

MEMORANDUM

DATE: December 13, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0096-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 10, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

/dlw

IN RE: PETITION FOR ADMIN. VARIANCE *
(510 Gun Road)
1st Election District *
1st Council District *
William H.V. & Caroline G. Moore *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0096-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, William H.V. and Caroline G. Moore (“Petitioners”). The Petitioners are requesting Variance relief pursuant to §§ 301.1, 400.1 and 1A04.3.B.2.b of the Baltimore County Zoning Regulations (“BCZR”), to permit an addition with a setback of 13 ft. in lieu of the required 50 ft., to permit an existing porte-cochere with a setback of 5 ft. in lieu of the required 37.5 ft., and to permit an existing accessory structure (pool) to be located partially in the side yard. 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. A ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”) dated October 10, 2018, indicating that Ground Water Management must review any permit(s) for an addition and a pool, since the property is served by a septic system.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 20, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 11-9-18

By lw

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 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 9th day of **November, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to §§ 301.1, 400.1 and 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("BCZR"), to permit an addition with a setback of 13 ft. in lieu of the required 50 ft., to permit an existing porte-cochere with a setback of 5 ft. in lieu of the required 37.5 ft., and to permit an existing accessory structure (pool) to be located partially in the side yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
- Petitioners must comply with the DEPS ZAC comment, dated October 10, 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.

ORDER RECEIVED FOR FILING

JEB:dlw

Date

11-9-18

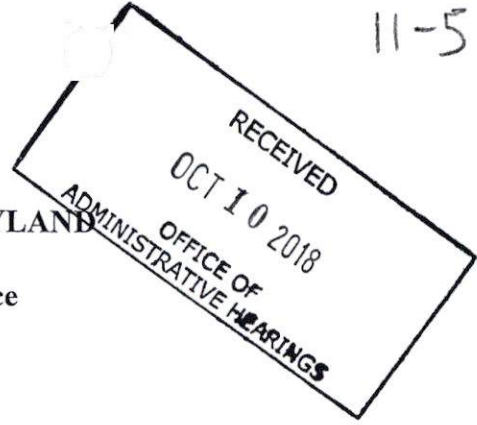
By

[Signature]

2

[Signature]
JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

11-5



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 10, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0096-A
Address 510 Gun Road
(Moore Property)

Zoning Advisory Committee Meeting of **October 8, 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 permit(s) for an addition and a pool, since the property is served by a septic system.

Reviewer: Dan Esser

ORDER RECEIVED FOR FILING

Date 11-9-18

By ls



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 510 Gun Road, Baltimore Maryland 21227

Currently zoned RC-5

Deed Reference 11022 /00178

10 Digit Tax Account # 2 2 0 0 0 2 2 8 5 0

Owner(s) Printed Name(s) William & Caroline Moore

(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) 1A04.3.B.2.b of the Baltimore County Zoning Regulations to permit a building setback of 13 feet in lieu of the required 50 feet. **400.1 ft** **FOR AN ADDITION**
- AND TO PERMIT AN EXISTING ACCESSORY STRUCTURE (POOL) PARTIALLY IN THE SIDE YARD AND TO PERMIT AN EXISTING PORCH-WHERE SETBACK OF 5' FEET IN LIEU OF THE REQUIRED 37.5 FEET PER BCZC SECTION 301.1
- 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):

William Moore	/	Caroline Moore
Name #1 - Type or Print		Name #2 - Type or Print
	/	
Signature #1		Signature #2
510 Gun Road		Baltimore MD
Mailing Address		City State
21227	/	410-977-7715 / willy.moore.v@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:

Richard Matz

Name - Type or Print _____

Signature

2835 Smith Avenue, Suite G Baltimore MD

Mailing Address _____ City _____ State _____

21209 / 410-653-3838 / dmatz@cmrengineers.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 _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER _____ Filing Date ____/____/____ Estimated Posting Date ____/____/____ Reviewer _____



ADM STRATIVE 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 510 Gun Road, Baltimore Maryland 21227 Currently zoned RC-5
 Deed Reference 11022 /00178 10 Digit Tax Account # 2 2 0 0 0 2 2 8 5 0
 Owner(s) Printed Name(s) William & Caroline Moore

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

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

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

1. X **ADMINISTRATIVE VARIANCE** from Section(s) 1A04.3.B.2.b of the Baltimore County Zoning Regulations to 400.1 ft permit a building setback of 13 feet in lieu of the required 50 feet. FOR AN ADJUSTED
AND TO PERMIT AN EXISTING ACCESSORY STRUCTURE (POOL) PARTIALLY IN THE
SIDEYARD AND TO PERMIT AN EXISTING PORCH-WHERE SETBACK OF 5' FEET IN LIEU
OF THE REQUIRED 37.5 FEET PER BCZ SECTION 301.1
 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):

William Moore	Caroline Moore
Name #1 - Type or Print	Name #2 - Type or Print
Signature #1	Signature #2
510 Gun Road	Baltimore MD
Mailing Address	City State
21227	410-977-7715 / willy.moore.v@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:

Richard Matz
 Name - Type or Print _____
 Signature
 2835 Smith Avenue, Suite G Baltimore MD
 Mailing Address City State
 21209 / 410-653-3838 / dmatz@cmrengineers.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 _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

 Administrative Law Judge for Baltimore County

CASE NUMBER _____ Filing Date ____/____/____ Estimated Posting Date ____/____/____ Reviewer _____



ZONING DESCRIPTION
510 Gun Road
Baltimore County, Maryland

Beginning at a point on the west side of Gun Road which is 60 feet wide at a distance of 450 feet, more or less north of the centerline of the intersection of Gun Road and Keech Road, which is 30 feet wide.

Thence the following courses and distances:

- 1) N. 68°28'14" E. 79.44'
- 2) N. 82°48'03" W. 157.30'
- 3) S. 24°19'57" W. 157.00'
- 4) N. 65°40'03" W. 187.02'
- 5) N. 49°11'12" W. 329.44'
- 6) N. 84°30'48" W. 215.75'
- 7) N. 59°35'11" W. 119.31'
- 8) N. 73°47'11" W. 174.09'
- 9) N. 88°41'48" E. 43.07'
- 10) N. 80°02'12" W. 46.27'
- 11) N. 50°04'12" W. 44.91'
- 12) N. 74°18'12" W. 47.68'
- 13) N. 46°36'27" W. 77.84'
- 14) N. 48°56'34" E. 137.38'
- 15) N. 17°46'16" E. 82.66'
- 16) S. 70°44'26" E. 931.38'
- 17) N. 18°15'34" E. 8.18'
- 18) S. 70°44'26" E. 75.16'
- 19) S. 44°34'45" E. 146.52'
- 20) S. 16°15'15" W. 67.19'
- 21) S. 82°48'03" E. 185.13'
- 22) S. 68°28'14" W. 94.00'
- 23) S. 34°14'23" W. 21.33'

To the point of beginning. Recorded in Deed Liber 11022, Folio 0180, containing 6.064 acres or 264,157 square feet. Located in the 1st Election District and 1st Councilmanic District. Known as 510 Gun Road.

Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 13203

Expiration Date: 11/02/2018

SEPT 14, 2018





CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/20/2018

Case Number: 2019-0096-A

Petitioner / Developer: COLBERT, MATZ & ROSENFELT, LLC ~
WILLIAM MOORE

Date of Closing: NOVEMBER 5, 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:
510 GUN ROAD

The sign(s) were posted on: **OCTOBER 20, 2018**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # **2019-0096-A**

TO PERMIT AN ADDITION WITH A SETBACK OF 13 FT. IN LIEU OF THE REQUIRED 50 FT. AND A PORTE-COCHERE WITH A SETBACK OF 5 FT. IN LIEU OF THE REQUIRED 37.5 FT. AND TO PERMIT AN EXISTING POOL TO BE PARTIALLY LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR.

510 GUN ROAD

PUBLIC HEARING?

PURSUANT TO SECTION 36-127 (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, NOVEMBER 5, 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

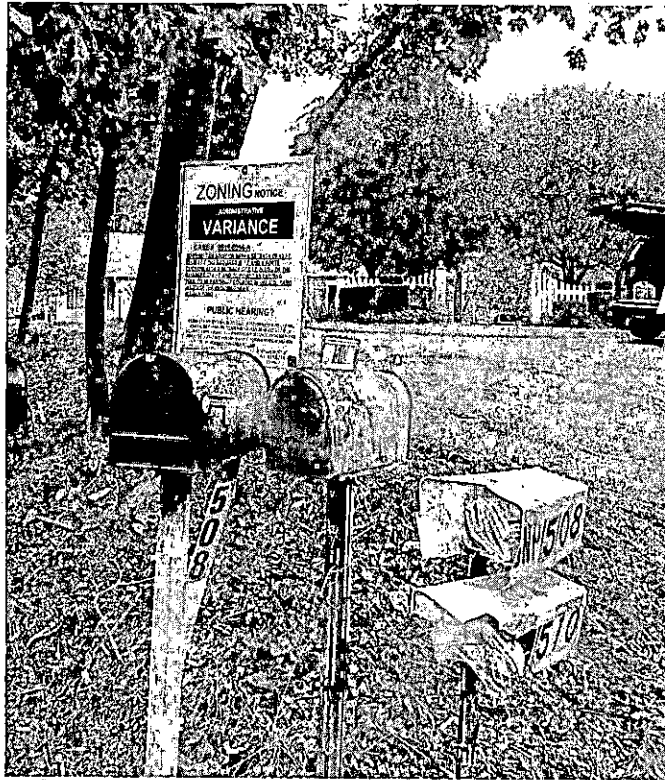
Linda O'Keefe
(Signature of Sign Poster)

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 @ 510 Gun Rd. 10/20/2018



2nd Sign posted @ 510 Gun Rd. 10/20/2018

CASE # 2019-0096-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0096 -A Address 510 GUN ~~ROAD~~ ROAD

Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/9/18 Posting Date: 10/21/18 Closing Date: 11/5/18

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

- 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

Revised

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0096 -A Address 510 Gun Rd.

Petitioner's Name WILLIAM MOORE Telephone 410-977-7715

Posting Date: 10/21/18 Closing Date: 11/5/18

Wording for Sign: To Permit AN ADDITION WITH A SETBACK OF 13 ft.
IN LIEU OF THE REQUIRED 50 ft. AND A PORTE-COCHERE
WITH A SETBACK OF 5 ft. IN LIEU OF THE REQUIRED
37.5 ft., AND TO PERMIT AN EXISTING Pool TO BE PARTIALLY
LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED
REAR.

Revised 6/30/2019

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0096 -A Address 510 GUN RD.

Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/26/18 Posting Date: 10/7/18 Closing Date: 10/22/18

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0096 -A Address 510 GUN RD.

Petitioner's Name WILLIAM MOORE Telephone 410-977-7715

Posting Date: 10/7/18 Closing Date: 10/22/18

Wording for Sign: To Permit A REAR YARD SETBACK OF 13ft. IN LIEU OF
THE REQUIRED 50ft. FOR AN ADDITION; AND TO PERMIT AN EXISTING
ACCESSORY STRUCTURE (POOL) TO BE LOCATED IN THE SIDE YARD.

Revised 6/30/2019

**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: 2019-0096-A

Property Address: 510 GUN RD.

Property Description: W/S of GUN RD., 450 ft ±
N of E of KEECH RD.

Legal Owners (Petitioners): WILLIAM & CAROLINE MOORE

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: RICHARD MATZ

Company/Firm (if applicable): COLBERT, MATZ & ROSENFELT.

Address: 2835 SMITH AVE, SUITE G.
BALTO, MD. 21209

Telephone Number: 410-656-3838

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

No **176245**

PAID RECEIPT

Date: **9/26/18**

BUSINESS ACTUAL TIME DOW
 9/26/2018 9/26/2018 11:43:33 3

REG #503 HALKIN CAM
 >RECEIPT # 771136 9/26/2018 OFLN

Dept 5 528 ZONING VERIFICATION
 Amount 176245

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

Rec'd Tot \$75.00
 \$75.00 CK \$1.00 CA
 Baltimore County, Maryland

Total: **75.00**

Rec From: **WILLIAM MOORE**

For: **2019-0096-A**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

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

No. **174194**

Date: **10/11/18**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 10/11/2018 10/09/2018 14:10:09 3

REC WSD3 WALKIN CAM
 >>RECEIPT # 792623 10/09/2018 OFLN

Dept: 5 528 ZONING VERIFICATION
 CR NO. 174194

Recpt Tot \$100.00
 \$100.00 CK \$0.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$100

Total: **\$100**

Rec From: **Colbert Matz Rosenfelt, LLC**

For: **Case # 2019-0096-A Revisions**

A

Variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



DONALD I. MOHLER III
County Executive

November 7, 2018

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

William Moore
510 Gun Rd.
Baltimore, MD 21227

Dear Mr. Moore:

RE: Case Number: 2019-0096A, Address: 510 Gun 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 26, 2018. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel
Richard Matz 2835 Smith Ave. Ste G Baltimore, MD 21209

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 10, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0096-A
Address 510 Gun Road
(Moore Property)

Zoning Advisory Committee Meeting of **October 8, 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 permit(s) for an addition and a pool, since the property is served by a septic system.

Reviewer: Dan Esser



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 10, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0096-A
Address 510 Gun Road
(Moore Property)

Zoning Advisory Committee Meeting of **October 8, 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 permit(s) for an addition and a pool, since the property is served by a septic system.

Reviewer: Dan Esser

Date: 10/1/18

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. 2019-0096-A.

*Administrative Variance
William Moore
510 Gun 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

Date: 11/7/18

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.

