

M E M O R A N D U M

DATE: November 3, 2017 
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0069-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 2, 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
(8 Old Manor Court)
8th Election District
2nd Council District
Patrick C. & Diane M. Malone
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2018-0069-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Patrick C. and Diane M. Malone (“Petitioners”). The Petitioners are requesting variance relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations (“B.C.Z.R.”) to permit an addition with a rear yard setback of 40 ft. in lieu of the required 50 ft. and to amend the Final Development Plan (FDP) of Beaverbrook, Phase 2, Plat 1 for Lot 25 only. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS) dated September 6, 2017, indicating that Ground Water Management must review any proposed building permit(s) for an addition, especially since the addition would be close to the septic area.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 10, 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 10-3-17

By SW

The Petitioners have 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 Petitioners.

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 3rd day of **October, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition with a rear yard setback of 40 ft. in lieu of the required 50 ft. and to amend the Final Development Plan (FDP) of Beaverbrook, Phase 2, Plat 1 for Lot 25 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioners must comply with the DEPS ZAC comment dated September 6, 2017; a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date 10-3-17

By WJ

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 10-3-17

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 8 OLD MANOR CT. REISTERSTOWN, MD. 21136 Currently zoned RC-5
 Deed Reference 13946 / 243 10 Digit Tax Account # 2300001204
 Owner(s) Printed Name(s) PATRICK C. and DIANE M. MALONE

(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) 1A04.3.B.2.6 BC2A

To permit an addition with a rear yard setback of 40 feet in lieu of the required 50 feet. And to amend the Final Development plan of Beaverbrook, Phase 2, Plat 1, for Lot 25 only.

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):

PATRICK C. MALONE, DIANE M. MALONE

Name #1 – Type or Print

Name #2 – Type or Print

Patrick C. Malone

Diane M. Malone

Signature #1

Signature #2

8 OLD MANOR CT., REISTERSTOWN, MD

Mailing Address

City

State

21136

410-561-5173

patrickc malone @

Zip Code

Telephone #

Email Address

comcast.net

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

NONE

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

PATRICK C. MALONE

Name – Type or Print

Patrick C. Malone

Signature

8 OLD MANOR CT., REISTERSTOWN, MD

Mailing Address

City

State

21136

410-561-5173

patrickc malone @

Zip Code

Telephone #

Email Address

comcast.net

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 10 day of August, 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 2018-0069-A

Filing Date 8/30/17

Estimated Posting Date 9/10/17

Reviewer JF

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: 8 OLD MANOR CT. REISTERSTOWN MD 21136
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)

We would like to build a 21 foot by 20 foot sunroom as an extension to the rear of the house. The resulting structure would extend into the 50 foot setback by approx. 10 feet; thus the reason for the variance request. The existing house structure in the rear (east side) readily accommodates from an aesthetic stand point the new structure and has been accomplished on two of the same model homes in the Stoneybrook subdivision nearby. The new structure would provide a year round usage to the beauty of the property and surrounding properties. Locating the structure on the south side or the front side (west) would extend into setbacks even more (16 feet and 11 feet respectively). Extending to the northside would not be aesthetically pleasing and would block the entrance to the basement. Relief on the setback would not impact surrounding properties. The property which borders the setback is approx. 20 acres and has a barn and silo nearest the property line. The sunroom would be hardly viewable from that properties house being blocked by trees and distance (see photographs).

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

Patrick C. Malone
Signature of Owner (Affiant)

PATRICK C. MALONE
Name- Print or Type

Diane M. Malone
Signature of Owner (Affiant)

DIANE M. MALONE
Name- Print or Type

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

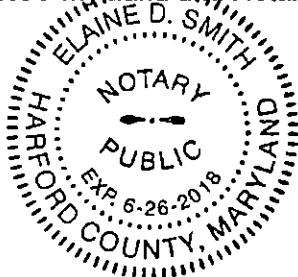
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of August, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Patrick C. Malone and Diane M. Malone

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public

My Commission Expires 6/26/18

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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Print or Type Address of property City State Zip Code

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

Patrick C. Malone
Signature of Owner (Affiant)

PATRICK C. MALONE
Name- Print or Type

Diane M. Malone
Signature of Owner (Affiant)

DIANE M. MALONE
Name- Print or Type

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

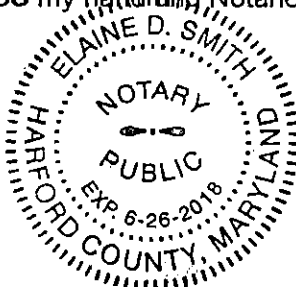
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of August, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Patrick C. Malone and Diane M. Malone

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public

My Commission Expires 6/26/18



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 8 OLD MANOR CT. REISTERSTOWN, MD. 21136 Currently zoned RC-5
Deed Reference 139461243 10 Digit Tax Account # 2300001204
Owner(s) Printed Name(s) PATRICK C. and DIANE M. MALONE

(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) 1404.3.B.2.b BC2A

To permit an addition with a rear yard setback of 40 feet in lieu of the required 50 feet. And to amend the Final Development Plan of Beaverbrook, phase 2, Plat L, for lot 25 only.

