

MEMORANDUM

DATE: February 8, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0135-A – Appeal Period Expired

The appeal period for the above-referenced case expired on February 7, 2018. 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 VARIANCE

(16743 Wesley Chapel Road)

10th Election District

3rd Council District

Brandon & Emily Munson

Legal Owners

Laura Robertson, *Contract Purchaser*

Petitioners

*

*

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*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0135-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Brandon & Emily Munson, the legal owners of the subject property and Laura Robertson, contract purchaser ("Petitioners"). Petitioners are requesting variance relief from Sections 400.1 & 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."): (1) to allow an existing accessory structure to be located in the front yard in lieu of the required rear yard; and (2) to allow a height of 30 ft. in lieu of the maximum required 15 ft. A site plan was marked as Petitioners' Exhibit 1.

Laura Robertson and professional engineer Rick Richardson appeared in support of the petition. Mr. & Mrs. Vos (neighbors) attended the hearing to obtain additional information regarding the requests. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning ("DOP"). That agency did not oppose the request.

The owners are in the process of creating a two-lot minor subdivision of the 6.3 acre (overall) tract. An existing single-family dwelling (16745 Wesley Chapel Road) will be situated on a 3 acre lot. The subject property is approximately 3.396 acres in size and zoned RC 2. Ms. Robertson proposes to construct a single-family dwelling on the newly-created lot. According to

ORDER RECEIVED FOR FILING

Date

1/8/18

By

Sen

the site plan that structure would satisfy all height and setback requirements of the B.C.Z.R. However, there is an existing barn on the tract which will, as a consequence of the minor subdivision process, be located in the front yard of the proposed dwelling. As such zoning relief is required.

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 newly-created lot has an irregular shape and is therefore unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be required to raze or relocate a barn which has stood in its present location for 25+ years without complaint. 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.

THEREFORE, IT IS ORDERED, this 8th day of **January, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance: (1) to allow an existing accessory structure to be located in the front yard in lieu of the required rear yard; and (2) to allow a height of 30 ft. in lieu of the maximum required 15 ft., be and is hereby granted.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is ever received for funding

ORDER RECEIVED FOR FUNDING
Date 1/8/18
By [Signature]

to return the subject property to its original condition.

2. The existing accessory structure (barn) shall not be used for commercial purposes.
3. The accessory structure shall not contain living quarters, bathroom and/or kitchen facilities.

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:slh

ORDER RECEIVED FOR FILING

Date 11/8/18

By slh



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 16743 WESLEY CHAPEL RD which is presently zoned: RC2
 Deed References: 38076/0324 10 Digit Tax Account # 1600006580
 Property Owner(s) Printed Name(s): BRANDON AND EMILY MUNSON

(SELECT THE HEARING(S) BY MARKING X 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
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. X a **Variance** from Section(s) 400.1 & 400.3 BCZR (Baltimore Co. Zoning Regs.), to allow an accessory structure to be located in the front yard, ^{EXISTING} in lieu of the required rear yard and to allow a height of 30' in lieu of the maximum required 15'.

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:

LAURA ROBERTSON

Name- Type or Print

Signature Laura M. Robertson

14200 Cooper Rd Phoenix MD
 Mailing Address City State

21131 / 410-718-7182 / lrob0118@yahoo.com
 Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature [Signature]

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

BRANDON MUNSON /

EMILY MUNSON

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1 Brandon Munson Signature #2 Emily Munson

16745 Wesley Chapel Road Monkton MD
 Mailing Address City State

21111 / 443-480-1169 / brandonmunson@gmail.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC

Name - Type or Print

Signature [Signature]

30 E Padonia Rd, Suite 500, Timonium MD
 Mailing Address City State

21093 / 410-560-1502 / rick@richardsonengineering.net
 Zip Code Telephone # Email Address

CASE NUMBER 2018-0135-A Filing Date 11/15/17

Do Not Schedule Dates: _____ Reviewer JR

**ZONING DESCRIPTION FOR
16743 WESLEY CHAPEL ROAD
10TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the East side of Wesley Chapel Road (60' ultimate R.O.W. width) at a distance of 2,250 feet north of the centerline intersection of Shepperd Road, thence leaving the said east side right-of-way for the following courses and distances; (1) North 72 degrees 17 minutes 55 seconds East 770.43 feet, (2) South 12 degrees 07 minutes 25 seconds East 340.01 feet, (3) South 66 degrees 14 minutes 25 seconds West 305.00 feet, (4) North 23 degrees 45 minutes 35 seconds West 156.91 feet, (5) North 62 degrees 42 minutes 05 seconds West 132.51 feet, (6) North 17 degrees 42 minutes 05 seconds West 100.86 feet, (7) South 72 degrees 17 minutes 55 seconds West 320.00 feet to a point on the East side of Wesley Chapel Road, thence along the eastern right-of-way of Wesley Chapel Road, (8) North 28 degrees 31 minutes 35 seconds West 20.36 feet to the point of beginning;

Containing a net area of 134,749 square feet, or 3.396 acres of land, more or less.



