



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 24, 2020

Jean Scheffenacker
15320 York Rd
Sparks, MD 21152

RE: Spirit and Intent Request
Zoning Case 2020-0137-A
15320 York Road

Dear Mrs. Scheffenacker,

This response refers to your September 15, 2020 letter to Mr. Carl Richards, Chief of Zoning. You requested in your letter, permission to decrease the approved setback of 35 feet down to 28 feet on the left side of your dwelling. Therefore, you are asking that the proposed change be deemed to be within the S&I of the granted variance(s) in case 2020-0137-A.

Please be advised that the Hearing Officer, Mr. Paul Mayhew has reviewed the documents and finds that the request to change the approved setback of 35 feet to 28 feet has been determined to be within the Spirit & Intent of the original decision and has been APPROVED.

This letter is strictly limited to the application of the BCZR as applied to the S&I request presented in your letter, and does not represent verification or approvals for any other Local, State or other Regulations that may apply to this property.

Sincerely,

A handwritten signature in black ink, appearing to read "Christina Frink".

Christina Frink
Planner II, Zoning Review

Enclosure
20-588/CF

20-588

Tol. CF 9118
Sec me wa

Original

September 15, 2020

To: **W. Carl Richards Jr., Supervisor**
County Office Building
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Spirit and Intent Letter

We are asking that the setback for our addition be changed from 35ft to 28ft because of the reduction in the room size. This would be in lieu of CASE NO. 2020-0137-A approved by Paul M. Mayhew Managing Administrative Law Judge for Baltimore County on July 16, 2020.

Please reconsider our request.

Sincerely,

Jean Scheffenacker

410.830.9463

Approved

Paul M. Mayhew
Administrative Law Judge

ORDER RECEIVED FOR FILING

Date 9-24-2020

By EW

20-588 (Tol. CF 9/11
Sec the v
EL3

September 15, 2020

To: **W. Carl Richards Jr., Supervisor**
County Office Building
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Spirit and Intent Letter

We are asking that the setback for our addition be changed from 35ft to 28ft because of the reduction in the room size. This would be in leu of CASE NO. 2020-0137-A approved by Paul M. Mayhew Managing Administrative Law Judge for Baltimore County on July 16, 2020.

Please reconsider our request.

Sincerely,

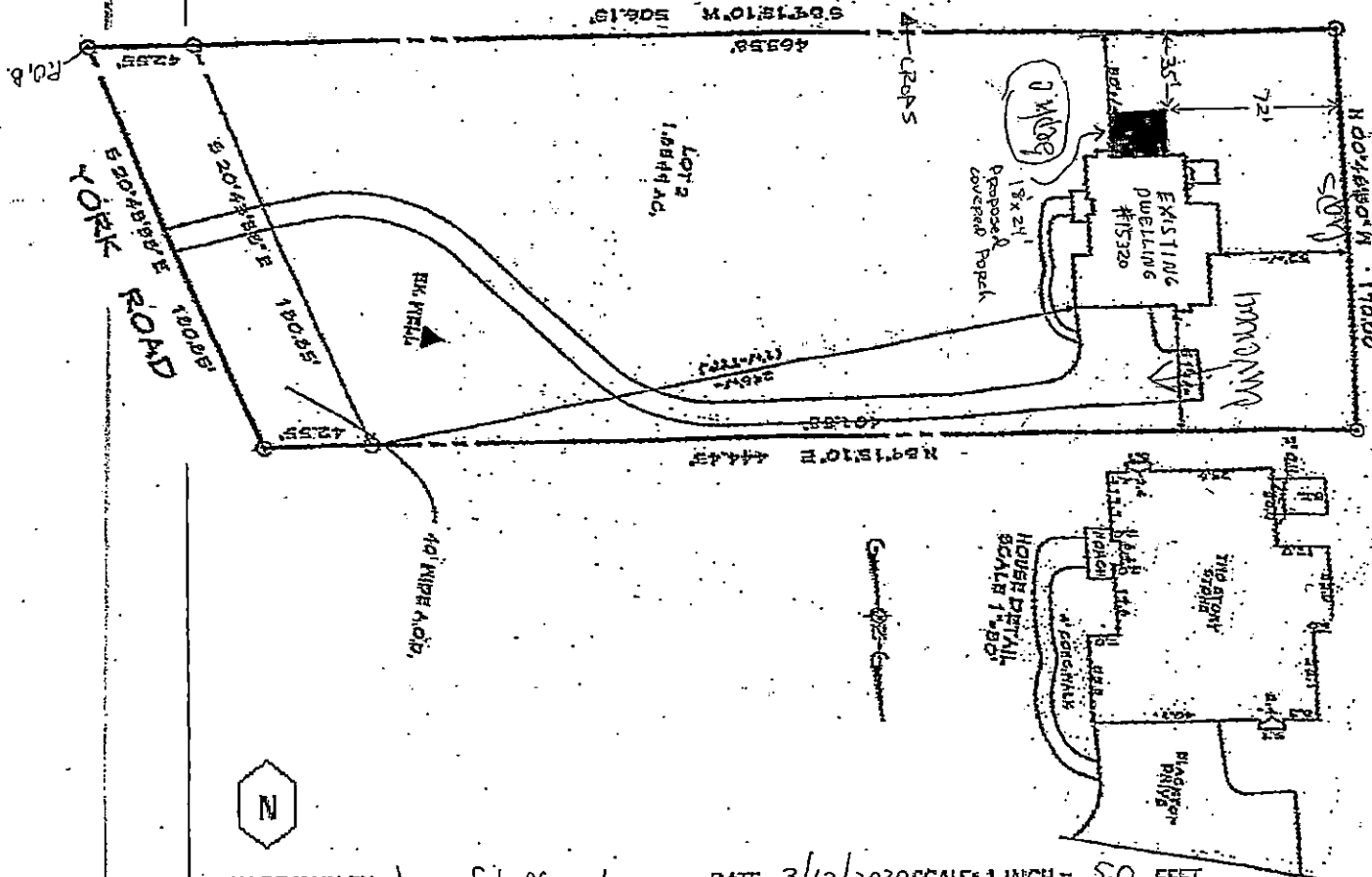
Jean Scheffenacker

410.830.9463

JWS @ Presto SP .com

B974017

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
 ADDRESS 15320 YORK ROAD OWNER(S) NAME(S) BROWNAWELL & SCHEFFENACKER
 92-190-M
 SUBDIVISION NAME JOSHUA HORNER PROPERTY MINOR SUBDIVISION LOT # 2 BLOCK # N/A SECTION # N/A
 PLAT BOOK # N/A FOLIO # N/A 10 DIGIT TAX # 240 000 6452 DEED REF. # 24588100183



