

M E M O R A N D U M

DATE: February 7, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0536-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 6, 2020. 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

AIN RE: PETITION FOR ADMIN. VARIANCE *
(15015 Tanyard Road)
8th Election District *
3rd Council District *
Melinda H. Eller *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0536-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 subject property, Melinda H. Eller (“Petitioner”). The Petitioner is requesting Variance relief pursuant to § 1A01.3.B.3 of the Baltimore County Zoning Regulations (“BCZR”), to permit a rear yard setback of 20 ft. in lieu of the required 35 ft. for a sunroom addition. 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 submitted by any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on December 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 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

ORDER RECEIVED FOR FILING

Date 1-7-2020

By [Signature]

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.

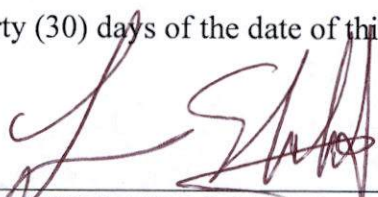
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 7th day of **January, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1A01.3.B.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a rear yard setback of 20 ft. in lieu of the required 35 ft. for a sunroom addition, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her 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, Petitioner would be required to return the subject property to its original condition.

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



LAWRENCE M. STAHL
Administrative Law Judge for
Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 1-7-2020

By lw



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 15015 TANYARD RD Currently zoned RC-2
 Deed Reference 21391100196 10 Digit Tax Account # 1700004877
 Owner(s) Printed Name(s) MELINDA H. ELLER

(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) 1 A01.3.B.3; BC2R, TO PERMIT A
REAR YARD SETBACK OF 20ft IN LIEU OF THE REQUIRED 35ft FOR
A SUNROOM ADDITION.

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):

MELINDA H ELLER,

Name #1 - Type or Print

Name #2 - Type or Print

[Signature]

Signature #1

Signature #2

15015 TANYARD RD SPARKS GLENCOE MD

Mailing Address

City

State

21152

410-382-7511

MHAYES1999@

Zip Code

Telephone #

Email Address

OUTLOOK.COM

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

DAVID RANSONE

Name - Type or Print

[Signature]

Signature

204 RIDGE AVENUE TOWSON MD

Mailing Address

City

State

21286

410-207-8358

dransone@yahoo.com

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 2019-0536-A

Filing Date 12/6/19

Estimated Posting Date 12/15/19

Reviewer JCM

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: 15015 TANYARD Rd SPARKS GLENCOE MD 21152
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 EXISTING DWELLING LIES 37 FEET FROM A PROPERTY LINE.
TO REPLACE THE EXISTING DECK AT THE REAR OF THE HOME WITH
AN ENCLOSED SUN ROOM THIS WOULD RESULT IN A SETBACK OF 20 FEET
IN LIEU OF THE REQUIRED 35'.

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

Melinda H. Eller
Signature of Owner (Affiant)
MELINDA H. ELLER
Name- Print or Type

Signature of Owner (Affiant)

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 November, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Melinda H Eller

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

AS WITNESS my hand and Notaries Seal

JAMES ABDUL JAMAAL SHAW
Notary Public
Baltimore County
Maryland
My Commission Expires Nov. 08, 2022

[Signature]
Notary Public

11/08/2022
My Commission Expires

ZONING DESCRIPTION - 15015 Tanyard Road

All that parcel of land situate, lying and being in the 8th Election District, Baltimore County, State of Maryland and described as follows:

Beginning at a point in Tanyard Road distant 3,880 feet measured southwesterly along Tanyard Road from the intersection of Belfast Road, thence leaving Tanyard Road and running and binding on the property lines of the petitioner the 8 following courses and distances viz: South 72 degrees East 30.98 feet, South 40 degrees 43 minutes East 346.50 feet, South 25 degrees 17 minutes West 1168.24 feet, North 89 degrees 42 minutes 31 seconds West 210.11 feet, North 53 degrees 19 minutes 53 seconds West 162.49 feet, North 51 degrees 35 minutes 49 seconds West 70 feet, North 38 degrees 24 minutes 11 seconds East 569.82 feet and North 40 degrees 37 minutes 08 seconds West 222.10 feet to Tanyard Road thence running in Tanyard Road the 6 following courses and distances viz: North 44 degrees 14 minutes East 57.49 feet, North 56 degrees 31 minutes East 100 feet, North 49 degrees 37 minutes East 134.25 feet, North 34 degrees 35 minutes East 100 feet, North 21 degrees 20 minutes East 204.34 feet and North 32 degrees 22 minutes East 138.33 feet to the place of beginning.

