

MEMORANDUM

DATE: August 17, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0336-A – 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: PETITION FOR ADMIN. VARIANCE *
(914 Lower Glencoe Road)
8th Election District *
3rd Council District *
Amy L. Deputy *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2017-0336-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owner of the property, Amy L. Deputy (“Petitioner”). The Petitioner is requesting variance relief from § 400.1 of the Baltimore County Zoning Regulations (“B.C.Z.R.”) to permit an addition to an existing detached accessory structure (garage) with a rear yard setback as close as 1 ft. in lieu of the minimum required 2.5 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies. However, it is to be noted that letters of support were received from Eric and Michelle Turnbaugh (920 Lower Glencoe Road) and Bradley Haroldson (15121 York Road), who indicated they have no objections to Petitioner’s proposal.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 23, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 7-17-17

By OW

The Petitioner has filed the supporting affidavits as required by Section 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 Section 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 Petitioner.

Although the Department of Planning did not make any recommendations related to the addition and detached accessory buildings and/or their usage, I will impose conditions that they shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and shall not be used for commercial purposes.

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 **July, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition to an existing detached accessory structure (garage) with a rear yard setback as close as 1 ft. in lieu of the minimum required 2.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

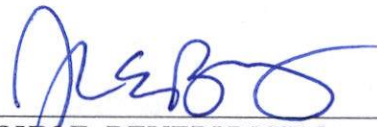
ORDER RECEIVED FOR FILING

Date 7-17-2017

By DW

- Petitioner or subsequent owners shall not convert the addition and/or the detached accessory buildings into a dwelling unit or apartment. The addition and/or the detached accessory buildings shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The addition and/or the detached accessory buildings 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 7-17-17

By DLW



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 914 LOWER GLENCOE RD SPARKS 21152 Currently zoned RC7
Deed Reference 30586 100311 10 Digit Tax Account # 0806045351
Owner(s) Printed Name(s) AMY K DEPUTY

(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 400.1 – to permit an addition to an existing detached accessory structure (garage) with a rear yard setback as close as 1 foot in lieu of the minimum required 2½ feet.

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):

AMY K DEPUTY
Name #1 – Type or Print Name #2 – Type or Print
[Signature]
Signature #1 Signature #2
914 LOWER GLENCOE RD SPARKS
Mailing Address City State
21152 410-493-5920 AMYKDEPUTY@
Zip Code Telephone # Email Address
GMAIL.COM

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

Name- Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

Representative to be contacted:

Robert Aaron
Name- Type or Print
[Signature]
Signature
914 Lower Glencoe Rd SPARKS MD
Mailing Address City State
21152 443-632-6429 raaaron562@gmail
Zip Code Telephone # Email Address
.com

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 7 day of July, 2017 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 2017-0336-A Filing Date 6, 15, 17 Estimated Posting Date 6, 25, 17 Reviewer [Signature]

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: 914 LOWER GLENCOE RD. SPARKS MD 21152
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)

An existing 80 year old shed (10 feet by 20 feet) is situated within one foot of the property line.
Without knowledge of zoning and building codes, the owner built an addition to the shed, also within one foot of the property line.
Now the owner requests a variance to the minimal setback for the old and new shed and approval of building permit for the new addition.
Then a request for a new building permit to add an addition to the old shed will be applied for. The proposed new addition will be used for a hobby shop.

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

Signature of Owner (Affiant)

Name- Print or Type

Signature of Owner (Affiant)

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 31st day of May, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Amy Deputy
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

BONSAI BROWN



ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING
 To be filed with the Department of Permits, Approvals and Inspections

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Address 914 LOWER GLENCOE RD SPARKS 21152 Currently zoned RC7
 Deed Reference 30586 100311 10 Digit Tax Account # 08 06045351
 Owner(s) Printed Name(s) AMY K DEPUTY

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

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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:

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of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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Owner(s)/Petitioner(s):

AMY K DEPUTY /
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] /
 Signature #1 Signature #2 SPARKS
914 LOWER GLENCOE RD MD
 Mailing Address City State
21152 410-493-5920 AMYKDEPUTY@
 Zip Code Telephone # Email Address
GMAIL.COM

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

Name- Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

Representative to be contacted:

Robert Aaron
 Name Type or Print
[Signature]
 Signature
914 Lower Glencoe Rd SPARKS MD
 Mailing Address City State
21152 443-632-6429 raaaron562@gmail
 Zip Code Telephone # Email Address
.com

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 6 day of June, 2017, 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 2017-0336-A Filing Date 6/15/17 Estimated Posting Date 6/25/17 Reviewer [Signature]

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.

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Then a request for a new building permit to add an addition to the old shed will be applied for. The proposed new addition will be used for a hobby shop.

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Signature of Owner (Affiant)

Name- Print or Type

Signature of Owner (Affiant)

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 31st day of May, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

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

BONNIE BROWN

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Name- Print or Type

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I HEREBY CERTIFY, this 31st day of May, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

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

BONNIE BROWN

REV. 5/5/2016



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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Address 914 LOWER GLENCOE RD SPARKS 21152 Currently zoned RC7
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 Owner(s) Printed Name(s) AMY K DEPUTY

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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 an addition to an existing detached accessory structure (garage) with a rear yard setback as close as 1 foot in lieu of the minimum required 2½ feet.

