

## **M E M O R A N D U M**

DATE: August 5, 2020  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2020-0128-A – Appeal Period Expired

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The appeal period for the above-referenced cases expired on July 31, 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

|                                     |   |                          |
|-------------------------------------|---|--------------------------|
| IN RE: PETITION FOR ADMIN. VARIANCE | * | BEFORE THE               |
| (1731 Brookview Road)               |   |                          |
| 12 <sup>th</sup> Election District  | * | OFFICE OF ADMINISTRATIVE |
| 3 <sup>rd</sup> Council District    |   |                          |
| Zachary Summers & Taylor Shirk      | * | HEARINGS FOR             |
| Petitioners                         |   |                          |
|                                     | * | BALTIMORE COUNTY         |
|                                     | * | CASE NO. 2020-0128-A     |

\* \* \* \* \*

### OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Zachary Summers and Taylor Shirk (“Petitioners”). The Petitioners are requesting Variance relief pursuant to Baltimore County Zoning Regulations (“BZCR”) § 400.3 to permit a proposed accessory structure garage with a height of 17 ft. in lieu of the maximum height of 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 28, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 7-1-2020

By [Signature]

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts to comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioners.

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

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 1<sup>st</sup> day of **July, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from BZCR § 400.3 to permit a proposed accessory structure garage with a height of 17 ft. in lieu of the maximum height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- Petitioners or subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The proposed detached garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The proposed detached garage shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 7-1-2020

By [Signature]



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

  
\_\_\_\_\_  
PAUL M. MAYHEW  
Managing Administrative Law Judge  
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING

Date 7-1-2020

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 1731 BROOKVIEW ROAD Currently zoned DR 5.5  
Deed Reference 40737/0448 10 Digit Tax Account # 1218048940  
Owner(s) Printed Name(s) ZACHARY SUMMERS/TAYLOR SHIRK

(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) (Garage) (400.3 RCZR)  
To permit a proposed accessory structure with a height of 17 feet in lieu of the maximum height of 15 feet.

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):**

Zachary Summers Taylor Shirk  
Name #1 - Type or Print Name #2 - Type or Print  
[Signature] [Signature]  
Signature #1 Signature #2  
1731 Brookview Rd Baltimore, MD  
Mailing Address City State  
21222 / 443-562-9951 / Zachary Summers  
Zip Code Telephone # Email Address yahoo.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:**

Name - Type or Print  
Signature [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 17 day of June, 2020 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 2020-0128-A Filing Date 6/2/20 Estimated Posting Date 6/4/20 Reviewer gh



# Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

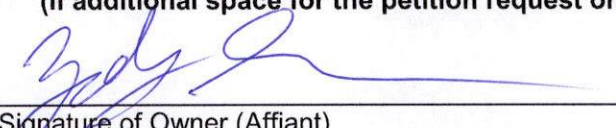
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in 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.

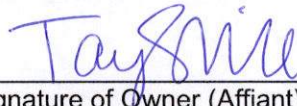
Address: 1731 BROOKVIEW ROAD BALTIMORE, MARYLAND 21222  
Print or Type Address of property City State Zip Code

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)**

Seeking variance for roof peak of new garage  
to be 16' 7 1/2" High. A one foot seven and a half inches  
difference than allowed 15 feet. Need this in  
order to be able to have 12 foot ceiling.

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

  
Signature of Owner (Affiant)  
Zachary Summers  
Name- Print or Type

  
Signature of Owner (Affiant)  
Taylor Shirk  
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

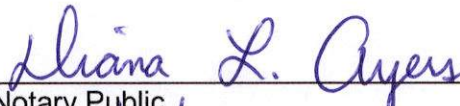
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of June, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Zachary Summers & Taylor Shirk

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

AS WITNESS my hand and Notaries Seal

  
Notary Public  
11/23/2020  
My Commission Expires

2020-0128-A REV. 5/5/2016

## **ZONING PETITION PROPERTY DESCRIPTION**

### **ZONING PROPERTY DESCRIPTION FOR 1731 BROOKVIEW ROAD**

\*Beginning at a point on the north east side of Brookview Road which is 50 feet wide at a distance of 100.29 feet south east of the centerline of the nearest improved intersecting street Birch Avenue which is 50 feet wide.

# CERTIFICATE OF POSTING

2020-0128-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Zackery Summers**

**July 13, 2020**

Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

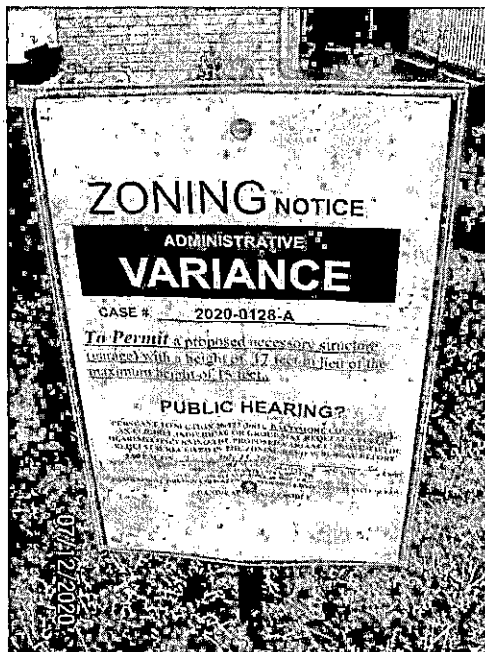
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

1731 Brookview Road

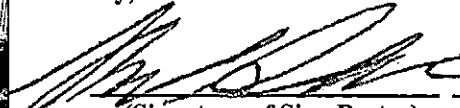
## SIGN 2 Recertification

**June 28, 2020**

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



Sincerely,

 **July 12, 2020**  
(Signature of Sign Poster) (Date)

**SSG Robert Black**

(Print Name)

**1508 Leslie Road**

(Address)

**Dundalk, Maryland 21222**

(City, State, Zip Code)

**(410) 282-7940**

(Telephone Number)