Containing 11.206 Acres of land, more or less.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 12/14/2019

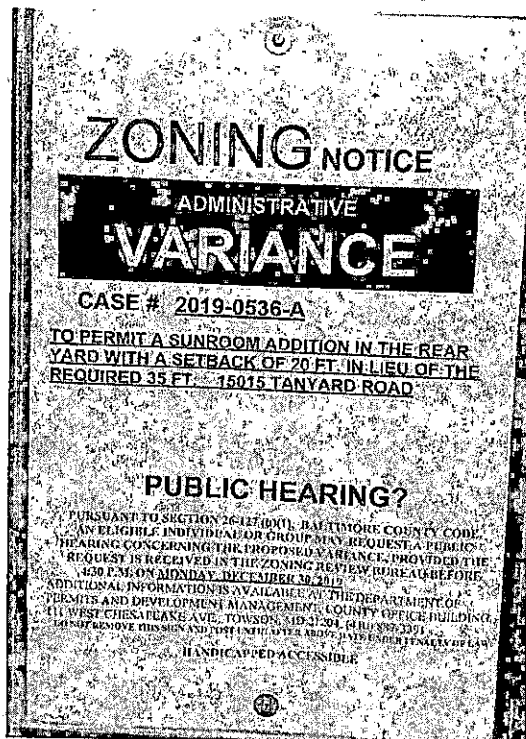
Case Number: 2019-0536-A

Petitioner / Developer: DAVE RANSONE ~ MELINDA ELLER

Date of Closing: DECEMBER 30, 2019

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:
15015 TANYARD ROAD

The sign(s) were posted on: **DECEMBER 14, 2019**



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

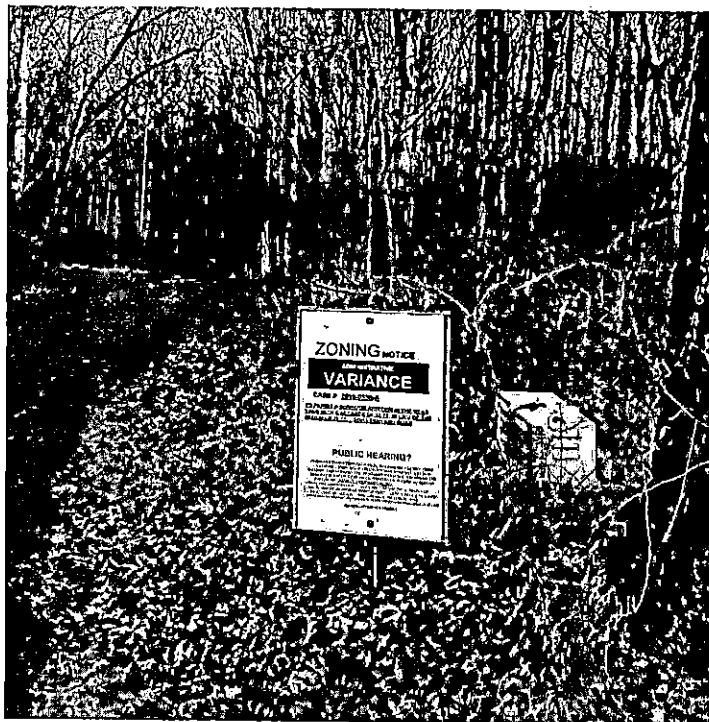
523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Background Photo 1st Sign @ 15015 Tanyard Road ~ 12/14/2019



Background Photo 2nd Sign @ 15015 Tanyard Road ~ 12/14/2019
CASE # 2019-0536-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2019- 0536 -A Address 15015 TANYARD RD.Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 12/6/19 Posting Date: 12/15/19 Closing Date: 12/30/19

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- 0536 -A Address 15015 TANYARD RD.
Petitioner's Name MELINDA ELLER Telephone 410-207-8358
Posting Date: 12/15/19 Closing Date: 12/30/19
Wording for Sign: To Permit A SUN ROOM ADDITION IN THE REAR YARD
WITH A SETBACK OF 20ft. IN LIEU OF THE REQUIRED
35 ft.

