

MEMORANDUM

DATE: February 7, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0158-A – Appeal Period Expired

The appeal period for the above-referenced case expired on February 6, 2019. 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 VARIANCE

(18619 Graystone Road)
7th Election District
3rd Council District
Ralph Kruger, Jr.
Legal Owner
Petitioner

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2019-0158-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Ralph Kruger, Jr., legal owner of the subject property ("Petitioner"). Petitioner is requesting variance relief from Section 400.3 of the Baltimore County Zoning Regulations ("BCZR") to permit an existing relocated accessory structure (garage) with a height of 30' in lieu of the maximum 15'. A site plan was marked as Petitioner's Exhibit 1.

Surveyor Bruce Doak appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee ("ZAC") comment was received from the Department of Planning ("DOP"). That agency did not oppose the request.

The site is approximately 6.450 acres in size and is split-zoned RC-2 & RC-4. The property is improved with a single-family dwelling (constructed in 1878), barn and other outbuildings. The property is listed on the Baltimore County landmarks list (Burns-Bond Farmstead, #186) and as noted in the DOP's comment the Landmarks Preservation Committee ("LPC") approved (by issuance of a Certificate of Appropriateness) the proposed relocation of the accessory building.

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

ORDER RECEIVED FOR FILING

Date

By

11/7/19
Sen

- 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).

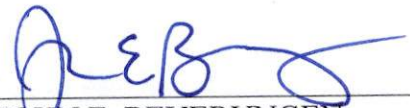
The property has irregular dimensions and is therefore unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because he would be unable to renovate and relocate the historic building. Finally, I find that the variance can be granted in harmony with the 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 absence of County and/or community opposition and the support of the LPC.

THEREFORE, IT IS ORDERED, this 7th day of **January, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance to permit an existing relocated accessory structure (garage) with a height of 30' in lieu of the require 15', 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 at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must obtain from Baltimore County an access permit for the proposed driveway accessing Graystone Road.

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

ORDER RECEIVED FOR FILING

Date 11/7/19
By Sen



PETITION FOR ZONING HEARING(S)

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 18619 GRAYSTONE ROAD which is presently zoned RC2 + RC4
 Deed References: 37617/459 10 Digit Tax Account # 2200009058
 Property Owner(s) Printed Name(s) RALPH E. KRUGER, JR.

(SELECT THE HEARING(S) BY MARKING **X** 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

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

3. X a **Variance** from Section(s)

SEE ATTACHED PAGE

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)

TO BE PRESENTED AT THE HEARING

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 bounded 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):

RALPH E. KRUGER, JR.
 Name #1 - Type or Print Name #2 - Type or Print

[Signature]
 Signature #1 Signature #2

18619 GRAYSTONE ROAD WHITE HALL MD
 Mailing Address City State

21161 / 443-370-1873 /
 Zip Code Telephone # Email Address

RALPH. KRUGER@ARCTONECAPITAL.COM

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING, LLC
 Name - Type or Print

[Signature]
 Signature

3801 BAKER SCHOOLHOUSE ROAD FROELAND MD
 Mailing Address City State

21053 / 410-419-4906 /
 Zip Code Telephone # Email Address

BD@DOAKCONSULTING.COM

CASE NUMBER 2019-0158-A Filing Date 11/9/2018

Do Not Schedule Dates: Reviewer JNP

18619 Graystone Road

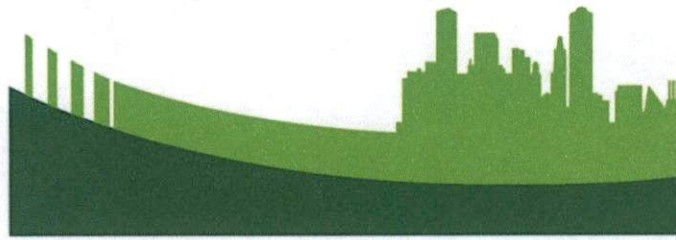
Case# _____

Partitions Requested

Variances:

RELOCATED

To permit an existing^V accessory structure (garage) with a height of 30 feet in lieu of the required 15 feet per Section 400.3 BCZR



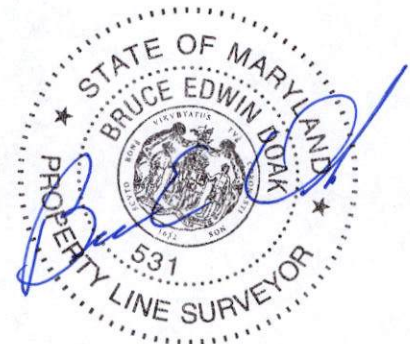
Zoning Description

18619 Graystone Road- 6.450 Acre Parcel
Seventh Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point on the West side of Graystone Road, approximately 250 feet northerly of the centerline of Graystone Farm Road, thence running in the bed of Graystone Road and running with and binding on the outlines of the subject property, the two following courses and distances, viz 1) North 25 degrees 24 minutes 38 seconds East 429 feet, more or less, and 2) North 50 degrees 22 minutes 23 seconds East 245.7 feet, thence leaving Graystone Road and continuing to run and bind on the outlines of the subject property, the five following courses and distances, viz. 3) South 71 degrees 01 minute 50 seconds East 211.46 feet, 4) South 36 degrees 28 minutes 53 seconds East 206.40 feet, 5) South 17 degrees 33 minutes 39 seconds West 243.05 feet, 6) South 50 degrees 59 minutes West 274.66 feet and 7) North 76 degrees 53 minutes 22 seconds West 420.05 feet to the point of beginning.

