

MEMORANDUM

DATE: September 13, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0385-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 12, 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 *
(14614 Manor Road)
10th Election District *
3rd Council District *
Matthew G. & Dusty Insley *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0385-A

* * * * *

ORDER ON MOTION FOR RECONSIDERATION

This matter comes before the Office of Administrative Hearings for Baltimore County as a Motion for Reconsideration filed by Matt and Dusty Insley, Petitioners. The Petitioners originally filed an Administrative Variance for property located at 14614 Manor Road. The relief was requested from § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.), to approve an accessory structure (garage) in the front yard on the left side in lieu of the required rear yard.

By Opinion and Order dated August 1, 2019, the undersigned granted the Administrative Variance request, with conditions, in accordance with the site plan and documentation within the case file.

On August 7, 2019, the Petitioners filed a timely Motion for Reconsideration of the August 1, 2019 Order. In the Motion, the Petitioners raised concern about Condition No. 2; the prohibition of living area, and kitchen or bathroom facilities in the garage.

After due consideration of the arguments raised by Petitioners, I will strike from the Order the restriction pertaining to kitchen or bathroom facilities in the garage.

ORDER RECEIVED FOR FILING

Date 8-13-19

By 

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 13th day of **August, 2019**, that the Motion for Reconsideration, be and is hereby GRANTED, such that Condition No. 2 shall be reworded as follows:

- Petitioners or subsequent owners shall not convert the proposed detached garage into a dwelling unit or apartment. The proposed detached garage shall not contain any sleeping quarters or living area.

IT IS FURTHER ORDERED that all other terms and conditions of the Order dated August 1, 2019 shall remain in full force and effect, subject to the following:

1. Petitioners shall include the following statement on all permit applications:

"Garage shall be for PRIVATE RESIDENTIAL USE ONLY. No commercial, business or professional activity of any kind shall be permitted."

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 8-13-19

By dlw



JOHN A. OLSZEWSKI, JR.
County Executive

ADMINISTRATIVE LAW JUDGE
Office of Administrative Hearings

August 1, 2019

Matthew G. Insley
Dusty Insley
14614 Manor Road
Phoenix, MD 21131

RE: REVISED

Petition for Administrative Variance
Case No. 2019-0385-A
Property: 14614 Manor Road

Dear Petitioners:

Enclosed please find a copy of the Order rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", with a long horizontal line extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(14614 Manor Road)		
10 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Matthew G. & Dusty Insley	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0385-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Matthew G. and Dusty Insley (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations (“BCZR”) to approve an accessory structure (garage) in the front yard on the left side in lieu of the required rear yard. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. 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 July 14, 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 8-1-19

By [Signature]

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.

Although the Department of Planning did not make any recommendations related to the proposed detached garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

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

THEREFORE, IT IS ORDERED, this 1st day of **August, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations ("BCZR") to approve an accessory structure (garage) in the front yard on the left side in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
- Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The proposed garage shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 8-1-19

By [Signature]

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 8-1-19

By bw



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 14614 Manor Rd, Phoenix MD 21131

Currently zoned RC5

Deed Reference 5526 1 970

10 Digit Tax Account # 1013008910

Owner(s) Printed Name(s) Matthew Insley, Dusty Insley

(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:

- X** ADMINISTRATIVE VARIANCE from Section(s) 400.1 BC2R TO APPROVE AN ACCESSORY STRUCTURE (GARAGE) IN FRONT YARD ON LEFT SIDE IN LIEU OF THE REQUIRED REAR YARD

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

- 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):

Matthew Insley, Dusty Insley

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

14614 Manor Rd, Phoenix MD

Mailing Address

City

State

21131

443-506-0952

minsley@gmail.com

Zip Code

Telephone #

Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, It is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0385-A Filing Date 7/2/19 Estimated Posting Date 7/14/19 Reviewer CF

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: 14614 Manor Rd, Phoenix MD 21131
Print or Type Address of property City State 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)

The property at 14614 Manor Rd is situated in a unique way that most of the 10 acres are in front (south) of the house.

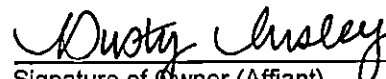
It's situated in a way that won't easily accomodate a garage in the rear. Also the space behind the house is close to neighbors and a majority of the backyard is filled with older/larger trees that would make it difficult to place a garage.

The driveway to the house also leads to the front of the dwelling, and would be better suited for a garage situated on the West side of the house, where the planned garage will be built.

