

IN RE: PETITION FOR ADMIN. VARIANCE *
(1510 Rawlings Well Road)
1st Election District *
2nd Council District *
Larry A. Murray *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0221-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Larry A. Murray (“Petitioner”). The Petitioner is requesting Variance relief pursuant to § 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed garage addition with a side yard setback of 5 ft. and a sum of 15 ft. in lieu of the required 10 ft. and a sum of 25 ft. respectively. 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 a letter of support was received from an adjacent neighbor (Alice L. Winston) residing at 1508 Rawlings Well Road, who indicated she had no objections to Petitioner’s zoning request.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 11, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 3-29-18

By bw

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 29th day of **March, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed garage addition with a side yard setback of 5 ft. and a sum of 15 ft. in lieu of the required 10 ft. and a sum of 25 ft. respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

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 3-29-18

By [Signature]



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 1510 RAWLINGS WELLS RD, CATONSVILLE, MD, 21228 Currently zoned DR 3.5
Deed Reference 35369 100435 10 Digit Tax Account # 1600007944
Owner(s) Printed Name(s) LARRY A. MURRAY

(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) 1802.3.C.1

SEE Attached

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):

LARRY MURRAY 1

Name #1 – Type or Print

Name #2 – Type or Print

[Signature] 1

Signature #1

Signature #2

1510 RAWLINGS WELLS RD CATONSVILLE MD

Mailing Address

City

State

21228 | 443-745-5729

Zip Code

Telephone #

lcallmurray5188@gmail.com

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 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 2018-0221-A Filing Date 2/26/18 Estimated Posting Date 3/1/18 Reviewer gh

Rev 5/5/2016

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: 1510 RAWLINGS WELL ROAD CATONSVILLE MARYLAND 21038
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)

I am requesting a 5' variance to allow me to build an attached garage 25' x 32' to the northwest or left side of my house, 25' out from the existing house. This would stop 5' from the property line on the northwest side. This 5' combined with the 10' on the southeast side will give 15' total set back from the property lines. I need a 5' Variance because the setbacks require 10' from the property line. If we have to keep a 10' setback on the northwest side the garage will shrink by 5' making the garage dimensions 20' x 32'. In addition, there is a concrete 4' wide by 2' long set of steps with 4' x 4' landing used to gain access from the parking pad to the entry door. This concrete structure will cause us to lose another 4' of parking space. Therefore, without a 5' variance our usable garage parking space would be reduced to only 16' wide. This would make the parking between vehicles and walls too close to be able to pull in and open doors as documented in submitted pictures. Trying to get in and out of a vehicle and/or putting a child in a car seat or anything else using our car side doors would be extremely difficult if not impossible to do.

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

Larry Murray
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Larry Murray
Name- Print or Type

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 8th day of February, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Larry Murray

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

AS WITNESS my hand and Notaries Seal

Leah G. Littlefield
Notary Public
August 17, 2021
My Commission Expires

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

Larry Murray
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Larry Murray
Name- Print or Type

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 8th day of February, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Larry Murray

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

AS WITNESS my hand and Notaries Seal

Leah G. Littlefield
Notary Public

August 17, 2021
My Commission Expires



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 1510 RAWLINGS WELLS RD, CATONSVILLE, MD, 21228 Currently zoned DR 3.5
 Deed Reference 35369 100435 10 Digit Tax Account # 1600007944
 Owner(s) Printed Name(s) LARRY A. MURRAY

(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)

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):

LARRY MURRAY

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

1510 RAWLINGS WELLS RD CATONSVILLE MD

Mailing Address

City

State

21228 1443-745-5729 lcamur@comcast.net

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ 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 2018-024-A Filing Date 2/20/18 Estimated Posting Date 3/14/18 Reviewer g

Rev 5/5/2016

Affidavit in Support of Administrative Variance

I am requesting a 5' variance to allow me to build an attached garage 25' x 32' to the northwest or left side of my house, 25' out from the existing house. This would stop 5' from the property line on the northwest side. This 5' combine with the 10' on the southeast side will give 15' total set back from the property lines.

I need a 5' variance because the setbacks require 10' from the property line. If we have to keep a 10' setback on the northwest side the garage will shrink by 5' making the garage dimensions 20' x 32'.

In addition, there is a concrete 4' wide by 2' long set of steps with 4' x 4' landing used to gain access from the parking pad to the entry door. This concrete structure will cause us to lose another 4' of parking space.