PLAN DRAWN BY Jean Scheffenecker DATE 3/13/2020 SCALE: 1 INCH = 5.0 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 03481
 SITE ZONED RCS
 ELECTION DISTRICT 8th
 COUNCIL DISTRICT 3rd
 LOT AREA ACREAGE 1.099
 OR SQUARE FEET 47,851
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC PRIVATE X
 SEWER IS: PUBLIC PRIVATE X
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2020-0137-A

M E M O R A N D U M

8/18/2020
D_aMc

DATE: August 18, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0137-A- Appeal Period Expired

The appeal period for the above-referenced case expired on August 17, 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 ADMIN. VARIANCE * BEFORE THE
(15320 York Road) *
8th Election District * OFFICE OF ADMINISTRATIVE
3rd Council District * HEARINGS FOR
Neil Brownawell & *
Jean W. Scheffenacker * BALTIMORE COUNTY
Petitioners *
* CASE NO. 2020-0137-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, Neil Brownawell and Jean W. Scheffenacker (“Petitioners”). The Petitioners are requesting Variance relief pursuant to Baltimore County Zoning Regulations (“BZCR”) § 1A04.3.B.2.b to permit an addition on the left side of house with a setback of 35 ft. in lieu of the required 50 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. A ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”), dated June 23, 2020, indicating that the Ground Water Management section (within DEPS) will need to know what is planned to go into the addition.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 27, 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 BCC.

Based upon the information available, there is no evidence in the file to indicate that the

ORDER RECEIVED FOR FILING

Date 7-16-2020

By kw

requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts 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.

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.

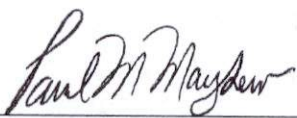
THEREFORE, IT IS ORDERED, this 16th day of **July, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Administrative Variance seeking relief from BZCR § 1A04.3.B.2.b to permit an addition on the left side of house with a setback of 35 ft. in lieu of the required 50 ft., 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 their 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 must comply with the DEPS ZAC comment, dated June 23, 2020; a copy of which is attached hereto and made a part hereof.

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

PMM:dlw



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 7-16-2020

By [Signature]

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 23, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0137-A
Address 15320 York Road
(Brownawell & Schffenacke
Property)

Zoning Advisory Committee Meeting of **June 29, 2020**.

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

1. The location of the proposed addition appears to be satisfactory, for our Ground Water Management section (within EPS), but we will need to know what is planned to go into the addition. If any bedrooms are being added, then this could affect the septic system design/capacity.

Reviewer: Dan Esser

ORDER RECEIVED FOR FILING

Date 7-16-2020

By [Signature]



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 15320 York Rd Sparks, Md 21152

Currently zoned R5

Deed Reference 24588 / 00183

10 Digit Tax Account # 240000 6458

Owner(s) Printed Name(s) M. Neil Brownwell Sean W Schreffener

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

1A04.3.B.2.b (BCZR): To permit an addition on the left side of house with a setback of 35 feet in lieu of the required 50 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):

M. Neil Brownwell

Sean W. Schreffener

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

15320 York Rd Sparks, Md

Mailing Address

City

State

21152

Zip Code

410-830-9463

Telephone #

jws@prestonsp.com

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 17-16-2020 day of June, 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.

BY

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0137-A

Filing Date 6/15/2020

Estimated Posting Date 6/28/2020

Reviewer CF

Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 15320 York Rd Sparks, Md 21152
Print or Type Address of property City State Zip Code



The shape of the lot as it sits on the 1.8-acre parcel creates a building envelope that requires a variance for any addition. With a 50ft setback on 3 of the 4 sides of the house (South, West & North) coupled with the location of septic limits the addition to only the South side of the house. Additionally, the driveway is to the North of Belfast Road and patio is directly behind the house to the West of York Road and the surrounding property is zoned RC-5.

[Signature]
Signature of Owner (Affiant)

Marlin Neil Brownawel
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Sean Schenck
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 4th day of MARCH, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: ATHINA KOLIOFOTIS

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

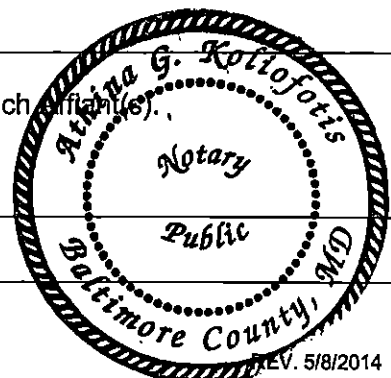
AS WITNESS my hand and Notaries Seal

Athina Koliofotis

Notary Public

8/5/2023

My Commission Expires



2020-0137-A

MDT CONTRACTING

367 Everett Road
Monkton, MD 21111
(410) 215-4873

MHIC #86875

February 20, 2020

RE: 15320 York Road
Sparks Glencoe, MD 21152-9613

The Brownawell project at the above-referenced address consists of a main building of 18' x 24' with a 8' x 24' covered porch. The east wall will have two windows and stone veneer to match existing house. The south wall to have a wood burning fireplace 24' tall +/- with fieldstone to match existing house. The west wall will have two 6'-0" x 8'-0" sliding doors with board and batten siding. The 8'-24' covered porch is attached to the west wall.

The porch will consist of treated joists covered with Trex decking. The roof is open to expose tin roof. The interior of the main room has exposed walls. The ceiling is to be tongue & groove planking. This room has no insulation or drywall. The floor will be rustic planking. Electrical plugs in floor - basic lighting. This room is basically a post and beam room.

2020-0137-A

THE ZONING HEARING PROPERTY DESCRIPTION:

Three (3) typed copies (separate pages) of the zoning description of the property is required. Standard 8-1/2" x 11" sheets are acceptable. Most property descriptions, as stated on a deed, are too wordy but some of the information must be used. (Note: Old deed information such as perches or a stone, etc. cannot be used as is.) Read your deed, your location survey and your State Assessment record to determine which of the three options you should use. **DO NOT PHOTOCOPY THE DESCRIPTION IN THE DEED.** The zoning property description must comply with Part A and Part B:

PART A (START DESCRIPTION WITH THE FOLLOWING):

ZONING PROPERTY DESCRIPTION FOR 15320 York Rd Sparks, Md 21152
(address or location)

Zoning Property Description For: 15320 York Road Sparks, Maryland 21152

Beginning at a point on the South side of York Road which is approximately 80 feet wide at the distance of 1000 feet North of the centerline of the nearest improved intersecting street intersecting street which is Belfast Road.