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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):

AMY K DEPUTY
 Name #1 – Type or Print Name #2 – Type or Print
[Signature]
 Signature #1 Signature #2
914 LOWER GLENCOE RD SPARKS
 Mailing Address City State
21152 410-493-5920 AMYKDEPUTY@
 Zip Code Telephone # Email Address
GMAIL.COM

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

Name- Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

Representative to be contacted:

Robert Aaron
 Name – Type or Print
[Signature]
 Signature
914 Lower Glencoe Rd SPARKS MD
 Mailing Address City State
21152 443-632-6429 raaron562@gmail
 Zip Code Telephone # Email Address
.com

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 BY day of July 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 2017-0336-A Filing Date 6/15/17 Estimated Posting Date 6/25/17 Reviewer [Signature]

The Zoning Petition Property Description

Part A

Zoning property description for 914 Lower Glencoe Road, Sparks, Maryland 21152.

Beginning at a point on the West side of Lower Glencoe Road which is a 30 foot right-of-way at a distance of 610 feet East North East of the centerline of York Road which is a 66 foot turnpike right-of-way.

Part B

BEGINNING for the first thereof at a point in or near the centre of the County Road leading from the York Road to Glencoe and now known as the Glencoe Road in the south 31-1/2 degrees East 62 perches line of a parcel of land which by a Deed dated January 20, 1920, and recorded among the Land Records of Baltimore County in Liber WPC No. 522, folio 43, was conveyed by Albert S. Gill, Trustee to Ervan Price and wife said point of beginning being distant 525.8 feet measured southeasterly along said line from the beginning thereof and running thence and binding on a part of said line reversely as surveyed in 1926 north 30 degrees west 272.25 feet to a planted iron pipe thence south 30 degrees east 272.25 feet to a point in the County Road leading to Glencoe and thence binding on or near the center of said Road South 60 degrees west 80 feet to the first place of beginning.

BEGINNING for the second thereof at an iron pipe heretofore set at the beginning of the third line of a parcel of land which by deed dated August 24, 1939 and recorded among the Land Records of Baltimore County in Liber CWB Jr. No. 1068, folio 525, was conveyed by Charles E. Smith and wife to Edwin L. Foster and wife and running thence binding on said third line as based on the meridian of 1926 South 30 degrees east passing over a pipe heretofore set on the northwest side of the Glencoe Road 272.25 feet to a point in the bed of said road thence running for lines of division

and binding in the bed of the Glencoe Road the two following courses and distances viz: North 64 degrees 02 minutes east 71.34 feet and north 50 degrees 12 minutes east 80 feet thence leaving said road and still running for lines of division the two following courses and distances viz: North 30 degrees west passing over a pipe set on the northwest side of the Glencoe Road 263.65 feet to a pipe and south 60 degrees west 150 feet to the place of beginning, containing.

Located in the 8th Election District and 3rd Councilmanic District, containing 21,780 square feet

Item #0330

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/23/2017

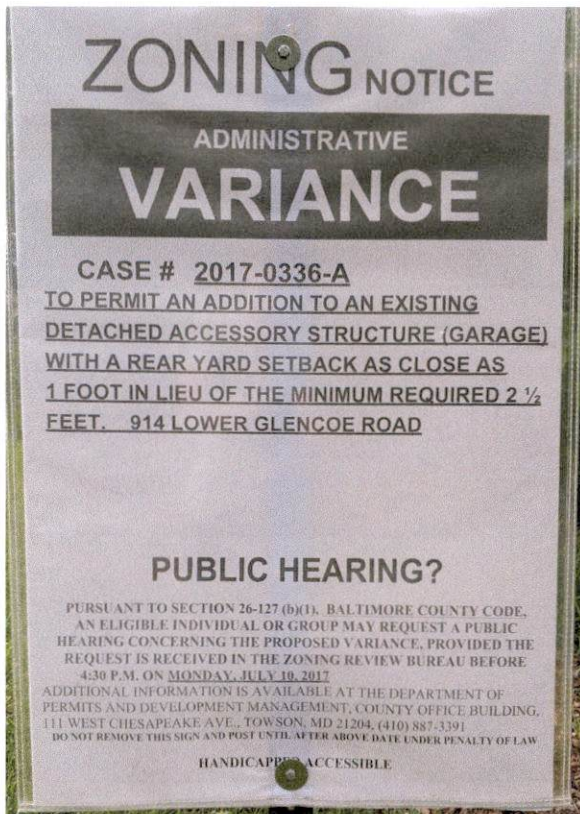
Case Number: 2017-0336-A

Petitioner / Developer: ROBERT AARON ~ AMY K. DEPUTY

Date of Hearing (Closing): JULY 10, 2017

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:
914 LOWER GLENCOE ROAD

The sign(s) were posted on: JUNE 23, 2017



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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0336 -A Address 914 Lower Glencoe Rd
Contact Person: David Duval Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6/15/17 Posting Date: 6/25/17 Closing Date: 7/10/17

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- 0336 -A Address 914 Lower Glencoe Rd
Petitioner's Name Amy K Deputy Telephone 410 493 5920
Posting Date: 6/25/17 Closing Date: 7/10/17
Wording for Sign: To Permit an addition to an existing detached accessory structure
(garage) with a rear yard setback as close as 1 foot in lieu of the
minimum required 2 1/2 feet

Revised 7/9/15

**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 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: 2017-0336-A
Property Address: 914 LOWER GLENCOE ROAD, SPARKS MD 21152
Property Description: northwest side of Lower Glencoe Rd, +/- 375'
northeast of York Rd
Legal Owners (Petitioners): AMY K. DEPUTY
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBERT AARON
Company/Firm (if applicable): _____
Address: 914 LOWER GLENCOE ROAD, SP
SPARKS, MD 21152
Telephone Number: 443-632-6429

NO 153095

Date:

PAID RECEIPT

BUSINESS	ACTUAL	TIME	BRW
6/16/2017	6/15/2017	10:44:28	2
REG WSD2	WALKIN	JEE	
>>RECEIPT # 012391			6/15/2017
Dept	5	528 ZONING VERIFICATION	GLFN
CR NO.	153095		
Recpt Tot		\$75.00	
\$75.00	CK		\$.00 CA
Baltimore County, Maryland			

Total: \$ 75 00

For:

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

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

July 12, 2017

Amy K Deputy
914 Lower Glencoe Road
Sparks MD 21152

RE: Case Number: 2017-0336 A, Address: 914 Lower Glencoe Road

Dear Ms. Deputy:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 15, 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
Robert Aaron, 914 Lower Glencoe Road, Sparks MD 21152

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: June 22, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0336-A
Address 914 Lower Glencoe Road
(Deputy Property)

Zoning Advisory Committee Meeting of **June 26, 2017**.