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):

PATRICK C. MALONE, DIANE M. MALONE

Name #1 – Type or Print

Name #2 – Type or Print

Patrick C. Malone

Signature #1

Diane M. Malone

Signature #2

8 OLD MANOR CT., REISTERSTOWN, MD

Mailing Address

City

State

21136

Zip Code

410-561-5173

Telephone #

patrickc.malone@

Email Address

comcast.net

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

NONE

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

PATRICK C. MALONE

Name – Type or Print

Patrick C. Malone

Signature

8 OLD MANOR CT., REISTERSTOWN, MD

Mailing Address

City

State

21136

Zip Code

410-561-5173

Telephone #

patrickc.malone@

Email Address

comcast.net

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0069-A

Filing Date 8/30/17

Estimated Posting Date 9/10/17

Reviewer JF

Rev 5/5/2016

ZONING PROPERTY DESCRIPTION FOR

8 OLD MANOR COURT

REISTERSTOWN, MARYLAND 21136

Beginning at a point on the Northeast side of OLD MANOR CT which is 40 feet wide at a distance of 678 feet of the centerline of the nearest improved intersecting street RIDGE ROAD which is 50 feet wide.

Being Lot #25 in the subdivision of Beaverbrook Phase Two, Plat One as recorded in Baltimore County Plat Book SM69, Folio 119, containing 1.1674 acres. Located in the 8th Election District and 2nd Council District.

CERTIFICATE OF POSTING

Date: 9-16-17

RE: Case Number: 2018-0069-A

by J

AT

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2018-0069 -A

TO PERMIT AN ADDITION WITH A REAR YARD
SETBACK OF 40 FEET IN LIEU OF THE REQUIRED
50 FEET AND TO AMEND THE FINAL DEVELOPMENT
PLAN OF BEAVERBROOK PHASE 2 PLAT 1 FOR
LOT 25 ONLY.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 9/25/17.

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE.

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0069 -A Address 8 OLD MANOR CT

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

Filing Date: 8/30/17 Posting Date: 9/10/17 Closing Date: 9/25/17

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2018- 0069 -A Address 8 OLD MANOR CT.

Petitioner's Name Patrick & Diane Malone Telephone 410-561-5173

Posting Date: 9/10/17 Closing Date: 9/25/17

Wording for Sign: To Permit an addition with a rear yard setback of
40 feet in lieu of the required 50 feet. And to amend the
Final Development Plan of Beaverbrook, Phase 2, Plat 1.
for Lot 25 only.

Revised 6/30/2018

**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: 2018-0069-A

Property Address: 8 OLD MANOR CT. REISTERSTOWN, MD 21136

Property Description: Being Lot 25 in the subdivision of Beaverbrook Phase Two, Plot One as recorded in Baltimore Co. Plat Book 5M69, Folio 119, containing 1.1674 acres. Located in the 8th Election District and 2nd Council District.

Legal Owners (Petitioners): Patrick C. & Diane M. Malone

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: PATRICK C. MALONE

Company/Firm (if applicable): _____

Address: 8 Old Manor Ct
Reisterstown, MD. 21136

Telephone Number: 410-561-5173

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

№ 157186

Date: 8/30/17

Fund	Dept	Unit	Sub Unit	Rev	Sub	Sub Obj	Dept Obj	BS Acct	Amount
				Source/	Rev/				
001	300	0000		6150					150.00

Total: 150.00

Rec From: PATRICK MALONE

For: 8 Old Market Ct.
CASE 2018-0069-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME (PM)
8/30/2017 8/30/2017 10:20:03 1
REG 5501 'MILKIN' LTR
>>RECEIPT # 734604 8/30/2017 GFL
Dept 5 S28 ZONING VERIFICATION
CR NO. 157183
Receipt Tot \$150.00
\$150.00 OF \$1.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

September 26, 2017

Patrick C & Diane M Malone
8 Old Manor Court
Reisterstown MD 21136

RE: Case Number: 2018-0069 A, Address: 8 Old Manor Road

Dear Mr. & Ms. Malone:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 30, 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

4-25

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 06 2017

OFFICE OF
ADMINISTRATIVE HEARINGS

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

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

DATE: September 6, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0069-A
Address 8 Old Manor Court
(Malone Property)

Zoning Advisory Committee Meeting of **September 11, 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 addition, especially since the addition would be close to the septic area.

