

M E M O R A N D U M

DATE: September 24, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0407-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 23, 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
(8722 Eddington Road)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Brian H. McLane	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0407-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 owner of the property, Brian H. McLane (“Petitioner”). The Petitioner is requesting Variance relief pursuant to § 100.6 of the Baltimore County Zoning Regulations (“BCZR”) to approve fowl or poultry (4 hens) on .172 acres of land in lieu of the minimum required one (1) acre of land. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s 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 by any of the County reviewing agencies. However, it is to be noted that a petition in support and letters of opposition for the zoning request were received.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 14, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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

ORDER RECEIVED FOR FILING

Date 8-23-19
 By 102

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 Petitioner. The Petitioner's lot is just 7,500 sq. ft., which is less than 20% of the one (1) acre required by the BCZR. As such, I believe no more than two (2) chickens can be kept on the premises.

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 23rd day of **August, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 100.6 of the Baltimore County Zoning Regulations ("BCZR") to approve fowl or poultry on .172 acres of land in lieu of the minimum required one (1) acre of land, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- The Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- No more than two (2) hens may be kept on the subject property.
- No roosters may be kept on the subject property.

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 8-23-19

By 192



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 8722 Eddington Rd, Parkville, MD 21234 Currently zoned DR5.5
 Deed Reference 203800 / 00298 10 Digit Tax Account # 0923153722
 Owner(s) Printed Name(s) Brian McLane

(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) 100.6 BCZR TO APPROVE FOWL OR POULTRY (4 HENS) ON .172 ACRES OF LAND IN LIEU OF THE MINIMUM REQUIRED 1 ACRE OF LAND

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):

Jessica Stever, Brian McLane
 Name #1 – Type or Print Name #2 – Type or Print
Jessica Stever
 Signature #1 Signature #2
8722 Eddington Rd Parkville MD
 Mailing Address City State
21234, (410) 634-0530, jessstever@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 7 day of July, 2019 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 2019-0407-A Filing Date 7/25/19 Estimated Posting Date 8/1/19 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: 8722 Eddington Rd, Parkville, MD 21234
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)

Our property backs up to about 3-4 acres of open space, some of which is conserved forest space. The previous owners of the house kept hens in the backyard, and our neighbors are okay with hens (we have provided a petition with original signatures from the surrounding neighbors). We are still told by the county that with less than (1) acre, we cannot keep chickens. Hens would allow us to control bugs in our garden and backyard and provide us with fresh eggs for our family and the neighbors. There would be no rooster, therefore noise pollution will be minimal. There is already a contained chicken coop built on the property. We currently have no violations against us (copy of proof provided). We feel that our request for a variance should be granted at 8722 Eddington Rd. because it would be a great benefit to us and the community. We would be keeping no more than (4) hens on the property.
(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Jessica Stever
Signature of Owner (Affiant)
Jessica Stever
Name- Print or Type

Brian McLane
Signature of Owner (Affiant)
Brian McLane
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 July, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

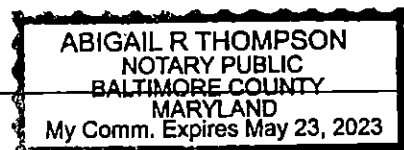
Print name(s) here: Jessica Stever & Brian McLane

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



Zoning Petition Property Description for 8722 Eddington Road

Zoning property description for 8722 Eddington Rd, Parkville, MD 21234. Beginning at a point on the west side of Eddington Rd which is 30 feet wide, at a distance of 650 feet north of the centerline of the nearest improved intersecting street, Joppa Rd, which is 30 feet wide.

Being lot #17, section #B, in the subdivision Rosina Dei Baynesville as recorded in Baltimore County Plat Book #7, folio #147, containing 7,500sq ft. Located in the 9th Election District and 5th Council District.

