

M E M O R A N D U M

DATE: November 13, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0074-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 9, 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: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(5080 Springhouse Circle)		
14 th Election District	*	OFFICE OF ADMINISTRATIVE
6 th Council District		
Joseph K. & Lauren M. McNamara	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0074-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Joseph K. and Lauren M. McNamara (“Petitioners”). The Petitioners are requesting Variance relief from § 301.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed open projection (deck and screened room) with a rear yard setback of 11 ft. in lieu of the minimum required 22.5 ft. and to amend the latest Final Development Plan (“FDP”) for Springhouse Station, Lot 4 only. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. The property is located within the Forest Buffer and Forest Conservation Easement area and is subject to requirements as noted in the ZAC comment dated September 18, 2018 submitted by the Department of Environmental Protection and Sustainability (“DEPS”).

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 16, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have 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 10-10-18

Bv 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 Petitioners.

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 10th day of **October, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 301.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed open projection (deck and screened room) with a rear yard setback of 11 ft. in lieu of the minimum required 22.5 ft. and to amend the latest Final Development Plan ("FDP") for Springhouse Station, Lot 4 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioners must comply with the DEPS ZAC comment, dated September 18, 2018; a copy of which is attached hereto and made a part hereof.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 10-10-18

2

By lw



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 5080 Springhouse Cir, Baltimore, MD Currently zoned
Deed Reference 388121 00360 10 Digit Tax Account # 2200025958
Owner(s) Printed Name(s) Joseph K & Lauren M Menamara

(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) 301.1, BC2R, To Permit a proposed open Projection (deck & screened room) with a rear yard setback of 11 feet in lieu of the minimum required 22.5 feet, and to Amend the latest final Development plan for Springhouse Station, Lot 4 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 ~~raise~~ 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):

Joseph K Menamara Lauren M Menamara
Name #1 – Type or Print Name #2 – Type or Print

Joseph Menamara Lauren Menamara
Signature #1 Signature #2

5080 Springhouse Cir Baltimore MD
Mailing Address City State

21237 443-867-2065
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:

Harry E Lindley
Name – Type or Print

Signature

8206 Ft Smallwood Rd Bu H MD 21226
Mailing Address City State

Zip Code

Telephone #

Email Address

410-555-6900 harry@stewart
Enterprise Inc. com

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 10-10-18 day of Oct, 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 2019-0074-A Filing Date 9/7/2018 Estimated Posting Date 9/16/2018 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: 5080 Springhouse Cir Baltimore MD 21237
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)

Based on current Rear Set back Requirements
Limits construction of a Reasonable 15' Deep
Rear Deck and Screen Porch. Current Setbacks
allows for a limited 6' Deep Rear Deck.
No other Area would work with amount of Area required
either Front or Left & Right Side, for amount desired.
Lot 4 is Pie Shaped and smaller than adjacent lots

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

Lauren McNamara
Signature of Owner (Affiant)

Lauren McNamara
Name- Print or Type

Joseph McNamara
Signature of Owner (Affiant)

Joseph McNamara
Name- Print or Type

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

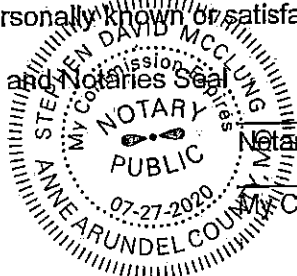
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of June, 2018, before me a Notary of Maryland, in
and for the County aforesaid, personally appeared:

Print name(s) here: Joseph McNamara and Lauren McNamara

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

AS WITNESS my hand and Notaries Seal
[Signature]
Notary Public
Commission Expires



Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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Based on current Rear Set back Requirements
Limits construction of a Reasonable 15' DEEP
Rear Deck and Screen Porch. Current Set backs
allows for a limited 6' DEEP REAR DECK
No other area, front, Right or Left side would allow
Amount of area Desired, Lot 4 is Pie shape &
Smaller than adjacent properties

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

Lauren McNamara
Signature of Owner (Affiant)
Lauren McNamara
Name- Print or Type

Joseph McNamara
Signature of Owner (Affiant)
Joseph McNamara
Name- Print or Type

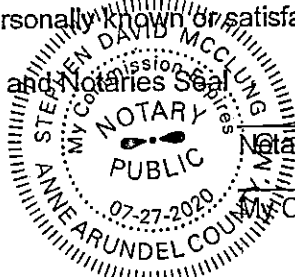
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of June, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Joseph McNamara and Lauren McNamara

