

M E M O R A N D U M

DATE: October 26, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0088-A- Appeal Period Expired

The appeal period for the above-referenced case expired on October 23, 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.'

/dlm

cc: Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE
(2209 Sparrow Point Road)
15th Election District
7th Council District
Eric Taylor

Legal Owner

Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
BALTIMORE COUNTY
*
* **CASE NO. 2020-0088-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by Eric Taylor for property located at 2209 Sparrow Point Road. The Petitioner is requesting variance relief from § 400.3 of the Baltimore County Zoning Regulations ("BCZR") to approve an accessory structure (garage) of 17 ft. in lieu of the required 15 ft.

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Substantive Zoning Advisory Committee ("ZAC") comments were received from the Department of Environmental Protection and Sustainability ("DEPS") which indicates that the subject property is located with the Chesapeake Bay Critical Area ("CBCA"). A ZAC comment was also received from the Department of Planning ("DOP") which did not oppose the requested relief.

Eric Taylor appeared. Bruce Doak, the licensed land surveyor who prepared the site plan appeared on his behalf. There were no protestants in attendance. However, there were letters in support of the variance relief from the adjoining neighbors. (Petitioner's Exhibit 4). Mr. Taylor

ORDER RECEIVED FOR FILING

Date

9/23/20

Rv

[Signature]

testified that he purchased the property in 2019 for his elderly father to line in. He has done extensive refurbishing of the residence. He explained that his elderly father wanted a garage for storage and that his father purchased this pre-fab structure in Pennsylvania, and that it was trucked down in two pieces and constructed on site in a few hours. Mr. Taylor testified that he was unaware that any County permits were required under these circumstances. As the photos in Petitioner's Exhibit 3 depict, this is an aesthetically attractive structure that is compatible in style and scale with the residence and the surrounding properties. The structure meets all required setbacks.

Mr. Doak explained that the neighborhood is a mix of commercial, light manufacturing and residential uses. The subject property is approximately .46 acres and is zoned RO. The "Knights of the Road" motorcycle club is on one side of the subject property and a well maintained residence is on the other. A propeller manufacturer and a boat trailer manufacturer are across the street. As noted by DEPS, the site is within the Chesapeake Bay Critical Area ("CBCA") and within the Limited Development Area ("LDA"). It is therefore subject to various County and State environmental regulations, including restrictions on lot coverage, and reforestation requirements. The garage structure and residence are the only two structures on the site, and combined with the impervious paving they are still well under the applicable lot coverage restrictions.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

As described above, the site is unique for a variety of reasons. The Petitioner will suffer practical difficulty and hardship if the variance relief is denied because he has already constructed

ORDER RECEIVED FOR FILING

Date

9/23/20

By

[Signature]

THEREFORE, IT IS ORDERED, this 23rd day of **September 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to the Baltimore County Zoning Regulations to permit the height of an accessory structure (garage) of 17 ft. in lieu of the required 15 ft. per BCZR § 400.3 and is hereby GRANTED.

- 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 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, Petitioner would be required to return the subject property to its original condition.
- Petitioner must comply with the reforestation requirements set forth in the ZAC comments, which are attached hereto and expressly incorporated. Specifically, Petitioner shall within 30 days submit to DEPS for approval a plan showing a minimum of six (6) trees planted at the site.

Paul M Mayseur

ORDER RECEIVED FOR FILING

Date 9/23/20
By D. Mignone



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 2209 SPARROW POINT ROAD which is presently zoned _____
 Deed References: 42221 / 342 10 Digit Tax Account # 20 00001216
 Property Owner(s) Printed Name(s) ERIC TAYLOR

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s)

SEE ATTACHED PAGE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

ERIC TAYLOR / _____
 Name #1 - Type or Print Name #2 - Type or Print

☒ Eric Taylor / _____
 Signature #1 Signature #2

2209 SPARROWS POINT ROAD BALTIMORE MD
 Mailing Address City State

21219 / ☒ 443-854-6900 / ☒
 Zip Code Telephone # Email Address

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC
 Name - Type or Print

Bruce E Doak
 Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
 Mailing Address City State

21053 / 410-419-4906 / _____
 Zip Code Telephone # Email Address

BDOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2020 0088-A Filing Date 3/30/20 Do Not Schedule Dates: _____ Reviewer gh

Petitions Requested
For Case # _____
#2209 Sparrows Point Road

Variance

- 1) To permit the height of an accessory structure (garage) of 17 feet in lieu of the required 15 feet per Section 400.3 BCZR

2020-0088-A



Zoning Description

**#2209 Sparrows Point Road
Fifteenth Election District Seventh Councilmanic District
Baltimore County, Maryland**

Beginning at a point on the south side of Sparrows Point Road, 210 feet westerly from the centerline of Lakeview Avenue, thence running on the southern side of Sparrows Point Road and running with and binding on the outlines of the subject property 1) Easterly 133 feet, more or less, thence leaving Sparrows Point Road and continuing to run with and bind on the outlines of the subject property, 2) Southerly 150 feet, 3) Westerly 133.50 feet and 4) Northerly 150 feet to the point of beginning.

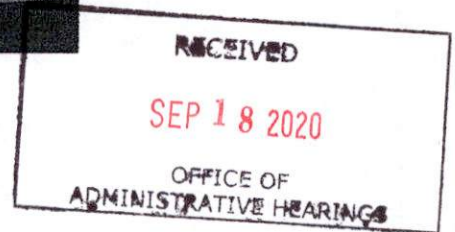
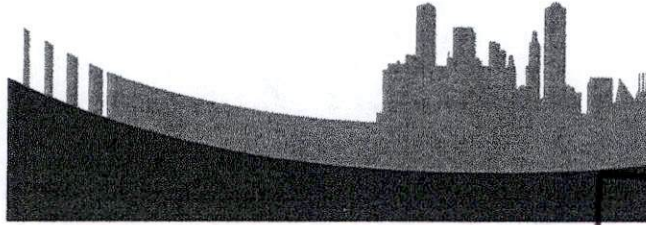
Containing 20,037 square feet or 0.46 of an acre of land, more or less.

This description is part of a zoning hearing petition and is not intended for any conveyance purposes.



Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

2020-0088-A



CERTIFICATE OF POSTING

September 3, 2020

September 18, 2020 amended for second inspection

Re:

Zoning Case No. 2020- 0088- A

Legal Owner: Eric Taylor

Hearing date: September 22, 2020

Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Jenae Johnson

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **2209 Sparrows Point Road**.

The signs were initially posted on **September 1, 2020**.

The subject property was also inspected on **September 18, 2020**.

Sincerely,

Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

410-419-4906 cell / 443-900-5535 office

bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2020-0088-A

2209 Sparrows Point Road

THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY BY
AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
BALTIMORE COUNTY WILL HOLD A VIRTUAL HEARING ON THE
PROPERTY IDENTIFIED:

DATE & TIME: TUESDAY SEPTEMBER 22, 2020
2:30 PM

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS,
PLEASE GO TO WWW.BALTIMORECOUNTYMD.GOV/ADMINHEARINGS.
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND
THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-887-1555 EXT. 0.

REQUESTS VARIANCE TO PERMIT THE HEIGHT OF AN
ACCESSORY STRUCTURE (GARAGE) OF 12 FEET IN THE
THE REQUIRED 15 FEET.

ZONING NOTICE

CASE NO. 2020-0088-A

2209 Sparrows Point Road

THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY
AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING ON THE
PROPERTY IDENTIFIED

DATE & TIME: TUESDAY SEPTEMBER 22, 2020
1:30 PM

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARING,
PLEASE GO TO WWW.BALTIMORECOUNTYMD.GOV/ADMINISTRATIVE
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND
THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-388-2000 EXT. 0

REQUEST: VARIANCE TO SETBACKS
ACCESSORY STRUCTURE (15' FRONT, 10' REAR, 10' SIDE)
RE REQUIRED 15 FEET

ZONING NOTICE

CASE NO. 2020-0088-A

2209 Sparrows Point Road

**THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY
AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING ON THE
PROPERTY IDENTIFIED.**

**DATE & TIME: TUESDAY SEPTEMBER 22, 2020
1:30 PM**

**FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS
PLEASE GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS.
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND
THE CASE NUMBER PROVIDED ABOVE. YOU CAN ALSO CALL
410-887-3868, EXT. 0.**

**REQUESTS: VARIANCE TO PERMIT THE HEIGHT OF AN
ACCESSORY STRUCTURE (GARAGE) OF 11 FEET, WHICH IS LESS THAN
THE REQUIRED 15 FEET.**

ZONING NOTICE

CASE NO. 2020-0088-A

2209 Sparrows Point Road

**THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY
AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING ON THE
PROPERTY IDENTIFIED.**

**DATE & TIME: TUESDAY SEPTEMBER 22, 2020
1:30 PM**

**FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS
PLEASE GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS.
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND
THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-321-1000.**

**REQUESTS: VARIANCE TO INCREASE THE HEIGHT OF AN
ACCESSORY STRUCTURE (GARAGE) OF 17 FEET IN LIEU OF
THE REQUIRED 15 FEET.**

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

Order #: 11912397

Case #:

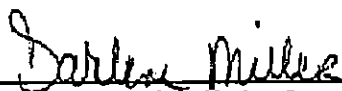
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0088-A

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

9/2/2020



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing the property identified herein as follows:

CASE NUMBER: 2020-0088-A

2200 Sparrows Point Road

South side of Sparrows Point Road, west of Lakeview Avenue

15th Election District - 7th Councilmanic District

Legal Owner: Eric Taylor

Variance to permit the height of accessory structure (garage) of 17 ft. in lieu of the required 15 feet.

Hearing: Tuesday, September 22, 2020 at 2:30 p.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

s2



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 24, 2020

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0088-A

2209 Sparrows Point Road

South side of Sparrows Point Road, west of Lakeview Avenue

15th Election District – 7th Councilmanic District

Legal Owner: Eric Taylor

Variance to permit the height of accessory structure (garage) of 17 ft. in lieu of the required 15 feet.

Hearing: Tuesday, September 22, 2020 at 2:30 p.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Eric Taylor, 2209 Sparrows Point Road, Baltimore 21219
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., SEPTEMBER 2, 2020.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
2209 Sparrows Point Road; S/S of Sparrows
Point Road, W 210' to c/line Lakeview Avenue* OF ADMINISTRATIVE
15th Election & 7th Councilmanic Districts
Legal Owner(s): Eric Taylor * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2020-088-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of April, 2020, a copy of the foregoing Entry of Appearance was emailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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 fifteen (15) 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: 2020-0088-A
Property Address: 2209 SPARROWS POINT ROAD
Property Description: 20,037 SF ON SOUTH SIDE OF SPARROWS
POINT ROAD
Legal Owners (Petitioners): ERIC TAYLOR
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: ERIC TAYLOR
Company/Firm (if applicable): N/A
Address: 2209 SPARROWS POINT ROAD
BALTIMORE MD 21219

Telephone Number: 443-854-6400

Revised 5/20/2014



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 9, 2020

Bruce E. Doak,
3801 Baker Schoolhouse Road
Freeland MD 21053

RE: Case Number: 2020-0088-A, 2209 Sparrow Point 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 March 30, 2020. 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 dark ink, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

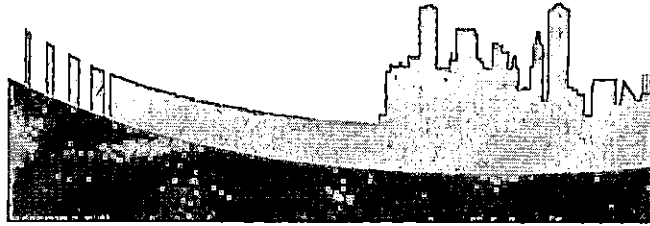
W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

1920



CERTIFICATE OF POSTING

August 3, 2020

_____ amended for second inspection

Re:

Zoning Case No. 2020- 0088- A

Legal Owner: Eric Taylor

Hearing date: September 22, 2020

Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Jenae Johnson

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 2209 Sparrows Point Road.