2019-0407-A



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

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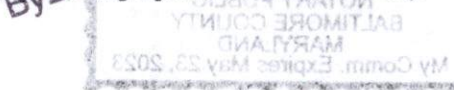
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Name- Type or Print
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Representative to be contacted:

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Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0407-A Filing Date 7/25/19 Estimated Posting Date 8/4/19 Reviewer CS

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.

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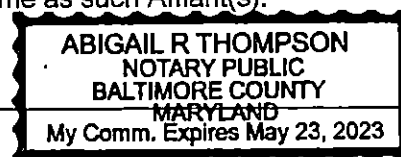
Print name(s) here: Jessica Stever & Brian McLane

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

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Notary Public

My Commission Expires



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2019-0407-A

CERTIFICATE OF POSTING

Date: 8-4-19

RE: Case Number: 2019-0407-A

Petitioner/Developer: McLANE

Date of Hearing/Closing: 8-19-19

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 8722 Eddington Rd

The signs(s) were posted on 8-⁴-19
(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

VARIANCE
ADMINISTRATIVE

CASE # 2019-0407-A

TO PERMIT FOWL OR POULTRY (4 HENS) ON
.172 ACRES OF LAND IN LIEU OF THE MINIMUM
REQUIRED 1 ACRE OF LAND

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 8/19/19

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 LAW
HANDICAPPED ACCESSIBLE

ZONING NOTICE

#2

ADMINISTRATIVE

VARIANCE

CASE # 2019-0407-A

TO PERMIT FOWL OR BOUTRY (4 HENS) ON

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

August 13, 2019

Zoning Review Bureau
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
County Office Building
111 West Chesapeake Avenue
Towson MD 21204

RE: Administrative Variance Case # 2019-0407-A: To Permit Fowl or Poultry (4 Hens) on Property of 8722 Eddington Road Baltimore MD 21234

To Whom It May Concern:

I am writing to express my opposition to the above Variance Case #2019-0407-A, to permit fowl or poultry on the property of 8722 Eddington Road. I have multiple concerns about the permission of this variance.

The current resident at 8722 is Mr. Brian McLane.

Mr. McLane purchased his property in 2004. From the time he took residency, he displayed a singular disregard both for his neighbors and for the law. Neighbors have been subjected to loud parties until the small hours, vehicles parked in no-parking zone, verbal abuse, and at least one documented case of assault on a person, with property damage.

At one time, Mr. McLane lived in a pop-up trailer in his driveway due to legal conflicts over his residency in the house.

Several years ago, Mr. McLane's activities resulted in our neighborhood being in lock-down due to a police action involving smoke grenades, a Swat team with dog, and forced removal from his house under guard. The police had his house surrounded. One neighbor had to evacuate his young child along the Beltway wall at the base of the street, to get the child out of harm's way.

The above activities are a matter of public (police) record. They speak to the man's attitude toward people. Now let's talk about his attitude toward animals.

Mr. McLane has been a dog owner for years. The dog has not been kept on a leash. There is no electric collar. Said dog has been permitted to have the run of the neighborhood and "do his business" on neighbors' lawns. Mr. McLane takes no responsibility for this behavior.

There have been many occasions when Mr. McLane has gone away and left the dog alone on the property. The dog howls. The dog breaks out and goes scavenging for food in the neighborhood trash cans. The cans are knocked down and contents spilled out. Again, Mr. McLane takes no responsibility for this behavior.

Mr. McLane attempted to have chickens (3 hens) before, without a permit. He built a coop for the chickens, but they repeatedly escaped and wandered into neighbor yards. All of the hens were killed by dogs or wildlife. Mr. McLane was given a warning by Baltimore County and told at that time that his property was too small to have poultry. I understand he did not take that warning well.

I feel intimidated by Mr. McLane. He is a bully and a scoff-law. I strongly feel his animals have suffered neglect at his hands. Having animals is a long-term commitment involving care, compassion, and skill. The law is there to protect these beasts who cannot speak for themselves. Unfortunately, I do not see any change in Mr. McLane's attitude or behavior that would reassure me he would do better with a new flock of hens.

