

M E M O R A N D U M

DATE: December 20, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0055-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on December 19, 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(914 Lower Glencoe Road)
8th Election District
3rd Council District

Amy Deputy
Legal Owner
Petitioner

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0055-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Amy Deputy, legal owner ("Petitioner"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") to permit a proposed accessory structure to be located on a lot without a principle structure. A petition for variance seeks to permit a proposed accessory structure (garage with an attached carport) with a height of 21 ft. in lieu of the maximum height of 15 ft.

Amy Deputy appeared in support of the requests. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee (ZAC) comments were received from any of the reviewing County agencies.

SPECIAL HEARING

Petitioner's property is described in her deed as two separate parcels, and she also has two separate tax accounts. Petitioner and her family live in a single-family dwelling immediately adjacent to the parcel on which the proposed garage would be constructed. A special hearing request is typical in such a scenario. The Petitioner indicated the garage would be used as a workshop and perhaps also a small art studio. These are appropriate uses and granting the request

ORDER RECEIVED FOR FILING

Date 11/19/18

By Den

will not have a detrimental impact upon the community, especially since the plan indicates the nearest dwelling is 375 feet from the subject property.

VARIANCE

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 subject property is narrow and deep (129' x 263') and is therefore unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because she would be unable to construct the proposed accessory structure. Finally, I find that the variances can be granted in harmony with the spirit and intent of the BCZR, 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 County and/or community opposition.

THEREFORE, IT IS ORDERED this 19th day of **November, 2018**, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to Section 500.7 of the BCZR to permit a proposed accessory structure to be located on a lot without a principle structure, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to permit a proposed accessory structure (garage with an attached carport) with a height of 21 ft. in lieu of the maximum height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. 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

ORDER RECEIVED FOR FILING

2

Date 11/19/18

By Sen

at her 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:sln

ORDER RECEIVED FOR FILING

Date 11/19/18

By sln



PETITION FOR ZONING HEARING(S)

REVISED
TO SPHA

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 914 Lower Glencoe 21152 which is presently zoned RC7
Deed References: 301 586311 10 Digit Tax Account # 08 00 045351
Property Owner(s) Printed Name(s) Amy Deputy

(SELECT THE HEARING(S) BY MARKING ☒ 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

SEE Attached

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s)

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)

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 bound 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:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

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

CASE NUMBER 2019-0055-A

Filing Date 9/19/19

Do Not Schedule Dates:

Reviewer gk

2019-0055- *SPHA*

Variance from section: 400.3 Of the BCZR;

To permit a proposed accessory structure (garage with an attached carport) with a height of 21 feet in lieu of the maximum height of 15 feet.

Special Hearing: To permit a proposed Accessory Structure to be located on a lot without a Principle Structure.

The Zoning Petition Property Description

Part A

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

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

Part B

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

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

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

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

2019-0055-SPHA

JB 11-16-18
10 AM

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Thursday, November 15, 2018 11:41 PM
To: Administrative Hearings
Subject: Certification Lower Glencoe Rd. Case # 2019-0055-SPHA
Attachments: Lower Glencoe Rd. Cert. .jpeg; Lower Glencoe Rd. photos.docx

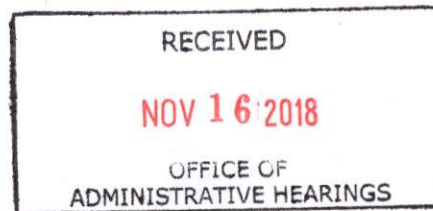
Hi Sherry,

I have attached the Second Certification for Case # 2019-0055-SPHA @ 914 Lower Glencoe Rd. that was re-photographed on November 15, 2018.

Thank you,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com



SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 11/15/2018

Case Number: 2019-0055-SPHA

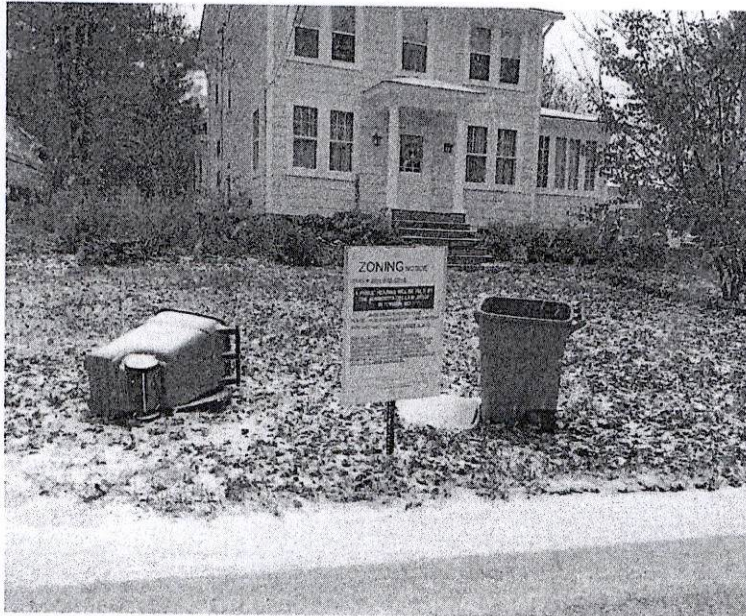
Petitioner / Developer: ROBERT AARON ~ AMY DEPUTY

Date of Hearing: NOVEMBER 16, 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:
914 LOWER GLENCOE ROAD

The sign(s) were posted on: **OCTOBER 27, 2018**

The sign(s) were re-photographed on: **NOVEMBER 15, 2018**



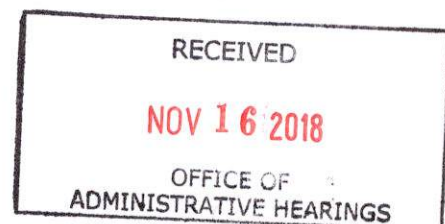
Linda O'Keefe
(Signature of Sign Poster)

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)





1st Sign Re-photographed @ 914 Lower Glencoe Rd. – 11/15/2018



2nd Sign Re-photographed @ 914 Lower Glencoe Rd. – 11/15/2018

CASE # 2019-0055-SPHA

The Daily Record

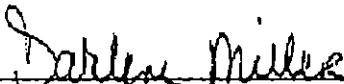
11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100

<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

10/26/2018



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Order #: 11634149
Case #: 2019-0055-SPHA
Description:

NOTICE OF ZONING HEARING CASE NUMBER:
2019-0055-SPHA

Baltimore County

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: 2019-0055-SPHA

914 Lower Glenroe

N/s of Lower Glenroe Road, east of York Road

8th Election District - 3rd Councilmanic District

Legal Owners: Amy Deputy

Special Hearing to permit a proposed accessory structure to be located on a lot without a principle structure. Variance to permit a proposed accessory structure (garage with an attached carport) with a height of 21 ft. in lieu of the maximum height of 15 ft.

Hearing: Friday, November 16, 2018 at 10:00 a.m. in Room 203, 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.

o26

10/10/10

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A-S-10000000

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A-S-10000000

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10/10/10

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/27/2018

Case Number: 2019-0055-SPHA

Petitioner / Developer: ROBERT AARON ~ AMY DEPUTY

Date of Closing: NOVEMBER 16, 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:
914 LOWER GLENCOE ROAD

The sign(s) were posted on: OCTOBER 27, 2018

ZONING NOTICE

CASE # 2019-0055-SPHA

**A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 2120

DATE AND TIME: FRIDAY, NOVEMBER 16, 2018
AT 10:00 A.M.

