

MEMORANDUM

DATE: August 17, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0319-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on August 16, 2017. 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: **PETITIONS FOR SPECIAL HEARING** *
AND VARIANCE

(1114 Lower Glencoe Road) *
8th Election District *
3rd Council District *

Janice C. Spencer *
Legal Owner *
Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2017-0319-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Janice C. Spencer, legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit the footprint of an accessory structure (garage) to be larger than the footprint of the principal structure (dwelling). In addition, a Petition for Variance was filed seeking the following: (1) to permit an accessory structure (garage) to be located in the side and front yards in lieu of the required rear yard; and (2) to permit an accessory structure (garage) with a height of 25 ft. in lieu of the required 15 ft. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Surveyor Bruce E. Doak and Joseph Spencer appeared in support of the requests. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) and the Department of Environmental Protection and Sustainability (DEPS). Neither agency opposed the requests.

ORDER RECEIVED FOR FILING

Date

7/17/17

By

Seh

The subject property is 3.55 acres in size and zoned RC-7. The property is improved with a single-family dwelling constructed in 1994, and is shown as Lot 14 on the Plat of Glencoe Oaks, marked and admitted as Exhibit 2. Petitioner proposes to construct a detached garage to store his automobile collection, although variance relief is required given the configuration and topography of the site.

VARIANCES

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 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).

The property has an irregular shape and a significant grade change across the lot. As such it is unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because she would be unable to construct the proposed garage. Finally, I find that the variances 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 community and/or Baltimore County opposition. As Mr. Doak noted (and this point was also mentioned in the DOP ZAC comment), the lot is heavily wooded and the dwelling (and proposed garage) is not visible from the roadway. As such, I do not believe the variance and/or special hearing relief will have any detrimental impact upon the community.

THEREFORE, IT IS ORDERED this 17th day of **July, 2017**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County

ORDER RECEIVED FOR FILING

Date

By

Zoning Regulations ("B.C.Z.R.") to permit the footprint of an accessory structure (garage) to be larger than the footprint of the principal structure (dwelling), be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance filed pursuant to the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows: (1) to permit an accessory structure (garage) to be located in the side and front yards in lieu of the required rear yard; and (2) to permit an accessory structure (garage) with a height of 25 ft. in lieu of the required 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her 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, Petitioner would be required to return the subject property to its original condition.
2. The Petitioner 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:sln

ORDER RECEIVED FOR FILING

Date 7/17/17

By sln



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 1114 LOWER GLENCOE ROAD which is presently zoned RCT
Deed References: NO RECORDING REF. YET 10 Digit Tax Account # 2100002488
Property Owner(s) Printed Name(s) JANICE C. SPENCER

(SELECT THE HEARING(S) BY MARKING ☒ 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

SEE ATTACHED SHEET

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

3. ☒ a **Variance** from Section(s)

SEE ATTACHED SHEET

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 THE 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:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

JANICE C. SPENCER

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

1114 LOWER GLENCOE ROAD SPARKS MD

Mailing Address City State

21152 / 410-440-1500 / JOE@PRACH.COM

Zip Code Telephone # Email Address

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING

Name - Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREEBORN MO

Mailing Address City State

21053 / 410-419-4906 / BDOAK@BRUCEEDOAKCONSULTING.COM

Zip Code Telephone # Email Address

CASE NUMBER 2017-0319-SPHA Filing Date 6/1/17 Do Not Schedule Dates: Reviewer [Signature]

Petitions Requested

Special Hearing:

To permit the footprint of an accessory structure (garage) to be larger than the footprint of the principal structure (dwelling).

Variances:

To permit an accessory structure (garage) to be located in the side and front yards in lieu of the required rear yard per Section 400.1 BCZR

To permit an accessory structure (garage) with a height of 25 feet in lieu of the required 15 feet per Section 400.3 BCZR

Item #0319

Bruce E. Doak Consulting, LLC

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

Zoning Description

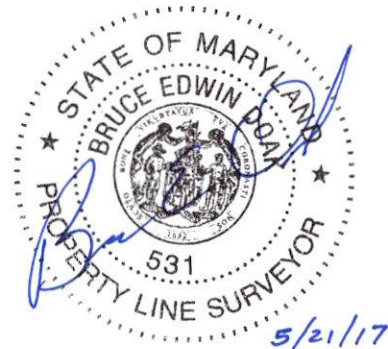
1114 Lower Glencoe Road
Eighth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point on the north side of Lower Glencoe Road, 1115 feet from the centerline of Glencoe Manor Court.

Being Lot #14 as shown on the plat entitled "Glencoe Oaks" dated December 18, 1987 and recorded in the land records of Baltimore County in Plat Book SM 57, page 133.

Containing 3.559 acres of land, more or less.

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



Land Use Expert and Surveyor



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 5027850

Sold To:

Joseph Spencer - CU00605738
1115 Middle River Rd
Middle River, MD 21220-2407

Bill To:

Joseph Spencer - CU00605738
1115 Middle River Rd
Middle River, MD 21220-2407

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

Jun 22, 2017

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: # 2017-0319-SPHA
1114 Lower Glencoe Road
N/s Lower Glencoe Road, 1115 ft. E/of centerline Glencoe Manor Court
8th Election District - 3rd Councilmanic District
Legal Owner(s) Janice Spencer

Special Hearing to permit the footprint of an accessory structure (garage) to be larger than the footprint of the principal structure (dwelling). Variance to permit an accessory structure (garage) to be located in the side and front yards in lieu of the required rear yard. To permit an accessory structure (garage) with a height of 25 ft. in lieu of the required 15 ft.

Hearing: Friday, July 14, 2017 at 11:00 a.m. in Room 105, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

D JABLON, DIRECTOR OF PERMITS, APPROVALS AND ZONING FOR BALTIMORE COUNTY
(1) Hearings are Handicapped Accessible; for accommodations Please Contact the Administrative Law Judge at (410) 887-3868.
For information concerning the File and/or Hearing, contact the Zoning Review Office at (410) 887-3391.

Page 22 5027850

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

Bruce E. Doak Consulting, LLC

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

CERTIFICATE OF POSTING

June 24, 2017

Re:
Zoning Case No. 2017-0319-SPHA
Legal Owner: Janice Spencer
Hearing date: July 6, 2017

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

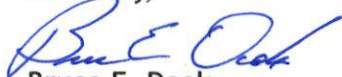
Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **901114 Lower Glencoe Road.**

The sign was posted on July 14, 2017.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531

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



Land Use Expert and Surveyor

ZONING NOTICE

CASE NO. 2017-0319-SPHA

1114 Lower Glencoe Road

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

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

DATE & TIME: Friday July 14, 2017 11:00 AM

**SPECIAL HEARING 1) TO PERMIT THE FOOTPRINT OF AN
ACCESSORY STRUCTURE (GARAGE) TO BE LARGER THAN THE
FOOTPRINT OF THE PRINCIPAL STRUCTURE (DWELLING).**

**VARIANCE 1) TO PERMIT AN ACCESSORY STRUCTURE (GARAGE)
TO BE LOCATED IN THE SIDE AND FRONT YARDS IN LIEU OF THE
REQUIRED REAR YARD. 2) TO PERMIT AN ACCESSORY
STRUCTURE (GARAGE) WITH A HEIGHT OF 25 FT. IN LIEU OF
THE REQUIRED 15 FT.**

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

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



100

THESE CONDITIONS ARE SOMETIMES
THE REASONING CALL 410-887-3281
THE REASONING IS UNAVAILABLE UNDER

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 22, 2017 Issue - Jeffersonian

Please forward billing to:

Joseph Spencer
1115 Middle River Road
Baltimore, MD 21220

410-391-1600

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: 2017-0319-SPHA

1114 Lower Glencoe Road

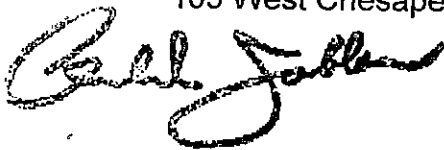
N/s Lower Glencoe Road, 1115 ft. E/of centerline Glencoe Manor Court

8th Election District – 3rd Councilmanic District

Legal Owners: Janice Spencer

Special Hearing to permit the footprint of an accessory structure (garage) to be larger than the footprint of the principal structure (dwelling). Variance to permit an accessory structure (garage) to be located in the side and front yards in lieu of the required rear yard. To permit an accessory structure (garage) with a height of 25 ft. in lieu of the required 15 ft.

Hearing: Friday, July 14, 2017 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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



KEVIN KAMENETZ
County Executive

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

June 14, 2017

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: 2017-0319-SPHA

1114 Lower Glencoe Road

N/s Lower Glencoe Road, 1115 ft. E/of centerline Glencoe Manor Court

8th Election District – 3rd Councilmanic District

Legal Owners: Janice Spencer

Special Hearing to permit the footprint of an accessory structure (garage) to be larger than the footprint of the principal structure (dwelling). Variance to permit an accessory structure (garage) to be located in the side and front yards in lieu of the required rear yard. To permit an accessory structure (garage) with a height of 25 ft. in lieu of the required 15 ft.

Hearing: Friday, July 14, 2017 at 11:00 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: Janice Spencer, 1114 Lower Glencoe Road, Sparks 21152
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 24, 2017 .**
- (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.

