

M E M O R A N D U M

DATE: April 29, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0215-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 25, 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.'

/dlw

c: / Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(911 Army Road)

9th Election District

2nd Council District

Kathleen Lawman Lamb & James Lamb

Legal Owners

Petitioners

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0215-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County as a Petition for Variance filed by Kathleen Lawman Lamb & James Lamb, legal owners of the subject property ("Petitioners"). Petitioners are requesting variance relief from Sections 103.1 and 1B03.B of the Baltimore County Zoning Regulations ("BCZR") to permit a front yard setback of 13 feet for a one story garage addition in lieu of the required 25 feet. A site plan was marked as Petitioners' Exhibit 1. A revised site plan was submitted which shows Petitioners also propose to construct an addition (one story, 28' x 28') on the other side of the dwelling. That addition would be 17 ft. from the property boundary and thus the original variance request does not need to be amended.

Surveyor Bruce Doak, architect L.J. Link, Jr. and contractor Tim Hartman 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 21,780 square feet in size and is zoned DR.2. The property is improved with a small single family dwelling constructed in 1952. Petitioners propose to enlarge

ORDER RECEIVED FOR FILING

Date 3-26-19

By kw

the dwelling although zoning relief is required before they can do so.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

This property has a significant change of grade across the site, and the dwelling is situated at a 45° angle to the property boundaries. As such the property is unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to complete the proposed additions. 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.

The DOP's ZAC comment included proposed conditions regarding the design and detailing of the proposed improvements. Mr. Link, an architect, provided floorplans and an elevation drawing (Petitioners' Exhibit Nos. 4-6) for the project and stated the design would address and incorporate the DOP's comments. The DOP also requested that existing vegetation along the road frontage be preserved to the extent possible. Mr. Hartman stated he did not believe there would be any impacts to the vegetation in that area.

THEREFORE, IT IS ORDERED, this 26th day of **March, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Sections 103.1 and 1B03.B of the Baltimore County Zoning Regulations ("BCZR") to permit a front yard setback of 13 feet for a one story garage addition in lieu of the required 25 feet, be and is hereby

ORDER RECEIVED FOR FILING

Date 3-26-19

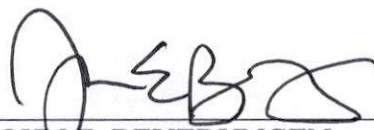
By [Signature]

GRANTED.

The relief granted herein shall be subject to the following:

1. 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.

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:slh:dlw

ORDER RECEIVED FOR FILING

Date 3-26-19

By slw



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 911 Army Road which is presently zoned DR2 (Vested "A" Res.)
 Deed References: 41061/73 10 Digit Tax Account # 0914100310
 Property Owner(s) Printed Name(s) JAMES COTTEN LAMB

(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):

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

Signature #1 Signature #2 Name- Type or Print

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2019-0215-A Filing Date 1/22/19

Do Not Schedule Dates: Reviewer JNP

ORDER RECEIVED FOR FILING
 3-26-19

#911 Army Road

Case# 2019-0215-A

Partitions Requested

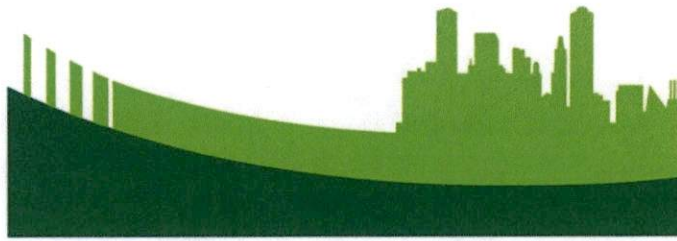
Per Section 103.1 & 1803.B BCZR (SECTION III.C.2 OF THE 1950 ZONING REGULATIONS)

To permit a front yard setback of 13 feet for a one story garage addition in lieu of the required 25 feet

Per Section _____

Per Section _____

Per Section _____



Zoning Description

911 Army Road
Ninth Election District Second Councilmanic District
Baltimore County, Maryland

Beginning at a point on the south side of Army Road, approximately 750 feet westerly of the centerline of Malvern Avenue, being Lot 17 as shown on the plat entitled "Malvern Hill" dated September 22, 1950 and recorded in the land records of Baltimore County in Plat Book 16, page 76.

Containing 21,780 square feet 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

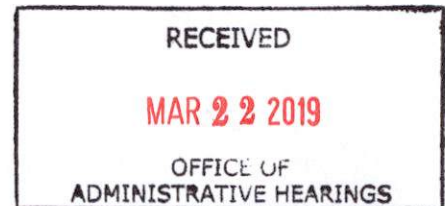
2019-0215-A

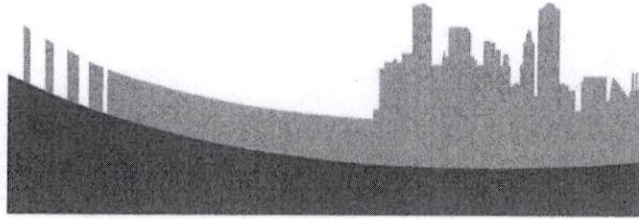
JB 3-25-19
11Am

Debra Wiley

From: Bruce Doak <doakfarm@gmail.com>
Sent: Thursday, March 21, 2019 7:49 PM
To: Sherry Nuffer
Cc: Administrative Hearings
Subject: Case 2019-0215-A posting cert
Attachments: Posting Cert 3 21 19 Case 2019-0215-A.pdf

Bruce
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906
bdoak@bruceedoakconsulting.com





CERTIFICATE OF POSTING

March 6, 2019
March 21, 2019 amended for second inspection

Re:
Zoning Case No. 2019-0215-A
Legal Owner: Kathleen Lawman & James Lawman
Hearing date: March 25, 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 **911 Army Road**.

The signs were initially posted on **March 5, 2019**.

The subject property was also inspected on **March 21, 2019**.

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. 2019-0215-A

911 Army 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: Monday March 25, 2019 11:00 AM

REQUEST:

**VARIANCE TO PERMIT A FRONT YARD SETBACK OF 13 FEET
FOR A ONE STORY GARAGE ADDITION IN LIEU OF THE
REQUIRED 25 FEET.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
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

RECEIVED

MAR 22 2019

OFFICE OF
ADMINISTRATIVE HEARINGS

ZONING NOTICE

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RECEIVED

MAR 22 2019

OFFICE OF
ADMINISTRATIVE HEARINGS

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:

3/5/2019

Order #: 11701452
Case #: 2019-0215-A
Description:

NOTICE OF ZONING HEARING CASE NUMBER: 2019-0215-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: 2019-0215-A

911 Army Road

S/s Army Road, 750 ft. w/of Malvern Avenue

9th Election District - 2nd Councilmanic District

Legal Owners: Kathleen Lawman Lamb, James Lamb

Variance to permit a front yard setback of 13 ft. for a one story garage addition in lieu of the required 25 ft.

Hearing: Monday, March 25, 2019 at 11:00 a.m. in Room 206, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

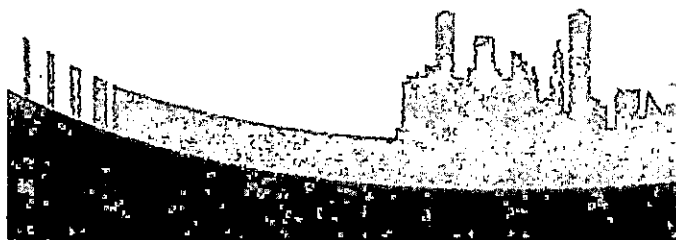
Miko Mohler

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.

mh5



CERTIFICATE OF POSTING

March 6, 2019

_____ amended for second inspection

Re:

Zoning Case No. 2019-0215-A

Legal Owner: Kathleen Lawman & James Lawman

Hearing date: March 25, 2019

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County Office Building

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111 West Chesapeake Avenue Towson, MD 21204

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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

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911 Army Road

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NECESSARY. TO CONFIRM THE HEARING CALL 410-807-3391.**

**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. 2019-0215-A

911 Army Road

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PENALTY OF LAW.**

THE HEARING IS HANDICAPPED ACCESSIBLE

RE: PETITION FOR VARIANCE
911 Army Road; S/S Army Road, 750' W
of Malvern Avenue
9th Election & 2nd Councilmanic Districts
Legal Owner(s): Kathleen Lawman Lamb
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-215-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

FEB 14 2019

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of February, 2019, 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



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

February 14, 2019

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:

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911 Army Road

S/s Army Road, 750 ft. w/of Malvern Avenue

9th Election District – 2nd Councilmanic District

Legal Owners: Kathleen Lawman Lamb, James Lamb

Variance to permit a front yard setback of 13 ft. for a one story garage addition in lieu of the required 25 ft.

Hearing: Monday, March 25, 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 "Mike Mohler".

Mike Mohler
Director

MM:kl

C: Mr. & Mrs. Lamb, 735 Stoney Spring Drive, Baltimore 21210
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 5, 2019.**
- (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
Tuesday, March 5, 2019 - Issue

Please forward billing to:
Tim Hartman
Architectural Classics
1501 Armacost Road
Parkton, MD 21120

410-357-3097

NOTICE OF ZONING HEARING

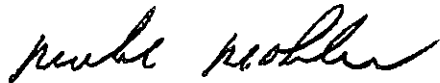
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105 West Chesapeake Avenue, Towson 21204



Mike Mohler
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/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: 2019-0215-A
Property Address: 911 ARMY ROAD TOWSON MD 21204
Property Description: LOT 17 "MALVERN HILL" PB 16/76
S/S of Army Rd., 750' W. of Malvern Ave
Legal Owners (Petitioners): Kathleen & James Lamb
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: TIM HARTMAN
Company/Firm (if applicable): ARCHITECTURAL CLASSICS
Address: 1501 ARMACOST ROAD
PARKTON MD 21120

Telephone Number: 410-357-3097

Revised 5/20/2014

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

No. **177753**

Date: **1/22/2019**

PAID RECEIPT

BUSINESS ACTUAL TIME DEM
1/23/2019 1/22/2019 10:39:43 3

REC WST WALKIN CAN
RECEIPT 1-804876 1/22/2012 OFLN

Dept 5 529 ZONING VERIFICATION
177753

Amount \$ 75.00
Net Tot \$ 75.00

75.00 CK 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					75.00

Total: **75.00**

Rec From:

For: **Variance - 911 Army Road**
2019-0215-A (Lamb)

**CASHIER'S
VALIDATION**

DISTRIBUTION

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



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

March 15, 2019

Kathleen Lawman
735 Stoney Spring Dr.
Baltimore MD 21210

RE: Case Number: 2019-0215-A, 911 Army 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 January 22, 2019. 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,

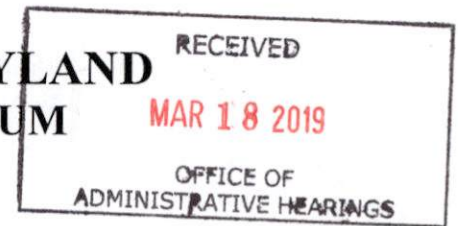
W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

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

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

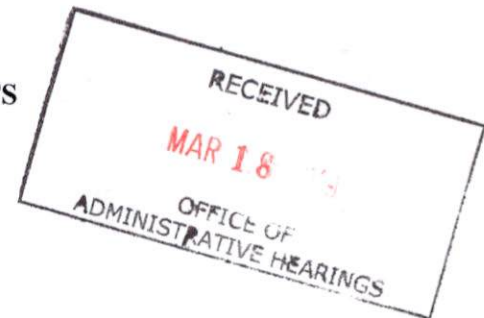


TO: Mike Mohler
Acting Director, Permits, Approvals and Inspections

DATE: 3/14/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-215



INFORMATION:

Property Address: 911 Army Road
Petitioner: James Cotton Lamb
Zoning: DR 2
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to determine whether or not the Administrative Law Judge should permit a single family dwelling with addition to have a front yard setback of 13 feet in lieu of the required 25 feet.

A site visit was conducted on February 15, 2019. The property is within the Ruxton/Riderwood/Lake Roland Residential Design Review Panel (DRP) area.

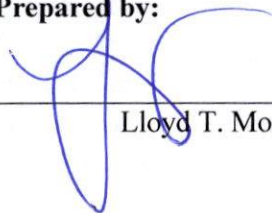
The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- The addition shall be complimentary to the existing structure in terms of color and materials.
- The side façade visible from Army Road shall have architectural detailing in the form of windows.
- The proposed garage door shall have glass panel inserts and other detailing.
- To the extent possible the petitioners shall minimize disturbance to the exist vegetation along the road frontage.

Please be aware that any addition to the principal structure exceeding 50% of the total existing square footage may be subject to a full DRP review. You may contact the Department at 410-887-3482 for information on DRP requirements.

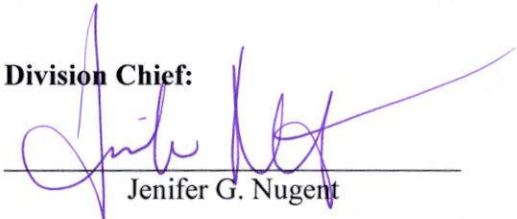
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

JM/JGN/LTM/

c: Bill Skibinski

James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

3-25

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: February 21, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0215-A
Address 911 Army Road
(Lamb Property)

Zoning Advisory Committee Meeting of **February 18, 2019**.

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

Reviewer: Steve Ford

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 2/19/19

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. 2019-0215-A

Variance
Kathleen Lasman Lamb
911 Army Road

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

Sincerely,



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director, Permits, Approvals and Inspections

DATE: 3/14/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-215

INFORMATION:

Property Address: 911 Army Road
Petitioner: James Cotton Lamb
Zoning: DR 2
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to determine whether or not the Administrative Law Judge should permit a single family dwelling with addition to have a front yard setback of 13 feet in lieu of the required 25 feet.

A site visit was conducted on February 15, 2019. The property is within the Ruxton/Riderwood/Lake Roland Residential Design Review Panel (DRP) area.

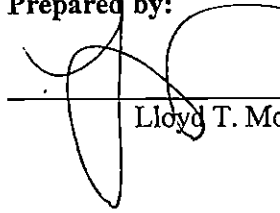
The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- The addition shall be complimentary to the existing structure in terms of color and materials.
- The side façade visible from Army Road shall have architectural detailing in the form of windows.
- The proposed garage door shall have glass panel inserts and other detailing.
- To the extent possible the petitioners shall minimize disturbance to the exist vegetation along the road frontage.

Please be aware that any addition to the principal structure exceeding 50% of the total existing square footage may be subject to a full DRP review. You may contact the Department at 410-887-3482 for information on DRP requirements.

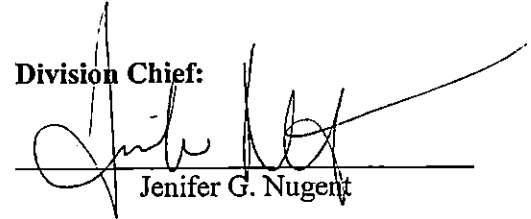
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



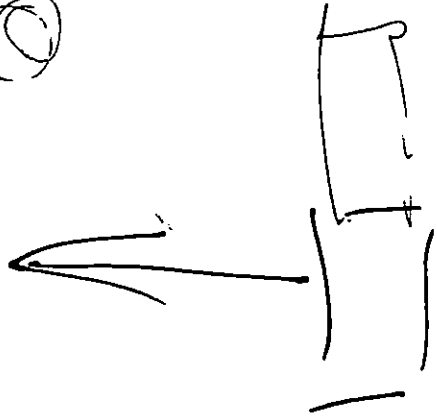
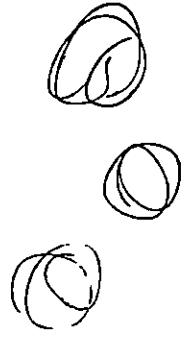
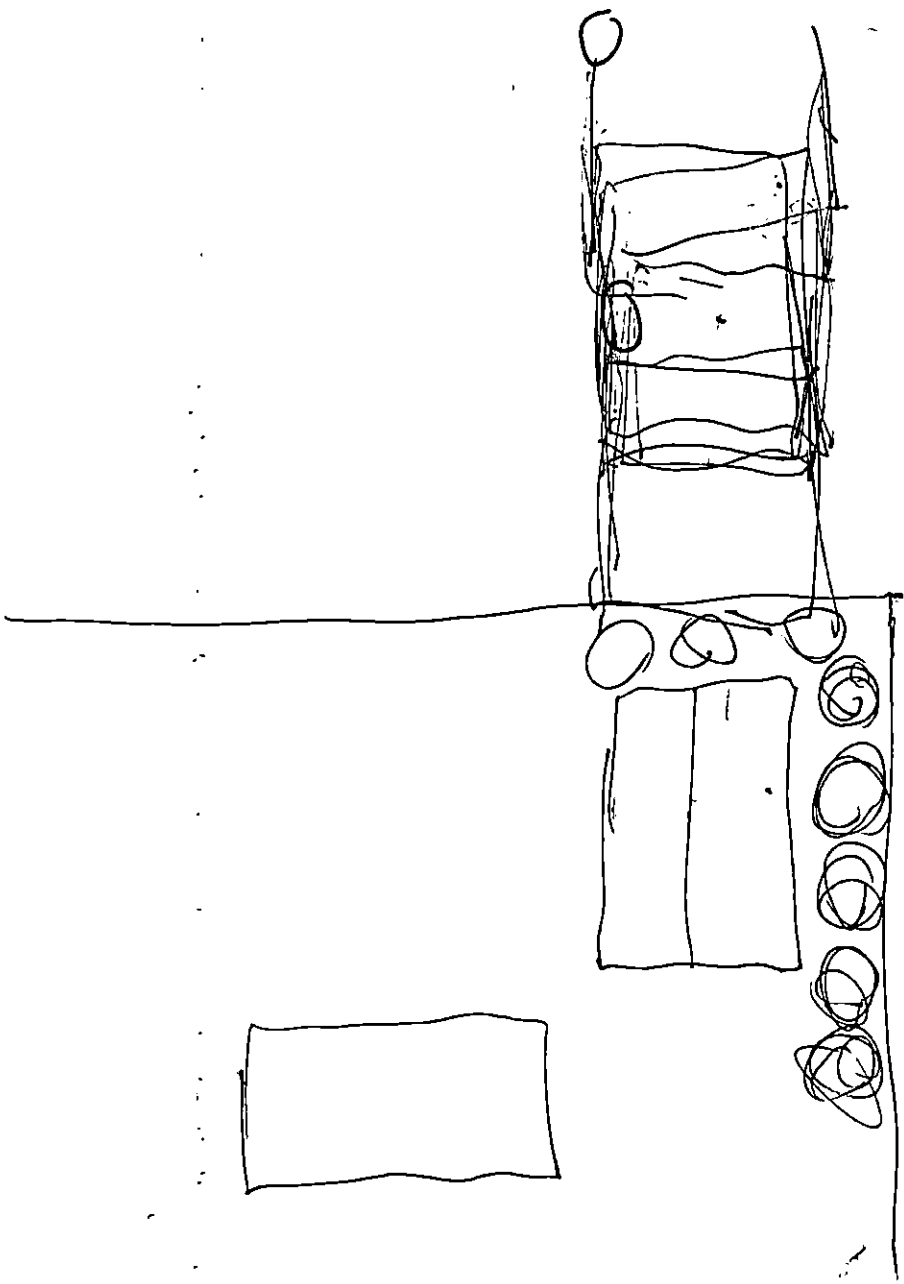
Jenifer G. Nugent

JM/JGN/LTM/

c: Bill Skibinski
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

CASE NAME _____
CASE NUMBER 209-0215-A
DATE 3/25/19

[illegible]



CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

2/21

DEPS

(if not received, date e-mail sent _____)

NO Comment

FIRE DEPARTMENT

3/18

PLANNING

(if not received, date e-mail sent _____)

No obj
w/conditions

2/19

STATE HIGHWAY ADMINISTRATION

No
Objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

3/5/19

Daily Record

SIGN POSTING (1st)

Date:

3/5/19

by

Dack

SIGN POSTING (2nd)

Date:

3-21-19

by

"

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Homestead Application Status: App | 09/04/2008

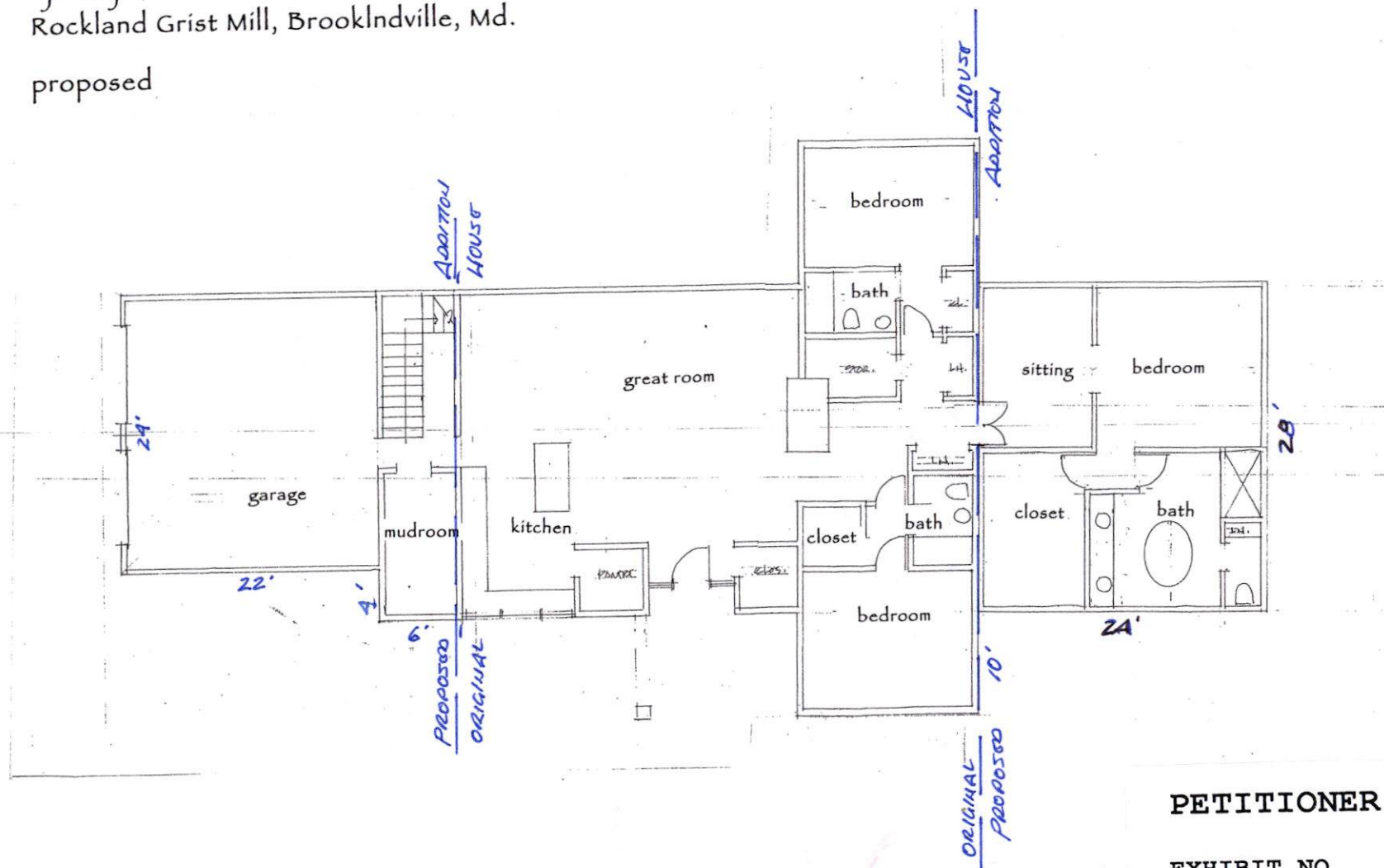
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application**Date:**

army road addition/renovations

I.J. Link Jr., Inc Architect
Rockland Grist Mill, Brooklandville, Md.

proposed



PETITIONER'S

EXHIBIT NO. 4





ZONING NOTICE

CASE NO. 2019-0215-A

911 Army Road

A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE

IN TOWNSHIP MARYLAND

PLACE: Room 202 Jefferson Building

100 W. CHESAPEAKE AVENUE TOWNSHIP, MD 21204

DATE & TIME: Monday March 20, 2019 11:00 AM

ISSUES:

VARIOUS TO PERMIT A 1.5 STORY 1400 SQUARE FOOT 13 FEET

WIDE STONE GARAGE ADDITION ON LAND ZONED

RESIDENTIAL

THE TOWNSHIP ENGINEER HAS REVIEWED THE

PROPOSED PROJECT AND HAS DETERMINED THAT THE

PROJECT IS IN COMPLIANCE WITH THE TOWNSHIP

ORDINANCES AND THE ZONING REGULATIONS

AND HAS RECOMMENDED APPROVAL OF THE

PROJECT. THE TOWNSHIP ENGINEER HAS

PREPARED A ZONING CERTIFICATE OF

COMPLIANCE FOR THE PROJECT.

THE TOWNSHIP ENGINEER HAS

RECOMMENDED APPROVAL OF THE

PROJECT.

THE TOWNSHIP ENGINEER HAS

RECOMMENDED APPROVAL OF THE

PROJECT.

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PROJECT.



4

























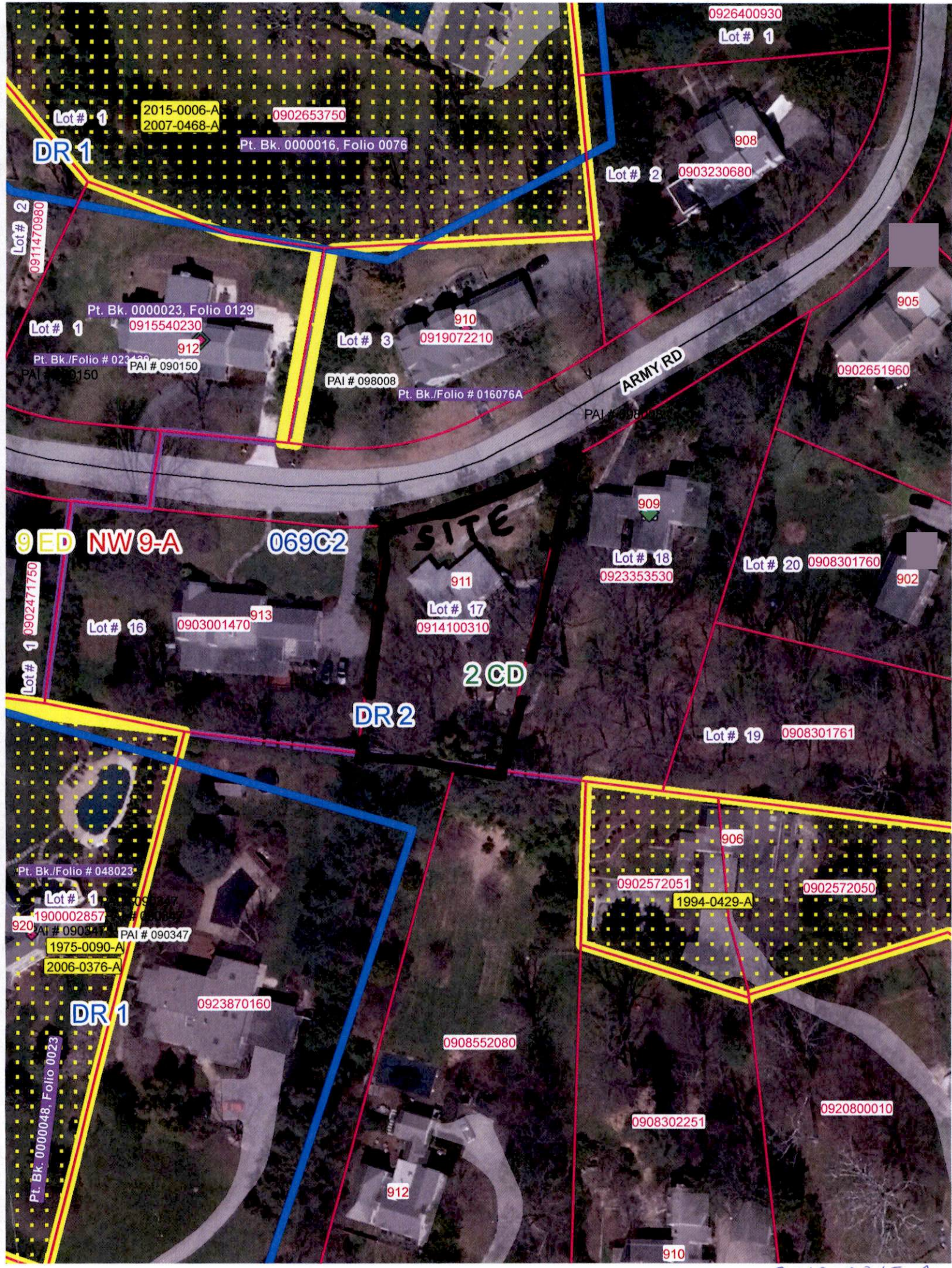




R







DR 1

ARMY RD

SITE

2CD

DR 1

DR 2

069C2

9ED NW 9-A

2018-0215-A



GENERAL SITE INFORMATION

1. Ownership: JAMES COTTELL LAMB
2. Address: 911 Army Road Baltimore MD 21204
3. Deed references: JLE 91061/173
4. Area: 21,780 sq. ft. (per SDAT)
5. Tax Map / Parcel / Lot / Tax account #: 69 / 850 / 17 / 09-14-100310
6. Election District: 9 Councilmanic District: 2
ADC Map: 4578J7 GIS tile: 069C2 Position Sheet: 36NW4
7. The boundary shown hereon is from Plat Book 16/76 recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 069C2 and the information provided by Baltimore County on the internet.
8. Improvements: 1 story dwelling (1,391 sf). The existing dwelling will remain. The dwelling was built in 1952 (per SDAT)

OFFICE OF ZONING

Zoning: DR 2 No previous zoning hearings. (Vested "A" Residence)

Parking Calculations

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

DR 2 Setbacks for Residential Buildings
(1945-1955 Zoning Regulations and Restrictions for Baltimore County- Section III "A" Residence Zone)

Front: 25 feet
Side: 7 feet
Rear: 20 feet

ENVIRONMENTAL IMPACT

Watershed: Jones Falls URDL land type: 1 Tier: 1

1. The existing dwelling is currently served by public water and sewer.
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.

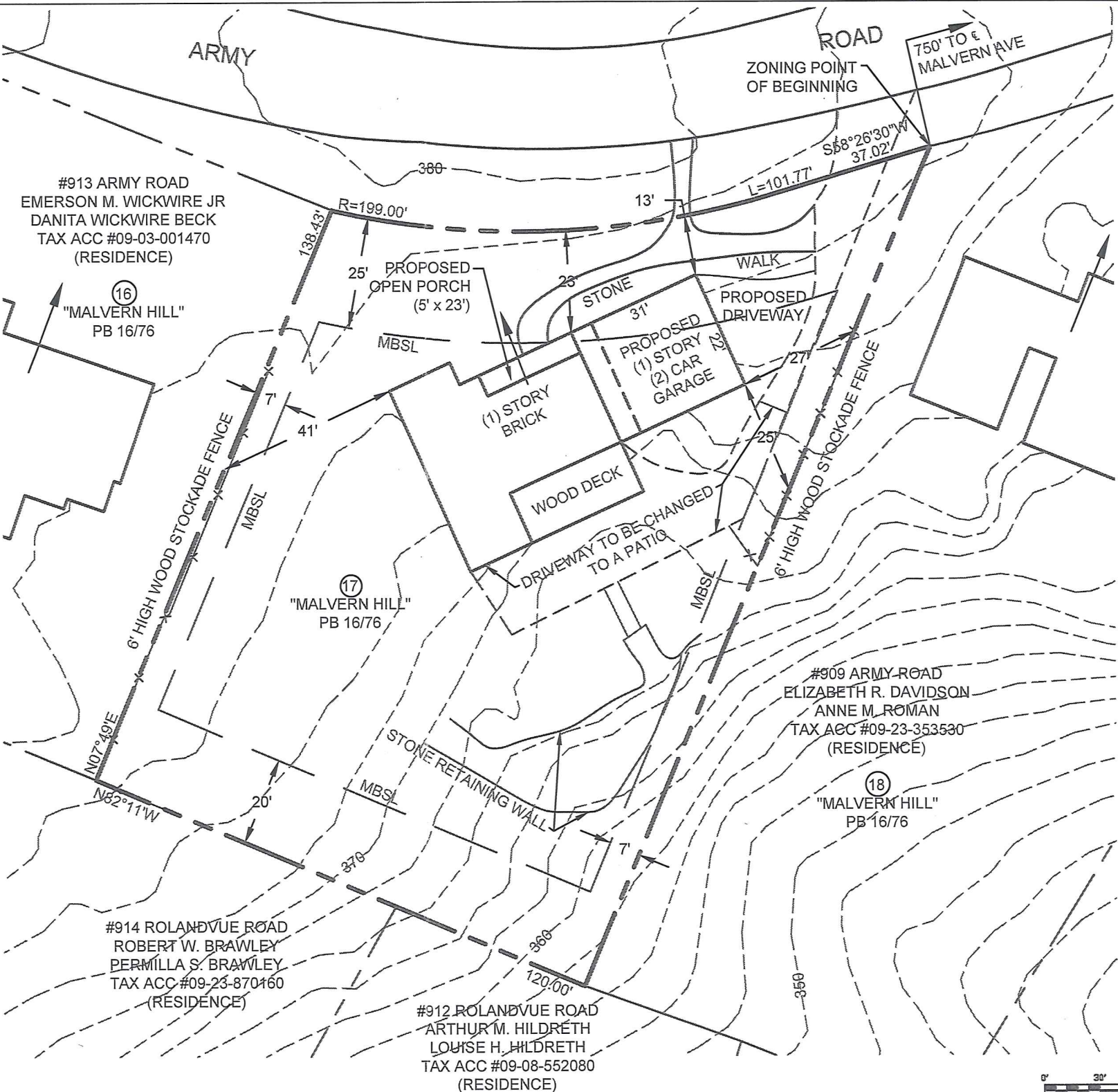
OFFICE OF PLANNING

Regional Planning District: Ruxton District Code: 314

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

PROPOSED DEVELOPMENT

To add an open porch and a garage to the existing dwelling. Change the driveway.



Vicinity Map - Scale: 1" = 500'



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21058
P 443-900-5535 M 410-418-9305
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION

FOR
#911 ARMY ROAD
BALTIMORE COUNTY, MARYLAND
9th ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT

Date: 1/20/2019
Scale: 1"=30'

2019-0215-A

PET. 1

GENERAL SITE INFORMATION

- 1. Ownership: Thomas Lawman & Kathlegh Lawman
- 2. Address: 911 Army Road Baltimore MD 21204
- 3. Deed references: JLE 41061/73
- 4. Area: 21,780 sq. ft. (per SDAT)
- 5. Tax Map / Parcel / Lot / Tax account #: 69 / 850 / 17/ 09-14-100310
- 6. Election District: 9 Councilmanic District: 2
ADC Map: 4578J7 GIS tile: 069C2 Position Sheet: 36NW4
- 7. The boundary shown hereon is from Plat Book 16/76 recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 069C2 and the information provided by Baltimore County on the internet.
- 8. Improvements: 1 story dwelling (1,391 sf). The existing dwelling will remain. The dwelling was built in 1952 (per SDAT)

OFFICE OF ZONING

Zoning: DR 2 No previous zoning hearings.

Parking Calculations

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

DR 2 Setbacks for Residential Buildings
(1945-1955 Zoning Regulations and Restrictions for Baltimore County- Section III "A" Residence Zone)

Front: 25 feet
Side: 7 feet
Rear: 20 feet

ENVIRONMENTAL IMPACT

Watershed: Jones Falls URDL land type: 1 Tier: 1

- 1. The existing dwelling is currently served by public water and sewer.
- 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.

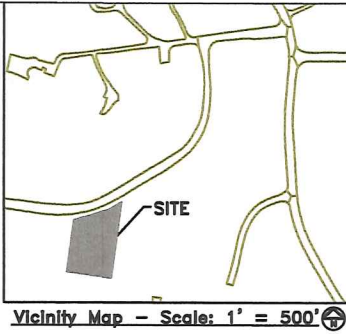
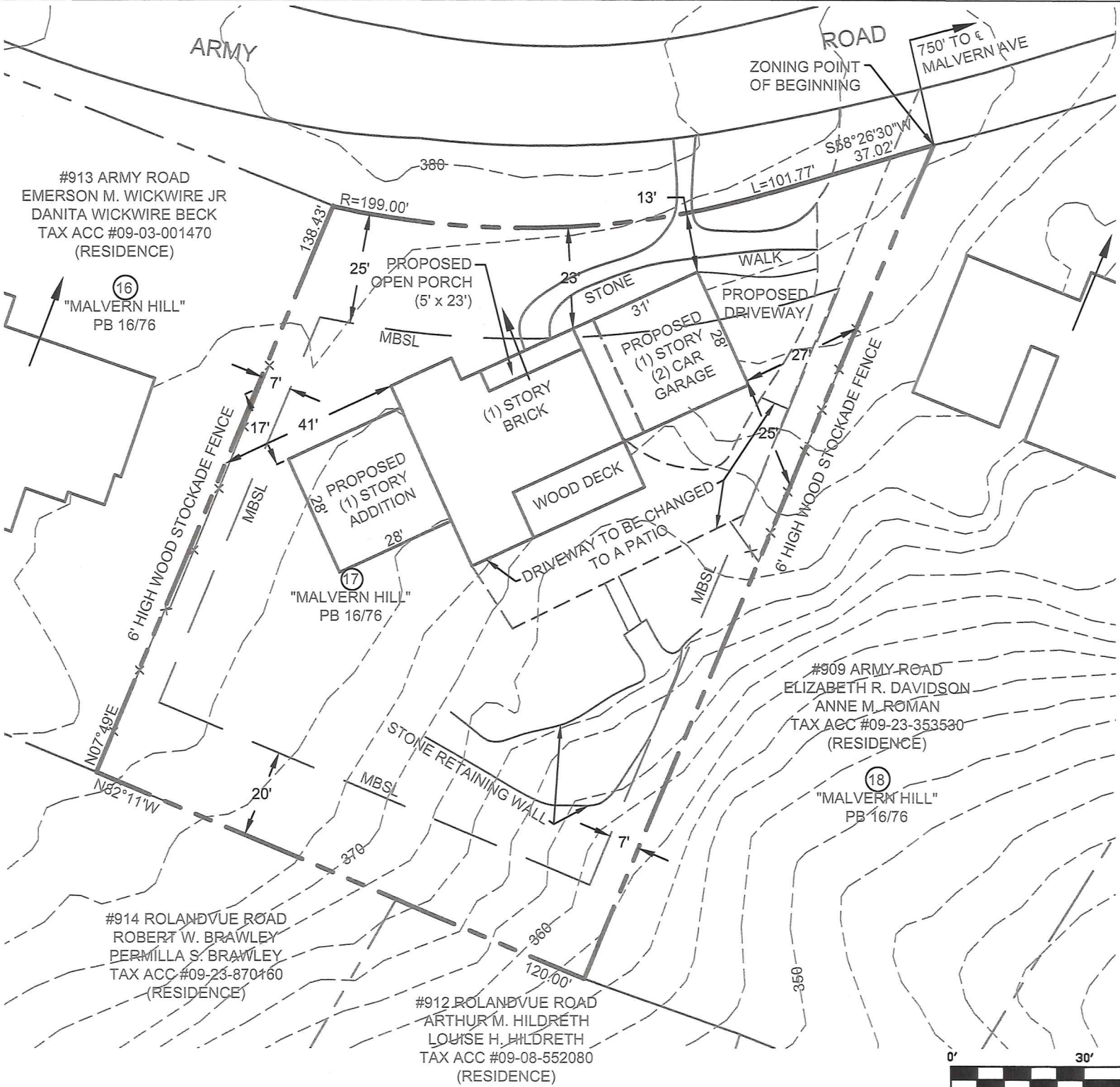
OFFICE OF PLANNING

Regional Planning District: Ruxton District Code: 314

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

PROPOSED DEVELOPMENT

To add an open porch and a garage to the existing dwelling. Change the driveway.

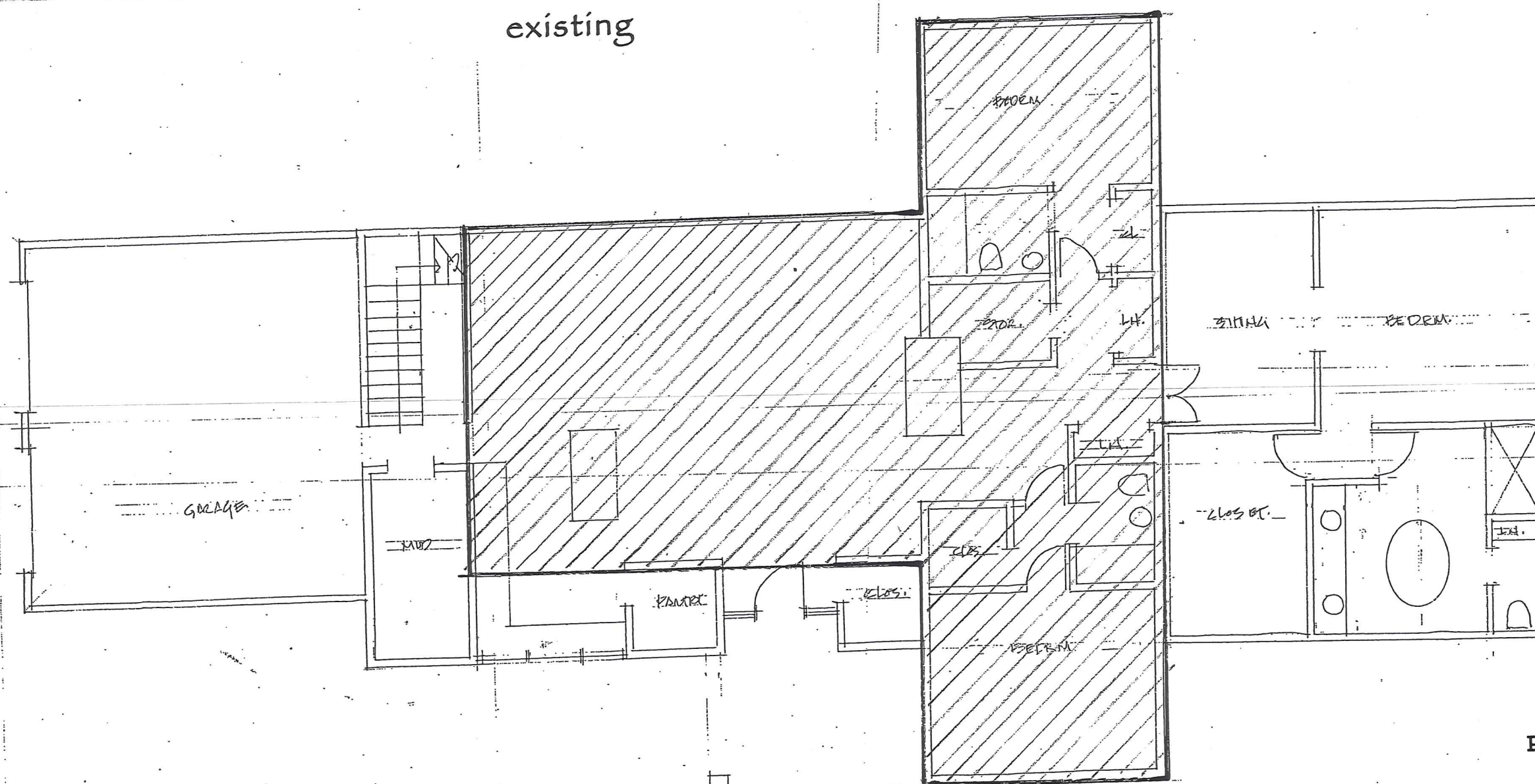


REVISION
3/3/19 SHOW ADDITION

PLAN TO ACCOMPANY A ZONING PETITION	
FOR #911 ARMY ROAD	
BALTIMORE COUNTY, MARYLAND	
9th ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT	
Date: 1/20/2019	Scale: 1"=30'