Reviewer: Dan Esser

Date: 9/5/17

Date: 4/5/17

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. 2018-0069-A

*Administrative Variance
Patrick C. & Diane M. Malone
8 Old Manor Court*

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, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and 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: September 6, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0069-A
Address 8 Old Manor Court
(Malone Property)

Zoning Advisory Committee Meeting of **September 11, 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 addition, especially since the addition would be close to the septic area.

Reviewer: Dan Esser

Date: 9/5/17

4-25

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 06 2017

OFFICE OF
ADMINISTRATIVE HEARINGS

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

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

DATE: September 6, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0069-A
Address 8 Old Manor Court
(Malone Property)

Zoning Advisory Committee Meeting of **September 11, 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 addition, especially since the addition would be close to the septic area.

Reviewer: Dan Esser

Date: 9/5/17

ORDER RECEIVED FOR FILING

Date 10-3-17

By DW

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
MS
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

DATE: September 11, 2017

SUBJECT: Zoning Advisory Committee Meeting
For September 11, 2017
Item No. 2018-0055-A, 0066-SPH, 0068-A, 0069-A, 0070-A and 0071-A

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

* * * * *

VKD: CEN
cc: file

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

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

9-6
DEPS
(if not received, date e-mail sent _____) C

FIRE DEPARTMENT

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

9-5
STATE HIGHWAY ADMINISTRATION No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 9-10-17 by Pison

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 - 2300001204			
Owner Information					
Owner Name:	MALONE PATRICK CORBIN MALONE DIANE MARSIGLIA		Use:	RESIDENTIAL	
Mailing Address:	8 OLD MANOR CT REISTERSTOWN MD 21136		Principal Residence:	YES	
			Deed Reference:	/14443/ 00572	
Location & Structure Information					
Premises Address:		8 OLD MANOR CT 0-0000		Legal Description:	1.1674 AC 8 OLD MANOR CT ES BEAVERBROOK
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0050	0015	0486		0000	25 2017 1 0069/0119
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
2000	4,310 SF		1.1700 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	3 full/ 1 half	1 Attached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2017	07/01/2018	
Land:	254,200	254,200			
Improvements	417,000	428,300			
Total:	671,200	682,500	674,967	678,733	
Preferential Land:	0			0	
Transfer Information					
Seller: MALONE PATRICK CORBIN		Date: 05/03/2000		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /14443/ 00572		Deed2:	
Seller: GARSUE ENTERPRISES LTD		Date: 03/23/2000		Price: \$525,726	
Type: ARMS LENGTH IMPROVED		Deed1: /14369/ 00485		Deed2:	
Seller: BEAVERBROOK FARM LLC		Date: 08/09/1999		Price: \$143,200	
Type: ARMS LENGTH IMPROVED		Deed1: /13946/ 00243		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
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 04/12/2008					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application			Date:		