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
1114 Lower Glencoe Road; N/S Glencoe Road,*		OF ADMINISTRATIVE
1115' E of c/line Glencoe Manor Court		
8 th Election & 3 rd Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Janice Spencer		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2017-319-SPHA

* * * * *

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

JUN 15 2017

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 15th day of June, 2017, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2017-0319-SPHA

Property Address: 1114 LOWER GLENCOE ROAD

Property Description: LOT #14 GLENCOE OAKS - northside, 1115' east
of Glencoe Manor Ct

Legal Owners (Petitioners): _____

Contract Purchaser/Lessee: JOSEPH SPENCER

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOSEPH SPENCER

Company/Firm (if applicable): N/A

Address: 1115 MIDDLE RIVER ROAD
BALTIMORE MD 21220

Telephone Number: 410-391-1600

Revised 5/20/2014

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

NO 153079

Date:

6/1/17

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$150.00

Total: \$150.00

Rec

From: *HC [Signature] Spencer*

For: *Zoning Hearing - case #2017-0318-SPHA*

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
6/01/2017 6/01/2017 10:35:20 3
REG 0503 WALKIN CAM
>>RECEIPT # 727597 6/01/2017 CFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 153079
Recpt Tot \$150.00
\$150.00 CK \$1.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

July 3, 2017

Janice C Spencer
1114 Lower Glencoe Road
Sparks MD 21152

RE: Case Number: 2017-0319 SPHA, Address: 1114 Lower Glencoe Road

Dear Ms. Spencer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 1, 2017. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Bruce E Doak Consulting, 3801 Baker Schoolhouse Road, Freeland MD 21053

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

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

Pete K. Rahn, Secretary
Gregory Slater, Administrator

STATE HIGHWAY
ADMINISTRATION

Date: 6/14/17

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.

2017-0319-SPHA
Special Hearing Variance
Fannie C. Spencer
1114 Lower Glencoe 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,



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

WW/RAZ

Maryland Department of Transportation
State Highway Administration

320 West Warren Road, Hunt Valley, MD 21030

410.229.2300 | TTY 800.735.2258 | roads.maryland.gov

My telephone number/toll-free number is 866.998.0367

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

RECEIVED

JUL 12 2017

OFFICE OF
ADMINISTRATIVE HEARINGS

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

DATE: 7/10/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-319

INFORMATION:

Property Address: 1114 Lower Glencoe Road
Petitioner: Janice C. Spencer
Zoning: RC 7
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve the footprint of an accessory structure (garage) to be larger than the footprint of the principal structure (dwelling) and the petition for variance to permit an accessory structure (garage) to be located in the side and front yards with a height of 25 feet in lieu of the required rear yard and 15 foot height respectively.

A site visit was conducted on June 21, 2017. The property is not visible from the NCR Trail.

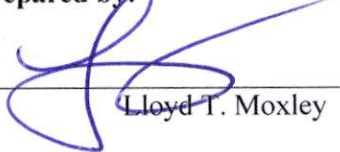
The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- The accessory structure shall not be used for principal residential or commercial uses.

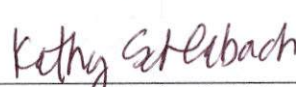
Please be advised that the Department finds the petitioned variance relief, if granted, is consistent with the spirit and intent of the BCZR.

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

Prepared by:


Lloyd T. Moxley

Division Chief:


Kathy Schlabach

AVA/KS/LTM/ka

c: Joseph Wiley
Bruce E. Doak, Bruce E. Doak Consulting
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

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

DATE: June 16, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0319-SPHA
Address 1114 Lower Glencoe Road
(Spencer Property)

Zoning Advisory Committee Meeting of **June 19, 2017**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Reviewer: Thomas Panzarella Date: June 16, 2017
Environmental Impact Review

CASE NAME Sponcer
CASE NUMBER 2017-0319-SP4A
DATE 2/14/17

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
------	---------	------------------	----------

[illegible]

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>6-16</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
<u>7-12</u>	PLANNING (if not received, date e-mail sent _____)	<u>No Obj w/ Condition</u>
<u>6-14</u>	STATE HIGHWAY ADMINISTRATION	<u>No obj.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION (Case No. _____)		
PRIOR ZONING (Case No. _____)		
NEWSPAPER ADVERTISEMENT	Date: <u>6-22-17</u>	
SIGN POSTING	Date: <u>7-14-17</u> by <u>Dock</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 08 Account Number - 2100002488			
Owner Information					
Owner Name:		SPENCER JANICE C		Use:	RESIDENTIAL
Mailing Address:		1114 LOWER GLENCOE ROAD SPARKS MD 21152-9366		Principal Residence:	YES
				Deed Reference:	/38986/ 00278
Location & Structure Information					
Premises Address:		1114 LOWER GLENCOE RD SPARKS 21152-9366		Legal Description:	3.559 AC 1114 LOWER GLENCOE RD GLENCOE OAKS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0028	0022	0069		0000	14 2017 0057/0133
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area		Property Land Area	County Use
1994	2,912 SF			3.5500 AC	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2017	As of 07/01/2016	As of 07/01/2017
Land:		219,600	219,600		
Improvements		232,500	285,500		
Total:		452,100	505,100	452,100	469,767
Preferential Land:		0			0
Transfer Information					
Seller: CARLO ALAN		Date: 05/22/2017		Price: \$590,000	
Type: ARMS LENGTH IMPROVED		Deed1: /38986/ 00278		Deed2:	
Seller: CARLO ALAN		Date: 08/06/2010		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /29738/ 00243		Deed2:	
Seller: CARLO ALAN CARLO DEBORAH		Date: 02/26/2008		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /26700/ 00162		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:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					

Case No.: 2017-0319-SPHA

Exhibit Sheet

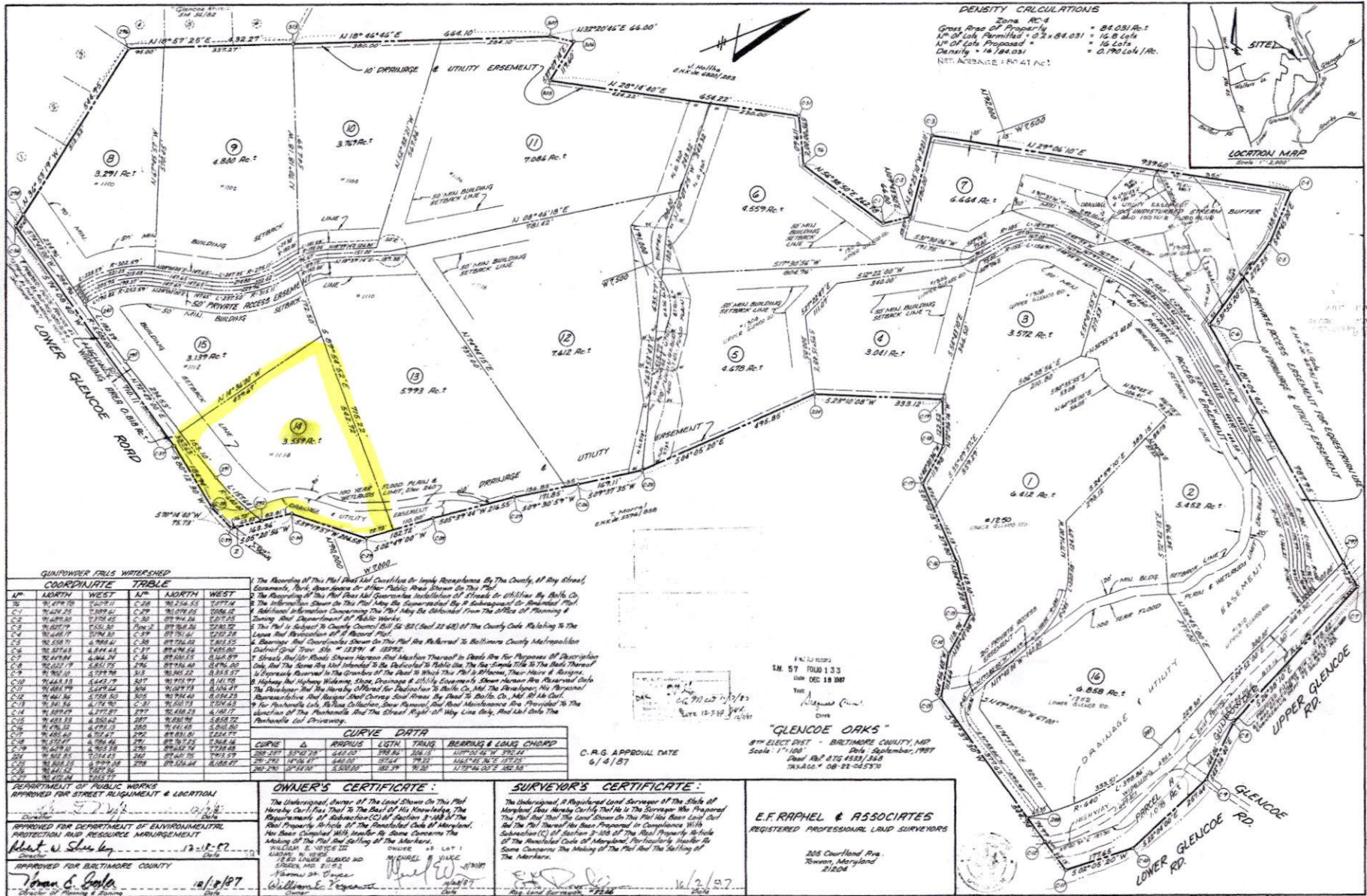
Petitioner/Developer

100
8-17-17

Protestant

Sen
7-17-17

No. 1	Plan	
No. 2	Plat - Glencoe Oaks	
No. 3	Aerial photo	
No. 4	4A + 4B Elevations	
No. 5	5A-5H Site photos	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		