Therefore without a 5' variance our usable garage parking space would be reduced to only 16' wide. This would make the parking between vehicles and walls too close to be able to pull in and open doors as documented in submitted pictures. Trying to get in and out of a vehicle and/or putting a child in a car seat or anything else using our car side doors would be extremely difficult if not impossible to do.

2018-0221-A

Administrative Variance from section 1B02.3.C.1: To permit a proposed garage addition with a side yard setback of 5 feet and a sum of 15 feet in lieu of the required 10 feet and a sum of 25 feet respectively.

Zoning property description for 1510 Rawlings Well Rd, Catonsville, MD 21228

Beginning at a point on the northeast side of Rawlings Well Road which is 50 feet wide at a distance of 125 feet southwest of the centerline of the nearest improved intersecting street Prince Williams Court which is 50 feet wide.

Being Lot #32, Block X, Section #4 in the subdivision of Woodbridge Valley as recorded in Baltimore County Plat Book #35, Folio #108, containing 13,397 square feet of lot. Located in the 1st Election District and 1st Council District.

2018-0221-A

CERTIFICATE OF POSTING

CASE NO. 2018-0221-A

PETITIONER/DEVELOPER

LARRY MURRAY

DATE OF HEARING/CLOSING

MARCH 26, 2018

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) EQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

1510 RAWLLINGS WELL RD

THIS SIGN(S) POSTED ON

March 11, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 3/11/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case Number: 2018-0221-A

TO PERMIT A PROPOSED GARAGE ADDITION WITH A SIDE
YARD SETBACK OF 5 FEET IN LIEU OF THE REQUIRED 10 FEET
WITH A SUM OF 15 FEET IN LIEU OF THE REQUIRED 25 FEET
RESPECTIVELY

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 IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY MARCH 26, 2018
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW.

MEETING IS HANDICAP ACCESSIBLE

W. John S. 3/11/18

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0221 -A Address 1510 Rawlings Well Rd 2122

Contact Person: Gary Huck Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/26/18 Posting Date: 3/11/18 Closing Date: 3/26/18

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- 0221 -A Address 1510 Rawlings Well Rd 21228

Petitioner's Name Larry Murray Telephone 443-745-5729

Posting Date: 3/11/18 Closing Date: 3/26/18

Wording for Sign: To Permit a proposed garage addition
with a side yard set back of 5 Feet in
lieu of the required 10 feet with a sum of
15 feet in lieu of the required 25 feet respectively

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: 2018-0221-A

Property Address: 1510 RAWLINGS WELL ROAD CATONSVILLE, MD 21228

Property Description: _____

Legal Owners (Petitioners): Larry A. Murray

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Larry Murray

Company/Firm (if applicable): _____

Address: 1510 RAWLINGS WELL ROAD
CATONSVILLE, MD 21228

Telephone Number: 443-745-5729

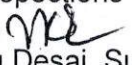
Revised 7/9/2015

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 23, 2018

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 12, 2018
Item No. 2018-0218-A, 0221-A, 0222-A, 0225-SPH, 0226-A and 0227-A

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

*

*

*

*

*

VKD: cen
cc: file



KEVIN KAMENETZ
County Executive

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

March 27, 2018

Larry Murray
1510 Rawlings Well Road
Catonsville MD 21228

RE: Case Number: 2018-0221 A, Address: 1510 Rawlings Well Road

Dear Mr. Murray:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 26, 2018. 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 dark ink, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Date: 3/8/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
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. 2018-0221-A

Administrative Variance
Larry Murray
1510 Rawlings Well 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

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: March 14, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0221-A
Address 1510 Rawlings Well Road
(Murray Property)

Zoning Advisory Committee Meeting of **March 12, 2018**.