**SPECIAL HEARING TO PERMIT A PROPOSED
ACCESSORY STRUCTURE TO BE LOCATED ON A LOT
WITHOUT A PRINCIPLE STRUCTURE. VARIANCE TO
PERMIT A PROPOSED ACCESSORY STRUCTURE
(GARAGE WITH AN ATTACHED CARPORT) WITH A
HEIGHT OF 21 FT. IN LIEU OF THE MAXIMUM HEIGHT OF
15 FT. 914 LOWER GLENCOE RD.**

NOTICE: ALL SIGNS MUST BE POSTED AT LEAST 10 DAYS BEFORE THE HEARING DATE.
SIGNERS MUST BE PRESENT AT THE HEARING.
SIGNERS MUST BE PRESENT AT THE HEARING.
HANDICAPPED ACCESSIBLE

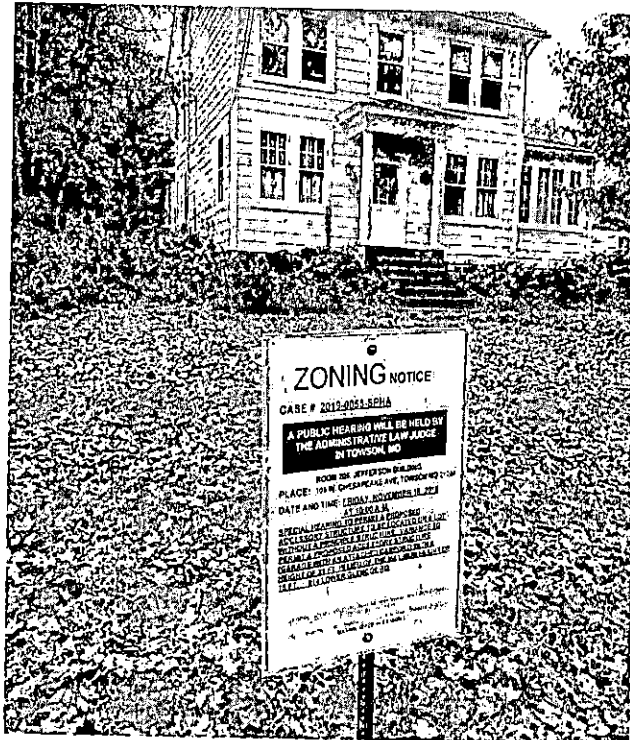
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

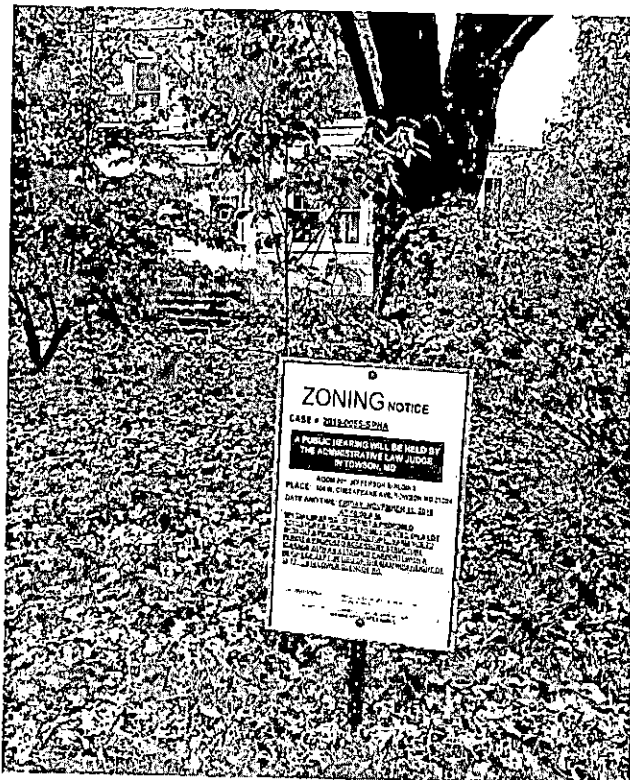
523 Penny Lane
(Street Address of Sign Poster)

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

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



1st Sign posted @ 914 Lower Glencoe 10/27/2018



2nd Sign posted @ 914 Lower Glencoe 10/27/2018
CASE # 2019-0055-SPHA

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE * OF ADMINISTRATIVE
914 Lower Glencoe Road; N/S Lower Glencoe *
Road, E 385' to c/line of York Road *
8th Election & 3rd Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Amy Deputy *
Petitioner(s) * BALTIMORE COUNTY
* 2019-055-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.

RECEIVED
SEP 25 2018

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25th day of September, 2018, a copy of the foregoing Entry of Appearance was mailed to Amy Deputy, 914 Lower Glencoe Road, Sparks, Maryland 21152, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



DONALD I. MOHLER III
County Executive

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

September 26, 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: 2019-0055-SPHA

914 Lower Glencoe

N/s of Lower Glencoe Road, east of York Road

8th Election District – 3rd Councilmanic District

Legal Owners: Amy Deputy

Special Hearing to permit a proposed accessory structure to be located on a lot without a principle structure. Variance to permit a proposed accessory structure (garage with an attached carport) with a height of 21 ft. in lieu of the maximum height of 15 ft.

Hearing: Friday, November 16, 2018 at 10:00 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: Amy Deputy, 914 Lower Glencoe Road, Sparks 21152

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 27, 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.

TO: THE DAILY RECORD
Friday, October 26, 2018 - Issue

Please forward billing to:
Amy Deputy
914 Lower Glencoe Road
Sparks, MD 21152

410-493-5920

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: 2019-0055-SPHA

914 Lower Glencoe
N/s of Lower Glencoe Road, east of York Road
8th Election District -- 3rd Councilmanic District
Legal Owners: Amy Deputy

Special Hearing to permit a proposed accessory structure to be located on a lot without a principle structure. Variance to permit a proposed accessory structure (garage with an attached carport) with a height of 21 ft. in lieu of the maximum height of 15 ft.

Hearing: Friday, November 16, 2018 at 10:00 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 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.

**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/neighborhood 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: 2019-0055-SPHA
Property Address: 914 Lower Glencoe 21152
Property Description: _____
Legal Owners (Petitioners): Amy Deputy
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Deputy
Company/Firm (if applicable): _____
Address: 914 Lower Glencoe Rd
SPARKS, MD 21152
Telephone Number: 410-493-5920

Revised 7/9/2015

**CASHIER'S
VALIDATION**

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

No. **171685**

Date: **8/20/18**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 8/20/2018 8/20/2018 09:12:21 1

REC WSO1 WALKIN LJR
 >> RECEIPT # 907204 8/20/2018 OFLN

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

Dept 5 528 ZONING VERIFICATION
 CK NO. 171685

Recpt Tot \$75.00
 \$75.00 CK \$.00 CA
 Baltimore County, Maryland

Total: **75.00**

Rec From: **Amy Deputy**

For: **2019-0055-A**
914 Lower Glencoe Rd

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

150



DONALD I. MOHLER III
County Executive

November 8, 2018

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

Amy Deputy
914 Lower Glencoe Rd.
Sparks Glencoe, MD 21152

Dear Ms. Deputy:

RE: Case Number: 2019-0055SPHA, Address: 914 Lower Glencoe Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 19, 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 black ink, reading "W. Carl Richards, Jr.", is written over a circular stamp that partially obscures the signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel

Date: 9/24/18

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. *2019-0055-A*

*Special Hearing, Variance
Amy Deputy
914 Lower Glencoe Road*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

Richard A. Zeller

Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

Date: 8/27/18

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. 2019-0055-A

Administrative Variance
Any Deputy
914 Lower Glencoe Road.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



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 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: 19-055



INFORMATION:

Property Address: 914 Lower Glencoe Road
Petitioner: Amy Deputy
Zoning: RC 7
Requested Action: Special Hearing, Variance

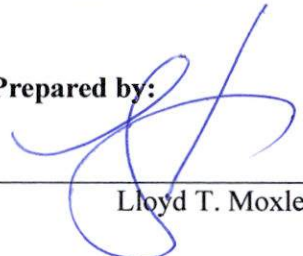
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve an accessory structure (garage with an attached carport) to be located on a lot without a principle structure and the petition for variance to permit same accessory structure with a height of 21 feet in lieu of the maximum height of 15 feet.

The subject site consists of two separate tax parcels.

The Department has no objection to granting the petitioned zoning relief.

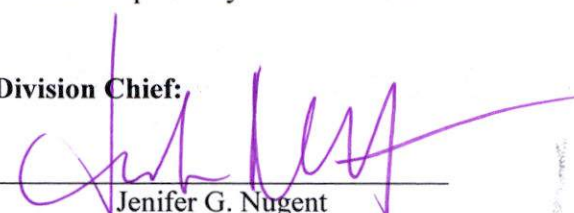
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

AVA/JGN/LTM/

c: Joseph Wiley
Amy Deputy
Office of the Administrative Hearings
People's Counsel for Baltimore County

WCR

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

RECEIVED

OCT 22 2018

DATE: 10/18/2018
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

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: 19-055

INFORMATION:

Property Address: 914 Lower Glencoe Road
Petitioner: Amy Deputy
Zoning: RC 7
Requested Action: Special Hearing, Variance

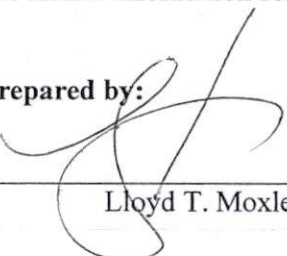
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve an accessory structure (garage with an attached carport) to be located on a lot without a principle structure and the petition for variance to permit same accessory structure with a height of 21 feet in lieu of the maximum height of 15 feet.