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


Signature of Owner (Affiant)

Matthew Insley
Name- Print or Type


Signature of Owner (Affiant)

Dusty Insley
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:

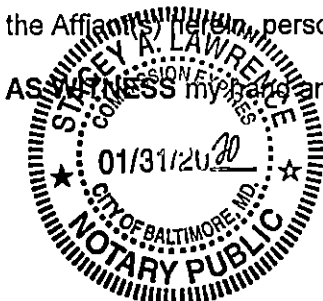
I HEREBY CERTIFY, this 25th day of June, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

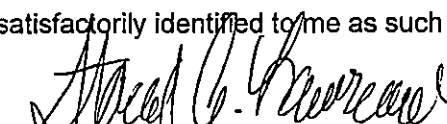
Print name(s) here:

Matthew Insley

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

AS WITNESS my hand and Notaries Seal




Notary Public

My Commission Expires 1/31/2020

2019-0385-A

July 2, 2019

Property Description

Matthew and Dusty Insley

Zoning Description for 14614 Manor Road

Beginning at a point on the north west side of Manor Street 30 feet wide at the distance of 350 feet south of the centerline of the nearest improved intersecting street of Meadowhill Court which is 30 feet wide.

As recorded in Deed Liber 5526, Folio 970 containing 10.42 acres. Also known as 14614 Manor Road, Phoenix, MD 21131 located in 10 Election District, 3 Councilman District.

Typical metes and bounds: S05°. 00'52"E. 335.03' S76°37'06"W., 217.79' S23°08'06"W., 850.67' S21°09'55"W., 272.42' N89°42'47"W., 889.46' N01°20'45"E., 259.46' N60°58'30"E., 245.22' N89°14'00"E., 60' N00° 46'00"W., 68.5' N89°14'00"E., 441.83' N76°37'06"E., 30.06' N35°27'21"E., S05°. 00'52"E 80.64' to place of beginning.

2019-0385-A



JOHN A. OLSZEWSKI, JR.
County Executive

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

July 30, 2019

Matthew Insley
14614 Manor Road
Phoenix MD 21131

RE: Case Number: 2019-0385-A, 14614 Manor 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 July 2, 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel



STATE HIGHWAY
ADMINISTRATION

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

Date: 7/9/19

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. 2019-0385-A

*Administrative Variance
Matthew Insley, Dusty Insley
14614 Manor 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

CERTIFICATE OF POSTING

Date: 7-14-19

RE: Case Number: 2019-0385-A

Petitioner/Developer: Inslay

Date of Hearing/Closing: 7-29-19

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 14614 Manor Rd

The signs(s) were posted on 7-14-19
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2019-0385 A

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE)
IN THE FRONT YARD ON THE LEFT SIDE IN LIEU OF
THE REQUIRED REAR YARD

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 THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 7/29/19

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204 (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF
HANDICAPPED ACCESSIBLE

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2017-0385-A

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE)
IN THE FRONT YARD ON THE LEFT SIDE IN LIEU OF
THE REQUIRED REAR YARD

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 THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

5:00 P.M. ON 7/27, 9

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0385 -A Address 14614 Manor Rd

Contact Person: Christina Frink Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7-2-19 Posting Date: 7-14-19 Closing Date: 7-29-19

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

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- 0385 -A Address 14614 Manor Rd

Petitioner's Name Matthew Insley Dusty Insley Telephone 443-506-0952

Posting Date: 7-14-19 Closing Date: 7-29-19

Wording for Sign: To Permit An Accessory Structure (Garage) in
The Front yard on The Left side in lieu of The Required
Rear yard

Revised 6/30/2019

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2019 - 0385-A

Property Address: 14614 Manor Road

Property Description: _____

Legal Owners (Petitioners): Matthew and Dusty Insley

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Matthew Insley

Company/Firm (if applicable): _____

Address: 14614 Manor Road

Phoenix, MD 21131

Telephone Number: 443-506-0952

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

AUG 13 2019

OFFICE OF
ADMINISTRATIVE HEARINGS

Rec'd after
Order was
completed
on 8-1-19
DW

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: August 13, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0385-A
Address 14614 Manor Road
(Insley Property)

Zoning Advisory Committee Meeting of **July 8, 2019.**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management will need to review any permit for a detached garage. Note that a well variance will be needed – if the garage is to be placed less than 30 feet from the existing well there.

Reviewer: Dan Esser

1. Environmental Impact Review can approve the proposal if the structure will be constructed in the location shown on the plan that accompanies this petition. Any change in its location will require further review and may require compliance with the Forest Conservation Regulations and/or the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

Reviewer: Thomas Panzarella

Debra Insley

From: Matt Insley <minsley@gmail.com>
Sent: Wednesday, August 7, 2019 9:44 AM
To: Administrative Hearings
Subject: Case No: 2019-0385-A -- Motion For Reconsideration

RECEIVED

AUG 07 2019

OFFICE OF
ADMINISTRATIVE HEARINGS

CAUTION: This message from minsley@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Motion For Reconsideration
Case No: 2019-0385-A

Dear Judge John Beverungen,

My wife and I recently filed for an administrative variance (Case No 2019-0385-A) for a two-car garage and loft.