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

Reviewer: Steve Ford

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

NO 166107

Date: 2/26/18

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total: 75.00

Rec From: Larry Murray

For: 1510 Rawlings Well 21228

2018 0221-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME 196
2/26/2018 2/26/2018 08:53:04

REG 1501 WALKIN CA

RECEIPT # 763505 2/26/2018 CFL

Dep 5 520 ZONING VERIFICATION

CR NO 166107

Receipt Tot 75.00

1.00 CK 1100.00 CA

825.00 CB

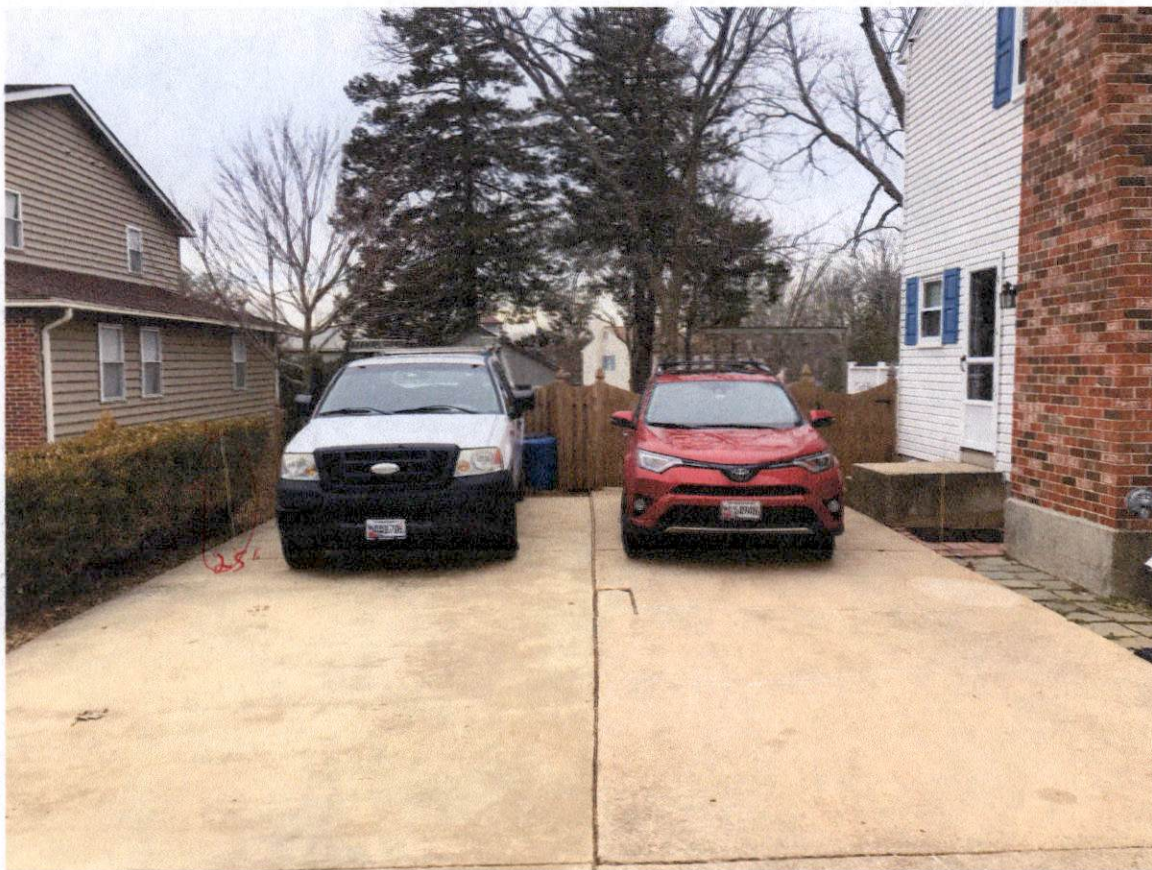
Baltimore County, Maryland

CASHIER'S
VALIDATION

Below shows current parking at 1510 Rawlings Well Road

Proposed Attached 2 car garage would start behind the chimney and go back 32' and go Left 25'.

The current parking pad is 26' 8" wide. So the garage would be approximately 1' 8" skinner than the current parking pad.

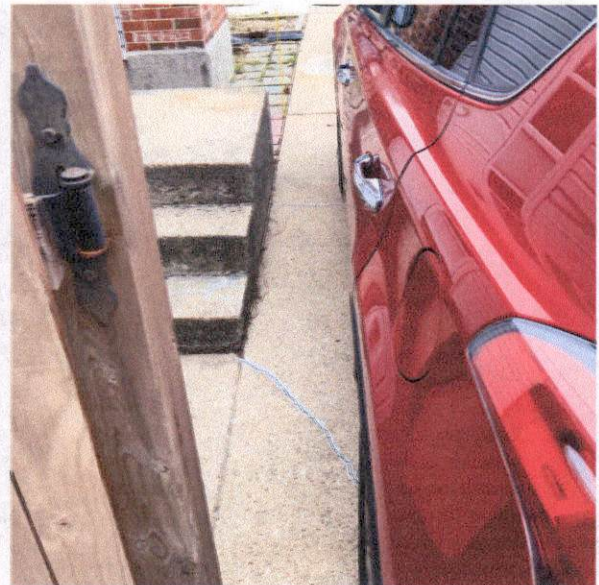


Picture below left: Proposed garage to left 25' from the house would be the yellow pole closest to the hedges; this will require a 5' variance. If no variance is granted the loss of 5' of space would be the yellow pole closest to the truck.

