUNCIL DISTRICT 03
LOT AREA ACREAGE 3.5182
OR SQUARE FEET _____
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS: PUBLIC _____ PRIVATE X
SEWER IS: PUBLIC _____ PRIVATE X
PRIOR HEARING? YES
IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW
1989-0042-A: 270' IN LIEU OF 300' FOR 2 LOTS
1995-0197-A: 72" HIGH FENCE IN LIEU OF 42"

VIOLATION CASE INFO:
Ret. Exh. 1

R.B.

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH AN X)
ADDRESS 18133 SCHOOL HOUSE RD OWNER(S) NAME(S) BRIAN & LINDA ANNA MOZELACK
SUBDIVISION NAME _____ LOT# _____ BLOCK# _____ SECTION# _____
PLAT BOOK# _____ FOLIO# _____ 10 DIGIT TAX# 2100008235 DEED REF# 12336 / 00086



NO PUBLIC ADJOINING STREET R/W ACCESS TO SCHOOL HOUSE RD

MAP NOT TO SCALE

ZONING MAP# 017C2-C3
SITE ZONED BL CR RC2
ELECTION DISTRICT 07
COUNCIL DISTRICT 03
LOT AREA ACREAGE 3.5182
OR SQUARE FEET _____
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
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VIOLATION CASE INFO: _____

#2017-0110-A