Through our work with the Zoning Office, we were mostly concerned with the garage being in the front/side yard, and our paperwork was generally focused on that.

This week we received your order/approval for the garage, but in the letter we noticed that the conditions also said the *"garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes."*

After speaking with your office, it seems we failed to put enough information in the paperwork to show our intentions of having the 2nd floor "loft" of the garage be used as a pool house.

The information is added below, for this motion for reconsideration.

You see, the orientation of the two-car garage is next to our house and it will be built into a sloping hill, so that the 2nd floor pool house loft will be accessible on the top side of the hill. In that loft we were planning to have running water for a bathroom with a shower and potentially a small kitchen. That loft would function as a pool house for a pool that we're planning to build for next summer. (My wife, Dusty wants a pool!)

As noted in the Administrative Variance information, we live on a large, 10-acre secluded lot in Phoenix MD. The garage is designed to match our house and fit in with the existing landscape -- and the same goes for the entrance to the pool house loft. All said, the garage/loft will serve dual functionality for us to have our cars parked in a garage in the winter and the pool house/loft will be very useful for our kids and family in the summer (the bathroom especially.)

Please let me know if you need any additional information.

At this time I'm asking for your reconsideration on the addition of a bathroom and potential kitchen for the loft/pool house space.

Thank you for your time and understanding.

Sincerely,

Matt & Dusty Insley

1464 [REDACTED] Rd
Phoenix, AZ 85018
minsley@gmail.com
Cell: 443-506-0952
Case #: 2019-0385-A

AV 7/29

CASE NO. 2019- 0385-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-9</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>7-14-19</u>	by <u>P. Olson</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

ZAC AGENDA

Case Number: 2019-0384-X **Reviewer:** Rosalie Johnson
Existng Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL EXCEPTION
Legal Owner: Upperco Volunteer Fire Company Inc
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 4 **Council Dist:** 3

Property Address: 15700 HANOVER RD
Location: NW corner of Hanover Pike and Fringer Road.

Existing Zoning: RC 2 **Area:** 6.83 AC
Proposed Zoning:
SPECIAL EXCEPTION:
For a volunteer fire company and/or ambulance-rescue facilities.
Attorney: John B. Gontrum Esquire
Prior Zoning Cases: 2018-0052-XA
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

Case Number: 2019-0385-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Matthew Insley, Dusty Insley
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 10 **Council Dist:** 3

Property Address: 14614 MANOR RD
Location: NW side of Manor Road, 350 feet S of Meadowhill Court.

Existing Zoning: RC 5 **Area:** 10.42 AC
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
To approve an accessory structure (garage) in front yard on left side in lieu of the required rear yard.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 07/29/2019

Miscellaneous Notes:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 10 Account Number - 1013008910			
Owner Information					
Owner Name:		INSLEY MATTHEW G INSLEY DUSTY		Use:	RESIDENTIAL
Mailing Address:		14614 MANOR ROAD PHOENIX MD 21131-		Principal Residence:	YES
				Deed Reference:	/40828/ 00173
Location & Structure Information					
Premises Address:		14614 MANOR RD PHOENIX 21131-		Legal Description:	10.452 AC WSR MANOR RD 1580FT S STANSBURY ML RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0036	0013	0072		0000	
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1892	2,764 SF		10.4500 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2018	07/01/2019	
Land:	229,800	229,800			
Improvements	113,400	153,900			
Total:	343,200	383,700	370,200	383,700	
Preferential Land:	0			0	
Transfer Information					
Seller: FOARD WILLIAM C		Date: 10/31/2018		Price: \$775,000	
Type: ARMS LENGTH IMPROVED		Deed1: /40828/ 00173		Deed2:	
Seller: MCGINTY GEORGE C		Date: 05/06/1975		Price: \$60,000	
Type: ARMS LENGTH IMPROVED		Deed1: /05526/ 00970		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:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Debra Wiley

From: Administrative Hearings
Sent: Thursday, August 15, 2019 1:49 PM
To: Matt Insley
Subject: Decision in Case No: 2019-0385-A -- Motion For Reconsideration
Attachments: Message from "RNP002673F6C9D3"

Mr. Insley,

As promised, please find attached a copy of the judge's decision in your case.

Thanks and have a great evening.

From: Matt Insley <minsley@gmail.com>
Sent: Thursday, August 15, 2019 11:44 AM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Re: Case No: 2019-0385-A -- Motion For Reconsideration

CAUTION: This message from minsley@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hey Debbie!