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 5339448

Sold To:

Laura Robertson - CU00631203
14200 Cooper Rd
Phoenix, MD 21131-1312

Bill To:

Laura Robertson - CU00631203
14200 Cooper Rd
Phoenix, MD 21131-1312

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

Dec 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: # 2018-0135-A
16743 Wesley Chapel Road
E/s Wesley Chapel Road, 2250 ft. N/of centerline of Sheppard Road
10th Election District - 3rd Councilmanic District
Legal Owner(s) Brandon & Emily Munson

Variance: to allow an existing accessory structure to be located in the front yard in lieu of the required rear yard and to allow a height of 30 ft. in lieu of the maximum required 15 ft.

Hearing: Friday, January 5, 2018 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 accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

12/046 December 14 5339448

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

CERTIFICATE OF POSTING

2018-0135-A

RE: Case No.: _____

Petitioner/Developer: _____

Brandon & Emily Munson

January 5, 2018

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

16743 Wesley Chapel Road

December 16, 2017

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 **December 16, 2017**

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



KEVIN KAMENETZ
County Executive

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

November 24, 2017

NOTICE OF ZONING HEARING

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16743 Wesley Chapel Road
E/s Wesley Chapel Road, 2250 ft. N/of centerline of Sheppard Road
10th Election District – 3rd Councilmanic District
Legal Owners: Brandon & Emily Munson

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Hearing: Friday, January 5, 2018 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: Richardson Engineering, LLC, 30 E. Padonia Road, Ste. 500, Timonium 21093
Laura Robertson, 14200 Cooper Road, Phoenix 21131
Brandon & Emily Munson, 16745 Wesley Chapel Road, Monkton 21111

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., DECEMBER 16, 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 14, 2017 Issue - Jeffersonian

Please forward billing to:
Laura Robertson
14200 Cooper Road
Phoenix, MD 21131

410-718-7182

NOTICE OF ZONING HEARING

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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.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
16743 Wesley Chapel Rd; E/S Wesley Chapel *
Road, 2,250' N of c/line of Sheppard Road * OF ADMINISTRATIVE
10th Election & 3rd Councilmanic Districts *
Legal Owner(s): Brandon & Emily Munson * HEARINGS FOR
Contract Purchaser(s): Laura Robertson *
Petitioner(s) * BALTIMORE COUNTY
* 2018-135-A

* * * * *

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.

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

RECEIVED

NOV 21 2017

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of November, 2017, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 East Padonia Road, Suite 500, Timonium, Maryland 21093, 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 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: 2018-0135-A
Property Address: 16743 WESLEY CHAPEL RD
Property Description: _____

Legal Owners (Petitioners): LAURA M ROBERTSON
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: LAURA ROBERTSON
Company/Firm (if applicable): _____
Address: 14200 COOPER RD
PHOENIX, MD 21131

Telephone Number: 410-718-7182

160534

Date: 11/15/17

PAID RECEIPT

BUSINESS	ACTUAL	TIME	AMOUNT
11/15/2017	11/15/2017	10:25:12	3
REG #603 WALKIN CAN			
>>RECEIPT # 753226 11/15/2017 OFLN			
Dept. 5 520 ZONING VERIFICATION			
CR NO. 160534			
Recpt Tot		175.00	
175.00	OK	1.00	CA
Baltimore County, Maryland			

Total: 75-0

For: Petition Re: Veronique 2018-0135-A
16743 Wesley Chapel Rd.

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

December 28, 2017

Brandon & Emily Musnon
16745 Wesley Chapel Road
Monkton MD 21111

RE: Case Number: 2018-0135 A, Address: 16743 Wesley Chapel Road

Dear Mr. & Ms. Munson:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 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." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Laura Robertson, 14200 Cooper Road, Phoenix MD 21131
Richardson Engineering LLC, 30 E Padonia Road, Timonium MD 21093

Date: 11/21/17

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. 2018-0135-A

Variance,
Brandon & Emily Munson
16743 Wesley Chapel 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, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

1-5-18

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-135

DATE: 12/6/2017

RECEIVED

DEC 07 2017

OFFICE OF
ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 16743 Wesley Chapel Road
Petitioner: Brandon Munson, Emily Munson
Zoning: RC 2
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to allow an existing accessory structure to be located in the front yard in lieu of the required rear yard and to allow a height of 30 feet in lieu of the maximum required 15 feet.