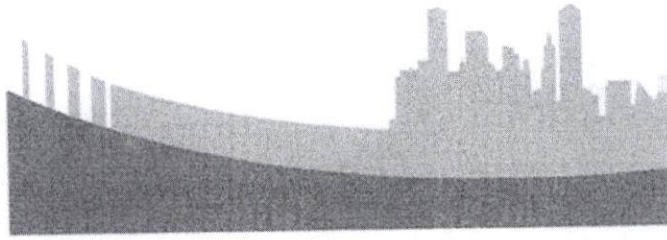
Containing 6.450 acres of land, more or less.

This description is part of a zoning petition and is not intended for any conveyance purposes.



Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

2019-0158-A



CERTIFICATE OF POSTING

December 17, 2018
January 1, 2019 amended for second inspection

Re:
Zoning Case No. 2019-0158-A
Legal Owner: Ralph Kruger Jr.
Hearing date: January 4, 2019



Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 18619 Graystone Road.

The signs were initially posted on December 14, 2018.

The subject property was also inspected on December 31, 2018.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

RECEIVED
JAN 08 2010
OFFICE OF
ADMINISTRATIVE SERVICES

ZONING NOTICE

CASE NO. 2019-0158-A

18619 Graystone Road

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

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

DATE & TIME: Friday January 4, 2019 11:00 AM

REQUEST:

**VARIANCE TO PERMIT AN EXISTING RELOCATED ACCESSORY
STRUCTURE (GARAGE) WITH A HEIGHT OF 30 FEET IN LIEU OF
THE REQUIRED 15 FEET.**

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.

DO NOT REMOVE THIS SIGN FROM THE PROPERTY

ZONING NOTICE

CASE NO. 2019-0158-A

18619 Graystone Road

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NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.**

THE HEARING IS HANDICAPPED ACCESSIBLE

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:

12/14/2018

Order #: 11660091
Case #: 2019-0158-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0158-A



Darlene Miller, Public Notice Coordinator
(Representative Signature)

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: 2019-0158-A

18619 Graystone Road

E/s Graystone Road, north of Graystone Farm Road

7th Election District - 3rd Councilmanic District

Legal Owners: Ralph Kruger, Jr.

Variance to permit an existing relocated accessory structure (garage) with a height of 30 ft. in lieu of the required 16 ft.

Hearing: Friday, January 4, 2019 at 11:00 a.m. in Room 206, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

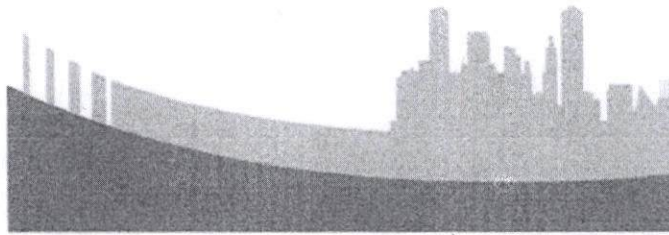
Arnold Jablon

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.

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CERTIFICATE OF POSTING



December 17, 2018

_____ amended for second inspection

Re:

Zoning Case No. 2019-0158-A

Legal Owner: Ralph Kruger Jr.

Hearing date: January 4, 2019

Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

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The subject property was also inspected on _____.

Sincerely,

Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

410-419-4906 cell / 443-900-5535 office

bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2019-0158-A

18 W. Lyston Road

A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND

PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204

DATE & TIME: Friday January 4, 2019 11:00 AM

REQUEST:

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STRUCTURE (GARAGE) WITH A HEIGHT OF 30 FEET IN LIEU OF
THE REQUIRED 15 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONFIRM THE HEARING CALL 410-657-3331.

DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW

THE HEARING IS HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE NO. 2019-0158-A

18619 Graystone Road

A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND

PLACE: Room 205 JEFFERSON BUILDING
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NECESSARY TO CONFIRM THE HEARING CALL 410-657-3331.

DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW

THE HEARING IS HANDICAPPED ACCESSIBLE

SKB
N 7, 123
Said Post
7-ber 6
117-442

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
18619 Graystone Road; E/S Graystone Road, * OF ADMINISTRATIVE
250' N of Graystone Farm Road * HEARINGS FOR
7th Election & 3rd Councilmanic Districts * BALTIMORE COUNTY
Legal Owner(s): Ralph Kruger, Jr. *
Petitioner(s) *
2019-158-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.

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

RECEIVED

NOV 20 2018

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of November, 2018, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for 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*

December 3, 2018

NOTICE OF ZONING HEARING

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E/s Graystone Road, north of Graystone Farm Road
7th Election District – 3rd Councilmanic District
Legal Owners: Ralph Kruger, Jr.

Variance to permit an existing relocated accessory structure (garage) with a height of 30 ft. in lieu of the required 15 ft.

Hearing: Friday, January 4, 2019 at 11:00 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: Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053
Ralph Kruger, Jr., 18619 Graystone Road, White Hall 21161

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., DECEMBER 15, 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, December 14, 2018 - Issue

Please forward billing to:
Ralph Kruger, Jr.
18619 Graystone Road
White Hall, MD 21161

443-370-1873

NOTICE OF ZONING HEARING

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7th Election District – 3rd Councilmanic District
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Hearing: Friday, January 4, 2019 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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- (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/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 fifteen (15) 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: 2019-0158-A
Property Address: 18619 GRAYSTONE ROAD
Property Description: 6.450 ACRES - EAST SIDE OF GRAYSTONE ROAD /
NORTH OF GRAYSTONE FARM ROAD
Legal Owners (Petitioners): RALPH E. KRUGER, JR.
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: RALPH E. KRUGER, JR.
Company/Firm (if applicable): N/A
Address: 18619 GRAYSTONE ROAD
WHITE HALL, MD 21161

Telephone Number: 443-370-1873

Revised 5/20/2014

SECRET

Date _____

14/9/2018

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11/3/2016 10:44:33

WALTON, LJR

817177 11/09/2018

3-OF-11

228: ZONING VERIFICATION

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E Tot	375.00
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1991年 7月

Leake County Maryland

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**CASHIER'S
VALIDATION**

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!