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

AS WITNESS my hand and Notaries Seal

Notary Public
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 5080 Springhouse Cir, Baltimore MD Currently zoned _____
 Deed Reference 388121 00360 10 Digit Tax Account # 2200025958
 Owner(s) Printed Name(s) Joseph K & Lauren M Mcnamara

(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) 301.1, BC2R, to permit a proposed open projection (deck & screened room) with a rear yard setback of 11 feet in lieu of the minimum required 22.5 feet, and to amend the latest Final Development Plan for Springhouse Station, Lot 4 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):

Joseph K Mcnamara Lauren M Mcnamara

Name #1 – Type or Print

Name #2 – Type or Print

Joseph K Mcnamara

Lauren M Mcnamara

Signature #1

Signature #2

5080 Springhouse Cir Baltimore MD

Mailing Address

City

State

21237 443-867-2065

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:

Harry E Lindley

Name – Type or Print

Signature

8206 Ft Smallwood Rd Balt MD 21226

Mailing Address

City

State

Zip Code

Telephone #

Email Address

410-455-6900 harry@stewart

enterprisesinc.com

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.

BY _____

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0074-A Filing Date 9/7/2018 Estimated Posting Date 9/16/2018 Reviewer JNR

Rev 5/5/2016

Zoning Property Description for 5080 Springhouse Circle

Beginning at a point on the South West side of Springhouse which is 50 feet wide right of way at a distance of +/- 450 feet South West of the centerline of the nearest improved intersecting street Roston Lane which is 50 feet wide right of way.

Being Lot # 4, Block , Section , in the Subdivision of Springhouse Station in Baltimore County Plat Book # 68, Folio # 63, containing 5888 SQ FT. Located in the 14th Election District and 6th Council District

2019-0074-A

AV 10-1
0074

Debra Wiley

From: Marty Ogle <mert1114@aol.com>
Sent: Sunday, September 30, 2018 5:07 PM
To: Administrative Hearings
Subject: 5080 Springhouse Circle
Attachments: IMG_0861.jpg; ATT00001.txt; IMG_0860.jpg; ATT00002.txt

2nd set of certificates



CERTIFICATE OF POSTING

APP NO. 2019-0074-1

APPLICANT/DEVELOPER

Joseph E. Lamm
McNALLY

DATE OF HEARING/CLOSING

10/1/19

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) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

5080 SPRINGDALE CIRCLE

Sheet #1

THIS SIGN(S) POSTED ON

September 14, 2019

September 30, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Joseph E. Lamm 9/14/19

SIGNATURE OF SIGN POSTER

MARTIN DOLL
6913 MAIDENBROOK ROAD
PARKVILLE, MD 21234
443-629-3411

OFFICE OF
ADMINISTRATIVE HEARINGS

OCT 01 2018

RECEIVED

ZONING NOTICE
ADMINISTRATIVE
VARIANCE

Proposed Variance: 100% Lot Coverage
Maximum Variance: 10% Lot Coverage
Minimum Variance: 10% Lot Coverage
Maximum Variance: 10% Lot Coverage
Minimum Variance: 10% Lot Coverage

PUBLIC HEARING ?

Public Hearing: 10/1/19
Public Hearing: 10/1/19
Public Hearing: 10/1/19
Public Hearing: 10/1/19
Public Hearing: 10/1/19

10/1/19 9/14/19 9/14/19

CERTIFICATE OF POSTING

ASE NO. 209-0074-A

APPLICANT/DEVELOPER

Joseph S. Lander
McDaniel

DATE OF HEARING/CLOSING

10/1/18

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

ATTENTION:

LADIES AND GENTLEMEN:

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

5080 SPRINGDALE CIRCLE

516A #2

THIS SIGN(S) POSTED ON

September 14, 2018

September 30, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 9/14/18
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MADDOCK ROAD
PARKVILLE, MD 21234
(410) 291-3411

RECEIVED
OCT 01 2018
OFFICE OF
ADMINISTRATIVE HEARINGS



CERTIFICATE OF POSTING

CASE NO. 2019-0024-A

PETITIONER/DEVELOPER

JOSEPH & LAUREN
MCNAMARA

DATE OF HEARING/CLOSING

10/1/18

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

5080 SPRINGHOUSE CIRCLE

SIGN #1

THIS SIGN(S) POSTED ON

September 14, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 9/14/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

100

100

100

100

100

100

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2018-0074-A
TO PERMIT A PROPOSED OPEN PROTECTION (DECK / SCREENED
ROOM) WITH A REAR YARD SETBACK OF 11 FEET IN LIEU OF THE
MINIMUM REQUIRED 22.5 FEET, AND TO AMEND THE
LATEST FINAL DEVELOPMENT PLAN FOR SPRINGHOUSE
STATION LOT 4 ONLY.