My Neighborhood Map

Created By
Baltimore County
My Neighborhood



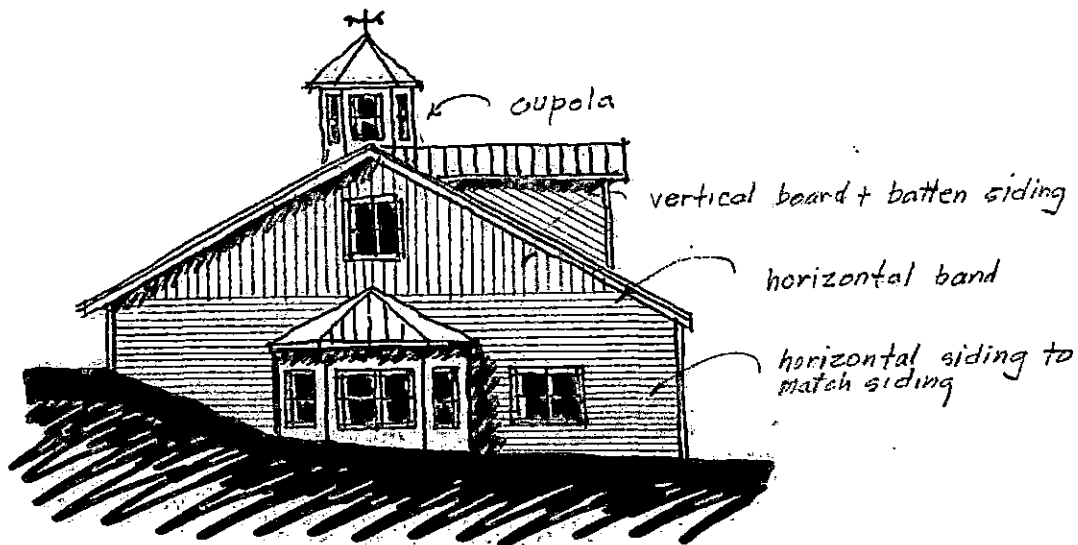
This data is only for general information purposes only. This data may be
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PETITIONER' S

EXHIBIT NO.
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Printed 4/25/17



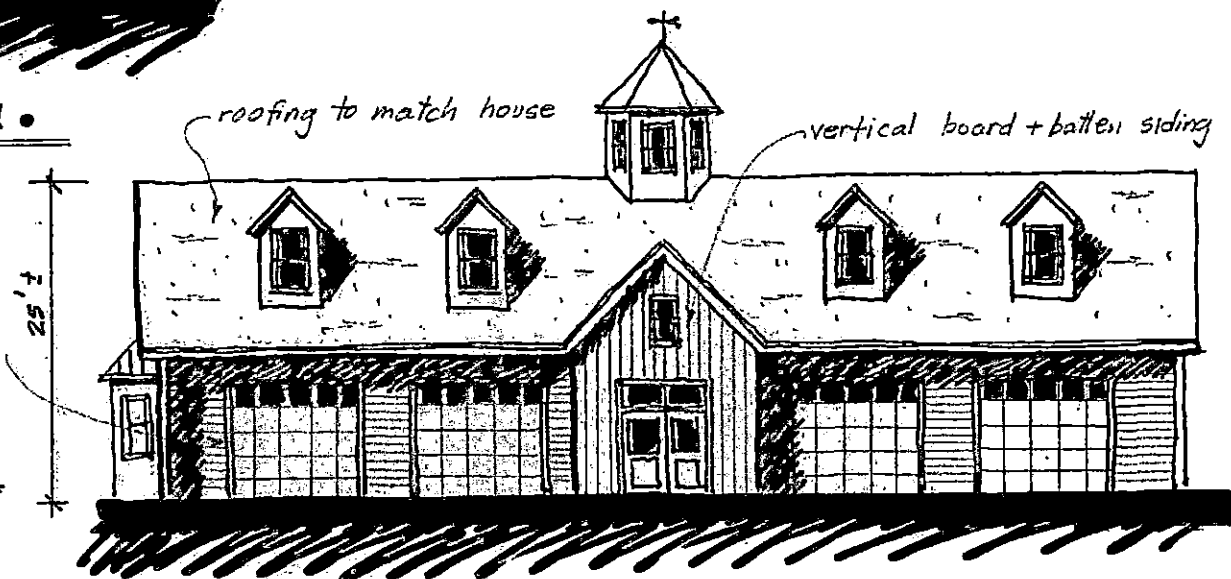
• FRONT ELEVATION •

1/8" = 1'-0"

horizontal siding & trim to match house.

• SIDE ELEVATION •

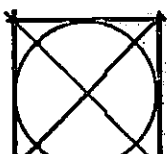
1/8" = 1'-0"



Studio TwentyTwo, Inc.
Robert W. Priest, Jr. AIA
Architect

22

1044 Green Hill Farm Rd.
Reisterstown, MD 21136
bypriest22@msn.com
studiotwentytwoinc.com
Phone: 410/633/7680
Fax: 410/633/7391



Sketches for a freestanding Garage Addition for the

SPENCER RESIDENCE

1114 Lower Glencoe Road Sparks, MD.

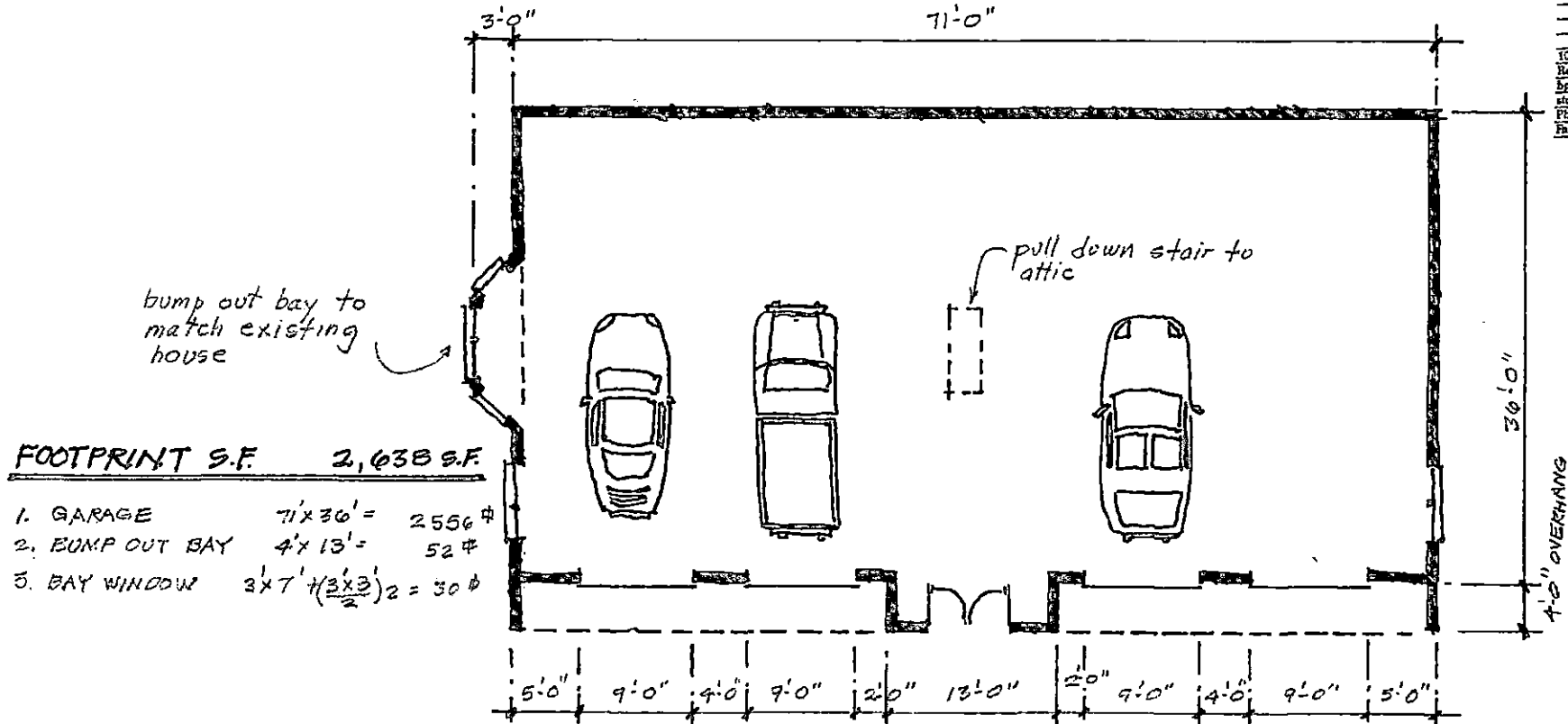
Studio 22, Inc. Architects

MAY 10, 2017

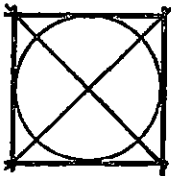


PETITIONER'S

EXHIBIT NO. 4A+B



• GARAGE PLAN • 1/8" = 1'-0"