JOHN A. OLSZEWSKI, JR.
County Executive

DIRECTOR
*Department of Permits,
Approvals & Inspections*

December 27, 2018

Ralph Kruger, Jr.
18619 Graystone Road
White Hall, MD 21161

RE: Case Number: 2019-0158-A, Address: 18619 Graystone Road

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 November 9, 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 faint, rectangular stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

1-4

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: 19-158

DATE: 12/10/2018



INFORMATION:

Property Address: 18619 Graystone Road
Petitioner: Ralph E. Kruger, Jr.
Zoning: RC 2, RC 4
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit an existing relocated accessory structure (garage) with a height of 30 feet in lieu of the required 15 feet.

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

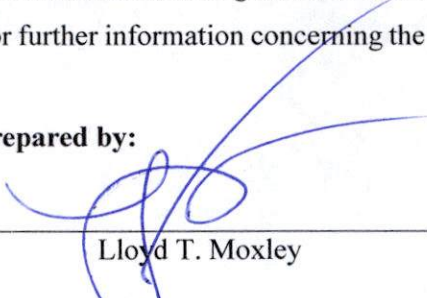
Department staff visited the site on July 10, 2018. The Burns-Bond Farmstead is on the Baltimore County Landmarks List at # 186 and has a MIHP# BA-2987.

At its July 12, 2018 meeting, the Baltimore County Landmarks Preservation Commission (LPC) voted to issue a Certificate of Appropriateness for the rehabilitation and relocation of agricultural accessory structures on the site as proposed.

The Department will defer to the Administrative Law Judge as to whether or not the requirements of BCZR §400.1 apply in this case. In the event the aforementioned regulation is applicable, the Department recommends relief be granted so that the decision and vote of the LPC is upheld.

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
Ralph E. Kruger, Jr.
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 26, 2018
Item No. 2019-0158-A

DATE: December 19, 2018

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments

Owner shall contact the Bureau of Highways for an access permit for new driveway onto Graystone Road. Access shall be constructed in accordance to Typical Driveway Entrance (Standard Detail R-15).

Owner shall check the sight distance and show it on the plan.

* * * * *

VKD: cen
cc: file

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 11/20/18

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. 2019-0158-A

Variance
Ralph Kruger, Jr.
18619 Graystone 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

CASE NO. 2019- 0158-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>12/19</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>Comment</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>12/11</u>	PLANNING (if not received, date e-mail sent _____)	<u>NO OBJ w/ comment</u>
<u>11/20</u>	STATE HIGHWAY ADMINISTRATION	<u>No Obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>12/14/18</u>	
SIGN POSTING (1 st)	Date: <u>12/14/18</u>	by <u>DOAK</u>
SIGN POSTING (2 nd)	Date: <u>12/31/18</u>	by <u>DOAK</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		AGRICULTURAL TRANSFER TAX			
Account Identifier:		District - 07 Account Number - 2200009058			
Owner Information					
Owner Name:		KRUGER RALPH E JR		Use:	AGRICULTURAL
Mailing Address:		18619 GRAYSTONE RD WHITE HALL MD 21161-9112		Principal Residence:	YES
				Deed Reference:	/37617/ 00459
Location & Structure Information					
Premises Address:		18619 GRAYSTONE RD WHITE HALL 21161-9112		Legal Description:	6.450 AC ES GRAYSTONE RD 3260 S TYSON RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0017	0011	0476		0000	
					Block:
					1
					Lot:
					1
					Assessment Year:
					2017
					Plat No:
					MS
					Plat Ref:
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1878		2,296 SF		6,4500 AC	
Property Land Area		County Use			
6,4500 AC		05			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	FRAME	2 full	
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2017		07/01/2018	
				As of	
				07/01/2019	
Land:	92,000	92,000			
Improvements	111,300	190,200			
Total:	203,300	282,200		255,900	
Preferential Land:	2,000			282,200	
2,000					
Transfer Information					
Seller: OREILLY MATTHEW M		Date: 06/09/2016		Price: \$425,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /37617/ 00459		Deed2:	
Seller: MOORE ALLEN D		Date: 02/16/2004		Price: \$540,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /00000/ 00000		Deed2:	
Seller: BURNS RUTH ADELA IDE		Date: 10/04/1990		Price: \$155,000	
Type: ARMS LENGTH IMPROVED		Deed1: /08958/ 00369		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:		AGRICULTURAL TRANSFER TAX			
Homestead Application Information					
Homestead Application Status: Approved 09/20/2016					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

CASE NAME Keaton
CASE NUMBER 2019-0158-A
DATE 1/04/19

[illegible]

Kruger Property- GIS Photo









M





k



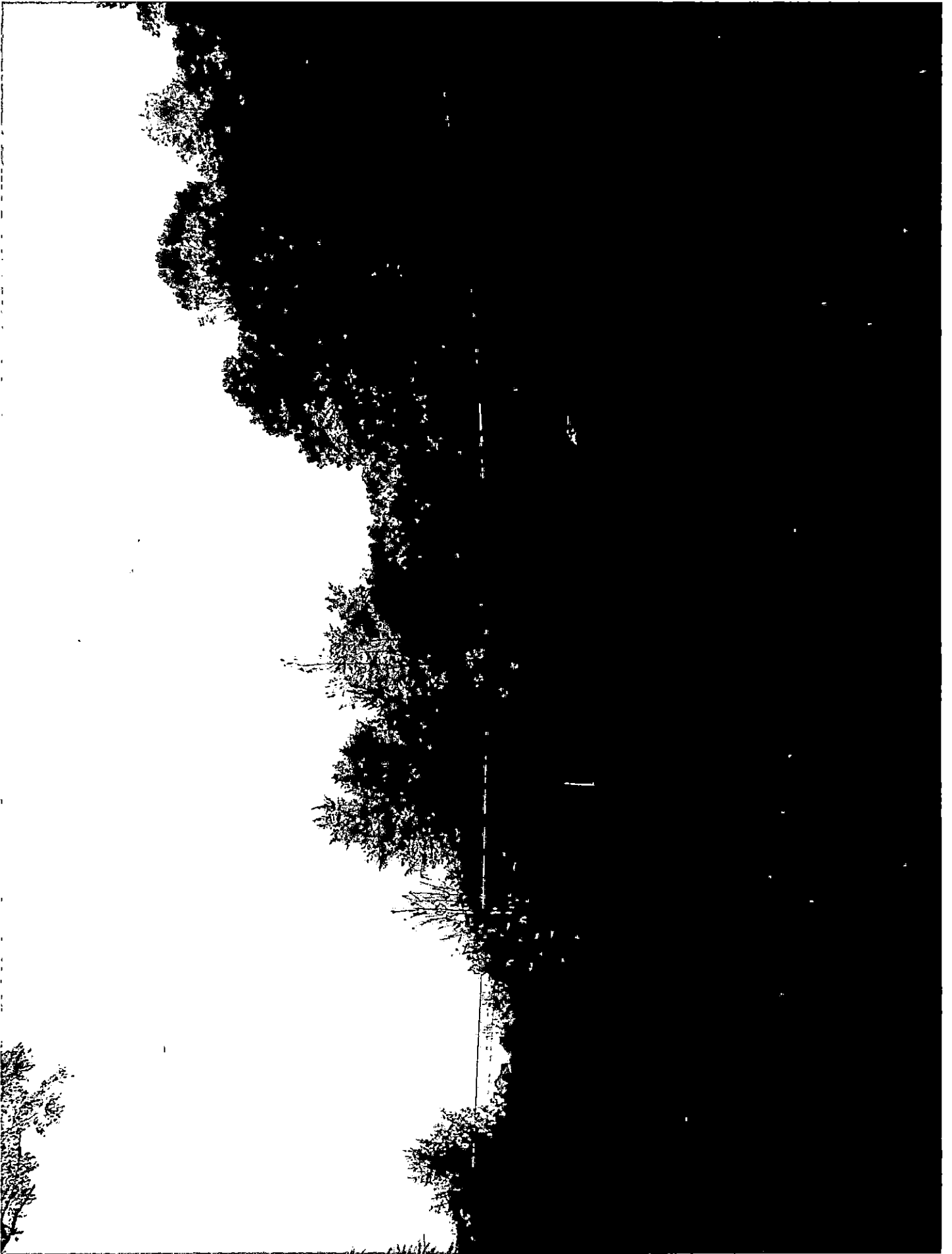
















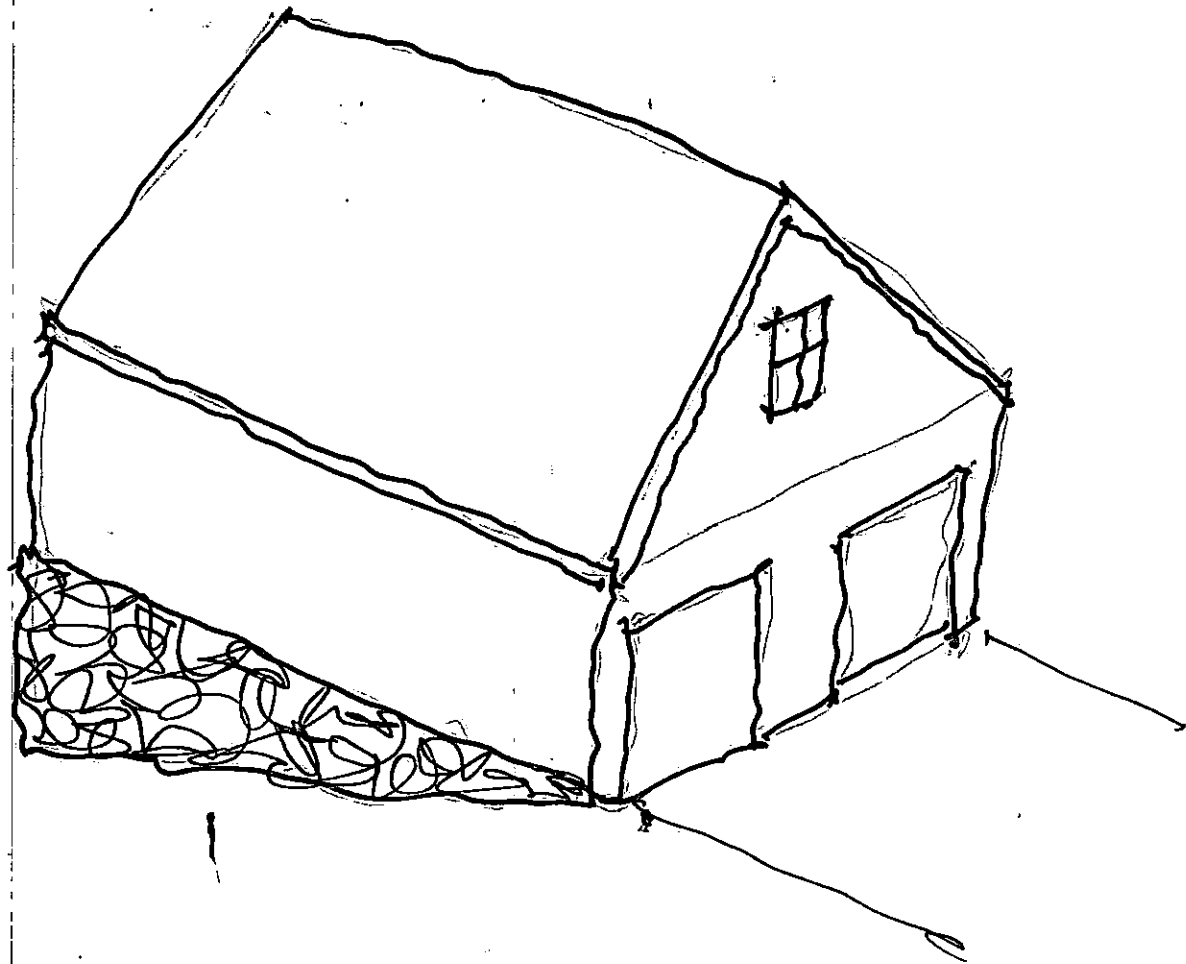


B



7





l.j.link jr. inc.
Architect
box 727

brooklandville md. 21022

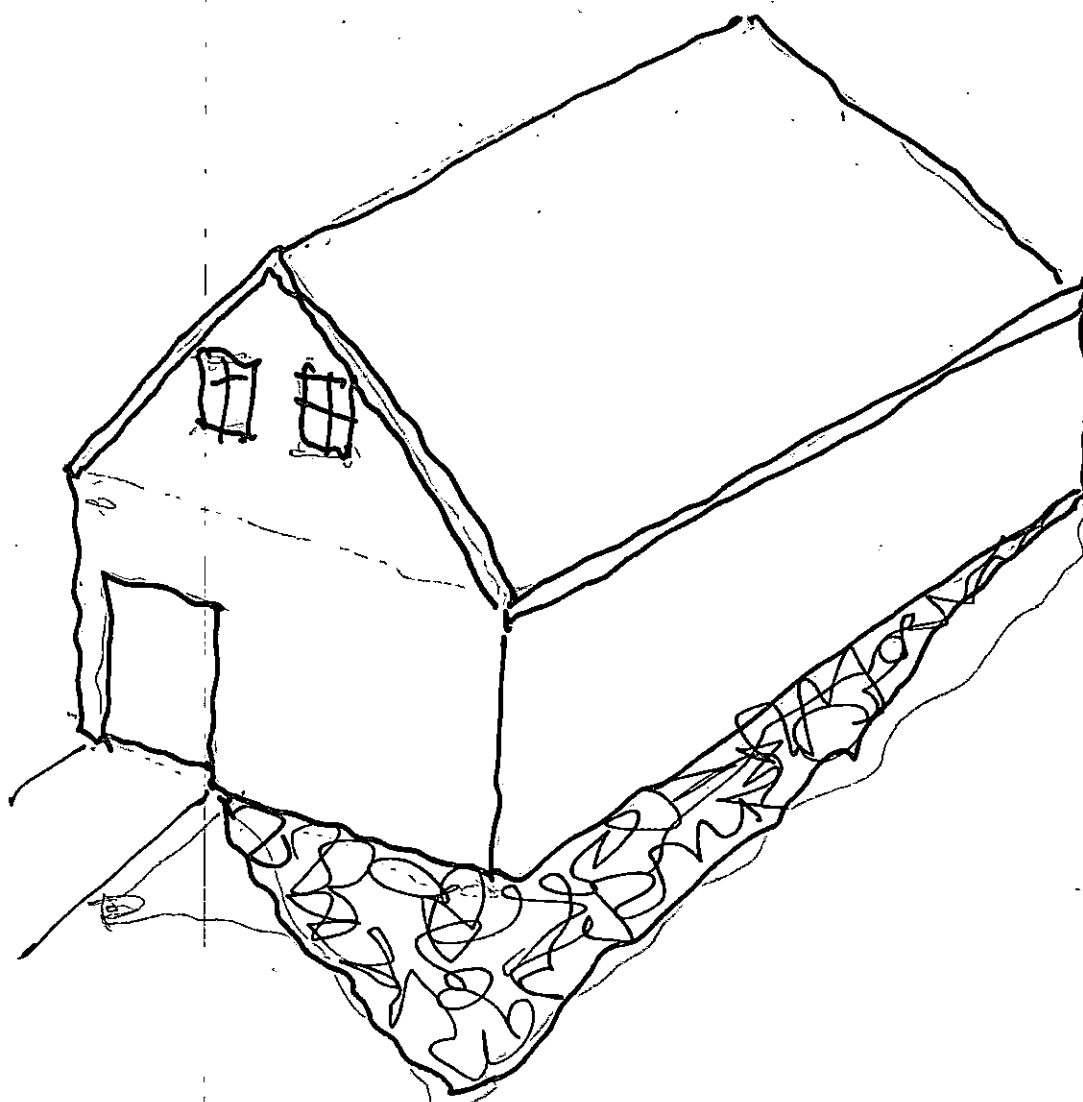
410.337.9528

LJLINKJR@AOL.COM

11.2.19

VIEW TO SOUTH

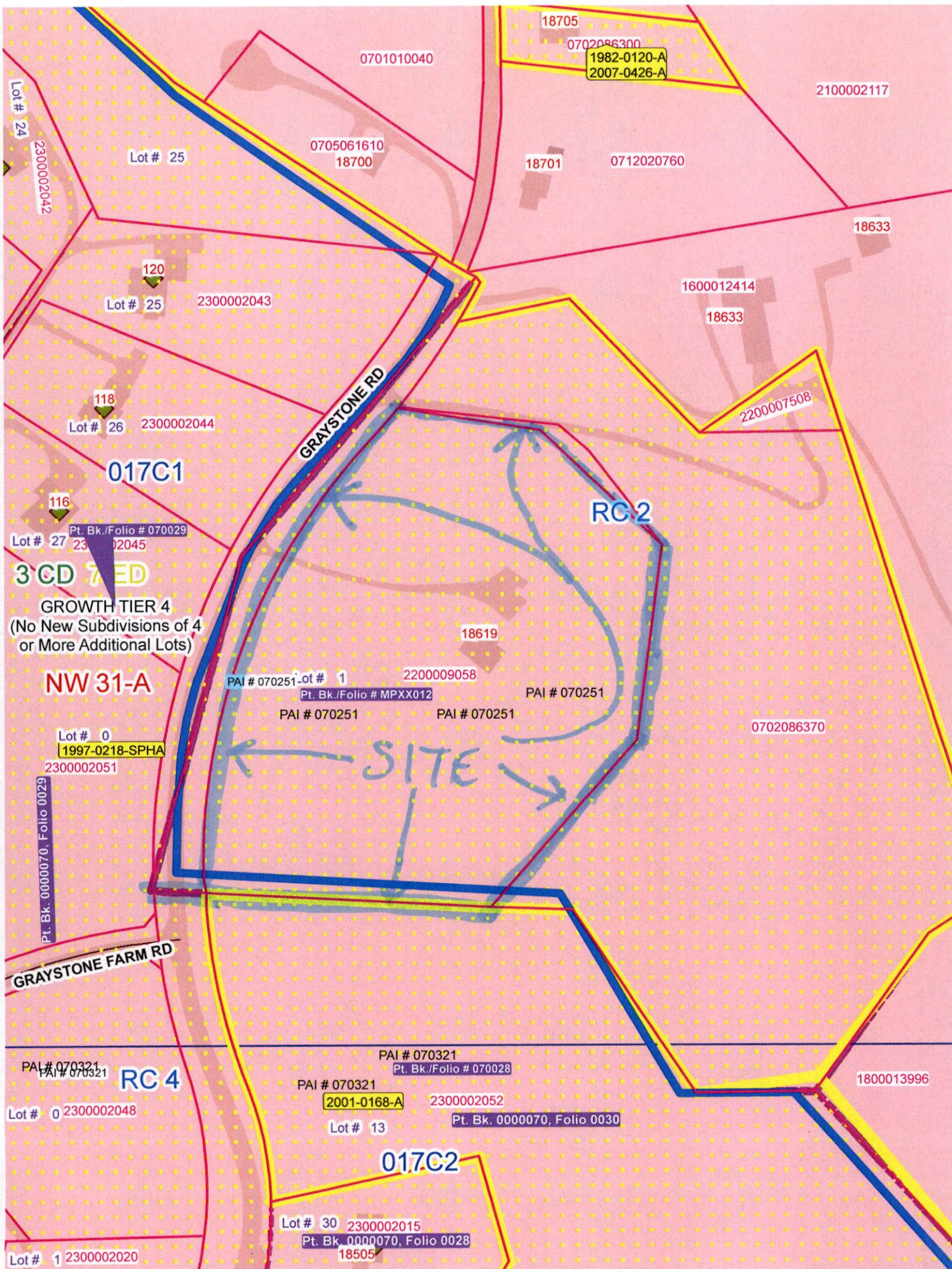
PETITIONER'S EXHIBIT $\frac{4A}{B}$



l.j.link jr. inc.
Architect
box 727
brooklandville md. 21022
410.337.9528
LJLINKJR@AOL.COM

1.2.19

VIEW TO NORTH



1. Ownership: Ralph E. Kruger, Jr.
18619 Graystone Road White Hall, MD 21161
2. Address: 18619 Graystone Road White Hall, MD 21161
3. Deed references: JLE 37617/ 459
4. Area: 6.450 acre (per SDAT)
5. Tax Map / Parcel / Tax account ID: 17 / 476 / 22-00-C09058
6. Election District: 7 Councilmanic District
ADC Map: 4120/9 GIS tile: 017C1 Position sheet: 124NW3
Census tract: 407002 Census block: 24005407002
Schools: Seventh District ES Hereford HS Hereford HS
7. The boundary shown herein is from the deed recorded in the Land Records of Baltimore County. All other information shown herein was taken from Baltimore County GIS tiles 017C1 and the information provided by Baltimore County on the Internet.
8. Improvements: Existing buildings, agricultural buildings & parking lot. The existing dwelling, the agricultural buildings and the parking lot will remain.

Zoning: RC 2 & RC 4 There are no previous zoning cases on the subject parcels.

Parking Calculations

Required parking spaces: 2
Parking spaces provided on site: 2+

R.C.2 Setbacks for Residential Buildings

Front: 75 feet from the centerline of the road
Side / Rear: 35 feet from the property line

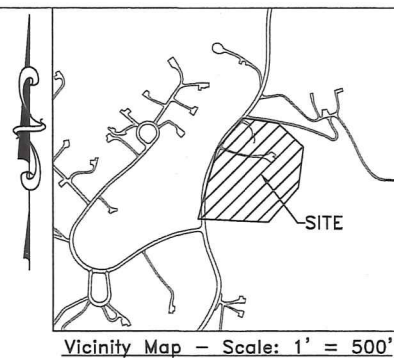
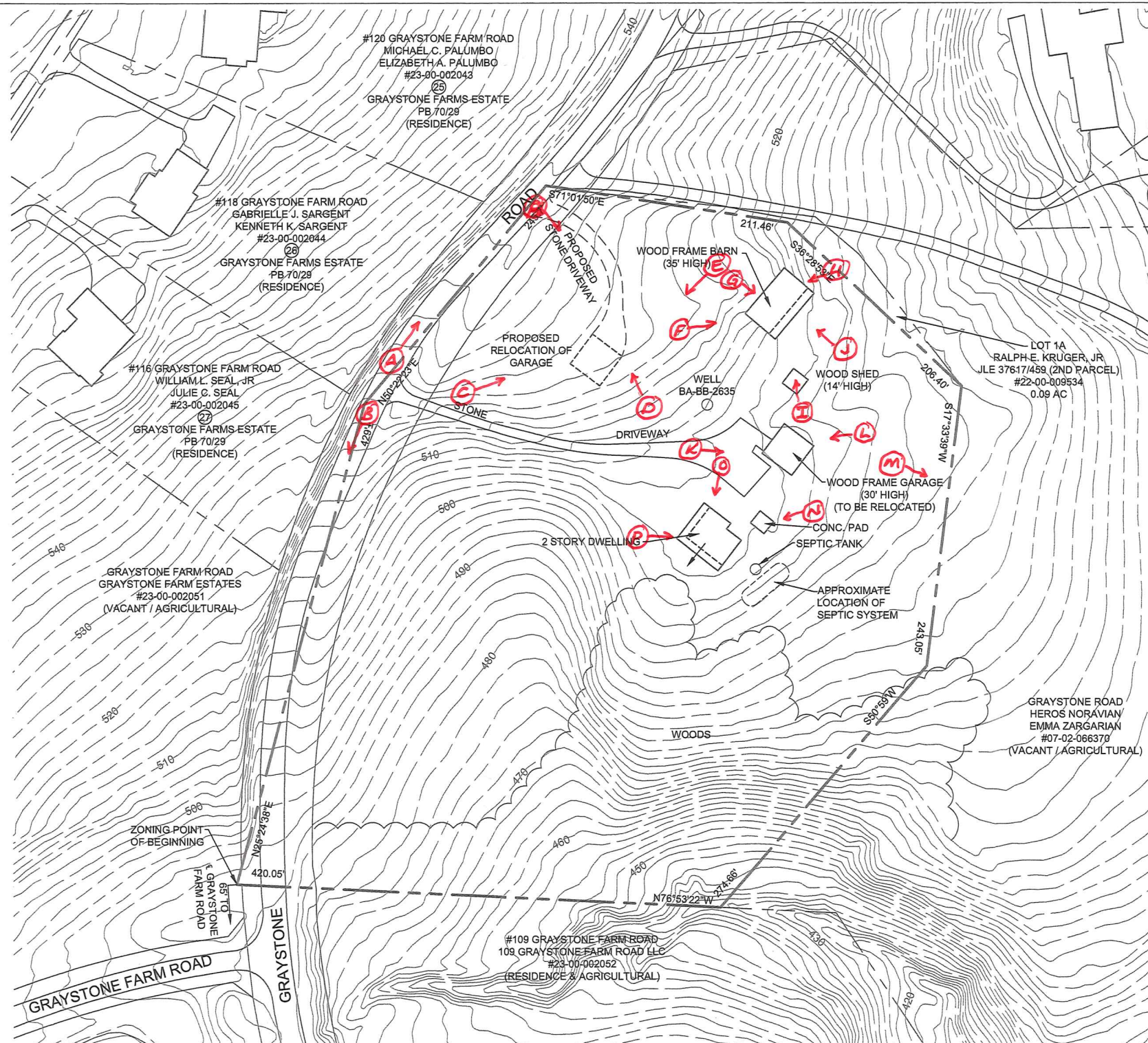
Watershed: Loch Raven Reservoir URDL land type: 1

1. The existing dwelling is currently served by a private well and septic system.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

Regional Planning District: Hereford / Maryland Line District Code: 301

1. The subject dwelling is not historic. The subject property is not in a historic district.

To relocate and update the existing garage on the subject property



PLAN TO ACCOMPANY PHOTOS



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdcaak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#18619 GRAYSTONE ROAD

BALTIMORE COUNTY, MARYLAND
7th ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT

Date: 11/6/2018
Scale: 1" = 50'

PHOTO'S A-P.

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ADC Map: 412J9 GIS tile: 017C1 Position sheet: 124NW3
Census tract: 407002 Census block: 24005407002
Schools: Seventh District ES Hereford MS Hereford HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tiles 017C1 and the information provided by Baltimore County on the Internet.
8. Improvements: Single family dwelling, agricultural buildings & parking lot. The existing dwelling, the agricultural buildings and the parking lot will remain.