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2018-0074-A
TO PERMIT A PROPOSED OPEN PROTECTION (DECK / SCREENED
ROOM) WITH A REAR YARD SETBACK OF 11 FEET IN LIEU OF THE
MINIMUM REQUIRED 22.5 FEET, AND TO AMEND THE
LATEST FINAL DEVELOPMENT PLAN FOR SPRINGHOUSE
STATION LOT 4 ONLY.

PUBLIC HEARING ?

PURSUANT TO SECTION 28-127(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, OCTOBER 1, 2018.
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

131 W. CHEESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT BE PRESENT LONGER THAN 15 MINUTES AFTER MEETING DATE. LATE ARRIVAL PENALTY \$100
MEETING IS HANDICAP ACCESSIBLE

W. J. Smith 9/14/18 S16N#2

1947

[illegible]

CERTIFICATE OF POSTING

ASE NO. 2019-0074-A

PETITIONER/DEVELOPER

JOSEPH & LAUREN

McNAMARA

DATE OF HEARING/CLOSING

10/1/18

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

5080 SPRINGHOUSE CIRCLE

SIGN # 2

THIS SIGN(S) POSTED ON

September 14, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 9/14/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

1

1. The first part of the paper discusses the importance of the study of the history of the United States. It is argued that the study of history is essential for a full understanding of the present and for the development of a sense of national identity. The author also discusses the role of the federal government in the development of the country and the importance of the Constitution.

2. The second part of the paper discusses the role of the federal government in the development of the country and the importance of the Constitution.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0074 -A Address 5080 Springhouse Circle
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 9/7/2018 Posting Date: 9/16/2018 Closing Date: 10/1/2018

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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 2019- 0074 -A Address 5080 Springhouse Circle
Petitioner's Name Joseph & Laurem McNamara Telephone 443-867-2065
Posting Date: 9/16/2018 Closing Date: 10/1/2018
Wording for Sign: To Permit a proposed open projection (deck & screened room) with a rear yard setback of 11 feet in lieu of the minimum required 22.5 feet, and to amend the latest Final Development Plan for Springhouse Station, Lot 4 only.

Revised 6/30/2019

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

No. **173215**

Date **9/7/2018**

PAID RECEIPT

BUSINESS ACTUAL TIME
 9/7/2018 9/07/2018 10:52:53 5

VS05 WALKIN LRB
 RECEIPT # 973621 9/07/2018 DEPT

5 328 ZONING VERIFICATION

NO: 173215

Receipt Tot \$150.00

\$150.00 OK \$1.00 CA

Baltimore County, Maryland

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

Total: **150.00**

Rec From: **Stewart Enterprise and Companies, Inc.**

For: **Adm. Variance - 5080 Springhouse Circle**
2019-0074-A (McNamara)

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



DONALD I. MOHLER III
County Executive

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

October 4, 2018

Joseph & Lauren Menamaru
5080 Springhouse Cir
Baltimore, MD 21237

RE: Case Number: 2019-0074-A, Address: 5080 Springhouse Cir

To whom it may concern,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 7, 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 text "Very truly yours,".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MK

Enclosures

c: People's Counsel
Harry E. Lindsley 8206 Smallwood Rd Baltimore, MD 21226

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 9/12/18

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

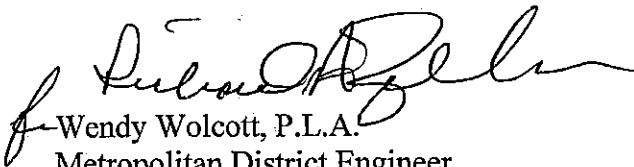
Dear Ms. Lewis:

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. 2019-0074-A

Administrative Variance
Joseph K. & Lauretta M. McNamara
5080 Springhouse Circle

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

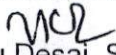
WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: September 25, 2018

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 17, 2018
Item No. 2019-0061, 0072-A, 0073-A, and 0074-A

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

*

*

*

*

*

VKD: cen
cc: file

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 18, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0074-A
Address 5080 Springhouse Circle
(McNamara Property)

Zoning Advisory Committee Meeting of **September 17, 2018**.

