

M E M O R A N D U M

DATE: August 19, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0358-A - Appeal Period Expired

The appeal period for the above-referenced case expired on August 14, 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
(604 Creeksedge Court)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
6 th Council District		
Albert T. Longmire, III & Jill Buckley	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0358-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Albert T. Longmire, III and Jill Buckley (“Petitioners”). The Petitioners are requesting Variance relief from § 400.1.d.2.a of the Zoning Commissioner’s Policy Manual (“ZCPM”) for a street setback of 26 ft. in lieu of the required 30 ft. to a street that is a rear yard and from § 400.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit an accessory structure on a corner lot in the rear yard not in the third of the lot furthest from both streets. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. The property is located within a Limited Development Area (“LDA”) and is subject to Critical Area requirements as noted in the ZAC comment dated July 2, 2019 submitted by the Department of Environmental Protection and Sustainability (“DEPS”).

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 21, 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

ORDER RECEIVED FOR FILING

Date 7-15-19

By [Signature]

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

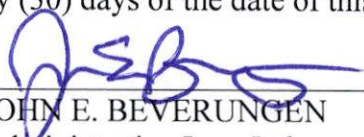
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 15th day of **July, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 400.1.d.2.a of the Zoning Commissioner's Policy Manual ("ZCPM") for a street setback of 26 ft. in lieu of the required 30 ft. to a street that is a rear yard and from § 400.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit an accessory structure on a corner lot in the rear yard not in the third of the lot furthest from both streets, 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.
- Petitioners shall comply with the DEPS ZAC comment, dated July 2, 2019; a copy of which is attached hereto and made a part hereof.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 7-15-19

2

By [Signature]



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 Law of Baltimore County for the property located at:

Address 604 Creeksedge Court

which is presently zoned DR-3.5

Deed Reference 41146/240

10 Digit Tax Account # 2300009884

Property Owner(s) Printed Name(s) Jill Buckley & Albert Thomas Longmire, III

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

Administrative Variances require that the **Affidavit** on the reverse of this Petition Form be completed / notarized.

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

1. X **ADMINISTRATIVE VARIANCE** from section(s) SEE ATTACHED

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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:

Albert T. Longmire, III

/ Jill Buckley

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature # 2

604 Creeksedge Court

Baltimore

MD

Mailing Address

City

State

21220-2900 /

571-236-0022

/ jill_buckley0510@hotmail.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Richardson Engineering, LLC Rick Richardson

Name – Type or Print

Signature

30 E. Padonia Road

Timonium

MD

Mailing Address

City

State

21093

/ 410-560-1502

/ rick@richardsonengineering.net

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 6/19/19 that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

BY

Administrative Law Judge of Baltimore County

CASE NUMBER

2019-0358-A

Filing Date

6/19/19

Estimated Posting Date

6/23/19

Reviewer

gh

Rev 10/12/11

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1000

1000-1000

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 to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 604 Creeksedge Court Baltimore MD 21220
Print or Type Address of property City State Zip Code

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

SEE ATTACHED

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

Albert T Longmire III
Signature of Affiant

Albert T Longmire III
Name- Print or Type

Jill Buckley
Signature of Affiant

Jill Buckley
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 22 day of MAY, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

JILL BUCKLEY + ALBERT THOMAS LONGMIRE 3RD
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

Ellen L. Blake
Notary Public

9/8/2020
My Commission Expires

ELLEN L. BLAKE
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 8, 2020

[illegible][illegible]

Zoning Relief

604 Creeksedge Court

Variance:

ZCPH Per Section 400.1.d.2.a for a street setback of 26' in lieu of the required 30' to a street that is a rear yard

BCZR Per Section 400.1 to permit an accessory structure on a corner lot in the rear yard not in the 1/3 of the lot furthest from the adjoining street.

Justification:

The lot is very unusual in that it is bordered by streets on the front side and rear of the property.