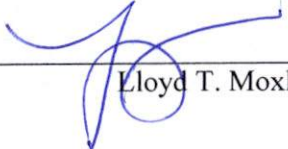
A site visit was conducted on November 28, 2017. The accessory structure is already existing.

The Department of Planning has no objection to granting the requested zoning relief conditioned upon the following:

- The accessory structure shall not be used as a residence or for commercial purposes.
- No second electrical meter in connection with the subject accessory structure.

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

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/ka

c: Kaylee Justice
Patrick C. Richardson, Jr., Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

1-5-18

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: November 29, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0135-A
Address 16743 Wesley Chapel Road
(Munson Property)

Zoning Advisory Committee Meeting of **November 27, 2017**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: *MD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

DATE: December 12, 2017

SUBJECT: Zoning Advisory Committee Meeting
For November 27, 2017
Item No. 2018-0132-A, 0133-X, 0135-A, 0136-A, 0137-SPHA

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

* * * * *

VKD: efc
cc: file

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 12/6/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-135

INFORMATION:

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Petitioner: Brandon Munson, Emily Munson
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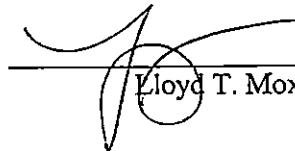
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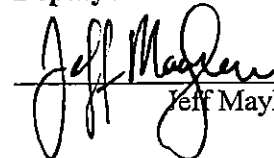
For further information concerning the matters stated herein, please contact Kaylee Justice at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/ka

c: Kaylee Justice
Patrick C. Richardson, Jr., Richardson Engineering, LLC
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: November 29, 2017

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

Reviewer: Steve Ford

Case No.:

2018-0135-A

Exhibit Sheet

Petitioner/Developer

Protestant

2-8-18

1-8-18

No. 1	Plan	
No. 2	Aerial photo w/ site highlighted	
No. 3	Photo of existing barn	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

YETS. No. 3



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: November 26, 2018

FROM: *mk2*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 12, 2018
Item No. 2019-0129-A, 0130-A, 0131-A, 0132-A, 0133-SPHA, 0134-A,
0135-A, 0136-A, 0137-A, 0096-A, 0139-A, 0140-A, 0144-SPHA and 0149-A

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

*

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VKD: cen
cc: file

CASE NAME 16743 WESLEY CHAPEL RD
CASE NUMBER 2018-0135-A
DATE 1/5/18

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

[illegible]

CASE NO. 2018-

0135-A

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

12/12

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

no comment

11/29

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

no comment

FIRE DEPARTMENT

12/7

PLANNING
(if not received, date e-mail sent _____)no objection
w/ conditions

11/21

STATE HIGHWAY ADMINISTRATION

no Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

12/14/17

SIGN POSTING

Date:

12/16/17

by SSG Black

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



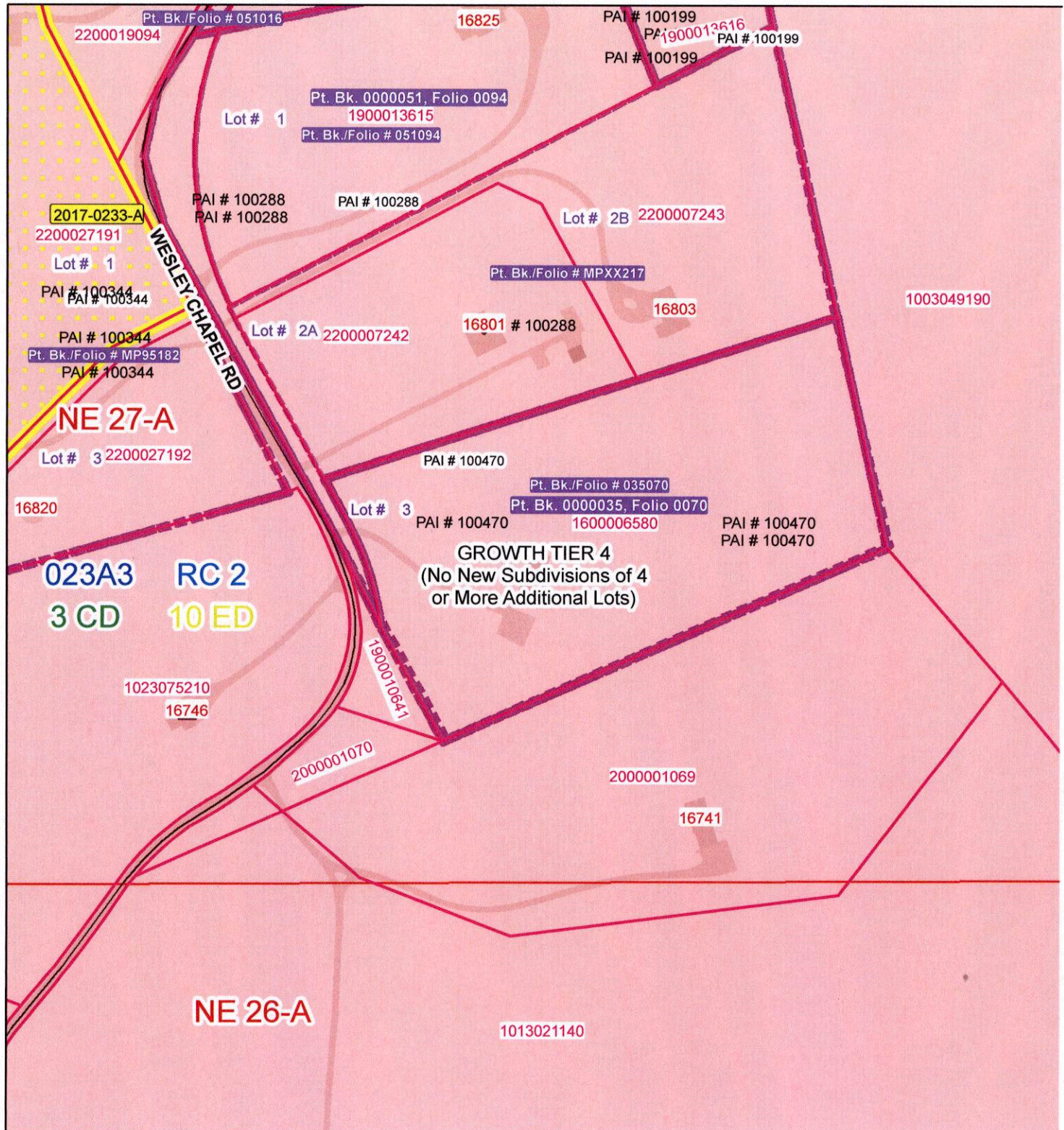
Comments, if any: _____

Real Property Data Search.

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 10 Account Number - 1600006580		
Owner Information		
Owner Name:	MUNSON BRANDON MUNSON EMILY	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	16745 WESLEY CHAPEL RD MONKTON MD 21111-1213	Deed Reference: /38076/ 00324
Location & Structure Information		
Premises Address:	16745 WESLEY CHAPEL RD MONKTON 21111-1213	Legal Description: 6.305 AC ES WESLEY C 16745 WESLEY CHAPEL RD E WESLEY CHAPEL MANOR
Map:	Grid:	Parcel:
0023	0020	0162
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
	3	2017
Plat No:	Plat Ref:	0035/0070
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1973	1,813 SF	238 SF
Property Land Area	County Use	
6.3000 AC	04	
Stories	Basement	Type
1 1/2	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
FRAME	2 full	
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2017
Land:	263,700	263,700
Improvements	198,300	194,800
Total:	462,000	458,500
Preferential Land:	0	458,500
		As of 07/01/2018
		458,500
		0
Transfer Information		
Seller: MCLAUGHLIN NEIL	Date: 07/29/2016	Price: \$510,000
Type: ARMS LENGTH IMPROVED	Deed1: /38076/ 00324	Deed2:
Seller: KOMMALAN J DAVID	Date: 12/02/1993	Price: \$225,000
Type: ARMS LENGTH IMPROVED	Deed1: /10184/ 00258	Deed2:
Seller: SEILER ROBERT W	Date: 05/26/1972	Price: \$15,000
Type: ARMS LENGTH IMPROVED	Deed1: /05270/ 00274	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2017
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