The signs were initially posted on August 1, 2020.

The subject property was also inspected on _____.

Sincerely,

Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

410-419-4906 cell / 443-900-5535 office

bdoak@bruceedoakconsulting.com

Date: May 11, 2020

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany the petition for variance on the subject of the Case number referenced below, which was received on **5/11/20**. A field inspection and internal review reveals that an entrance onto **MD 151** consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for **Variance** Case Number **2020-0088-A**.

Eric Taylor
2209 Sparrows Point Road

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 2332 or by email at (rzeller@mdot.maryland.gov).

Sincerely,



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAY 26 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

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: May 26, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0088-A
Address 2209 Sparrows Point Road
(Taylor Property)

Zoning Advisory Committee Meeting of **April 13, 2020.**

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

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

The subject property is located within a Limited Development Area (LDA), and is subject to Critical Area lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17), as follows:

(17) (i) "Lot coverage" means that percentage of total lot or parcel that is:

1. Occupied by a structure, parking area, driveway, walkway, or roadway; or
2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material

(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.

(iii) "Lot coverage" does not include:

1. A fence or wall that is less than 1 foot in width that has not been constructed with a footer;
2. A walkway in the buffer or expanded buffer, including a stairway, that provides direct access to a community or private pier;
3. A wood mulch pathway; or
4. A deck with gaps to allow the water to pass freely.

The subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) of the Chesapeake Bay Critical Area. The subject property comprises approximately 20,037 square feet (sf). The petitioner is requesting to permit a proposed accessory structure (detached garage), with a height of 17 feet in lieu of the required 15 feet. In order to minimize impacts on water quality, any building permit and/or development plan will be reviewed for compliance with the LDA lot coverage limits, which, for a property this size is 31 1/4% (6,262 sf) with mitigation for lot coverage between 25% (5,009 sf) and 31 1/4%. According to the plan submitted for this review, the total, proposed lot coverage is unclear. In addition, the LDA regulations require minimum afforestation of 15%, which equates to six trees (or shrub equivalent at 3:1) for a property this size. As stated above, compliance with the LDA lot coverage limits is required. By allowing the request by the petitioner, impacts on water quality will be minimized.

2. Conserve fish, wildlife, and plant habitat; and

The current development proposal for the property will be reviewed for the application of the Critical Area LDA requirements, which, if approved, will improve buffer functions, and conserve fish, wildlife and plant habitat in nearby Jones Creek and Old Road Bay.

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

The items requested by the petitioner will be consistent with established land use policies, provided that the applicants meet any LDA requirements applicable to the proposal. The request, if granted, will minimize environmental impacts.

Reviewer: Thomas Panzarella;
Environmental Impact Review

BALTIMORE COUNTY, MARYLAND

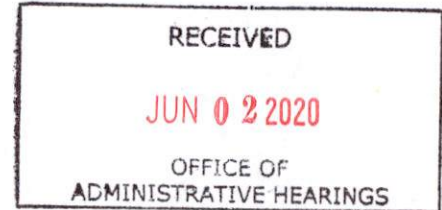
INTER-OFFICE MEMORANDUM

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

DATE: 4/17/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-088



INFORMATION:

Property Address: 2209 Sparrows Point Road
Petitioner: Eric Taylor
Zoning: RO
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance from § 400.3 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure with a height of 17 feet in lieu of the required 15 feet.

The site is located on Sparrows Point Road in an area zoned RO. It is bordered by BR zoning to the west and DR 5.5 zoning to the south. The accessory structure is the subject of Code Enforcement Complaint# CB200082, for the garage being built without a permit.

A site visit was conducted on 4/9/2020. The accessory structure in question has already been built and is existing on the site. The Department of Planning has no objection to the request for variance.

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

Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

CPG/JGN/kma/

c: Joseph Fraker
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAY 26 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

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: May 26, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0088-A
Address 2209 Sparrows Point Road
(Taylor Property)

Zoning Advisory Committee Meeting of April 13, 2020.

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

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

The subject property is located within a Limited Development Area (LDA), and is subject to Critical Area lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17), as follows:

(17) (i) "Lot coverage" means that percentage of total lot or parcel that is:

1. Occupied by a structure, parking area, driveway, walkway, or roadway; or
2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material

(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.

(iii) "Lot coverage" does not include:

C:\Users\dwiley\AppData\Local\Microsoft\Windows\NetCache\Content.Outlook\AKRPMDDX\ZAC 20-0088-A 2209 Sparrows Point Road.doc

ORDER RECEIVED FOR FILING

Date

By

9/23/20
J. Hagan

1. A fence or wall that is less than 1 foot in width that has not been constructed with a footer;
2. A walkway in the buffer or expanded buffer, including a stairway, that provides direct access to a community or private pier;
3. A wood mulch pathway; or
4. A deck with gaps to allow the water to pass freely.

The subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) of the Chesapeake Bay Critical Area. The subject property comprises approximately 20,037 square feet (sf). The petitioner is requesting to permit a proposed accessory structure (detached garage), with a height of 17 feet in lieu of the required 15 feet.. In order to minimize impacts on water quality, any building permit and/or development plan will be reviewed for compliance with the LDA lot coverage limits, which, for a property this size is 31 1/4% (6,262 sf) with mitigation for lot coverage between 25% (5,009 sf) and 31 1/4%. According to the plan submitted for this review, the total, proposed lot coverage is unclear. In addition, the LDA regulations require minimum afforestation of 15%, which equates to six trees (or shrub equivalent at 3:1) for a property this size. As stated above, compliance with the LDA lot coverage limits is required. By allowing the request by the petitioner, impacts on water quality will be minimized.

2. Conserve fish, wildlife, and plant habitat; and

The current development proposal for the property will be reviewed for the application of the Critical Area LDA requirements, which, if approved, will improve buffer functions, and conserve fish, wildlife and plant habitat in nearby Jones Creek and Old Road Bay.

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

The items requested by the petitioner will be consistent with established land use policies, provided that the applicants meet any LDA requirements applicable to the proposal. The request, if granted, will minimize environmental impacts.

Reviewer: Thomas Panzarella;
Environmental Impact Review

ORDER RECEIVED FOR FILING

Date

By

9/22 @ 2:30 p.m.
CASE NO. 2020-0088-A

C H E C K L I S T

✓ Order
✓ Ltr.

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

5/20

DEPS
(if not received, date e-mail sent _____)

Comments

FIRE DEPARTMENT

6/2

PLANNING
(if not received, date e-mail sent _____)

Comment
No objection

5/11

STATE HIGHWAY ADMINISTRATION

N/C No
objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. See attached)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING (1st)

Date: 1/1/20

by B. Deak

SIGN POSTING (2nd)

Date: _____

by _____

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any:

Chesapeake Bay Critical
Area

- Code Enforcement Violation

Donna Mignon

From: Donna Mignon
Sent: Tuesday, September 22, 2020 3:37 PM
To: 'Bruce Doak'
Subject: 2020-0088-A 2209 Sparrows Point Road
Attachments: 2020-0088-A zac comments.pdf

Hi Bruce,
Paul said you would like a copy of the ZAC comments, please find attached. Thank you.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

ZAC AGENDA

Case Number: 2020-0087-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Kevin F. McAllister & Julia Martin McAllister
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 200 HOPKINS LN

Location: North side of Chatalonee Hill Road and East 550 to the centerline of Golf Course Road.

Existing Zoning: RC 2, RC 5

Area: 3,556 AC

Proposed Zoning:

VARIANCE:

To permit the height of an accessory structure (garage) of 25 feet in lieu of the required 15 feet per Section 400.3 BCZR.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2020-0088-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Eric Taylor
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 2209 SPARROW POINT RD

Location: South side of Sparrows Point Road West 210 feet to the centerline of Lakeview Avenue.

Existing Zoning: RO

Area: .46 AC

Proposed Zoning:

VARIANCE:

To permit the height of an accessory structure (garage) of 17 feet in lieu of the required 15 feet per Section 400.3 BCZR.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 15 Account Number - 2000001216			
Owner Information					
Owner Name:	TAYLOR ERIC		Use:	COMMERCIAL/RESIDENTIAL	
			Principal Residence:	YES	
Mailing Address:	2209 SPARROWS POINT RD BALTIMORE MD 21219-1730		Deed Reference:	/42221/ 00342	
Location & Structure Information					
Premises Address:	2209 SPARROWS POINT RD BALTIMORE 21219-		Legal Description:	SS SPARROWS PT RD 2209 SPARROWS POINT RD 60 E LAKEVIEW AV	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No:
0111	0015	0433	31504.04	0000	2021 Plat Ref:
Town: None					
Primary Structure Built		Above Grade Living Area	Finished Basement Area		Property Land Area County Use
		1,568 SF			20,037 SF 08
Stories	Basement	Type	Exterior	Quality	Full/Half Bath Garage Last Notice of Major Improvements
2	YES	STANDARD UNIT	FRAME/	3	2 full
Value Information					
		Base Value	Value		Phase-in Assessments
			As of		As of As of
			01/01/2018		07/01/2020 07/01/2021
Land:		67,000	67,000		
Improvements		61,900	61,900		
Total:		128,900	128,900		128,900
Preferential Land:		0			
Transfer Information					
Seller: FRAZIER CHARLES G		Date: 12/12/2019		Price: \$88,500	
Type: NON-ARMS LENGTH OTHER		Deed1: /42221/ 00342		Deed2:	
Seller: FRAZIER CHARLES GIBBS		Date: 05/29/2015		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /36236/ 00396		Deed2:	
Seller: HECK JACQUE C		Date: 06/28/1993		Price: \$86,000	
Type: ARMS LENGTH IMPROVED		Deed1: /09852/ 00001		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2020		07/01/2021	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 24, 2020

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0088-A

2209 Sparrows Point Road

South side of Sparrows Point Road, west of Lakeview Avenue

15th Election District – 7th Councilmanic District

Legal Owner: Eric Taylor

Variance to permit the height of accessory structure (garage) of 17 ft. in lieu of the required 15 feet.

Hearing: Tuesday, September 22, 2020 at 2:30 p.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Eric Taylor, 2209 Sparrows Point Road, Baltimore 21219
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., SEPTEMBER 2, 2020.