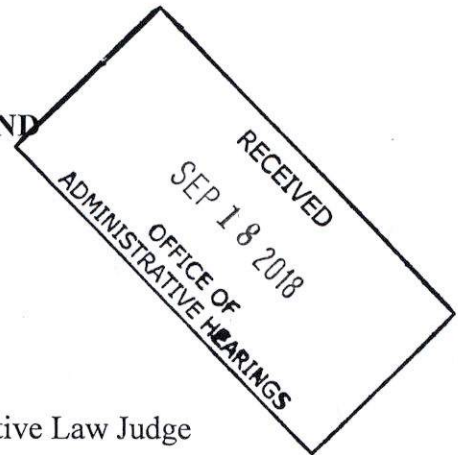
X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X A forest buffer and forest conservation easement (FBFCE) exists at the rear of the property. At the time of development, this property was required to have a minimum 20-foot primary structure setback measured off the easement limits as established in the granting of a variance to Baltimore County Code Article 33. Environmental Protection And Sustainability, Title 3. Protection of Water Quality, Streams, Wetlands, and Floodplains. The construction of a deck and the screened porch as proposed within the setback is allowed provided there is no disturbance to the FBFCE. However, any future additions to expand the primary structure (additional interior room spaces) would require a variance to Article 33, Title 3. All variance criteria must be met in order for any variance to be granted.

Reviewer: Paul Dennis, Environmental Impact Review

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
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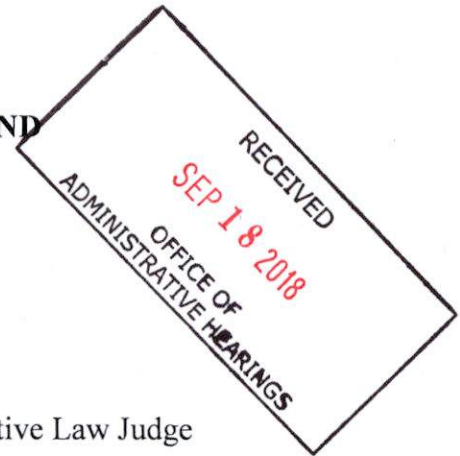
ORDER RECEIVED FOR FILING

Date 10-10-18

By [Signature]