Sketches for a freestanding Garage Addition for the

SPENCER RESIDENCE

114 Lower Glencoe Road Sparks, MD.

Studio 22, Inc. Architects

MAY 16, 2017

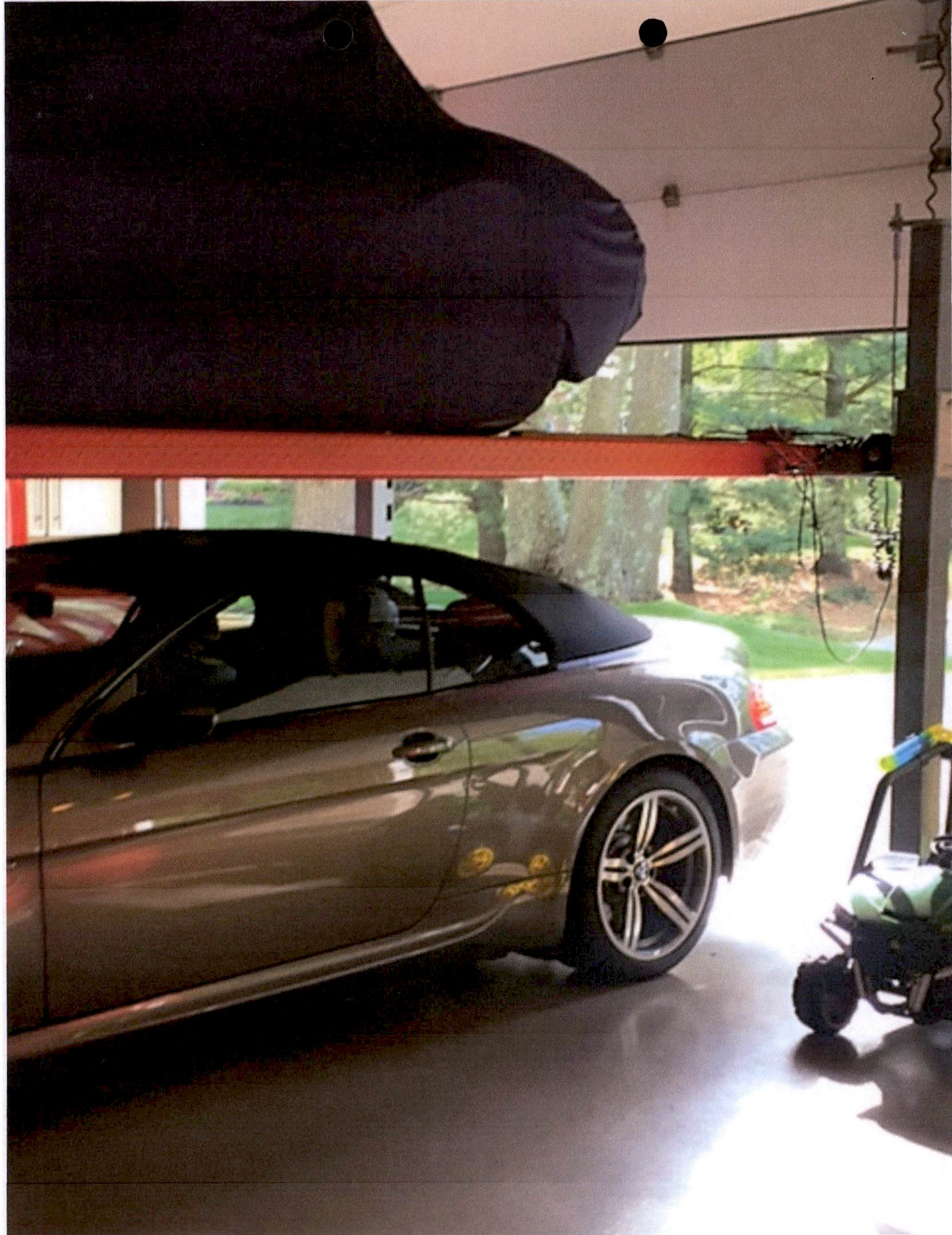




PETITIONER' S

EXHIBIT NO. 5 A-H







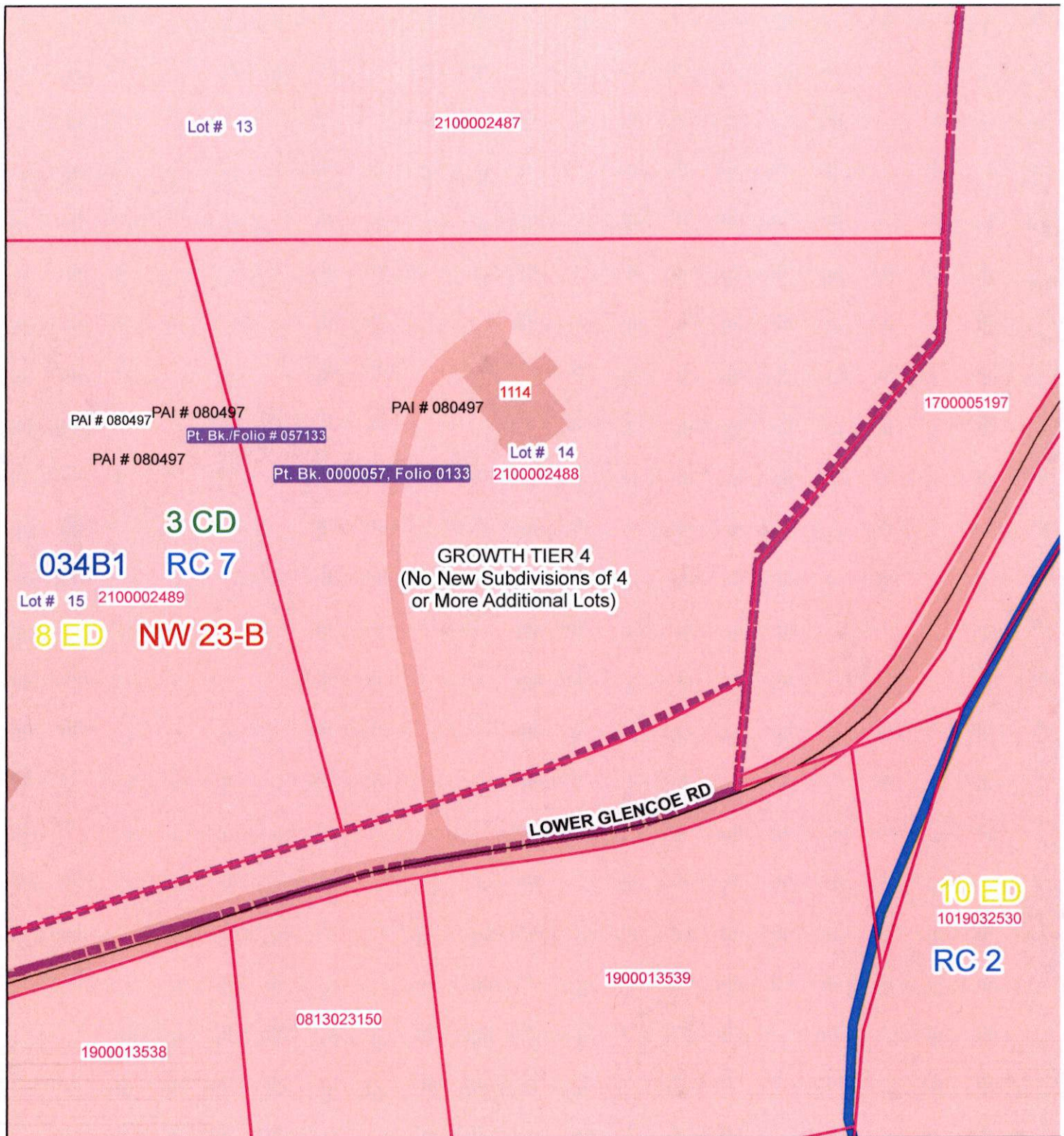








1114 Lower Glencoe Road



Publication Date: 6/1/2017



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

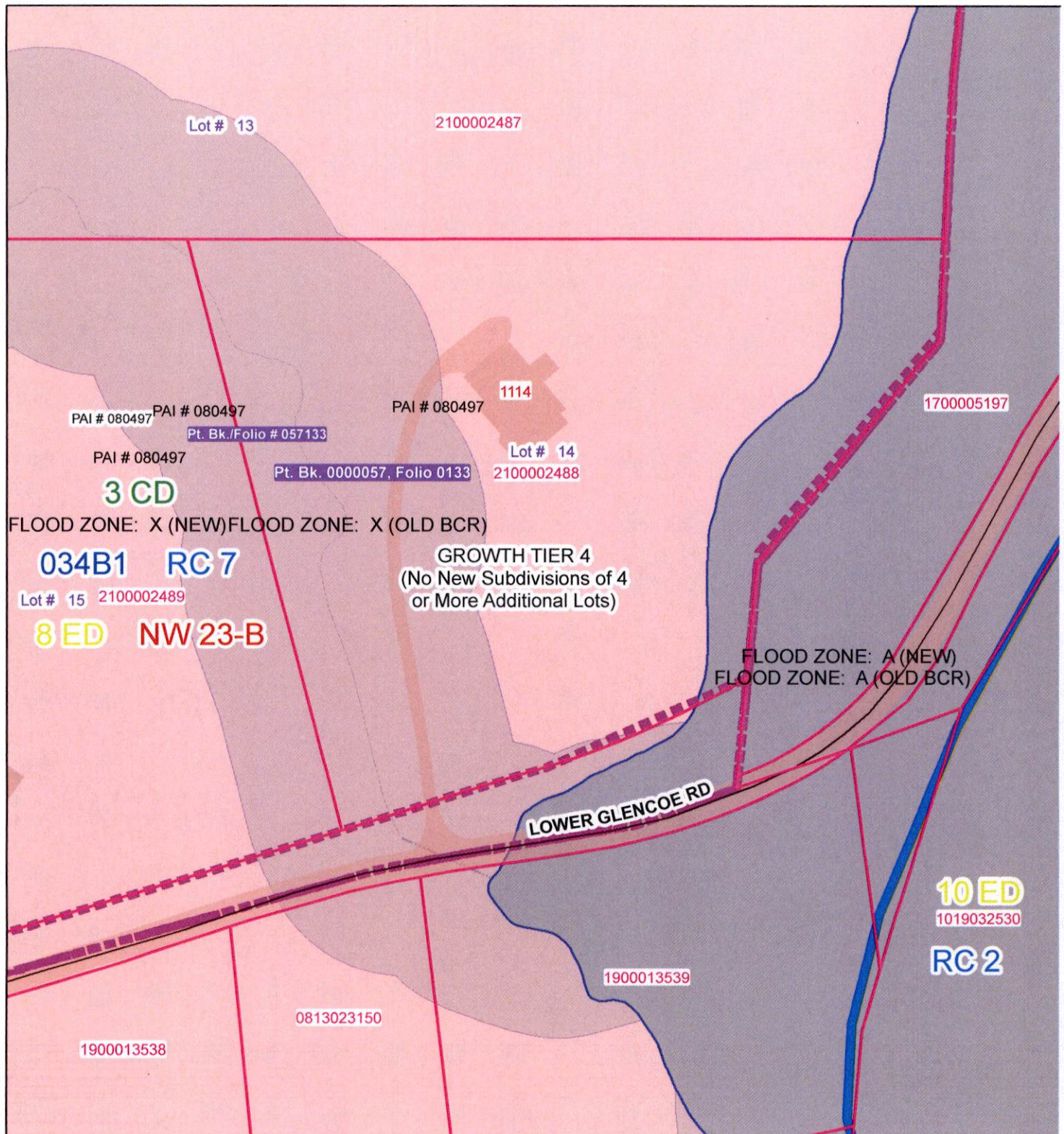


0 25 50 100 150 200
Feet

1 inch = 100 feet

Item #0319

Flood Hazard Areas



Publication Date: 6/1/2017



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

Item #0319

GENERAL SITE INFORMATION

- Ownership: Janice C. Spencer
3820 Log Trail Way Reisterstown, MD 21136
- Address: 1114 Lower Glencoe Road Sparks, MD 21152
- Deed references: RDA Jr 29738/ 243
Lot 14 "Glencoe Oaks" Plat Book SM 57/ 133
- Area: 3.55 acres (per SDAT)
- Tax Map / Parcel / Lot/ Tax account #: 28 / 69 / 14/ 21-00-002488
- Election District: 8 Councilmanic District: 3
ADC Map: 4346G3 4346G4 GIS tile: 034B1
Position sheets: 90NW5, 90NW6, 91NW5 & 91NW6
Census tract: 408100 Census block: 240054081002006
Schools: Sparks ES Hereford MS Hereford HS
- The boundary shown hereon is from the subdivision plat recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 034B1 and the information provided by Baltimore County on the internet.
- Improvements: Single family dwelling (2,912 sf per SDAT) & driveway. The existing dwelling and the driveway will remain.

OFFICE OF ZONING

Zoning: RC 7 There are no previous zoning cases on the subject property.

Parking Calculations

Required parking spaces: 2 (residence)
Parking spaces provided in existing garage: 2

ENVIRONMENTAL IMPACT

Watershed: Loch Raven Reservoir URDL land type: 1

- The existing dwelling is currently serviced by a private septic system and a well.
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.
- A portion of the subject property is located within a 100 year floor plain.
- Growth Tier: 4 Preservation & conservation areas- No major subdivisions on septic

