



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 Hillside Court Currently zoned BC5
 Deed Reference 294914 100200 10 Digit Tax Account # 2200001417
 Owner(s) Printed Name(s) Carroll and Peter McGill

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ ADMINISTRATIVE VARIANCE from Section(s) 400.3, BC2R, to permit a proposed accessory building (2 story detached garage) with a height of 122 feet in lieu of the maximum allowed 15 feet, and to amend the latest Final Development Plan for Hillside Hunt, Section 1, Lot 12 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):

Carroll K. McGill, Peter R. McGill

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

Carroll K. McGill Peter R. McGill

Signature #1 Signature #2

8 Hillside Court Cockeysville MD

Mailing Address City State

21030 410.960.1799 c.kmcgill@gmail.com

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:

Susan M. Harrington

Name - Type or Print

Susan M. Harrington

Signature

10404 Stevenson Rd Stevenson MD

Mailing Address City State

21153 410-484-7010 susan@ratcliffarchitects.com

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 3 day of June, 2018 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 2018-0232-A Filing Date 3/6/2018 Estimated Posting Date 3/18/2018 Reviewer JNP

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 Hillside Court Cockeysville MD 21030
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 create more family living space in our current attached garage, and therefore need two additional garage bays. We cannot build an attached garage because of the location of the septic system and existing grades. Therefore, we would like to build a detached garage in the rear yard with living space above that is 22 feet in height.

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

Carroll K. McGill
Signature of Owner (Affiant)

Carroll K. McGill
Name- Print or Type

Peter R. McGill
Signature of Owner (Affiant)

Peter R. McGill
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 2nd day of March, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

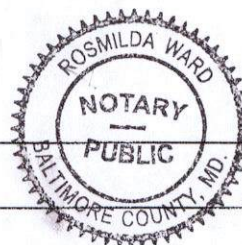
Print name(s) here: Carroll K. McGill Peter R. McGill

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

AS WITNESS my hand and Notaries Seal

Rosmilda Ward
Notary Public

12-27-2018
My Commission Expires



Zoning Description to Accompany Petition for Zoning Variance

Zoning Description for 8 HILLSYDE COURT

Election District 8 Councilmanic District 2

Beginning at a point on the WEST side of HILLSYDE COURT which is 50 FEET (50') right of way at a distance of 447 FEET (447') SOUTH of the centerline of the nearest improved intersection street HAPPY HALLOW ROAD which is 50 FEET (50') right of way.

Being Lot # 12, Block N/A, Section # ONE in the subdivision of HILLSYDE HUNT as recorded in Baltimore County Plat Book # 61, Folio # 122, containing 1.2698 ACRES.

2018-0232-A



FORMAL DEMAND FOR HEARING

CASE NUMBER: 2018-0232-A

Address: 8 HILLSIDE COURT

Petitioner(s): CARROLL & PETER MCGILL

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We JOHN C. M. ANGELOS & IRENE N. ANGELOS
Name - Type or Print

(☒) Legal Owner OR () Resident of

10 HILLSIDE COURT
Address

COCKEYSVILLE MD 21030
City State Zip Code

410-235-1945
Telephone Number

which is located approximately 0 feet from the
property, which is the subject of the above petition, **do hereby**
formally demand that a public hearing be set in this matter.
ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.

John C. M. Angelos 3/27/18
Signature Date
JOHN C. M. ANGELOS

Signature Date
Revised 9/18/98 - wcr/scj

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2018-0232-A



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 5569754

Sold To:

Susan Harrington - CU00649308
10404 Stevenson Rd
Stevenson, MD 21153-0600

Bill To:

Susan Harrington - CU00649308
10404 Stevenson Rd
Stevenson, MD 21153-0600

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

Apr 24, 2018

Notice of Zoning Hearing
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2018-0232-A
8 Hillside Court
Northwest side of Hillside Court, southwest of Happy Hollow Road
8th Election District - 2nd Councilmanic District
Legal Owners: Carroll & Peter McGill

Variance to permit a proposed accessory building (2 story detached garage), with a height of 22 ft. in lieu of the maximum allowed 15 ft and to amend the latest Final Development Plan for Hillside Hunt, Section 1, Lot 12 only.

Hearing: Wednesday, May 15, 2018 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jabloh
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
5569754- April 24, 2018

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

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

NO 166116

Date: 3/6/2018

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

Total: 150.00

Rec From: Peter & Carol McGill

For: Adm. Vow - 8 Hillside Ct.
2018-0232-A (McGill)

DISTRIBUTION

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

PAID RECEIPT

BUSINESS: /ACTUAL: TIME: INM
3/07/2018 3/06/2018 11:32:33 3
REG USER: WALKIN CAM
>>RECEIPT #: 764864 3/06/2018 OFU
Dept: 5 528 ZONING VERIFICATION
CR NO: 166116
Receipt Tot: \$150.00
\$150.00 CK \$1.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION

OK



April 24, 2018

Mr. Arnold Jablon
Director
Zoning Review
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

Re: Case Number – 2018-0232-A – 8 Hillsyde Court, Cockeysville, MD

Dear Mr. Jablon,

We will be dismissing without prejudice the request for a variance to permit a proposed accessory building with a height of 22 ft. in lieu of the maximum allowed 15 ft. and to amend the latest Final Development Plan for Hillsyde Hunt, Section 1, Lot 12 only (Case # - 2018-0232-A).