# CERTIFICATE OF POSTING

2020-0128-A

RE: Case No.: \_\_\_\_\_

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**Zackery Summers**

**July 13, 2020**

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

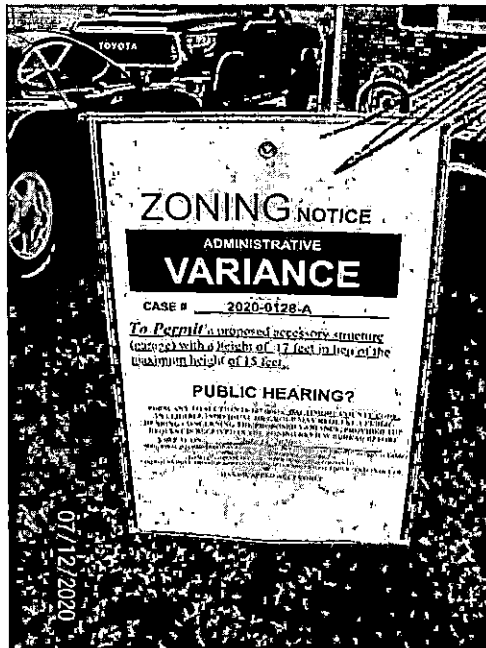
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

1731 Brookview Road

## SIGN 1 Recertification

June 28, 2020

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



Sincerely,

July 12, 2020

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

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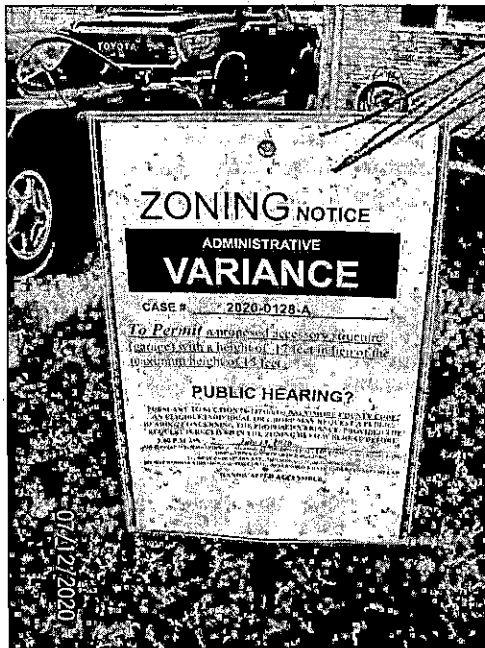
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(Month, Day, Year)



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(Date)

SSG Robert Black

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2020-0128-A

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Petitioner/Developer: \_\_\_\_\_

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County Office Building, Room 111  
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Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

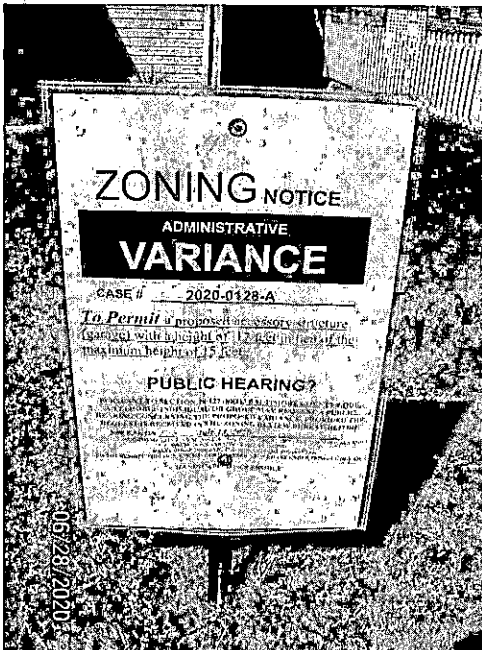
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

1731 Brookview Road

**SIGN 2**

**June 28, 2020**

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



Sincerely,

 **June 28, 2020**  
(Signature of Sign Poster) (Date)

**SSG Robert Black**

\_\_\_\_\_  
(Print Name)

**1508 Leslie Road**

\_\_\_\_\_  
(Address)

**Dundalk, Maryland 21222**

\_\_\_\_\_  
(City, State, Zip Code)

**(410) 282-7940**

\_\_\_\_\_  
(Telephone Number)

# CERTIFICATE OF POSTING

2020-0128-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Zackery Summers**

**July 13, 2020**

Date of Hearing/Closing: \_\_\_\_\_

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Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

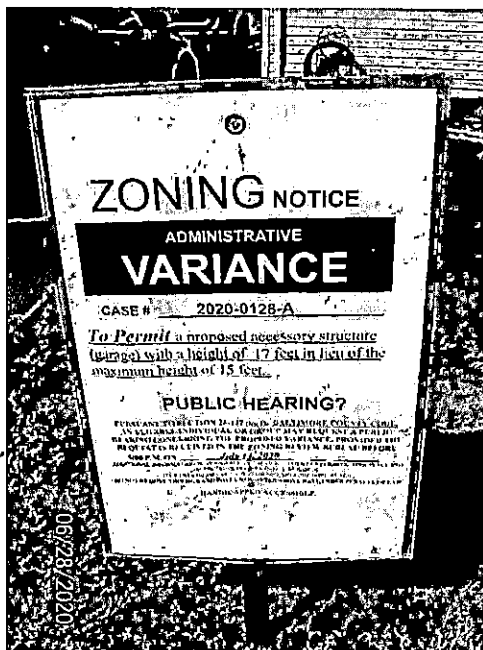
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

1731 Brookview Road

**SIGN 1**

**June 28, 2020**

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



Sincerely,

 **June 28, 2020**  
(Signature of Sign Poster) (Date)

**SSG Robert Black**

(Print Name)

**1508 Leslie Road**

(Address)

**Dundalk, Maryland 21222**

(City, State, Zip Code)

**(410) 282-7940**

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2020-0128-A

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Petitioner/Developer: \_\_\_\_\_

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**July 13, 2020**

Date of Hearing/Closing: \_\_\_\_\_

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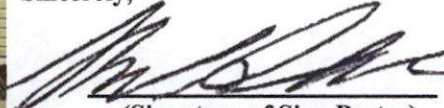
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**June 28, 2020**

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(Month, Day, Year)



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(Signature of Sign Poster) (Date)

**SSG Robert Black**

(Print Name)

**1508 Leslie Road**

(Address)

**Dundalk, Maryland 21222**

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**Zackary Summers**

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Attn: Kristen Lewis:

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1731 Brookview Road

**SIGN 2**

**June 28, 2020**

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(Month, Day, Year)



Sincerely,

 **June 28, 2020**  
(Signature of Sign Poster) (Date)

**SSG Robert Black**

(Print Name)