11,43 Wesley Chapel road



Publication Date: 11/15/2017



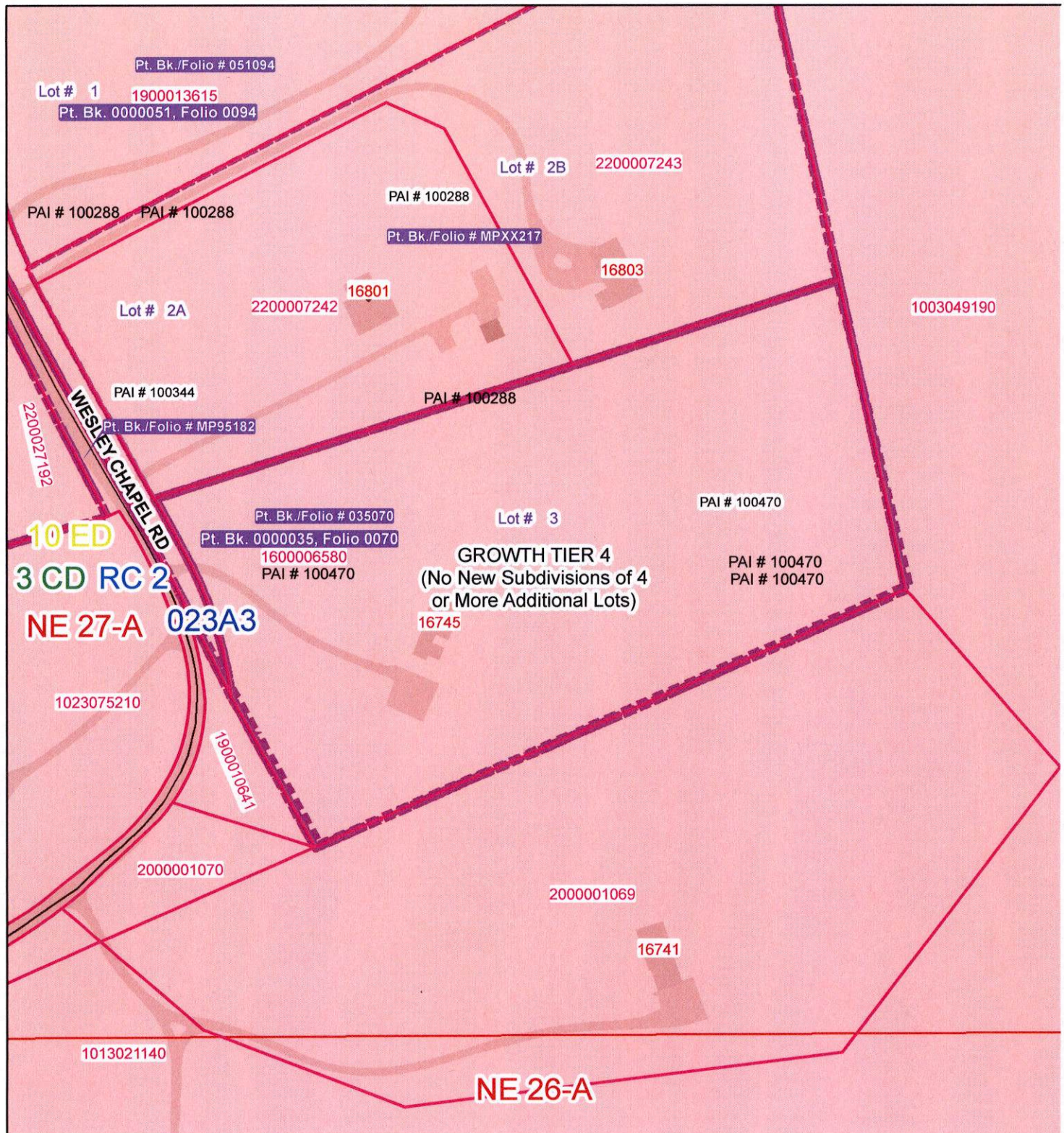
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 55 110 220 330 440 Feet