This condition would not allow construction of accessory structures except for a very limited area of the site due to the 3 road frontages, and would deprive the owner use of his property without suffering hardship and presents a practical difficulty in complying with the regulations as they currently exist.

2019-0358-A

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604 Creeksedge Court

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2019-0358-A

**ZONING DESCRIPTION FOR
604 CREEKSEDGE COURT
15TH ELECTION DISTRICT
7TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the West side of Glenwood Road (50' R.O.W.) at the intersection of Glenwood Road and Creeksedge Court.

Being Lot #26, in the Subdivision known as Biddison Property, as recorded in the land records of Baltimore County in Plat Book #73, Folio #5.

Containing a net area of 12,645 square feet, or 0.29 acres of land, more or less.

CERTIFICATE OF POSTING

2019-0358-A

RE: Case No.: _____

Petitioner/Developer: _____

Tom Longmire

July 8, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

604 Creeksedge Court

SIGN 1 Recertification

June 21, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

July 7, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0358-A

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Petitioner/Developer: _____

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Date of Hearing/Closing: _____

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County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

604 Creeksedge Court

SIGN 2 Recertification

June 21, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,


(Signature of Sign Poster)

July 7, 2019

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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Ladies and Gentlemen:

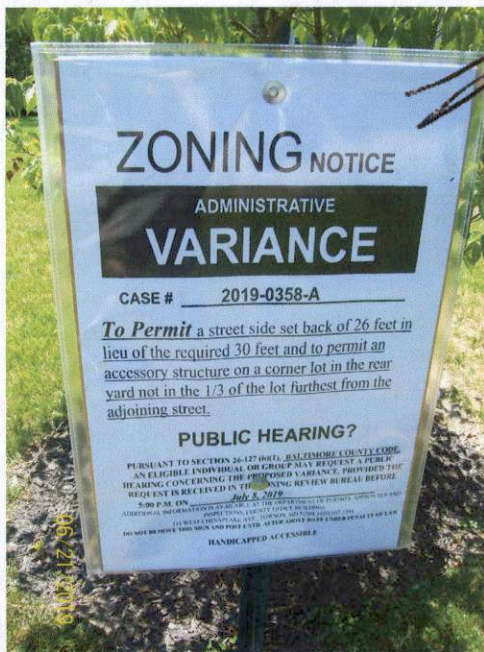
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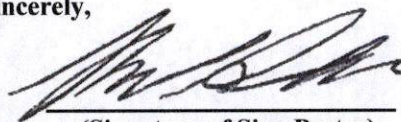
SIGN 1

June 21, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 June 21, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

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2019-0358-A

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Petitioner/Developer: _____

Tom Longmire

Date of Hearing/Closing: July 8, 2019

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Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
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Attn: Kristen Lewis:

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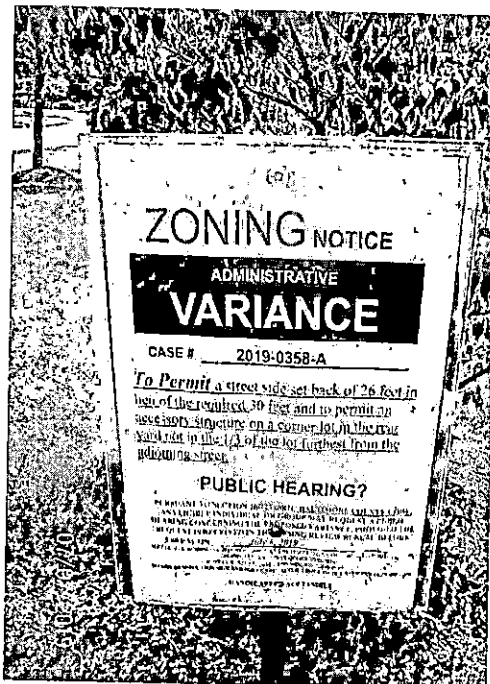
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Date of Hearing/Closing: July 8, 2019