**1508 Leslie Road**

(Address)

**Dundalk, Maryland 21222**

(City, State, Zip Code)

**(410) 282-7940**

(Telephone Number)



# CERTIFICATE OF POSTING

2020-0128-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Zackery Summers**

**July 13, 2020**

Date of Hearing/Closing: \_\_\_\_\_

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111 West Chesapeake Avenue  
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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1731 Brookview Road

**SIGN 1 Recertification**

**June 28, 2020**

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



Sincerely,

July 12, 2020

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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2020-0128-A

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Petitioner/Developer: \_\_\_\_\_

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**July 13, 2020**

Date of Hearing/Closing: \_\_\_\_\_

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111 West Chesapeake Avenue  
Towson, Maryland 21204

Attn: Kristen Lewis:

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1731 Brookview Road

**SIGN 2 Recertification**

**June 28, 2020**

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



Sincerely,

 **July 12, 2020**  
(Signature of Sign Poster) (Date)

**SSG Robert Black**

(Print Name)

**1508 Leslie Road**

(Address)

**Dundalk, Maryland 21222**

(City, State, Zip Code)

**(410) 282-7940**

(Telephone Number)



BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW OFFICE

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2020- 0128 -A Address 1731 Brookview Road 21222  
Contact Person: Gary Hucik Phone Number: 410-887-3391  
Planner, Please Print Your Name  
Filing Date: 6/2/20 Posting Date: 6/14/20 Closing Date: 6/29/20

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 2020- 0128 -A Address 1731 Brookview Road 21222  
Petitioner's Name Zachary Summers Telephone 443-562-9951  
Posting Date: 6/14/20 Closing Date: 6/29/20  
Wording for Sign: To Permit a proposed accessory structure (Garage)  
with a height of 17 feet in lieu of the maximum  
height of 15 feet.

Revised 2/20/2020

# CERTIFICATE OF POSTING

2020-0128-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Zackery Summers**

**July 13, 2020**

Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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1731 Brookview Road

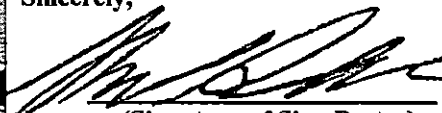
**SIGN 1**

**June 28, 2020**

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



Sincerely,

  
(Signature of Sign Poster)

**June 28, 2020**  
(Date)

**SSG Robert Black**

(Print Name)

**1508 Leslie Road**

(Address)

**Dundalk, Maryland 21222**

(City, State, Zip Code)

**(410) 282-7940**

(Telephone Number)





JOHN A. OLSZEWSKI, JR.  
*County Executive*

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

June 29, 2020

Zachary Summers,  
1731 Brookview Road  
Baltimore MD 21222

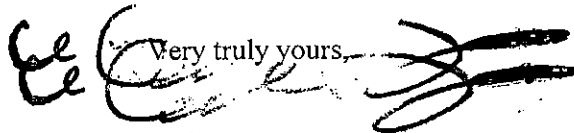
RE: Case Number: 2020-0128-A, 1731 Brookview Road

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 June 2, 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,  


W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

**MDOT**  
MARYLAND DEPARTMENT  
OF TRANSPORTATION  
STATE HIGHWAY  
ADMINISTRATION

Larry Hogan  
Governor  
Boyd K. Rutherford  
Lt. Governor  
Gregory Slater  
Secretary  
Tim Smith, P.E.  
Acting Administrator

Date: June 8, 2020

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. 2020-0128-A

**Administrative Variance**  
**Zachary Summers/Taylor Shirk**  
**1731 Brookview 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](mailto: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**



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: June 9, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0128-A  
Address 1731 Brookview Road  
(Summers/Shirk Property)

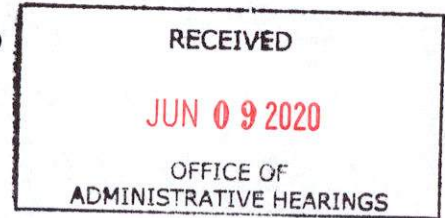
Zoning Advisory Committee Meeting of **June 15, 2020.**

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

Reviewer: Steve Ford

**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: June 9, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0128-A  
Address 1731 Brookview Road  
(Summers/Shirk Property)

Zoning Advisory Committee Meeting of **June 15, 2020**.

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

Reviewer: Steve Ford



RECEIVED

RECEIVED  
OFFICE OF THE  
SHERIFF

# **BALTIMORE COUNTY, MARYLAND**

## **INTER-OFFICE MEMORANDUM**

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

**DATE:** 7/15/2020

**FROM:** C. Pete Gutwald  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 20-138

**INFORMATION:**

**Property Address:** 10610 Liberty Road  
**Petitioner:** The Gospel Faith Mission International, Incorporated  
**Zoning:** RO-CR, RC 3, RC 7  
**Requested Action:** Special Hearing, Special Exception, Variance

The Department of Planning has reviewed the petitioner's requests and accompanying site plan.

The site is located in Randallstown, in the rural area of Liberty Road, near the Carroll County line. The property is split-zoned RO-CR, RC 3 & RC 7 and is currently being used as a church. The applicant is proposing to expand the church on the east side for a total ground floor square footage of 16,565 square feet. The property is located adjacent to a commercial building to the west and Baltimore County recreation area immediately to the east. The property to the north is wooded and being used as agricultural.

The property was the subject of prior zoning hearings, cases # 1977-0167-SPXS and 2008-0136-SPHA.

The Department of Planning has no objections to the requests. Should the Administrative Law Judge grant the petitioner's requests, the Department of Planning recommends the following conditions be imposed:

1. Submit architectural elevations of the proposed addition to the Department of Planning for review and approval. Materials and colors should match those on the existing building.
2. Submit a landscape plan and a lighting plan to be approved by the Baltimore County Landscape Architect.
3. Consider breaking the proposed 29 parking spaces located to the north of the property with landscape islands (CMDP page 117).
4. Indicate on the plan the new location for the relocated signs. Provide signage details including dimensions and lettering. Employ signage materials that blend with the landscape. Signage should comply with Section 450 of the Baltimore County Zoning Regulations (BCZR).
5. Incorporate the proposed stormwater management facilities into the landscape setting and ensure that it meets condition I of the Baltimore County Landscape Manual.
6. The proposed plan does not indicate the location for a dumpster. If a dumpster is being proposed, mark it on the plan. Ensure that the proposed dumpster meets condition H of the Baltimore County Landscape Manual.