PART B (CONTINUE DESCRIPTION WITH ONE OF THE FOLLOWING 3 OPTIONS):

Option 3 (Minor Subdivision)

Beginning of the first, or South 12.25 East 1,199.97 foot line of the deed dated the 22nd day of September 1989, from Joshua L Horner and Mary Emma, his wife to Joshua L. Horner and Mary T Horner, Trustees of The Joshua L Horner Revocable Living Trust Agreement, said deed being recorded among the Land Records of Baltimore County Maryland in Libor S.M. 8347 Folio 178, and running thence and binding on said center of York Road and on said first line, as now surveyed, South 20.43.38 East 1,199.97 feet to the end thereof, thence, leaving said York Road and binding on the second line of said deed, North 82.10.16 West 4553 feet, thence, for a line division, North 20.43.38 West 1,192.72 feet, to intersect the last line of the deed, thence thereon, North 89.13.10. East 42.55 feet, Thence the following sources back to the point of the beginning as recorded in Deed LIBOR 20852, folio 0264 containing 1.8 acre. Located in the 8th & 9th election district and 3rd Council District. Also known as Lot #2 in the minor subdivision of the Joshua Horner Property, minor subdivision #92-190 M, as maintained by the Development Management Division of the Department of Permits, Approvals and Inspections.

2020-0137-A

THE ZONING HEARING PROPERTY DESCRIPTION:

Three (3) typed copies (separate pages) of the zoning description of the property is required. Standard 8-1/2" x 11" sheets are acceptable. Most property descriptions, as stated on a deed, are too wordy but some of the information must be used. (Note: Old deed information such as perches or a stone, etc. cannot be used as is.) Read your deed, your location survey and your State Assessment record to determine which of the three options you should use. **DO NOT PHOTOCOPY THE DESCRIPTION IN THE DEED.** The zoning property description must comply with Part A and Part B:

PART A (START DESCRIPTION WITH THE FOLLOWING):

ZONING PROPERTY DESCRIPTION FOR

15320 York Rd Sparks, Md 21152
(address or location)

Zoning Property Description For: 15320 York Road Sparks, Maryland 21152

Beginning at a point on the South side of York Road which is approximately 80 feet wide at the distance of 1000 feet North of the centerline of the nearest improved intersecting street intersecting street which is Belfast Road.

PART B (CONTINUE DESCRIPTION WITH ONE OF THE FOLLOWING 3 OPTIONS):

Option 3 (Minor Subdivision)

Beginning of the first, or South 12.25 East 1,199.97 foot line of the deed dated the 22nd day of September 1989, from Joshua L Horner and Mary Emma, his wife to Joshua L. Horner and Mary T. Horner, Trustees of The Joshua L Horner Revocable Living Trust Agreement, said deed being recorded among the Land Records of Baltimore County Maryland in Libor S.M. 8347 Folio 178, and running thence and binding on said center of York Road and on said first line, as now surveyed, South 20.43.38 East 1,199.97 feet to the end thereof, thence, leaving said York Road and binding on the second line of said deed, North 82.10.16 West 4553 feet, thence, for a line division, North 20.43.38 West 1,192.72 feet, to intersect the last line of the deed, thence thereon, North 89.13.10. East 42.55 feet, Thence the following sources back to the point of the beginning as recorded in Deed LIBOR 20852, folio 0264 containing 1.8 acre. Located in the 8th & 9th election district and 3rd Council District. Also known as Lot #2 in the minor subdivision of the Joshua Horner Property, minor subdivision #92-190 M, as maintained by the Development Management Division of the Department of Permits, Approvals and Inspections.

2020-0137-A

CERTIFICATE OF POSTING

CASE NO. 2020-0137-A

PETITIONER/DEVELOPER

M.Neil Bromwell; Jean Scheffenacker

DATE OF HEARING/CLOSING

JULY 13, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

15320 YORK ROAD

SIGN 1

THE SIGN(S) POSTED ON JUNE 27, 2020 JULY 11 2020

(MONTH, DAY, YEAR)

SINCERLEY ,

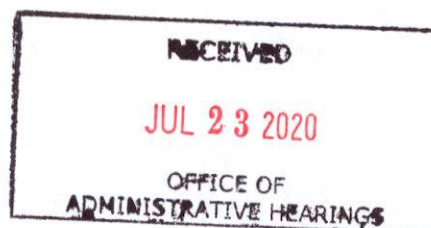
MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411



CERTIFICATE OF POSTING

CASE NO. 2020-0137-A

PETITIONER/DEVELOPER

M.Neil Bromwell; Jean Scheffenacker

DATE OF HEARING/CLOSING

JULY 13, 2020



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

15320 YORK ROAD

SIGN 2

THE SIGN(S) POSTED ON JUNE 27 ,2020 July 11 2020

(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2020-0137-A

PETITIONER/DEVELOPER

M.Neil Bromwell; Jean Scheffenacker

DATE OF HEARING/CLOSING

JULY 13, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

15320 YORK ROAD

SIGN 1



THE SIGN(S) POSTED ON JUNE 27, 2020

(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE
9912 MAIDBROOK RD.
PARKVILLE ,MD 21234
443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2020-0137-A

PETITIONER/DEVELOPER

M.Neil Bromwell; Jean Scheffenacker

DATE OF HEARING/CLOSING

JULY 13, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

15320 YORK ROAD

SIGN 2



THE SIGN(S) POSTED ON JUNE 27, 2020

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE
9912 MAIDBROOK RD.
PARKVILLE, MD 21234
443-629-3411

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0137 -A Address 15320 YORK RD
Contact Person: Christina Frank Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6-15-2020 Posting Date: 6-28-2020 Closing Date: 7-13-2020

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- 0137 -A Address 15320 YORK RD
Petitioner's Name M. Neil Brownwell ; Jean Schefferacker Telephone 410-830-9463
Posting Date: 6-28-2020 Closing Date: 7-13-2020

Wording for Sign: **- To permit an addition on the left side of house with a setback of
35 feet in lieu of the required 50 feet**

Revised 2/20/2020

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbors, 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 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 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:

Item Number or Case Number:

2020-0137-A

Petitioner:

Jean Schefkenacker

Address or Location:

15320 York Rd Sparks, Md 21152

PLEASE FORWARD ADVERTISING BILL TO:

Name:

Jean Schefkenacker

Address:

15320 York Rd

Sparks, Md 21152

Telephone Number:

410-296-3800 X 0



JOHN A. OLSZEWSKI, JR.
County Executive

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

July 13, 2020

Neil Bromwell & Jean Scheffenacker,
15320 York Road
Sparks MD 21152

RE: Case Number: 2020-0137-A, 15320 York 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 15, 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 black ink, appearing to read "W. Carl Richards, Jr.", written over the words "Very truly yours,".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Gregory Slater
Secretary

Tim Smith, P.E.
Administrator

June 22, 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 **6/22/20**. A field inspection and internal review reveals that an entrance onto MD 45 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for **Administrative Variance**, Case Number **2020-0137A**.