2019-00916-A -
Administrative Variance
William Moore
510 Gun 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

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: October 16, 2018

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

SUBJECT: Zoning Advisory Committee Meeting
For October 8, 2018
Item No. 2019-0080-A, 0088-A, 0089-A, 0090-A, 0092-SPH, 0093-A, 0094-
SPHXA, 0095-A, 0096-A, 0097-A and 0098-A

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

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VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: November 13, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0096-A
Address 510 Gun Road
(Moore Property)

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

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: November 26, 2018

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

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

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

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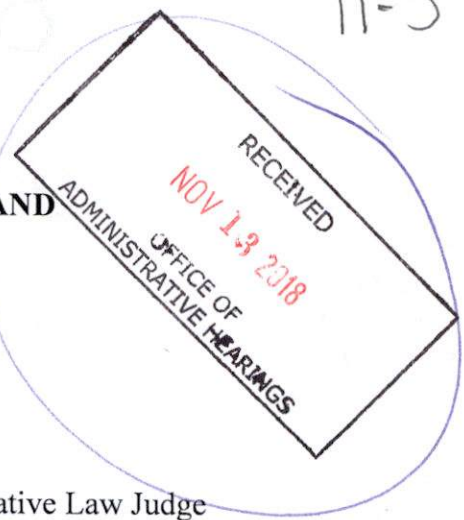
C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>10-10</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
<u>11-13</u>	PLANNING (if not received, date e-mail sent _____)	<u>NC</u>
<u>10-1</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 (1 st)	Date: <u>10-20-18</u>	by <u>O'Keefe</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
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FROM: Jeff Livingston, Department of Environmental Protection and
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DATE: November 13, 2018

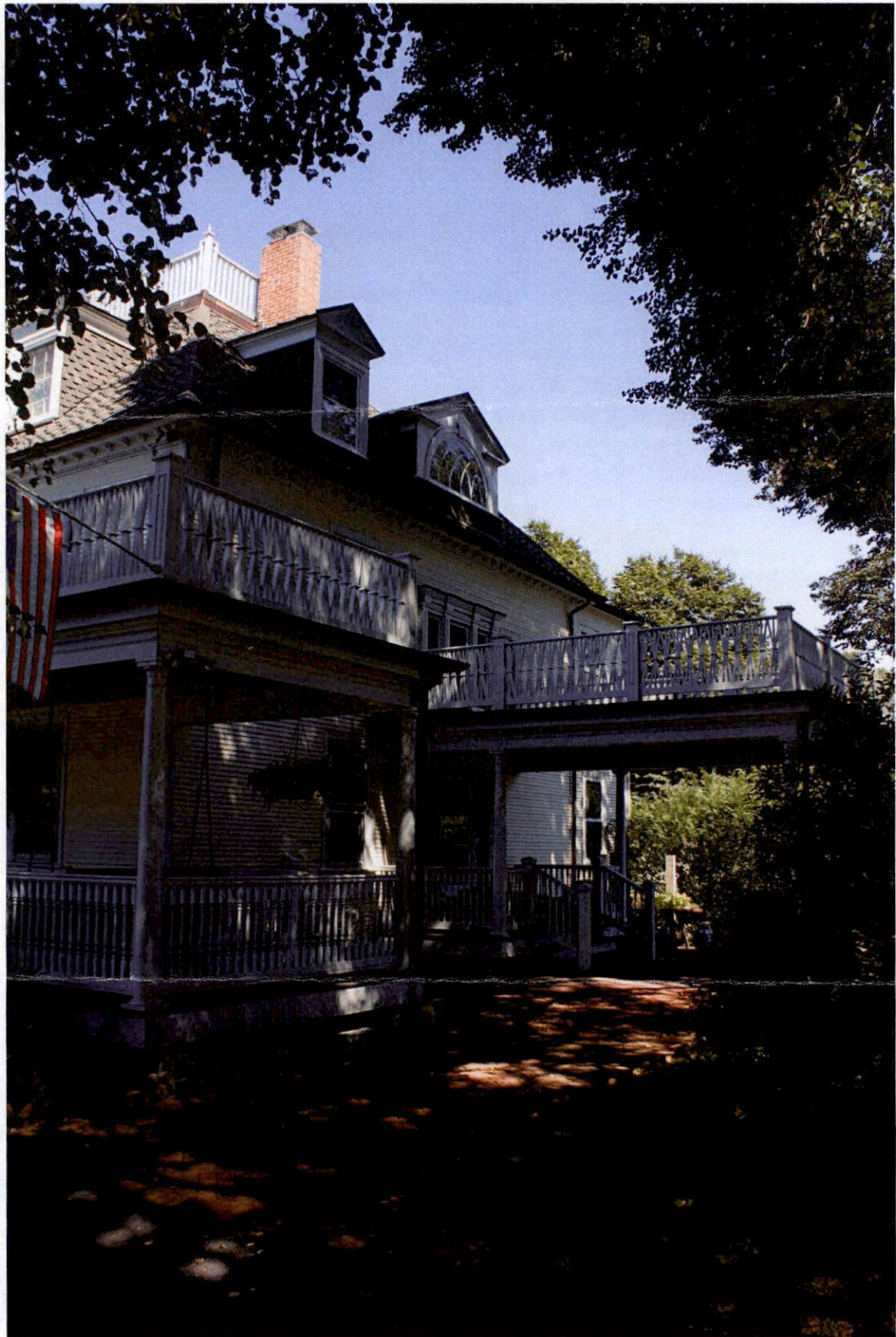
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Reviewer: Steve Ford







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 - 01 Account Number - 2200022850			
Owner Information					
Owner Name:		MOORE WILLIAM H V MOORE CAROLINE G		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		510 GUN RD BALTIMORE MD 21227		Deed Reference: /11022/ 00178	
Location & Structure Information					
Premises Address:		510 GUN RD 0-0000		Legal Description: 6.0642 AC 510 GUN RD WSR 2300 SW ROLLING RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: MS Ref:
0108	0009	0509		0000	2 2019
Special Tax Areas:		Town: NONE Ad Valorem: Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1870		4,025 SF		6.0600 AC	
County Use		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2 1/2	YES	STANDARD UNIT	SIDING	3 full	1 Detached
Value Information					
Base Value		Value		Phase-in Assessments	
		As of 01/01/2016		As of 07/01/2018 As of 07/01/2019	
Land:		185,200		185,200	
Improvements		220,400		220,400	
Total:		405,600		405,600	
Preferential Land:		0			
Transfer Information					
Seller: RITTER MARIE E		Date: 04/26/1995		Price: \$255,000	
Type: ARMS LENGTH IMPROVED		Deed1: /11022/ 00178		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 04/13/2010					

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No
Application

Date:

ZAC AGENDA

Case Number: 2019-0096-A

Reviewer: Joseph Merrey

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: William Moore

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 510 GUN RD

Location: W/S of Gun Road, 450 ft. +/- N of the centerline of Keech Road

Existing Zoning: RC 5

Area: 6.064 ACRES +/-

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an addition with a setback of 13ft. in lieu of the required 50ft FOR AN ADDITION AND TO PERMIT AN EXISTING ACCESSORY STRUCTURE (POOL) PARTIALLY IN THE SIDE YARD AND TO PERMIT AND EXISTING PORTE-COHERE SETBACK OF 5' IN LIEU OF THE REQUIRED 37.5 FEET.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 11/05/2018

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2019-0095-A **Reviewer:** Gary Hucik

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Spencer Sinnott and Bria Sinnott

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 25 DEEP DALE DR

Location: N/S of Deep Dale Drive, E. 65 feet to intersection of Sandee Road

Existing Zoning: DR 3.5

Area: 13,748 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed addition with a side setback of 7 ft. in lieu of the required 10 ft.