Based on the above, I ask that you please deny the variance for Mr. McLane to have chickens on his property.

I apologize for submitting this letter anonymously. I am one of the older neighbors in this community and fear retribution from Mr. McLane if he learns I have written this letter.

Thank you for considering my letter.

Sincerely,

A concerned resident on Eddington Road

Dear sir or madam, I am writing concerning an administrative variance for 8722 Eddington rd. Case# 2019-0407-A.

I wish to remain anonymous because Mr. McLane has previously threatened me that if I was present at any meeting to dispute his appeal, that I would be sorry.

I just want to say that I am opposed to you granting this variance for: Fowl or poultry (4 hens) To Mr Brian McLane or to the property of 8722 Eddington Road.

First the property is too small .172 Acres of land is simply too small for chickens, it does not even come close to what the regulation requires.

Second are the health concerns. A chicken coop that is not well built or maintained is a health hazard to all in the neighborhood.

His chicken coop is located in his backyard, with only a wire fence between his and his neighbors properties. And his coop currently is overgrown and not in good shape.

Several years ago he attempted to raise chickens, without a permit. When the county found out, he was ordered to stop. Since that time he has made no effort to maintain or improve upon the coop built for his chickens, and now it is falling apart.

When he previously had chickens, they many times were found wandering around the neighborhood. One was found dead, presumably by foxes. Another time one went in to the yard of another neighbor, and it was attacked by their dog resulting in the chicken's death.

I also strongly believe Mr McLane is not a responsible animal owner. His previous raising of chickens shows that. So does how he treats his dog.

There have been many occasions when Mr. McLane has gone away and left the dog alone on the property to fend for itself. The dog breaks out and goes up and down the street, getting into garbage cans. The cans are knocked down and contents spilled on to the street, and the dog is allowed to defecate on others property. Just last week I saw him do it on my front lawn, and this is not the first time this has happened. It is an ongoing problem

These facts are not made up or exaggerated, and can be verified. And I believe if you check the records, you will find that Mr. McLane has a record of assault.

I apologize for remaining anonymous, and I hope this does not mean that my fears are ignored. But having being a victim of his violence in the past there is no reason for me not to believe Mr McLane will not fulfill his threats to me in the future.

I believe no variance should be granted to him under any circumstances.

My family has lived here for many years now, with our children, and have no problems with any other neighbors like this. We would like to keep living here as we get older, without any major disturbances. And I know if Mr. McLane is given his permit, it will not go well since it has not in the past.

We beg you, please do not grant this variance.

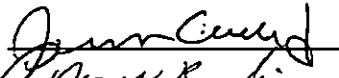
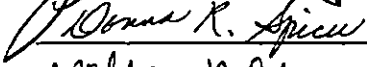
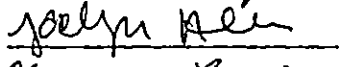
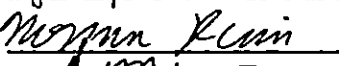
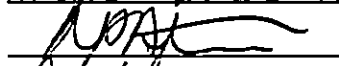
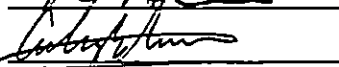
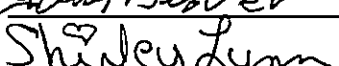
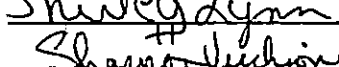
Thank you for considering my letter.

Petition

We, the undersigned at 8722 Eddington Road, call on the County of Baltimore to grant us a variance to be able to keep and maintain chickens on the property.

According to the County of Baltimore, (1) acre of land is required to keep and maintain livestock on a property. The property of 8722 Eddington Road has approximately (.172) acres. As a resident of the house on this property, I feel that this property is an exception to the rule. Although it does not meet the (1) acre requirement, it has adequate room in the backyard to support chickens. The backyard is far enough from Eddington Road (approximately 100 feet) and far enough from the main road (Joppa Road), as well as far enough from the neighbors houses and yards (approximately 60 feet from Lot 18 and approximately 60 feet from Lot 16). Chickens will not disrupt the neighborhood and will help feed our family. Please help us to obtain access to chickens by signing our petition. Thank you in advance!