# Baltimore County - Permit Review



2020-0128-A

# COUNTY DEPARTMENTS OF PERMITS APPROVALS & INSPECTIONS

John Altmeyer  
Cell: 410-382-6580  
jaltmeyer@aol.com

## APPROVED SIGN POSTERS

J. Lawrence Pilson, R.S.  
Cell: 443-834-8162  
lpilson@hotmail.com

Richard Hoffman  
Cell: 443-243-7360  
dick\_e@comcast.net

Linda O'Keefe  
Work: 410-666-5366  
Cell: 443-604-6431  
lucky linda1954@yahoo.com

Bruce E. Doak  
Work: 443-900-5535  
Cell: 410-419-4906  
bdoak@bruceedoakconsulting.com

Mitch Kellman  
Work: 410-296-3333  
mkellman@dmw.com

David Billingsley  
Work: 410-679-8719  
dwb0209@yahoo.com

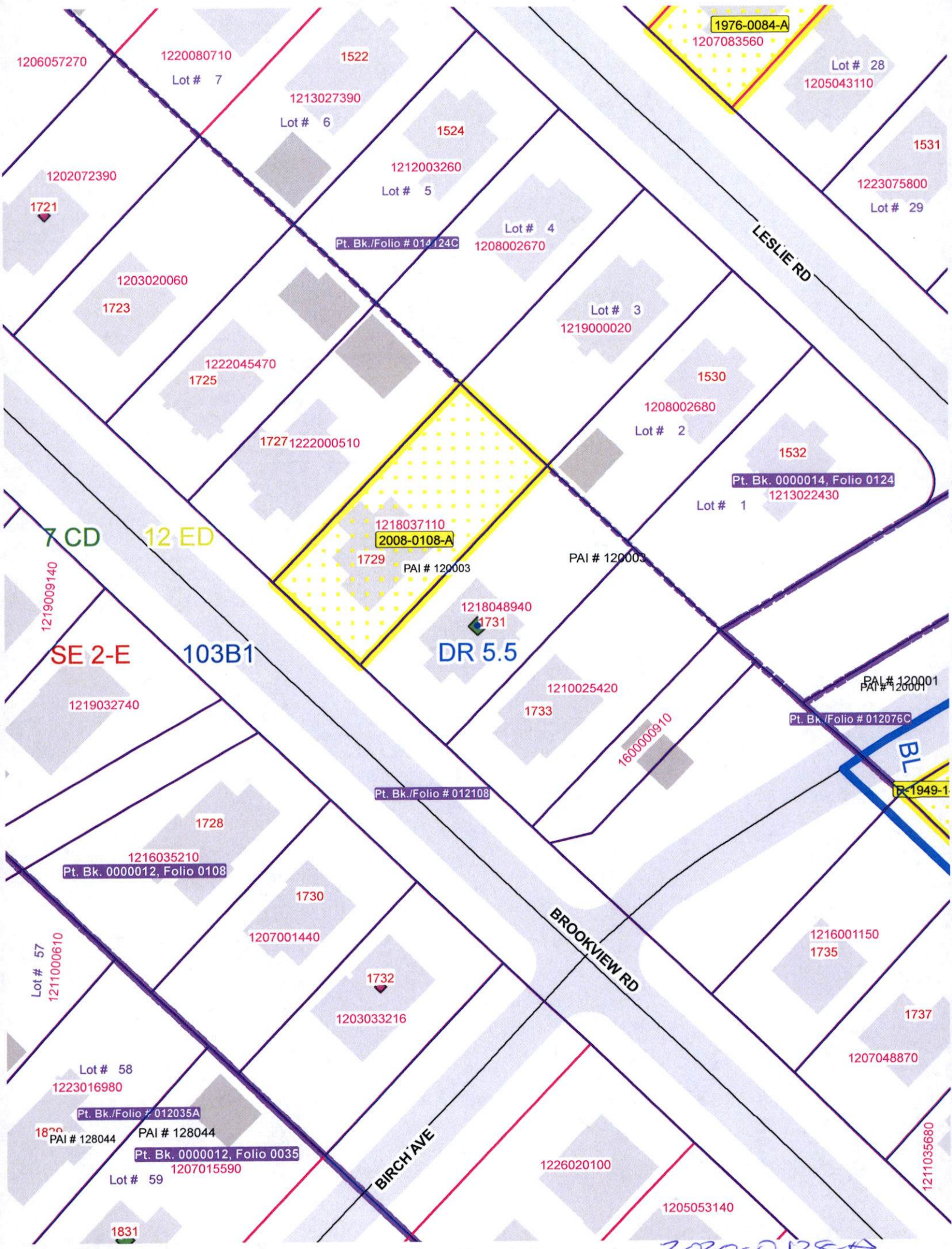
Martin Ogle  
Cell: 443-629-3411  
mert1114@aol.com

Sgt. Robert A. Black  
Cell: 410-499-7940  
1opie@comcast.net

The petitioner must use one of the sign posters on this approval list. Any reposting must also be done by one of these approved posters. If you wish to select a poster not listed on the list above, prior approval by the Department of Permits, Approvals and Inspections/Zoning is required.

This department is not associated with any of the above posters, nor do we recommend any specific one. We do suggest that you contact a number of them to compare prices, since their charges may vary.