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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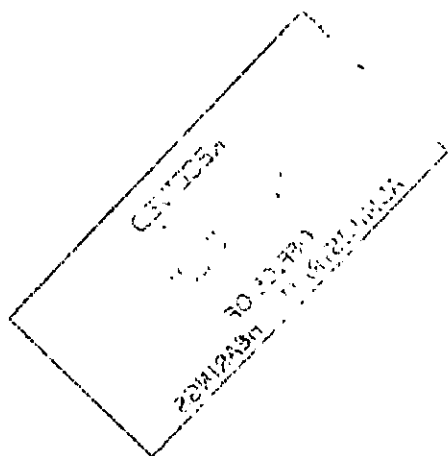
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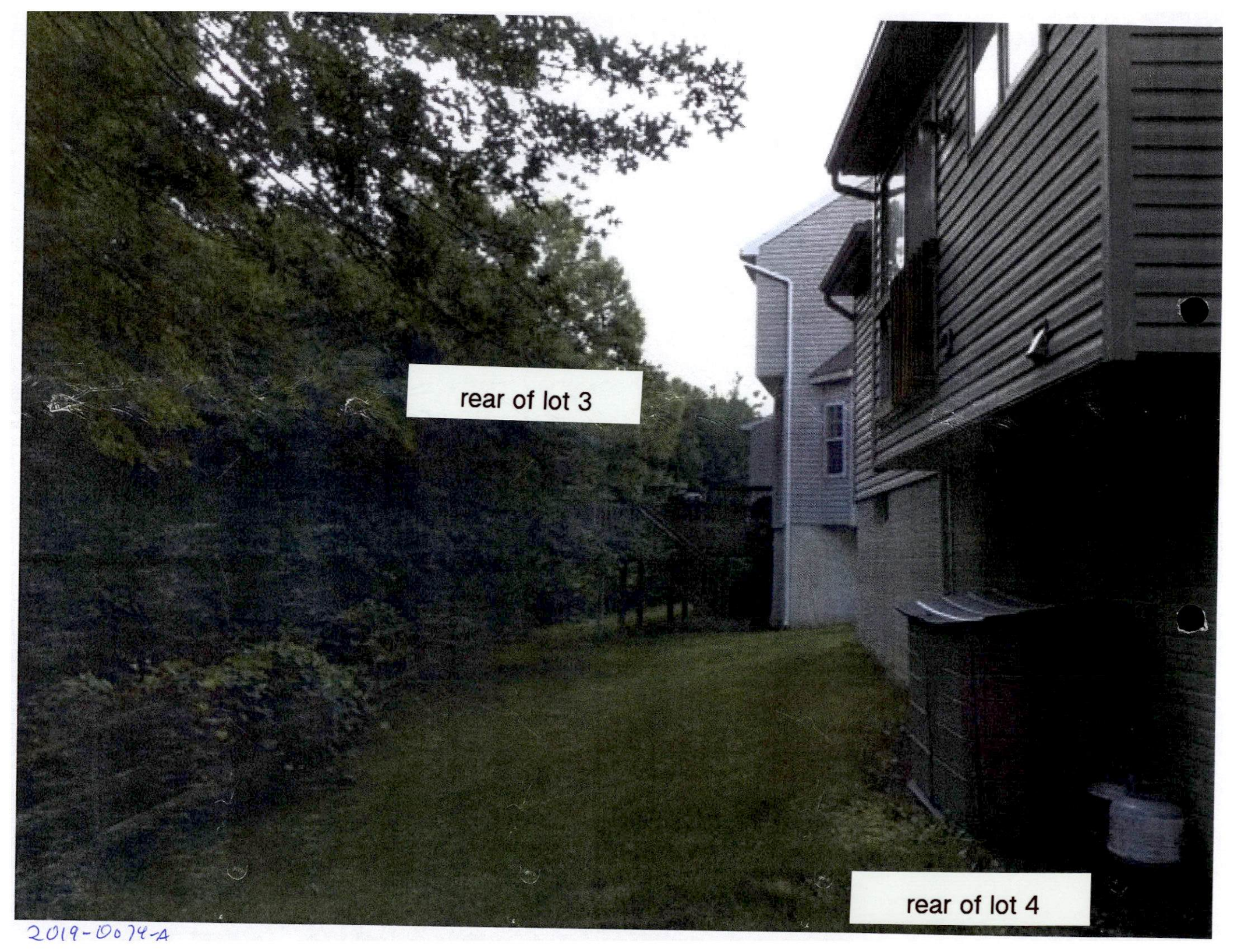
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A photograph showing the rear of a residential property. On the right, a two-story house with light-colored horizontal siding and a dark roof is visible. A white downspout runs down the side of the house. A dark, possibly black, object, likely a trash can, is positioned near the base of the house. The ground is covered in green grass. To the left of the grassy area, there is a dense line of trees and foliage. A white rectangular label with the text "rear of lot 3" is superimposed over the trees. Another white rectangular label with the text "rear of lot 4" is located in the bottom right corner of the image.

rear of lot 3

rear of lot 4

2019-0074-A

A photograph showing the rear of a light-colored house with a wooden deck and stairs leading down to a grassy yard. A large, dense green tree is in the background. A white rectangular label with the text "rear of lot 5" is at the bottom left. A blue handwritten label with the text "2019-0074-A" is at the bottom left corner.

rear of lot 5

2019-0074-A

(AV 10/1)

CASE NO. 2019- 0074-A

C H E C K L I S T

**Support/Oppose/
Conditions/
Comments/
No Comment**

**Comment
Received**

Department

<u>9-25</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>PC</u>
<u>9-18</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-12</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 9-16-18 by Ogle