M. Neil Brownawell, Jean W. Schffenacke
15320 York Road
MD 45

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



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 23, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0137-A
Address 15320 York Road
(Brownawell & Schffenacke
Property)

Zoning Advisory Committee Meeting of **June 29, 2020.**

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

1. The location of the proposed addition appears to be satisfactory, for our Ground Water Management section (within EPS), but we will need to know what is planned to go into the addition. If any bedrooms are being added, then this could affect the septic system design/capacity.

Reviewer: Dan Esser

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 08 Account Number - 2400006458		
Owner Information		
Owner Name:	BROWNAWELL NEIL SCHEFFENACKER JEAN	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	15320 YORK RD SPARKS MD 21152	Deed Reference: /24588/ 00183
Location & Structure Information		
Premises Address:	15320 YORK RD SPARKS 21152-	Legal Description: 1.8549 AC 15320 YORK RD WS 1100FT N BELFAST RD
Map:	Grid:	Parcel:
0034	0003	0430
Neighborhood:	Subdivision:	Section:
8040072.04	0000	
Block:	Lot:	Assessment Year:
	2	2020
Plat No:	MS	Plat Ref:
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2005	5,542 SF	Property Land Area
		1.8500 AC
County Use		04
Stories	Basement	Type
2 1/2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
STONE/	7	3 full/ 1 half
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2020	07/01/2019
Land:	217,000	217,000
Improvements	724,600	738,700
Total:	941,600	955,700
Preferential Land:	0	941,600
		946,300
		0
Transfer Information		
Seller: RYLEA HOMES INC	Date: 10/10/2006	Price: \$1,230,000
Type: ARMS LENGTH IMPROVED	Deed1: /24588/ 00183	Deed2:
Seller: CAMERON MILL CUSTOM HOMES LLC	Date: 10/19/2004	Price: \$375,000
Type: ARMS LENGTH VACANT	Deed1: /20852/ 00264	Deed2:
Seller: HORNER JOSHUA L ET AL	Date: 06/14/2004	Price: \$239,000
Type: ARMS LENGTH VACANT	Deed1: /19645/ 00017	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		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:		

ZAC AGENDA

Case Number: 2020-0137-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: M. Neil Brownawell, Jean W. Schffenacke
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 15320 YORK RD
Location: South side of York Road 1,000 feet North of Belfast Road.

Existing Zoning: RC 5 **Area:** 47,851 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1A04.3.B.2.b (BCZR) To permit an addition on the left side of house with a setback of 35 feet in lieu of the required 50 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/13/2020

Miscellaneous Notes:

Case Number: 2020-0138-SPHXA **Reviewer:** Gary Hucik
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL HEARING, SPECIAL EXCEPTION, VARIANCE
Legal Owner: The Gospel Faith Mission International, Incorporated
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 2 **Council Dist:** 4

Property Address: 10610 LIBERTY RD
Location: North East side of Liberty Road, South East 470' to the center line of Holbrook Road.

Existing Zoning: RO CR, RC3, RC7 **Area:** 187,251 SQ FT

Proposed Zoning:

SPECIAL HEARING:

Approve the building for religious worship (church) in all zones in which it is proposed as shown on the Plan to Accompany Petition for Zoning Hearing.

Determine whether the parking located in the RC 7 zone is permitted by right under BCZR 1A08.3.A.7.d as an accessory use to a principle use permitted by right under BCZR 1A08.3.E, or whether a special exception is required for the parking in the RC 7 zone under BCZR 1A08.3.B.2.

In the alternative to Special Hearing Request No. 2., approve institutional parking in a residential zone pursuant to BCZR 409.8.B for twenty-six (26) proposed parking spaces that partially extend into the adjacent RC-7 zone, as shown on the Plan to Accompany Petition for Zoning Hearing.

Determine whether the two Moro-Bioretenention Facilities (S W M Facilities) located in the RC 7 zone are permitted by right under BCZR 1A08.3.A.7.d as an accessory use to a principle use permitted by right BCZR 1A08.3.E, or whether a special exception is required for these facilities in the RC 7 zone under BCZR 1A08.3.B.2.

Determine whether a Variance from BCZR 259.3.C.4 and 409.6 is required for the number of parking spaces in the RO-

ZAC AGENDA

Case Number: 2020-0137-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: M. Neil Brownawell, Jean W. Schffenacke
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 15320 YORK RD
Location: South side of York Road 1,000 feet North of Belfast Road.

Existing Zoning: RC 5 **Area:** 47,851 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1A04.3.B.2.b (BCZR) To permit an addition on the left side of house with a setback of 35 feet in lieu of the required 50 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/13/2020

Miscellaneous Notes:

Case Number: 2020-0138-SPHXA **Reviewer:** Gary Hucik
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL HEARING, SPECIAL EXCEPTION, VARIANCE
Legal Owner: The Gospel Faith Mission International, Incorporated
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 2 **Council Dist:** 4

Property Address: 10610 LIBERTY RD
Location: North East side of Liberty Road, South East 470' to the center line of Holbrook Road.

Existing Zoning: RO CR, RC3, RC7 **Area:** 187,251 SQ FT

Proposed Zoning:

SPECIAL HEARING:

Approve the building for religious worship (church) in all zones in which it is proposed as shown on the Plan to Accompany Petition for Zoning Hearing.

Determine whether the parking located in the RC 7 zone is permitted by right under BCZR 1A08.3.A.7.d as an accessory use to a principle use permitted by right under BCZR 1A08.3.E, or whether a special exception is required for the parking in the RC 7 zone under BCZR 1A08.3.B.2.

In the alternative to Special Hearing Request No. 2., approve institutional parking in a residential zone pursuant to BCZR 409.8.B for twenty-six (26) proposed parking spaces that partially extend into the adjacent RC-7 zone, as shown on the Plan to Accompany Petition for Zoning Hearing.