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/neighbor 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: 2019-0536-A

Property Address: 15015 TANYARD ROAD

Property Description: VARIANCE FOR SWIMMING POOL REAR OF S.F.D.
LOCATED ON THE EAST SIDE OF TANYARD RD. 900ft. ±
SOUTH FROM THE E. OF PEARCES LANE.

Legal Owners (Petitioners): MELINDA W. ELLER

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID RANSOME

Company/Firm (if applicable): _____

Address: 204 RIDGE AVENUE

TOWSON MD

21286

Telephone Number: 410-207-8368

Revised 7/9/2015



JOHN A. OLSZEY, JR.
County Executive

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

December 30, 2019

David Rvenue
204 RD 21286
Tow

Case Number: 2019-0536-A, 15015 Tanyard 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 December 06, 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 the words "Very truly yours".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Melinda H Eller 15015 Tanyard Road Sparks Glencoe MD 21152

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: December 13, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0536-A
Address 15015 Tanyard Road
(Eller Property)

Zoning Advisory Committee Meeting of **December 16, 2019**.

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

Reviewer: Steve Ford

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 12/11/19

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

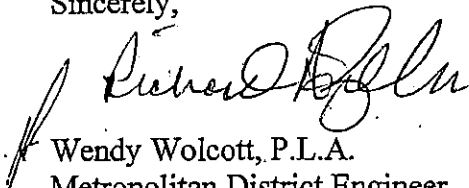
Dear Ms. Lewis:

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. 2019-0536-A

*Administrative Variance
Melinda Eller
15015 Tanyard 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@mdot.maryland.gov).

Sincerely,



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

WW/RAZ

12/30

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: December 13, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0536-A
Address 15015 Tanyard Road
(Eller Property)

Zoning Advisory Committee Meeting of **December 16, 2019.**

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

Reviewer: Steve Ford



12/30

CASE NO. 2019- 053e-A

C H E C K L I S T

**Support/Oppose/
Conditions/
Comments/
No Comment**

**Comment
Received**

Department

_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>12-13</u>	DEPS (if not received, date e-mail sent _____)	<u>NO</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>12-11</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</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>12-14-19</u>	by <u>O'Keefe</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: None		Special Tax Recapture: None
Exempt Class: None		
Account Identifier:		District - 08 Account Number - 1700004877
Owner Information		
Owner Name:	ELLER MELINDA H	Use: RESIDENTIAL YES
Mailing Address:	15015 TANYARD RD SPARKS MD 21152-9751	Principal Residence: YES Deed Reference: /21391/ 00196
Location & Structure Information		
Premises Address:	15015 TANYARD RD 0-0000	Legal Description: 11.206 AC ES TANYARD RD 2800 N WESTERN RUN RD
Map:	Grid:	Parcel:
0033	0005	0255
Neighborhood:	Subdivision:	Section:
8040089.04	0000	
Block:	Lot:	Assessment Year:
		2020
Plat No:	Plat Ref:	
Special Tax Areas: None	Town:	None
	Ad Valorem:	None
	Tax Class:	None
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1988	4,261 SF	Property Land Area
		11.2000 AC
County Use		04
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	5	2 full/ 1 half
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
	Base Value	Value
		As of
		01/01/2017
		Phase-in Assessments
		As of
		07/01/2019
		As of
		07/01/2020
Land:	299,200	299,200
Improvements	357,800	357,800
Total:	657,000	657,000
Preferential Land:	0	657,000
Transfer Information		
Seller: ELLER JEFFREY M	Date: 02/08/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /21391/ 00196	Deed2:
Seller: KING MARY SUSAN PETRIK	Date: 08/13/1992	Price: \$495,000
Type: ARMS LENGTH IMPROVED	Deed1: /09321/ 00306	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
Tax Exempt: None	Special Tax Recapture: None	
Exempt Class: None		
Homestead Application Information		
Homestead Application Status: Approved 07/28/2009		
Homeowners' Tax Credit Application Information		

ZAC AGENDA

Case Number: 2019-0536-A **Reviewer:** Joseph Merrey

Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Melinda H. Eller

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 15015 TANYARD RD

Location: Located on the East side Tanyard Road, 900 feet South of the centerline of Pearce Ln

Existing Zoning: RC 2

Area: 11.206 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1A01.3.B.3; BCZR, To permit a rear setback of 20 feet in lieu of the required 35 feet for a sunroom addition.