Attorney: Not Available

Prior Zoning Cases: R-1960-4962; R-1962-5726

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/22/2018

Miscellaneous Notes:

Case Number: 2019-0096-A **Reviewer:** Joseph Merrey

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: William Moore

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 510 GUN RD

Location: W/S of Gun Road, 450 ft. +/- N of the centerline of Keech Road

Existing Zoning: RC 5

Area: 6.064 ACRES +/-

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a building setback of 13 ft. in lieu of the required 50 ft. for an addition and to permit an existing accessory (pool) partially in the side yard.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/10/2018

Miscellaneous Notes:



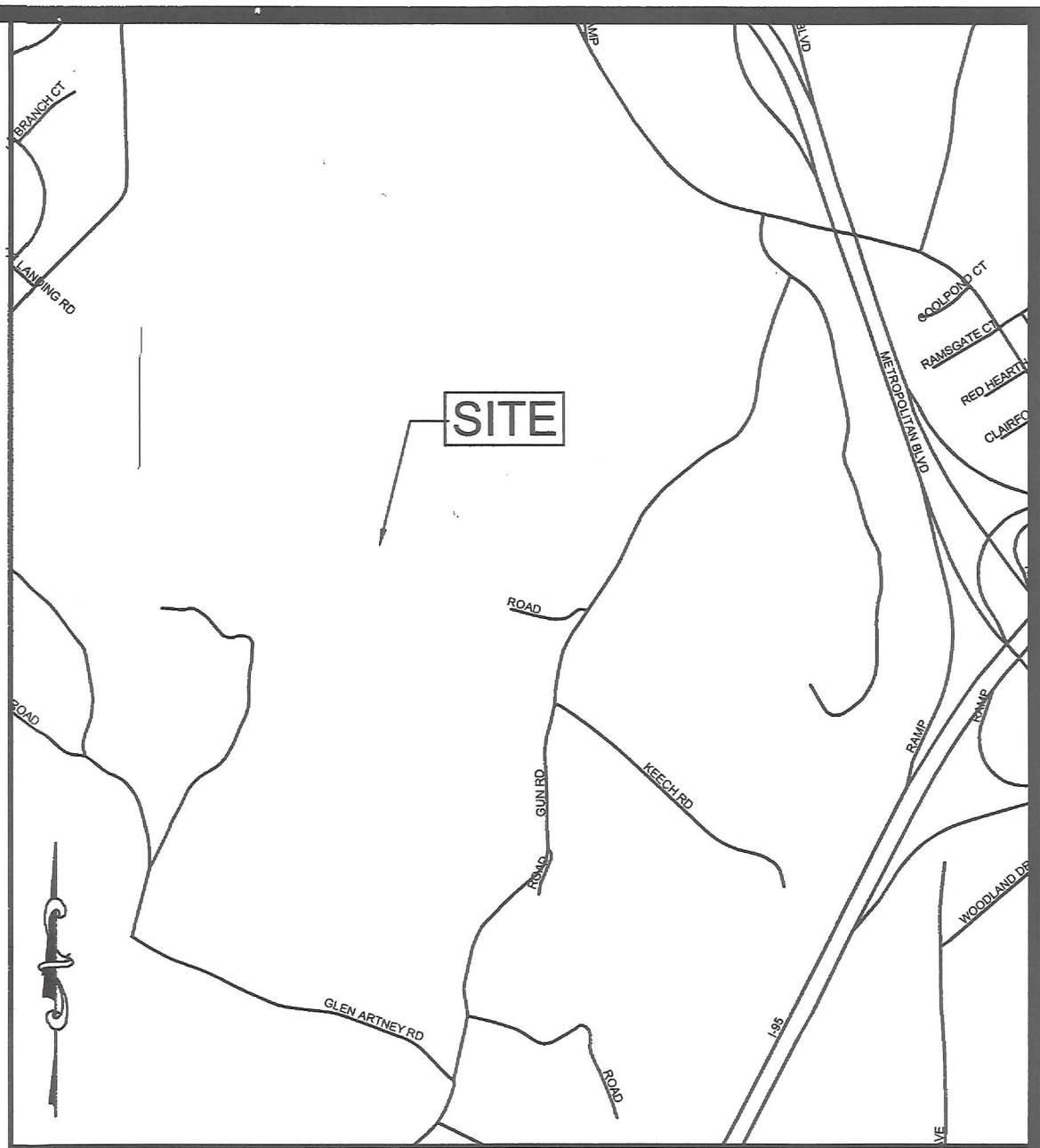
Control Note:

Elevations and Coordinates shown hereon are based on an ASSUMED datum.

Bearings and distances for the property are based upon minimum monumentation recovered in the field and are based upon the "Plat to Accompany Description, The Ritter Property" found in Baltimore County Liber 3418 folio 499.

GENERAL NOTES:

1. OWNER/ APPLICANT:
WILLIAM H. V. MOORE
CAROLINE G. MOORE
510 RUN ROAD
BALTIMORE, MD 21227.
2. SITE DATA:
MAP: 0108
GRID: 0009
PARCEL: 0509
LOT: 2
TAX ACCOUNT: 2200022850
DEED REF: 11022 / 00178
3. SITE ZONING: RC-5
4. THE REQUIRED PRINCIPAL BUILDING SETBACK IN A RC-5 ZONE IS 50 FEET. THE EXISTING SITE IS A NON CONFORMING USE. THE HOUSE WAS BUILT IN 1899. EXISTING SETBACK IS 13'. THE PROPOSED ADDITION WILL NOT BE ANY CLOSER TO THE PROPERTY LINE THAN THE EXISTING HOUSE. THE PROPOSED VARIANCES ARE TO BRING THE EXISTING IMPROVEMENTS INTO ZONING COMPLIANCE.
5. SITE AREA: 284,158 SQ. FT. = 6.064 AC ±
6. THE SITE DRAINS TO THE PATAPSCO RIVER WATERSHED.
7. THIS SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
8. THE SITE IS NOT AFFECTED BY THE 100 YEAR FLOODPLAIN SEE FEMA MAP #2400100505F.
9. THIS SITE IS NOT IN AN HISTORIC DISTRICT.
10. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THIS SITE.
11. THE SITE IS SERVED BY PUBLIC WATER AND PRIVATE SEPTIC.
12. THERE ARE NO KNOWN HAZARDOUS MATERIALS ON THIS SITE.
13. THERE ARE NO KNOWN THREATENED OR ENDANGERED SPECIES HABITATS ON THIS SITE.
14. THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREA PER THE BASIC SERVICES MAP.
15. STORM WATER MANAGEMENT WILL NOT BE REQUIRED SINCE THE LIMIT OF DISTURBANCE IS LESS THAN 5,000 SQUARE FEET.
16. DIMENSIONS OF PROPOSED ADDITION ARE BASED ON SCALING OF ARCHITECTURE PLANS PROVIDED BY OWNER, DATED 7/23/2018. CONTRACTOR MUST VERIFY DIMENSIONS WITH BUILDING PERMIT ARCHITECTURE DRAWINGS PRIOR TO CONSTRUCTION OF ADDITION. IF ANY DISCREPANCIES OCCUR, CONTRACTOR SHALL CONTACT ENGINEER.
17. THERE IS NO ZONING HISTORY ON THIS SITE.