Determine whether the two Moro-Bioretenion Facilities (S W M Facilities) located in the RC 7 zone are permitted by right under BCZR 1A08.3.A.7.d as an accessory use to a principle use permitted by right BCZR 1A08.3.E, or whether a special exception is required for these facilities in the RC 7 zone under BCZR 1A08.3.B.2.

Determine whether a Variance from BCZR 259.3.C.4 and 409.6 is required for the number of parking spaces in the RO-

ZONING COMMISSIONER'S ADMINISTRATIVE VARIANCE SCHEDULE

Updated & Distributed 7/13/2020 10:41:07 AM

Case Number: 2020-0137-A

Property Address: 15320 YORK RD

Location: South side of York Road 1,000 feet North of Belfast Road.

Election District: 8 Council District: 3

Legal Owner: M. Neil Brownawell, Jean W. Schffenacke

Contract Purchaser: No Contract Purchaser was set.

ADMINISTRATIVE VARIANCE:

1A04.3.B.2.b (BCZR) To permit an addition on the left side of house with a setback of 35 feet in lieu of the required 50 feet.

Closing Date: 07/13/2020

Case Number: 2020-0141-A

Property Address: 7432 BROOKWOOD AVE

Location: North West side of Brookwood South of Alberta.

Election District: 14 Council District: 6

Legal Owner: Kevin & Joy Dunn

Contract Purchaser: No Contract Purchaser was set.

ADMINISTRATIVE VARIANCE:

Section 100.6 of the BCZR to permit an accessory, non-commercial stabling and pasturing of chickens on a residential lot that is 5,400 square feet (.124 acre) in lieu of the required 43,560 square feet (1 acre).

Closing Date: 07/13/2020

Case Number: 2020-0143-A

Property Address: 5721 MCCORMICK AVE

Location: South of Hazelwood Ave on East side of McCormick Ave.

Election District: 14 Council District: 6

Legal Owner: Mark & Heather Kendal

Contract Purchaser: No Contract Purchaser was set.

ADMINISTRATIVE VARIANCE:

Section 1B02.3.B To permit a garage addition to the principle structure that will have a rear setback of 18 feet in lieu of the required 30 feet rear setback.

Closing Date: 07/13/2020

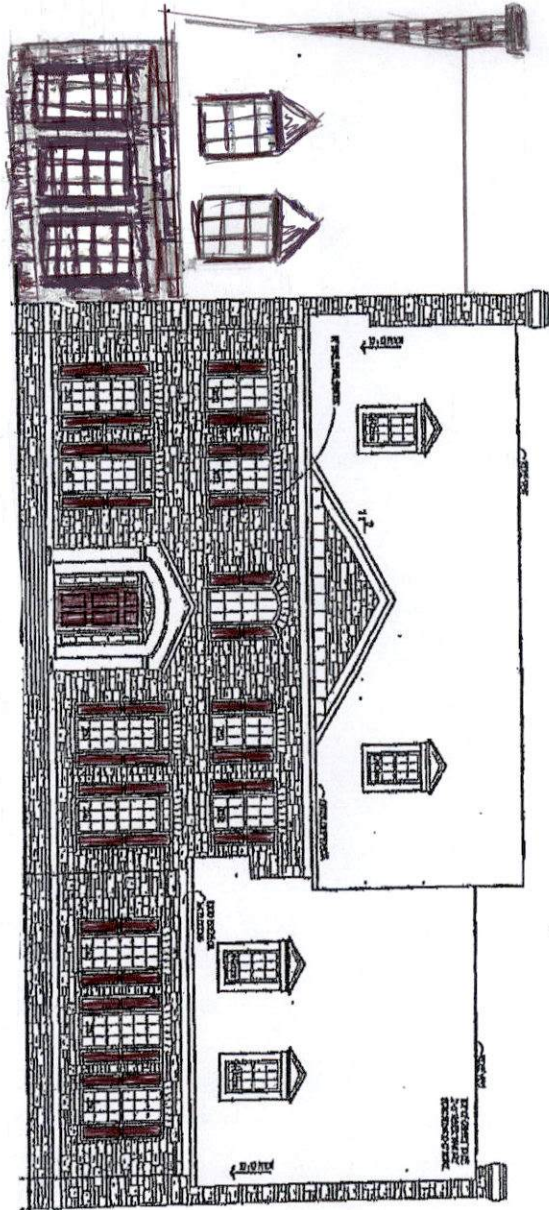
Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 08 Account Number - 2400006458		
Owner Information		
Owner Name:	BROWNAWELL NEIL SCHEFFENACKER JEAN	Use: Principal Residence: RESIDENTIAL YES
Mailing Address:	15320 YORK RD SPARKS MD 21152	Deed Reference: /24588/ 00183
Location & Structure Information		
Premises Address:	15320 YORK RD SPARKS 21152-	Legal Description: 1.8549 AC 15320 YORK RD WS 1100FT N BELFAST RD
Map: 0034	Grid: 0003	Parcel: 0430
Neighborhood: 8040072.04	Subdivision: 0000	Section: 2
Block: 2	Lot: 2020	Assessment Year: MS
Town: None		Plat No: MS
		Plat Ref:
Primary Structure Built: 2005	Above Grade Living Area: 5,542 SF	Finished Basement Area: 1.8500 AC
County Use: 04		
Stories: 2 1/2	Basement: YES	Type: STANDARD UNIT
Exterior: STONE/	Quality: 7	Full/Half Bath: 3 full/ 1 half
Garage: 1		Attached
Last Notice of Major Improvements		
PER OWNER INCORRECT		
Value Information		
	Base Value	Value
		As of 01/01/2020
		As of 07/01/2019
		As of 07/01/2020
Land:	217,000	217,000
Improvements:	724,600	738,700
Total:	941,600	955,700
Preferential Land:	0	0
Phase-in Assessments		
As of 07/01/2019		
As of 07/01/2020		
Land:	217,000	217,000
Improvements:	724,600	738,700
Total:	941,600	955,700
Preferential Land:	0	0
Transfer Information		
Seller: RYLEA HOMES INC	Date: 10/10/2006	Price: \$1,230,000
Type: ARMS LENGTH IMPROVED	Deed1: /24588/ 00183	Deed2:
Seller: CAMERON MILL CUSTOM HOMES LLC	Date: 10/19/2004	Price: \$375,000
Type: ARMS LENGTH VACANT	Deed1: /20852/ 00264	Deed2:
Seller: HORNER JOSHUA L ET AL	Date: 06/14/2004	Price: \$239,000
Type: ARMS LENGTH VACANT	Deed1: /19645/ 00017	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		0.00 0.00
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