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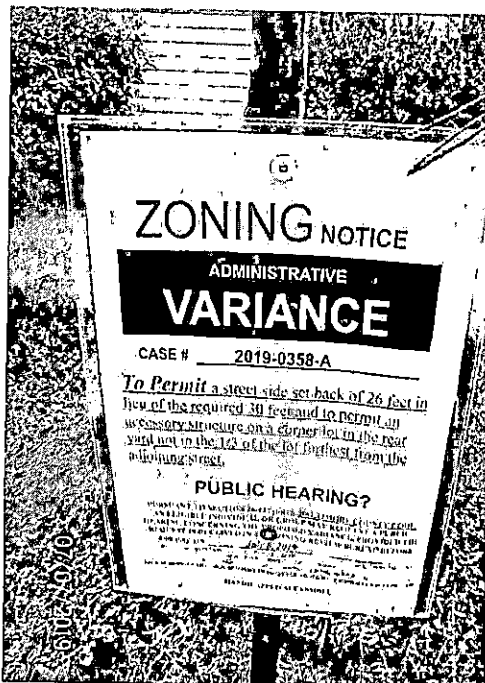
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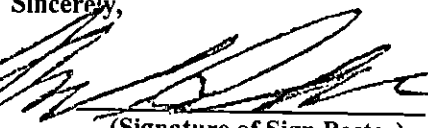
SIGN 2 Recertification

June 21, 2019

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(Month, Day, Year)



Sincerely,


(Signature of Sign Poster)

July 7, 2019

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

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Petitioner/Developer: _____

Tom Longmire

July 8, 2019

Date of Hearing/Closing: _____

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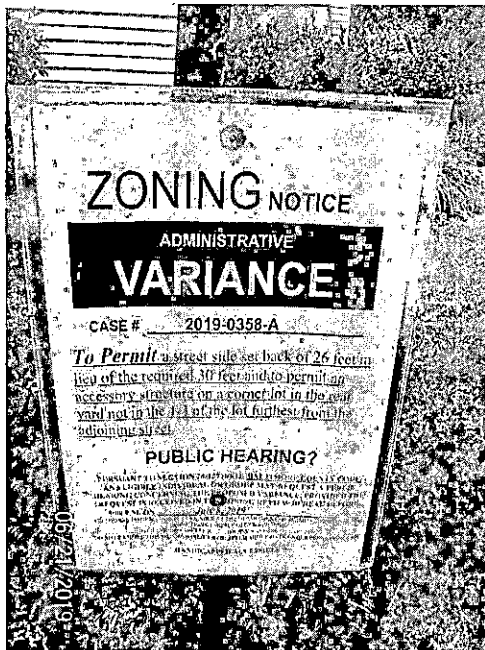
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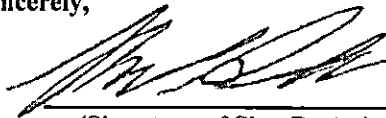
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June 21, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

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(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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Petitioner/Developer: _____

Tom Longmire

July 8, 2019

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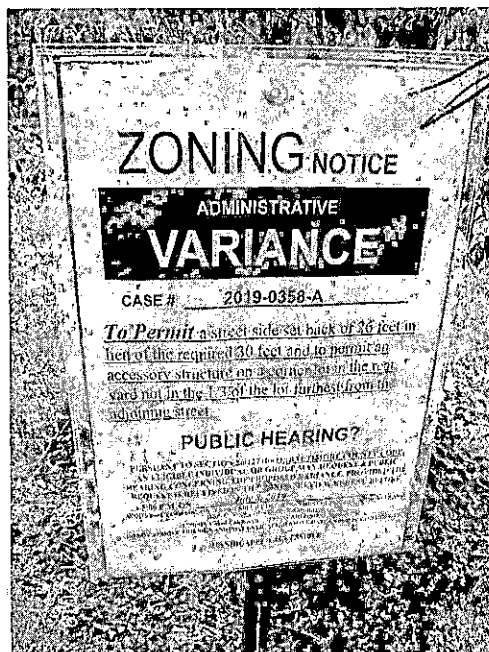
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