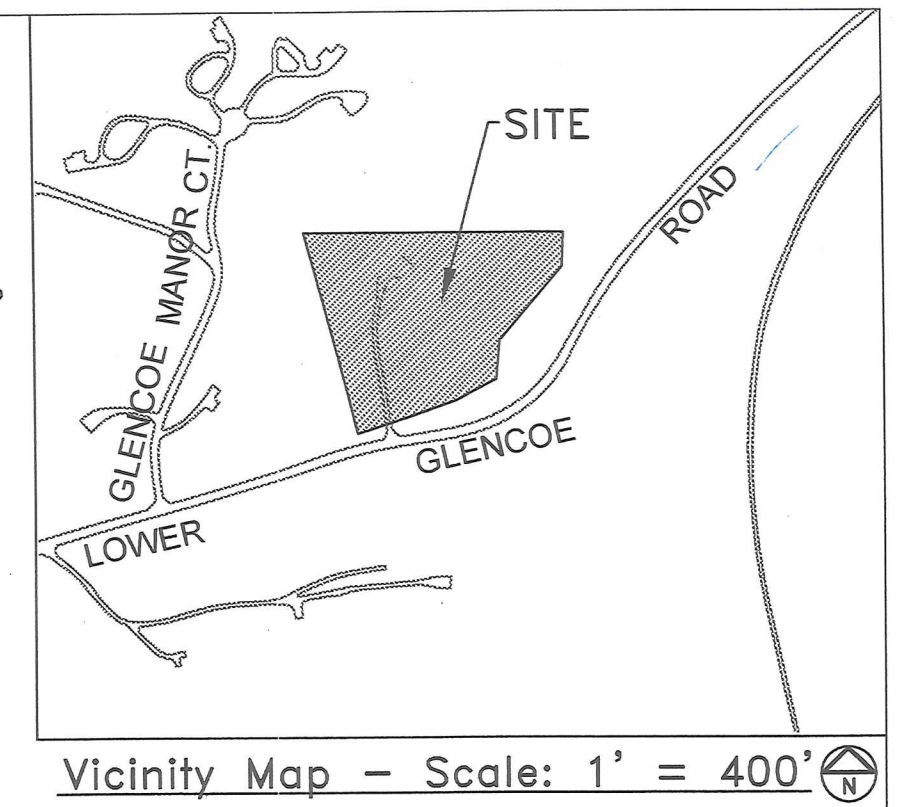
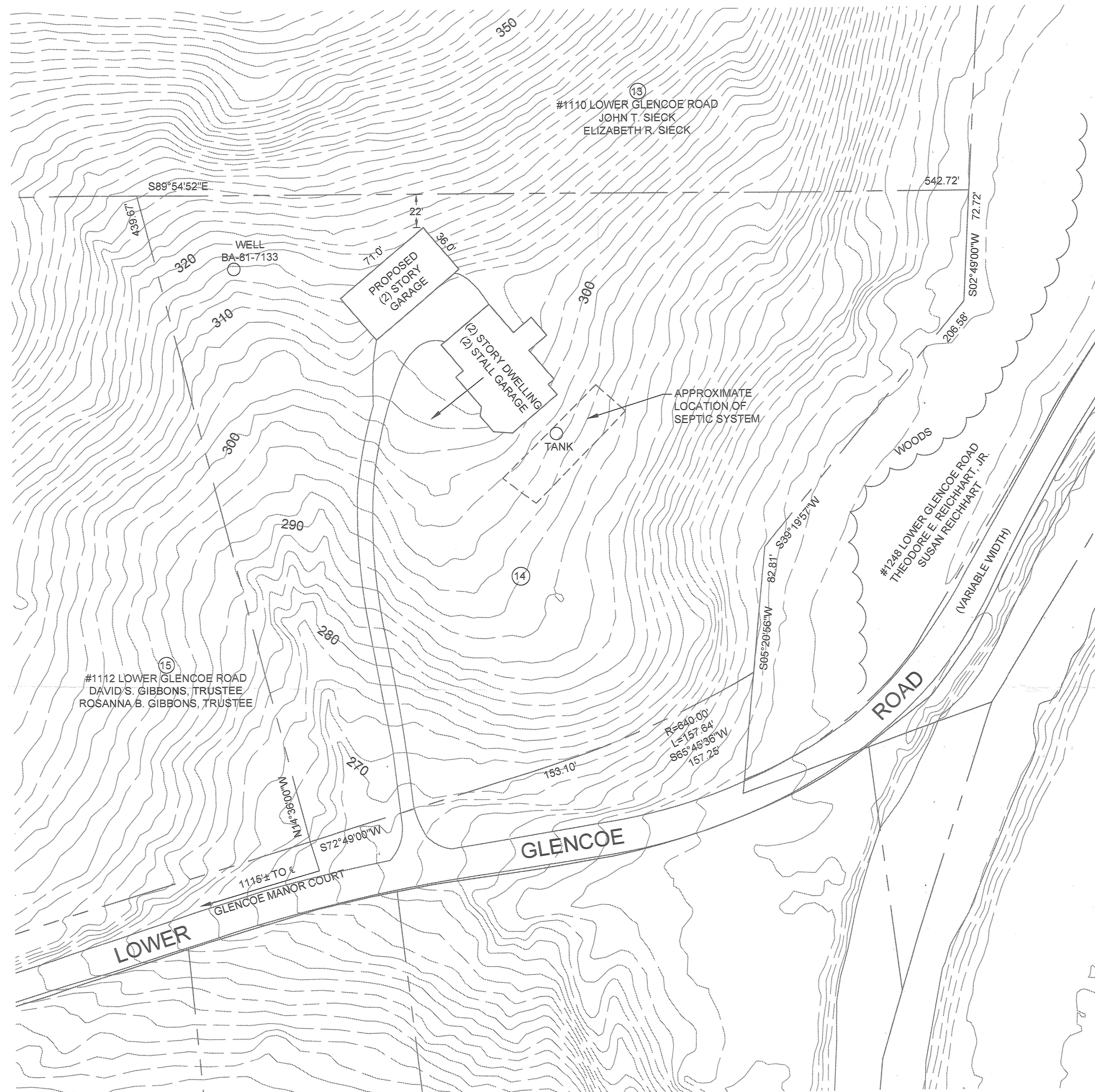
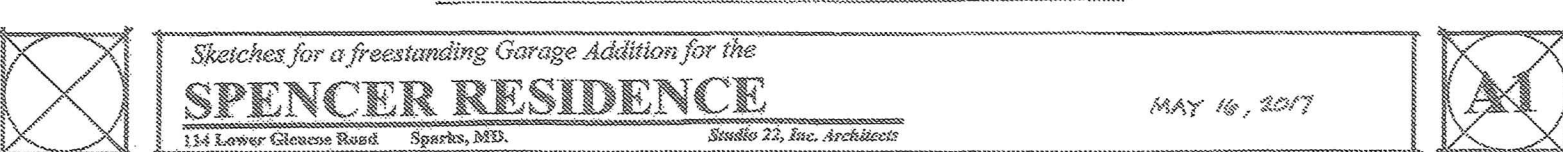