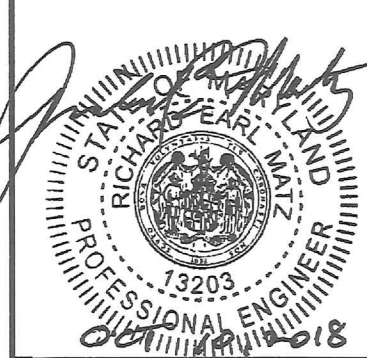
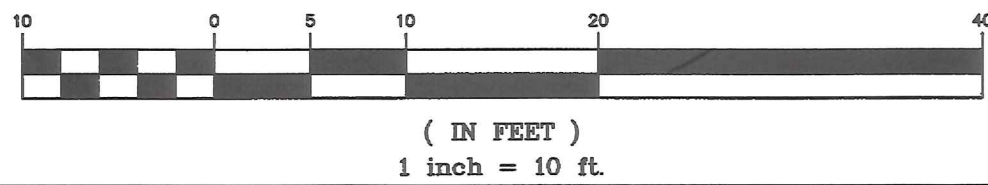


VICINITY MAP
SCALE: 1" = 1000'

LIMIT OF DISTURBANCE = 2,766 SF = 0.063 AC±

**SITE PLAN FOR ADMINISTRATIVE VARIANCE
510 GUN ROAD**

BALTIMORE, MD. 21227
1ST ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT
GRAPHIC SCALE