604 Creeksedge Court

SIGN 2

June 21, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

June 21, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0358 -A Address 604 Creeksedge Court

Contact Person: Gary Huik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/10/19 Posting Date: 6/23/19 Closing Date: 7/8/19

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0358 -A Address 604 Creeksedge

Petitioner's Name Gary Huik Telephone 410-560-1502

Posting Date: 6/23/19 Closing Date: 7/8/19

Wording for Sign: To Permit a street side set back of 26 feet
in lieu of the required 30 feet and to permit
a corner lot with in the rear yard not in the 1/3
of the lot furthest from the adjoining street

Revised 6/30/2019

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

PLEASE PRESS HARD!!!



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

July 8, 2019

Richardson Engineering LLC
30 E. Padonia Road
Timonium MD 21093

RE: Case Number: 2019-0358-A, 604 Creeksedge Court

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 June 19, 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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", with a long, sweeping horizontal line extending to the right.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Albert T. Longmier III 604 Creeksedge Court Baltimore MD 21220

Date: 6/19/19

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

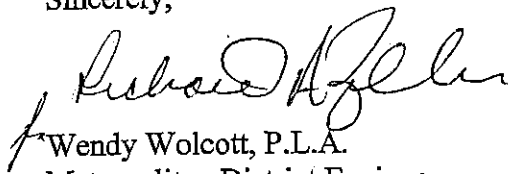
Dear Ms. Lewis:

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. 2019-0358-A

*Administrative Variance
Albert Longmire III, Jill Buckley
604 Creeksedge Court*

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

M-8-19

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: July 2, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0358-A
Address 604 Creeksedge Court
(Longmire & Buckley Property)

Zoning Advisory Committee Meeting of **June 24, 2019**.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to permit an accessory structure on a corner lot in the rear yard not in the third of the lot furthest from the adjoining street as well as with less street setback than permitted. The lot is not waterfront. Any proposed development must meet all LDA requirements, including lot coverage limits and afforestation requirements. Lot coverage is limited to a maximum of 3,203.5 square feet. While lot coverage information is not provided on the plan accompanying the zoning petition, EIR has already conducted a site visit to this property and approved the building permit for the proposed project. Existing lot coverage is 2,090 square feet and the proposed project will increase lot coverage to 2,836 square feet. 15% afforestation (4 trees) is required. Eleven trees and 28 shrubs already exist on the property, and the afforestation requirement has been exceeded. Since the lot coverage and afforestation requirements have been met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is not waterfront and must meet all lot coverage and afforestation requirements. Since lot coverage and afforestation requirements are met this request will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

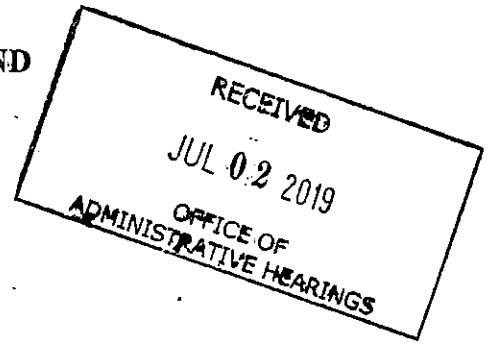
This lot is part of the Biddison Property subdivision and must comply with impervious area requirements per the approved Critical Area Management Plan for this subdivision. Provided that the applicants meet their lot coverage and afforestation requirements, then the relief requested will be consistent with established land-use policies.