2019-0407-A

NAME	SIGNATURE	DAYTIME TELEPHONE #	EMAIL ADDRESS	ADDRESS
James Conrad		410-882-1468		8724 Eddington
DONNA R. SPICER		443-912-9814	dspicer1@yahoo.com	8719 Eddington Rd.
Jaclyn Allen		570-702-3090	jaclynallen@gmail.com	8717 Eddington Rd
NORMAN DAVIS		443-271-9150	WDAVISBFR12hsq.com	8712 Eddington Rd
Noel Acton		410-458-7103	noelacton@aol.com	8711 Eddington
Andy Zhao		443-921-7085	Sybil11@gmail.com	8710 Eddington Rd.
Tom Brown		410-668-7444		8708 Eddington
Shirley Lynn		410-882-9606		8709 Eddington
Shannon Vecchione		443-467-3579	sbrowncandles@gmail.com	8707 Eddington Rd.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0407 -A Address 8277 Edlington Ave

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

Filing Date: 7-25-19 Posting Date: 8-4-19 Closing Date: 8-19-19

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- 0407 -A Address 8722 Edlington Rd

Petitioner's Name Brian McLane Telephone 717-634-0530

Posting Date: 8-4-19 Closing Date: 8-19-19

Wording for Sign: To Permit Fowl OR Poultry (4 HEAS) on .172 Acres
of land in Lieu of The minimum Required 1 acre
of Land

Revised 6/30/2019



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 20, 2019

Jessica Stever
8722 Eddington Road
Parkville MD 21234

RE: Case Number: 2019-0407-A

Dear:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspections (PAI) on July 25, 2019.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over the "Very truly yours," text.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

C: People's Counsel



Photo 1:
Entire
Chicken
Coop. It is
completely
covered by
wire mesh.

open space



Photo 2:
Open Space
behind
property.

conserved
forest

This is where
the property
line is.

Existing coop
is along this
fence on this
side.

2019-0407-A



Photo 3: Sign posted on edge of property by Baltimore County Environmental Protection & Sustainability. This refers to Phone # (410) 887-3980



Photo 4: Back edge of our property.

Lot 18 House

Existing coop

Building that covers lot 17 & 18

2019-04-07-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 _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>8-13</u>	ADJACENT PROPERTY OWNERS	_____
<u>① Exemption - Support</u>		<u>② Anonymous Concerned Residents</u> <u>Both in Opposition</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>8-14-19</u>	by <u>Pilson</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 09 Account Number - 0923153722			
Owner Information					
Owner Name:		MCLANE BRIAN H		Use:	RESIDENTIAL
Mailing Address:		8722 EDDINGTON RD BALTIMORE MD 21234-3502		Principal Residence:	YES
				Deed Reference:	/20380/ 00298
Location & Structure Information					
Premises Address:		8722 EDDINGTON RD 0-0000		Legal Description:	LTS 16,17 8722 EDDINGTON RD SS ROSINA DEI
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0070	0012	0806		0000	
					Block:
					17
					Lot:
					2020
					Assessment Year:
					Plat No:
					Plat Ref:
					0007/ 0147
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1945		1,139 SF		7,500 SF	
				Property Land Area	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE	1 full	Last Major Renovation
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2017	07/01/2019	07/01/2020
Land:		72,900	72,900		
Improvements		81,500	81,500		
Total:		154,400	154,400	154,400	
Preferential Land:		0			
Transfer Information					
Seller: THOMPSON RONALD E		Date: 07/09/2004		Price: \$80,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /20380/ 00298		Deed2:	
Seller: WEBER WILLIAM L		Date: 04/19/1994		Price: \$79,900	
Type: ARMS LENGTH IMPROVED		Deed1: /10474/ 00410		Deed2:	
Seller: GOMPFF HENRY R & CATHERIN		Date: 08/23/1954		Price: \$15,500	
Type: ARMS LENGTH IMPROVED		Deed1: /05977/ 00784		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2019	07/01/2020	
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: Approved 07/23/2010

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2019-0406 **Reviewer:** Aaron Tsui
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING
Legal Owner: Charles Michael Thomas & Catherine A Thomas
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 9 GRAVESWOOD CT

Location: ES of Graveswood Court 207 feet N. of the centerline of Autumn View Way.