2020-0137-A

2020-0137-A

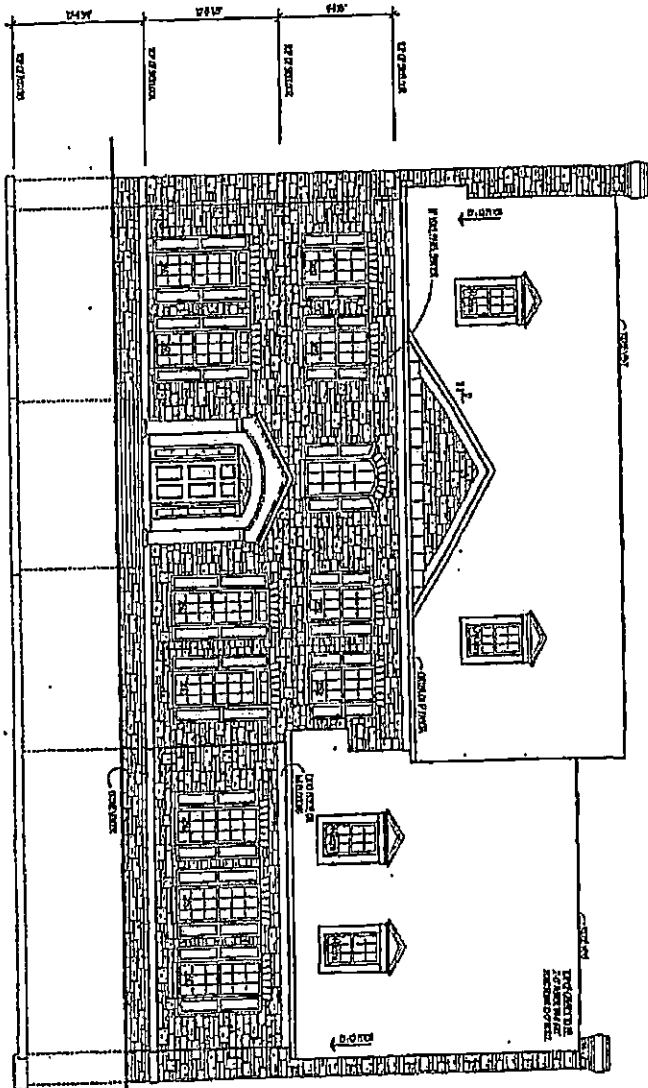


FOUR HEAVY
ROW

BID & PERMIT ONLY

City of Taylor PLANNING & ZONING DEPARTMENT	
PROJECT TITLE REPAIRS GROUNDWATER	
CONTRACT FOUR HEAVY "YORK ROW"	
246	ALL

2020-0137-A

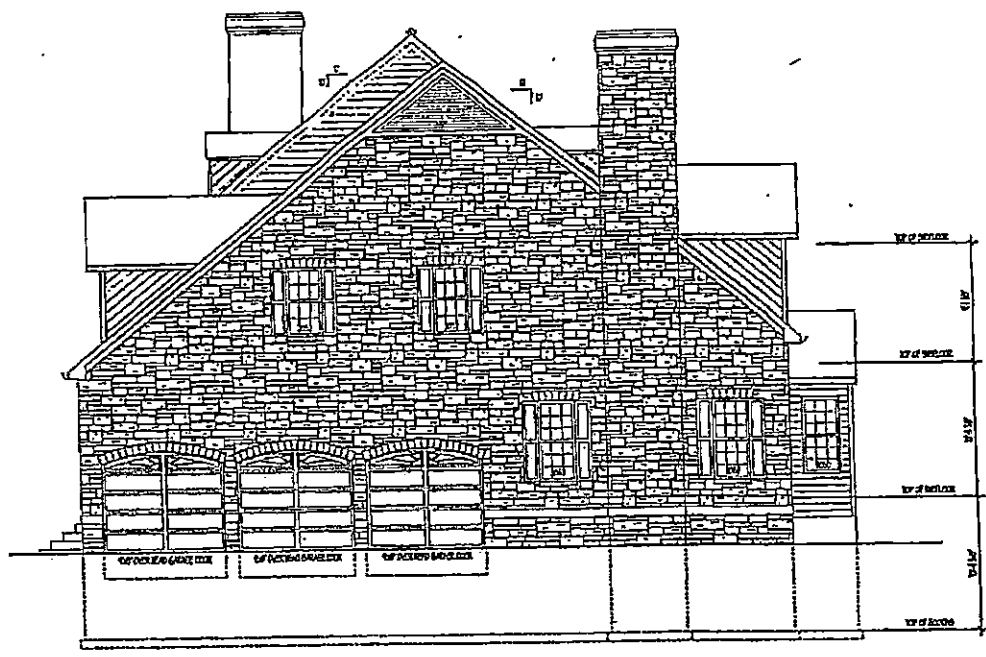


PERMIT ONLY

BID & PERMIT ONLY

div 2020-0137-A 2020-0137-A	
PROJECT TITLE RUEBENS REPAIRS	
CONTRACT PERMIT ONLY YORK BAY	
246	ALL

2020-0137-A

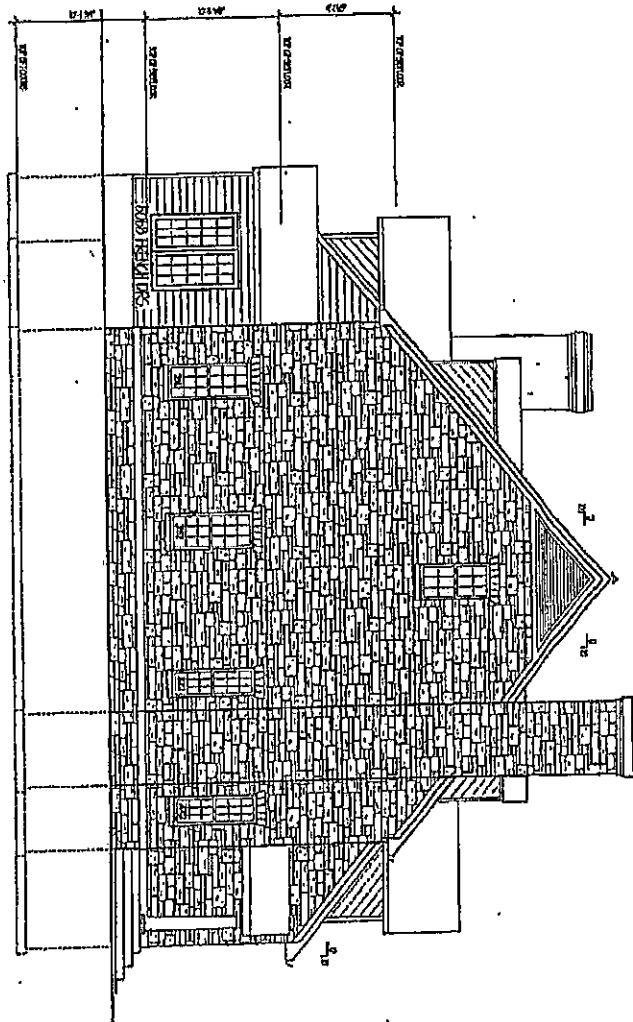


RIGHT SIDE ELEVATION
1/2" = 1'