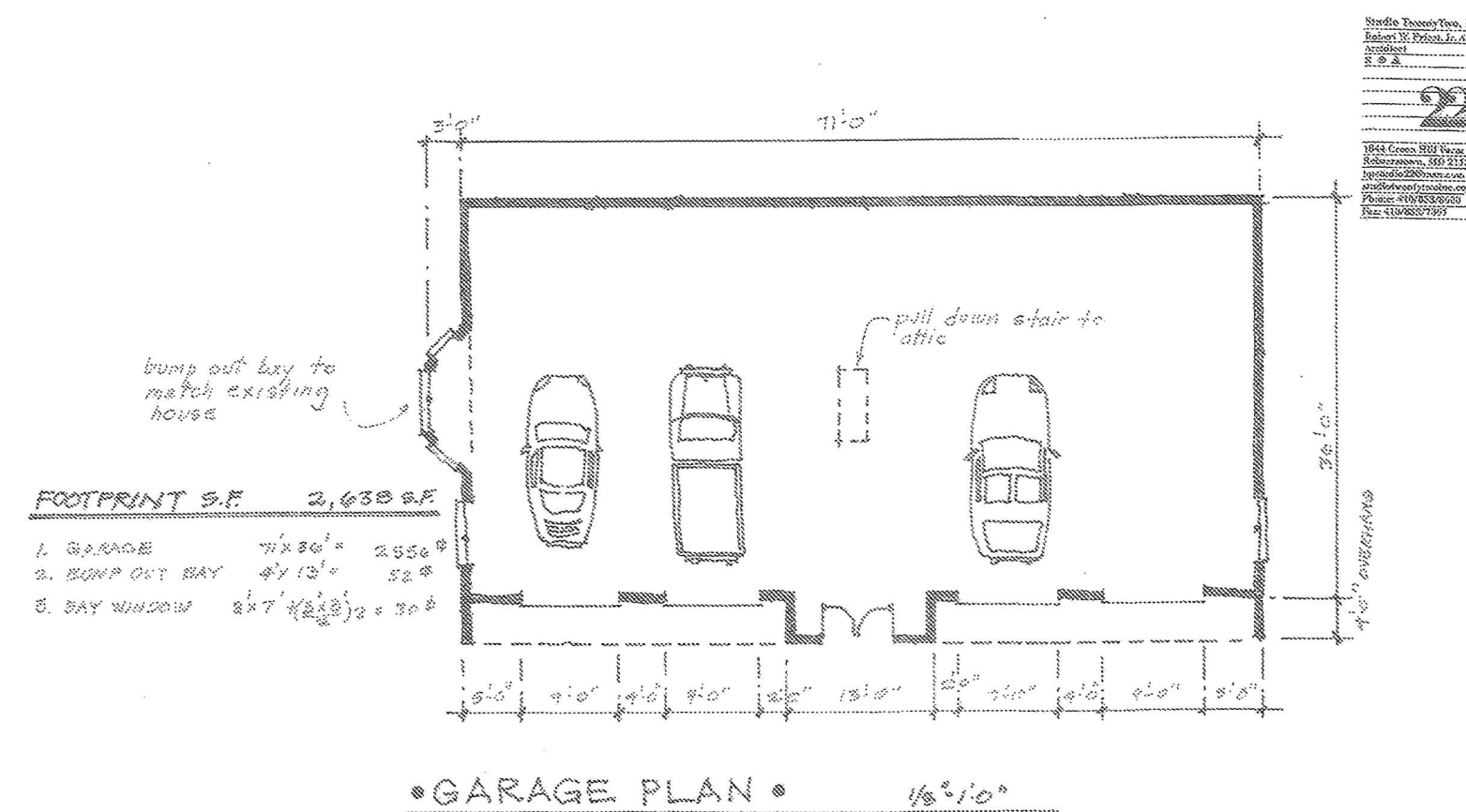
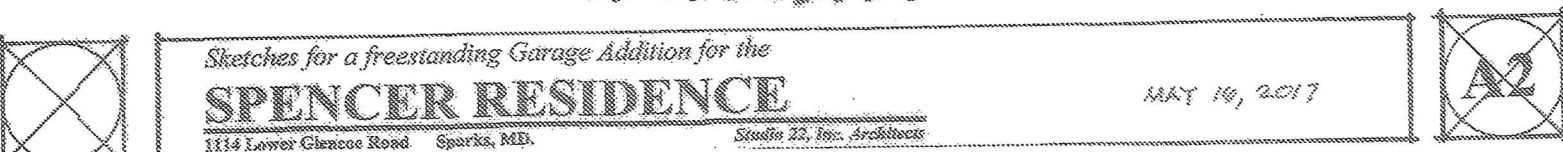
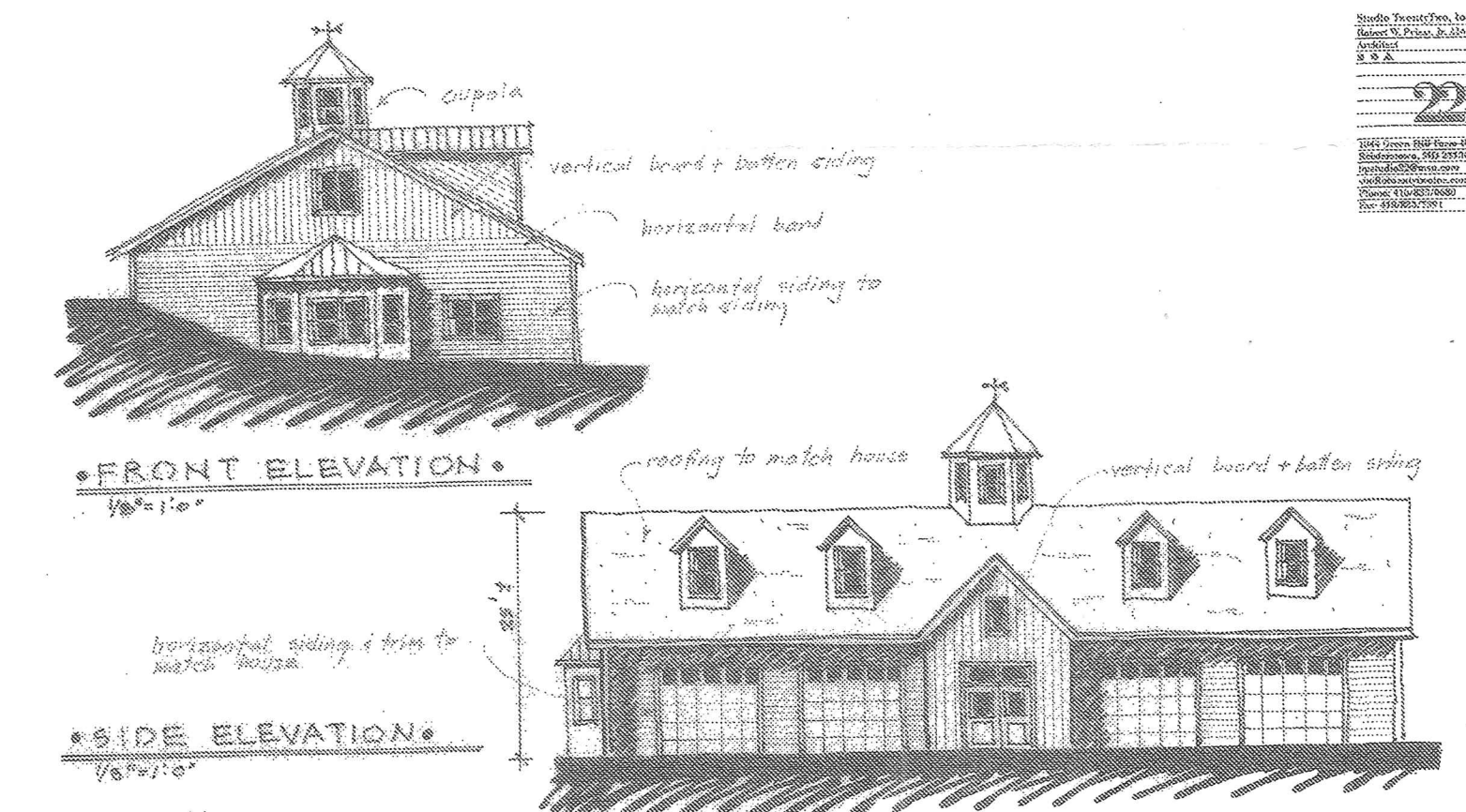
OFFICE OF PLANNING