Attorney: Not Available

Prior Zoning Cases: None

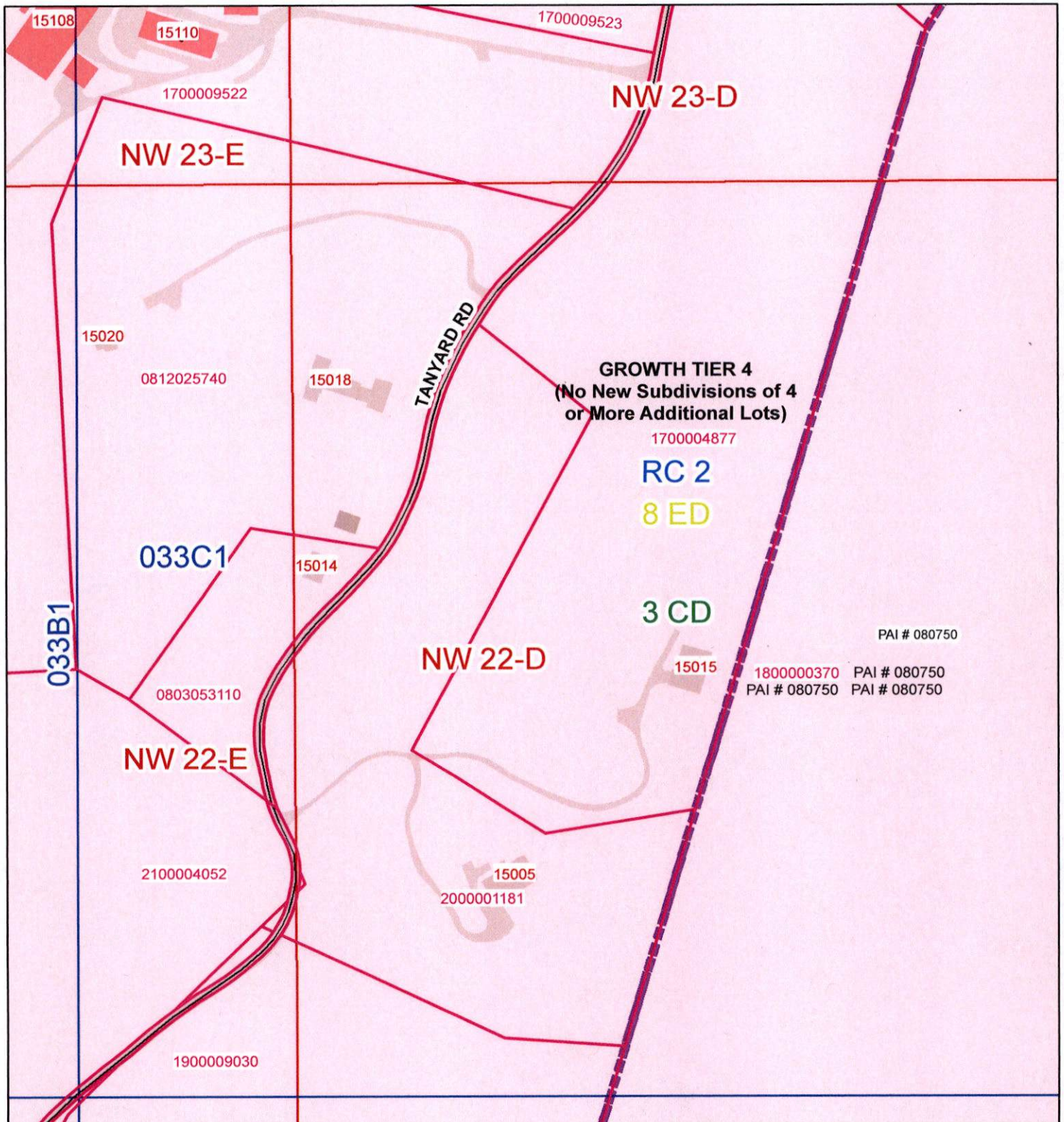
Concurrent Cases: None

Violation Cases: None

Closing Date: 12/30/2019

Miscellaneous Notes:

15015 Tanyard Road



Publication Date: 10/25/2016

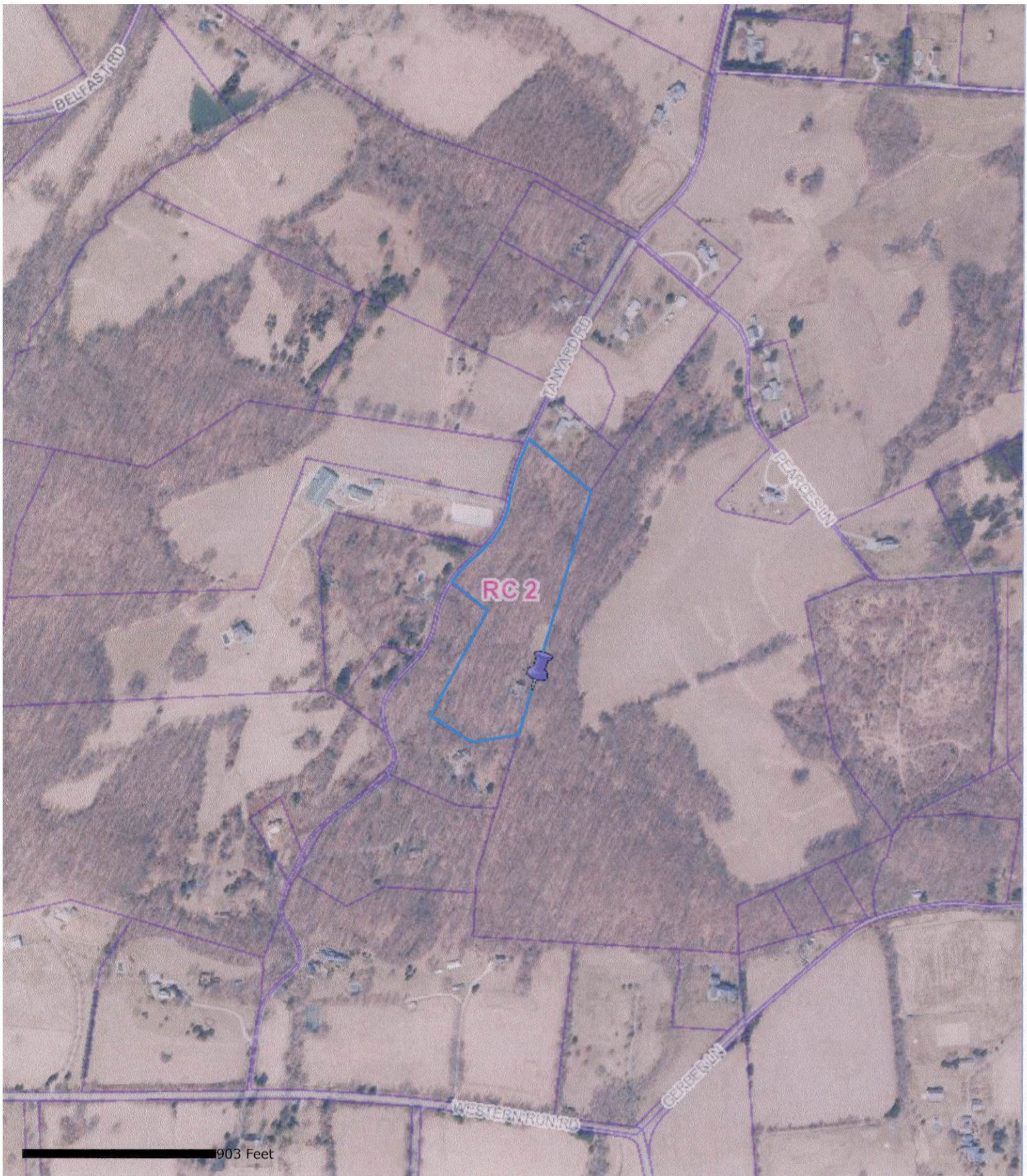


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 55 110 220 330 440 Feet

1 inch = 200 feet



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 1/30/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-537

INFORMATION:

Property Address: 6921 Beech Avenue
Petitioner: Antonio Robinson
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance from Section 1B02.3.C.1 and Section 1B02.3.C.2 of the BCZR to permit a proposed replacement dwelling with a street side setback of 4 feet in lieu of the required 25 feet.