1 inch = 200 feet

11,43 Wesley Chapel Road



Publication Date: 11/15/2017

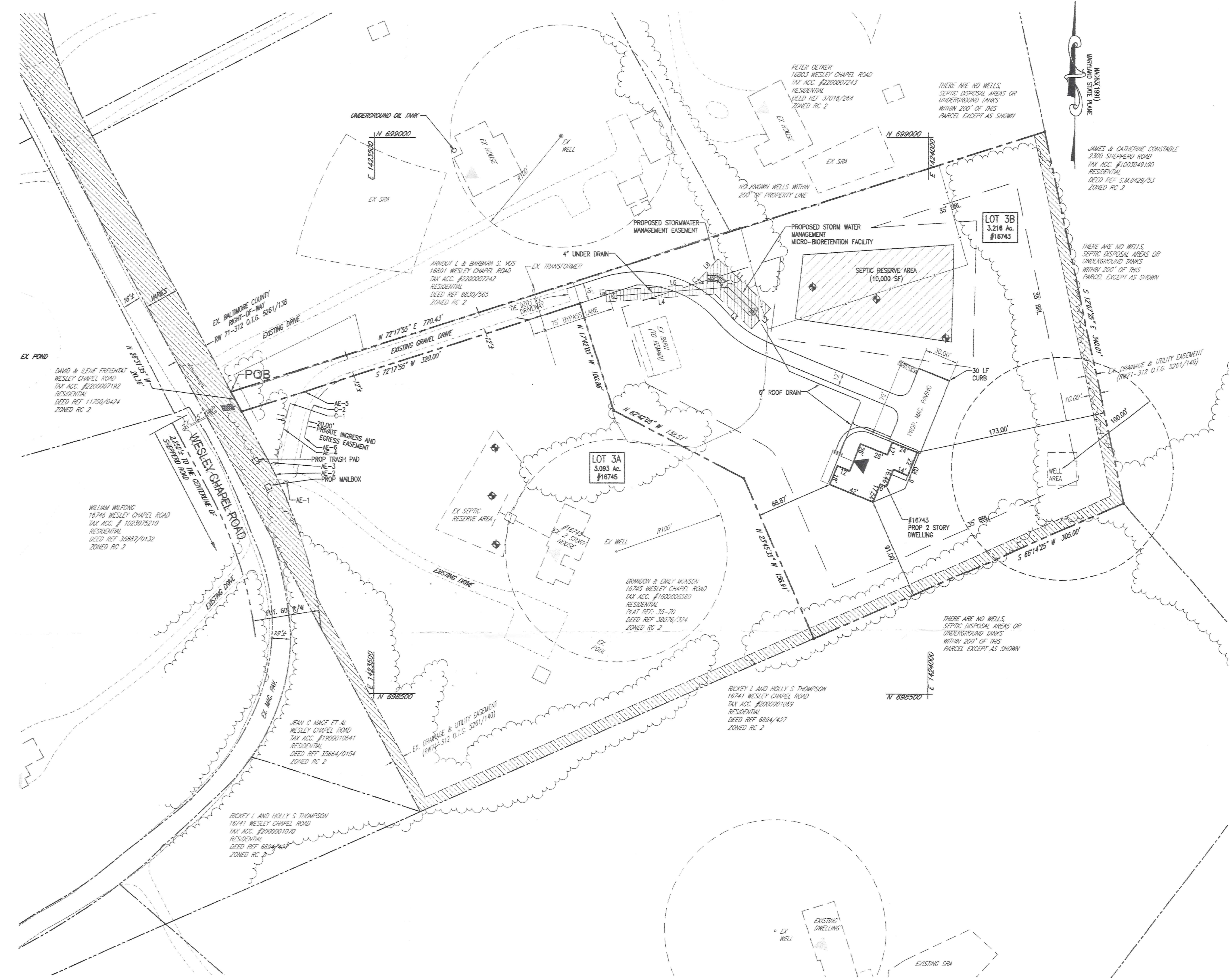


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 40 80 160 240 320 Feet

1 inch = 150 feet



PLAN
SCALE: 1" = 50'

PRIVATE INGRESS & EGRESS EASEMENT LINE TABLE AND CURVE TABLE

LINE	BEARING	DISTANCE
AE-1	S 63°25'13" W	15.76'
AE-2	N 28°34'47" W	20.00'
AE-3	S 63°25'13" W	6.30'
AE-4	S 12°46'55" W	43.21'
AE-5	S 72°17'55" W	48.99'
AE-6	S 12°46'55" W	52.67'

STORM WATER MANAGEMENT EASEMENT LINE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	70.00'	18.45'	18.40'	S 20°12'58" W	15°08'04"
C2	50.00'	51.94'	49.63'	S 42°32'24" W	59°30'57"

LINE	BEARING	LENGTH
L-1	S 46°57'14" E	65.00'
L-2	S 43°02'46" W	25.00'
L-3	N 46°57'14" W	65.00'
L-4	N 43°02'46" E	25.00'