Regional Planning District: Sparks District Code: 304

- The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

Construction of a residentially used garage

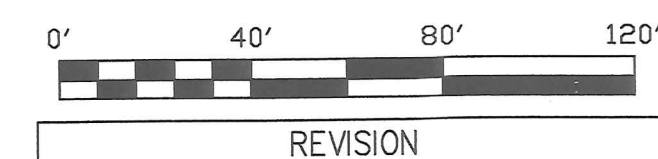
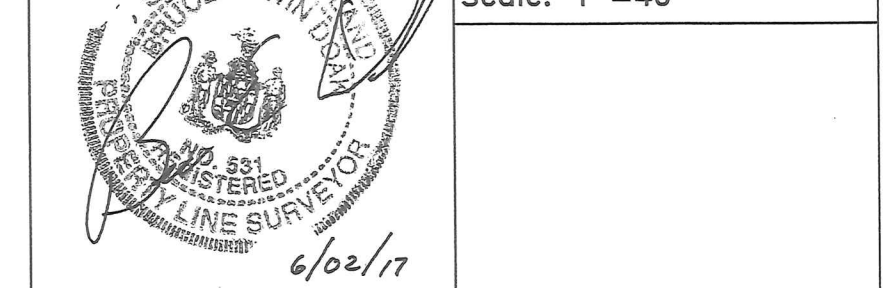


Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21135
o 443-900-5535 m 410-419-4908
bdoak@brucedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#1114 LOWER GLENCOE ROAD

BALTIMORE COUNTY, MARYLAND
8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 5/29/2017
Scale: 1"=40'



PET. #1

#2017-0391-SPHA

R.D.

GENERAL SITE INFORMATION

- Ownership: Janice C. Spencer
3820 Log Trail Way Reisterstown, MD 21136
- Address: 1114 Lower Glencoe Road Sparks, MD 21152
- Deed references: RDA Jr 29738 / 243
Lot 14 "Glencoe Oaks" Plat Book SM 57 / 133
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- Election District: 8 Councilmanic District: 3
ADC Map: 4346G3 4346G4 GIS title: 03481
Position sheets: 90NW5, 90NW6, 91NW5 & 91NW6
Census tract: 408100 Census block: 240054081002006
Schools: Sparks ES Hereford MS Hereford HS
- The boundary shown hereon is from the subdivision plat recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS title 03481 and the information provided by Baltimore County on the internet.
- Improvements: Single family dwelling (2,912 sf per SDAT) & driveway. The existing dwelling and the driveway will remain.

OFFICE OF ZONING

Zoning: RC 7 There are no previous zoning cases on the subject property.