The subject site consists of two separate tax parcels.

The Department has no objection to granting the petitioned zoning relief.

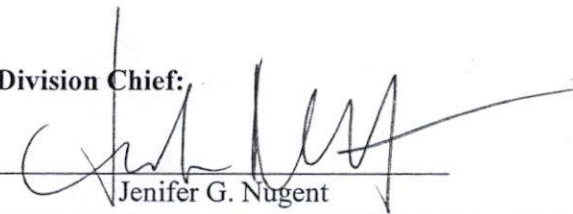
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



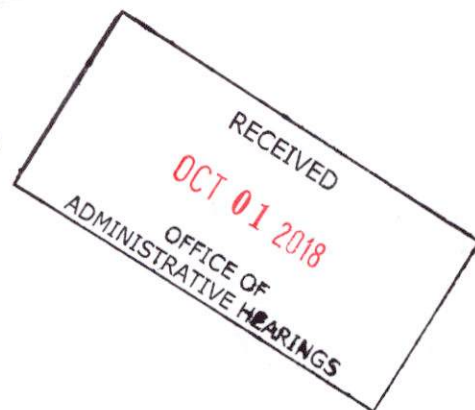
Jenifer G. Nugent

AVA/JGN/LTM/

c: Joseph Wiley
Amy Deputy
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: October 1, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0055-A *revised*
Address 914 Lower Glencoe Road
(Deputy Property)

Zoning Advisory Committee Meeting of **October 1, 2018**.

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

Reviewer: Steve Ford

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: October 1, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0055-A *revised*
Address 914 Lower Glencoe Road
(Deputy Property)

Zoning Advisory Committee Meeting of **October 1, 2018**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: September 5, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0055-A
Address 914 Lower Glencoe Road
(Deputy Property)

Zoning Advisory Committee Meeting of **September 3, 2018**.

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

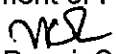
Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: October 4, 2018

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 1, 2018
Item No. 2019-0055-A, 0062-A, 0081-A, 0082-A, 0083-A, 0084-SPH, 0085-A and 0086-SPH

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

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: September 12, 2018

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

SUBJECT: Zoning Advisory Committee Meeting
For September 3, 2018
Item No. 2019-0043-A, 0052-A, 0053-SPHX, 0054-A, 0055-A and 0060-A

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

* * * * *

VKD: cen
cc: file

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment10/4DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)no comment10/11DEPS
(if not received, date e-mail sent _____)no comment10/19

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)no comment9/24

STATE HIGHWAY ADMINISTRATION

NO Objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

10/26/18SIGN POSTING (1st)

Date:

10/27/18

by

O'KeefeSIGN POSTING (2nd)

Date:

11-15-18

by

"

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			
Tax Exempt:			Special Tax Recapture:						
Exempt Class:			HOMEOWNERS TAX CREDIT						
Account Identifier:			District - 08 Account Number - 0806045350						
Owner Information									
Owner Name:		DEPUTY AMY K			Use:		RESIDENTIAL		
					Principal Residence:		YES		
Mailing Address:		914 LOWER GLENCOE RD SPARKS MD 21152			Deed Reference:		/30586/ 00311		
Location & Structure Information									
Premises Address:		914 LOWER GLENCOE RD 0-0000			Legal Description:		NS GLENCOE RD 914 LOWER GLENCOE RD NS 360 E YORK RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0034	0004	0065		0000				2017	Plat Ref:
Special Tax Areas:				Town:			NONE		
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1921		3,032 SF				21,780 SF		04	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage		Last Major Renovation	
2 1/2	YES	STANDARD UNIT		FRAME	1 full/ 1 half	1 Detached			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2018		07/01/2019	
Land:		124,400		124,400					
Improvements		149,500		155,000					
Total:		273,900		279,400		277,567		279,400	
Preferential Land:		0						0	
Transfer Information									
Seller: JONES SHELDON LEA				Date: 03/08/2011			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /30586/ 00311			Deed2:		
Seller: JONES SHELDON LEA				Date: 06/27/1995			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /11103/ 00459			Deed2:		
Seller: HEARN THOMAS C				Date: 06/23/1994			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /10608/ 00024			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019			
County:		000		0.00					
State:		000		0.00					

Municipal:	000	0.00 0.00	0.00 0.00
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Tax Exempt:

Special Tax Recapture:

Exempt Class:

HOMEOWNERS TAX CREDIT

Homestead Application Information

Homestead Application Status: Approved 06/13/2008

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: Completed Date: 07/06/2018
for 2018

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration				
Tax Exempt:			Special Tax Recapture:							
Exempt Class:			NONE							
Account Identifier:			District - 08 Account Number - 0806045351							
Owner Information										
Owner Name:			DEPUTY AMY K			Use:		RESIDENTIAL		
						Principal Residence:		NO		
Mailing Address:			914 LOWER GLENCOE RD SPARKS MD 21152-9447			Deed Reference:		/30586/ 00311		
Location & Structure Information										
Premises Address:			GLENCOE RD 0-0000			Legal Description:		NS GLENCOE RD .91 AC 440 E YORK RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0034	0004	0066		0000				2017	Plat Ref:	
Special Tax Areas:			Town:			NONE				
			Ad Valorem:							
			Tax Class:							
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
						40,075 SF		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of		As of		As of	
					01/01/2017		07/01/2018		07/01/2019	
Land:			10,000		10,000					
Improvements			0		0					
Total:			10,000		10,000		10,000		10,000	
Preferential Land:			0						0	
Transfer Information										
Seller: JONES SHELDON LEA				Date: 03/08/2011				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /30586/ 00311				Deed2:		
Seller: JONES SHELDON LEA				Date: 06/27/1995				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /11103/ 00459				Deed2:		
Seller: HEARN THOMAS C				Date: 06/23/1994				Price: \$1		
Type: NON-ARMS LENGTH OTHER				Deed1: /10608/ 00024				Deed2:		
Exemption Information										
Partial Exempt Assessments:			Class		07/01/2018		07/01/2019			
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										

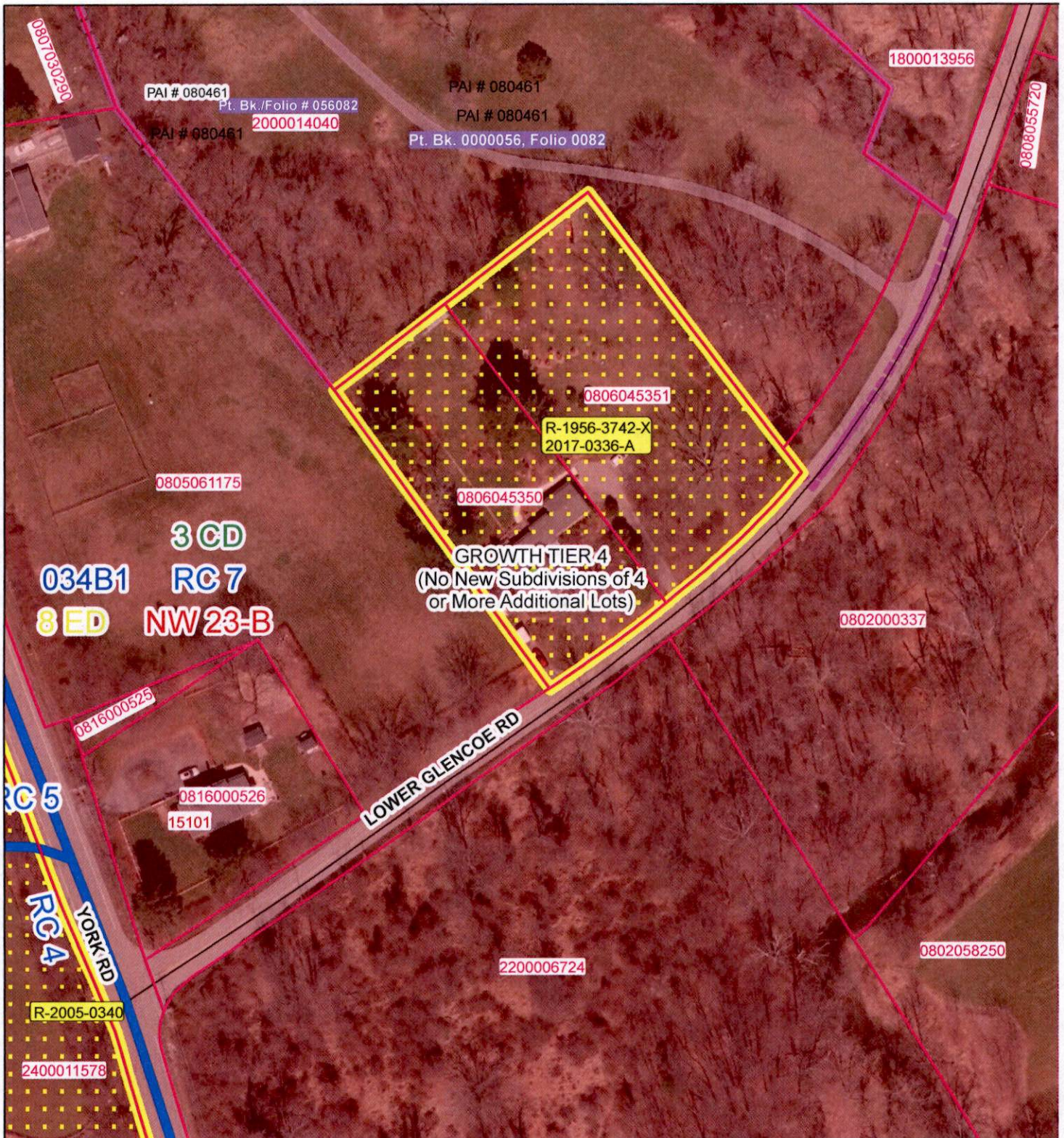
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No
Application