Do you know when we might hear back from the judge on this?

I'm just checking in -- thanks!

-matt

On Wed, Aug 7, 2019 at 11:27 AM Administrative Hearings
<administrativehearings@baltimorecountymd.gov> wrote:

Mr. Insley,

Yes, it's Debbie and you're welcome.

The judge will not see your information until next week when he returns but I will email you a copy of his decision once it's made.

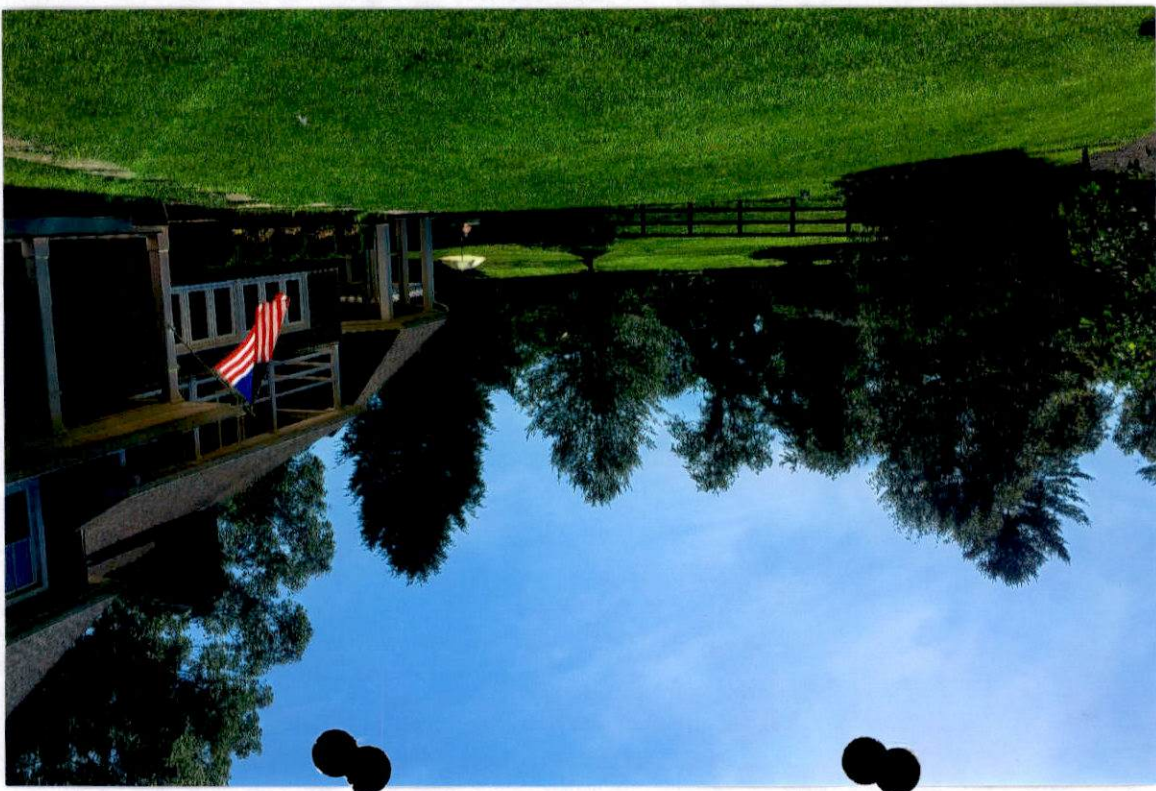
Thank you.