Existing Zoning: DR1

Area: 14,375 SF

Proposed Zoning:

SPECIAL HEARING:

An accessory in law apartment with kitchen addition to the side of the swelling.

Attorney: Not Available

Prior Zoning Cases: 1994-0190-A

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2019-0407-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Brian McLane
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 8722 EDDINGTON RD

Location: W side of Eddington Road 650 feet N of Joppa Road.

Existing Zoning: DR 5.5

Area: .172 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To approve fowl or poultry (4 hens) on .172 acres of land in lieu of the minimum required 1 acre of land.

Attorney: Not Available

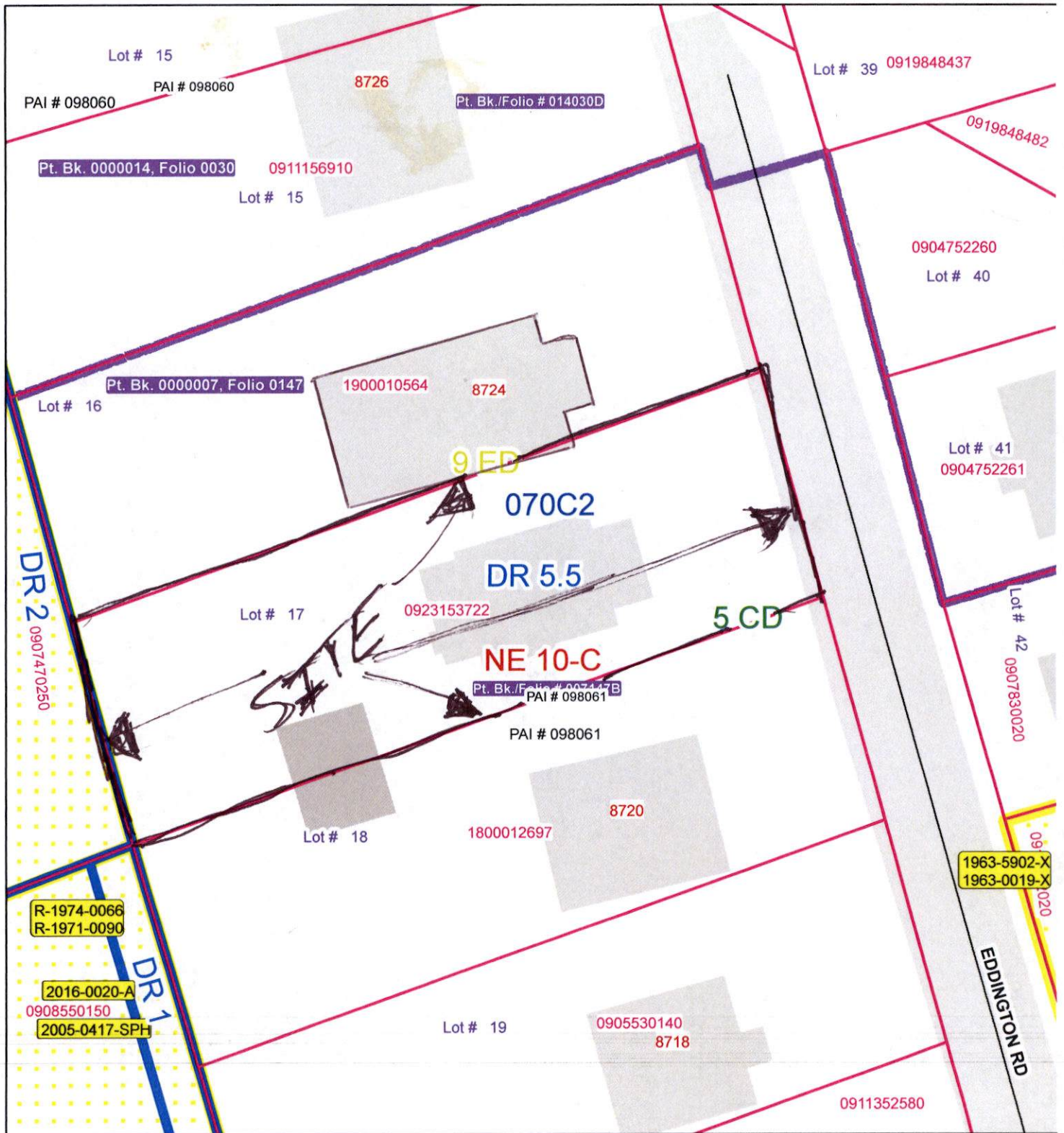
Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 08/19/2019