Date:

914 Lower Glencoe Road



Publication Date: 8/20/2018

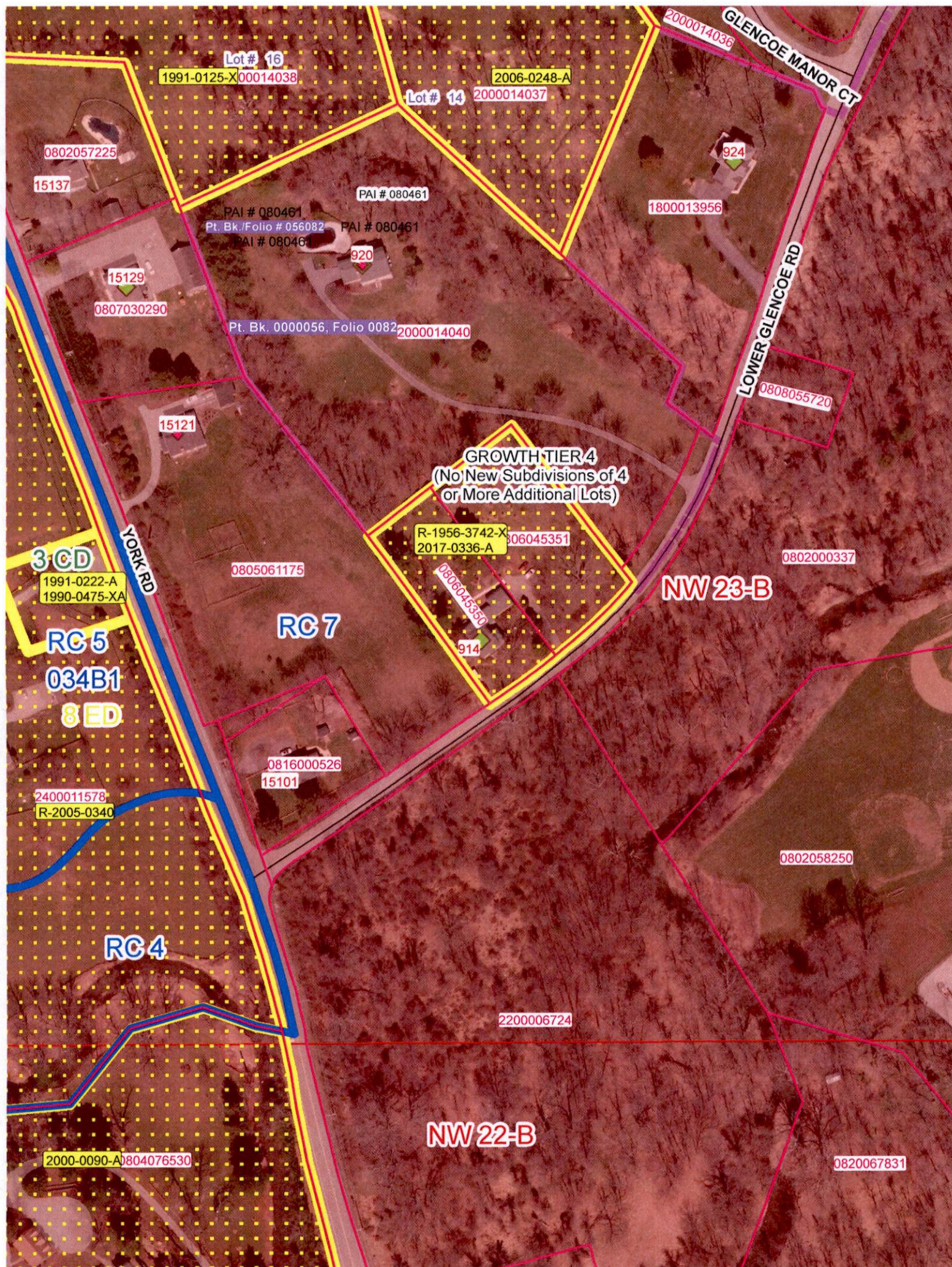


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet



Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

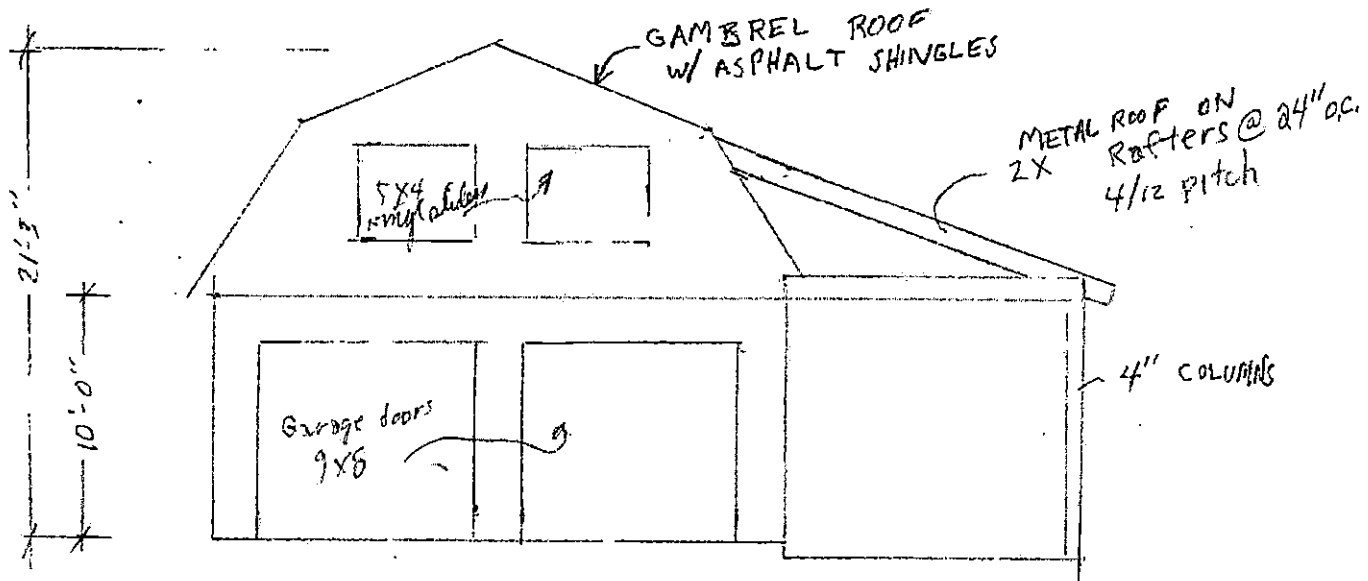
View Map				View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				HOMEOWNERS TAX CREDIT							
Account Identifier:				District - 08 Account Number - 0806045350							
Owner Information											
Owner Name:		DEPUTY AMY K				Use:		RESIDENTIAL			
						Principal Residence:		YES			
Mailing Address:		914 LOWER GLENCOE RD SPARKS MD 21152				Deed Reference:		/30586/ 00311			
Location & Structure Information											
Premises Address:		914 LOWER GLENCOE RD 0-0000				Legal Description:		NS GLENCOE RD 914 LOWER GLENCOE RD NS 360 E YORK RD			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	
0034	0004	0065		0000				2017			
Special Tax Areas:				Town:		NONE					
				Ad Valorem:							
				Tax Class:							
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use			
1921		3,032 SF				21,780 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation					
2 1/2	YES	STANDARD UNIT	FRAME	1 full/ 1 half	1 Detached						
Value Information											
		Base Value		Value		Phase-in Assessments					
				As of		As of		As of			
				01/01/2017		07/01/2018		07/01/2019			
Land:		124,400		124,400							
Improvements		149,500		155,000							
Total:		273,900		279,400		277,567		279,400			
Preferential Land:		0						0			
Transfer Information											
Seller: JONES SHELDON LEA				Date: 03/08/2011				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /30586/ 00311				Deed2:			
Seller: JONES SHELDON LEA				Date: 06/27/1995				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /11103/ 00459				Deed2:			
Seller: HEARN THOMAS C				Date: 06/23/1994				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /10608/ 00024				Deed2:			
Exemption Information											
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019					
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:				HOMEOWNERS TAX CREDIT							