PETITIONER'S

EXHIBIT NO. 2

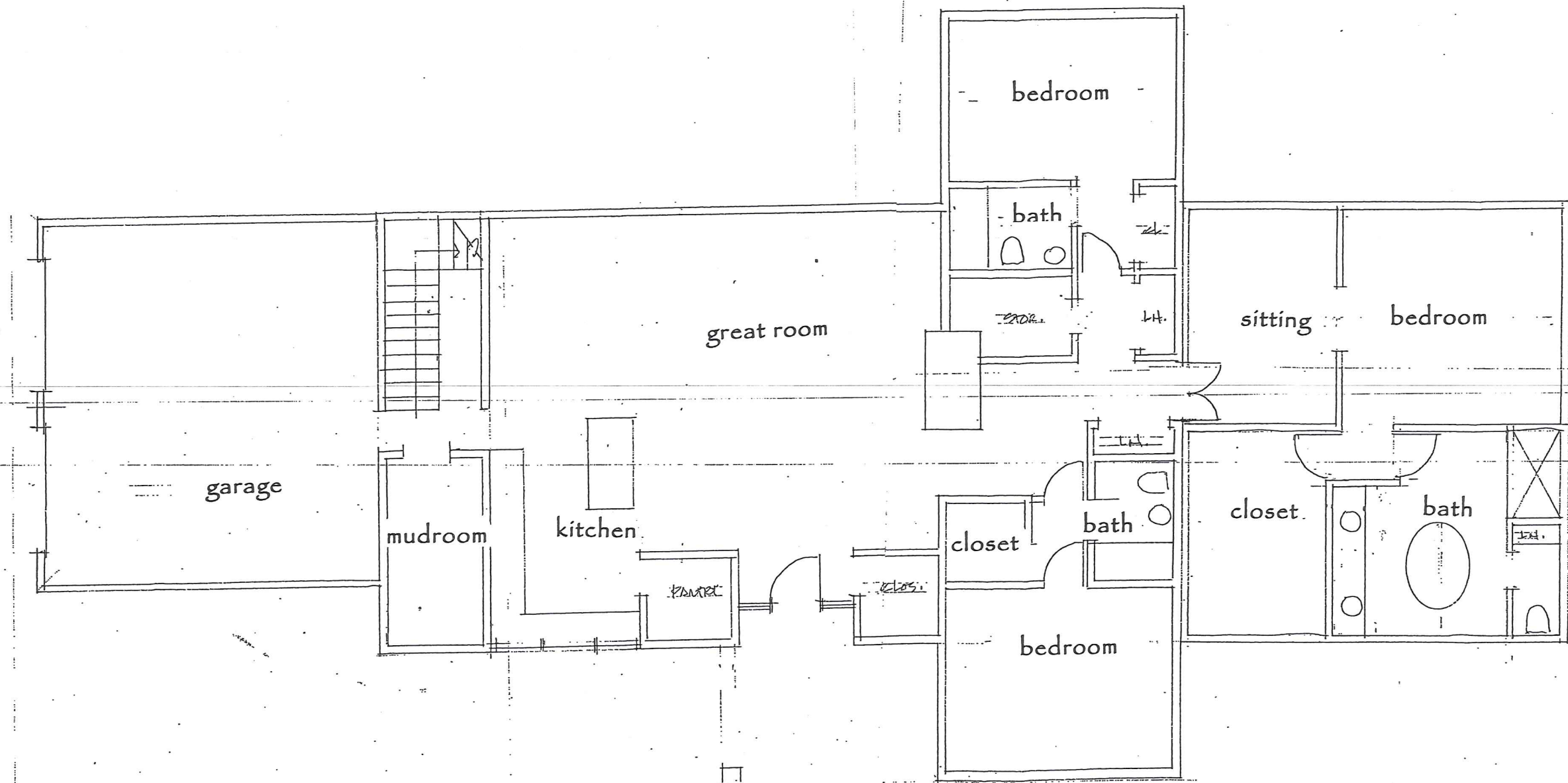


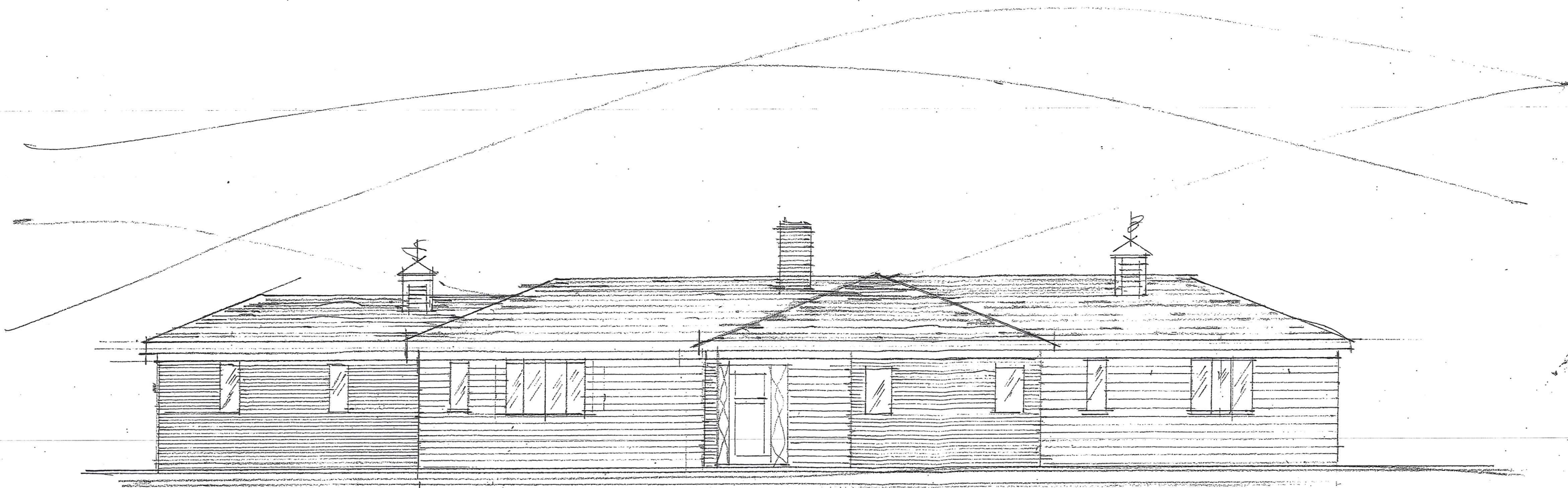
PETITIONER'S
EXHIBIT NO. A+B
5

army road addition/renovations

I.j.link jr., inc Architect
Rockland Grist Mill, Brooklandville, Md.

proposed





911 ARMY ROAD

L.J. LINE & CO. - ARCHT. 1924

PETITIONER'S

EXHIBIT NO. 6

GENERAL SITE INFORMATION

- 1. Ownership:
- 2. Address: 911 Army Road Baltimore MD 21204
- 3. Deed references: JLE
- 4. Area: 21,780 sq. ft. (per SDAT)
- 5. Tax Map / Parcel / Lot / Tax account #: 69 / 850 / 17 / 09-14-100310
- 6. Election District: 9 Councilmanic District: 2
ADC Map: 4578J7 GIS tile: 069C2 Position Sheet: 36NW4
- 7. The boundary shown hereon is from Plat Book 16/76 recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 069C2 and the information provided by Baltimore County on the internet.
- 8. Improvements: 1 story dwelling (1,391 sf). The existing dwelling will remain. The dwelling was built in 1952 (per SDAT)

OFFICE OF ZONING

Zoning: DR 2 No previous zoning hearings.

Parking Calculations

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

DR 2 Setbacks for Residential Buildings
(1945-1955 Zoning Regulations and Restrictions for Baltimore County- Section III "A" Residence Zone)

Front: 25 feet
Side: 7 feet
Rear: 20 feet

ENVIRONMENTAL IMPACT

Watershed: Jones Falls URDL land type: 1 Tier: 1

- 1. The existing dwelling is currently served by public water and sewer.
- 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.

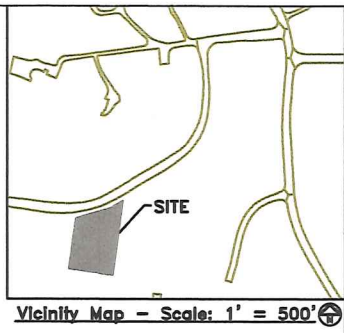
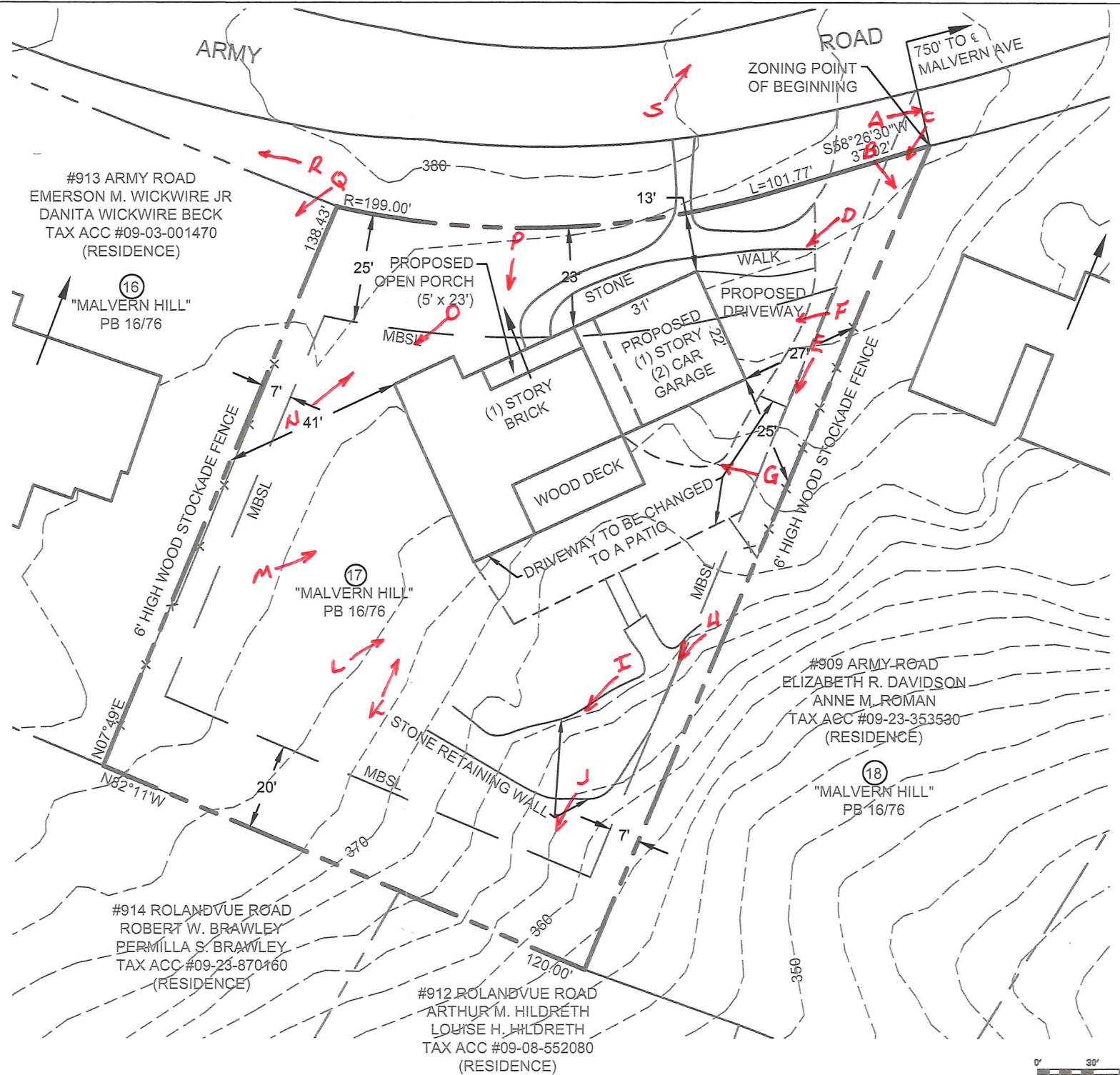
OFFICE OF PLANNING

Regional Planning District: Ruxton District Code: 314

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

PROPOSED DEVELOPMENT

To add an open porch and a garage to the existing dwelling. Change the driveway.



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Frederick, MD 21705
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#911 ARMY ROAD
BALTIMORE COUNTY, MARYLAND

PETITIONER'S
EXHIBIT NO. 3

PLAN TO ACCOMPANY PHOTOGRAPHS

GENERAL SITE INFORMATION

- Ownership: JAMES COTTELL LAMB
- Address: 911 Army Road Baltimore MD 21204
- Deed references: JLE 91061/73
- Area: 21,780 sq. ft. (per SDAT)
- Tax Map / Parcel / Lot / Tax account #: 69 / 850 / 17 / 09-14-100310
- Election District: 9 Councilmanic District: 2
ADC Map: 4578J7 GIS tile: 069C2 Position Sheet: 36NW4
- The boundary shown hereon is from Plat Book 16/76 recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 069C2 and the information provided by Baltimore County on the internet.
- Improvements: 1 story dwelling (1,391 sf). The existing dwelling will remain. The dwelling was built in 1952 (per SDAT)

OFFICE OF ZONING

Zoning: DR 2 No previous zoning hearings. (*VESTED "A" RESIDENCE*)

Parking Calculations

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

DR 2 Setbacks for Residential Buildings
(1945-1955 Zoning Regulations and Restrictions for Baltimore County- Section III "A" Residence Zone)

Front: 25 feet
Side: 7 feet
Rear: 20 feet

ENVIRONMENTAL IMPACT

Watershed: Jones Falls URDL land type: 1 Tier: 1

- The existing dwelling is currently served by public water and sewer.
- There are no underground storage tanks on the subject property.
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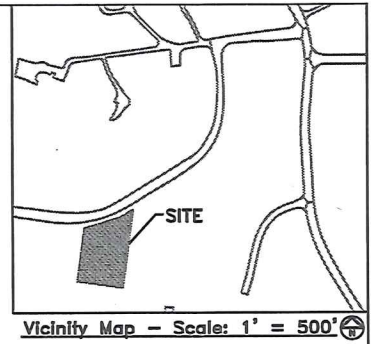
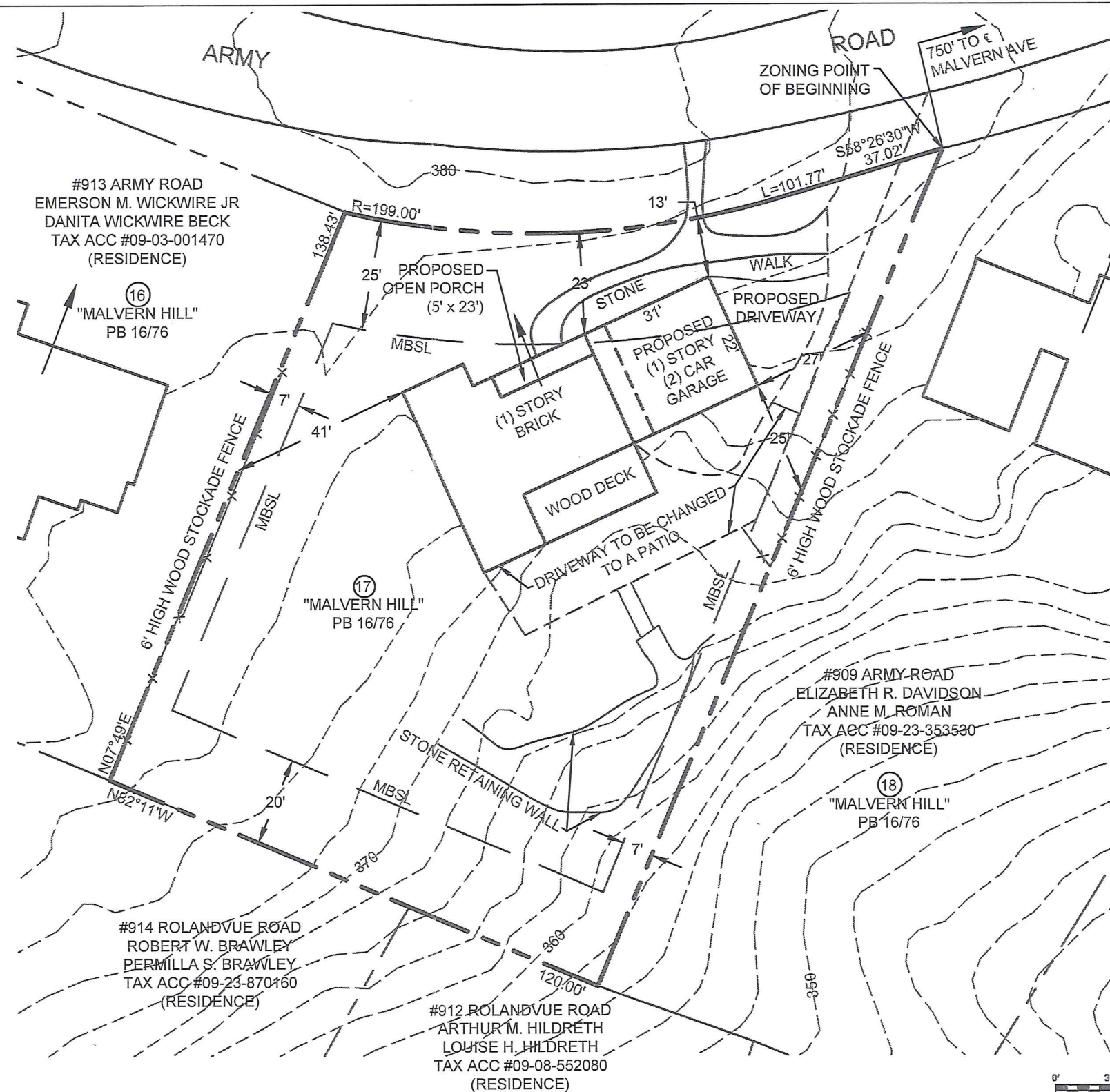
OFFICE OF PLANNING

Regional Planning District: Ruxton District Code: 314

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PROPOSED DEVELOPMENT

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PLAN TO ACCOMPANY
A ZONING PETITION
FOR
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BALTIMORE COUNTY, MARYLAND
9th ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT
Date: 1/20/2019
Scale: 1"=30'

2019-0215-A