Miscellaneous Notes:



Publication Date: 8/2/2017



Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40 Feet

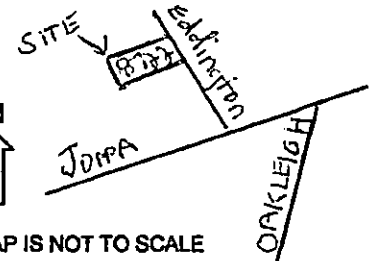
1 inch = 30 feet

2019-0407-A



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS: 8722 Eddington Rd, Parkville, MO 64134 OWNER(S) NAME(S) Brian McLane
 SUBDIVISION NAME Rosina DEI Gaynesville LOT # 17 BLOCK # _____ SECTION # _____
 PLAT BOOK # 7 FOLIO # 147 10 DIGIT TAX NUMBER 0923153722 DEED REF # 20380/00298

SITE VICINITY MAP



MAP IS NOT TO SCALE

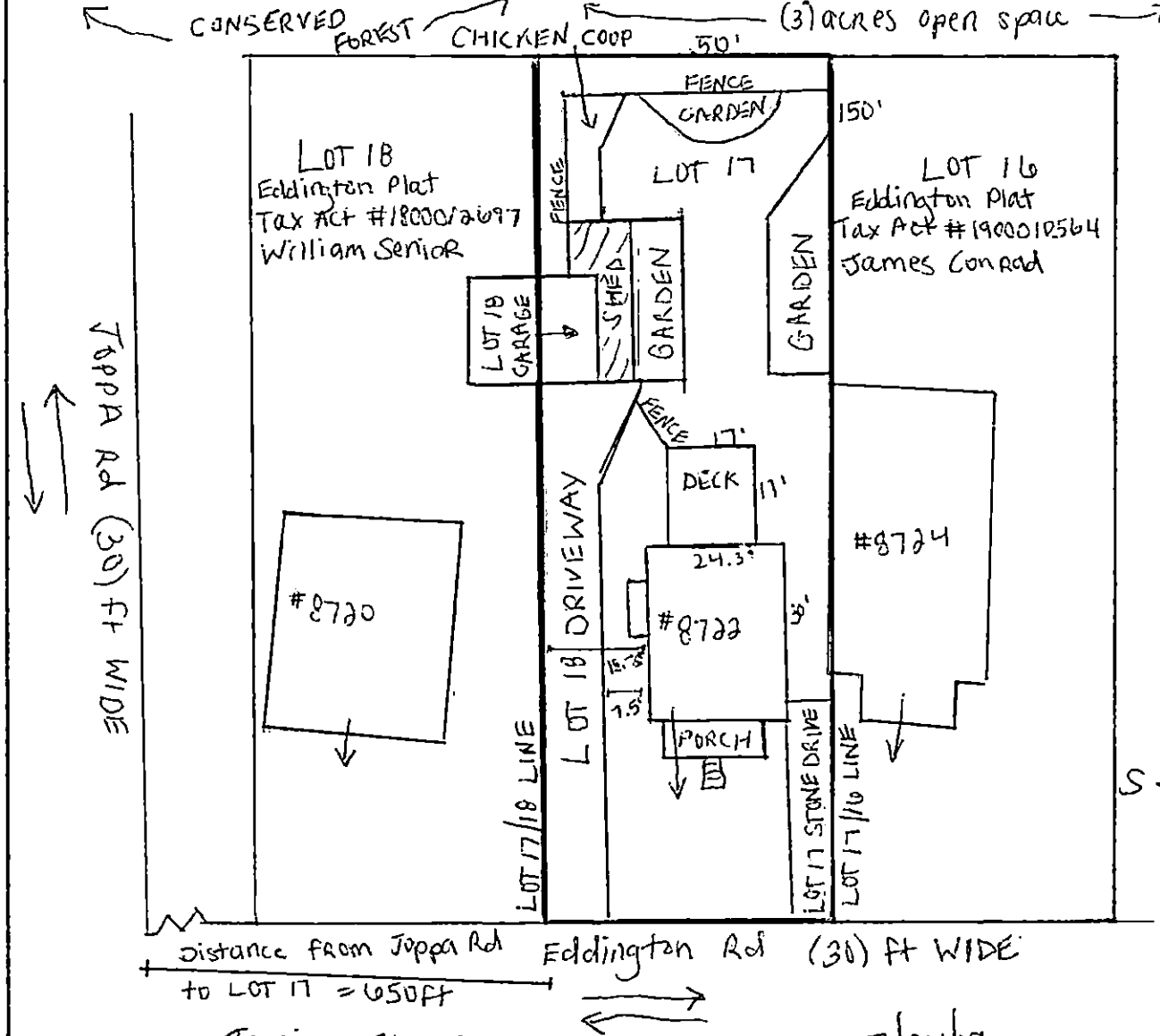
ZONING MAP # 070C2
 SITE ZONED DR 5.5
 ELECTION DISTRICT 9
 COUNCIL DISTRICT 5
 LOT AREA ACREAGE .172 acres
 OR SQUARE FEET 7,500 sq ft
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? YES
 WATER IS: PUBLIC
 SEWER IS: PUBLIC
 PRIOR HEARING? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW:

N/A

VIOLATION CASE INFO:

N/A



PLAN DRAWN BY JESSICA STEVER

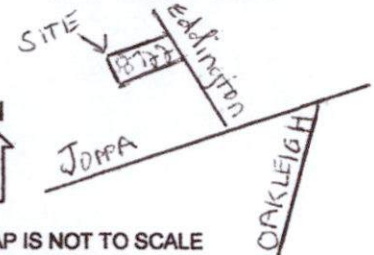
DATE 7/24/19 SCALE: 1 INCH = 30' FEET

FEET

2019-0407-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 8722 Eddington Rd, Parkville, MO 64134 OWNER(S) NAME(S) Brian McLane
 SUBDIVISION NAME Rosina DEI Gaynesville LOT # 17 BLOCK # _____ SECTION # _____
 PLAT BOOK # 7 FOLIO # 147 10 DIGIT TAX NUMBER 0923153722 DEED REF # 20380/00298