Real Property Data Search (w3)

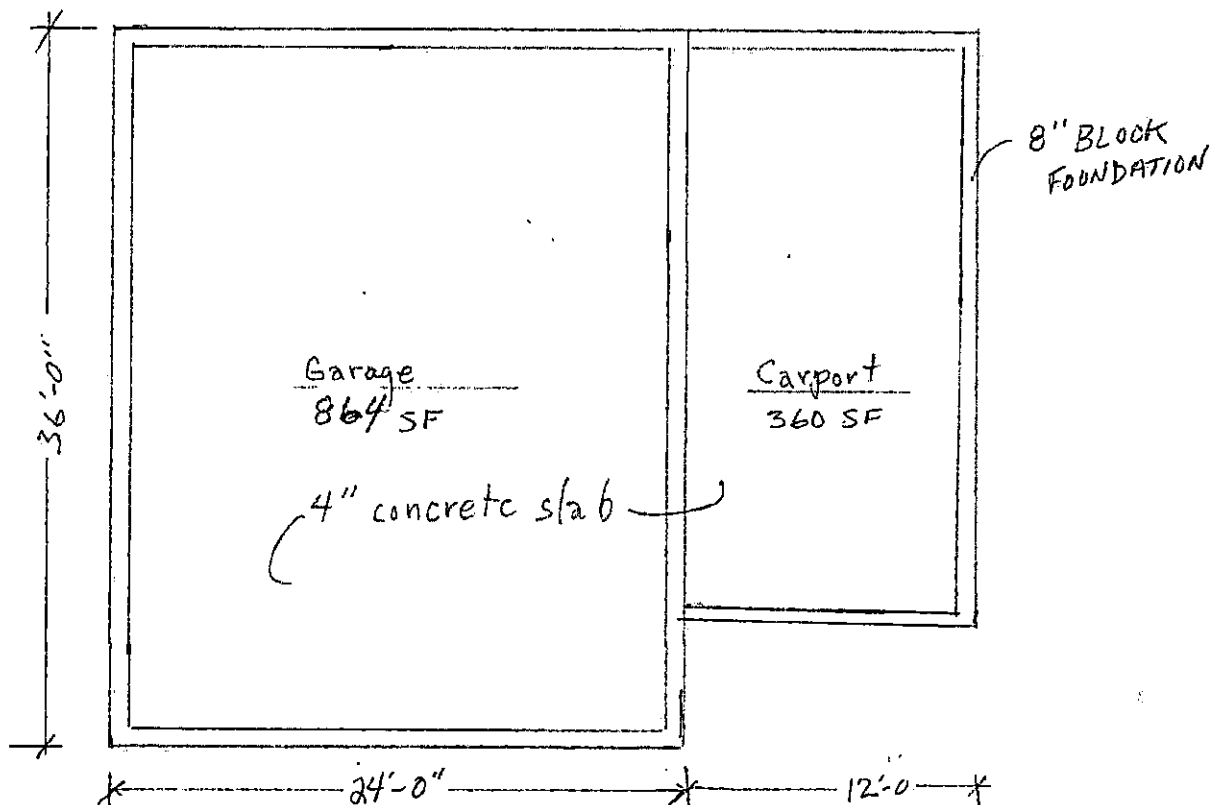
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 08 Account Number - 0806045351			
Owner Information					
Owner Name:	DEPUTY AMY K		Use:	RESIDENTIAL	
Mailing Address:	914 LOWER GLENCOE RD SPARKS MD 21152-9447		Principal Residence:	NO	
			Deed Reference:	/30586/ 00311	
Location & Structure Information					
Premises Address:		GLENCOE RD 0-0000		Legal Description:	NS GLENCOE RD .91 AC 440 E YORK RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0034	0004	0066		0000	2017
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
			40,075 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2018	07/01/2019	
Land:	10,000	10,000			
Improvements	0	0			
Total:	10,000	10,000	10,000	10,000	
Preferential Land:	0			0	
Transfer Information					
Seller: JONES SHELDON LEA		Date: 03/08/2011		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /30586/ 00311		Deed2:	
Seller: JONES SHELDON LEA		Date: 06/27/1995		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /11103/ 00459		Deed2:	
Seller: HEARN THOMAS C		Date: 06/23/1994		Price: \$1	
Type: NON-ARMS LENGTH OTHER		Deed1: /10608/ 00024		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
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: No Application					