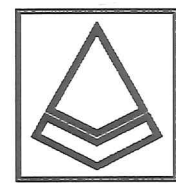


Colbert Matz Rosenfelt

Engineers * Surveyors * Planners

2835 Smith Avenue, Suite G
Baltimore, Maryland 21209

Telephone: (410) 653-3838
Facsimile: (410) 653-7953



Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

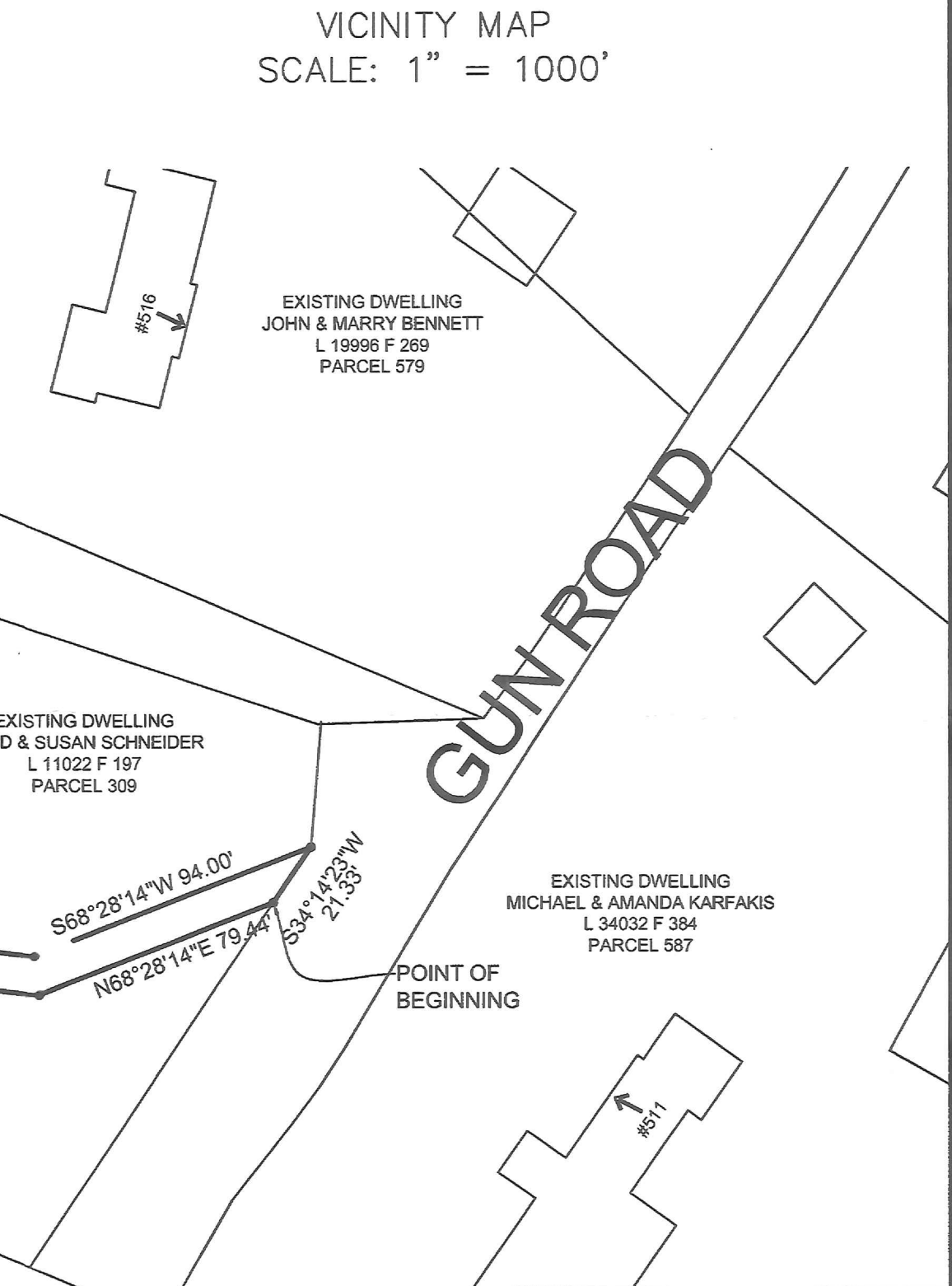
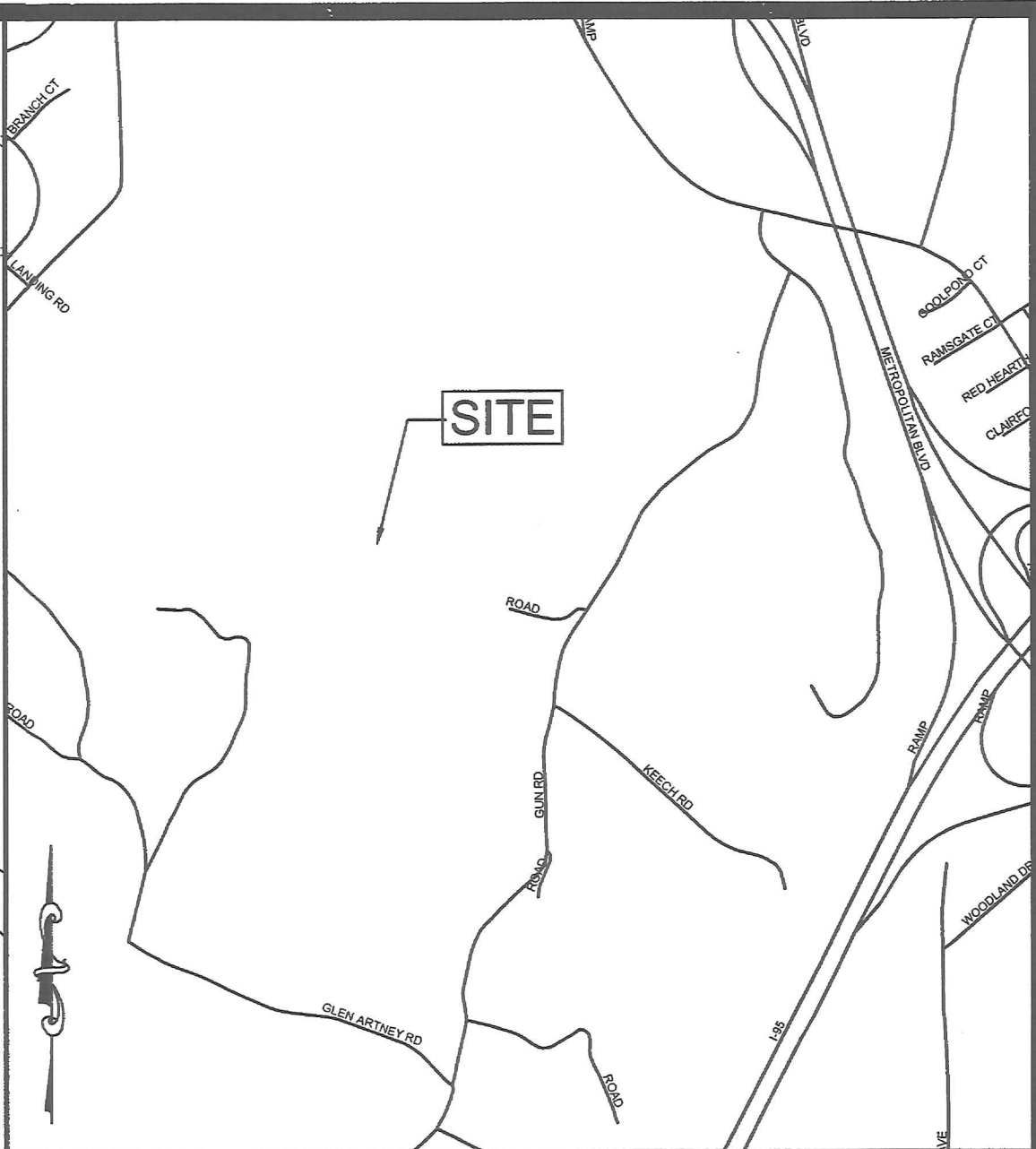
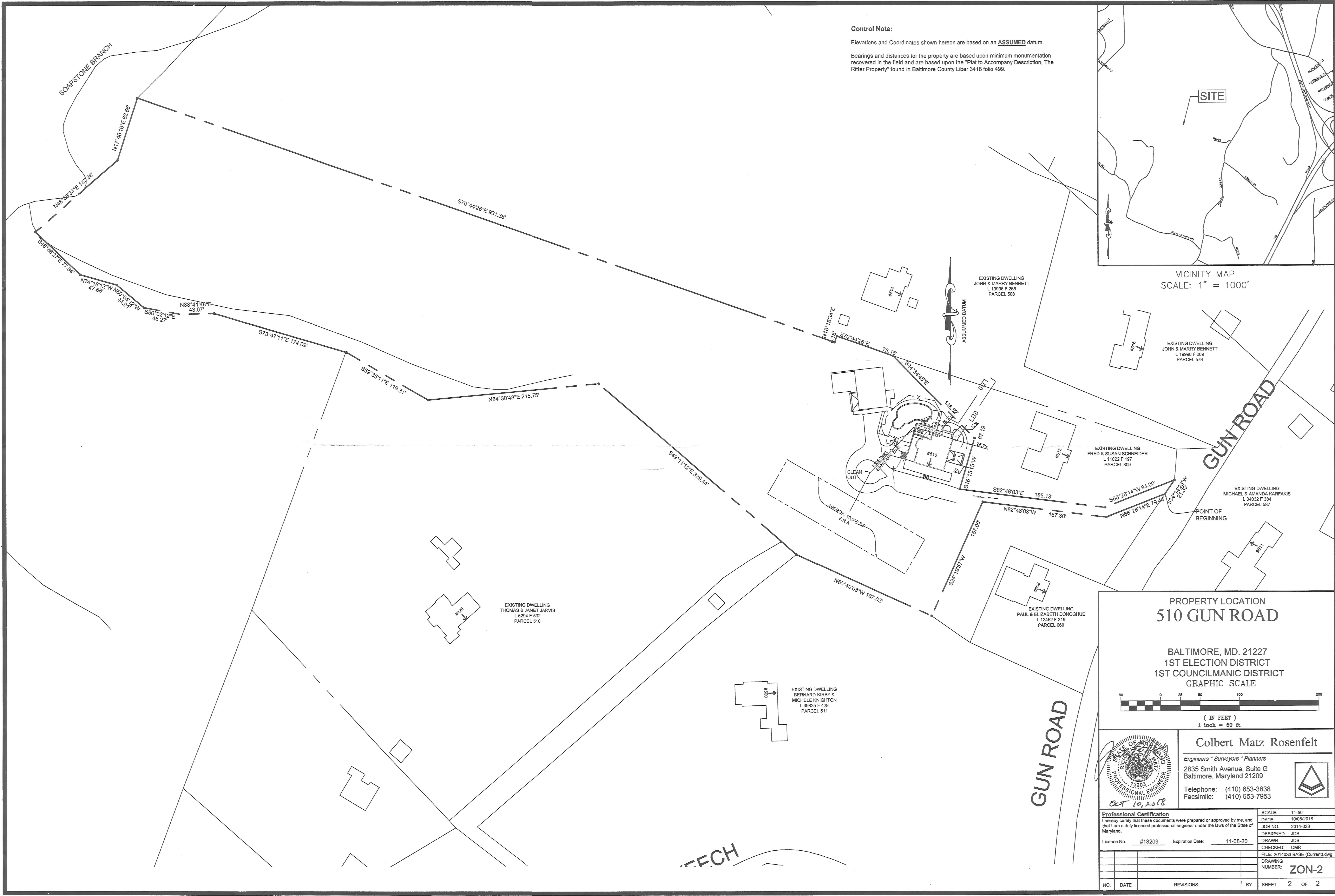
License No. #13203 Expiration Date: 11-08-20