Reviewer: Libby Errickson

7-8-19

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: July 2, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0358-A
Address 604 Creeksedge Court
(Longmire & Buckley Property)

Zoning Advisory Committee Meeting of **June 24, 2019.**

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to permit an accessory structure on a corner lot in the rear yard not in the third of the lot furthest from the adjoining street as well as with less street setback than permitted. The lot is not waterfront. Any proposed development must meet all LDA requirements, including lot coverage limits and afforestation requirements. Lot coverage is limited to a maximum of 3,203.5 square feet. While lot coverage information is not provided on the plan accompanying the zoning petition, EIR has already conducted a site visit to this property and approved the building permit for the proposed project. Existing lot coverage is 2,090 square feet and the proposed project will increase lot coverage to 2,836 square feet. 15% afforestation (4 trees) is required. Eleven trees and 28 shrubs already exist on the property, and the afforestation requirement has been exceeded. Since the lot coverage and afforestation requirements have been met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

ORDER RECEIVED FOR FILING

7-15-19

Date

By

C:\Users\snuiffer\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\IUMU3D46ZAC 19-0358-A 604 Creeksedge Court.doc

2. Conserve fish, plant, and wildlife habitat;

This property is not waterfront and must meet all lot coverage and afforestation requirements. Since lot coverage and afforestation requirements are met this request will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

This lot is part of the Biddison Property subdivision and must comply with impervious area requirements per the approved Critical Area Management Plan for this subdivision. Provided that the applicants meet their lot coverage and afforestation requirements, then the relief requested will be consistent with established land-use policies.

Reviewer: Libby Errickson

ORDER RECEIVED FOR FILING

Date 7-15-19

By [Signature]

2019-0858-A



100-443887-100

2019. C358-18



Pool
Location

5012 0322 24

5012 0322 24

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>7-2</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-19</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>6-21-19</u>	by <u>Black</u>
SIGN POSTING (2 nd)	Date: <u>7-7-19</u>	by <u>"</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Homestead Application Status: Applied 05/16/2019

Homeowners' Tax Credit Application Information

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

ZAC AGENDA

Case Number: 2019-0357-SPH **Reviewer:** Jason Seidelman
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING
Legal Owner: Benjamin & Elizabeth Standish, Michael Siwinski
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Unknown **Flood Plain:** Unknown **Historic:** Unknown **Election Dist:** 10 **Council Dist:** 3

Property Address: 17160 WESLEY CHAPEL RD

Location: West side of Wesley Chapel Road, southwest of centerline of intersection with Blue Mount Road

Existing Zoning: RC2

Area: 1.507AC

Proposed Zoning:

SPECIAL HEARING:

for an In-Law apartment to be located in a proposed accessory structure.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2019-0358-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Albert Longmire, III, Jill Buckley
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 15 **Council Dist:** 6

Property Address: 604 CREEKSEDGE CT

Location: West side of Glenwood Road at intersection of Glenwood Road and Creeksedge

Existing Zoning: DR 3.5

Area: 0.497AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

For a street setback of 26 ft. in lieu of the required 30 ft. to a street that is a rear yard. To permit an accessory structure on a corner lot in the rear yard not in the 1/3 of the lot furthest from both streets.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/08/2019

Miscellaneous Notes:

19083

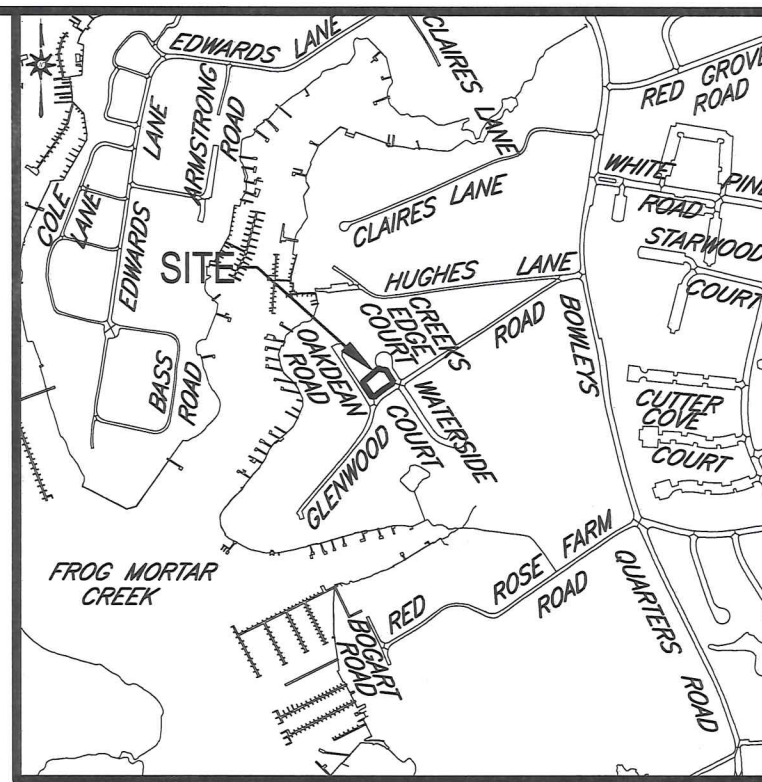
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 15 Account Number - 2300009884			
Owner Information					
Owner Name:		BUCKLEY JILL LONGMIRE ALBERT THOMAS III		Use: RESIDENTIAL Principal Residence: YES	
Mailing Address:		604 CREEKS EDGE CT BALTIMORE MD 21220-2900		Deed Reference: /41146/ 00240	
Location & Structure Information					
Premises Address:		604 CREEKS EDGE CT BALTIMORE 21220-2900		Legal Description: .296 AC 604 CREEKS EDGE CT BIDDISON PROPERTY	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0091	0015	0111		0000	
					Block:
					26
					Assessment Year:
					2018
					Plat No:
					Plat Ref: 0073/ 0005
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
2001		1,872 SF			
				Property Land Area	
				12,894 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	STANDARD UNIT	SIDING	2 full/ 1 half	2 Attached
				Last Major Renovation	
				2001	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	
			01/01/2018	07/01/2018	
			93,900	As of	
			181,800	07/01/2019	
			275,700		
			275,700		
			275,700		
			0		
			0		
Transfer Information					
Seller: LEWIS AARON EDWARD		Date: 02/14/2019		Price: \$307,000	
Type: ARMS LENGTH IMPROVED		Deed1: /41146/ 00240		Deed2:	
Seller: EVANS DEBORAH ROXANNE		Date: 09/07/2017		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /39366/ 00224		Deed2:	
Seller: EVANS DEBORAH ROXANNE		Date: 05/10/2016		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /37488/ 00486		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2018	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Application received					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

EX HSE 1570
DRA 489

NET 12645 OR 0.290
GROSS 21656 OR 0.497

2019-0358A



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: JILL BUCKLEY & ALBERT THOMAS LONGMIRE III
604 CREEKSEDGE COURT
BALTIMORE, MARYLAND 21220-2900
- SITE AREA:
GROSS: 21,656 Sq.Ft. or 0.497 Ac.±
NET: 12,645 Sq.Ft. or 0.290 Ac.±
- USES:
EXISTING: 2 STORY RESIDENTIAL DWELLING
PROPOSED: CONSTRUCT NEW DECKS WITH STEPS AND ABOVE GROUND POOL
- UTILITIES:
PUBLIC WATER & SEWER
- DEED REF: 41146/240
- TAX ACCOUNT #2300009884
- ZONING: DR 3.5
(PER 1"=200' ZONING MAP 09182)
- TAX MAP #91, PARCEL #111, LOT #26
- PLAT REF: 73-5 "BIDDISON PROPERTY"
- INSURANCE RATE MAP (IRM) PANEL #240010 0435 G
PANEL 435 OF 580 DATED MAY 5 2014.
- NO PREVIOUS ZONING CASES ON FILE.
- NO PREVIOUS PERMITS ON FILE.
- SITE LIES WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE PROPERTY AND THE STRUCTURES ARE NOT HISTORIC.
- ALL CONSTRUCTION WILL BE PER FLOOD PLAN REGULATIONS.
- SITE IS NOT IN A BUFFER MANAGEMENT AREA
- AREAS:
EXISTING:
DWELLING = 1,570 Sq.Ft.
DRIVEWAY = 489 Sq.Ft.
WALK = 103 Sq.Ft.
TOTAL = 2,162 Sq.Ft.
PROPOSED:
DWELLING = 0 Sq.Ft.
DRIVEWAY = 0 Sq.Ft.
WALK = 0 Sq.Ft.
COVERED DECK = 294 Sq.Ft.
OPEN DECK = 279 Sq.Ft.
POOL = 452 Sq.Ft.
TOTAL = 746 Sq.Ft.
- LOT COVERAGE:
EXISTING = 2,162 Sq.Ft. / 21,656 x 100 = 9.98%
PROPOSED = 2162+746 Sq.Ft. / 21,656 x 100 = 13.43%
- SETBACKS FOR DR 3.5
FRONT: REQUIRED 25' PROVIDED 26'±
SIDE: BLDG. TO BLDG. GRATER THAN 20' HIGH 20' 56'±
R.O.W. 15' 17'±
REAR: 30' 69'±