SITE VICINITY MAP



MAP IS NOT TO SCALE

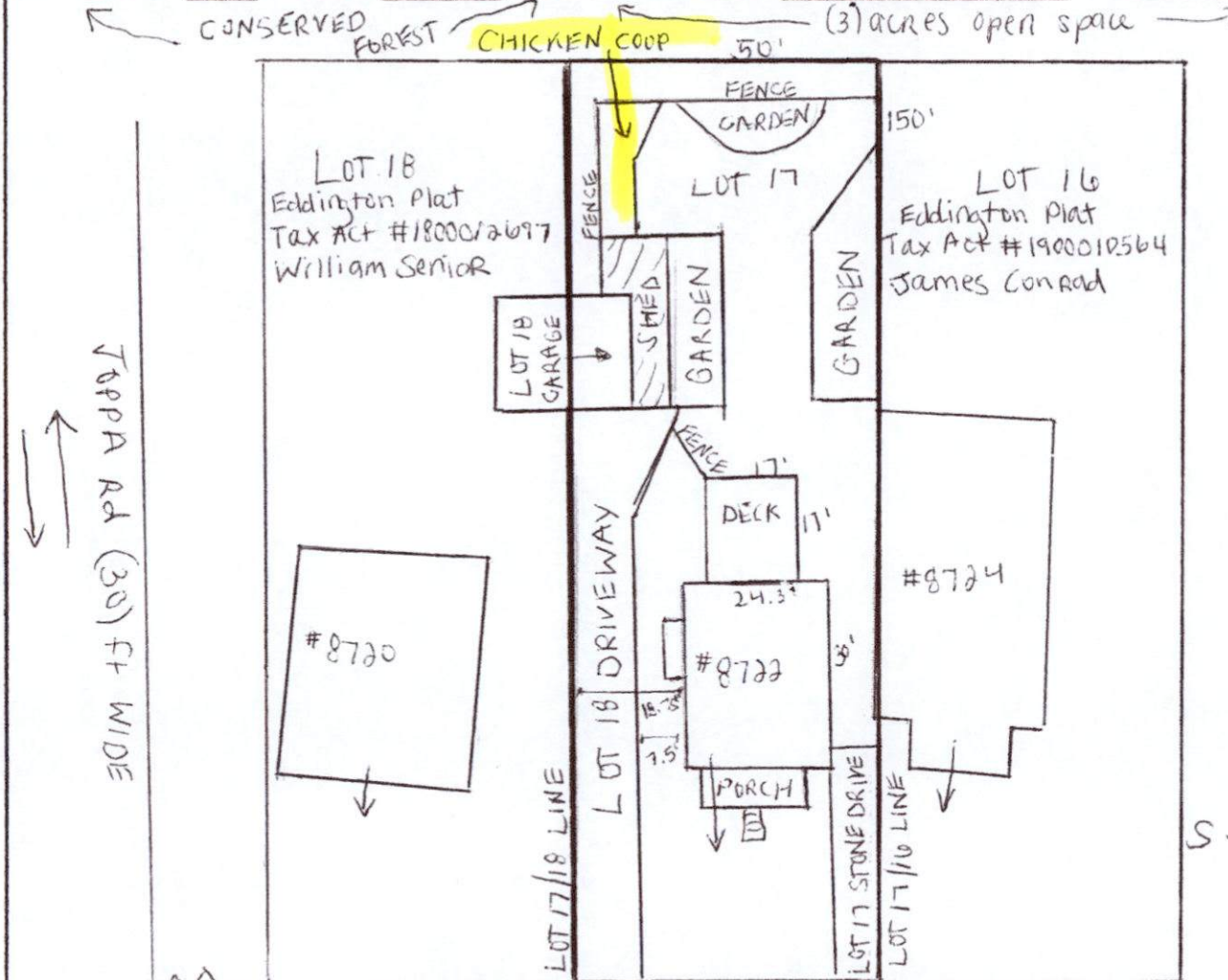
ZONING MAP # 070C2
 SITE ZONED DR 5.5
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 COUNCIL DISTRICT 5
 LOT AREA ACREAGE .172 acres
 OR SQUARE FEET 7,500 sq ft
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? YES
 WATER IS: PUBLIC
 SEWER IS: PUBLIC
 PRIOR HEARING? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW:

N/A

VIOLATION CASE INFO:

N/A



distance from Joppa Rd to LOT 17 = 650ft

PLAN DRAWN BY Jessica Stever

DATE 7/24/19 SCALE: 1 INCH = 30' FEET

Per. Exp. 1

2019-0407-A