BACK OF HOUSE
EAST FACING





EAST SIDE OF HOUSE
ADDITION (SUN ROOM) WILL COME
STRAIGHT OUT 20' WITH SAME SHAPE

EAST SIDE OF HOUSE
ADDITION (SUN ROOM) WILL COME
STRAIGHT OUT 20' WITH SAME SHAPE





LOOKING EAST TOWARDS LOT 25A. DWELLING
BARELY SEEN THROUGH TREES



LOOKING EAST AT LOT 25A
BARN & SILO THROUGH THE TREES



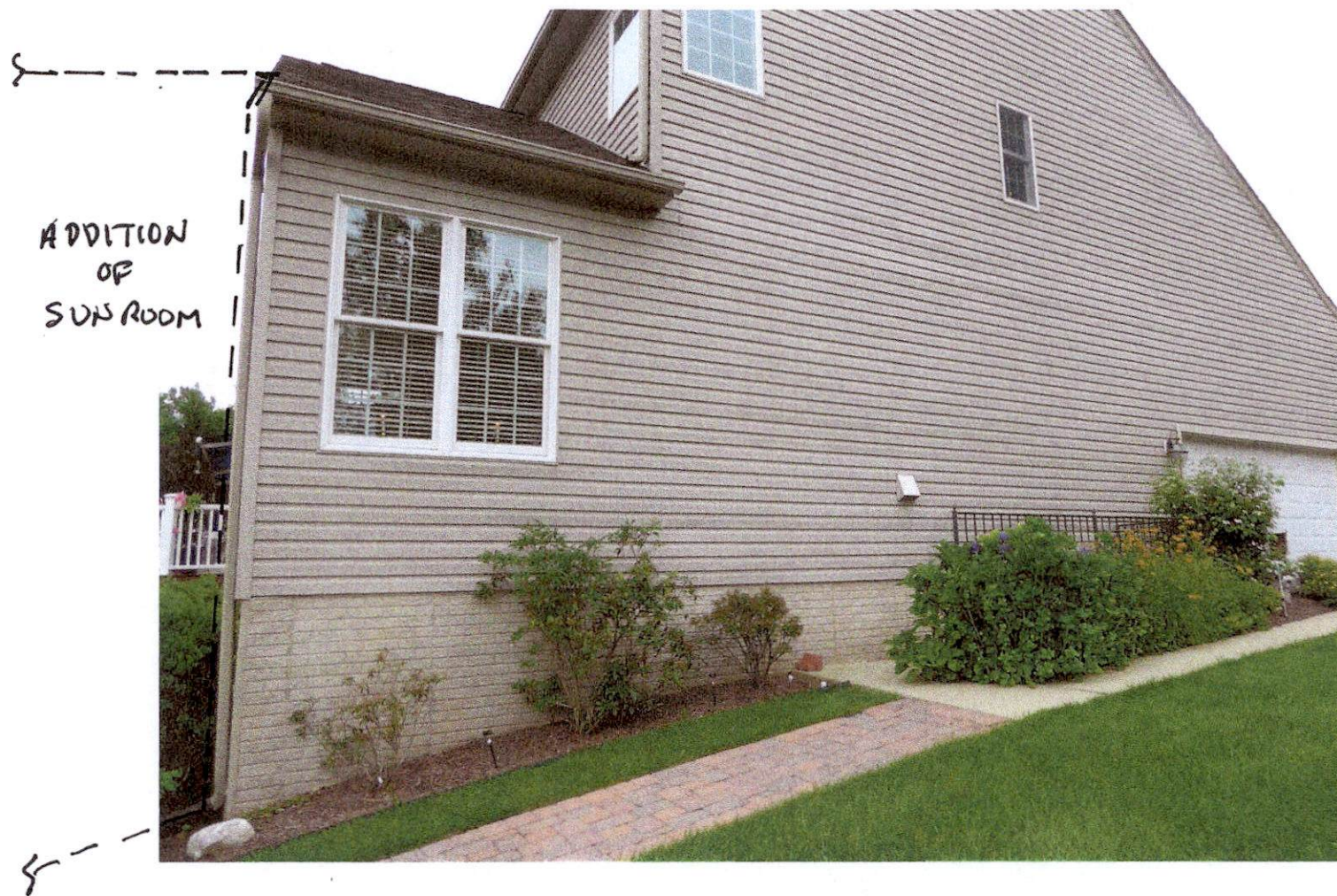
ENLARGED



LOOKING EAST AT LOT 25A
BARN IN THE BACKGROUND



ENLARGED



NORTH SIDE OF HOUSE WITH OUTSIDE
ENTRANCE TO BASEMENT

NORTH SIDE OF HOUSE
WITH OUTSIDE ENTRANCE TO BASEMENT



SUNROOM



LOOKING NORTH TO LOT 25A
FENCE LINE AND BEYOND



NORTH AND WEST SIDE OF HOUSE

WEST SIDE OF HOUSE





LOOKING WEST ACROSS OLD MANOR CT
AT 3 OLD MANOR CT (LOT 34)



SOUTH SIDE OF HOUSE



LOOKING SOUTH AT LOT 26
BARELY SEE HOUSE THROUGH TREES

ZAC AGENDA

Number: 2018-0069-A

Primary Use: RESIDENTIAL

Reviewer: Fernando Bonifacio

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Patrick C & Diane M Malone

Contract Purchaser

Critical Area : No Flood Plain: No Historic No Election Dist Eighth

Councilmanic Dist Second

Property Address: 8 Old Manor COURT

Location: NE/S of Old Manor Court, 678 ft. E of the centerline of Ridge Road.