Richardson Engineering, LLC

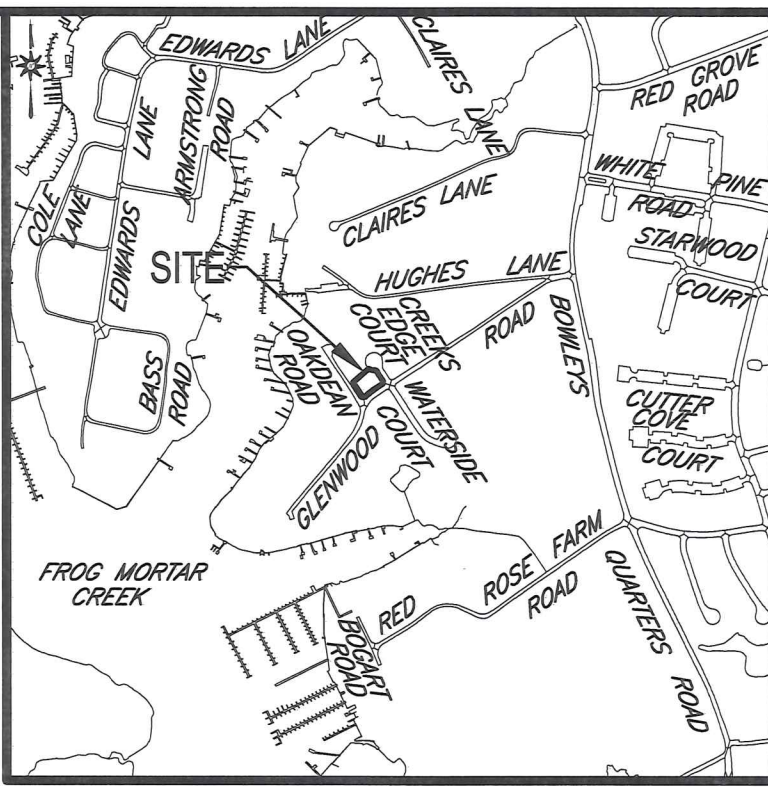
30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR THE
BUCKLEY-LONGMIRE
RESIDENCE
604 CREEKSEDGE COURT
BALTIMORE, MARYLAND 21220

BALTIMORE COUNTY 15TH ELECTION DISTRICT MARYLAND 6TH COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	CND	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	05-21-19	19083	1 OF 1

2019-0358-A



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

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604 CREEKSEDGE COURT
BALTIMORE, MARYLAND 21220-2900
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NET: 12,645 Sq.Ft. or 0.290 Ac.±
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FOR THE
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RESIDENCE
604 CREEKSEDGE COURT
BALTIMORE, MARYLAND 21220

BALTIMORE COUNTY MARYLAND
15TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	CND	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	05-21-19	19083	1 OF 1

2019-0358-A Pat. 9th 1