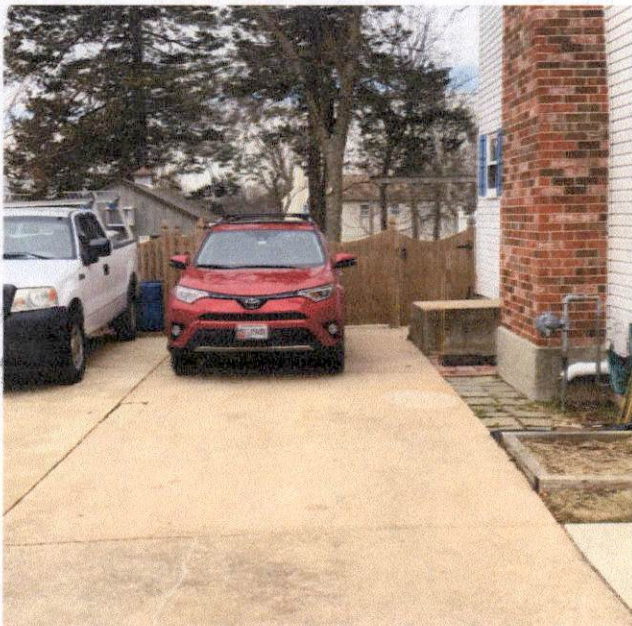
Picture below right: Shows loss of area from the back side. Yellow poles to left are with no variance; Poles to the right are the requested variance.



This would be the parking situating without a variance. The 2 car garage could only be 20' wide. There is a chimney that projects out from the edge of the house 2' 4" Then there are concrete steps that lead up to the side door entrance that we use every day. They come out 4' from the house taking up space inside the garage. That leaves only 16' in side. There is no plan to move the door the chimney or the steps. The loss of 4' would make it very hard to park and extremely difficult to open doors wide enough to put in a child car seat or other items into vehicles because they would have to be parked to close together.



With the 5' variance this would be the parking inside the garage. Not ideal but much more manageable.



2018-0221-A

This shows Garage placement with the variance. Doors open on vehicles. Yellow pole on the left would be the garage wall. Note the location in relation to the concrete pad and the shed in the back. It is skinner and farther from the neighbors than the shed.



Neighbor to the Left: It will be approximately 16' 2" from their exterior wall to the garage exterior wall with the variance.