Existing Zoning: RC 5

Area: 1.1674 acres

Proposed Zoning: ADMINISTRATIVE VARIANCE:

To permit an addition with a rear yard setback of 40 ft. in lieu of the required 50 ft. and to amend the Final Development Plan of Beaverbrook, Phase 2, Plat 1 for Lot 25 only.

Attorney:

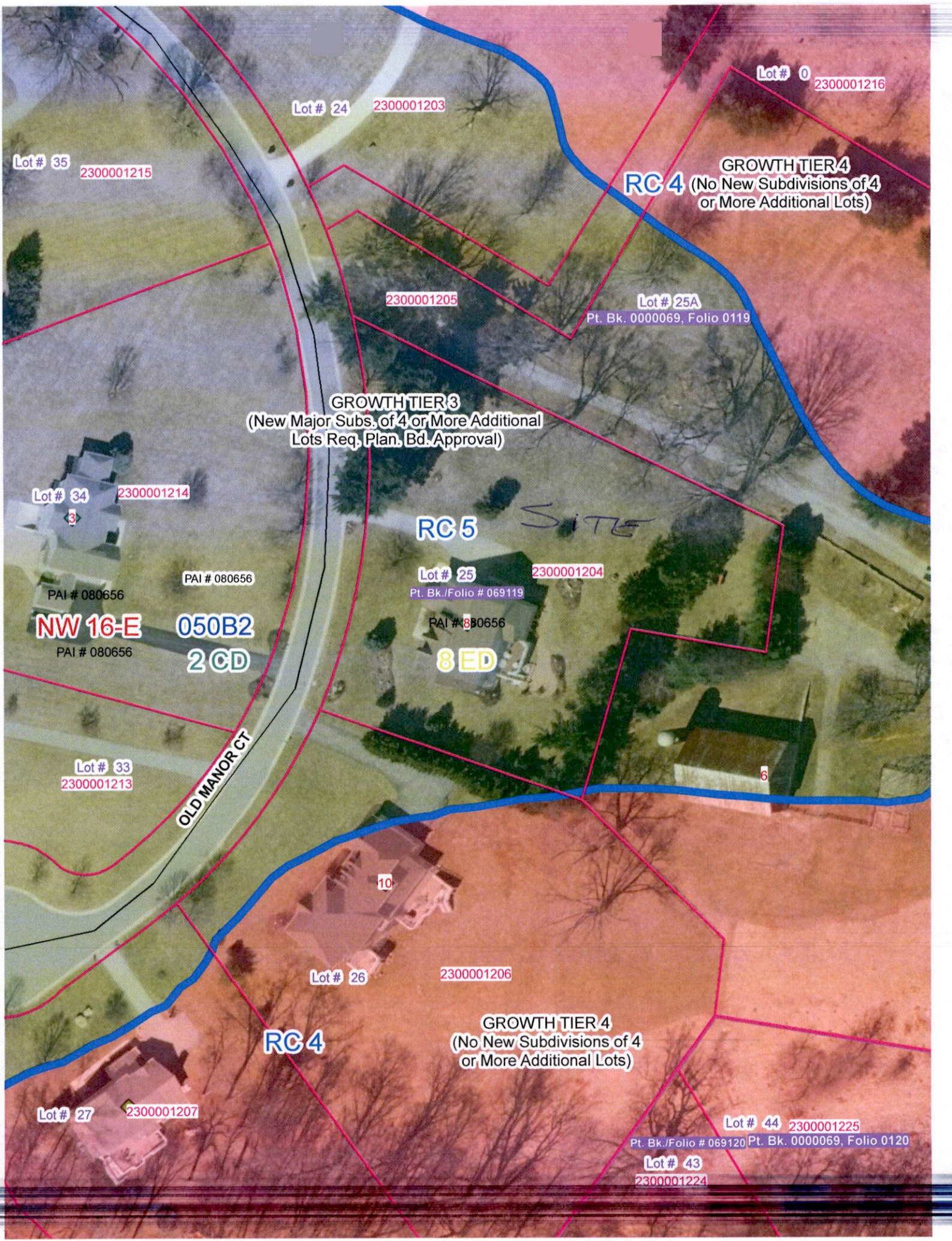
Prior Zoning Cases: 1991-0033-X
1996-0248-SPH

Concurrent Cases:

Violation Cases:

Closing Date: 9/25/2017 12:00:00AM

Miscellaneous:



Lot # 0 2300001216

Lot # 24 2300001203

Lot # 35 2300001215

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

2300001205

Lot # 25A
Pt. Bk. 0000069, Folio 0119

GROWTH TIER 3
(New Major Subs. of 4 or More Additional Lots Req. Plan, Bd. Approval)