2019-0385-A

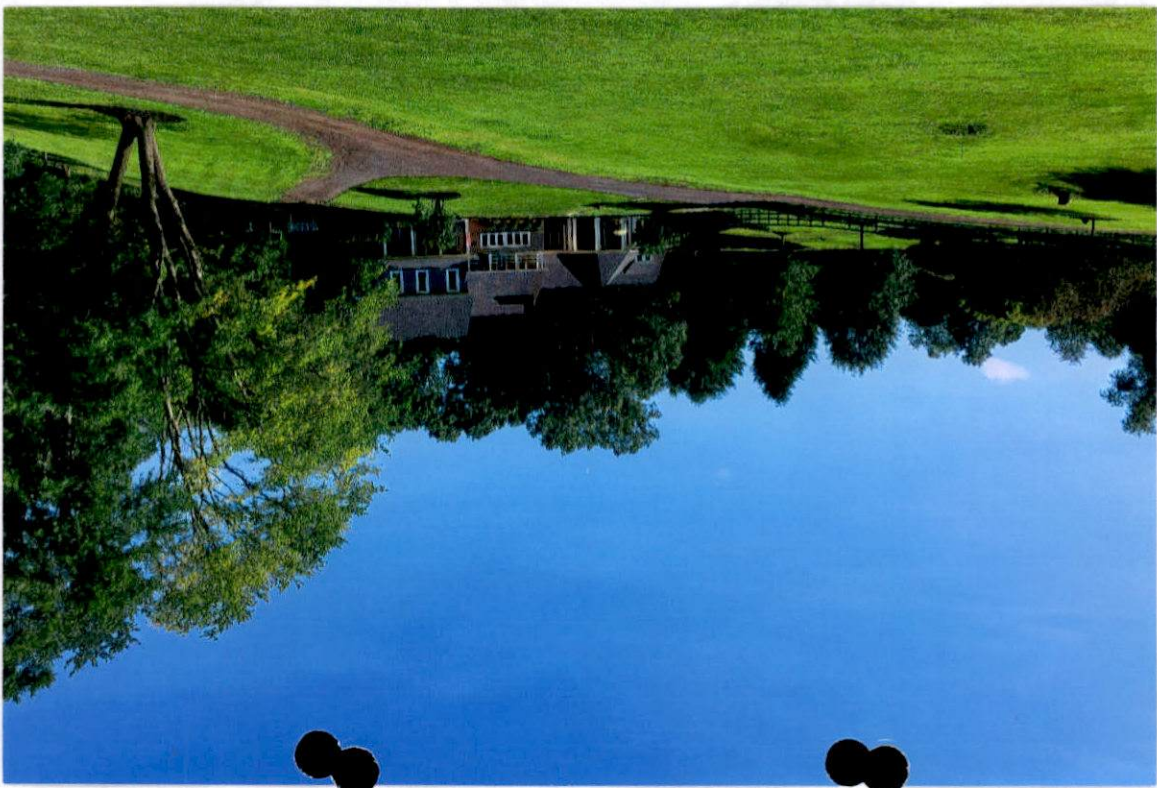
Southwest corner of dwelling, facing west. Proposed garage location is to the left (southwest) of the dwelling, within the fenced area.



Southwest corner of dwelling, facing west. Proposed garage location is to the left (southwest) of the dwelling, within the fenced area.

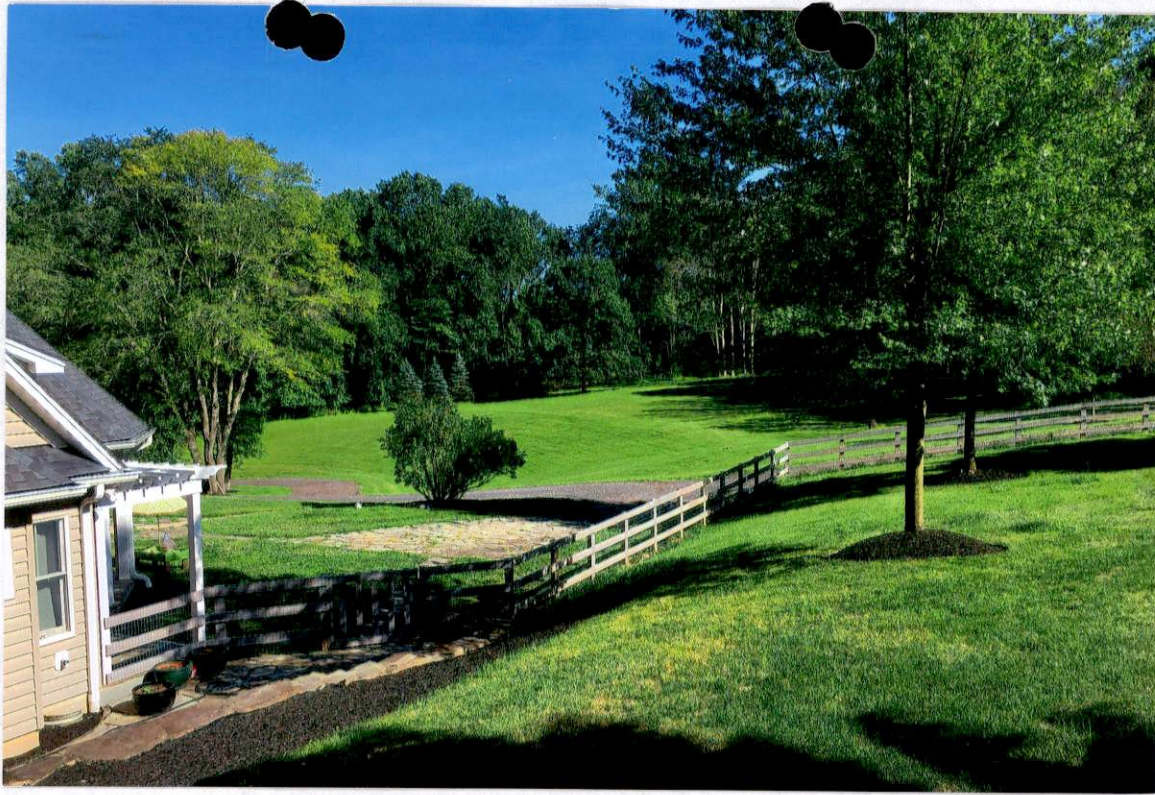


Front of dwelling, facing north. Proposed garage location is to the left (southwest) of the dwelling, within the fenced area.