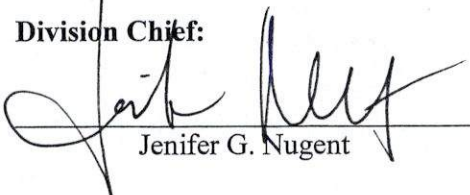
A site visit was conducted on 1/28/2020. The site is a corner lot located in the Overlea community. It was previously improved with a dwelling that was in substantial disrepair. The proposal is to construct a replacement dwelling at the same location.

The Overlea Fullerton Community Plan adopted by the County Council in 2009 calls for reinforcing the traditional neighborhood character by replacement dwellings that address the traditional street grid, and are similar in size to those originally constructed.

The Department of Planning has reviewed the request and has no objection provided that the new structure provides articulation on the building sides, particularly the corner side such that there is not a blank wall facing Willow Avenue.

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

Division Chief:



Jenifer G. Nugent

CPG/JGN

c: Laurie Hay
Antonio Robinson
Office of the Administrative Hearings
People's Counsel for Baltimore County



FRONT OF HOUSE
SHOWING DWELLING CONSTRUCTED ON AN
UPHILL SIDE OF LOT
15015 TANYARD ROAD



15015 TANYA ROA1



15015 TANYARD Road



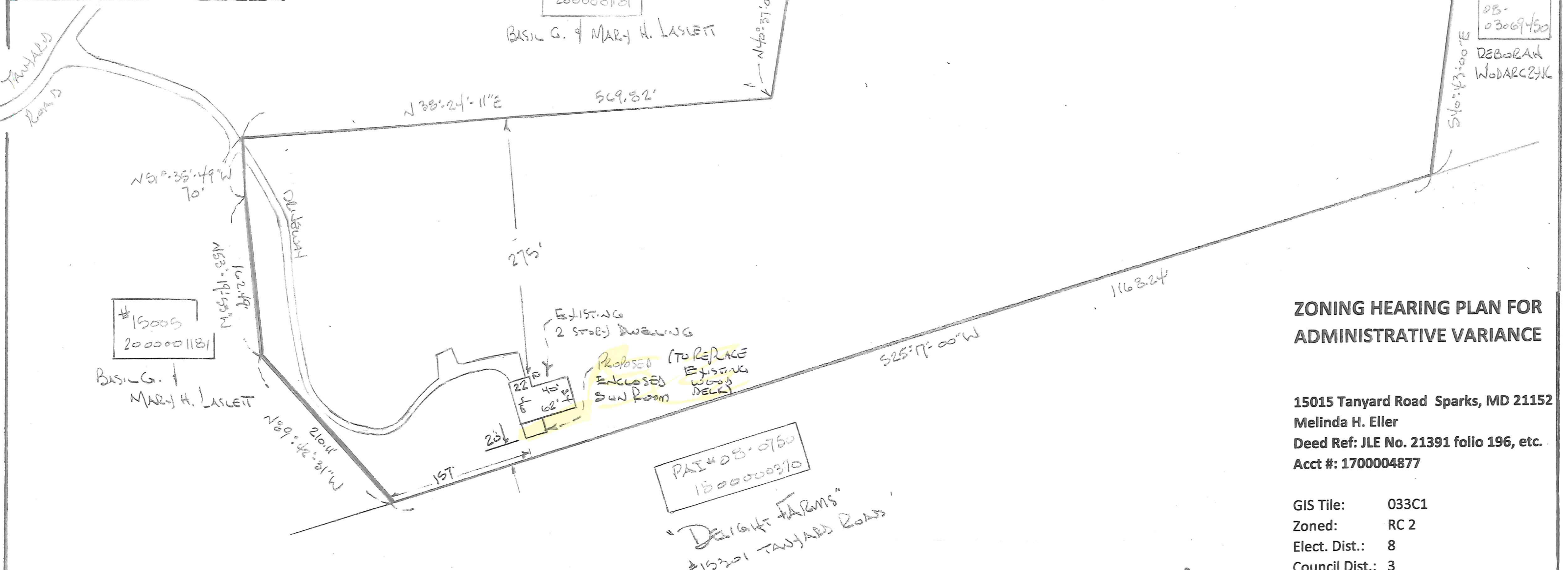
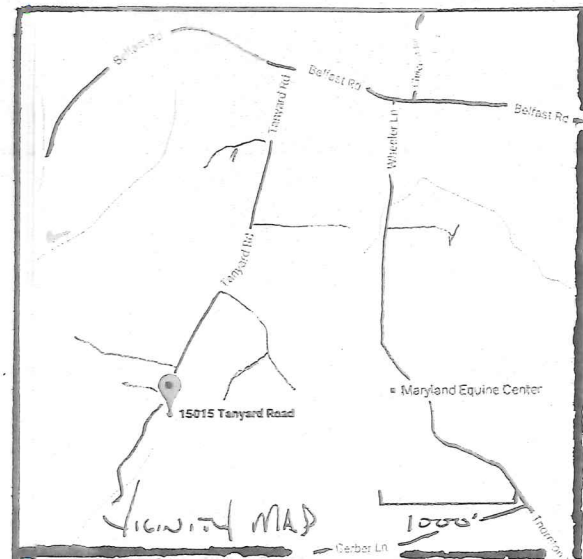
SIDE VIEW OF DECK
BACK OF HOUSE
15015 TANYARD ROAD