Lot # 34 2300001214
3

RC 5

SITE

Lot # 25 2300001204
Pt. Bk./Folio # 069119

PAI # 080656
PAI # 080656
NW 16-E
PAI # 080656
050B2
2 CD

PAI # 080656
8 ED

Lot # 33 2300001213

OLD MANOR CT

10

Lot # 26 2300001206

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

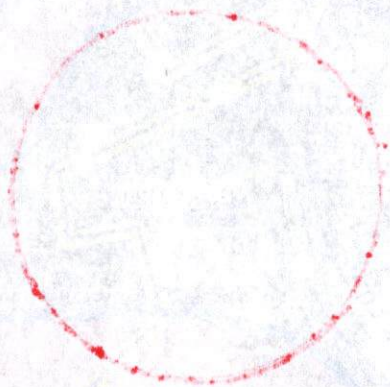
Lot # 27 2300001207

Lot # 44 2300001225
Pt. Bk./Folio # 069120 Pt. Bk. 0000069, Folio 0120

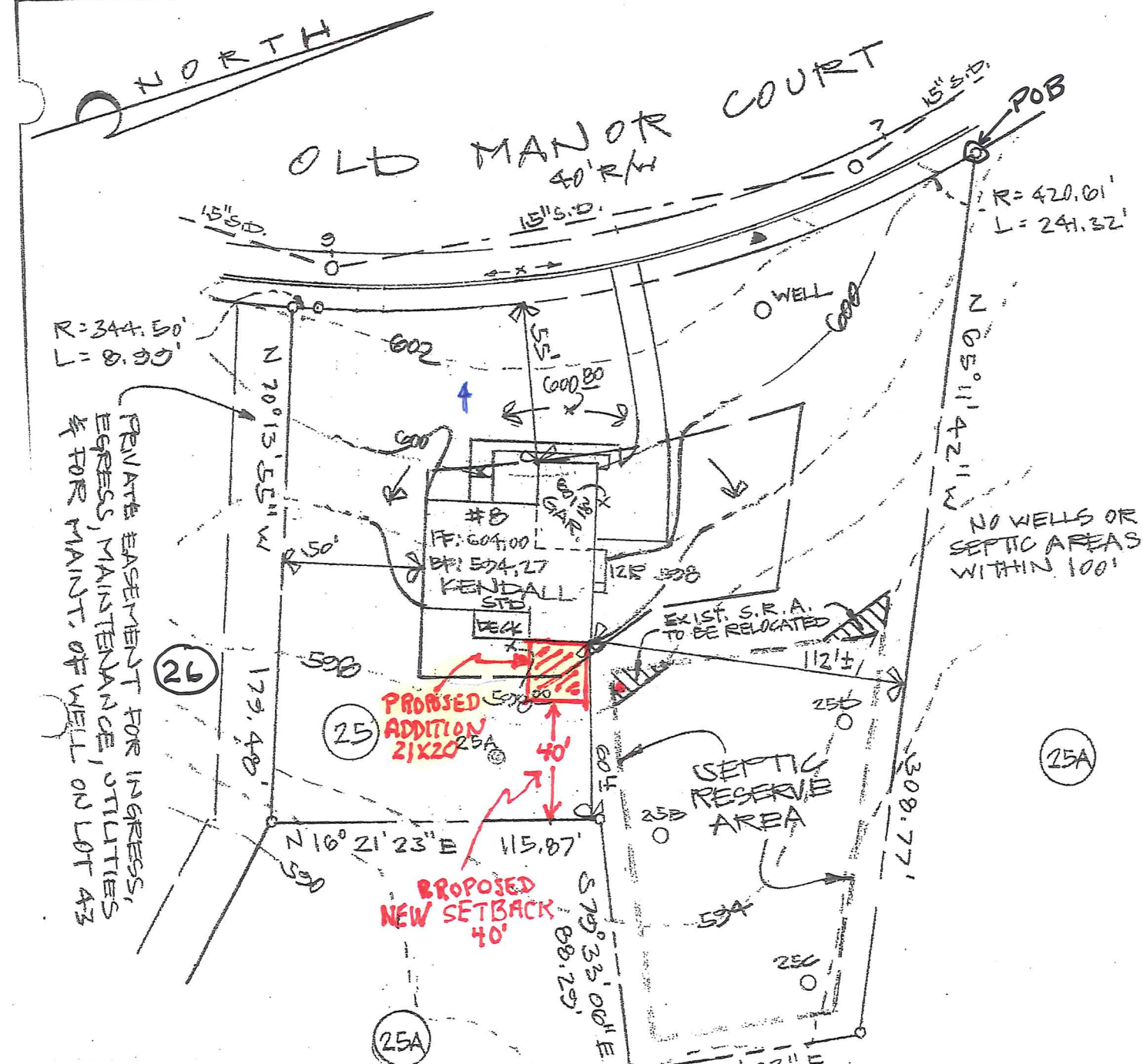
Lot # 43 2300001224







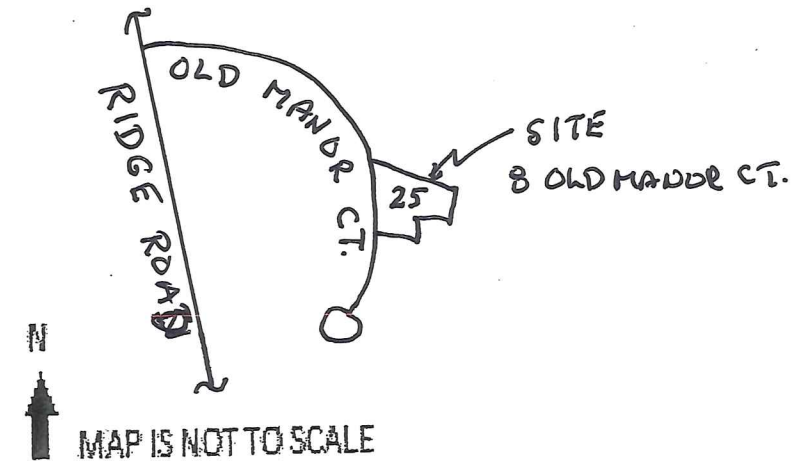
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 8 OLD MANOR CT 21136 OWNER(S) NAME(S) PATRICK & DIANE MALONE
 SUBDIVISION NAME BEAVERBROOK, PHASE 2, PLAT 1 LOT # 25 BLOCK # _____ SECTION # _____
 PLAT BOOK # 5M69 FOLIO # 119 10 DIGIT TAX # 2300001204 DEED REF. # 13946/243 --



LOT (25A)
 TIMOTHY J &
 JULIE K SHAFFREY
 BEAVERBROOK
 2300001205
 31862/00388

LOT (26)
 ROBERT J &
 ANNETTE KATZ
 BEAVERBROOK
 2300001206
 14328/00244

SITE VICINITY MAP



ZONING MAP# 050B2
 SITE ZONED RC-5
 ELECTION DISTRICT 8th
 COUNCIL DISTRICT 2nd
 LOT AREA ACREAGE 1.1674
 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? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