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 2209 SPARROW POINT ROAD which is presently zoned _____
Deed References: 42221 / 342 10 Digit Tax Account # 20 00001216
Property Owner(s) Printed Name(s) ERIC TAYLOR

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

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

1. a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s)

SEE ATTACHED PAGE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

ERIC TAYLOR 1

Name #1 - Type or Print

Name #2 - Type or Print

X Eric Taylor 1

Signature #1

Signature #2

2209 SPARROWS POINT ROAD BALTIMORE MD

Mailing Address

City

State

21219

Zip Code

1X443-854-6400X

Telephone #

Email Address

ETAYLOR25@HOTMAIL.COM

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING LLC

Name - Type or Print

Bruce E. Doak

Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD

Mailing Address

City

State

21053

Zip Code

410-419-49061

Telephone #

Email Address

BDOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2020 0082-A Filing Date 3/20/20

Do Not Schedule Dates: _____ Reviewer gh

Create Panelist Invitation List

You can select contacts from an existing address book, import a Comma or Tab Delimited file (file contains non-ASCII characters, use a Unicode file delimited either by commas or tabs) or add new contacts. Note that the number of invitation emails cannot exceed 10000.

[Select Contacts...](#)[Import Contacts...](#)

Panelists to Invite

	Name	Email address	Phone number	Language	Time Zone	Locale
☒	Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒	Debra Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒	Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒	Bruce E. Doak	bdoak@bruceedoakconsulting.com	1-	English	New York Time	U.S.
☒	Eric Taylor	eitaylor25@hotmail.com	1-	English	New York Time	U.S.

[Invite](#)[Select All](#)[Clear All](#)[Delete](#)[Cancel](#)

New Panelist

Full name: (required)Email address: (required)Phone number: Country/Region Number (with area/city code)Time Zone: New York (Eastern Daylight Time, GMT-04:00) ▼Language: English ▼Locale: U.S. ▼☐ Add new panelist in my address book☐ Invite as alternate host[Add to Invitation List](#)



Home	Webex Meetings	Webex Events	Webex Support	Webex Training	W
------	----------------	--------------	---------------	----------------	---

New User Reference
(<https://help.webex.com/>)

Attend an Event

List of Events
(</ec3300/eventcenter/ever>
[theAction=listevents_date&](#)

Unlisted Events
(</ec3300/eventcenter/enrc>
[siteurl=baltimorecountymd](#))

Event Recordings
(</ec3300/eventcenter/reco>
[theAction=archive](#))

Search
(</ec3300/eventcenter/ever>
[siteurl=baltimorecountymd](#))

Host an Event

Schedule an Event
(</ec3300/eventcenter/sche>
[actionType=schedule&serv](#)

Event Information

Event:	Zoning h
Type:	Listed E
Event address for attendees:	https://b
Event address for panelists:	https://b
Date and time:	Tuesday Eastern
Duration:	1 hour
Description:	Zoning h Case No Address Owner:
Event number:	172 730
Event password:	1234
Host key:	696385
Alternate Host:	Debra W
Panelist Info:	
Panelist password:	

Donna Mignon

From: Donna Mignon
Sent: Monday, August 24, 2020 1:50 PM
To: Lisa M Henson
Subject: 2209 Sparrows Point Road - code enforcement violation number cc: CB200082

Dear Lisa,

I hope you had a great weekend.

Can you please send me the Code Enforcement Complaint of: CB200082

Thank you.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Rec 2/24/2020

COMPLAINT
CONCERN

To: Building Inspections
111 W. Chesapeake - G21
Towson, MD 21204

Re: 2209 Sparrows Point Road, Balt, MD 21219

New owners put up two car garage/pole building very close to property lines.

Don't you need a permit to do this? Permit office says no permits were pulled.

Looks like they are doing other work to house as well.

House is asbestos siding. Want to make sure they get permits to do work on it as this can impact neighbors health.

Please go by to talk to new owners. They might not know the rules for Baltimore County.

Thank you,
Concerned Resident in Community

Baltimore County
Permits, Approvals
And Inspections

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Plumbing Inspection: 410-887-3620

Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. CB 20000 82 Property No. 200000 1216 Zoning: _____
Name(s): Taylor Eric
Address: 2209 Sparrows Point Rd Sparrows Point MD 21219
Violation Location: Same

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

2003 Baltimore County Building Code Article 35
35-2-301 Permits Required
35-2-304 Penalty for action without permit
Secure all required permits for garage in
rear yard.

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: _____ DATE ISSUED: _____

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION
SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR
90 DAYS IN JAIL, OR BOTH.

INSPECTOR: _____ PRINT NAME: _____

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS
ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION
OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: 3-11-20 DATE ISSUED: 2-26-20

INSPECTOR: Rodney Larrick PRINT NAME: Rodney Larrick

COPIES: PINK - AGENCY, YELLOW - VIOLATION SITE, GOLD - DEFENDANT, WHITE - INSPECTOR

UPDATE / MESSAGE FORM

DATE: 3/12/20

INSPECTOR: Larrick

CASE: UB 2000082

ADDRESS: 2204 Sparrows Pt Rd

COMMENTS: Structure will require
variance. Owner has hired Bruce Doak
to obtain variance and permit.
R/L 4/14/20 R Larrick. (LP)

Entered into Accela _____

Rodney A Larrick

From: eric taylor <ejtaylor25@hotmail.com>
Sent: Tuesday, March 03, 2020 12:34 PM
To: Rodney A Larrick
Subject: 2209 sparrows point rd

CAUTION: This message from ejtaylor25@hotmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Rodney,

The peak of the shed does in fact measure 17 ft. This zoning process is above my knowledge so i hired a engineer today to start the process ,which i hope and expect he completes in a timely fashion. Thanks for your time.

Eric Taylor
4438546400

Get Outlook for Android

3/6/20
Bruce Doak
410-419-4906



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CB2000082

<u>Record ID</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Received Date</u>	<u>Status</u>	<u>Compliance Date</u>	<u>Hearing Date</u>
CB2000082	Daniel Williams	02/24/2020	02/24/2020	Inspection Scheduled		

Complaint Description: Garage/pole building constructed without permits.

<u>Property</u>	<u>Owner</u>	<u>Complainant</u>
2209 SPARROWS POINT RD SPARROWS POINT, MD 21219-1730 Tax Id: 2000001216	TAYLOR ERIC 2209 SPARROWS POINT RD BALTIMORE, MD 21219-1730	ANON LETTER

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
Daniel Williams	02/24/2020	Initial Inspection	Scheduled		

Lien Information - No Lien

Comments Detail - No Comments

2/25/20 Garage built in rear yard SWO issued to obtain
permit. Posted a mailed
R/L 3/12/20 R Larnick *RL*

Baltimore County - My Neighborhood



MH IM

ML AS

BR AS

Map data not yet available

Map data not yet available

Map data not yet available

Map data not yet available

Map data not yet available

Map data not yet available

Map data not yet available

Map data not yet available

Map data not yet available

Map data not yet available

Map data not yet available

Map data not yet available

2203 BR

2207

RO

2209

2211

2301

2303

Map data not yet available

Map data not yet available

Map data not yet available

Map data not yet available

Map data not yet available

Map data not yet available

2201

2501

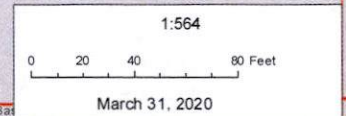
Map data not yet available

DR 5.5

2500

2501

- Legend
- House Numbers
 - Zoning History Cases
 - Zoning
 - Property
 - County Boundary



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCo, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

1. **Ownership:** Eric Taylor
2209 Sparrows Point Road
Baltimore, MD 21219
2. **Address:** 2209 Sparrows Point Road
3. **Deed references:** JLE 42221/342
4. **Acre:** 20.037 sq. ft. / 0.46 acre (per SDA1)
5. **Tax Map / Parcel / Tax lot:** 11 / 143 / 20-00-001216
6. **Election District:** 15 Councilmanic District: 7
ADC Map: 4941G3 GIS tile: 11182 Position sheet: 245E30
Schools: Edgemere ES Sparrows Point MS Sparrows Point HS
7. **The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 11182 and the information provided by Baltimore County GIS from the information provided by Baltimore County GIS.**
8. **Improvements:** Single family dwelling, garage & parking lot. The existing dwelling, garage and parking lot will remain.

Zoning: RD There are no previous zoning cases on the subject parcels.

RD Setbacks for Residential Buildings (Sect. 1802.3.C.1-DR 5.5)

Front: 25 feet from the street right of way/property line
Side: 10 feet from property line
Rear: 30 feet from property line

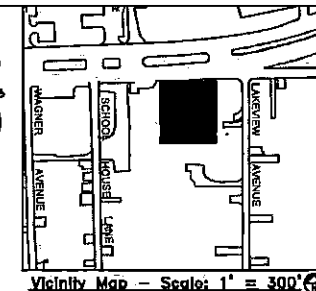
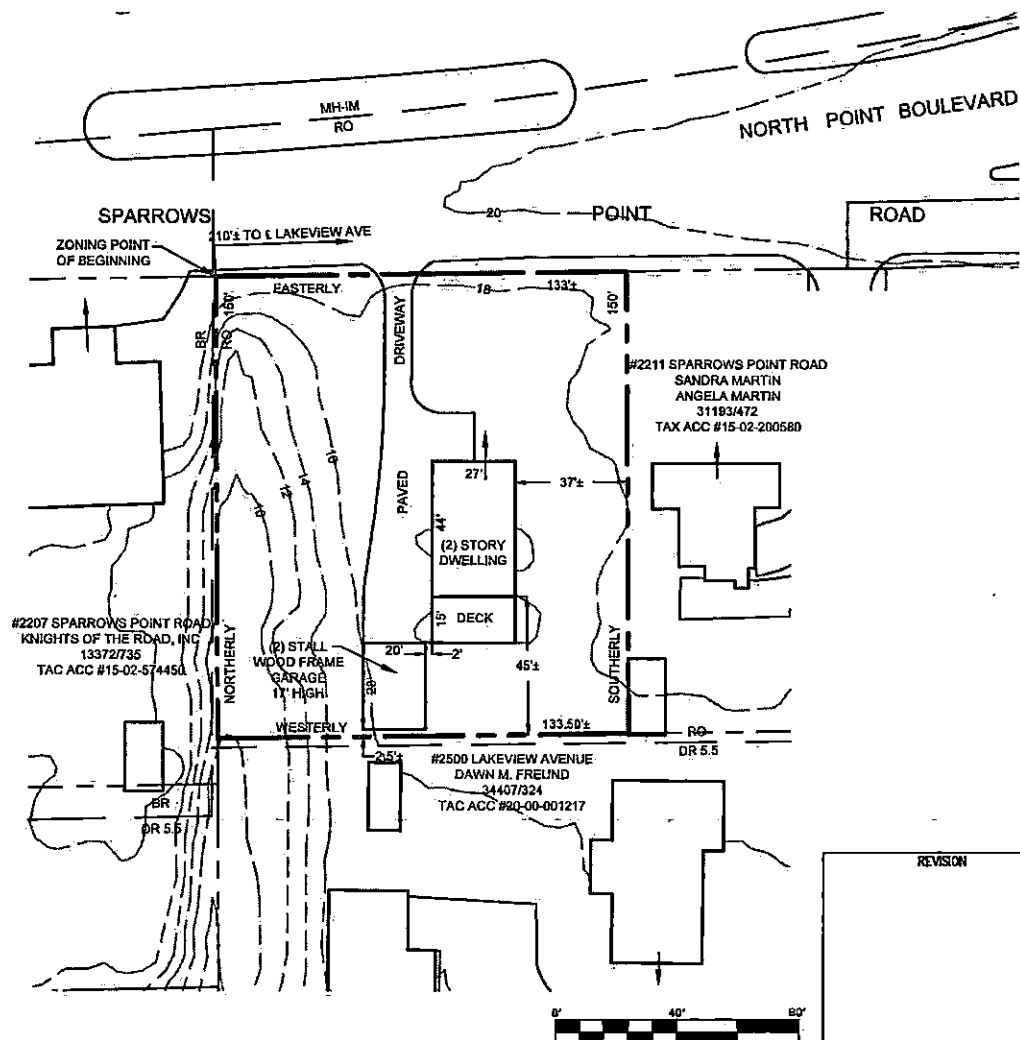
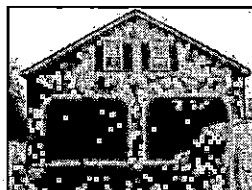
Watershed: Baltimore Harbor

1. The existing dwelling is currently served by public water and sewer.
2. There are no underground storage tanks on the subject property.
3. The subject property is in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

Regional Planning District: Edgemere District Code: 331

1. The subject dwelling is not historic. The subject property is not in a historic district.

To gain approval for an existing garage



Vicinity Map - Scale: 1" = 300'

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Friedland, MD 21033
o 443-600-5535 m 410-412-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
- FOR -
#2209 SPARROWS POINT ROAD

BALTIMORE COUNTY, MARYLAND
15th ELECTION DISTRICT 7th COUNCILMANIC DISTRICT

Date: 3/15/2020

Scale 1"=40'

PETITIONER' S

EXHIBIT NO.