Front of dwelling, facing north. Proposed garage location is to the left (southwest) of the dwelling, within the fenced area.

2019-0385-A

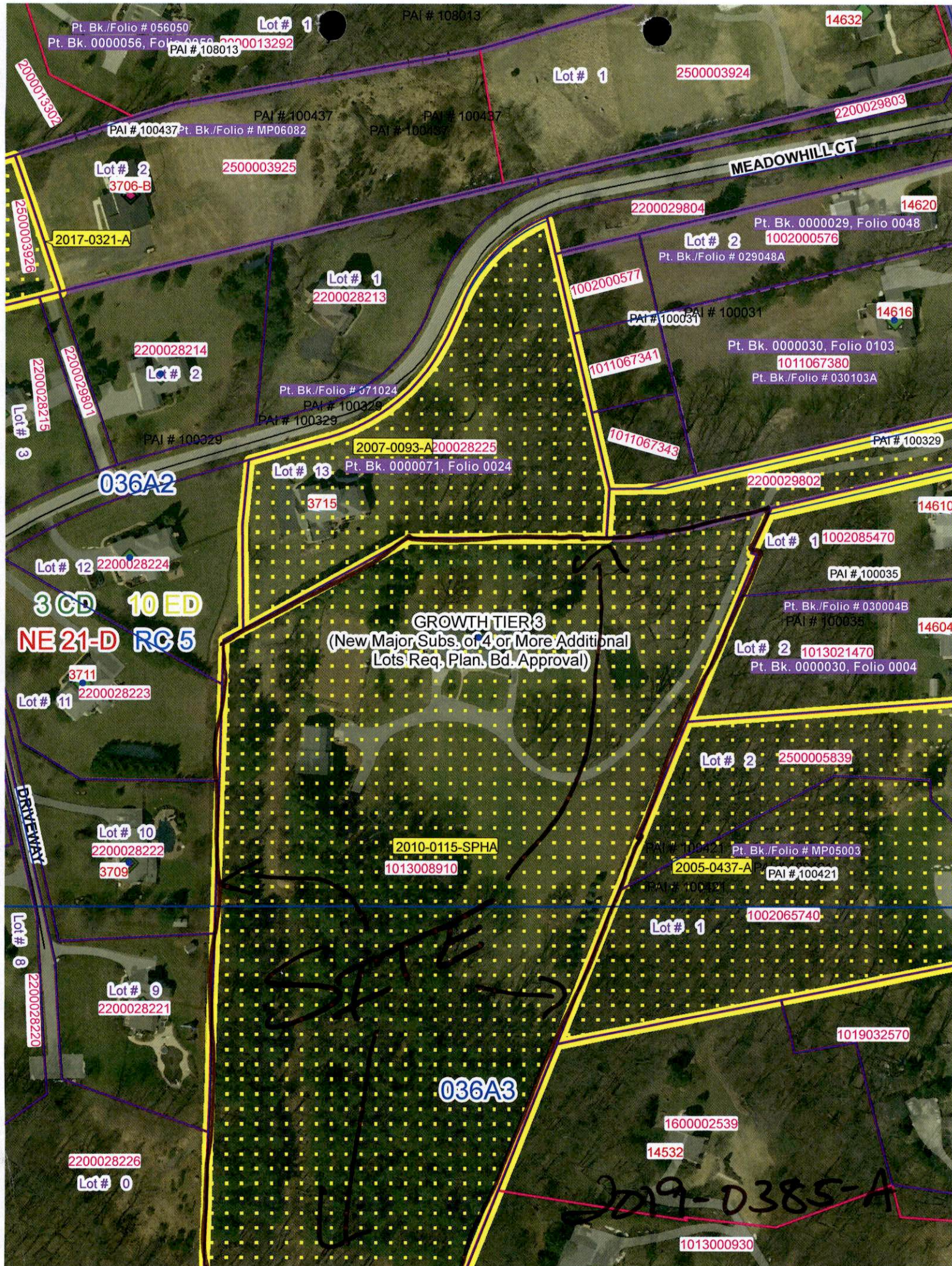


Southwest corner of dwelling, facing southeast. Proposed garage location is to the right (southwest) of the dwelling, within the fenced area and between the two trees pictured on the right hand side.