PRINT ONLY

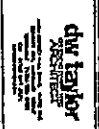
dw taylor ARCHITECT 1000 14th Street, Suite 100 Boulder, CO 80502 Phone: 303.440.1234 Fax: 303.440.1235 www.dwtaylor.com	
PROJECT TITLE	
RILEA RICHES GLENVIEW	
CONTENT	
RIGHT SIDE ELEVATION "YORK ROAD"	
PRODUCED NUMBER	REVISION NUMBER
2146	A1.2

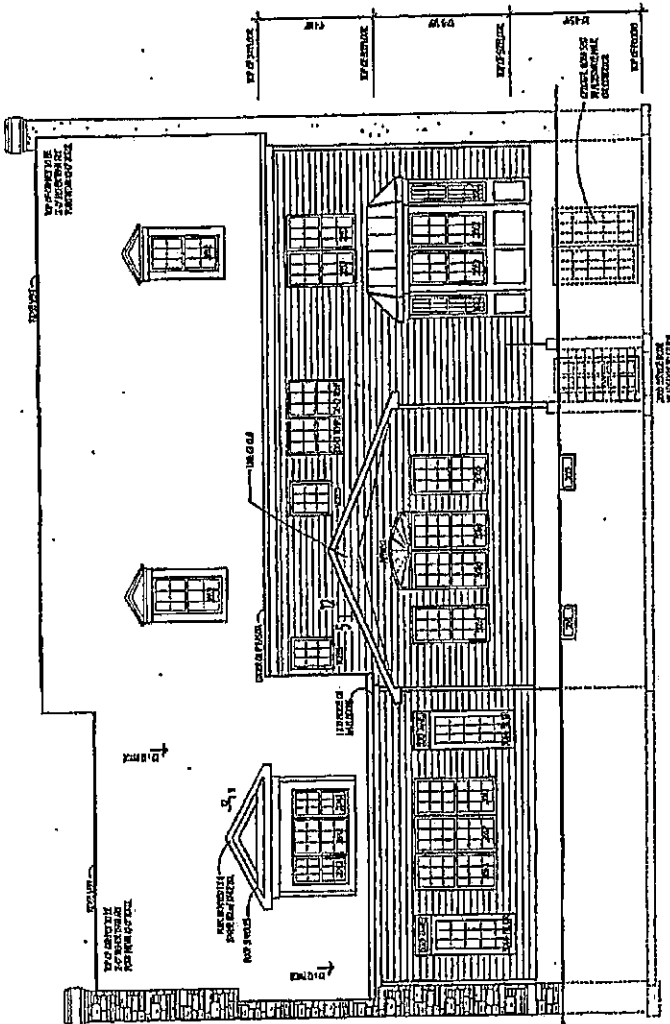
2020-0137-A



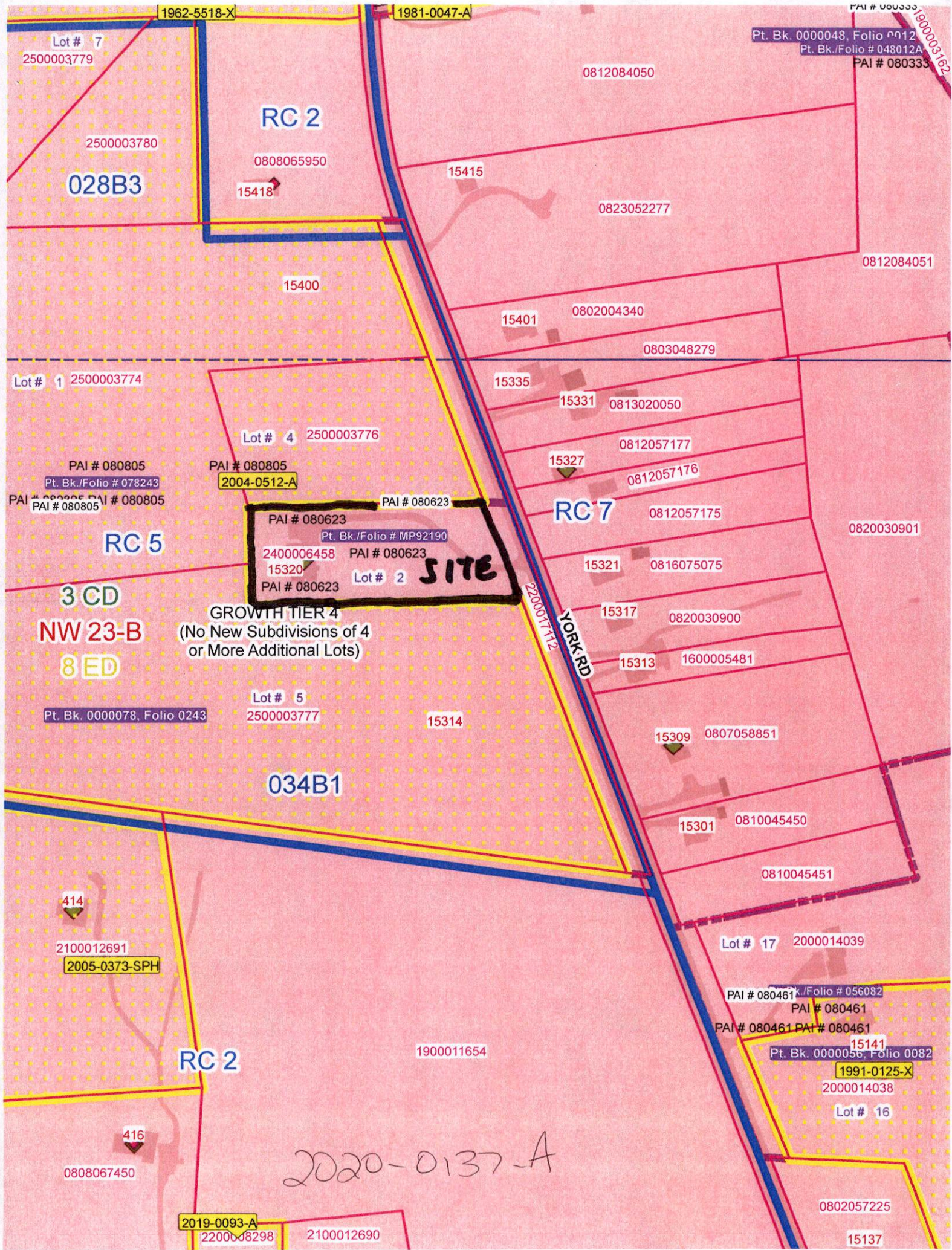
LEFT SIDE ELEVATION
N40

BID & PERMIT ONLY

	
PROJECT TITLE ROBEY HOUSE GLENDALE	
CONTENT LEFT SIDE ELEVATION 100% DRAW	
PROJECT NUMBER 2146	SHEET NUMBER A1.4

[illegible]

2020-0137-A



1962-5518-X

1981-0047-A

PAI # 080333

Pt. Bk. 0000048, Folio 0012
Pt. Bk./Folio # 048012A
PAI # 080333

Lot # 7
2500003779

0812084050

RC 2

2500003780

028B3

0808065950

15418

15415

0823052277

0812084051

15400

15401

0802004340

0803048279

Lot # 1 2500003774

Lot # 4 2500003776

15335

15331

0813020050

0812057177