SIGN POSTING (2nd) Date: 9-30-18 by Ogle

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:		NONE			
Account Identifier:		District - 14 Account Number - 2200025958			
Owner Information					
Owner Name:	MCNAMARA JOSEPH K MCNAMARA LAUREN M		Use:	RESIDENTIAL	
Mailing Address:	5080 SPRINGHOUSE CIR BALTIMORE MD 21237-0000		Principal Residence:	YES	
			Deed Reference:	/38812/ 00360	
Location & Structure Information					
Premises Address:	5080 SPRINGHOUSE CIR BALTIMORE 21237-3356		Legal Description:	.135 AC 5080 SPRINGHOUSE CIR SS SPRINGHOUSE STATION	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 2
0082	0014	0440		0000	4 2018 Plat Ref: 0068/0063
Special Tax Areas:		Town: NONE			
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1999	1,804 SF		5,888 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2018	07/01/2018	07/01/2019	
Land:	125,500	125,500			
Improvements	188,500	195,600			
Total:	314,000	321,100	316,367	318,733	
Preferential Land:	0			0	
Transfer Information					
Seller: ELDRIDGE ROGER L		Date: 04/06/2017		Price: \$325,000	
Type: ARMS LENGTH IMPROVED		Deed1: /38812/ 00360		Deed2:	
Seller: SPRINGHOUSE LANDMARK INC		Date: 09/28/1999		Price: \$75,050	
Type: ARMS LENGTH VACANT		Deed1: /14052/ 00001		Deed2:	
Seller: SHIRLEYBROOK DEVELOPMENT CORP		Date: 06/24/1999		Price: \$73,075	
Type: NON-ARMS LENGTH OTHER		Deed1: /13851/ 00179		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:**

ZAC AGENDA

Case Number: 2019-0074-A **Reviewer:** Jeffrey Perlow

Existng Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Joseph K & Laures M McNamara

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 14 **Council Dist:** 6

Property Address: 5080 SPRINGHOUSE CIR

Location: SW/S of Springhouse Circle, 450 ft. SW of Roston Lane

Existing Zoning: DR 5.5

Area: 5,888 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed open projection (deck & screened room) with a rear yard setback of 11 ft. in lieu of the minimum required 22.5 ft. and to amend the latest Final Development Plan for Springhouse Station, Lot 4 only.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/01/2018

Miscellaneous Notes:



Lot # 1 2200025955

2002-0444-A

Lot # 41
2200025970

2200025975

Pt. Bk. 0000068, Folio 0062

5069

Lot # 2

5084

2200025956

Lot # 42

2200025971

PAI # 140338

PAI # 140338

PAI # 140338

Pt. Bk./Folio # 068063

1995-0148-A

PAI # 140338

Pt. Bk. 0000068, Folio 0063

2200025957

5082

Lot # 3

SPRINGHOUSE CIR

6 CD

5080

2200025958

Lot # 4

South Perry Hall - White Marsh Area - North of Ridge Road (Subject to 75' lot width)