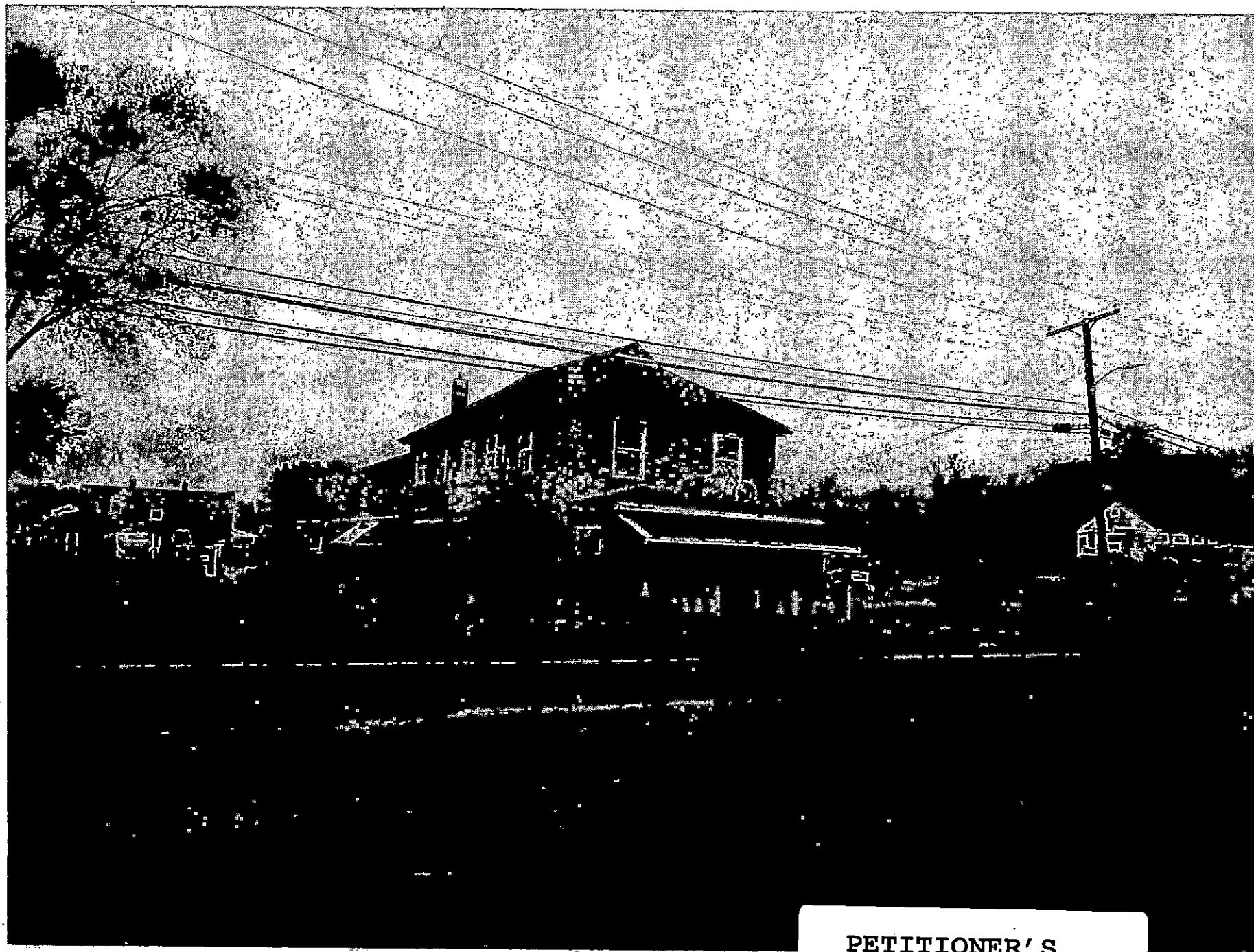


KEY SHEET FOR EXHIBIT PHOTOS

PETITIONER'S

EXHIBIT NO.

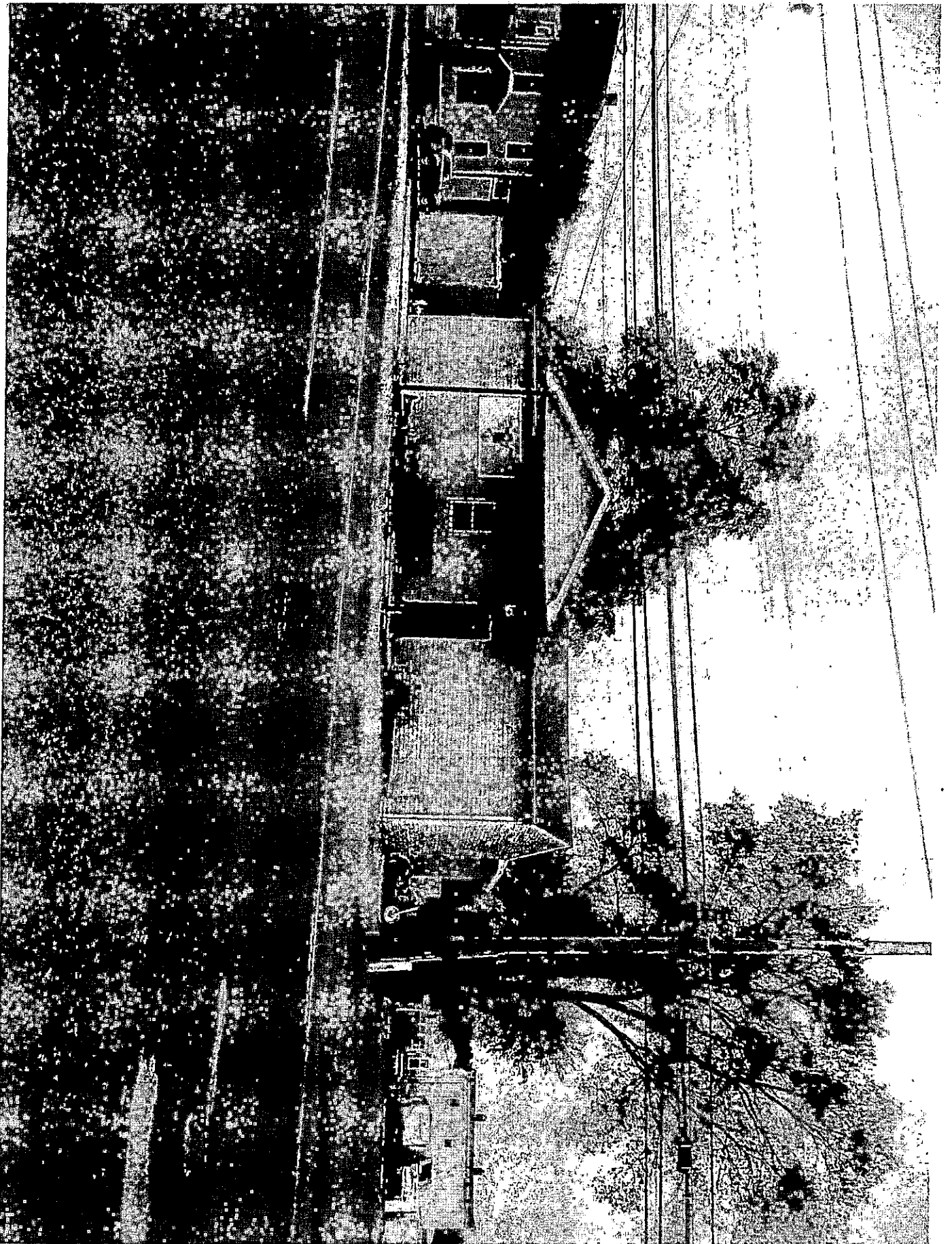
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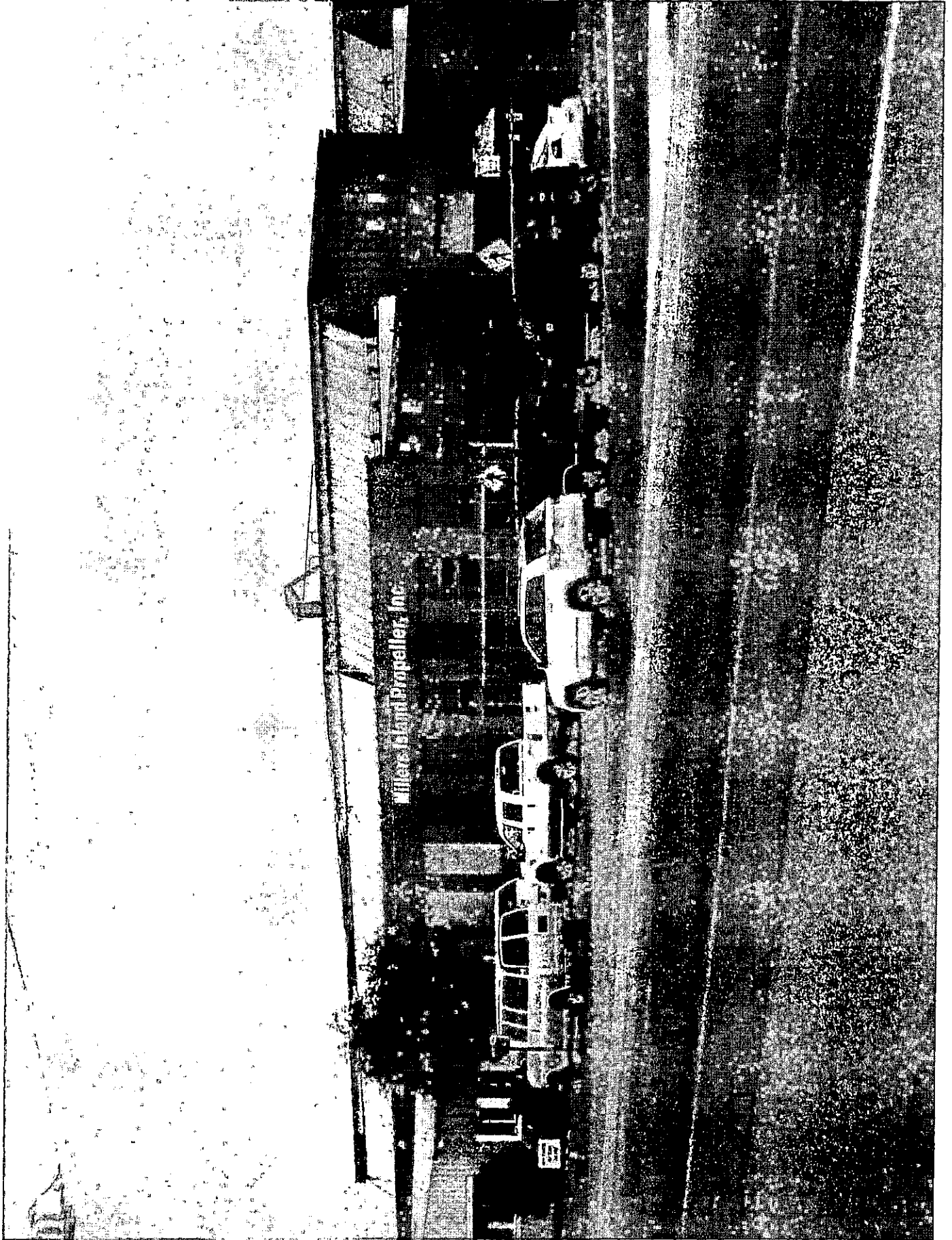