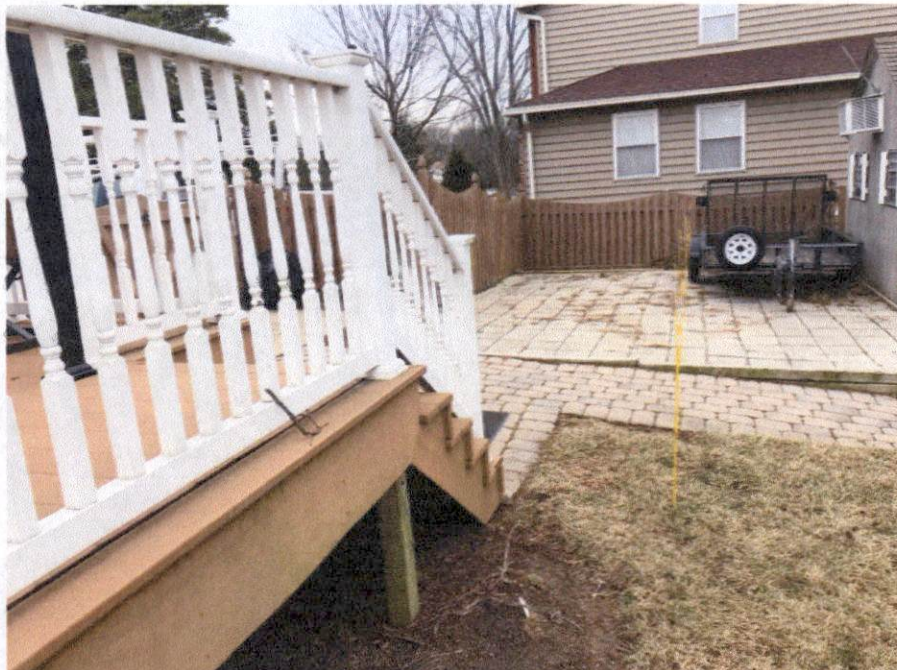
2018-0221-A

The double poles on the left are the property line. The single pole to the right is the proposed garage.
The current concrete pad is 26' 8" wide. So the garage would be 1' 8" skinner than the current concrete pad.



25' from my house
Proposed garage width

This shows the rear of the garage location (yellow poles) and the relation to where my garage would stop to the neighbor's house.



2018-0221-A

This is a reference to where the garage would stop in relation to the back of my house and deck.



2018-0224-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>3-14</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-8</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>2-12-18</u>	ADJACENT PROPERTY OWNERS	<u>Oliver Winston</u> <u>1508 Rawlins Well Rd.</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>3-11-18</u> by <u>Ogle</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 - 01 Account Number - 1600007944			
Owner Information					
Owner Name:	MURRAY LARRY A		Use:	RESIDENTIAL	
Mailing Address:	1510 RAWLINGS WELL DR BALTIMORE MD 21228-1052		Principal Residence:	YES	
			Deed Reference:	/35369/ 00435	
Location & Structure Information					
Premises Address:		1510 RAWLINGS WELL DR 0-0000		Legal Description: 1510 RAWLINGS WELL DR WOODBIDGE VALLEY	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0094	0011	0061		0000	4
					X
					32
					2016
					Assessment Year:
					Plat No:
					Plat Ref:
					4
					0035/0108
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1975	1,976 SF	800 SF	13,397 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	
					Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2016	07/01/2017	07/01/2018	
Land:	76,500	76,500			
Improvements	133,000	221,600			
Total:	209,500	298,100	268,567	298,100	
Preferential Land:	0			0	
Transfer Information					
Seller: WASKEY DAVID C		Date: 09/16/2014		Price: \$327,500	
Type: ARMS LENGTH IMPROVED		Deed1: /35369/ 00435		Deed2:	
Seller: MACHAN CAROL HEIN		Date: 07/26/2002		Price: \$180,000	
Type: ARMS LENGTH IMPROVED		Deed1: /16647/ 00500		Deed2:	
Seller: MACHAN LEON HENRY		Date: 01/28/1981		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06255/ 00307		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 05/13/2015					
Homeowners' Tax Credit Application Information					

Homeowners' Tax Credit Application Status: No Application Date:

ZAC AGENDA

Case Number: 2018-0221-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Larry Murray
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 2

Property Address: 1510 RAWLINGS WELL RD

Location: NE/S of Rawlings Well Road, SW 125 ft. to the centerline of Prince Williams Court

Existing Zoning: DR 3.5 **Area:** 13,397 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed garage addition with a side yard setback of 5 ft. and a sum of 15 ft. in lieu of the required 10 ft. and a sum of 25 ft. respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/26/2018

Miscellaneous Notes:

Case Number: 2018-0222-A **Reviewer:** Dave Duvall
Existing Use: RESIDENTIAL **Proposed Use:**
Type: VARIANCE
Legal Owner: Charles H Horich
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 4 **Council Dist:** 2

Property Address: 2911 RAIN TREE CT

Location: SE/S of Raintree Court, +/- 955 ft. SW of the centerline of Greenspring Avenue

Existing Zoning: RC 5 **Area:** 1.685 ACRES

Proposed Zoning:

VARIANCE:

To permit a proposed addition (bedroom) with a side yard setback of 39 ft. in lieu of the minimum required 50 ft.; and to amend the Final Development Plan of RAINTREE FARM, lot #6 only.