Lot # 5

2200025959

5078

2003-0130-A

2200025960

Lot # 6

PAI # 140369

Lot # 1

1998-0234-SPHXA

2009-0265-A

2018-0259-X

000001995

Pt. Bk. 0000070, Folio 0081

PAI # 140369

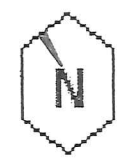
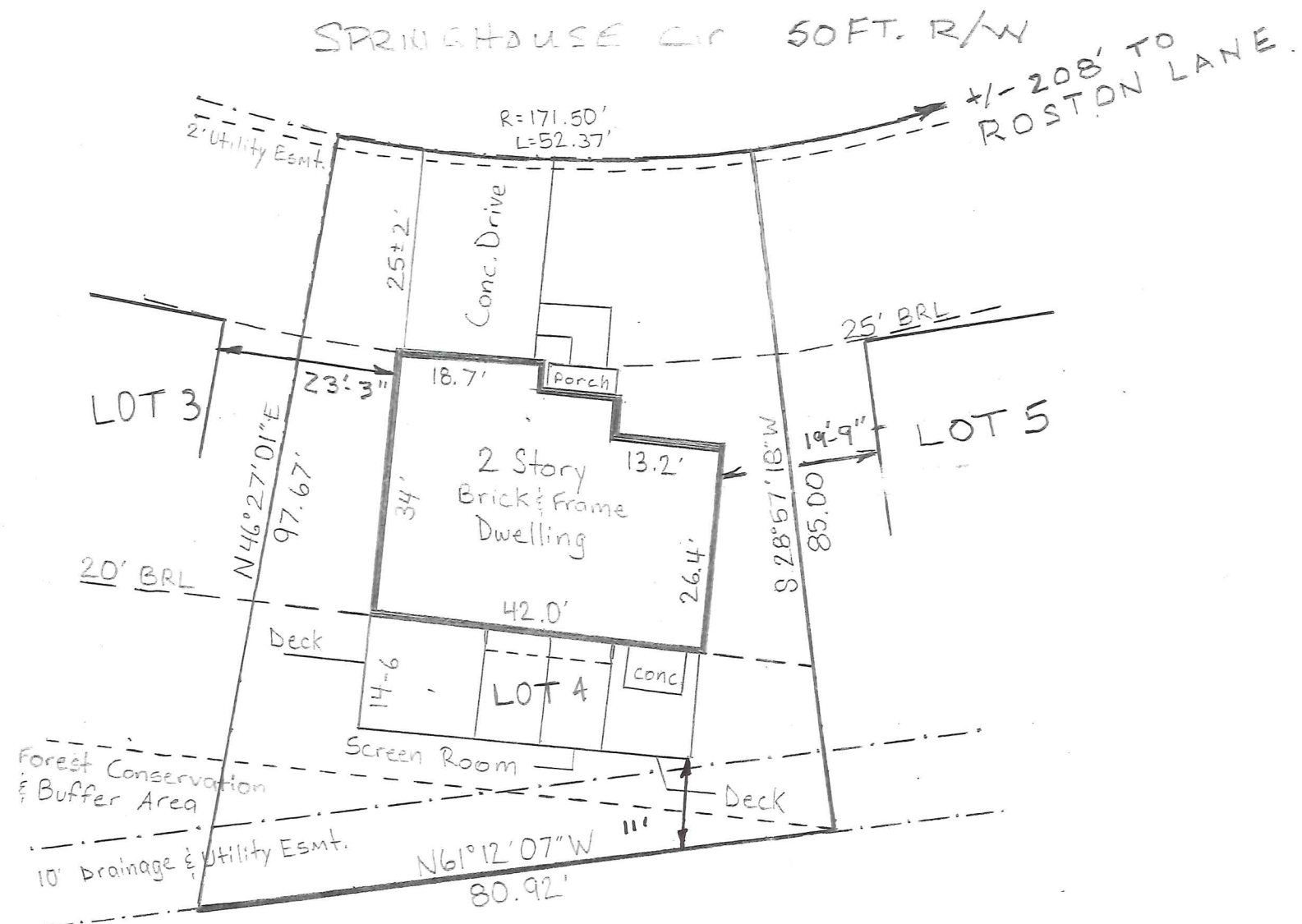
Pt. Bk./Folio # 070081

PAI # 140369

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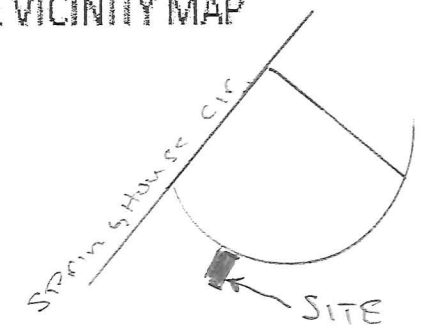
2019-0074-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 5080 Springhouse Circle OWNER(S) NAME(S) Joseph & Lauren McNamara
 SUBDIVISION NAME SPRINGHOUSE STATION LOT # 4 BLOCK # _____ SECTION # _____
 PLAT BOOK # 68 FOLIO # 63 10 DIGIT TAX # 22 000 25958 DEED REF. # 38812/00360



PLAN DRAWN BY HARRY LINDSEY DATE 7-20-18 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