PETITIONER'S

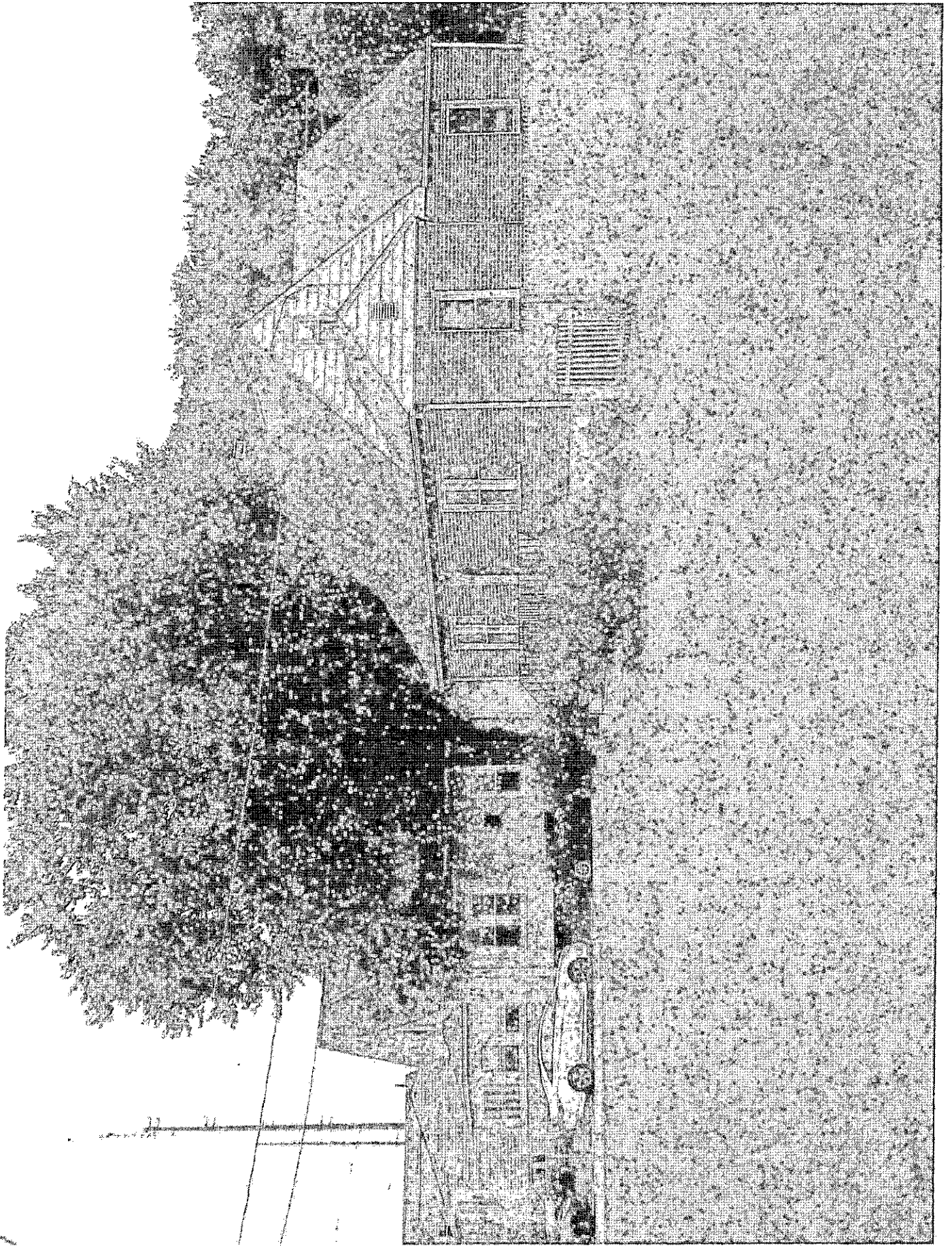
EXHIBIT NO. 3

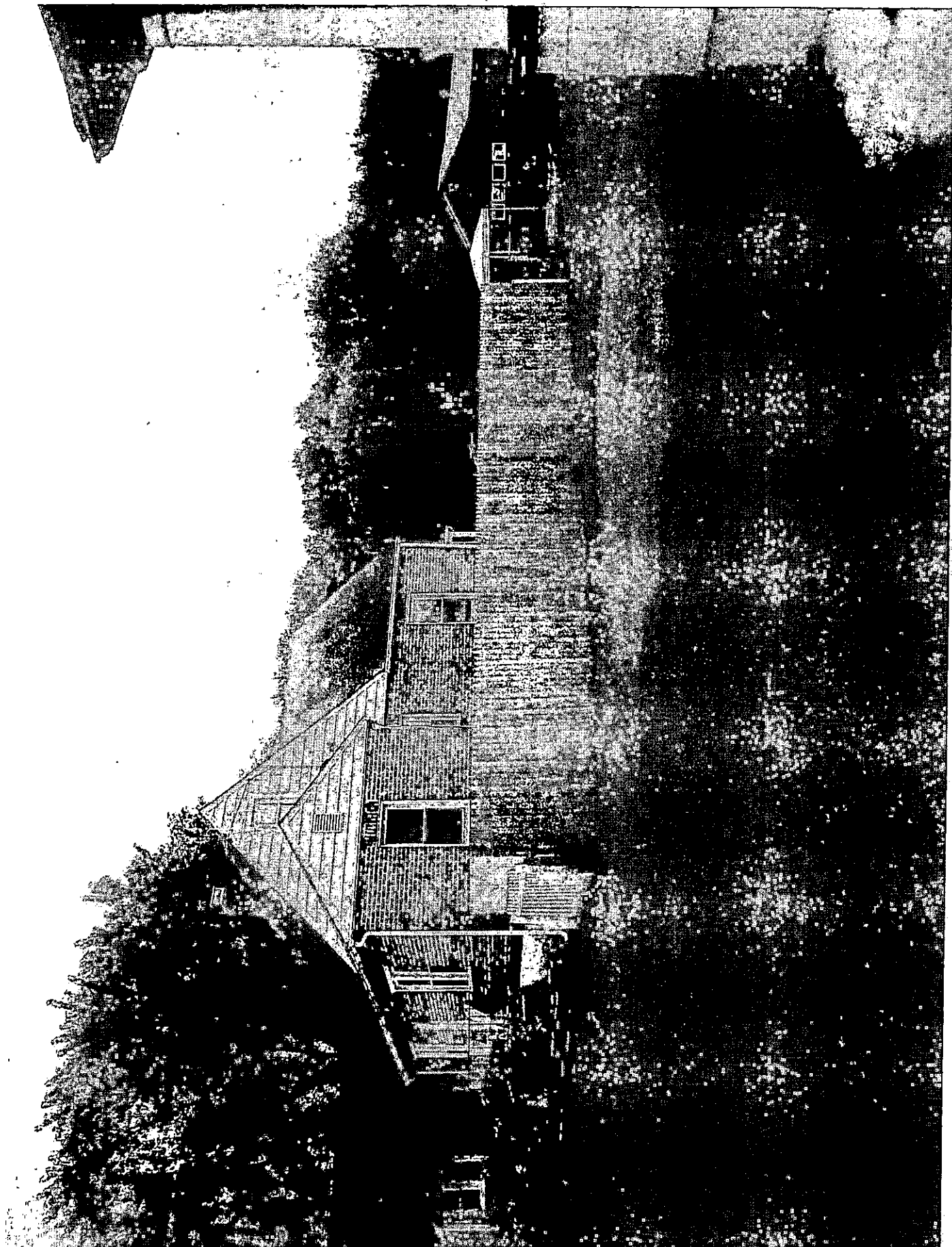
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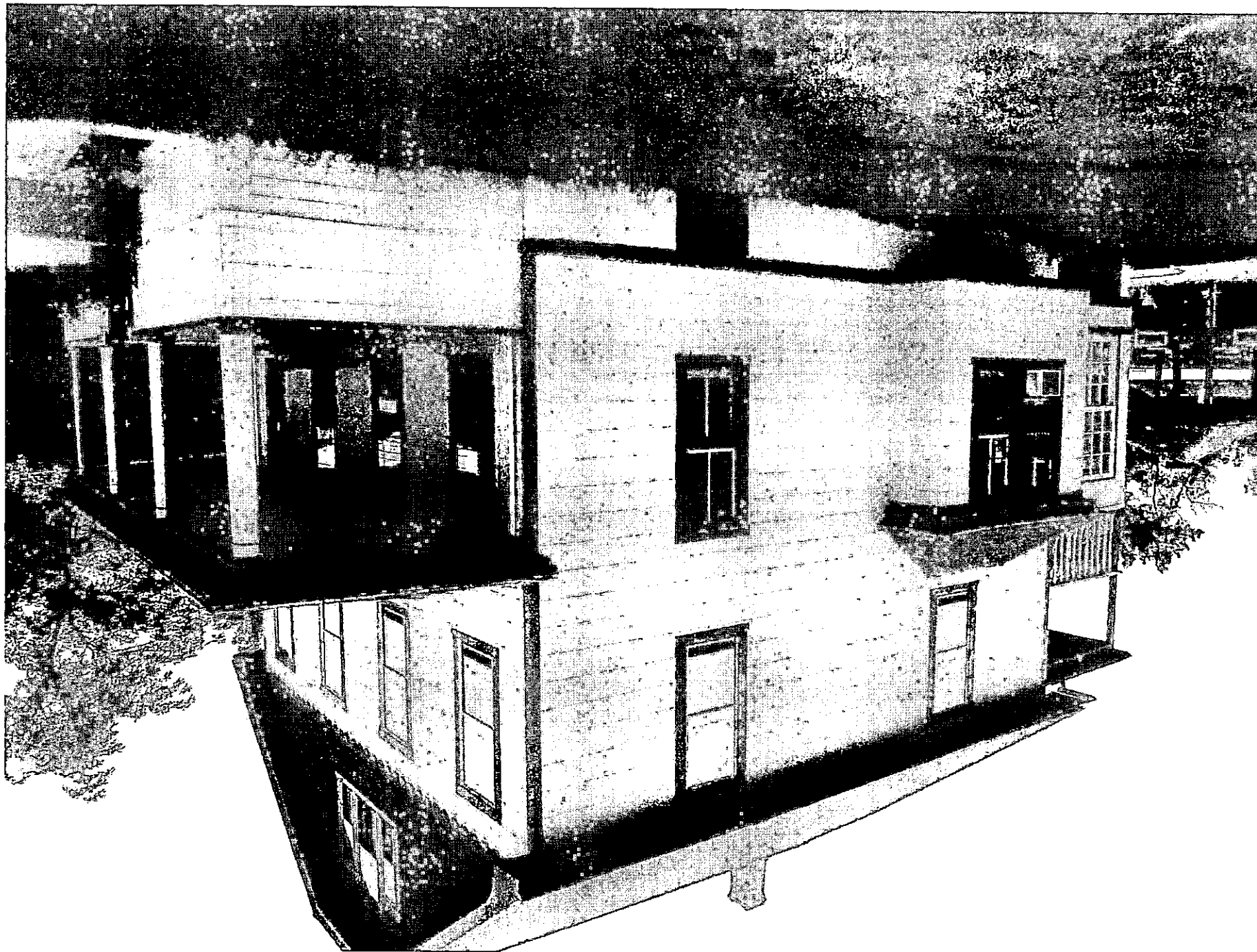