1976-0084-A

1207083560

Lot # 28  
1205043110

1522

1220080710  
Lot # 7

1213027390

Lot # 6

1524

1212003260  
Lot # 5

1202072390

1721

Lot # 4

1208002670

Pt. Bk./Folio # 0124C

1203020060

1723

1222045470  
1725

Lot # 3  
1219000020

1530

1208002680

Lot # 2

1532

Pt. Bk. 0000014, Folio 0124  
1213022430

Lot # 1

1727 1222000510

1218037110

2008-0108-A

1729

PAI # 120003

PAI # 120003

1218048940  
1731

DR 5.5

1210025420

1733

PAI # 120001  
PAI # 120001

Pt. Bk./Folio # 012076C

16000009-10

BL  
R-1949-1

Pt. Bk./Folio # 012108

1728

1216035210

Pt. Bk. 0000012, Folio 0108

1730

1207001440

1732

1203033216

BROOKVIEW RD

1216001150  
1735

1737

1207048870

Lot # 58

1223016980

Pt. Bk./Folio # 012035A

1800  
PAI # 128044

PAI # 128044

Pt. Bk. 0000012, Folio 0035

1207015590

Lot # 59

BIRCH AVE

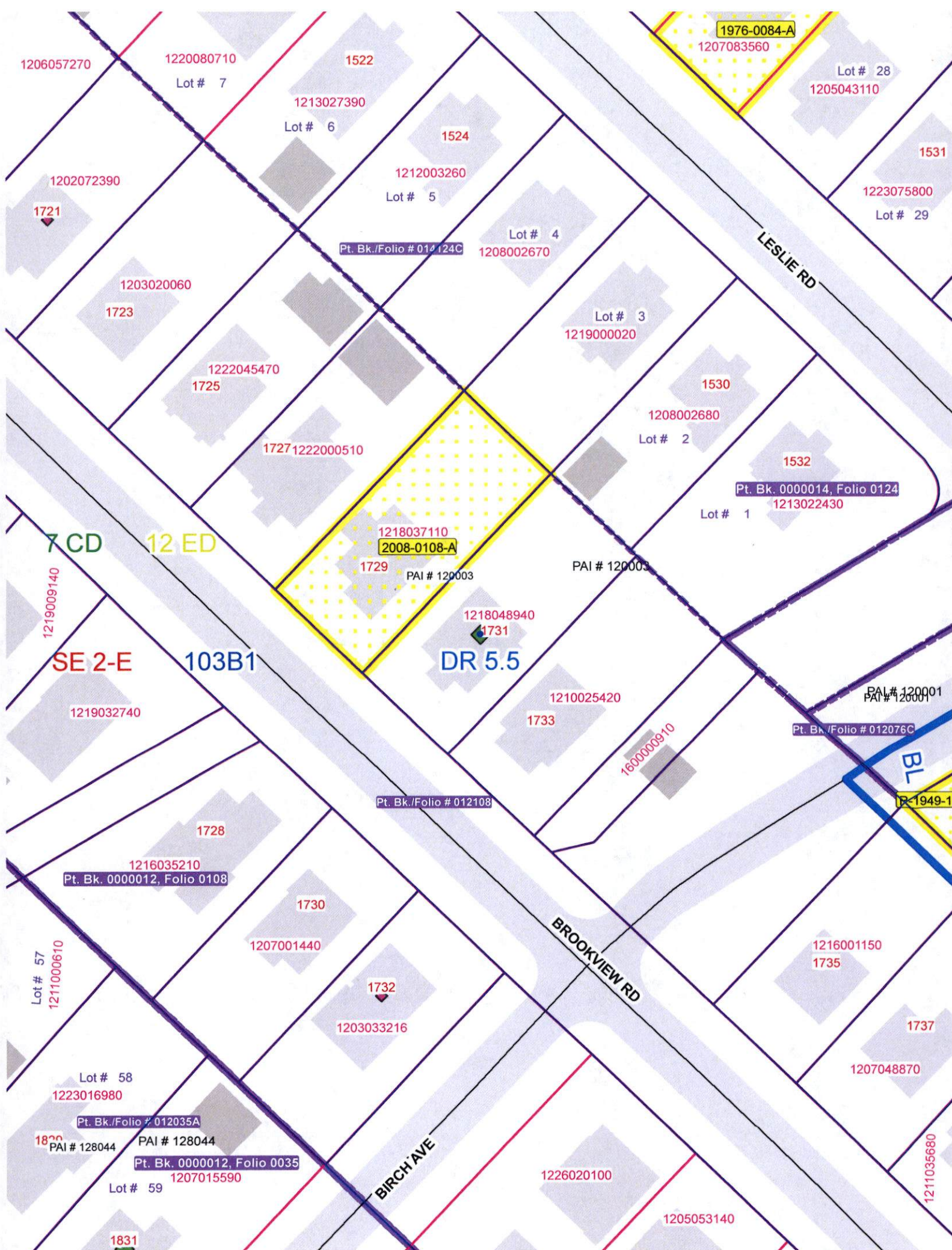
1226020100

1205053140

1831

1211035680







C H E C K L I S T

| <u>Comment<br/>Received</u>     | <u>Department</u>                                                     | <u>Support/Oppose/<br/>Conditions/<br/>Comments/<br/>No Comment</u> |
|---------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------|
| _____                           | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | _____                                                               |
| <u>6-9</u>                      | DEPS<br>(if not received, date e-mail sent _____)                     | <u>NC</u>                                                           |
| _____                           | FIRE DEPARTMENT                                                       | _____                                                               |
| _____                           | PLANNING<br>(if not received, date e-mail sent _____)                 | _____                                                               |
| <u>6-8</u>                      | STATE HIGHWAY ADMINISTRATION                                          | <u>No object.</u>                                                   |
| _____                           | TRAFFIC ENGINEERING                                                   | _____                                                               |
| _____                           | COMMUNITY ASSOCIATION                                                 | _____                                                               |
| _____                           | ADJACENT PROPERTY OWNERS                                              | _____                                                               |
| <hr/>                           |                                                                       |                                                                     |
| ZONING VIOLATION                | (Case No. _____)                                                      |                                                                     |
| PRIOR ZONING                    | (Case No. _____)                                                      |                                                                     |
| <hr/>                           |                                                                       |                                                                     |
| NEWSPAPER ADVERTISEMENT         | Date: _____                                                           |                                                                     |
| SIGN POSTING (1 <sup>st</sup> ) | Date: <u>6-28-20</u> by <u>Black</u>                                  |                                                                     |
| SIGN POSTING (2 <sup>nd</sup> ) | Date: _____ by _____                                                  |                                                                     |
| <hr/>                           |                                                                       |                                                                     |
| PEOPLE'S COUNSEL APPEARANCE     | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                                     |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                                     |