SCALE: 1"=10'
DATE: 10/08/2018
JOB NO.: 2014-033
DESIGNED: JDS
DRAWN: JDS
CHECKED: CMR
FILE: 2014033 BASE (Current).dwg

NO.	DATE	REVISIONS	BY	SHEET	1 OF 2

ZON-1

Ret. For. 1



PROPERTY LOCATION
510 GUN ROAD

BALTIMORE, MD. 21227
1ST ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT

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DRAWING NUMBER: **ZON-2**

NO.	DATE	REVISIONS	BY	SHEET
				2 OF 2

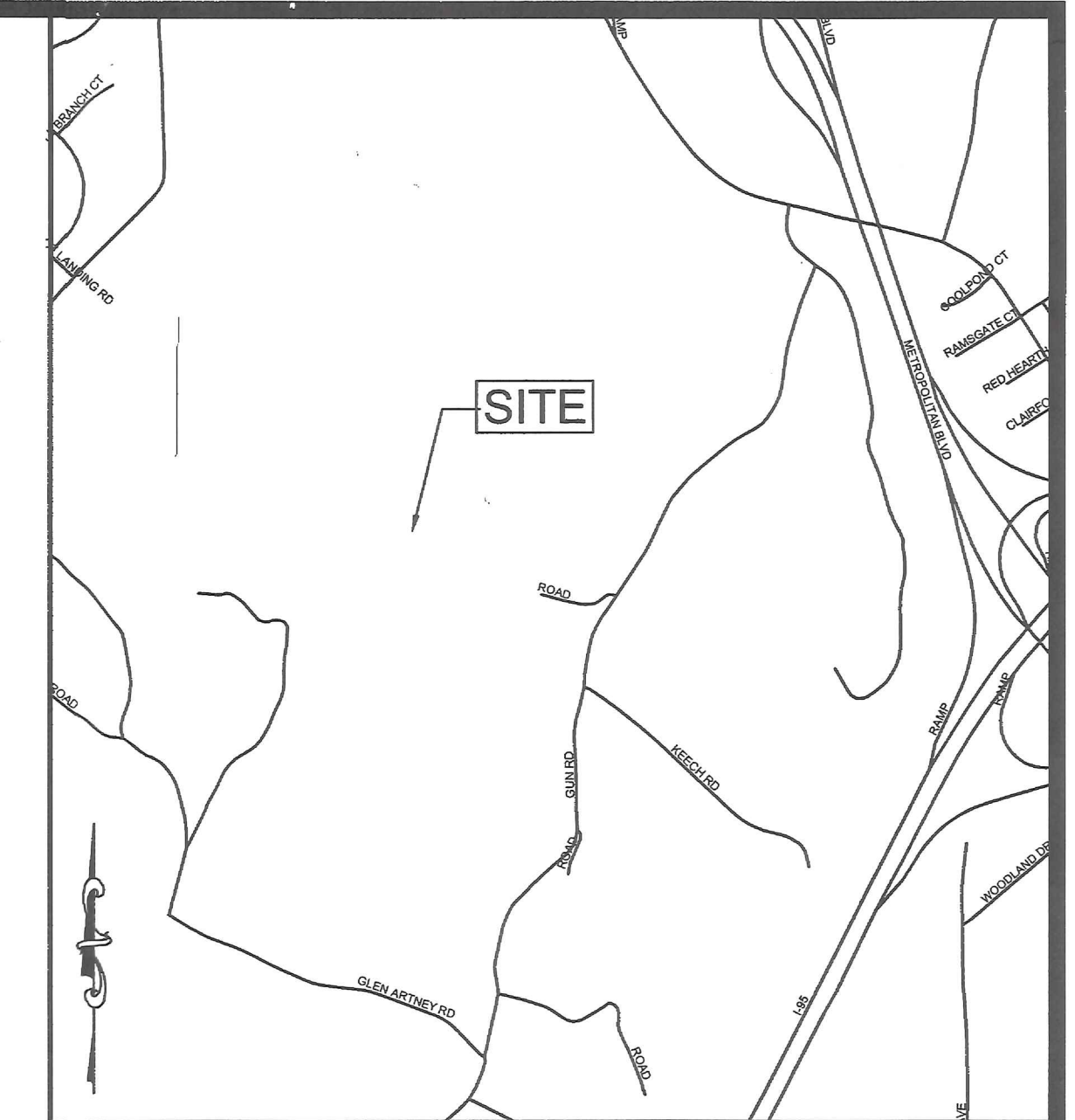
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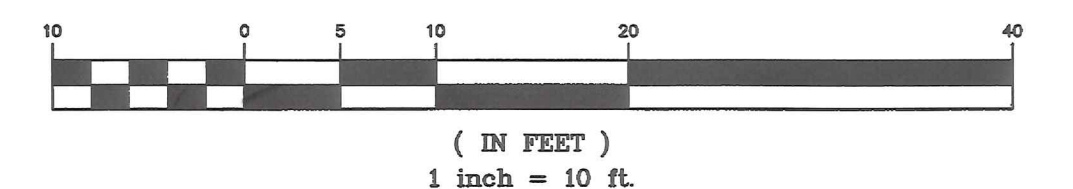


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510 GUN ROAD**

BALTIMORE, MD. 21227
1ST ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT
GRAPHIC SCALE