GENERAL NOTES

- OWNER: BRANDON & EMILY HUNSON
16745 WESLEY CHAPEL ROAD
MONKTON, MD 21111-1213
TEL: (443) 480-1169
- CONTRACT PURCHASER: LAURA M. ROBERTSON
1420 COOPER ROAD
PHIDEN, MD 21131
TEL: (410) 718-7182
- AREA: 134,748 SF OR 3.396 AC±
- ZONING CLASSIFICATION: RC 2 (ZONING MAP 23A3)
- DENSITY CALCULATIONS (FROM PREVIOUS TRACT):
RC 2 = 6.310 AC±
LOTS ALLOWED: = 2 LOTS
LOTS PROPOSED: = 2 LOTS
- TAX ACCOUNT NUMBER: 1600008580
- PLAT REFERENCE: 35/070
- DEED REFERENCE: 38076/0324
- TAX MAP #: 23
GRID: 20
PARCEL: 162
- CENSUS TRACT: 410100
- REGIONAL PLANNING DISTRICT: 305
- SCHOOL DISTRICT: SPARKS ELEMENTARY SCHOOL
ELEMENTARY
MIDDLE
HIGH
HEREFORD MIDDLE SCHOOL
HEREFORD HIGH SCHOOL
- WATERSHED: LOON RAVEN RESERVOIR
- SUB-SEWERSHED: N/A
- MASTER WATER AND SEWER DESIGNATION:
WATER W-8
SEWER S-6
- ADD MAP COORDINATE: DSC12 & DED12
- EXISTING USE: ONE SINGLE FAMILY DETACHED DWELLING.
- PROPOSED USE: TWO SINGLE FAMILY DETACHED DWELLINGS.
- RC 2 SETBACK:
FRONT 75' FROM C/L
REAR 35'
SIDE 35'
MINIMUM LOT SIZE 43,560 SF
- ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PRIVATE WATER AND SEWER.
- THE ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
- THE PROPOSED DEVELOPMENT IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE BASIC SERVICES MAPS PURSUANT TO SECTION 4A02, BCZ.
- MAXIMUM BUILDING HEIGHT FOR ALL PRINCIPAL DWELLINGS IS 35 FEET.
- PARKING REQUIREMENTS:
REQUIRED: 1 UNIT @ 2 SPACES/UNIT = 2 SPACES
PROPOSED: 2 SPACES (ALL IN PRIVATE DRIVEWAYS)
- THIS SITE DOES NOT INCLUDE NOR IS IT CONTIGUOUS TO ANY BUILDINGS, PROPERTY OR SITES REGISTERED ON THE HISTORICAL INVENTORIES LIST.
- THERE IS NO KNOWN ZONING HISTORY FOR THIS PROPERTY.
- THERE ARE NO UNDERGROUND STORAGE TANKS ON SITE.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
- THERE ARE NO FLOODPLAINS LOCATED ON THE SITE PER FEMA FIRM MAP #24000100130F PANEL 130 OF 580, DATED SEPTEMBER 28, 2006.