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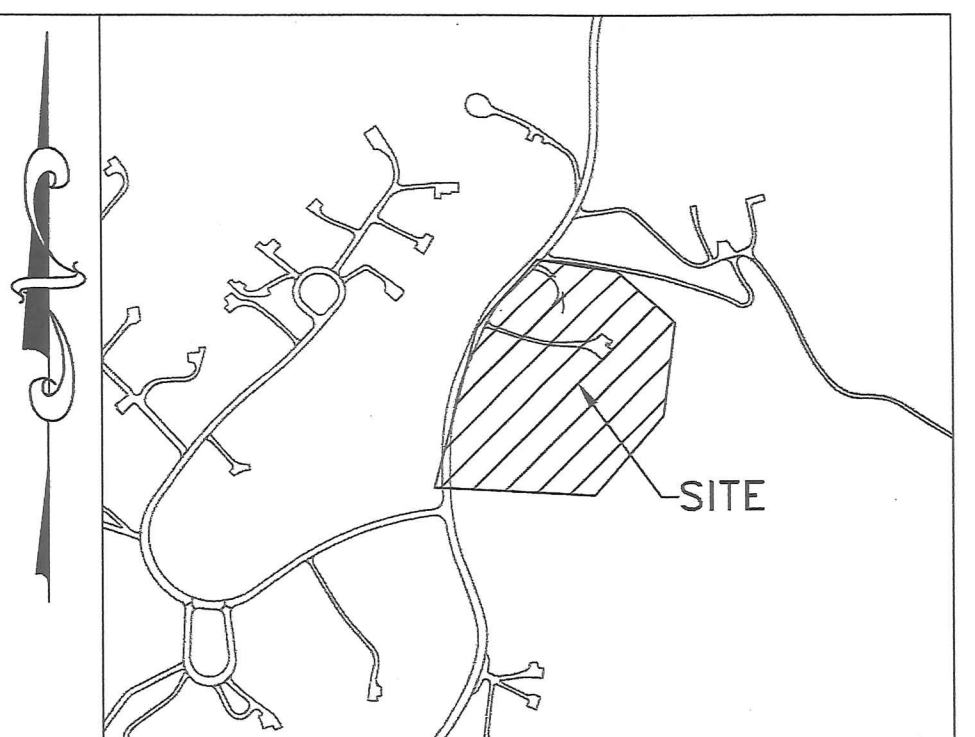
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Regional Planning District: Hereford / Maryland Line District Code: 301

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Vicinity Map - Scale: 1" = 500' 

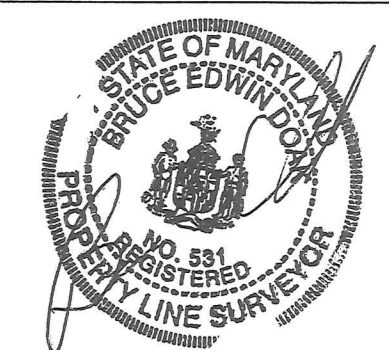
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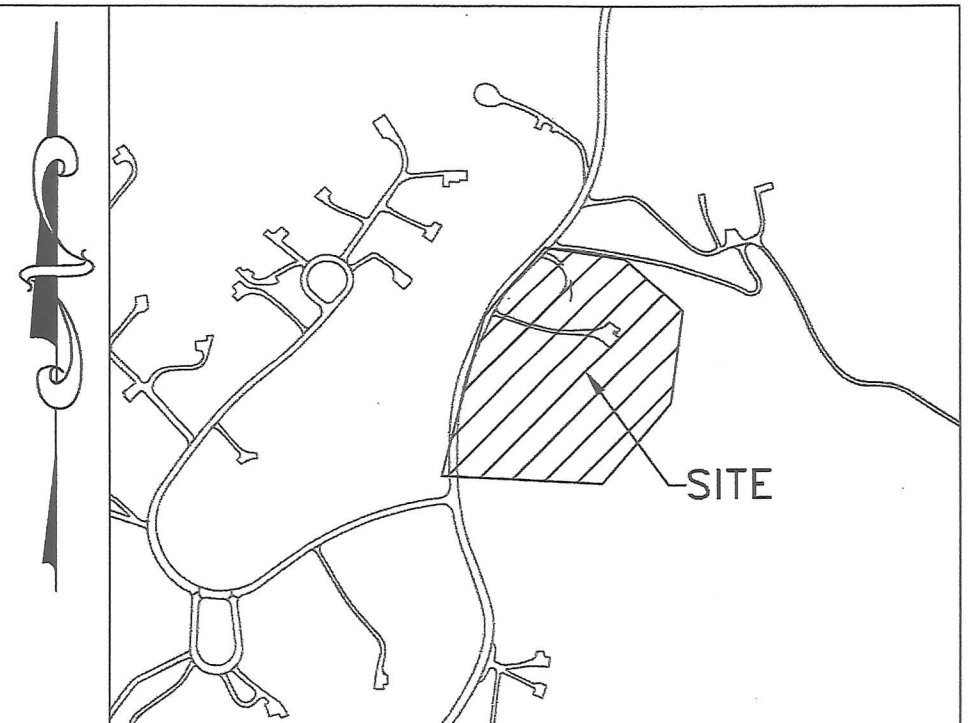
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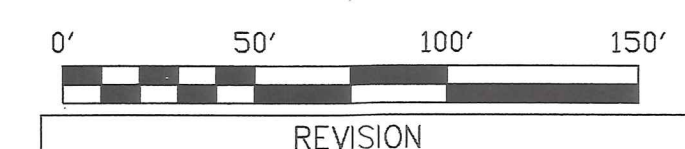
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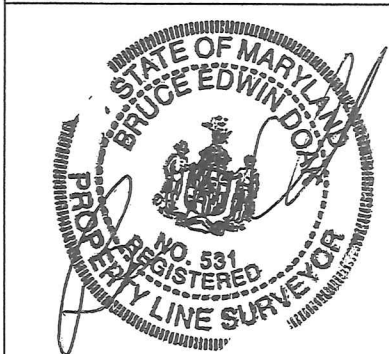
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2019-0158-A