AMY DEPUTY / BOB HARRON
914 LOWER GLENCOE RD
SPARKS MD 21152



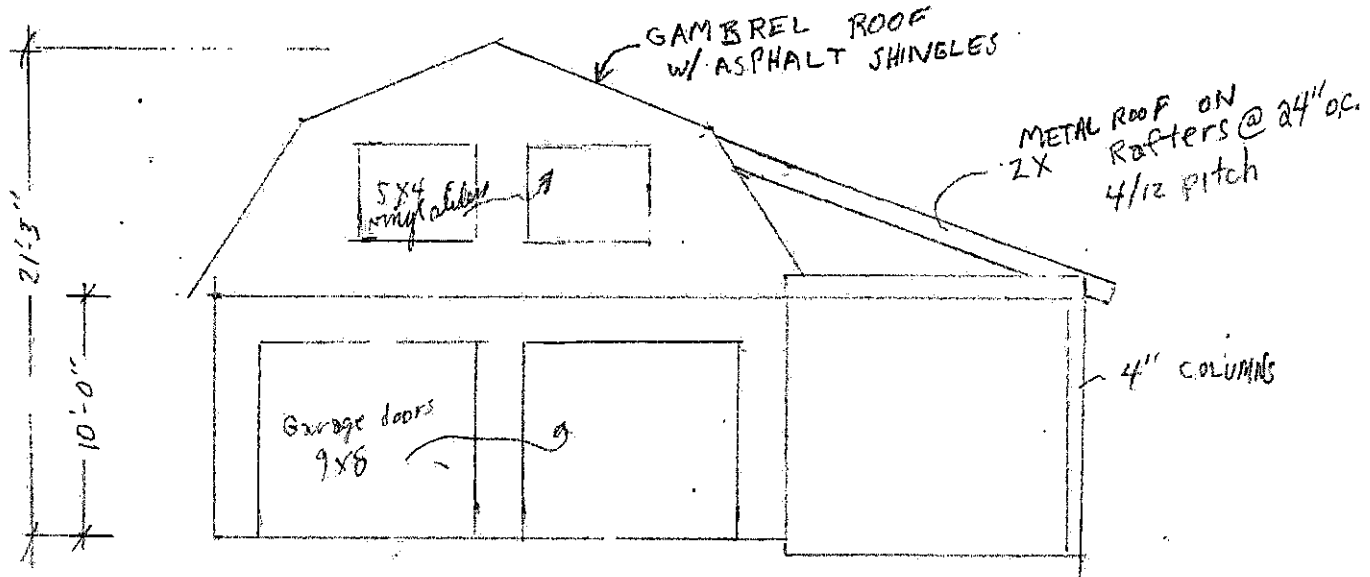
FRONT ELEVATION



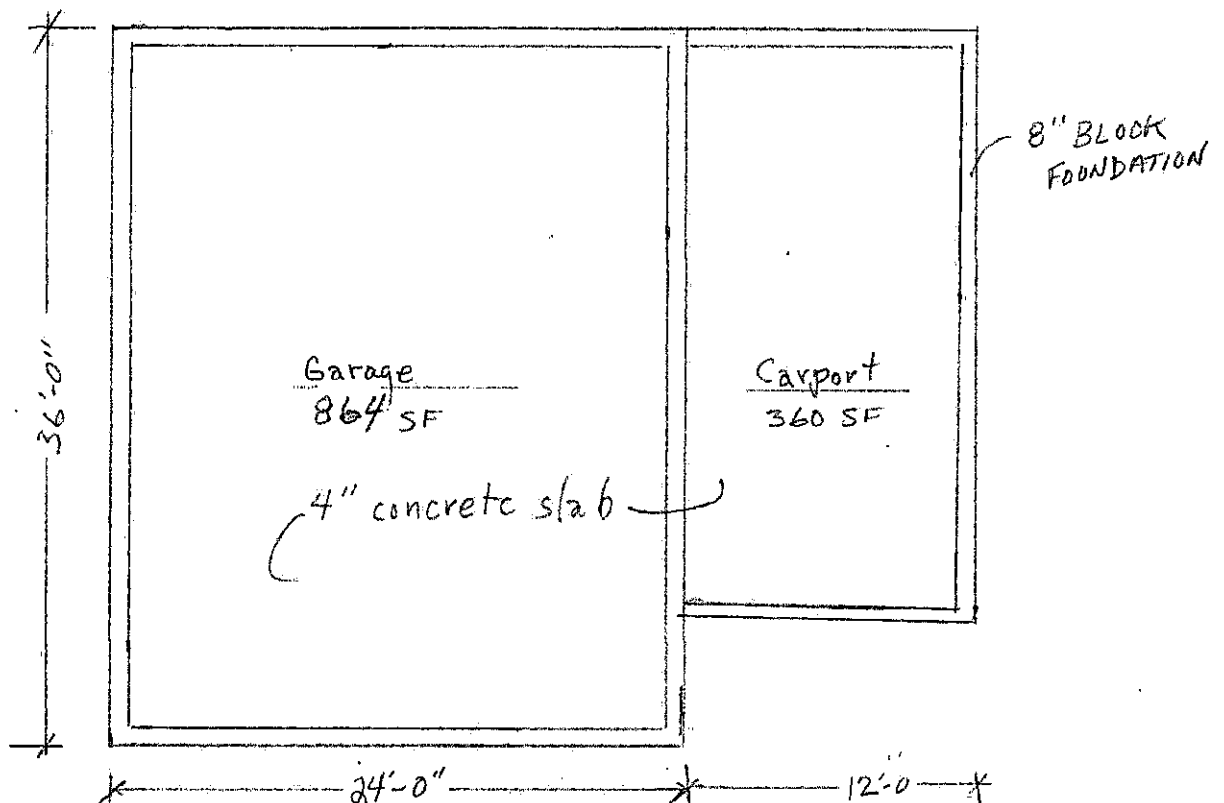
Foundation Plan
NOT TO SCALE

SPKA
2019-0055-20

AMY DEPUTT / BOB HARRON
914 LOWER GLENCOE RD
SPARKS MD 21152

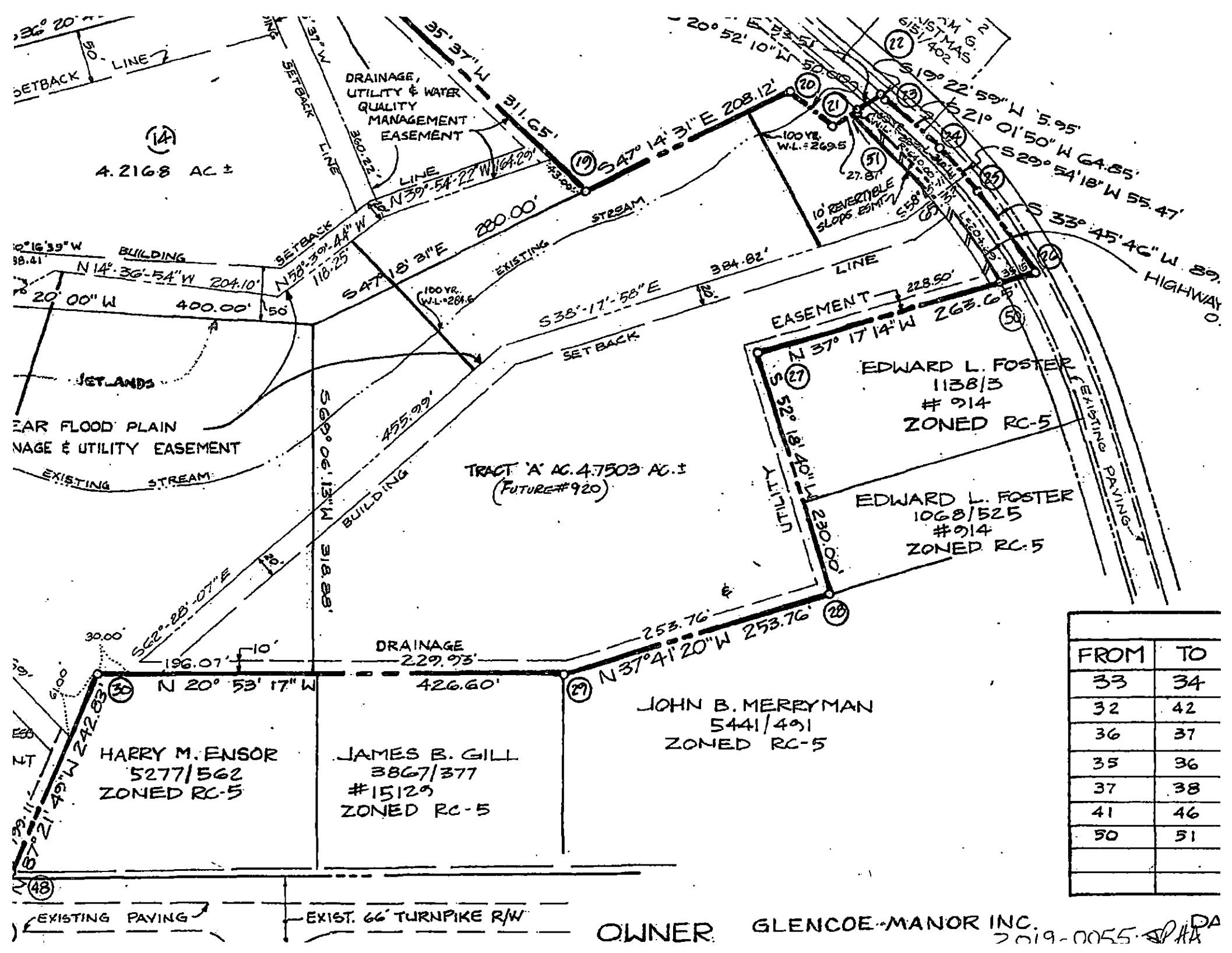


FRONT ELEVATION



Foundation Plan
NOT TO SCALE

SPHA
7/19/05-5-A



FROM	TO
33	34
32	42
36	37
35	36
37	38
41	46
50	51

OWNER: GLENCOE MANOR INC.
 2019-0055

1114 lower Glencair Rd.