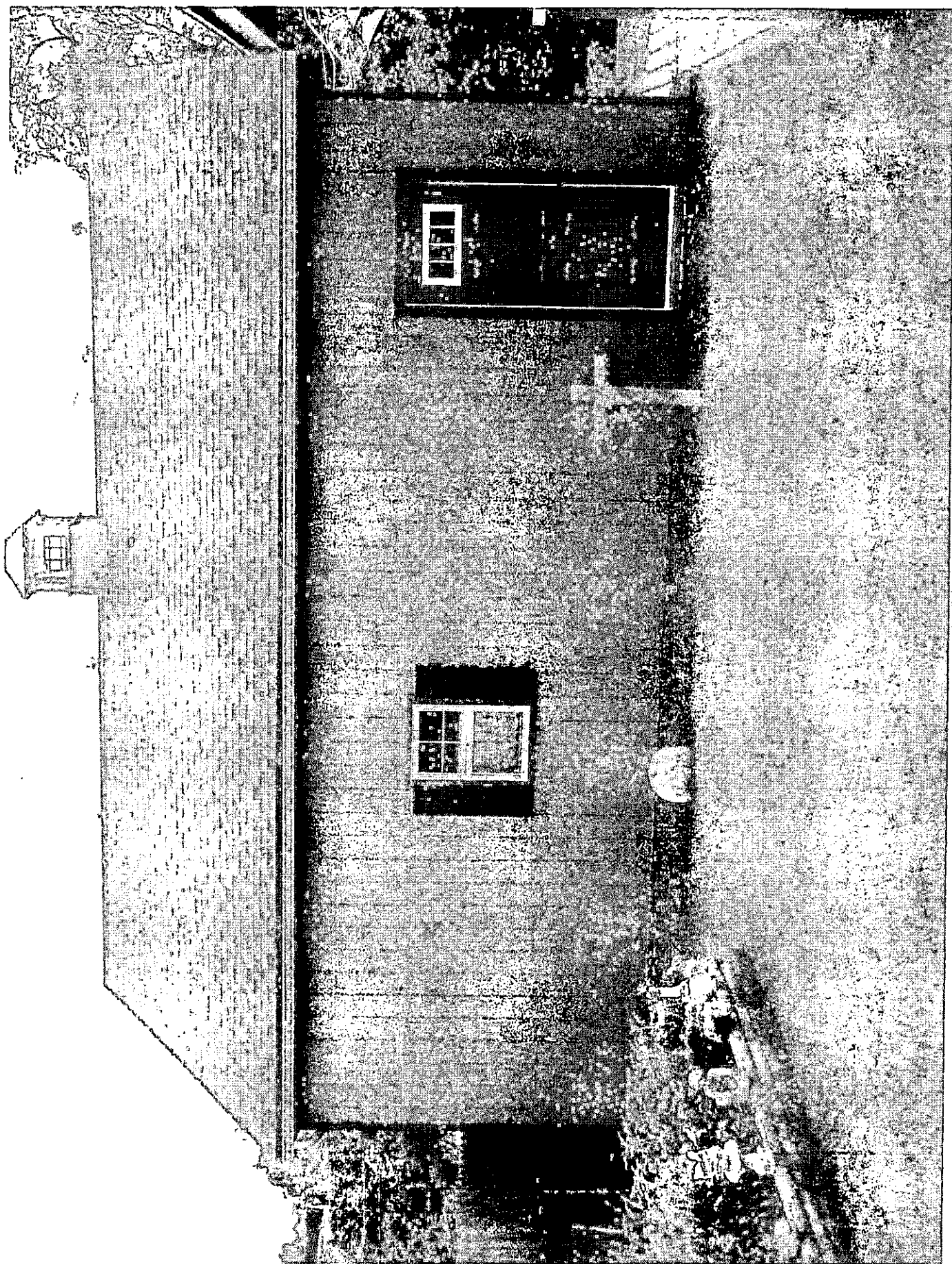


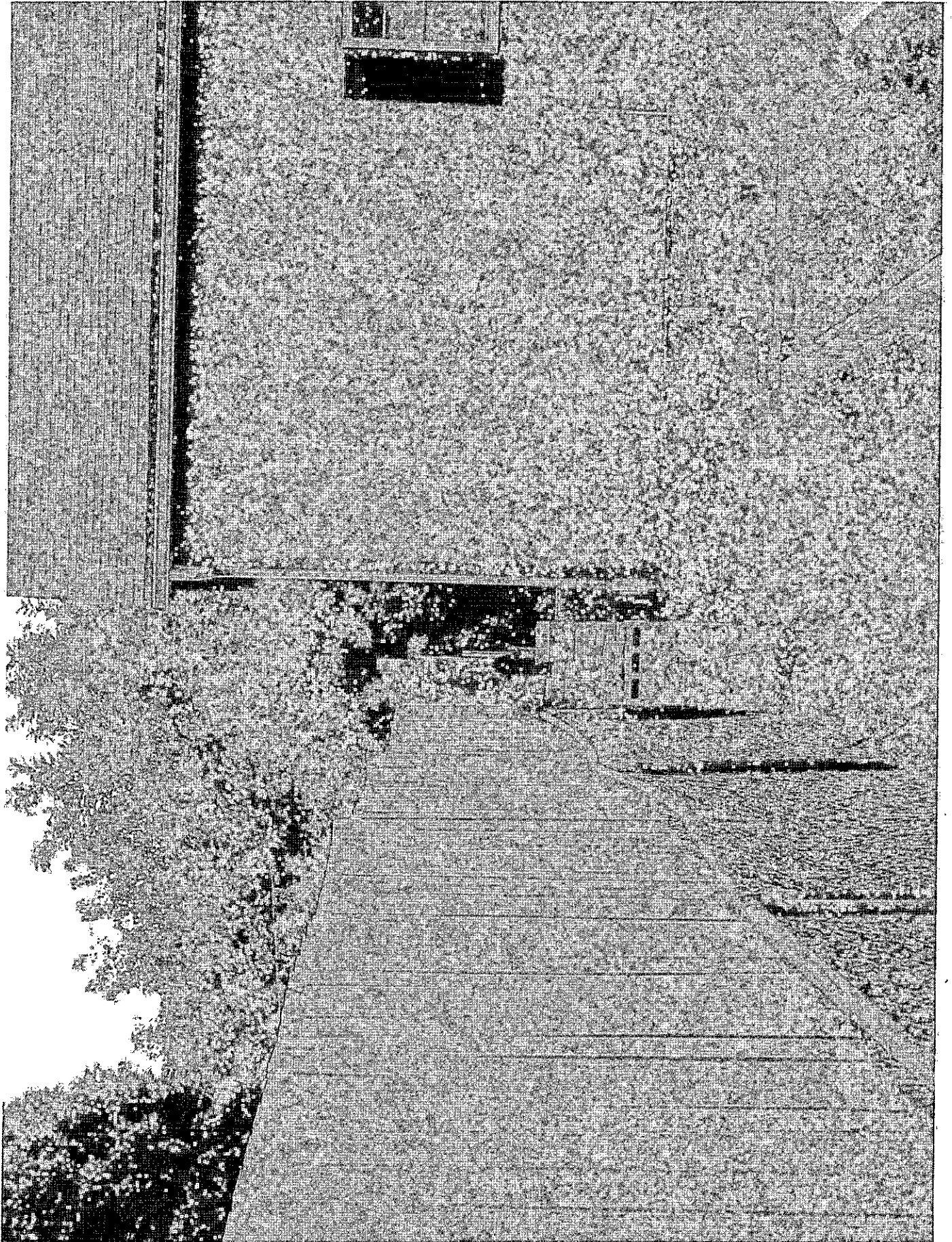
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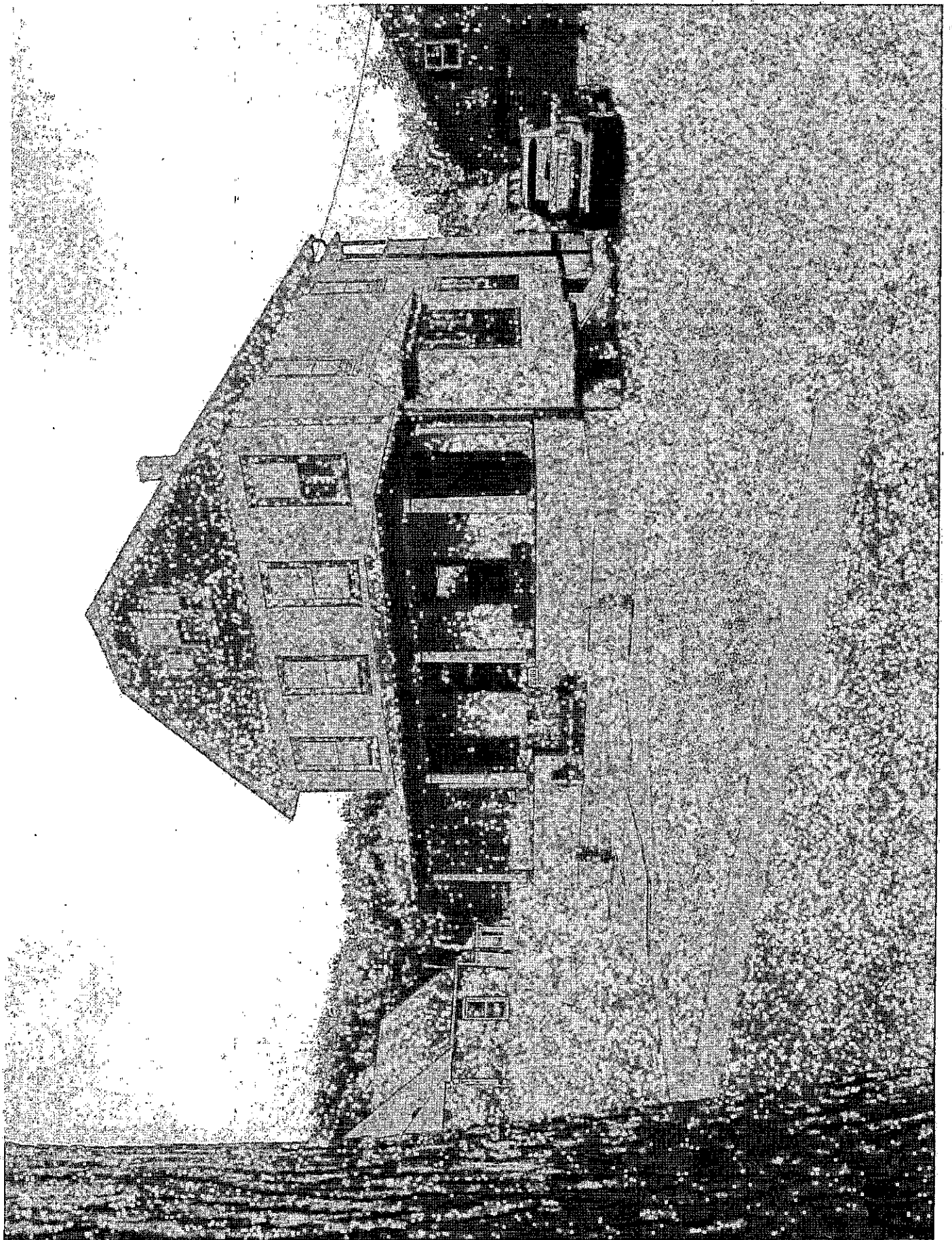
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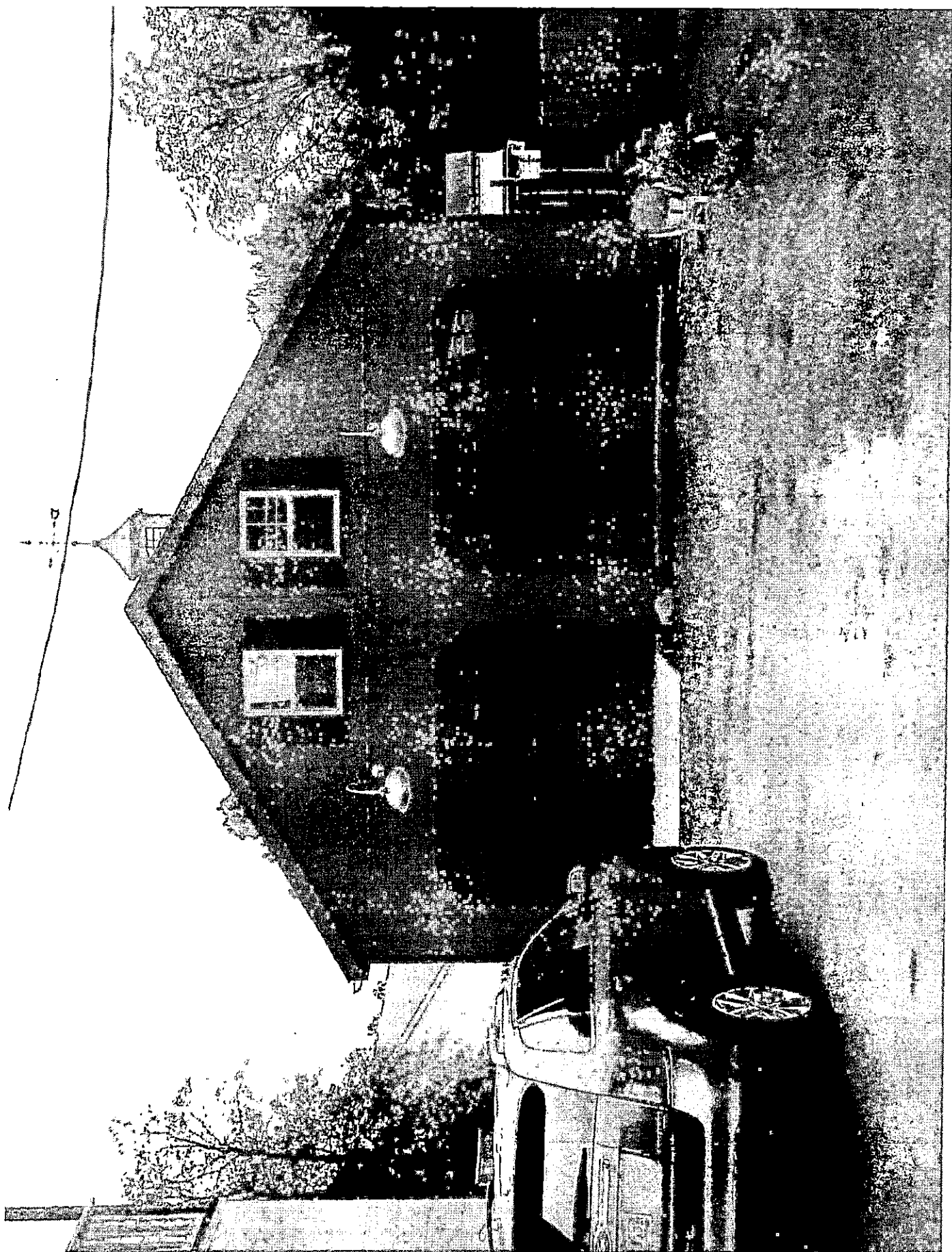