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

1. Ground Water Management must review any proposed building permit(s) for an accessory structure, since the property is served by well and septic.

Reviewer: Dan Esser

Date: 6/20/2017

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

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Pete K. Rahn, Secretary
Gregory Slater, Administrator

Date: 6/21/17

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. 2017-0336-A

*Administrative Variance
Amy K. Deputy
914 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,

Richard A. Zeller

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 Correspondence



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

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

DATE: June 22, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0336-A
Address 914 Lower Glencoe Road
(Deputy Property)

Zoning Advisory Committee Meeting of **June 26, 2017**.

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

1. Ground Water Management must review any proposed building permit(s) for an accessory structure, since the property is served by well and septic.

Reviewer: Dan Esser

Date: 6/20/2017

Robert David Duvall

From: Brad Haroldson <bradh422@gmail.com>
Sent: Wednesday, July 05, 2017 5:14 PM
To: Robert David Duvall
Cc: Robert Aaron
Subject: Re: 2017 0336A

Dear Mr. Duvall,

Per our phone conversation, neither I nor my spouse, Amy Sommers, residing at 15121 York Rd, Sparks Glencoe, have any objective to the project outlined in 2017 0336A. Kindly please contact me should there be any further issues.

Sincerely,

Bradley Haroldson
15121 York Rd
Sparks Glencoe, MD 21152
410-507-0654

Begin forwarded message:

From: Robert Aaron <bob.lightningflash@gmail.com>
Date: June 18, 2017 at 6:02:52 PM EDT
To: Brad Haroldson <bradh422@gmail.com>
Subject: Re: letter to Baltimore Co

If you could send a letter to David Duvall, Baltimore County Zoning, concerning our case number 2017 0336 A. We would appreciate it. Amy Deputy and Robert Aaron, 914 Lower Glencoe Rd. About we wish to permit an additional to our existing shed with a rear yard setback as close as 1 foot in lieu of the minimum required 2 1/2 feet.

On May 25, 2017 8:03 PM, "Robert Aaron" <bob.lightningflash@gmail.com> wrote:
No, not at all. I have an appointment to apply for the variance in one week. Thanks for checking in.

On May 25, 2017 7:20 PM, "Brad Haroldson" <bradh422@gmail.com> wrote:
Bob,

Is all well with your project? We're not blocking you in any way?

B>

On May 22, 2017, at 4:47 PM, Robert Aaron <bob.lightningflash@gmail.com> wrote:

Brad, I can do the phone call tonight at 7 pm. And I don't have your number. The site plan I can show you. I will not make a copy (its large) until after I go for my appointment for the application, because I don't have all the info they want on it.

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration			
Account Identifier:			District - 08 Account Number - 0805061175							
Owner Information										
Owner Name:		HAROLDSON BRADLEY C SOMMERS AMY E			Use: Principal Residence:		RESIDENTIAL YES			
Mailing Address:		15121 YORK RD SPARKS MD 21152-9672			Deed Reference:		/35374/ 00245			
Location & Structure Information										
Premises Address:		15121 YORK RD SPARKS 21152-9672			Legal Description:		3 AC YORK RD 200FT NS GLENCOE RD			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0034	0004	0064		0000				2017		Plat Ref:
Special Tax Areas:				Town:		NONE				
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1916		3,508 SF				3.0000 AC		04		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage		Last Major Renovation		
2 1/2	YES	STANDARD UNIT		FRAME	3 full/ 1 half	1 Detached				
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of 01/01/2017		As of 07/01/2016		As of 07/01/2017		
Land:		168,000		168,000						
Improvements		200,500		240,700						
Total:		368,500		408,700		368,500		381,900		
Preferential Land:		0						0		
Transfer Information										
Seller: JACOBS KAREN TUNDERMANN				Date: 09/17/2014		Price: \$592,600				
Type: ARMS LENGTH IMPROVED				Deed1: /35374/ 00245		Deed2:				
Seller: HIGINBOTHAM JAMES CALVIN				Date: 10/21/2005		Price: \$725,000				
Type: ARMS LENGTH IMPROVED				Deed1: /22766/ 00475		Deed2:				
Seller: MERRYMAN JOHN B				Date: 02/26/1994		Price: \$170,000				
Type: ARMS LENGTH IMPROVED				Deed1: /10370/ 00226		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: Approved 12/22/2014

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No
Application

Date:

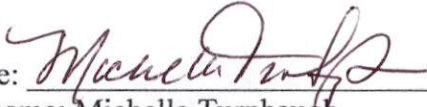
TO: Baltimore County
FROM: Eric and Michelle Turnbaugh
RE: Permission for neighbors to build shed addition
DATE: May 7, 2017

To Whom It May Concern,

We, Eric and Michelle Turnbaugh of 920 Lower Glencoe Rd., Sparks, MD 21152, the neighbors of Amy Deputy and Bob Aaron of 914 Lower Glencoe Rd., Sparks, MD 21152, have no objection to their proposal to add a front addition on their existing 10 x 40 shed structure. We understand their back property line is less than one foot from our property and that their proposed addition will not cross our property line.