DESIGN AND DRAWINGS ARE BASED ON
MARYLAND COORDINATE SYSTEM (MCS).
HORIZONTAL - NAD 83/91
VERTICAL - NAVD 88

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

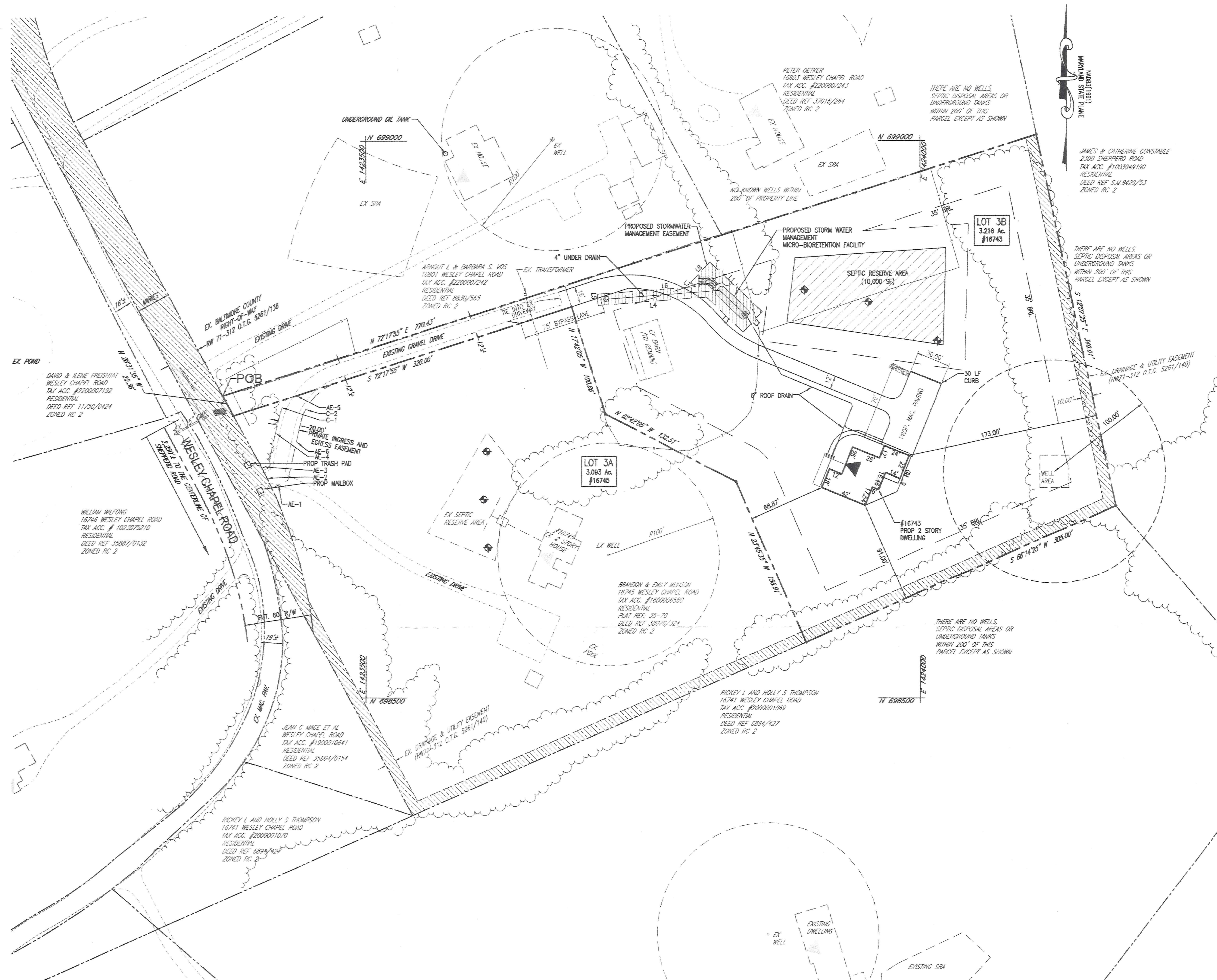
PLAN TO ACCOMPANY ZONING PETITION
FOR

16743
WESLEY CHAPEL ROAD
16743 WESLEY CHAPEL ROAD
MONKTON, MARYLAND 21111

BALTIMORE COUNTY MARYLAND
10TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	DNM	DNM	1" = 50'
	DATE:	JOB NO.:	SHEET NO.:
	11-08-17	16110	1 OF 1

Petitioners No. 1



PLAN
SCALE: 1" = 50'

PRIVATE INGRESS & EGRESS EASEMENT LINE TABLE AND CURVE TABLE

LINE	BEARING	DISTANCE
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- CONTRACT PURCHASER: LAURA M. ROBERTSON
14200 COOPER ROAD
PHENIX, MD 21131
TEL: (410) 718-7182
- AREA: 134,749 SF OR 3.098 AC±
- ZONING CLASSIFICATION: RC 2 (ZONING MAP 2343)
- DENSITY CALCULATIONS (FROM PREVIOUS TRACT):
RC 2 = 6.310 AC±
LOTS ALLOWED: = 2 LOTS
LOTS PROPOSED: = 2 LOTS
- TAX ACCOUNT NUMBER: 1600006580
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- CENSUS TRACT: 410100
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- WATERSHED: LOCH RAVEN RESERVOIR
- SUB-SEWERAGE: N/A
- MASTER WATER AND SEWER DESIGNATION:
WATER: W-8
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- ADC MAP COORDINATE: DB12 & DB12
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DESIGN AND DRAWINGS ARE BASED ON
MARYLAND COORDINATE SYSTEM (MCS).
HORIZONTAL - NAD 83/91
VERTICAL - NAVD 88

Richardson Engineering, LLC

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Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION FOR

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WESLEY CHAPEL ROAD
16743 WESLEY CHAPEL ROAD
MONKTON, MARYLAND 21111

BALTIMORE COUNTY MARYLAND
10TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	DNM	DNM	1" = 50'
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	11-08-17	18110	1 OF 1

CASE # 2018-0135A