Comments, if any: \_\_\_\_\_

## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| View Map                                                      | View GroundRent Redemption                 | View GroundRent Registration                      |
|---------------------------------------------------------------|--------------------------------------------|---------------------------------------------------|
| Special Tax Recapture: None                                   |                                            |                                                   |
| Account Identifier: District - 12 Account Number - 1218048940 |                                            |                                                   |
| Owner Information                                             |                                            |                                                   |
| Owner Name:                                                   | SUMMERS ZACHARY<br>SHIRK TAYLOR            | Use: RESIDENTIAL<br>Principal Residence: YES      |
| Mailing Address:                                              | 1731 BROOKVIEW RD<br>DUNDALK MD 21222-1207 | Deed Reference: /40737/ 00448                     |
| Location & Structure Information                              |                                            |                                                   |
| Premises Address:                                             | 1731 BROOKVIEW RD<br>DUNDALK 21222-1207    | Legal Description: 1731 BROOKVIEW RD<br>BROOKVIEW |
| Map: 0103                                                     | Grid: 0004                                 | Parcel: 0512                                      |
| Neighborhood: 12010012.04                                     | Subdivision: 0000                          | Section: 0000                                     |
| Block: 0000                                                   | Lot: 0000                                  | Assessment Year: 2018                             |
| Plat No: 0012/ 0108                                           |                                            | Plat Ref: 0012/ 0108                              |
| Town: None                                                    |                                            |                                                   |
| Primary Structure Built: 1948                                 | Above Grade Living Area: 1,288 SF          | Finished Basement Area: 5,700 SF                  |
| Property Land Area: 04                                        |                                            | County Use: 04                                    |
| Stories: 1 1/2                                                | Basement: NO                               | Type: STANDARD UNIT                               |
| Exterior: SIDING/                                             | Quality: 3                                 | Full/Half Bath: 1 full                            |
| Garage: Last Notice of Major Improvements                     |                                            |                                                   |
| Value Information                                             |                                            |                                                   |
|                                                               | Base Value                                 | Value                                             |
|                                                               |                                            | As of 01/01/2018                                  |
| Land:                                                         | 60,700                                     | 60,700                                            |
| Improvements                                                  | 100,600                                    | 113,400                                           |
| Total:                                                        | 161,300                                    | 174,100                                           |
| Preferential Land:                                            | 0                                          | 0                                                 |
| Phase-in Assessments                                          |                                            |                                                   |
|                                                               | As of 07/01/2019                           | As of 07/01/2020                                  |
|                                                               | 169,833                                    | 174,100                                           |
| Transfer Information                                          |                                            |                                                   |
| Seller: MCGRADY VICTOR L                                      | Date: 10/01/2018                           | Price: \$212,300                                  |
| Type: ARMS LENGTH IMPROVED                                    | Deed1: /40737/ 00448                       | Deed2:                                            |
| Seller: MCGRADY VICTOR L                                      | Date: 11/18/2013                           | Price: \$0                                        |
| Type: NON-ARMS LENGTH OTHER                                   | Deed1: /34442/ 00112                       | Deed2:                                            |
| Seller: FERRACCI MARK                                         | Date: 01/03/2007                           | Price: \$239,900                                  |
| Type: ARMS LENGTH IMPROVED                                    | Deed1: /25011/ 00260                       | Deed2:                                            |
| Exemption Information                                         |                                            |                                                   |
| Partial Exempt Assessments:                                   | Class                                      | 07/01/2019                                        |
| 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:                                             |



2020-0128-A



Replacing shed with 28x24 garage.





Replacing shed with 28 x 24 garage.

2020-0128-A



## Real Property Data Search ( w4)

Search Result for BALTIMORE COUNTY

| <a href="#">View Map</a>                                         | <a href="#">View GroundRent Redemption</a> | <a href="#">View GroundRent Registration</a>               |
|------------------------------------------------------------------|--------------------------------------------|------------------------------------------------------------|
| <b>Special Tax Recapture: None</b>                               |                                            |                                                            |
| <b>Account Identifier:</b>                                       |                                            | <b>District - 12 Account Number - 1218048940</b>           |
| Owner Information                                                |                                            |                                                            |
| <b>Owner Name:</b>                                               | SUMMERS ZACHARY<br>SHIRK TAYLOR            | <b>Use:</b> RESIDENTIAL<br><b>Principal Residence:</b> YES |
| <b>Mailing Address:</b>                                          | 1731 BROOKVIEW RD<br>DUNDALK MD 21222-1207 | <b>Deed Reference:</b> /40737/ 00448                       |
| Location & Structure Information                                 |                                            |                                                            |
| <b>Premises Address:</b>                                         | 1731 BROOKVIEW RD<br>DUNDALK 21222-1207    | <b>Legal Description:</b> 1731 BROOKVIEW RD<br>BROOKVIEW   |
| <b>Map:</b>                                                      | <b>Grid:</b>                               | <b>Parcel:</b>                                             |
| 0103                                                             | 0004                                       | 0512                                                       |
| <b>Neighborhood:</b>                                             | <b>Subdivision:</b>                        | <b>Section:</b>                                            |
| 12010012.04                                                      | 0000                                       |                                                            |
| <b>Block:</b>                                                    | <b>Lot:</b>                                | <b>Assessment Year:</b>                                    |
|                                                                  |                                            | 2018                                                       |
| <b>Plat No:</b>                                                  | <b>Plat Ref:</b>                           | <b>0012/0108</b>                                           |
| <b>Town:</b> None                                                |                                            |                                                            |
| <b>Primary Structure Built</b>                                   | <b>Above Grade Living Area</b>             | <b>Finished Basement Area</b>                              |
| 1948                                                             | 1,288 SF                                   |                                                            |
| <b>Property Land Area</b>                                        | <b>County Use</b>                          |                                                            |
| 5,700 SF                                                         | 04                                         |                                                            |
| <b>Stories</b>                                                   | <b>Basement</b>                            | <b>Type</b>                                                |
| 1 1/2                                                            | NO                                         | STANDARD UNIT                                              |
| <b>Exterior</b>                                                  | <b>Quality</b>                             | <b>Full/Half Bath</b>                                      |
| SIDING/                                                          | 3                                          | 1 full                                                     |
| <b>Garage</b>                                                    | <b>Last Notice of Major Improvements</b>   |                                                            |
|                                                                  |                                            |                                                            |
| Value Information                                                |                                            |                                                            |
|                                                                  | <b>Base Value</b>                          | <b>Value</b>                                               |
|                                                                  |                                            | As of 01/01/2018                                           |
| <b>Land:</b>                                                     | 60,700                                     | 60,700                                                     |
| <b>Improvements</b>                                              | 100,600                                    | 113,400                                                    |
| <b>Total:</b>                                                    | 161,300                                    | 174,100                                                    |
| <b>Preferential Land:</b>                                        | 0                                          | 0                                                          |
|                                                                  |                                            | <b>Phase-in Assessments</b>                                |
|                                                                  |                                            | As of 07/01/2019                                           |
|                                                                  |                                            | As of 07/01/2020                                           |
|                                                                  |                                            | 169,833                                                    |
|                                                                  |                                            | 174,100                                                    |
| Transfer Information                                             |                                            |                                                            |
| <b>Seller:</b> MCGRADY VICTOR L                                  | <b>Date:</b> 10/01/2018                    | <b>Price:</b> \$212,300                                    |
| <b>Type:</b> ARMS LENGTH IMPROVED                                | <b>Deed1:</b> /40737/ 00448                | <b>Deed2:</b>                                              |
| <b>Seller:</b> MCGRADY VICTOR L                                  | <b>Date:</b> 11/18/2013                    | <b>Price:</b> \$0                                          |
| <b>Type:</b> NON-ARMS LENGTH OTHER                               | <b>Deed1:</b> /34442/ 00112                | <b>Deed2:</b>                                              |
| <b>Seller:</b> FERRACCI MARK                                     | <b>Date:</b> 01/03/2007                    | <b>Price:</b> \$239,900                                    |
| <b>Type:</b> ARMS LENGTH IMPROVED                                | <b>Deed1:</b> /25011/ 00260                | <b>Deed2:</b>                                              |
| Exemption Information                                            |                                            |                                                            |
| <b>Partial Exempt Assessments:</b>                               | <b>Class</b>                               | <b>07/01/2019</b>                                          |
| <b>County:</b>                                                   | 000                                        | 0.00                                                       |
| <b>State:</b>                                                    | 000                                        | 0.00                                                       |
| <b>Municipal:</b>                                                | 000                                        | 0.00 0.00                                                  |
| <b>Special Tax Recapture: None</b>                               |                                            |                                                            |
| Homestead Application Information                                |                                            |                                                            |
| <b>Homestead Application Status:</b> No Application              |                                            |                                                            |
| Homeowners' Tax Credit Application Information                   |                                            |                                                            |
| <b>Homeowners' Tax Credit Application Status:</b> No Application | <b>Date:</b>                               |                                                            |