The hearing scheduled for Tuesday, May 15, 2018 will no longer be necessary.

Thank you for your time and attention to this matter.

Regards

A handwritten signature in black ink, appearing to read 'Peter W. Ratcliffe', written over a horizontal line.

Peter W. Ratcliffe
President

CC: Mr. and Mrs. Peter McGill



KEVIN KAMENETZ
County Executive

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

April 16, 2018

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Hearing: Tuesday, May 15, 2018 at 1:30 p.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: Mr. & Mrs. McGill, 8 Hillsyde Court, Cockeysville 21030
Susan Harrington, 10404 Stevenson Road, Stevenson 21153
John Angelos, 3001 Saint Paul Street, Ste. 1, Baltimore 21218

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, APRIL 25, 2018.**
- (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.**

Law Office
John C.M. Angelos, Esquire

RECEIVED

March 23, 2018

MAR 26 2018

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

Department of Permits and
Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Baltimore County:

Pursuant to Section 26-127(b)(1) of the Baltimore County Code, John & Irene Angelos of 10 Hillside Court, Cockeysville, Maryland 21030 hereby request a public hearing concerning the proposed variance, identified as Case # 2018-0232-A. We are the next door residents of the requesting party and are directly affected by the proposed variance.

Very truly yours,


John C.M. Angelos

ENCL:

*called - stalked to 3/26/18 2:50
John Angelos - coming
in to fill out
Formal demand +
pay \$1600*

Licensed to practice in MD, DC and NY

3

11

1

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2018-0232-A

**TO PERMIT A PROPOSED ACCESSORY BUILDING
(2 STORY DETACHED GARAGE) WITH A HEIGHT
OF 22 FEET IN LIEU OF THE MAXIMUM ALLOWED
15 FEET AND TO AMEND THE LATEST FINAL
DEVELOPMENT PLAN FOR HILLSYDE HUNT,
SECTION 1, LOT 12 ONLY.
8 HILLSYDE COURT**

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
4:30 P.M. ON MONDAY, APRIL 2, 2018**

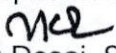
**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE**

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 4, 2018

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 12, 2018
Item No. 2018-0230-A, 0231-A, 0232-A, 0233-A and 0235-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*

April 16, 2018

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TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 24, 2018 Issue - Jeffersonian

Please forward billing to:
Susan Harrington
Ratcliffe Architects
10404 Stevenson Road
Stevenson, MD 21153

410-484-7010

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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/18/2018

Case Number: 2018-0232-A

Petitioner / Developer: RATCLIFFE ARCHITECTS ~

PETER & CARROLL MCGILL

Date of Closing: APRIL 2, 2018

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

The sign(s) were posted on: MARCH 18, 2018



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0232 -A Address 8 Hillsyde Court
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 3/6/2018 Posting Date: 3/18/2018 Closing Date: 4/2/2018

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- 0232 -A Address 8 Hillsyde Court
Petitioner's Name Peter & Carroll McGill Telephone 410-960-1799
Posting Date: 3/18/2018 Closing Date: 4/2/2018
Wording for Sign: To Permit a proposed accessory building (2 story detached garage) with a height of 22 feet in lieu of the maximum allowed 15 feet, and to amend the latest Final Development Plan for Hillsyde Hunt, Section 1, Lot 12 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: 2018-0232-A
Property Address: 8 Hillside Court
Property Description: NW/4 of Hillside Ct. 447 feet SW of
Happy Hollow Road
Legal Owners (Petitioners): Peter & Carroll McGill
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Susan Harrington
Company/Firm (if applicable): Batcliff Architects
Address: 10404 Stevenson Rd.
Stevenson, MD 21153
Telephone Number: 410.484.7010

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

No. **168097**

Date: **3/30/18**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 3/30/2018 3/30/2018 10:19:48 1

REC WSDT WALKIN LJR
 RECEIPT # 781387 3/30/2018 OFLN

DEPT 5 528 ZONING VERIFICATION
 NO. 168097

Reqt Tot \$60.00
 \$60.00 CR \$0.00 CR
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$60.00

Total: **\$60.00**

Rec From: *Bryce Cook*
 For: *Formal demand for John Angelos*

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

April 27, 2018

David Karceski, Esq.
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: Petition for Variance
Case No. 2018-0230-A
Property: 1313 York Road

Dear Mr. Karceski:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", followed by a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: Maxwell Collins, 11 Greenridge Road, Lutherville, MD 21093

Date: 3/13/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

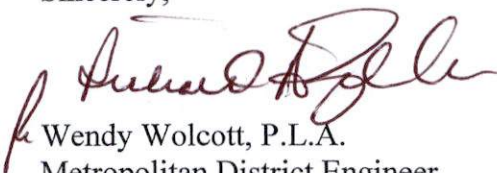
Dear Ms. Lewis:

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. 2018-0232-A

*Administrative Variance
Carroll K. & Peter R. McGill
8 Hillside 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: March 14, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0232-A
Address 8 Hillside Court
(McGill Property)

Zoning Advisory Committee Meeting of **March 19, 2018.**

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 future permit(s) for a garage, since the septic system is very close to proposed garage location.

Reviewer: Dan Esser