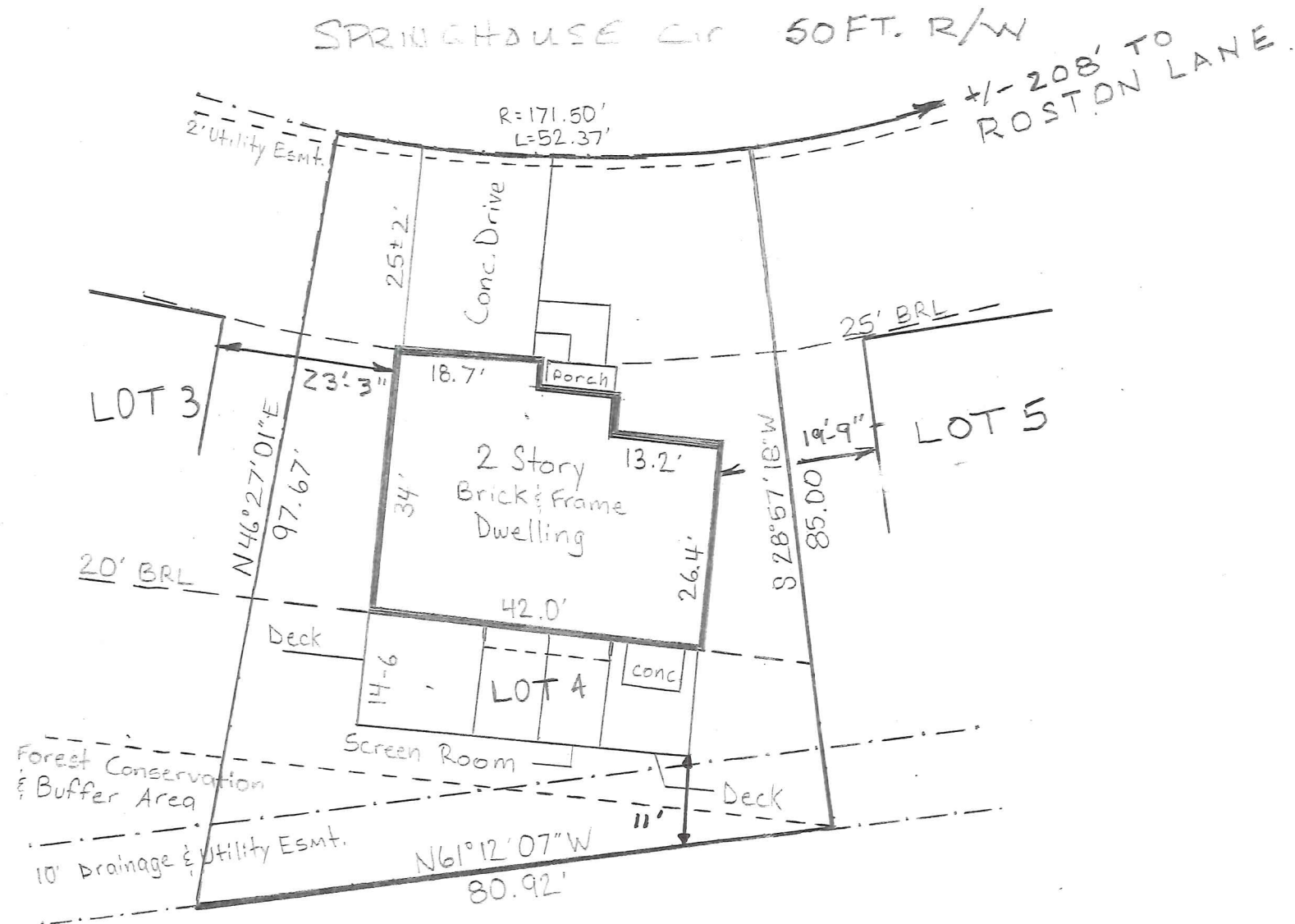
ZONING MAP# 0082
 SITE ZONED DRS.5
 ELECTION DISTRICT 14th
 COUNCIL DISTRICT 6th
 LOT AREA ACREAGE .135
 OR SQUARE FEET 5,888 SF
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pet. Exh. 1

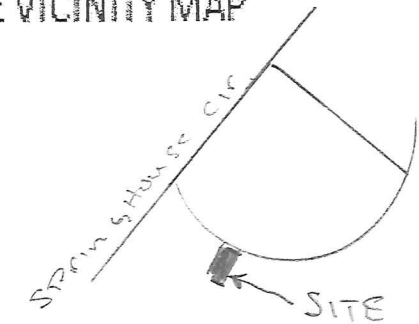
2019-0074-A

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 ADDRESS 5080 Springhouse Circle OWNER(S) NAME(S) Joseph & Lauren McNamara
 SUBDIVISION NAME Springhouse Station LOT # 4 BLOCK # _____ SECTION # _____
 PLAT BOOK # 68 FOLIO # 63 10 DIGIT TAX # 22 000 25958 DEED REF. # 38812/00360



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SITE VICINITY MAP



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MAP IS NOT TO SCALE

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VIOLETION CASE INFO: