MEMORANDUM

DATE: April 16, 2019

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2019-0233-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 15, 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 ADMIN. VARIANCE	*	BEFORE THE
(6300 Pinehurst Road)		
9th Election District	*	OFFICE OF ADMINISTRATIVE
5th Council District		
Russell M. & Kristine H. Moore	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2019-0233-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 subject property, Russell M. and Kristine H. Moore ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed accessory building (garage) with a height of 17 ½ feet in lieu of the maximum required 15 feet. 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. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 23, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING
Date 3/15/19
By Sen

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 **15th** day of **March, 2019,** by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed accessory building (garage) with a height of 17 ½ feet in lieu of the maximum required 15 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING
Date 3/15/19
By SLn

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 6300 Pinehurst Road, 21212 Currently zoned DR 3.5

Deed Reference 30091/00104 10 Digit Tax Account # 0923156200

Owner(s) Printed Name(s) Kristine and Russell 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) 400.3, BCZR, to permit a proposed accessory building (garage) with a height of 17½ feet (in lieu of the minimum required 15 feet.

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):

Kristine Moore / Russell Moore

Name #1 – Type or Print / Name # 2 – Type or Print

Kristine H Moore / R

Signature #1 / Signature # 2

6300 Pinehurst Rd. Towson MD

Mailing Address / City / State

21212 / 410-377-4620 / khmoore73@yahoo.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:

Name – Type or Print

Signature

Mailing Address / City / State

Zip Code / Telephone # / Email Address

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Date 3/15/19

By AEN

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 2019-0233 Filing Date 2/12/2019 Estimated Posting Date 2/24/2019 Reviewer NP

Rev 5/5/2016

Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 6300 Pinehurst Rd. (Print or Type Address of property) Towson (City) MD (State) 21212 (Zip Code)

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

We would like to add a walk up attic space above the garage to provide more storage space for our home. It is an old house. The closets are very small.

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

Signature of Owner (Affiant)

Russell M. Moore
Name- Print or Type

Kristine H. Moore
Signature of Owner (Affiant)

Kristine H. Moore
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of February, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Russell M Moore and Kristine H Moore

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

AS WITNESS my hand and Notaries Seal

Paula M Eastle
Notary Public

9/22/20
My Commission Expires

REV. 5/5/2016

Affidavit in Support of Administrative Variance

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

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We would like to add a garage with a walk up attic space to provide more storage space for our home. It is an old house. The closets are very small.

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

Signature of Owner (Affiant)

Russell M. Moore
Name- Print or Type

Kristine H. Moore
Signature of Owner (Affiant)

Kristine H. Moore
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of February, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Russell M Moore and Kristine H Moore

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

AS WITNESS my hand and Notaries Seal

Notary Public

9/22/20
My Commission Expires

REV. 5/5/2016

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 6300 Pinehurst Road, 21212 Currently zoned DR 3.5

Deed Reference 30091/00104 10 Digit Tax Account # 0923156200

Owner(s) Printed Name(s) Kristin and Russell 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) 400.3, BCZR, to permit a proposed accessory building (garage) with a height of 17½ feet in lieu of the minimum required 15 feet.

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):

Kristin Moore / Russell Moore
Name #1 – Type or Print / Name # 2 – Type or Print

Kristin Moore / X R
Signature #1 / Signature # 2

6300 Pinehurst Rd. Towson MD
Mailing Address / City / State

21212 / 410-377-4620 / kkmoore73@yahoo.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:

Name – Type or Print

Signature

Mailing Address / City / State

Zip Code / Telephone # / Email Address

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Date 3/5/19
By DEA

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 2019-0233-A Filing Date 2/12/2019 Estimated Posting Date 2/24/2019 Reviewer JNP

Rev 5/5/2016

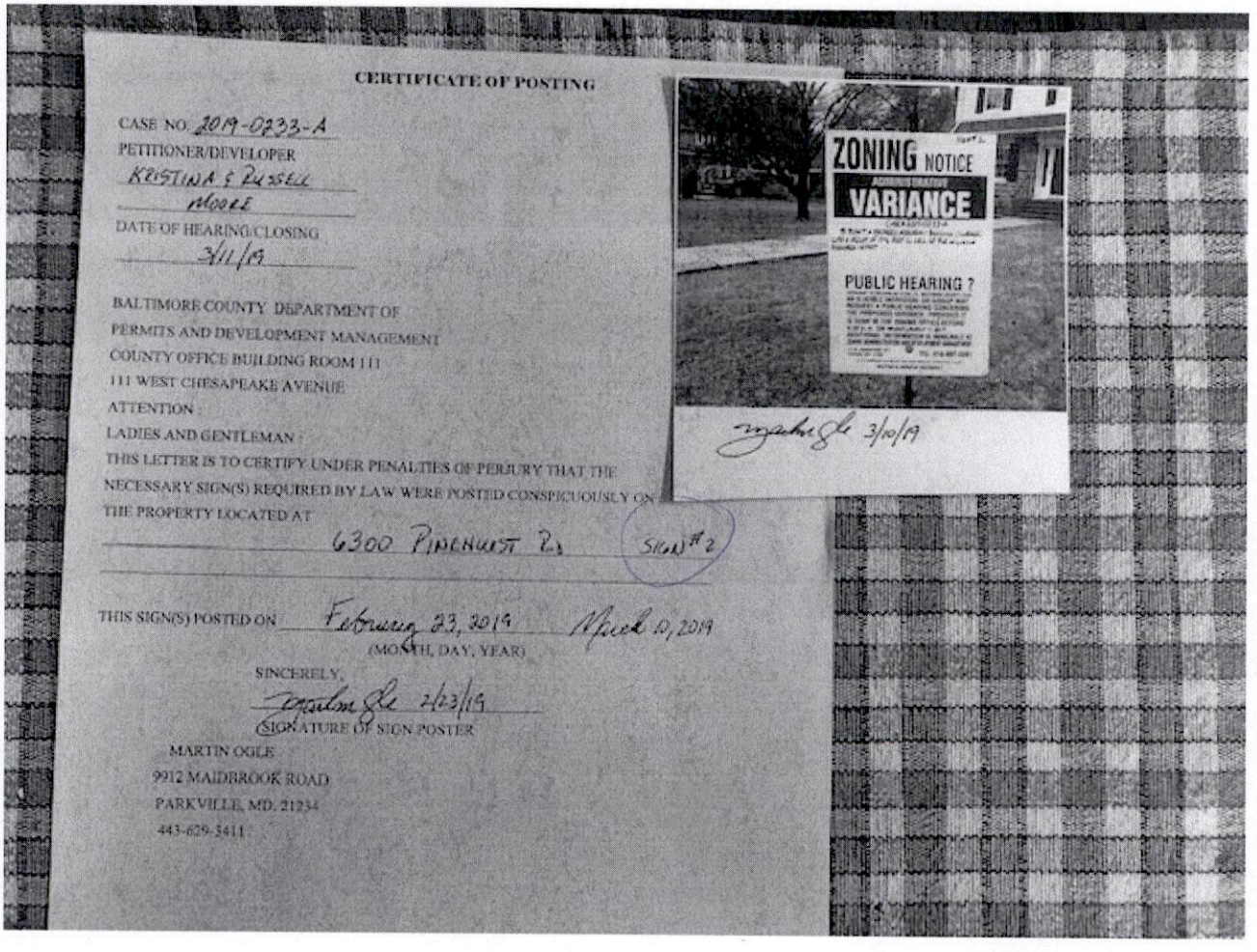
Beginning for the same on the northwest side of Pinehurst Road at the distance of 160 feet northeasterly from the corner formed by the intersection of the northwest side of Pinehurst Road and the north side of Gittings Avenue, which place of beginning is at the northeast corner of Lot No. 5, Section B as shown on the Plat of Pinehurst hereinafter mentioned; and running thence northeasterly binding on the northwest side of Pinehurst Road 75 feet to the southernmost line of Lot No. 17; and running thence northwesterly binding on the southernmost outline of Lot No. 17, 200 feet 1 inch to the northeast corner of Lot No. 6; running thence southwesterly binding on the easternmost line of Lot No. 6, 75 feet to intersect a line drawn northwesterly from the place of beginning parallel with Gittings Avenue; and thence reversing said line and binding thereon southeasterly 200 feet ½ inch to the place of beginning. Being Lot No. 18, Section B as shown on the Plat of Pinehurst recorded respectively among the Plat Records of Baltimore County and Baltimore City in Plat Book W.P.C. No. 5, folio 12 and Liber S.C.L. No. 3995, folio 321. The improvements thereon being known as No. 6300 Pinehurst Road.

(AV) 3-11-19

Debra Wiley

From: Marty Ogle <mert1114@aol.com>
Sent: Sunday, March 10, 2019 5:33 PM
To: Administrative Hearings
Subject: 2019-0233-A

2nd set of certificates



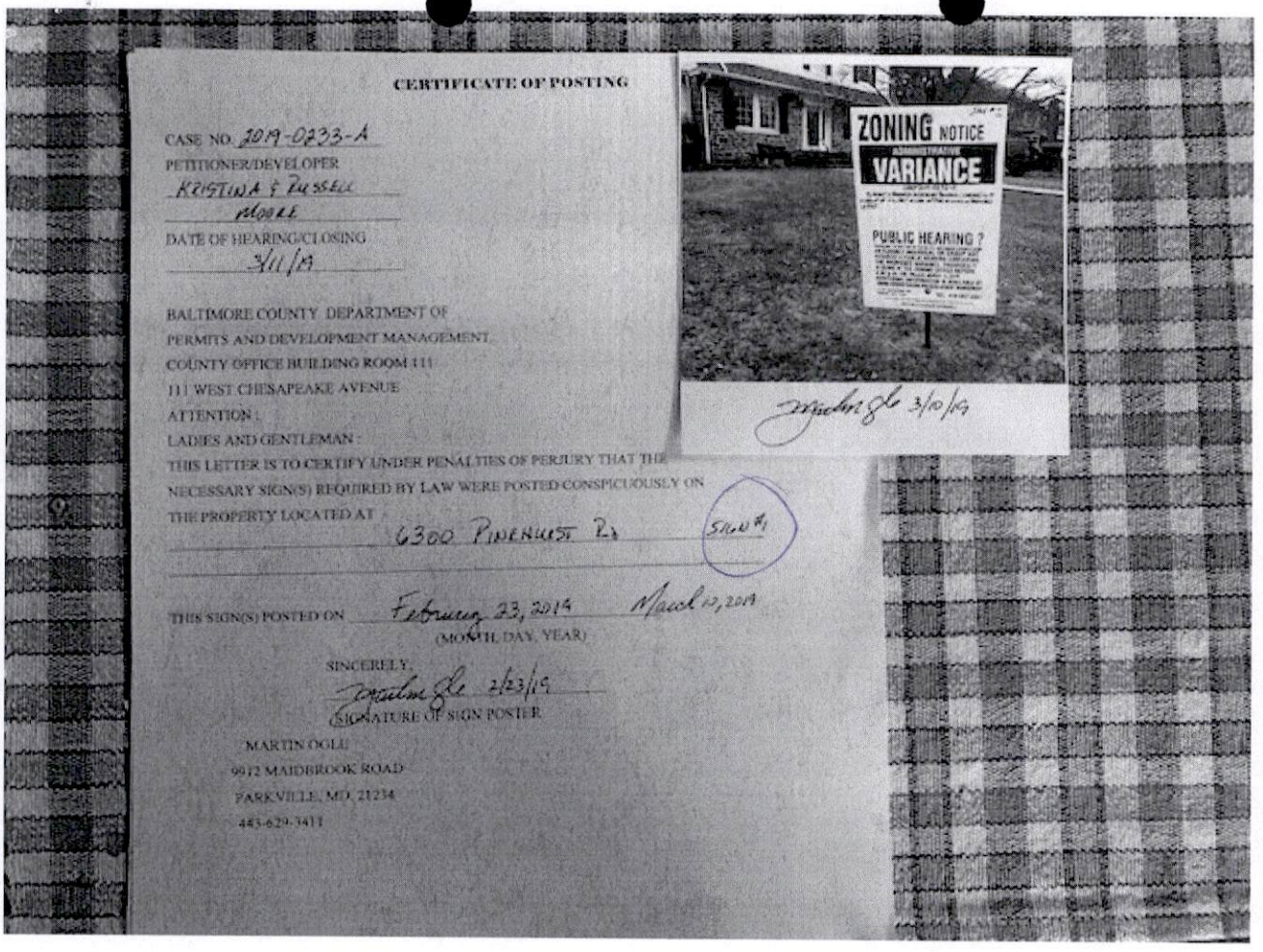
CERTIFICATE OF POSTING

CASE NO. 2019-0233-A
PETITIONER/DEVELOPER
KRISTINA & RUSSELL MOORE
DATE OF HEARING/CLOSING
3/11/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:
LADIES AND GENTLEMAN:
THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT
6300 PINEHURST Rd SIGN #2

THIS SIGN(S) POSTED ON February 23, 2019 March 10, 2019
(MONTH, DAY, YEAR)

SINCERELY,
2/23/19
(SIGNATURE OF SIGN POSTER)
MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411



CERTIFICATE OF POSTING

CASE NO. 2019-0233-A
PETITIONER/DEVELOPER
KRISTINA & RUSSELL MOORE
DATE OF HEARING/CLOSING
3/11/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:
LADIES AND GENTLEMAN:
THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT
6300 PINEHURST Rd SIGN #1

THIS SIGN(S) POSTED ON February 23, 2019 March 10, 2019
(MONTH, DAY, YEAR)

SINCERELY,
2/23/19
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

Sent from my iPhone

CERTIFICATE OF POSTING

CASE NO. 2019-0233-A

PETITIONER/DEVELOPER

KRISTINA & RUSSELL MOORE

DATE OF HEARING/CLOSING

3/11/19

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

LADIES AND GENTLEMAN :

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6300 PINEHURST RD

SIGN #1

THIS SIGN(S) POSTED ON February 23, 2019
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 2/23/19
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411


SPW #1
ZONING NOTICE
ADMINISTRATIVE
VARIANCE
CASE# 2019-0233-A
TO PERMIT A PROPOSED ACCESSORY BUILDING (GARAGE) WITH A HEIGHT OF 17½ FEET IN LIEU OF THE MINIMUM REQUIRED 15 FEET
PUBLIC HEARING ?
PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON MONDAY, MARCH 11, 2019
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W CHESAPEAKE AVE
TOWSON MD 21204
TEL. 410-887-3391
MEETING IS HANDICAP ACCESSIBLE

2/23/19

ERTIFICATE OF POSTIN

CASE NO. 2019-0233-A

PETITIONER/DEVELOPER

KRISTINA & RUSSELL MOORE

DATE OF HEARING/CLOSING

3/11/19

BALTIMORE COUNTY DEPARTMENT OF

PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION :

LADIES AND GENTLEMAN :

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

6300 PINEHURST RD

SIGN #2

THIS SIGN(S) POSTED ON February 23, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 2/23/19

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411


SIGN # 2
ZONING NOTICE
ADMINISTRATIVE
VARIANCE
CASE # 2019-0233-A
TO PERMIT A PROPOSED ACCESSORY BUILDING (GARAGE) WITH A HEIGHT OF 17 1/2 FEET IN LIEU OF THE MINIMUM REQUIRED 15 FEET
PUBLIC HEARING ?
PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON MONDAY, MARCH 11, 2019
ADDITIONAL INFORMATION IS AVAILABLE AT
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111 W. CHESAPEAKE AVE
TOWSON, MD. 21204
TEL. 410-887-3391
MEETING IS HANDICAP ACCESSIBLE

2/23/19

BALTIMORE COUNTY DE F ENT OF PERMITS, APPROV S D INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0233 -A Address 6300 Pinehurst Road

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/12/2019 **Posting Date:** 2/24/2019 **Closing Date:** 3/11/2019

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- 0233 -A Address 6300 Pinehurst Road

Petitioner's Name Kristine & Russell Moore Telephone 410-377-4620

Posting Date: 2/24/2019 **Closing Date:** 3/11/2019

Wording for Sign: *To Permit* a proposed accessory building (garage) with a height of 17½ feet in lieu of the minimum required 15 feet

Revised 6/30/2019

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

No. 180720

Date: 2/12/19

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

Rec From: Moore

For: Adm. Variance – 6300 Pinehurst Road
2019-0233-A (MOORE)

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

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
2/14/2019	2/12/2019	11:28:49	5
REG WS05	WALKIN	LRB	

>>RECEIPT # 995075 2/12/2019 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 180720
Rcpt Tot $ 75.00
5.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

JOHN A. OLSZEWSKI, JR.
County Executive

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

March 12, 2019

Kristine & Russall Moore
6300 Pinehurst Road
Towson MD 21212

RE: Case Number: 2019-0233-A, 6300 Pinehurst 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 February 12, 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

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

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

Date: 2/25/19

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. 2019-0233-A
Administrative Variance
Kristina & Russell Moore
6300 Pinehurst 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,

for 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

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: March 11, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0233-A
Address 6300 Pinehurst Road
(Moore Property)

Zoning Advisory Committee Meeting of **February 25, 2019**.

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

Reviewer: Steve Ford

(AV) 3-11-19

CASE NO. 2019- 0233-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent)	
3-11	DEPS (if not received, date e-mail sent)	NC
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent)	
2-25	STATE HIGHWAY ADMINISTRATION	No objection
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No.)

PRIOR ZONING (Case No.)

NEWSPAPER ADVERTISEMENT Date:

SIGN POSTING (1st) Date: 2-23-19 by Ogle

SIGN POSTING (2nd) Date: 3-10-19 by Ogle

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any:

Debra Wiley

From: Debra Wiley
Sent: Monday, March 04, 2019 11:07 AM
To: Jeffrey N Perlow; Roz Johnson
Cc: Jenae Johnson
Subject: RE: Administrative Variance - Case No. 2019-0233-A - 6300 Pinehurst Rd. (Closing Date: 3/11/19)

Jeff,

No, this is your case for a different address.

Thanks.

-----Original Message-----
From: Jeffrey N Perlow
Sent: Monday, March 04, 2019 11:04 AM
To: Roz Johnson <rvjohnson@baltimorecountymd.gov>
Cc: Jenae Johnson <jnjohnson@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: Administrative Variance - Case No. 2019-0233-A - 6300 Pinehurst Rd. (Closing Date: 3/11/19)

Roz,

Is the above referenced case the one you were talking about earlier? If it is, please supply the necessary documents to Debra Wiley in the ALJ's Office. Thanks!

Jeff

-----Original Message-----
From: Debra Wiley
Sent: Monday, March 04, 2019 10:59 AM
To: Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>
Cc: Jenae Johnson <jnjohnson@baltimorecountymd.gov>
Subject: Administrative Variance - Case No. 2019-0233-A - 6300 Pinehurst Rd. (Closing Date: 3/11/19)

Good Morning Jeff,

In preparation of our office receiving the above-referenced case file, I've printed the SDAT (see attached) which, unfortunately, reflects that this is not the Petitioners' principal residence.

In the administrative variance petitions, the petitioner(s) signs and affirms that their case is: (1) Not an active Code Enforcement case, and (2) Property is owned and occupied by them. The Zoning Review Office confirms this with the SDAT. In any event, we try to catch this pretty quick in the process to alleviate the Petitioner(s) spending money twice (once for the admin. process and then again for the hearing if at all possible).

Could you please make sure that there is something in the case file to affirm that this property is in fact occupied by them. If not, the Administrative Law Judge will return for a hearing.

Please let me know if you have any questions, and I'd be happy to assist.

-----Original Message-----
From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Monday, March 04, 2019 10:57 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 03.04.2019 10:57:22 (-0500)
Queries to: adminhearingscpr@baltimorecountymd.gov

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Tax Exempt:
Exempt Class:

Special Tax Recapture:
NONE

Account Identifier: **District** - 09 **Account Number** - 0923156200

Owner Information

Owner Name: MOORE RUSSELL M
MOORE KRISTINE H

Use: RESIDENTIAL
Principal Residence: NO

Mailing Address: 6300 PINEHURST RD
BALTIMORE MD 21212-2534

Deed Reference: /30091/ 00104

Location & Structure Information

Premises Address: 6300 PINEHURST RD
BALTIMORE 21212-2534

Legal Description: PINEHURST

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0079	0012	0177		0000	B		18	2017	Plat Ref:	0005/ 0012

Special Tax Areas:

Town: NONE
Ad Valorem:
Tax Class:

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			6,000 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation

Value Information

	Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2018	As of 07/01/2019
Land:	3,000	3,000		
Improvements	0	0		
Total:	3,000	3,000	3,000	3,000
Preferential Land:	0			0

Transfer Information

Seller: WELSH JOSEPH F,JR	**Date:** 11/05/2010	**Price:** $425,000
Type: NON-ARMS LENGTH OTHER	**Deed1:** /30091/ 00104	**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	0.00|0.00

Tax Exempt:
Exempt Class:

Special Tax Recapture:
NONE

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

ZAC AGENDA

(Av) 3-11-19

Case Number: 2019-0232-A **Reviewer:** Aaron Tsui
Existng Use: **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Justin Shafter
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 66 RIVERSIDE RD
Location: SES of Riverside Road, 755 FT E of centerline Terrace Road.