2020-0128-A

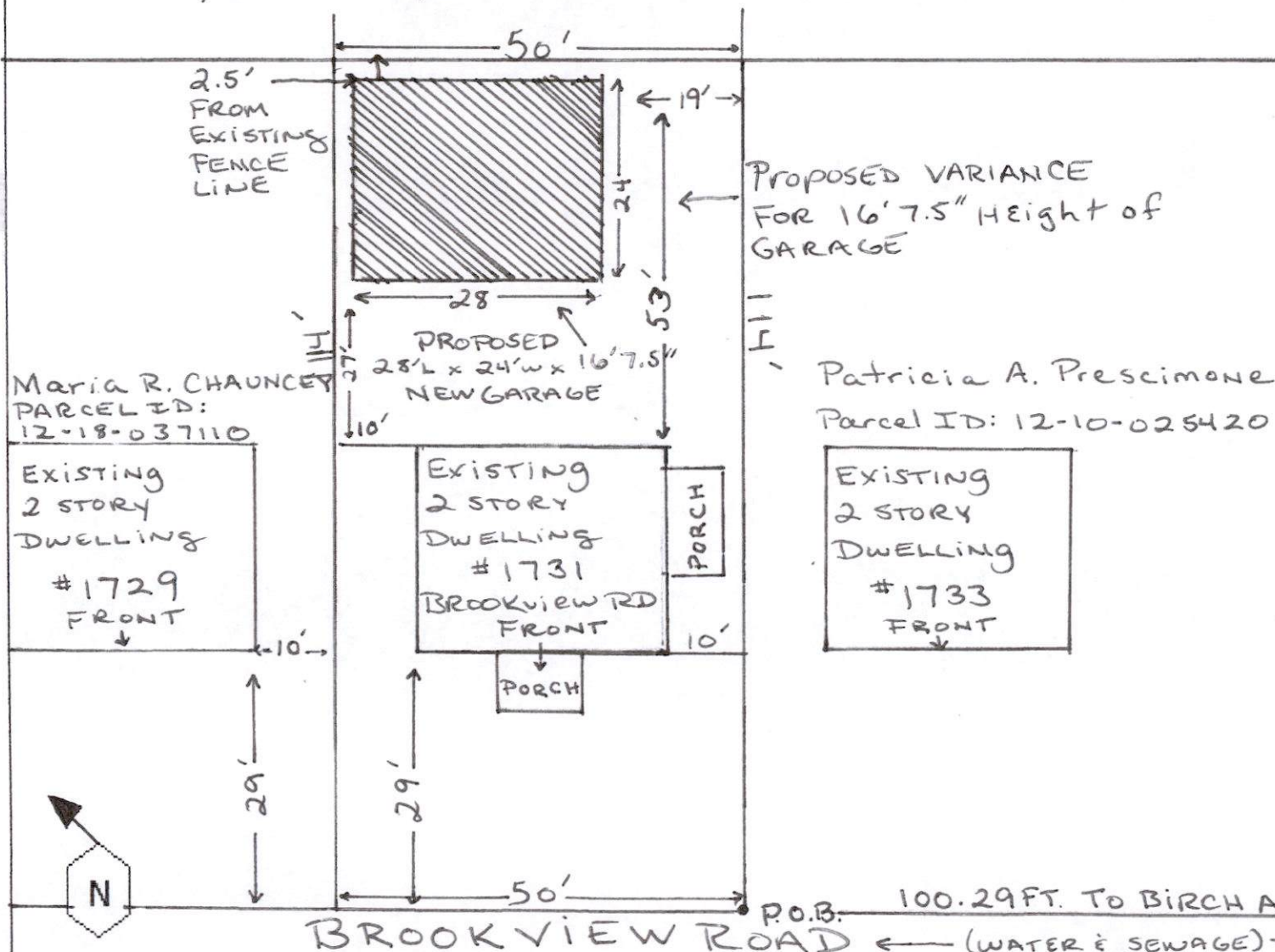


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)