Thank you,

Signature:  Date: 5-12-17
Printed name: Eric Turnbaugh

Signature:  Date: 5-12-17
Printed name: Michelle Turnbaugh

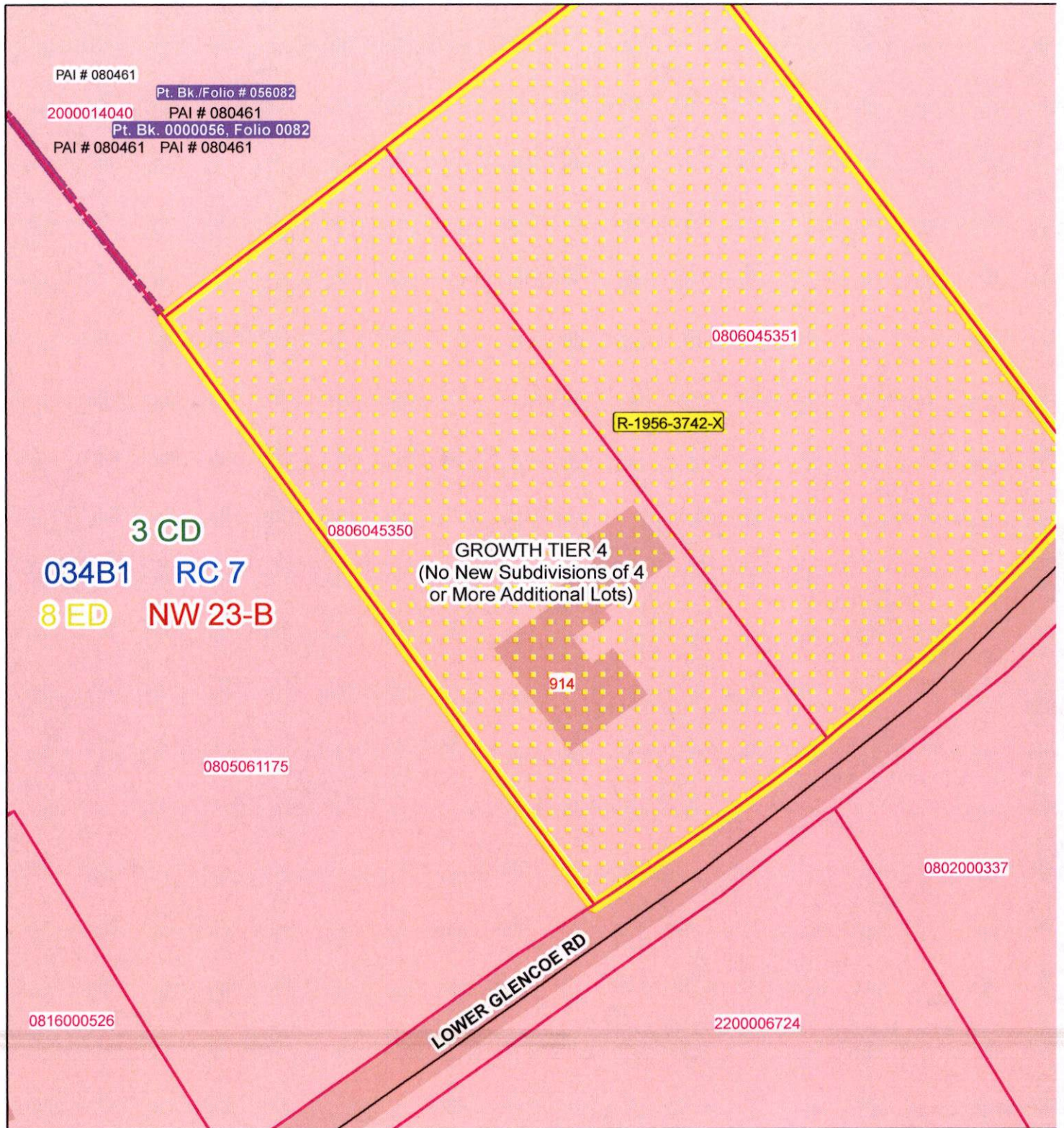
Item #0336

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 08 Account Number - 2000014040			
Owner Information					
Owner Name:	TURNBAUGH ERIC TURNBAUGH MICHELLE J		Use:	RESIDENTIAL	
Mailing Address:	920 LOWER GLENCOE RD SPARKS MD 21152-9447		Principal Residence:	YES	
			Deed Reference:	/35543/ 00259	
Location & Structure Information					
Premises Address:		920 LOWER GLENCOE RD 0-0000		Legal Description:	4.7503 AC TRACT A 920 LOWER GLENCOE RD GLENCOE MANOR
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0034	0004	0287		0000	
					Assessment Year: 2017
					Plat No: 0056/ Plat Ref: 0082
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1991	2,768 SF	600 SF	4.7500 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2016	07/01/2017	
Land:	240,600	240,600			
Improvements	214,100	277,200			
Total:	454,700	517,800	454,700	475,733	
Preferential Land:	0			0	
Transfer Information					
Seller: HARRING JAMIE A		Date: 11/07/2014		Price: \$550,560	
Type: ARMS LENGTH IMPROVED		Deed1: /35543/ 00259		Deed2:	
Seller: HARRING DEAN K		Date: 08/05/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /20498/ 00340		Deed2:	
Seller: SHELLEY CONSTRUCTION INC		Date: 01/16/1992		Price: \$299,701	
Type: ARMS LENGTH IMPROVED		Deed1: /09026/ 00050		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: Approved 12/18/2014					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