Existing Zoning: DR 5.5 **Area:** 8,925 SF
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
To permit a proposed 2-story detached garage onto the rear yard of the dwelling with height of 23 feet 9 inches in lieu of the maximum allowed 15 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

Case Number: 2019-0233-A **Reviewer:** Jeffrey Perlow
Existng Use: **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Kristine & Russall Moore
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 6300 PINEHURST RD
Location: NW/S of Pinehurst Road, 180' NE of Gittings Ave

Existing Zoning: DR 3.5 **Area:** 6000
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
To permit a proposed accessory building (garage) with a height of 17 1/2 feet in lieu of the maximum required 15 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

Debra Wiley

From: Debra Wiley
Sent: Tuesday, March 05, 2019 2:00 PM
To: Jeffrey N Perlow
Subject: RE: Copies of driver's licenses (6300 Pinehurst Road) 2019-0233-A

Hi Jeff,

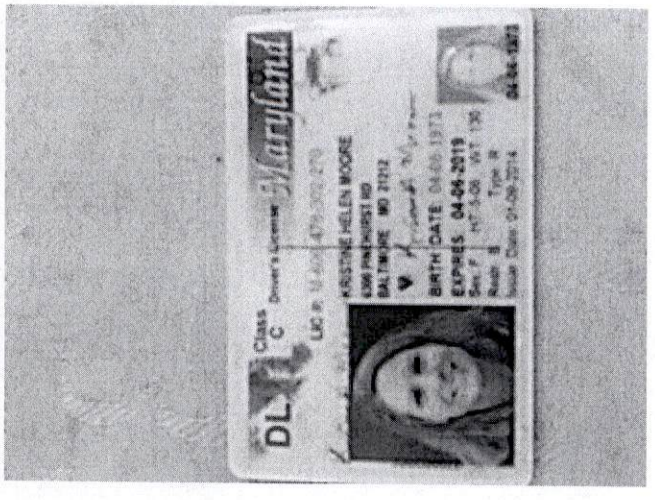
I will present this to ALJ Beverungen at the time he's reviewing the case file and he can then decide if this is sufficient.

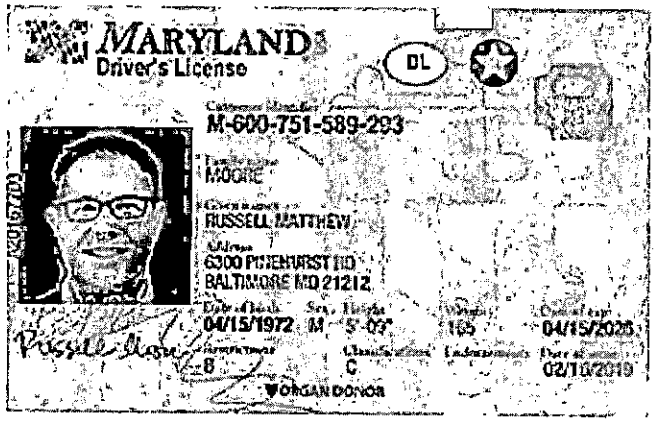
Thanks; it is appreciated.

From: Jeffrey N Perlow
Sent: Tuesday, March 05, 2019 1:21 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: FW: Copies of driver's licenses (6300 Pinehurst Road) 2019-0233-A

FYI

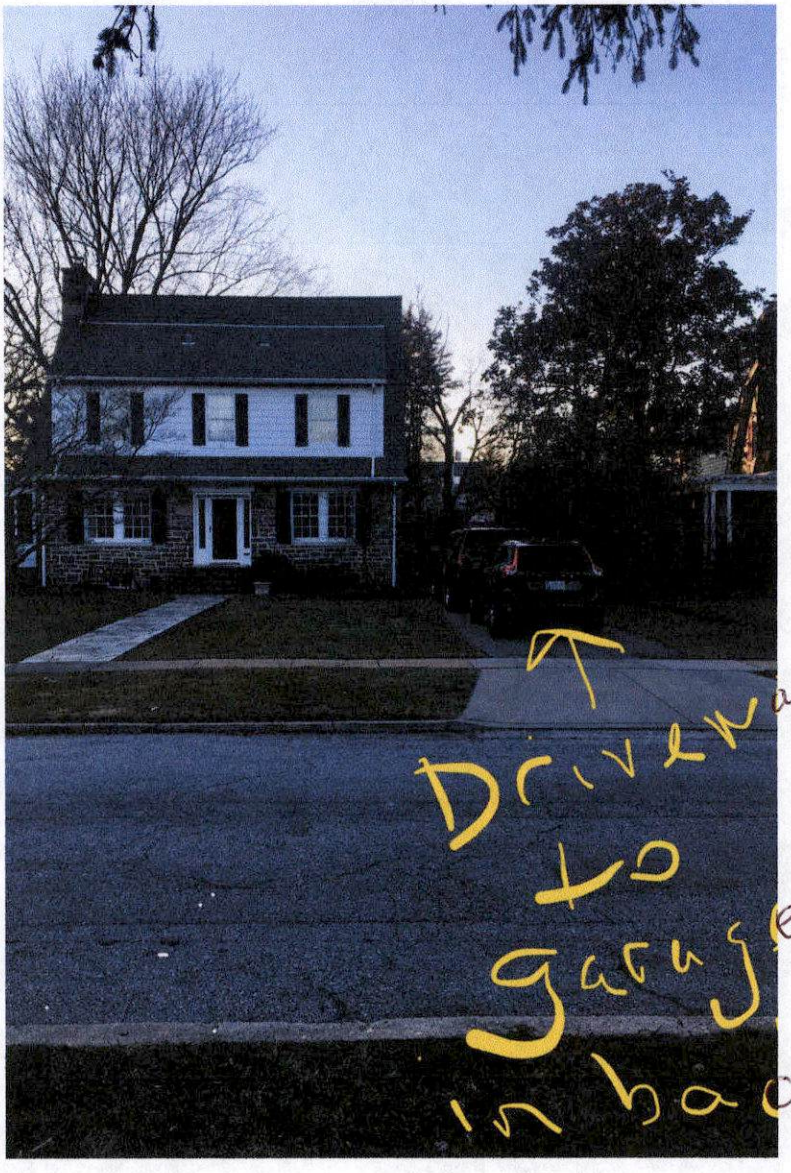
From: Kris Moore [mailto:khmoore73@yahoo.com]
Sent: Tuesday, March 05, 2019 11:46 AM
To: Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>
Subject: Copies of driver's licenses