ADDRESS 1731 BROOKVIEW ROAD OWNER(S) NAME(S) ZACHARY SUMMERS / TAYLOR SHANK

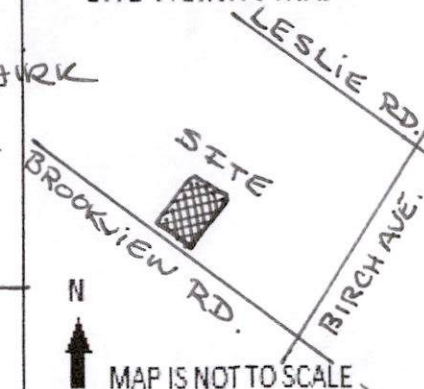
SUBDIVISION NAME N/A LOT # N/A BLOCK # N/A SECTION # N/A

PLAT BOOK # N/A FOLIO # N/A 10 DIGIT TAX # 1218048940 DEED REF. # 40737/0448



PLAN DRAWN BY ZACHARY SUMMERS DATE 5-31-20 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



ZONING MAP# 0103

SITE ZONED DR 5.5

ELECTION DISTRICT 12

COUNCIL DISTRICT 7

LOT AREA ACREAGE \_\_\_\_\_

OR SQUARE FEET 5700

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE \_\_\_\_\_

SEWER IS:

PUBLIC X PRIVATE \_\_\_\_\_

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER  
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2020-0128-A

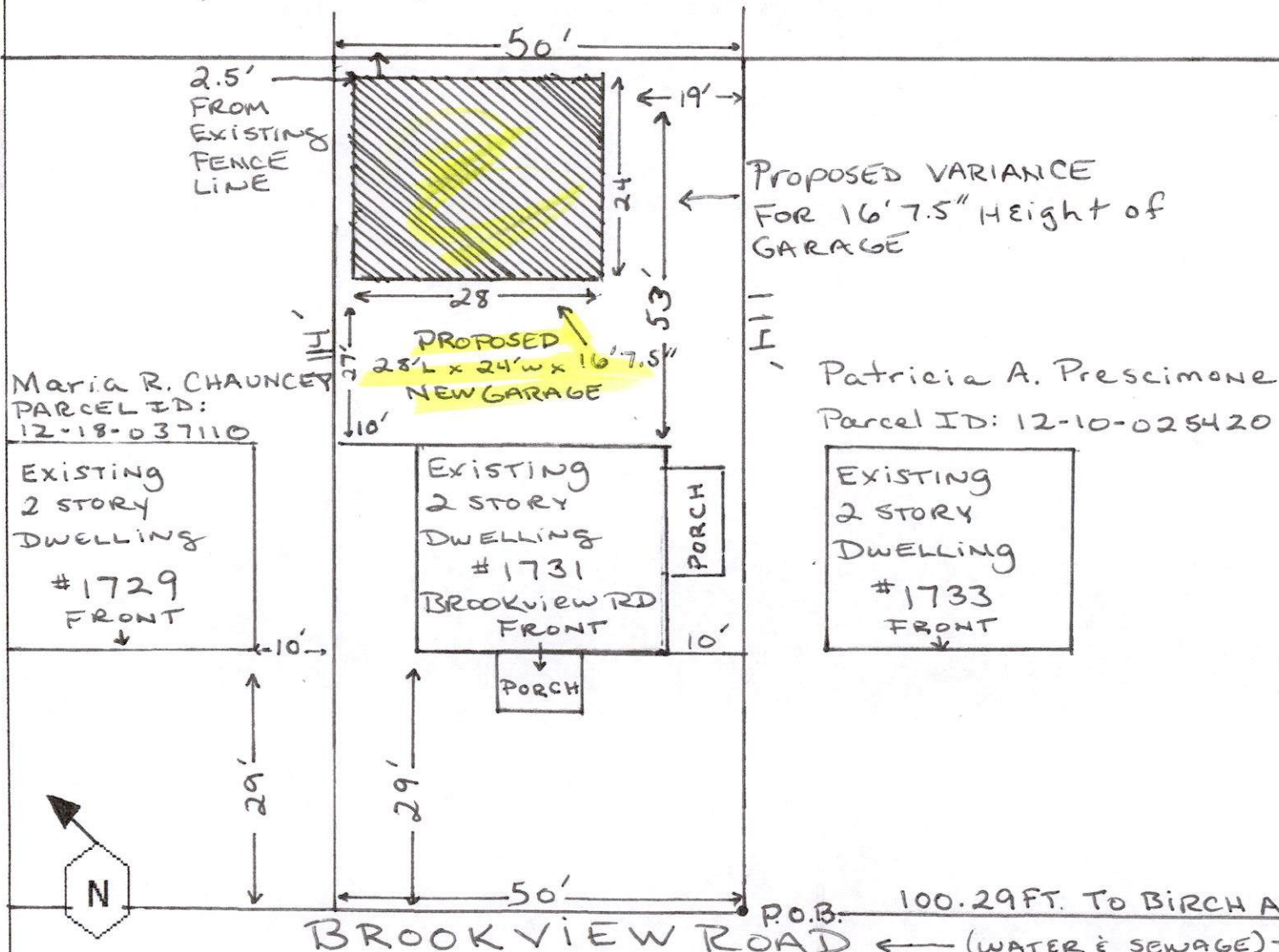


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)

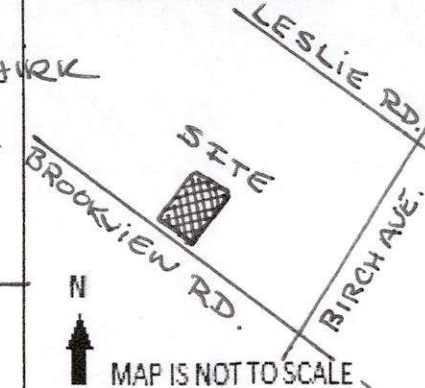
ADDRESS 1731 BROOKVIEW ROAD OWNER(S) NAME(S) ZACHARY SUMMERS / TAYLOR SHANK

SUBDIVISION NAME N/A LOT # N/A BLOCK # N/A SECTION # N/A

PLAT BOOK # N/A FOLIO # N/A 10 DIGIT TAX # 1218048940 DEED REF. # 40737/0448



SITE VICINITY MAP



ZONING MAP # 0103

SITE ZONED DR 5.5

ELECTION DISTRICT 12

COUNCIL DISTRICT 7

LOT AREA ACREAGE \_\_\_\_\_

OR SQUARE FEET 5700

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE \_\_\_\_\_

SEWER IS:

PUBLIC X PRIVATE \_\_\_\_\_

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Per Exh. 1 2020-0128-A