101005603 6/10 2321988910

02/02/2010 10:10:10 AM

2019-0055-A

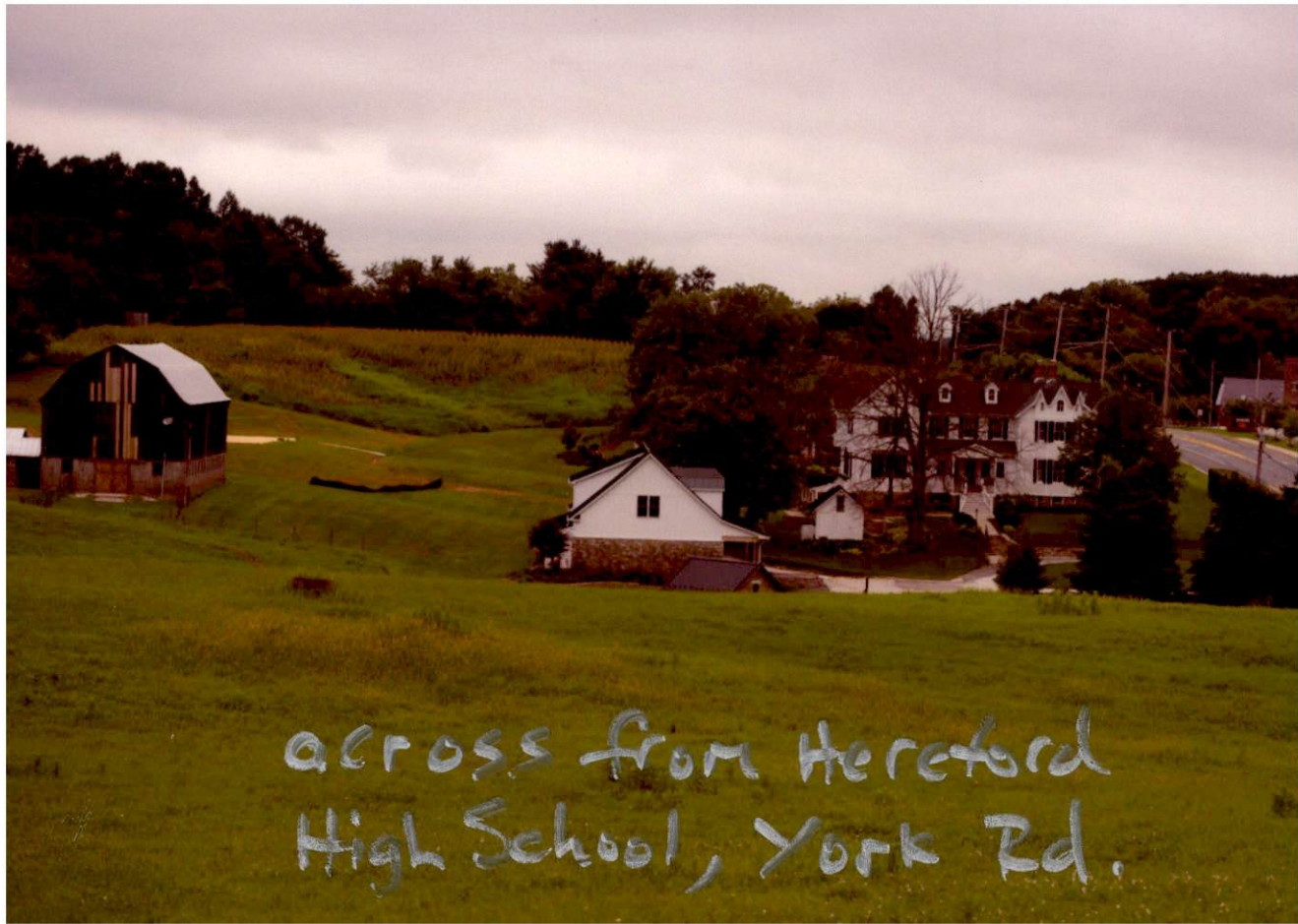
1361 glenese rd.



2019-0055-11

101005603 1/10- 2321982007

101005603 1/10- 2321982007



across from Heretford
High School, York Rd.

101005603 3/10 2321984137

101005603 3/10 2321984137

2019-0055-11



1248 lower glencoe rd.

101005603 4/10 2321986234

0-5500-6102

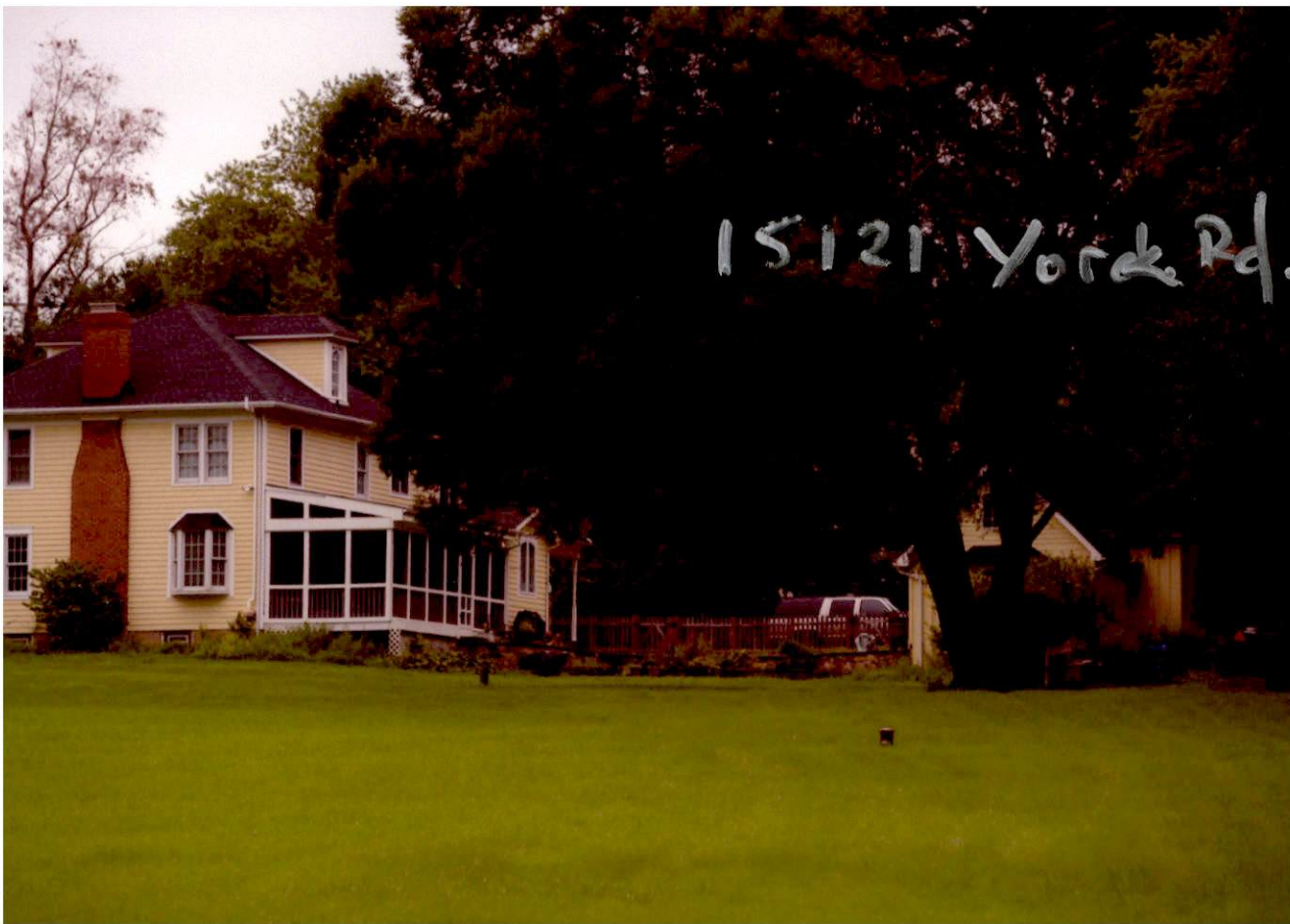


1419 glencoe rd.

2019-0055-A

101005603 2/10 2321983531

15121 York Rd.



101005603 8/10 2321991856

2019-0055-A

15112 York Rd.



101005603 7/10 2321989330

2019-05-11



101005603 5/10 2321987722

THE POLICE DEPARTMENT

2019-05-10



914 lower Glenwood rd.

7719-0055-A

101005603 9/10 2321989975



914 Lower Glencair Rd.

101005603 10/10 2321991505

2019-0055-A

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

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

ZONING MAP: 034B1

SITE ZONED: RC 7

ELECTION DIST: 8

COOKIN DIST: 3

LOT AREA: 21,780 SF

HISTORIC: NO

IN CBCA: NO

IN FLOOD PLAINS: NO

UTILITIES:

WATER: PRIVATE

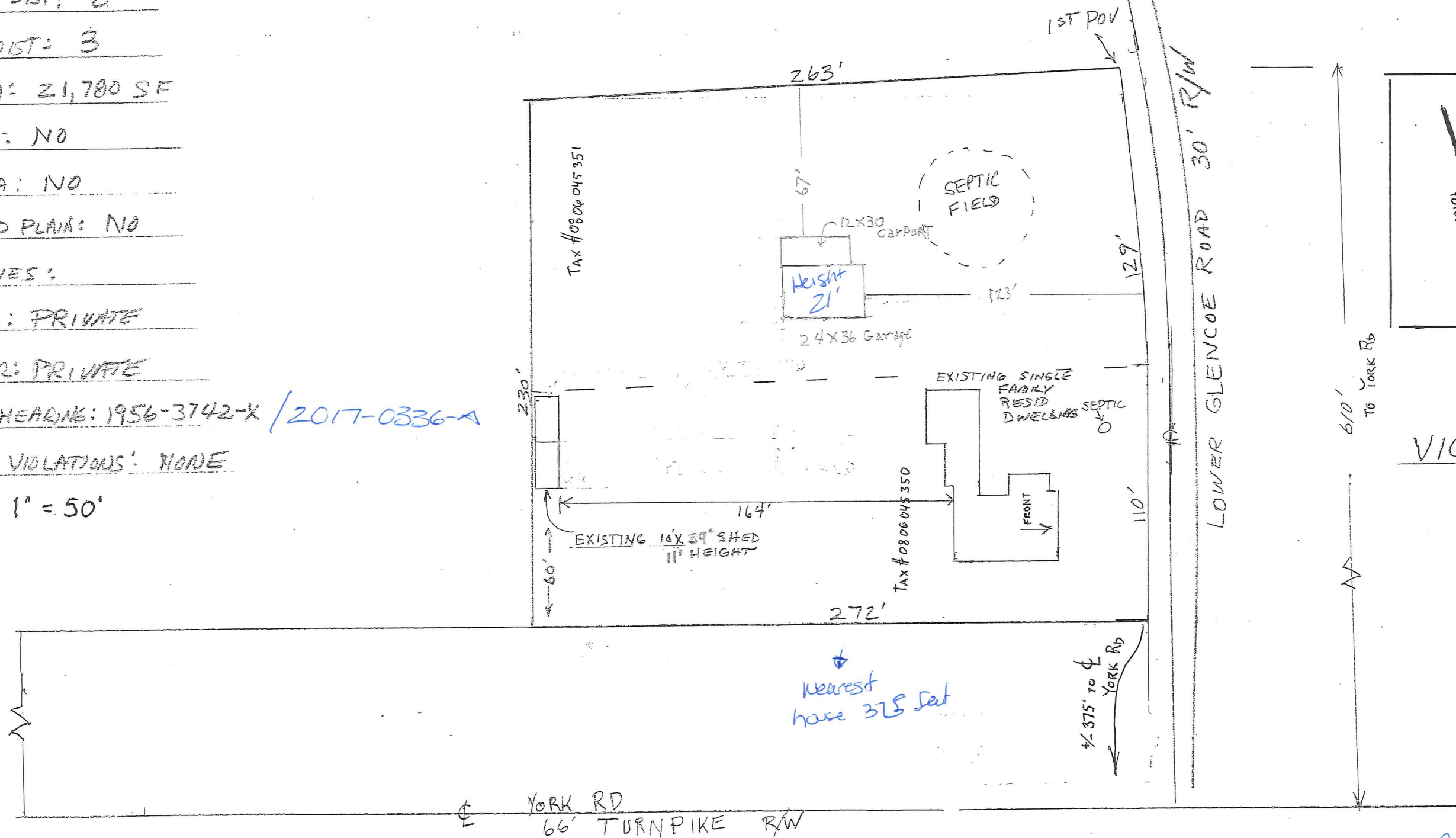
SEWER: PRIVATE

PRIOR HEARING: 1956-3742-X / 2017-0336-A

PRIOR VIOLATIONS: NONE

SCALE 1" = 50'

920 LOWER GLENCOE RD



VICINITY MAP

PET-Ex. 1

2019-0055 SPHA

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

ADDRESS: 914 LOWER GLENCOE RD OWNER: AMY DEPUTY

DEED REF: 30 586/311 TAX ID: 08-06-045350/08-06-045351

ZONING MAP: 034BI

SITE ZONED: RC7

ELECTION DIST: 8

COOKIN DIST: 3

LOT AREA: 21,780 SF

HISTORIC: NO

IN CBCA: NO

IN FLOOD PLAIN: No

UTILITIES:

WATER: PRIVATE

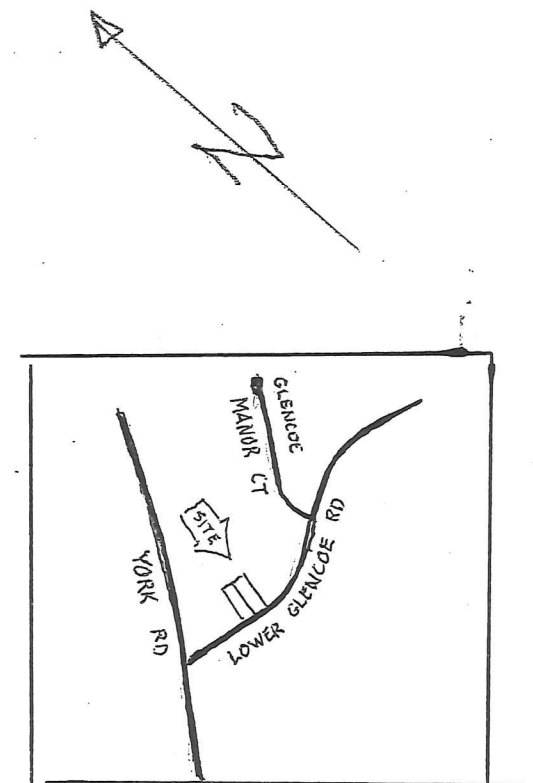
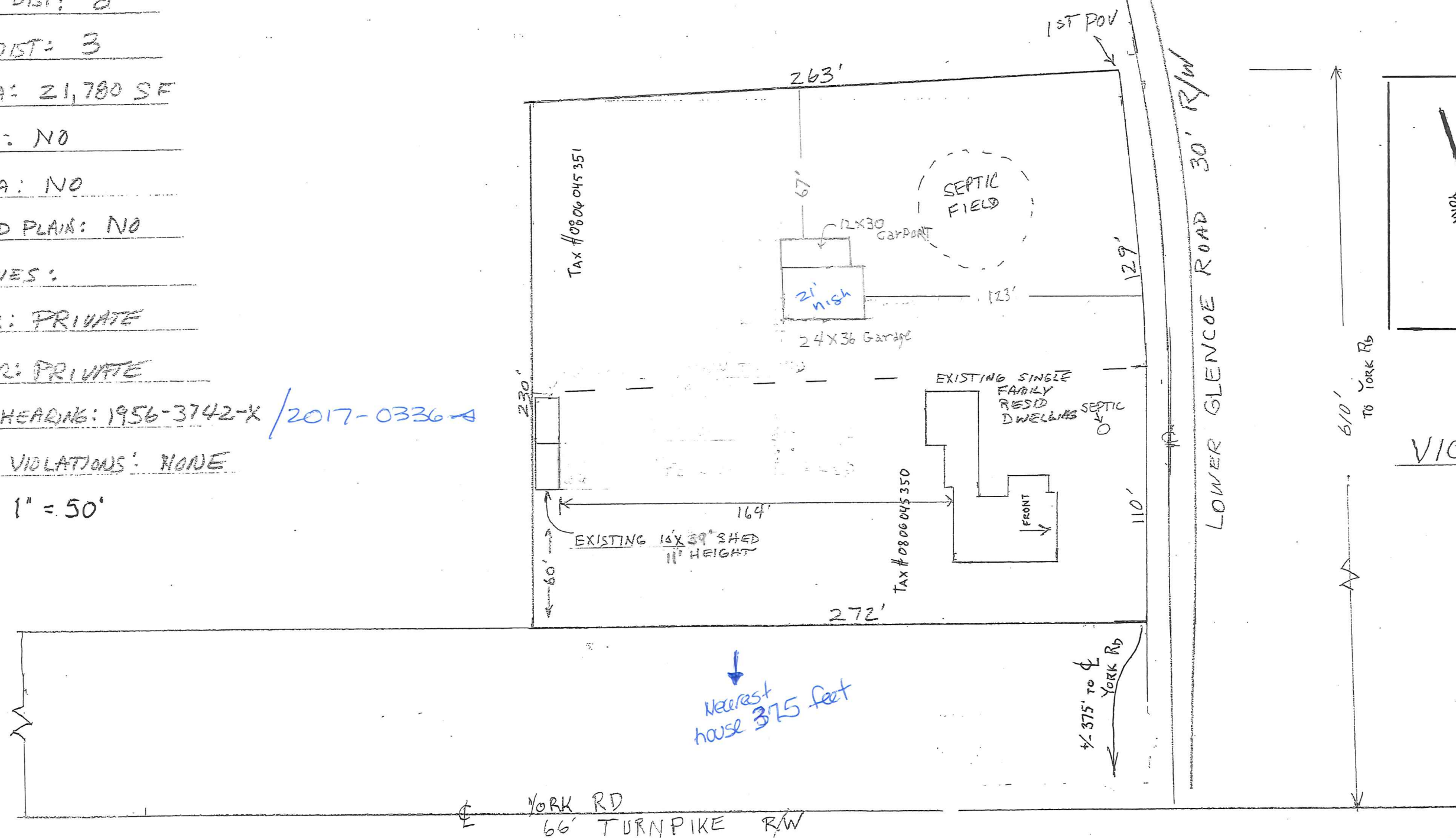
SEWER: PRIVATE

PRIOR HEARING: 1956-3742-X / 2017-0336-A

PRIOR VIOLATIONS: NONE

SCALE 1" = 50'

920 LOWER GLENCOE RD



VICINITY MAP

2019-0055-SHA