Dwelling, facing northeast. Proposed garage location is to the left (southwest) of the dwelling, within the fenced area.

2019-0385-A

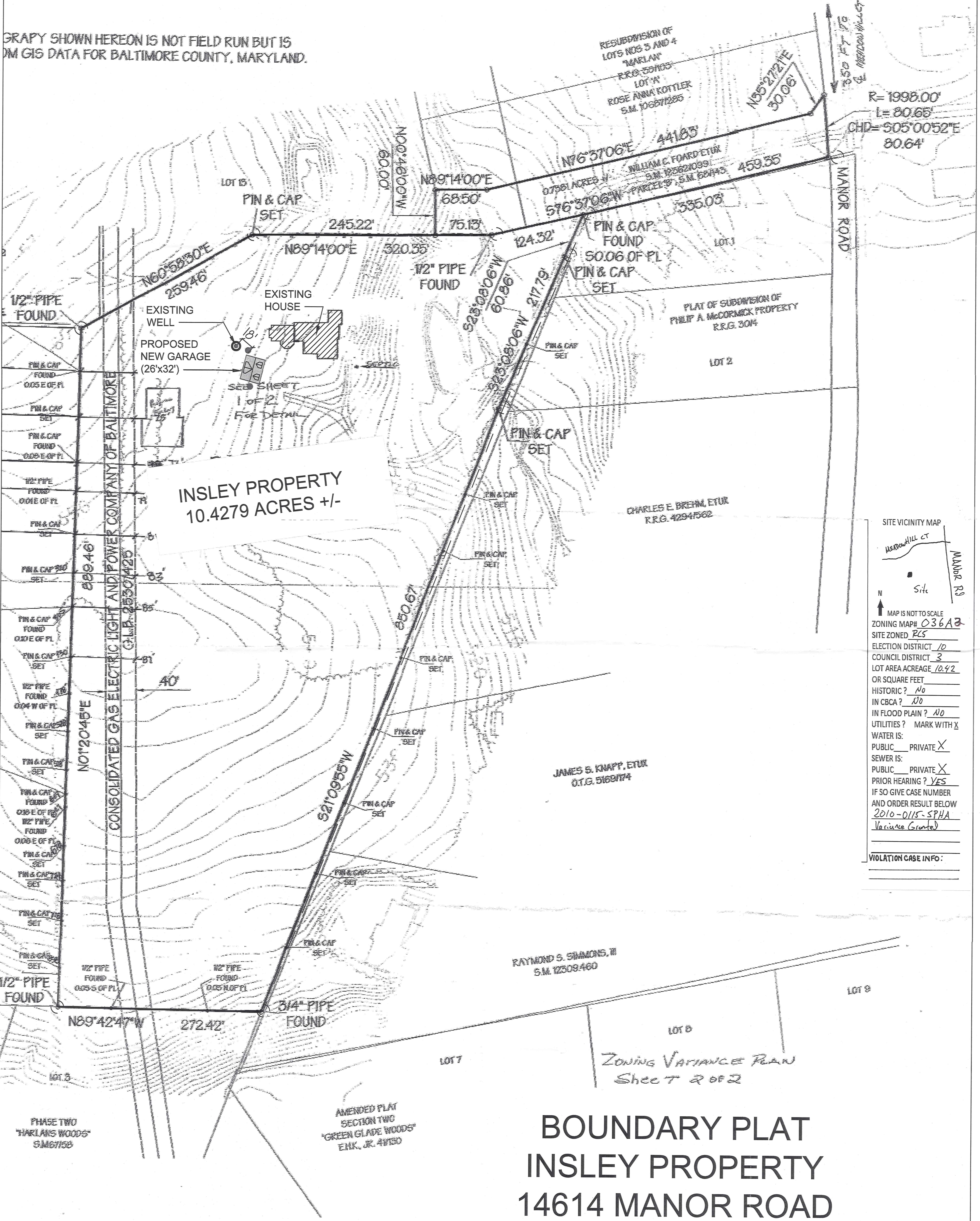


Baltimore County Md. gov

Baltimore County Zoning
Regulations

§ 1A04 (RC5)

GRAPHY SHOWN HEREON IS NOT FIELD RUN BUT IS
FROM GIS DATA FOR BALTIMORE COUNTY, MARYLAND.