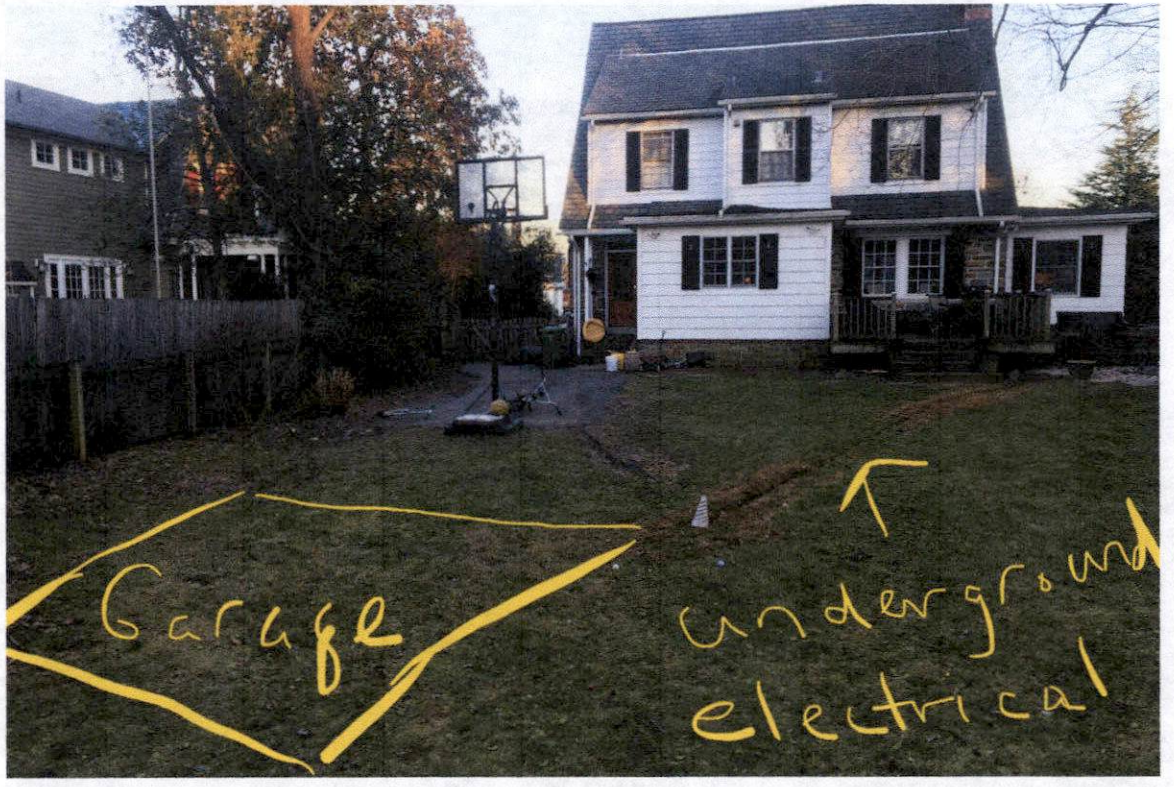


Sent from my iPhone

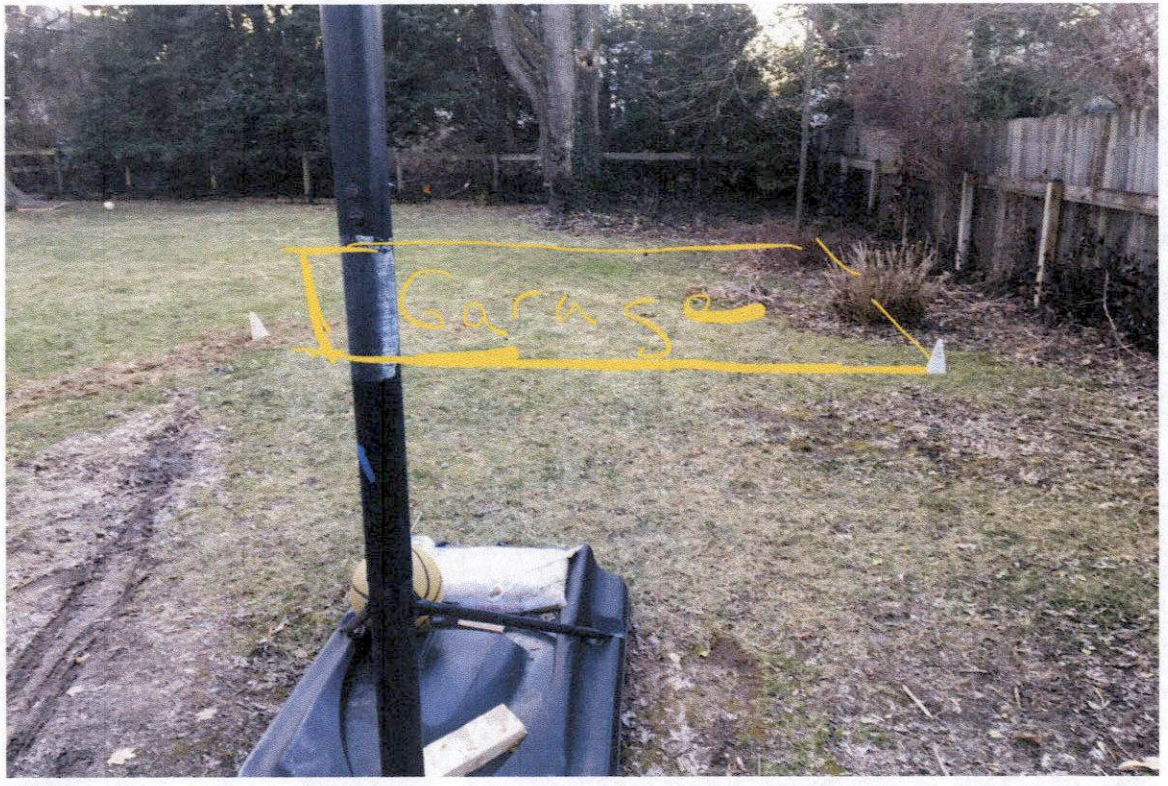
Front of house



Back of house



Rear yard
North side of yard

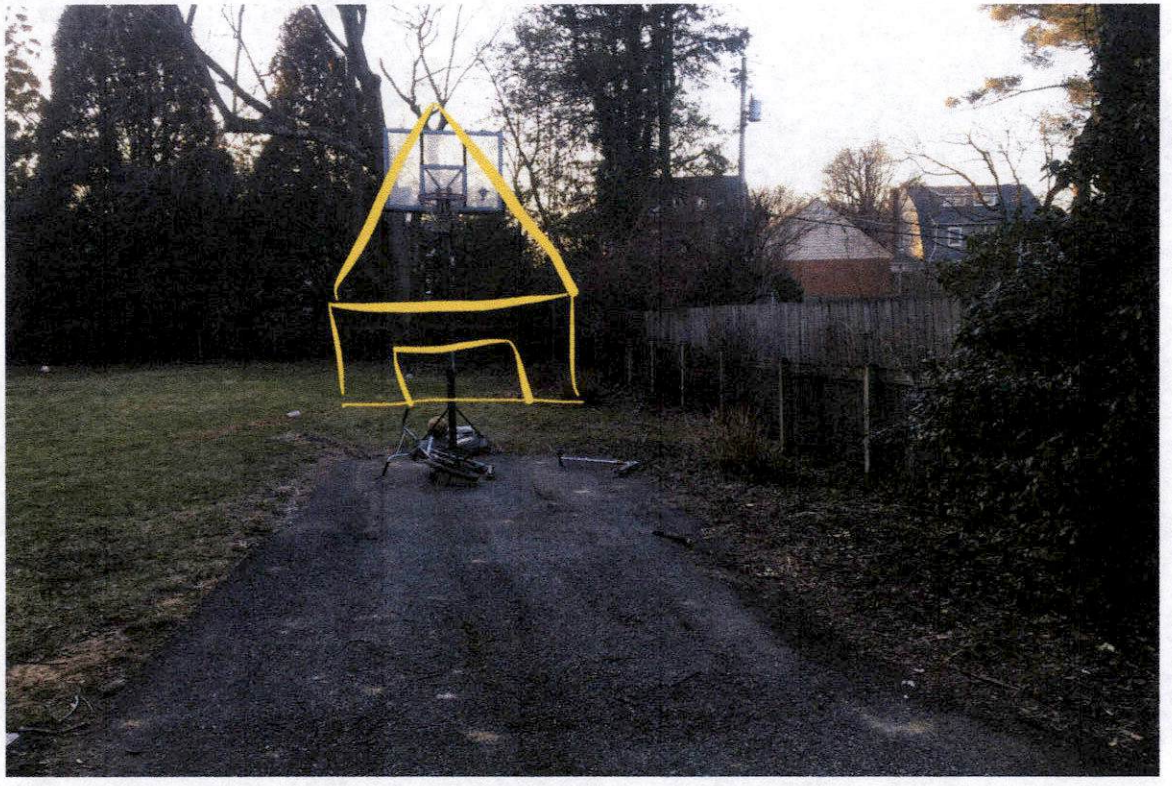


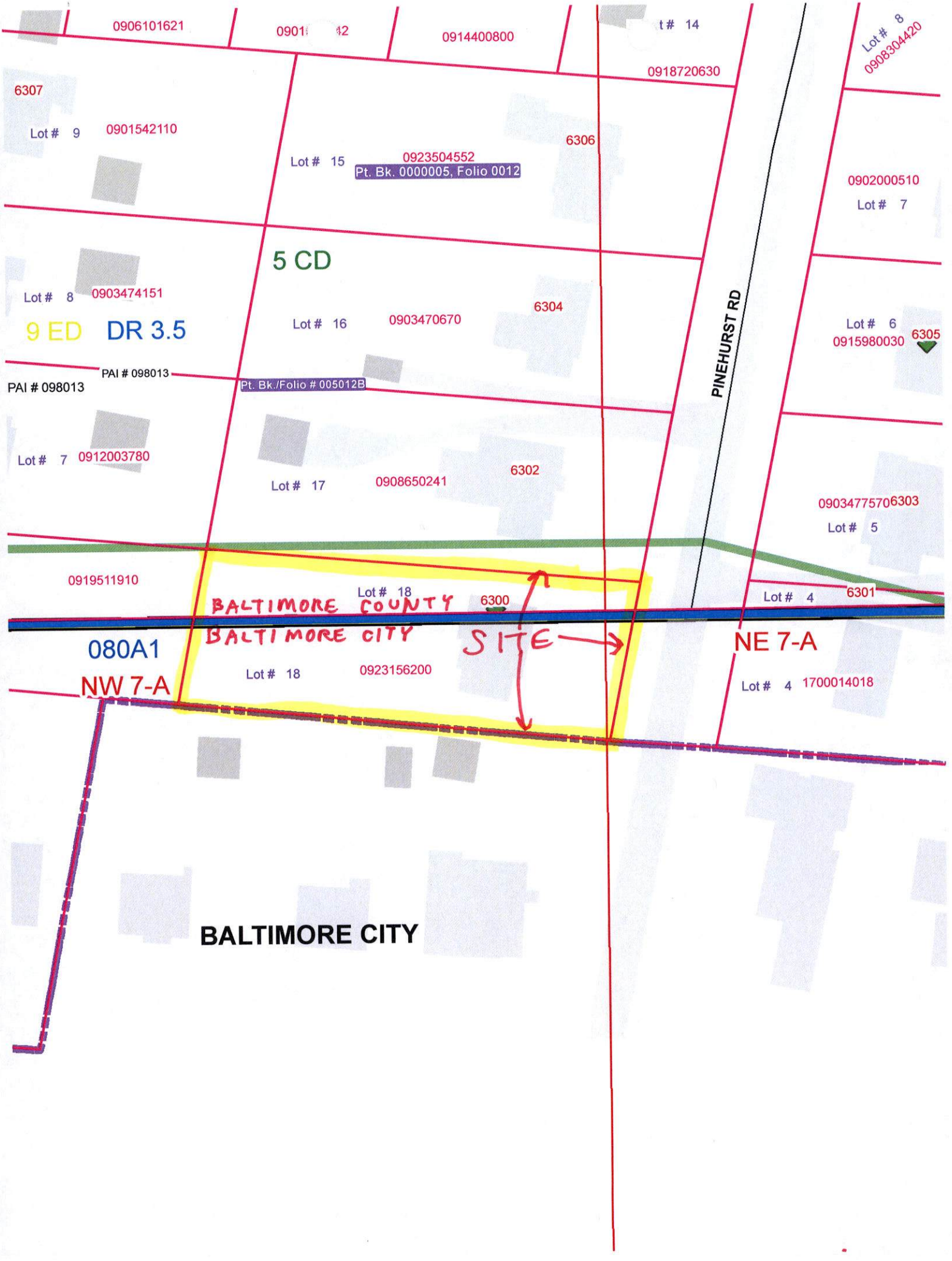
Rear yard

North side of yard

Rear yard

North side of yard




0906101621
0901 42
0914400800
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Lot # 8
0908304420
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Lot # 9
0901542110
Lot # 15
0923504552
Pt. Bk. 0000005, Folio 0012
6306
0902000510
Lot # 7
5 CD
Lot # 8
0903474151
9 ED
DR 3.5
Lot # 16
0903470670
6304
PINEHURST RD
Lot # 6
0915980030
6305
PAI # 098013
PAI # 098013
Pt. Bk./Folio # 005012B
Lot # 7
0912003780
Lot # 17
0908650241
6302
09034775706303
Lot # 5
0919511910
Lot # 18
BALTIMORE COUNTY
6300
Lot # 4
6301
BALTIMORE CITY
SITE
080A1
NW 7-A
Lot # 18
0923156200
NE 7-A
Lot # 4
1700014018
BALTIMORE CITY

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Tax Exempt:
Exempt Class:
Special Tax Recapture:
NONE

Account Identifier: District - 09 Account Number - 0923156200

Owner Information

Owner Name: MOORE RUSSELL M
MOORE KRISTINE H

Use: RESIDENTIAL
Principal Residence: NO

Mailing Address: 6300 PINEHURST RD
BALTIMORE MD 21212-2534

Deed Reference: /30091/ 00104

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BALTIMORE 21212-2534

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Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0079	0012	0177		0000	B		18	2017	Plat Ref: 0005/ 0012

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Ad Valorem:
Tax Class:
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Improvements	0	0		
Total:	3,000	3,000	3,000	3,000
Preferential Land:	0			0

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Seller: WELSH JOSEPH F,JR	Date: 11/05/2010	Price: $425,000
Type: NON-ARMS LENGTH OTHER	Deed1: /30091/ 00104	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

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County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Tax Exempt:
Exempt Class:
Special Tax Recapture:
NONE

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application
Date:

ZAC AGENDA (AV) 3-11-19

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Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

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Legal Owner: Kristine & Russall Moore
Contract Purchaser: No Contract Purchaser was set.