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Required parking spaces: 2 (residence)
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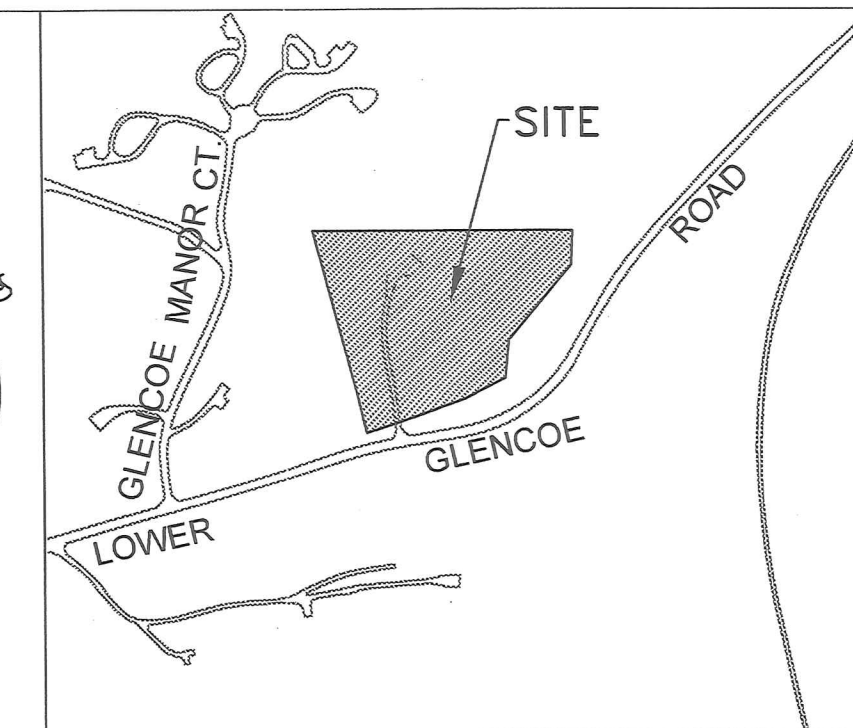
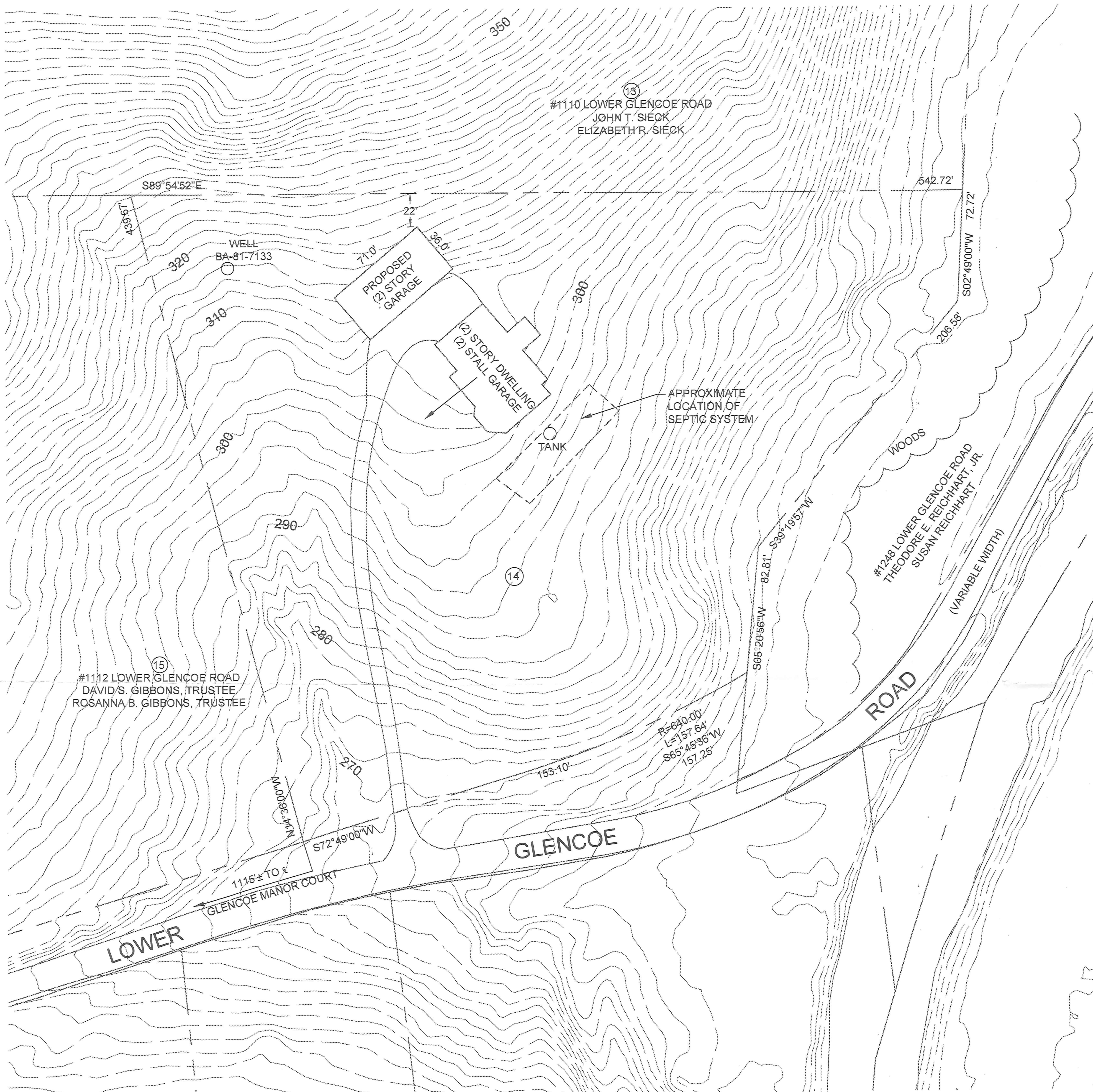
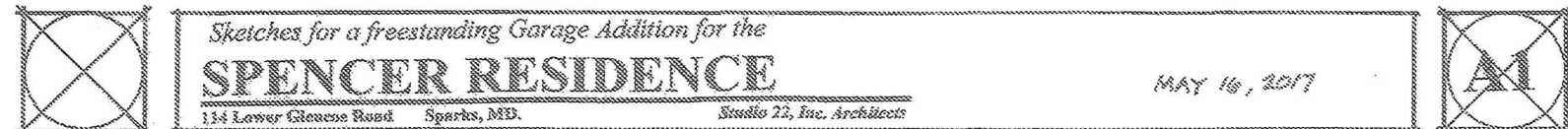
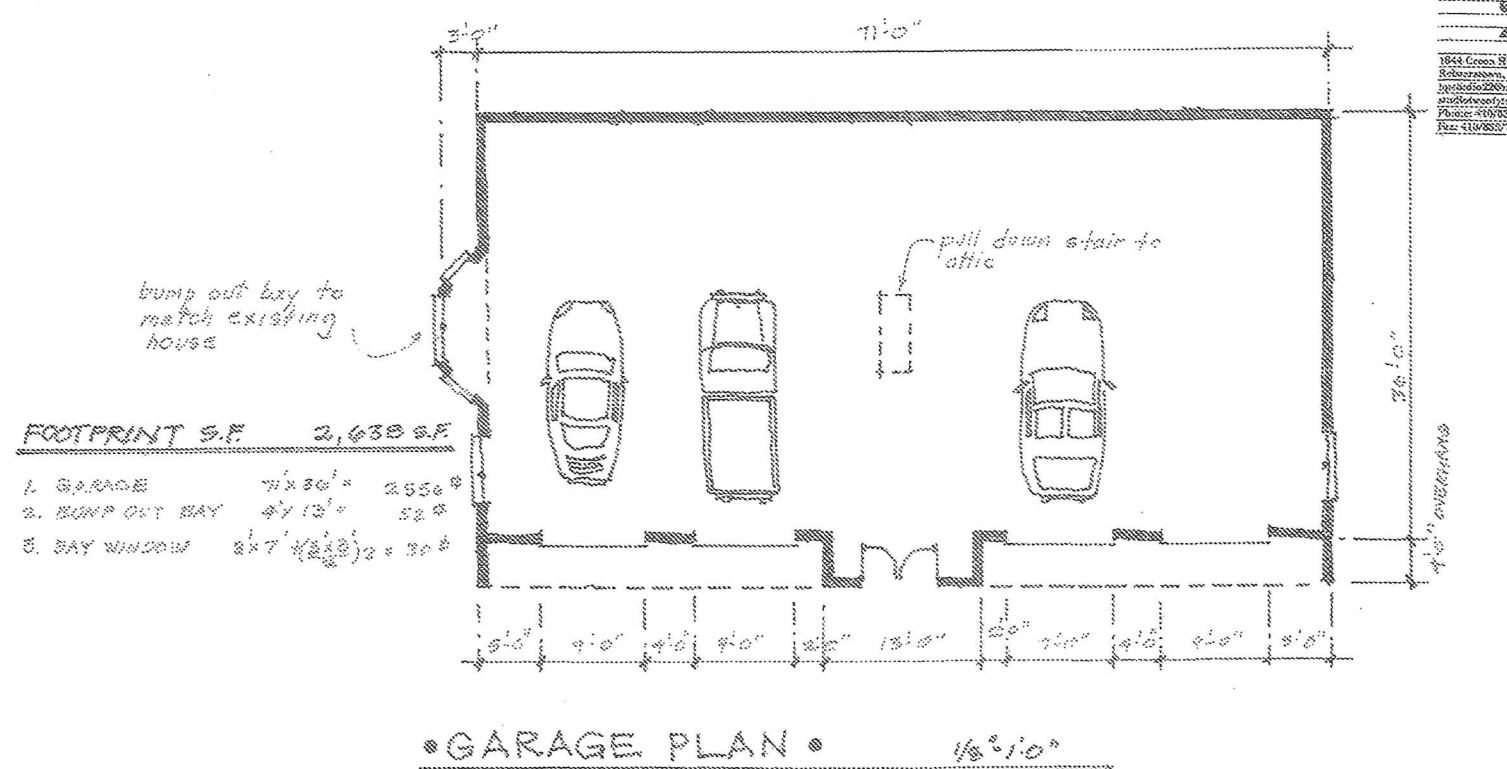
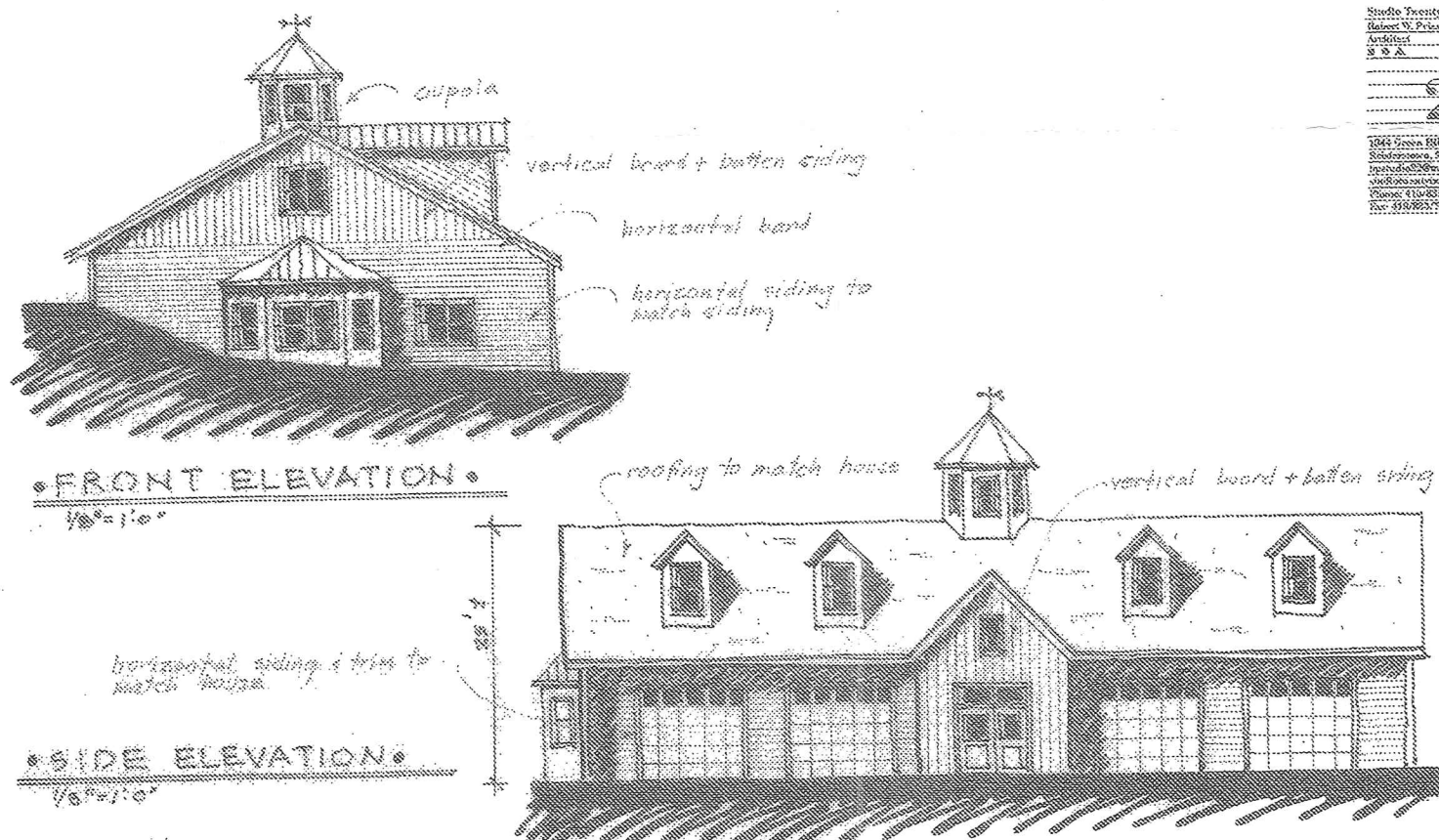
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Vicinity Map - Scale: 1" = 40'



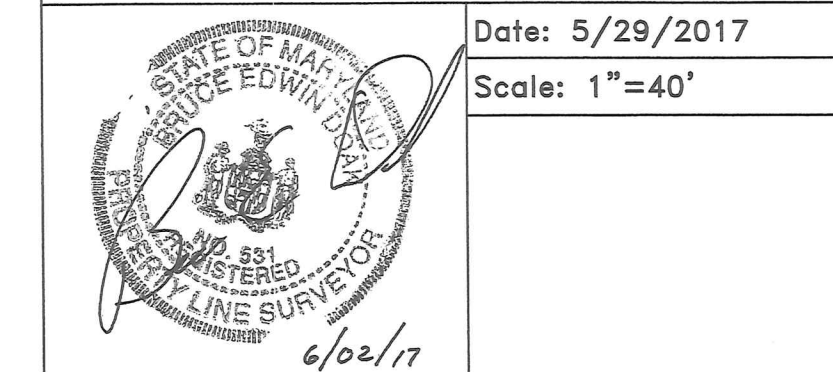
REVISION

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Land Use Expert and Surveyor
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o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#1114 LOWER GLENCOE ROAD

BALTIMORE COUNTY, MARYLAND
8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 5/29/2017
Scale: 1"=40'



#2017-0319-SPHA

RD