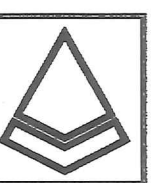


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JOB NO.: 2014-033

DESIGNED: JDS
CHECKED: CMR
DRAWN: JDS

FILE: 2014033 BASE (Current).dwg

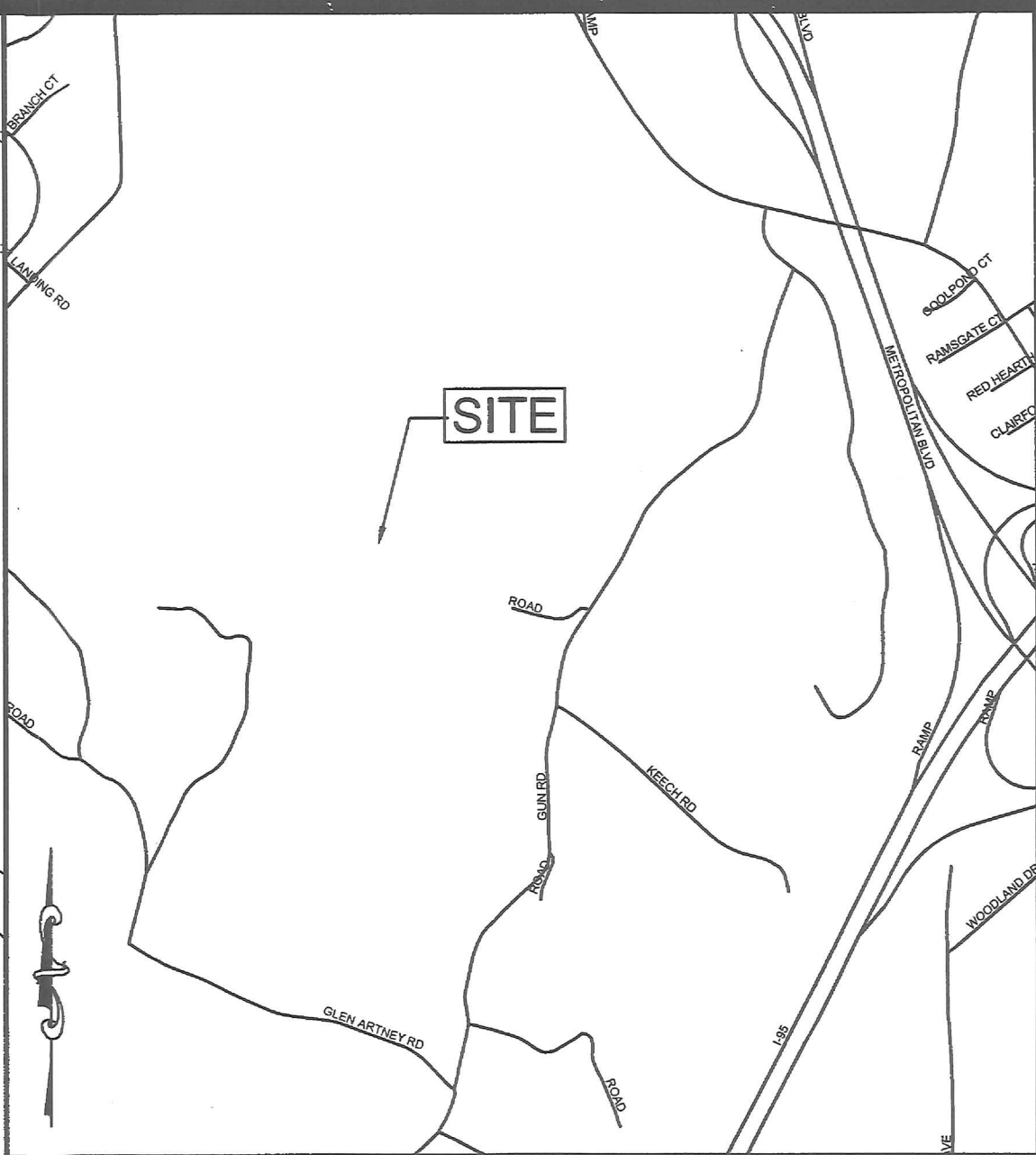
DRAWING NUMBER: **ZON-1**

NO.	DATE	REVISIONS:	BY	SHEET
1				1 OF 2

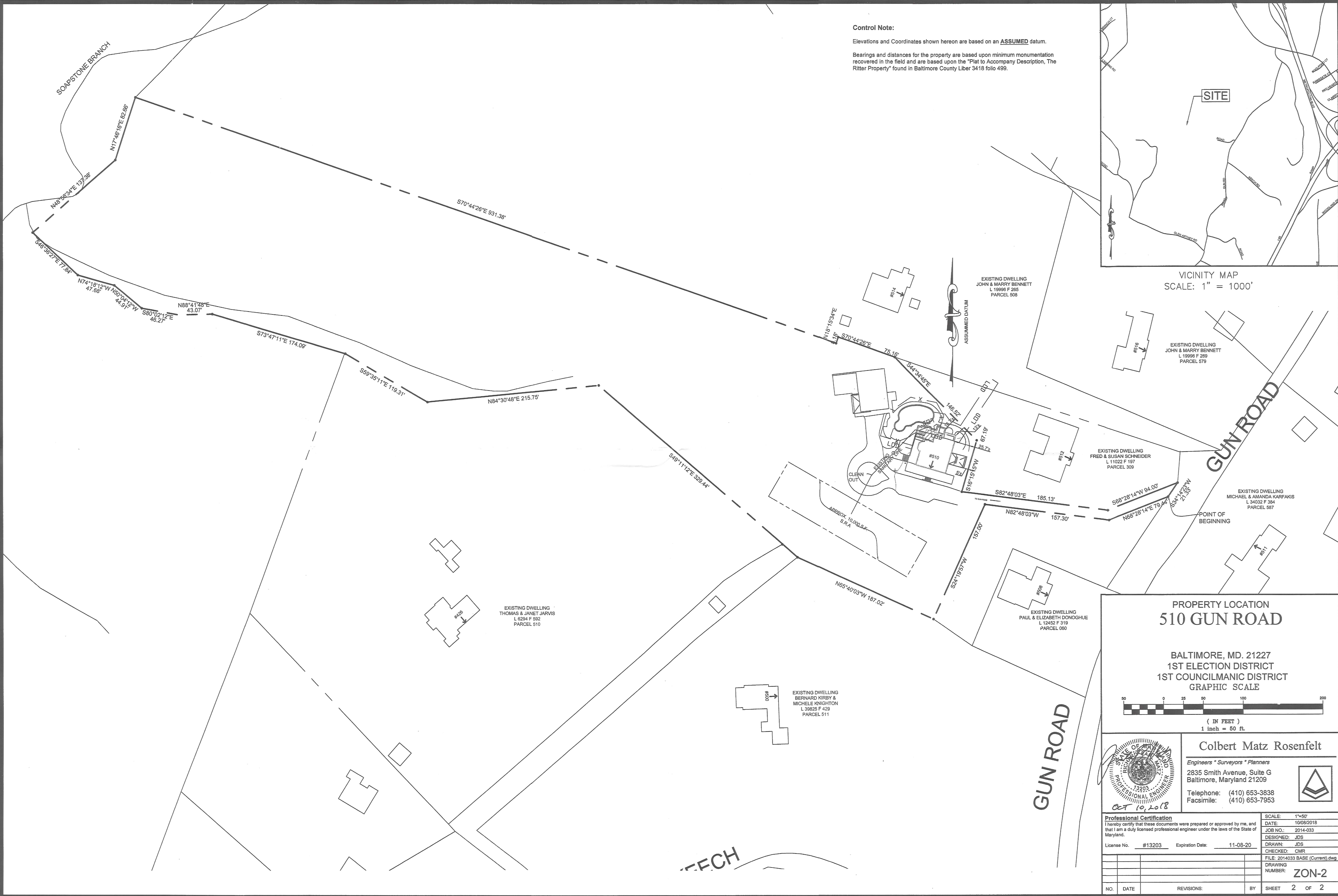
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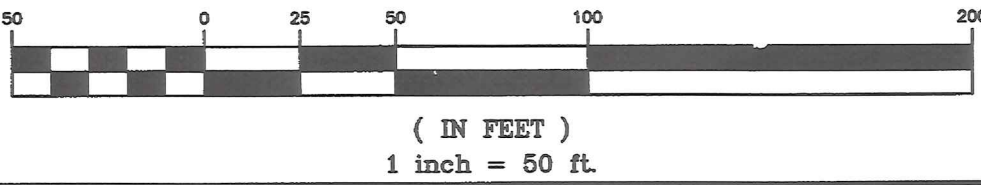


VICINITY MAP
SCALE: 1" = 1000'



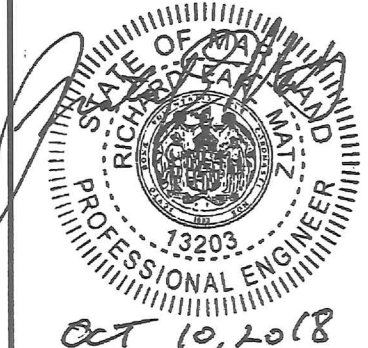
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510 GUN ROAD

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1ST ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT
GRAPHIC SCALE



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		DRAWING NUMBER: ZON-2	
NO.	DATE	REVISIONS:	BY
			SHEET 2 OF 2