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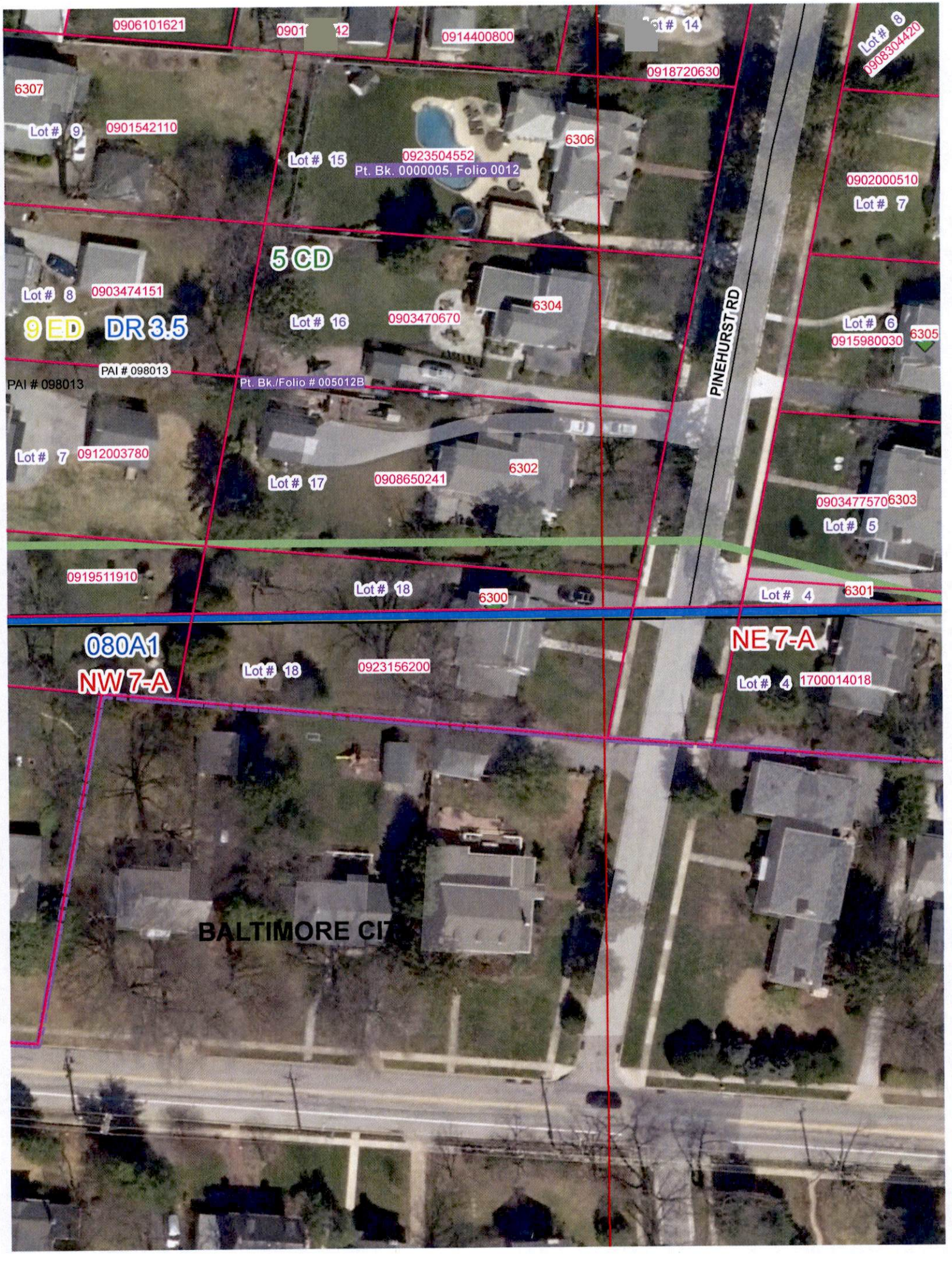
Violation Cases: None
Closing Date:

Miscellaneous Notes: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Lot # 9
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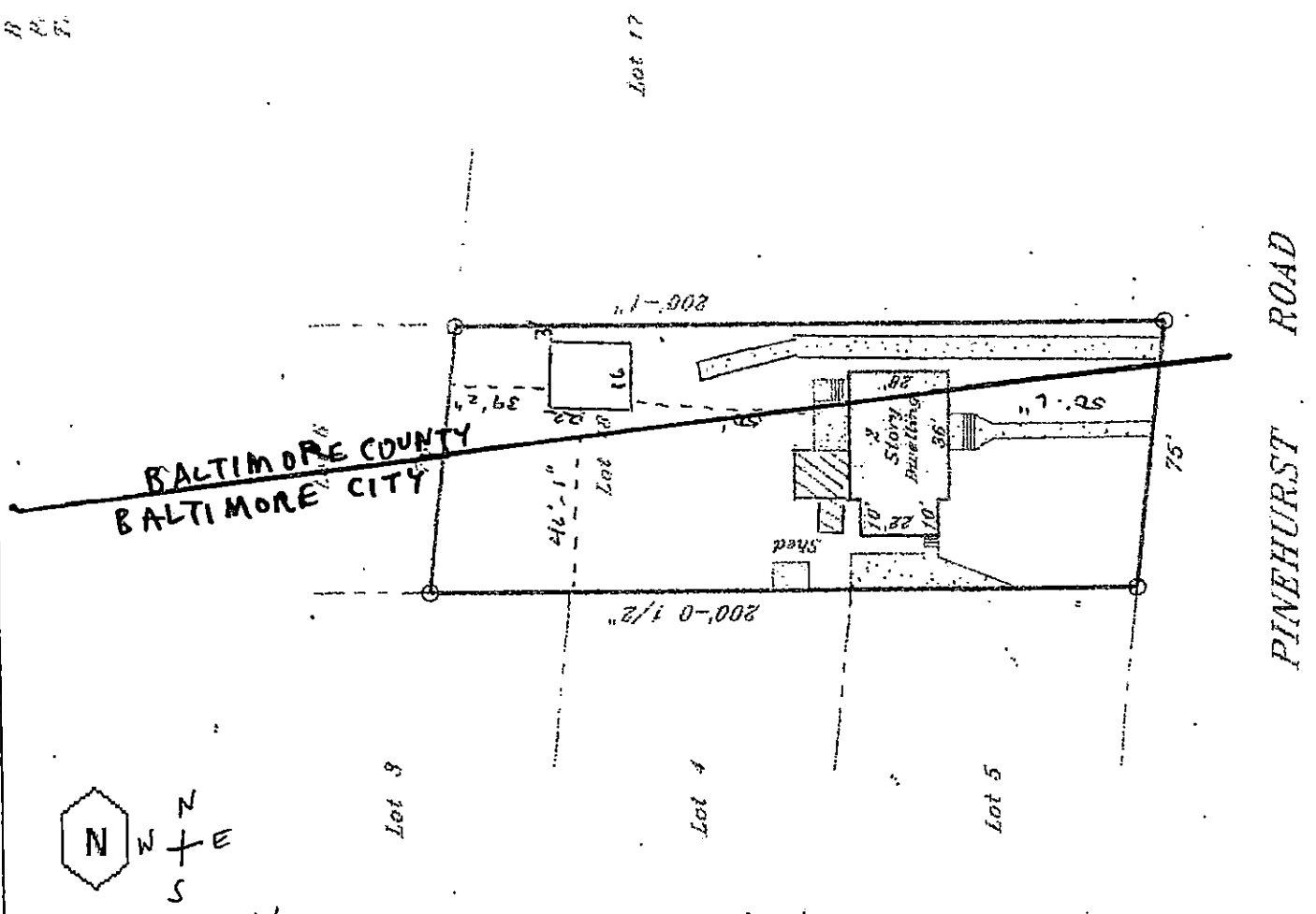
Lot # 15
0923504552
Pt. Bk. 0000005, Folio 0012
6306
0902000510
Lot # 7
5 CD
Lot # 8
0903474151
9 ED
DR 3.5
Lot # 16
0903470670
6304
PINEHURST RD
Lot # 6
0915980030
6305
PAI # 098013
PAI # 098013
Pt. Bk./Folio # 005012B
Lot # 7
0912003780
Lot # 17
0908650241
6302
09034775706303
Lot # 5
0919511910
Lot # 18
6300
Lot # 4
6301
080A1
NW 7-A
Lot # 18
0923156200
NE 7-A
Lot # 4
1700014018
BALTIMORE CI

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING ____ (MARK TYPE REQUESTED WITH X)

ADDRESS 6300 Pinehurst Road OWNER(S) NAME(S) Kristina and Russell Moore

SUBDIVISION NAME PINEHURST LOT # 18 BLOCK # N/A SECTION # B

PLAT BOOK # 5 FOLIO # 12 10 DIGIT TAX # 0 9 2 3 1 5 6 2 0 0 DEED REF. # 3 0 0 9 1 / 0 0 1 0 4



PLAN DRAWN BY Kristina Moore DATE 2/12/19 SCALE: 1 INCH = 50 FEET

SITE VICINITY M

N

MAP IS NOT TO SCALE

ZONING MAP# 080 A1

SITE ZONED DR 3.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE ____

OR SQUARE FEET 6,000

HISTORIC ? NO

IN CBCA ? NO

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC ✓ PRIVATE ____

SEWER IS:

PUBLIC ✓ PRIVATE ____

PRIOR HEARING ? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pet. Exh. 1

9:43

Jeffrey N Perlow

From: Kris Moore <khmoore73@yahoo.com>
Sent: Tuesday, March 05, 2019 11:46 AM
To: Jeffrey N Perlow
Subject: Copies of driver's licenses

Sent from my iPhone

PLAT No. 2
EASTERN TERRACE
15TH DISTRICT, BALTIMORE CO., MD.