Attorney: Not Available

Prior Zoning Cases: 2003-0052-A

Concurrent Cases: None

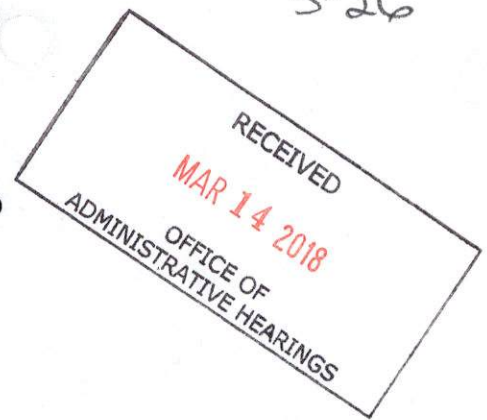
Violation Cases: None

Closing Date:

Miscellaneous Notes:

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: March 14, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0221-A
Address 1510 Rawlings Well Road
(Murray Property)

Zoning Advisory Committee Meeting of **March 12, 2018**.

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

Reviewer: Steve Ford

ALICE L. WINSTON
1508 Rawlings Well Road
Catonsville, Maryland

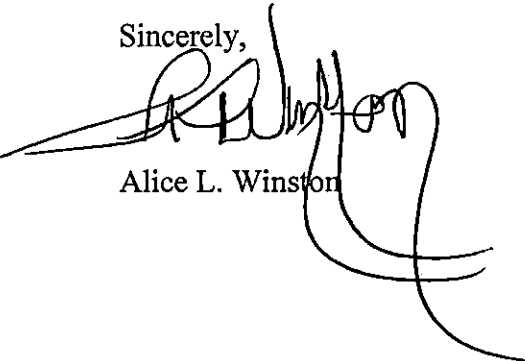
Subject: 5' variance

February 12, 2018

To whom it may concern:

I Alice L. Winston residing at 1508 Rawlings Well Road, I have no objections for my next door neighbor Mr. Larry Murray to get the 5' variance , in order to build his attached two-car garage. Any questions I can be reached at (443) 250-3483

Sincerely,



Alice L. Winston

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 1600007945			
Owner Information					
Owner Name:	WINSTON ALICE L		Use:	RESIDENTIAL	
Mailing Address:	1508 RAWLINGS WELL DR CATONSVILLE MD 21228-1052		Principal Residence:	YES	
			Deed Reference:	/15473/ 00259	
Location & Structure Information					
Premises Address:		1508 RAWLINGS WELL DR 0-0000		Legal Description: 1508 RAWLINGS WELL DR NW WOODBIDGE VALLEY	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0094	0011	0061		0000	4
					X
					33
					2016
					Assessment Year:
					Plat No:
					Plat Ref:
					0035/0108
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1961	3,840 SF		14,630 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	BRICK	2 full/ 1 half	
					Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2016	07/01/2017	07/01/2018	
Land:	76,900	76,900			
Improvements	289,600	287,300			
Total:	366,500	364,200	364,200	364,200	
Preferential Land:	0			0	
Transfer Information					
Seller: WELLS FARGO BANK MINNESOTA,NA		Date: 08/16/2001		Price: \$142,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /15473/ 00259		Deed2:	
Seller: DAVIS JANE E		Date: 06/25/2001		Price: \$119,915	
Type: NON-ARMS LENGTH OTHER		Deed1: /15334/ 00207		Deed2:	
Seller: JENNINGS JAMES R		Date: 03/09/1993		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /09637/ 00532		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 04/05/2011					

Homeowners' Tax Credit Application Information

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

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 1600007944			
Owner Information					
Owner Name:	MURRAY LARRY A		Use:	RESIDENTIAL	
Mailing Address:	1510 RAWLINGS WELL DR BALTIMORE MD 21228- 1052		Principal Residence:	YES	
			Deed Reference:	/35369/ 00435	
Location & Structure Information					
Premises Address:		1510 RAWLINGS WELL DR 0-0000		Legal Description: 1510 RAWLINGS WELL DR WOODBIDGE VALLEY	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0094	0011	0061		0000	4
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	4
X	32	2016		0035/ 0108	
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1975	1,976 SF	800 SF	13,397 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2016	07/01/2017	07/01/2018	
Land:	76,500	76,500			
Improvements	133,000	221,600			
Total:	209,500	298,100	268,567	298,100	
Preferential Land:	0			0	
Transfer Information					
Seller: WASKEY DAVID C		Date: 09/16/2014		Price: \$327,500	
Type: ARMS LENGTH IMPROVED		Deed1: /35369/ 00435		Deed2:	
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Type: ARMS LENGTH IMPROVED		Deed1: /16647/ 00500		Deed2:	
Seller: MACHAN LEON HENRY		Date: 01/28/1981		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06255/ 00307		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 05/13/2015					