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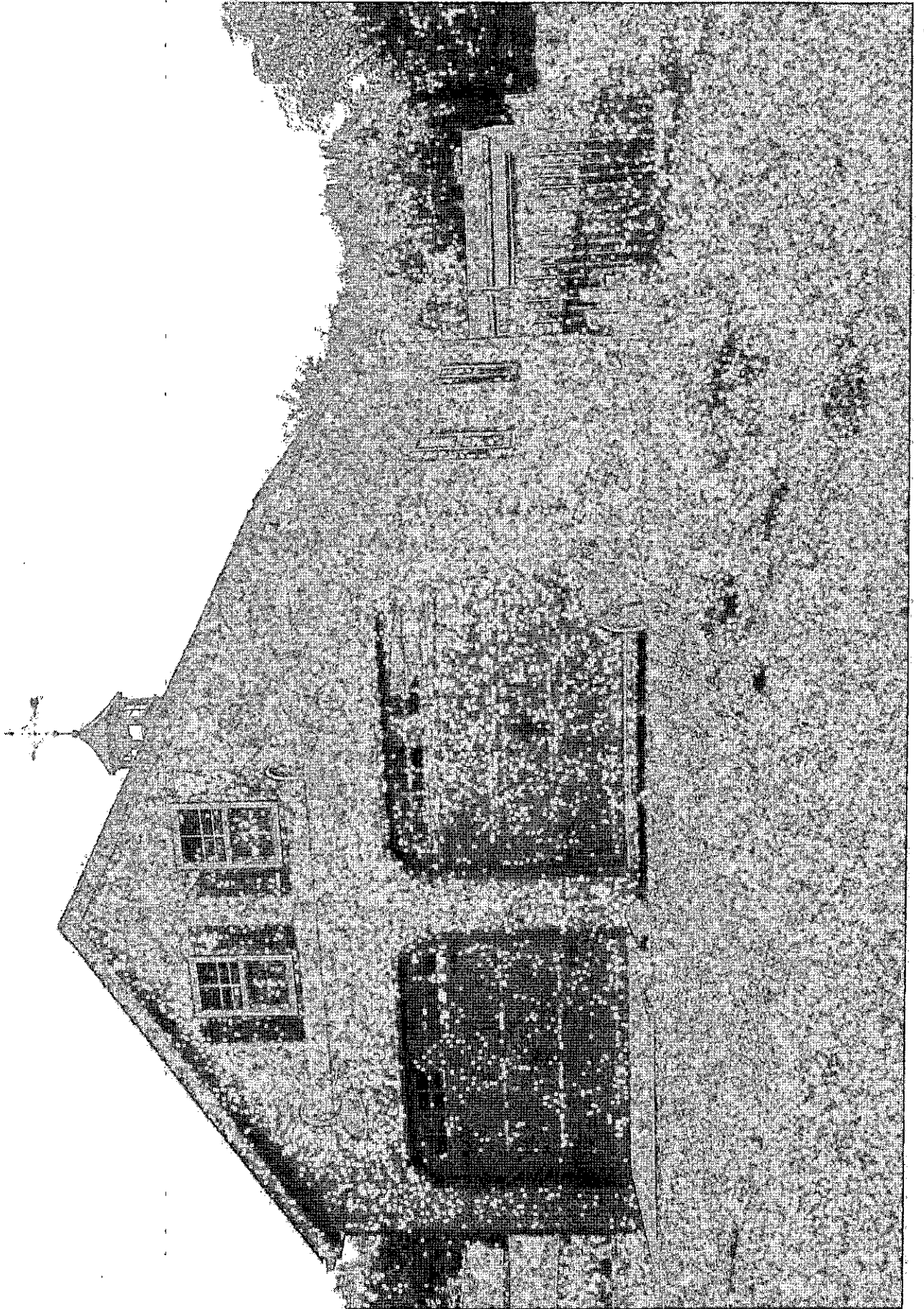








K



M



To whom it may concern,

I own the property adjacent to
2209 Sparrows Point Rd. I have
no objections with the Garage located
on its property. It has no affect
on me.

Property Owner of 2207, 2205, and 2203
Sparrows Point Road

Donald Tawney
Don Tawney

Sept 14, 2020

PETITIONER'S

EXHIBIT NO.

4

To Whom it may concern,

I live at 2211 Sparrows Point Rd
and would like to express my support
of my neighbor Eric Taylor. I have
no issues with the height of the
garage.

Sincerely, Charles H

2211 Sparrows Point Rd. Baltimore, Md 21219

09-11-2020

To whom it may concern:

I RESIDE AT 2500 LAKE VIEW AVE
MY PROPERTY IS DIRECTLY BEHIND 2209
SPARROWS POINT ROAD. I AM WRITING
THIS LETTER IN SUPPORT OF MY NEIGHBORS
GARAGE HEIGHT. I HAVE NO OBJECTIONS.

Thank you.

2500 LAKE VIEW AVE
BALTIMORE MARYLAND
21219

Frank J. J. 9.13.20
Dan M. J. 9.13.20

GENERAL SITE INFORMATION

- 1. Ownership: Eric Taylor
2209 Sparrows Point Road
Baltimore, MD 21219
- 2. Address: 2209 Sparrows Point Road
- 3. Deed references: JLE 42221/ 342
- 4. Area: 20,037 sq. ft. / 0.46 acre (per SDAT)
- 5. Tax Map / Parcel / Tax account #: 111 / 433 / 20-00-001216
- 6. Election District: 15 Councilmanic District: 7
ADC Map: 4941G3 GIS tile: 111B2 Position sheet: 24SE30
Schools: Edgemere ES Sparrows Point MS Sparrows Point HS
- 7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 111B2 and the information provided by Baltimore County on the internet.
- 8. Improvements: Single family dwelling, garage & parking lot. The existing dwelling, garage and parking lot will remain.

OFFICE OF ZONING

Zoning: RO There are no previous zoning cases on the subject parcels.