914 Lower Glencoe Road



Publication Date: 6/8/2017



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



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

Item #0336

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment

_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>6-22</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-21</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>5-12</u>	ADJACENT PROPERTY OWNERS <u>Turnbaugh</u>	<u>No obj.</u>
<u>7-5</u>	<u>Harddson</u>	<u>" "</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>6-23-17</u> by <u>O'Keefe</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 - 0806045350			
Owner Information					
Owner Name:	DEPUTY AMY K		Use:	RESIDENTIAL	
Mailing Address:	914 LOWER GLENCOE RD SPARKS MD 21152		Principal Residence:	YES	
			Deed Reference:	/30586/ 00311	
Location & Structure Information					
Premises Address:		914 LOWER GLENCOE RD 0-0000		Legal Description:	NS GLENCOE RD 914 LOWER GLENCOE RD NS 360 E YORK RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0034	0004	0065		0000	2017
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area		Property Land Area	County Use
1921	3,032 SF			21,780 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2 1/2	YES	STANDARD UNIT	FRAME	1 full/ 1 half	1 Detached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2017	As of 07/01/2016	As of 07/01/2017	
Land:	124,400	124,400			
Improvements	149,500	155,000			
Total:	273,900	279,400	273,900	275,733	
Preferential Land:	0			0	
Transfer Information					
Seller: JONES SHELDON LEA		Date: 03/08/2011		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /30586/ 00311		Deed2:	
Seller: JONES SHELDON LEA		Date: 06/27/1995		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /11103/ 00459		Deed2:	
Seller: HEARN THOMAS C		Date: 06/23/1994		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /10608/ 00024		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: Approved 06/13/2008

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

914 Lower Glencoe Rd



BACK OF SHEDS ONE FOOT FROM PROPERTY LINE

Item #0336



914 Lower GLENKOE RD WEST ELEVATION

Item #0336

LOOKING NORTH



914 Lower Glenace Rd shed w/ residence in distance 920 Lower Glenace Rd

Item #0336

RESIDENCE 15121 YOEHL RD



914 Lower GLENCOE RD

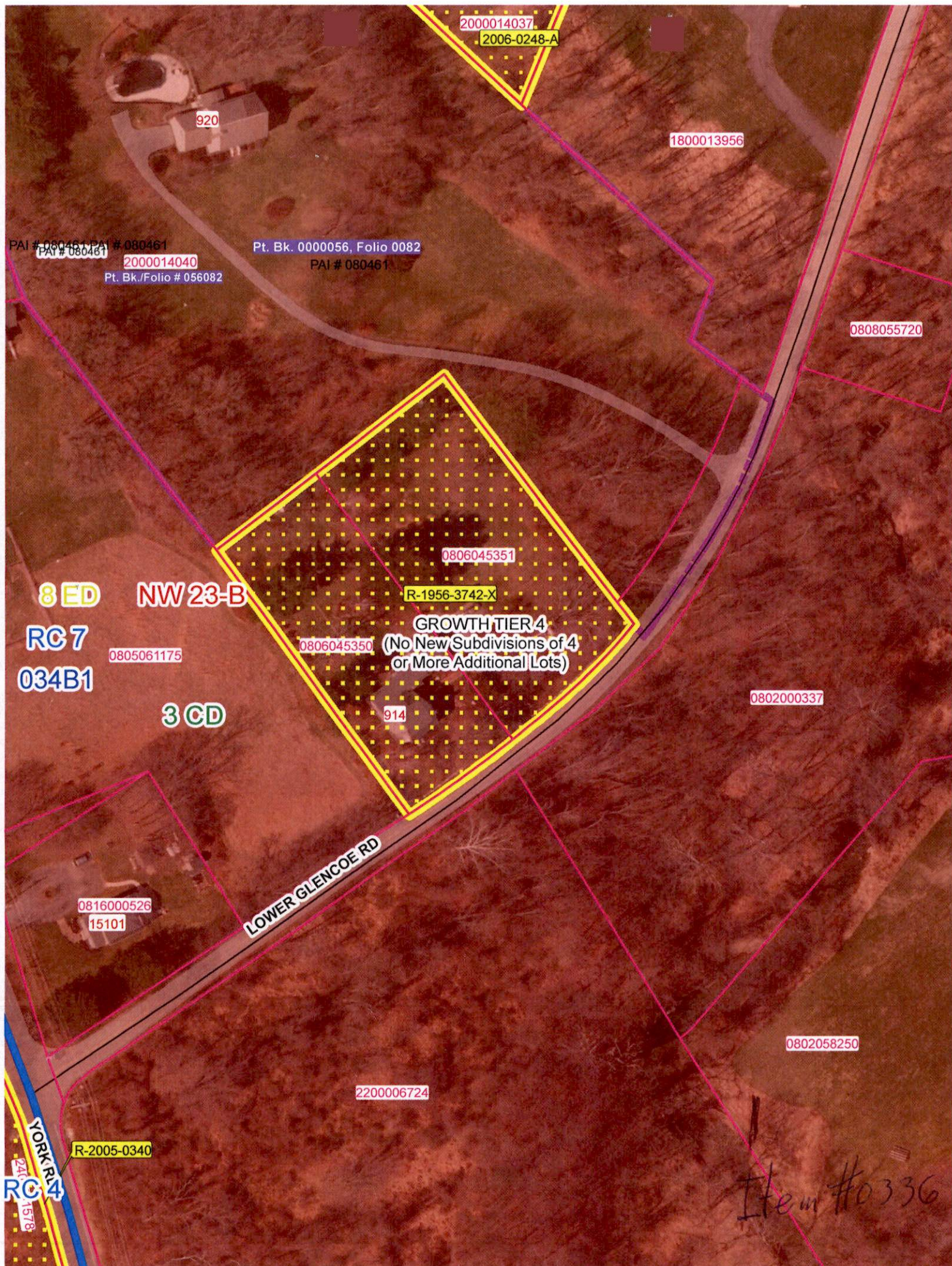
NORTHWEST ELEVATION

Item #0336



914 Lower Glencoe Rd EXISTING 80 year old shed and 2015 addition

Item #0336



#2017-0336-A

R.D.