SITE VICINITY MAP

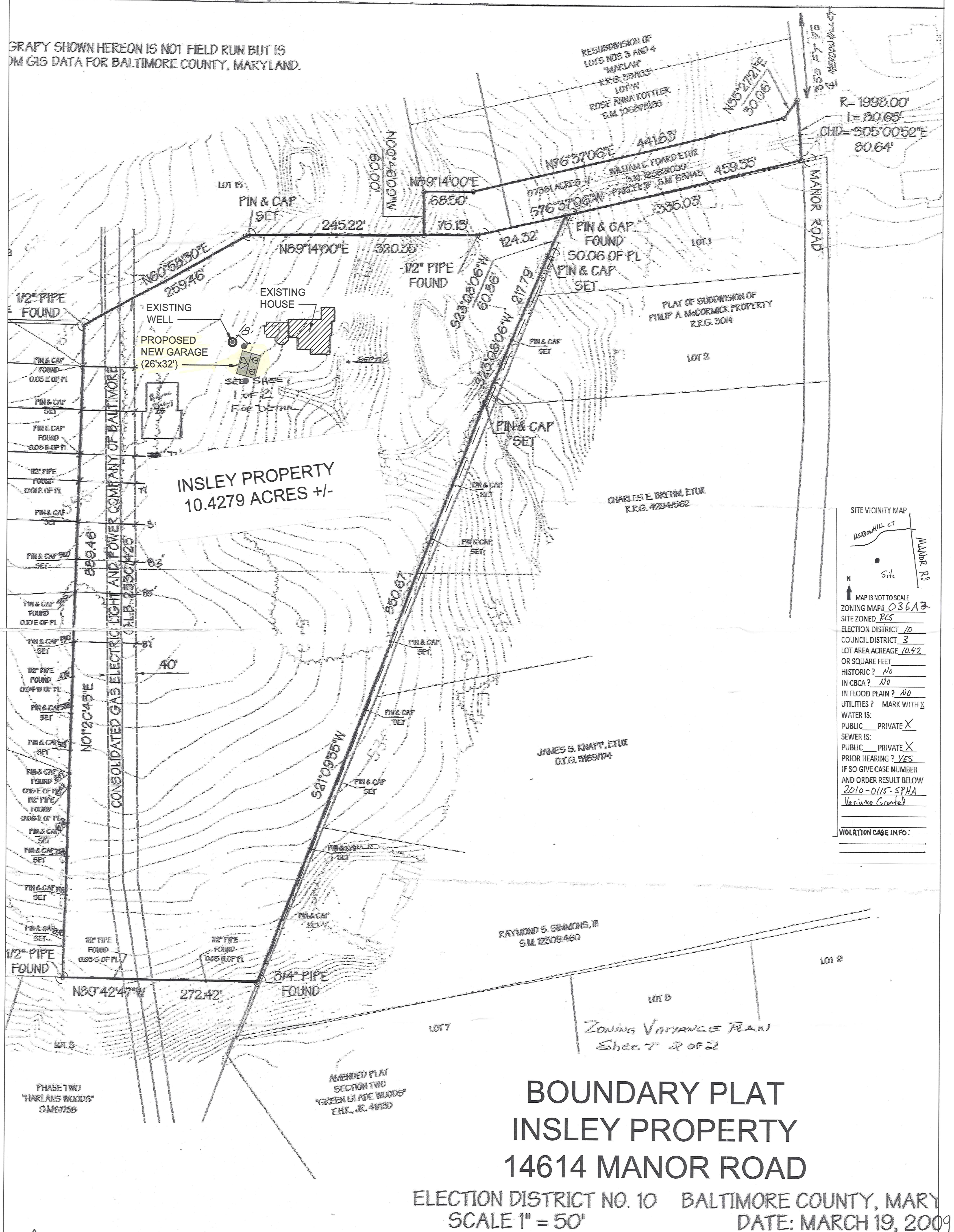
MAP IS NOT TO SCALE
ZONING MAP 036A2
SITE ZONED RLS
ELECTION DISTRICT 10
COUNCIL DISTRICT 3
LOT AREA ACREAGE 10.42
OR SQUARE FEET
HISTORIC? No
IN CBQA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH X
WATER IS: PUBLIC _____ PRIVATE ☒
SEWER IS: PUBLIC _____ PRIVATE ☒
PRIOR HEARING? YES
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
2010-0115-SPHA
Variance Granted

VIOLATION CASE INFO:

**BOUNDARY PLAT
INSLEY PROPERTY
14614 MANOR ROAD**

ELECTION DISTRICT NO. 10 BALTIMORE COUNTY, MARY
SCALE 1" = 50'
DATE: MARCH 19, 2009

DRAWN BY ROBERT GOLDMAN 6/15/19



DRAWN BY ROBERT GOLDMAN 6/15/19

Pet. Exh. 1
2019-0385-A