RO Setbacks for Residential Buildings (Sect. 1B02.3.C.1-DR 5.5)

Front: 25 feet from the street right of way/property line
Side: 10 feet from property line
Rear: 30 feet from property line

ENVIRONMENTAL IMPACT

Watershed: Baltimore Harbor

- 1. The existing dwelling is currently served by public water and sewer.
- 2. There are no underground storage tanks on the subject property.
- 3. The subject property is in the Chesapeake Bay Critical Area.
- 4. The subject property is not located within a 100 year flood plain.

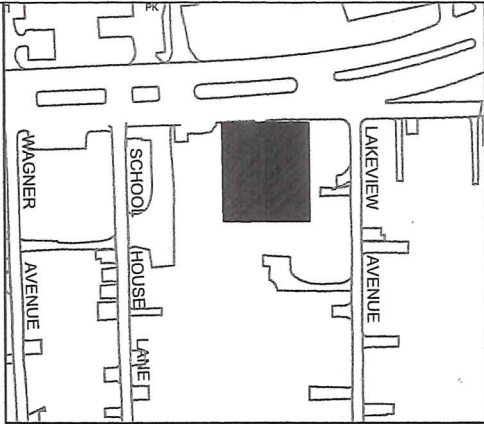
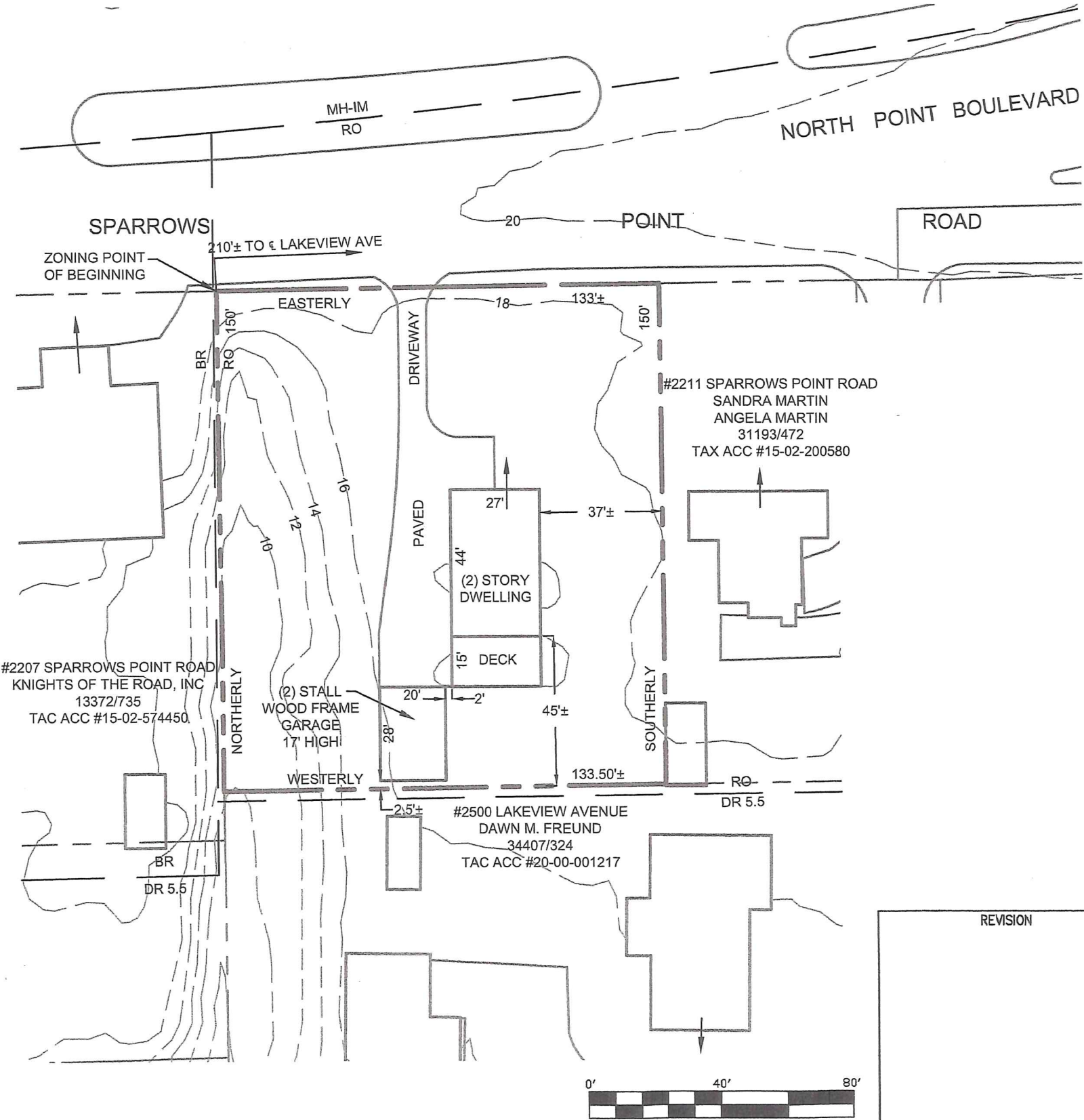
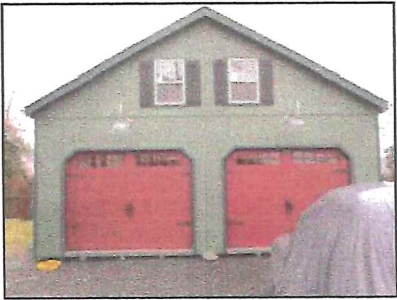
OFFICE OF PLANNING

Regional Planning District: Edgemere District Code: 331

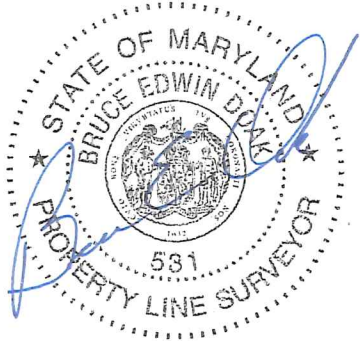
- 1. The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

To gain approval for an existing garage



Vicinity Map - Scale: 1' = 300'



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#2209 SPARROWS POINT ROAD
BALTIMORE COUNTY, MARYLAND
15th ELECTION DISTRICT 7th COUNCILMANIC DISTRICT

Date: 3/15/2020
Scale: 1"=40'

REVISION



2020-0088-A

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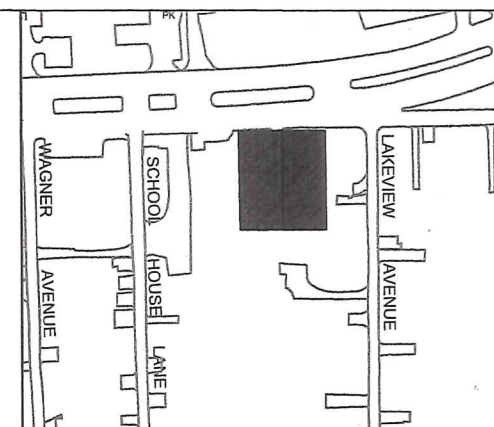
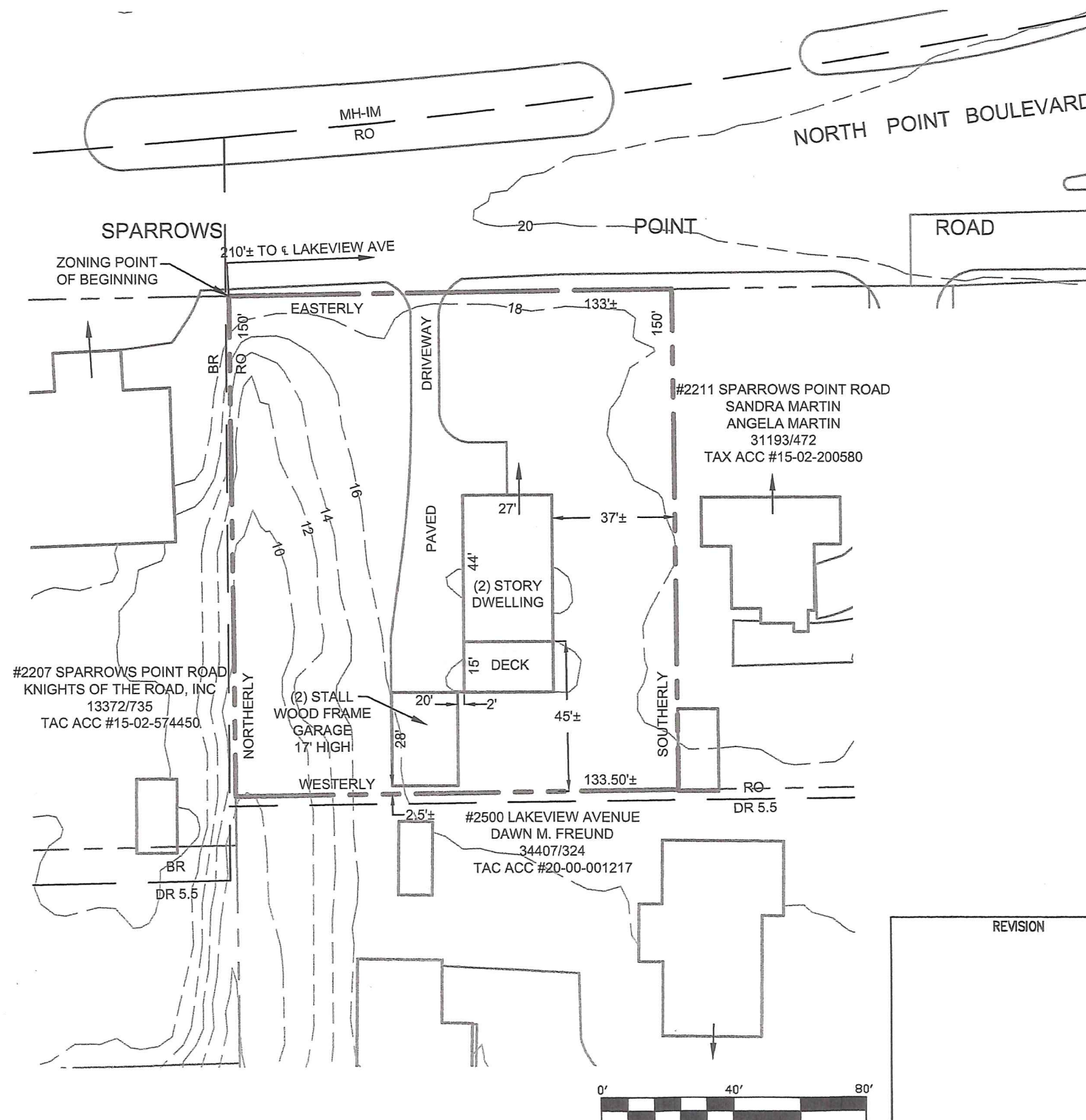
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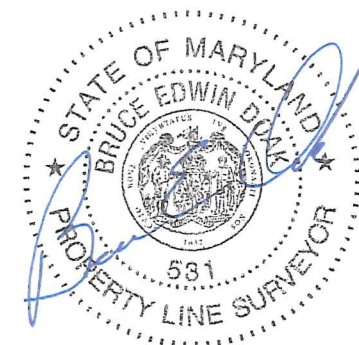
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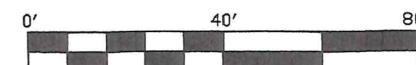
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