ZONING HEARING PLAN FOR VARIANCE
ADDRESS: 914 LOWER GLENCOE RD OWNER: AMY DEPUTY
DEED REF: 30 586/311 TAX ID: 08-06-045350/08-06-045351

ZONING MAP: 034B1

SITE ZONED: RC7

ELECTION DIST: 8

COUNCIL DIST: 3

LOT AREA: 21,780 SF

HISTORIC: NO

IN CBCA: NO

IN FLOOD PLAIN: NO

UTILITIES:

WATER: PRIVATE

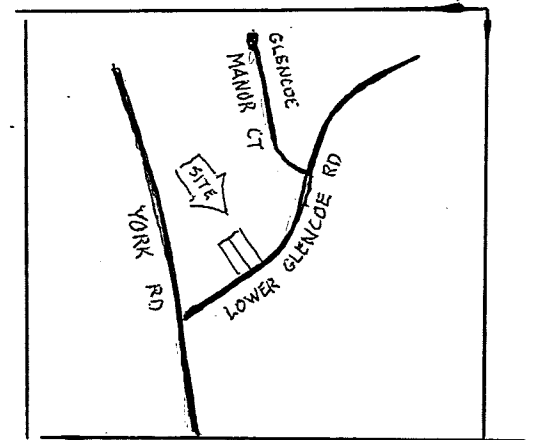
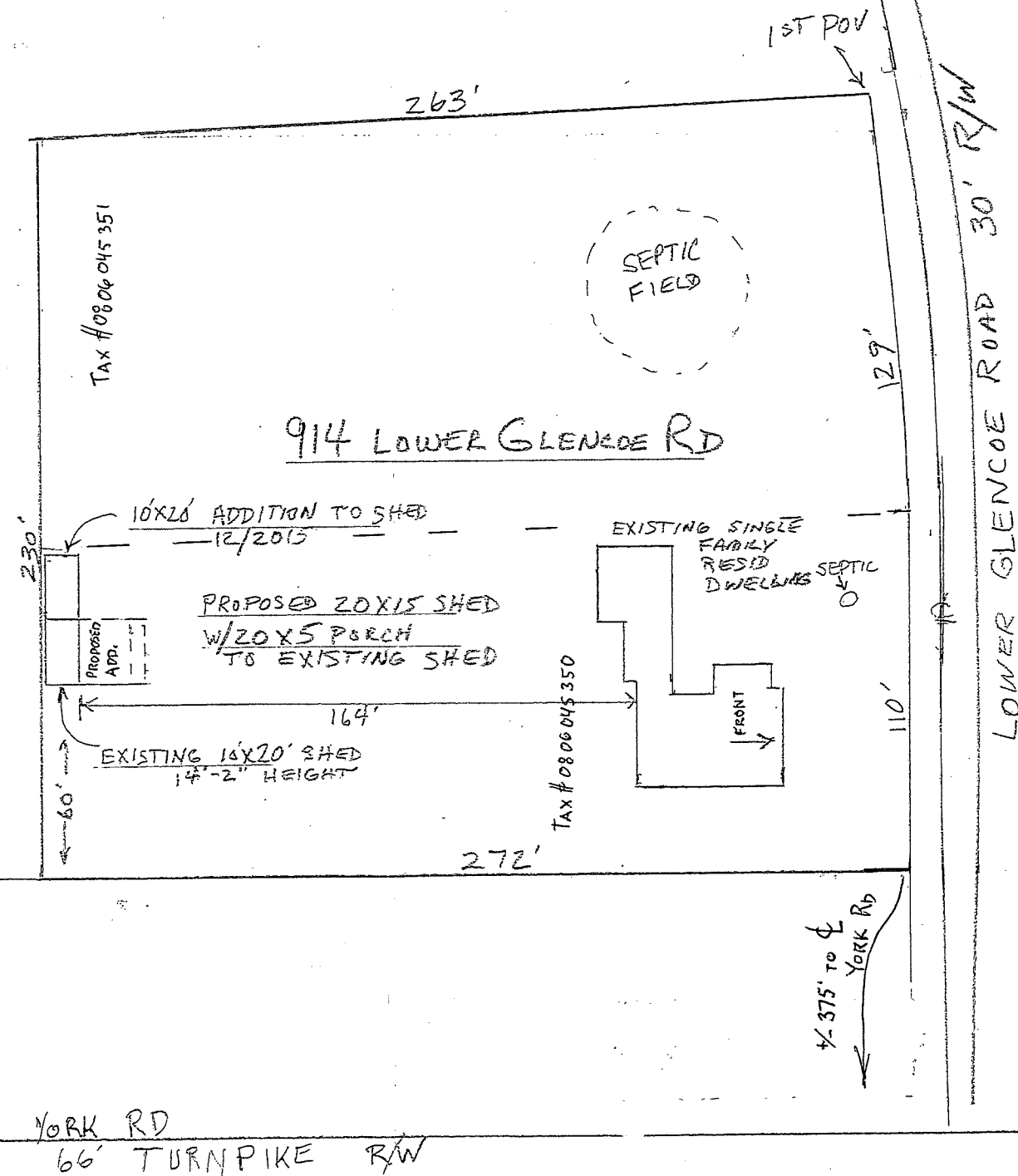
SEWER: PRIVATE

PRIOR HEARING: 1956-3742-X

PRIOR VIOLATIONS: NONE

SCALE 1" = 50'

920 LOWER GLENCOE RD



VICINITY MAP

Pet. Exh. 1

#2017-0336-A

R.D.