AND REVISED LOTS 1, 2 & 15 SEC. D.
PLAT NO. 1 EASTERN TERRACE.

CURVE TABLE.

No.	Radius	Arc.	Long Chord.	Δ	Tan.
1	722.53'	159.63'	N 42°09'45"W–159.30'	12°39'30"	80.14'
2	772.53'	170.68'	N 42°09'45"W–170.33'	12°39'30"	85.69'
3	1942.15'	219.76'	N 39°04'30"W–219.65'	6°29'00"	110.00'
4	1992.15'	225.42'	N 39°04'30"W–225.30'	6°29'00"	112.83'
5	5974.42'	198.32'	N 36°47'03"W–198.31'	1°54'07"	99.17'
6	6024.42'	200.00'	N 36°47'03"W–199.99'	1°54'07"	100.00'
7	6.500	159.39'	N 21°45'30"E–122.35	140°50'00"	181.04'
8	68.09'	147.95'	N 13°45'15"E–120.51'	124°29'30"	129.39'
9	339.91'	195.08'	N 75°34'00"E–192.41'	32°53'00"	100.31'
10	389.91'	114.84'	N 67°35'45"E–114.42'	16°52'30"	57.84'

ALBERT E. POHMER
SURVEYOR & CIVIL ENGINEER
2 E. Lexington St, Baltimore, Md.
Scale: 1" = 100' APRIL 21-1941.

REVISED 6-19-1941

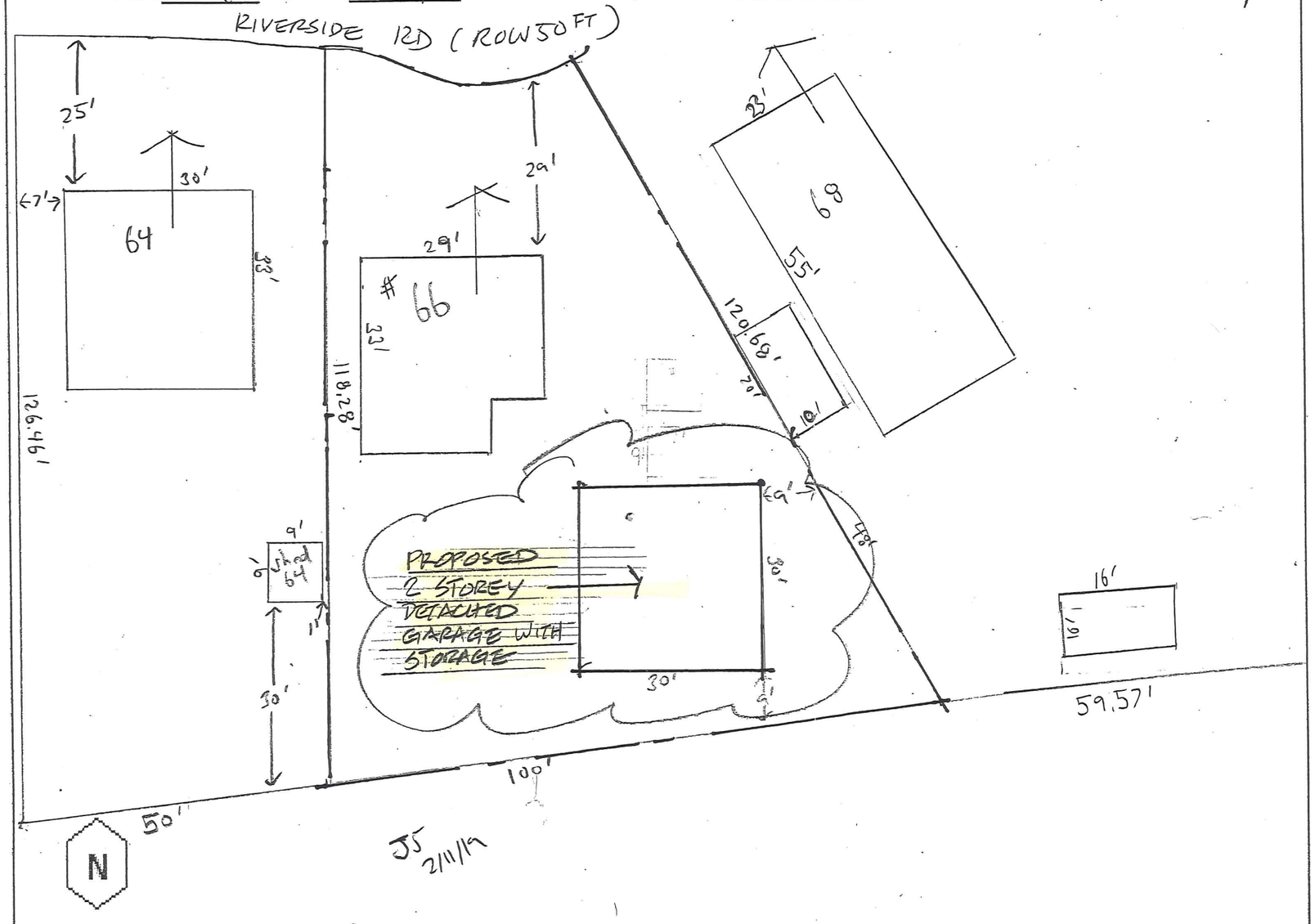
2019-0232-A

ZONING HEARING PLAN FOR VARIANCE ✓ FOR SPECIAL HEARING ____ (MARK TYPE REQUESTED WITH X)

ADDRESS 66 Riverside Rd OWNER(S) NAME(S) Justin Shaffer

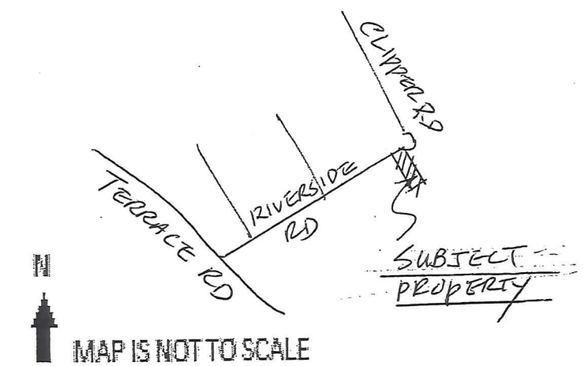
SUBDIVISION NAME Eastern Terrace LOT # 22 BLOCK # G SECTION # —

PLAT BOOK # 0012 FOLIO # 0119 10 DIGIT TAX # 1522350410 DEED REF. # 36571 0000 1



PLAN DRAWN BY Justin Shaffer DATE 2/11/19 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 097A1

SITE ZONED DR5.5

ELECTION DISTRICT 15TH

COUNCIL DISTRICT 7CD

LOT AREA ACREAGE —

OR SQUARE FEET 8,925

HISTORIC ? no

IN CBCA ? no

IN FLOOD PLAIN ? no

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC X PRIVATE ____

SEWER IS:

PUBLIC X PRIVATE ____

PRIOR HEARING ? ____

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO: N/A

2019-0232-A

Pet. Exh. 1