1991-0033-X
1996-0248-SPA

VIOLATION CASE INFO:
NONE

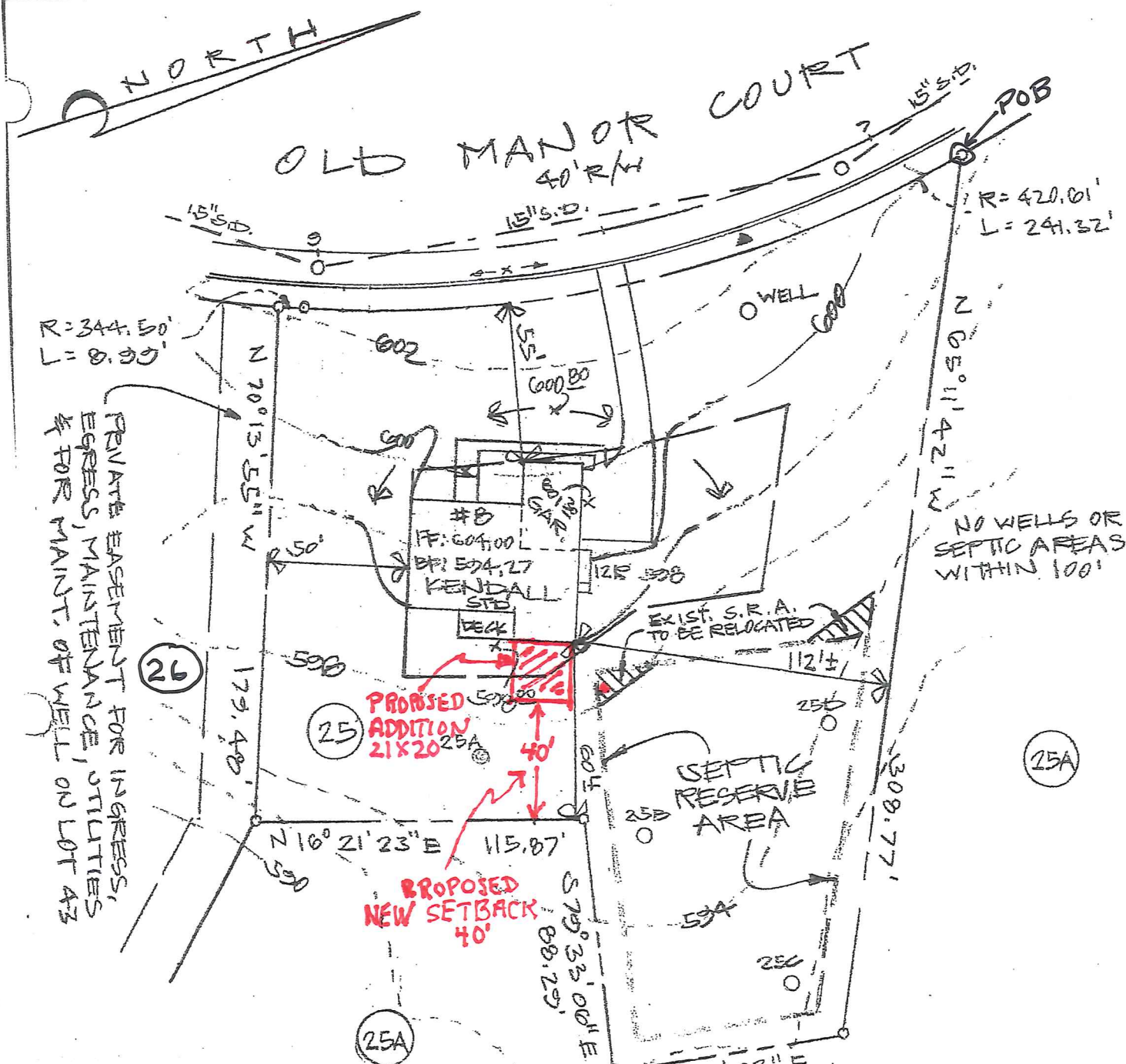
Ret. Ex. 1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 8 OLD MANOR CT 21136 OWNER(S) NAME(S) PATRICK & DIANE MALONE

SUBDIVISION NAME BEAVERBROOK, PHASE 2, PLAT 1 LOT # 25 BLOCK # _____ SECTION # _____

PLAT BOOK # 5M69 FOLIO # 119 10 DIGIT TAX # 2300001204 DEED REF. # 13946/243 --



LOT (25A)

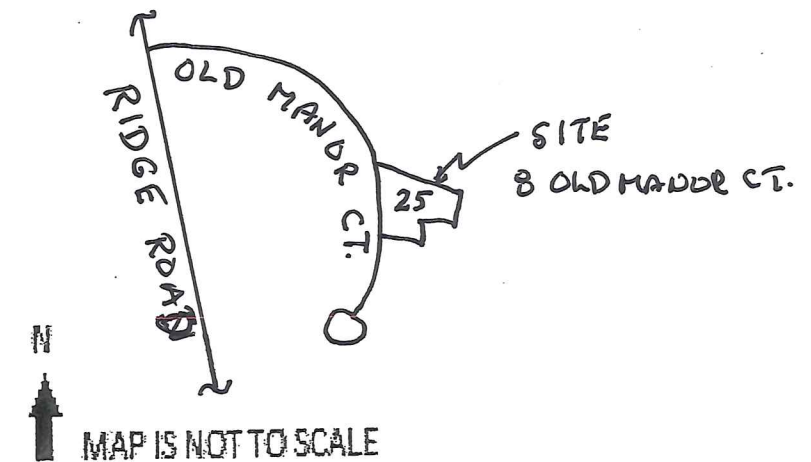
TIMOTHY J &
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31862/00388

LOT (26)

ROBERT J &
ANNETTE KATZ
BEAVERBROOK
2300001206
14328/00244

PLAN DRAWN BY PATRICK MALONE DATE 8/17/17 82.67' SCALE: 1 INCH = 50 FEET
and COLBERT MATZ ROSENFELT, INC DATE 6-10-99

SITE VICINITY MAP



ZONING MAP# 050B2

SITE ZONED RC-5

ELECTION DISTRICT 8th

COUNCIL DISTRICT 2nd

LOT AREA ACREAGE 1.1674

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? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

1991-0033-X

1996-0248-SP4

VIOLATION CASE INFO:

NONE