ZONING HEARING PLAN FOR VARIANCE

ADDRESS: 914 LOWER GLENCOE RD OWNER: AMY DEPUTY
DEED REF: 30 586/311 TAX ID: 08-06-045350/08-06-045351

ZONING MAP: 034B1

SITE ZONED: RC7

ELECTION DIST: 8

COUNCIL DIST: 3

LOT AREA: 21,780 SF

HISTORIC: NO

IN CBCA: NO

IN FLOOD PLAIN: NO

UTILITIES:

WATER: PRIVATE

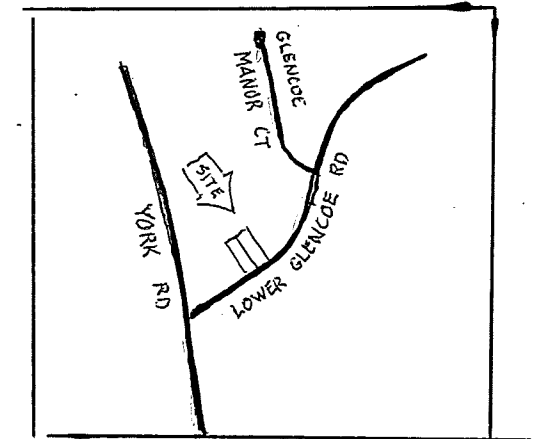
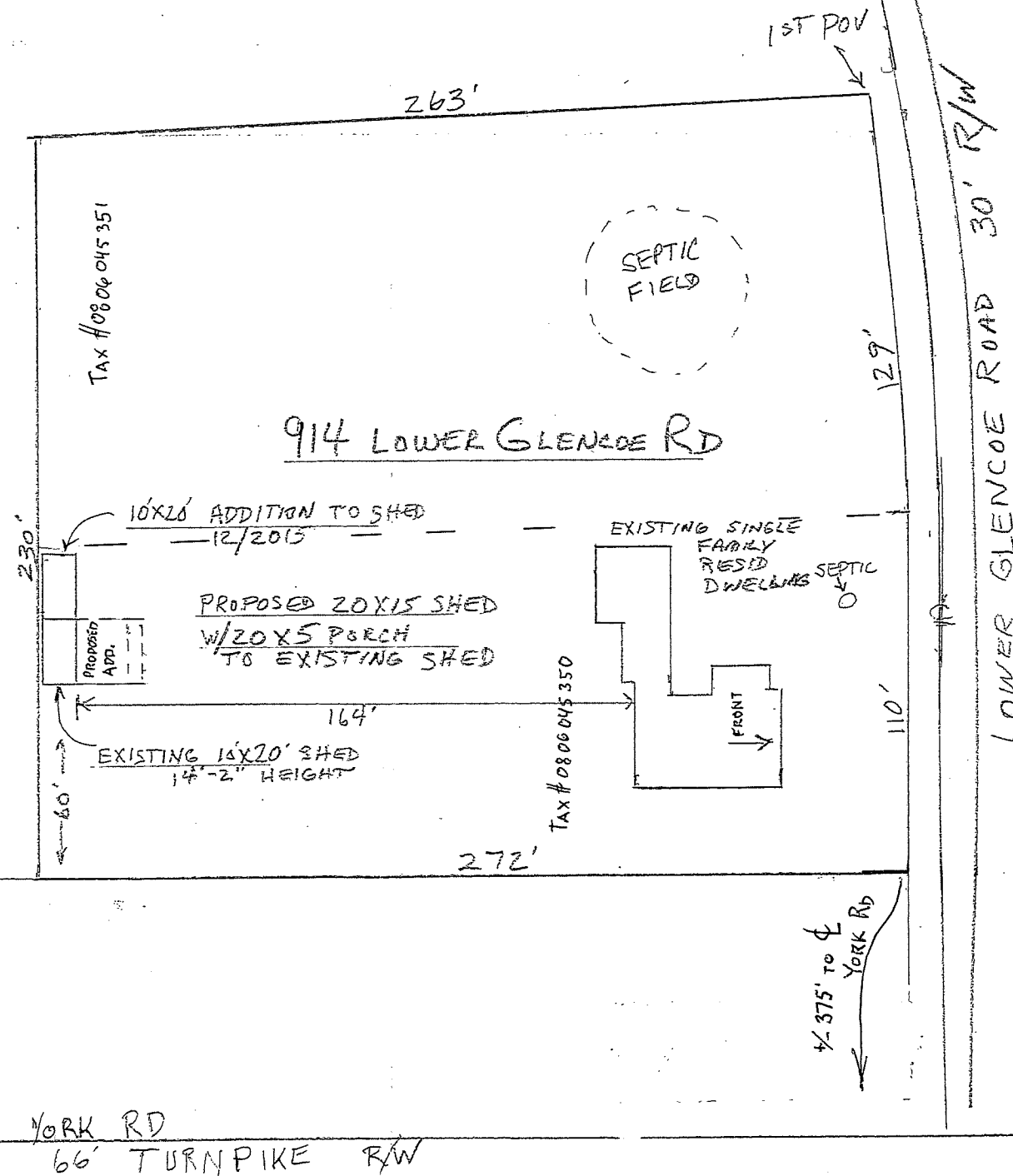
SEWER: PRIVATE