15015 Tanya Loma



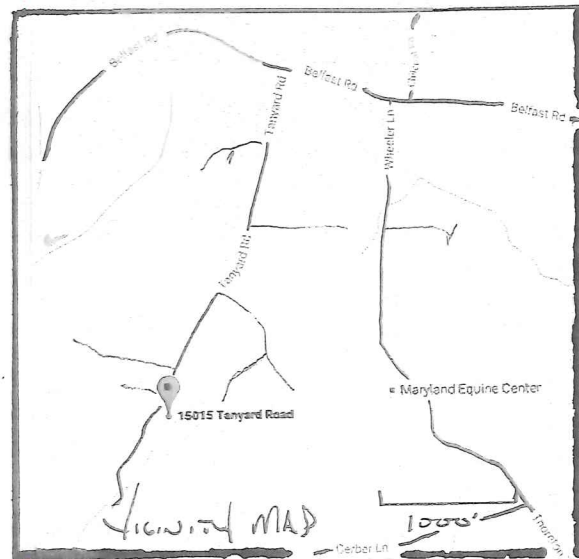
VIEW OF BACK OF LOT
FROM EXISTING DECK
15015 TANYARD ROAD



ZONING HEARING PLAN FOR ADMINISTRATIVE VARIANCE

15015 Tanyard Road Sparks, MD 21152
Melinda H. Eller
Deed Ref: JLE No. 21391 folio 196, etc.
Acct #: 1700004877

Per. Exh. 1



Richard & Jewell Jergensen

#15018
03-1202974

#15110
1700009522
Roger & Barbara Mann

TANYARD RID LLC
1700009523

WN IMPROVED

N32°22'E
138.33'

3.8330+ to
Belfast Road
572°E
30.98'

#15006
2000001181
Basil G. & Mary H. Laslett

#15127
03-03069750
Deborah Wodarczyk

Beg. Description

N44°14'E
57.49'

N56°37'E
100'

N49°37'E
134.25'

N34°35'E
100'

N21°20'E
204.30'

346.50'

N38°24'-11"E

569.82'

N51°35'-49"W
70'

N53°19'53"W

162.49'

#15005
2000001181

Basil G. & Mary H. Laslett

N59°42'-31"W

210.4'

157'

236'

EXISTING
2 STORY DWELLING

PROPOSED
ENCLOSED
SUN ROOM
(TO REPLACE
EXISTING
WOOD
DECK)

PAI#08-0750
1500000370

"DELIGHT FARMS"
#15201 TANYARD ROAD

S25°17'-00"W

1163.24'

ZONING HEARING PLAN FOR ADMINISTRATIVE VARIANCE

15015 Tanyard Road Sparks, MD 21152
Melinda H. Eller
Deed Ref: JLE No. 21391 folio 196, etc.
Acct #: 1700004877

GIS Tile: 033C1
Zoned: RC 2
Elect. Dist.: 8
Council Dist.: 3
Lot Area: 11.206 Acres +/-
Historic Area: No
CBCA: No
Flood Area: No
Private water and sewer.
No prior zoning hearings.

Scale: 1"=100'

Date: 12-05-19

Prepared by:
David Ransone - Land Surveyor
204 Ridge Avenue
Towson, MD 21286
410-207-8358