PRIOR HEARINGS: 1956-3742-X

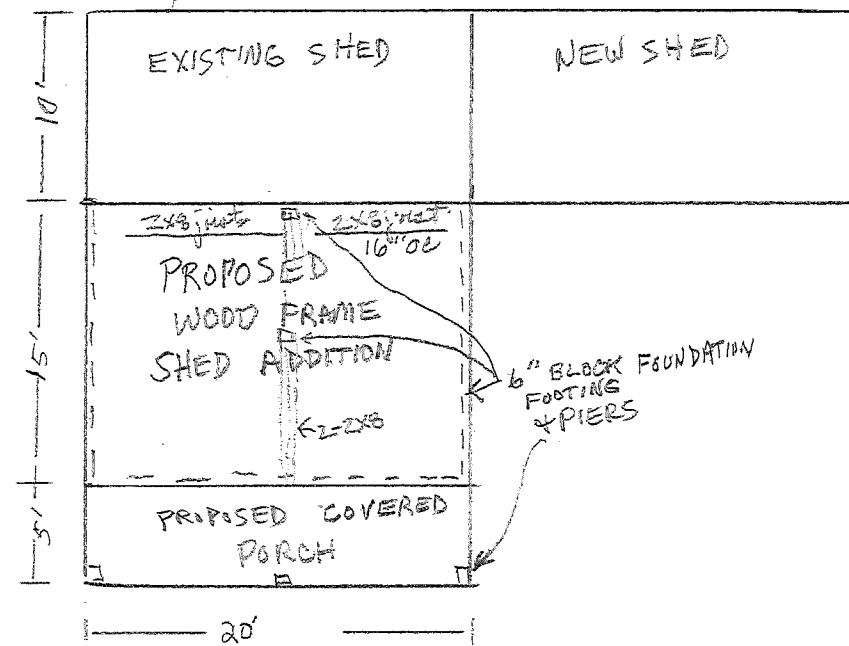
PRIOR VIOLATIONS: NONE

SCALE 1" = 50'

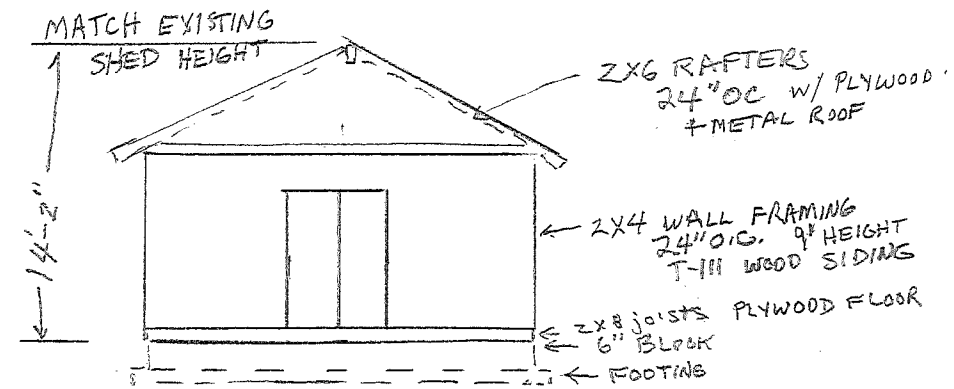
920 LOWER GLENCOE RD



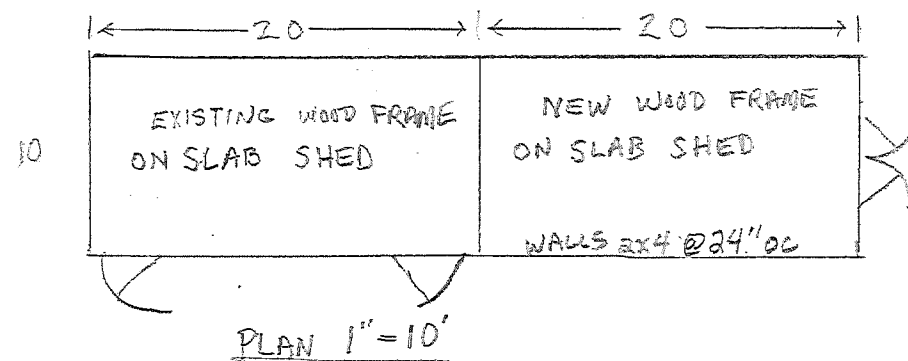
VICINITY MAP



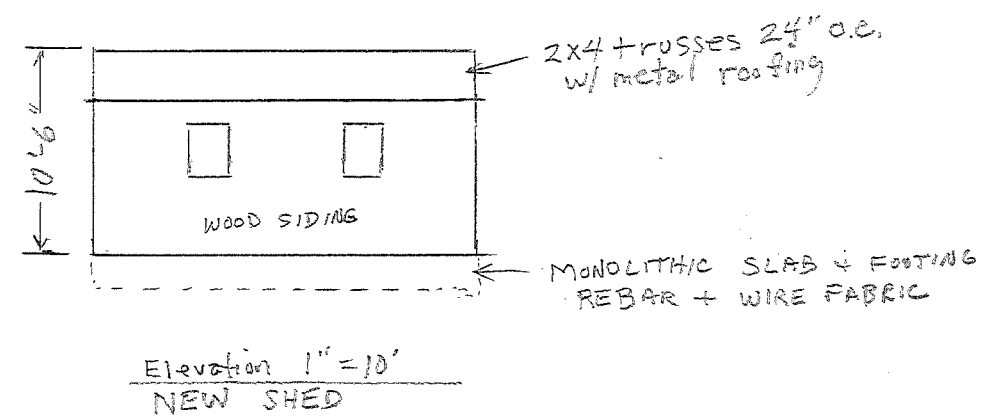
PLAN 1"=10'



PROPOSED SHED ADDITION/HOBBY SHOP
ELEVATION 1"=10'



PLAN 1"=10'



Elevation 1"=10'
NEW SHED

914 LOWER GLENCOE ROAD, SPARKS

Item #0336