0812057176

15327

0812057175

0820030901

PAI # 080805
Pt. Bk./Folio # 078243
PAI # 080805
PAI # 080805

PAI # 080805
2004-0512-A

PAI # 080623

PAI # 080623

Pt. Bk./Folio # MP92190

2400006458

PAI # 080623

15320

Lot # 2

PAI # 080623

RC 7

15321

0816075075

15317

0820030900

15313

1600005481

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

3 CD
NW 23-B
8 ED

Pt. Bk. 0000078, Folio 0243

Lot # 5
2500003777

15314

034B1

15309

0807058851

15301

0810045450

0810045451

Lot # 17 2000014039

PAI # 080461/Folio # 056082

PAI # 080461

PAI # 080461 PAI # 080461

Pt. Bk. 0000056, Folio 0082

1991-0125-X

2000014038

Lot # 16

1900011654

2020-0137-A

414

2100012691

2005-0373-SPH

RC 2

416

0808067450

2019-0093-A

2200008298

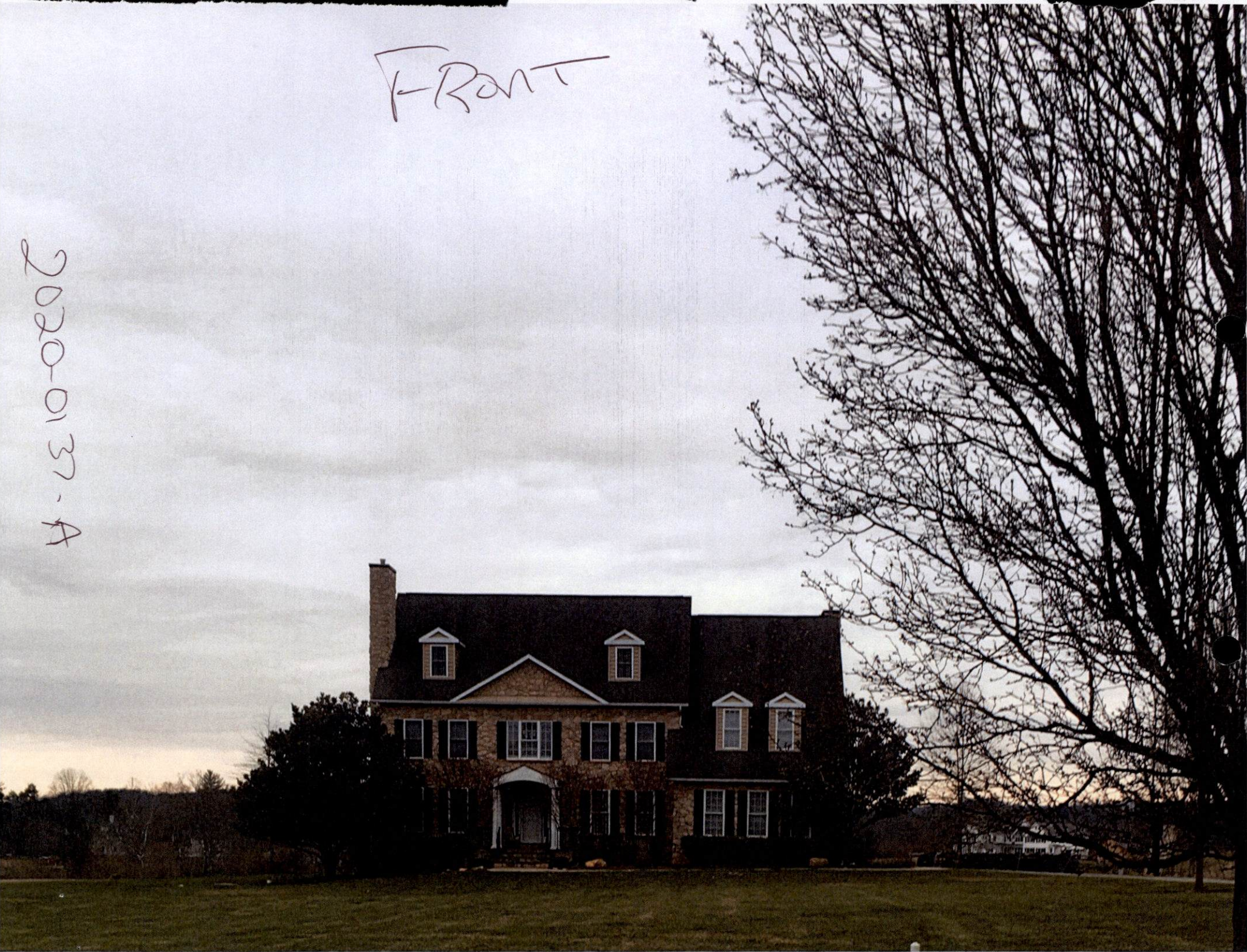
2100012690

0802057225

15137

FRONT

2020-01-37-A





2020-0137-1

2020-0137-1

Yide

2012

5070-0135-A

0310-0370

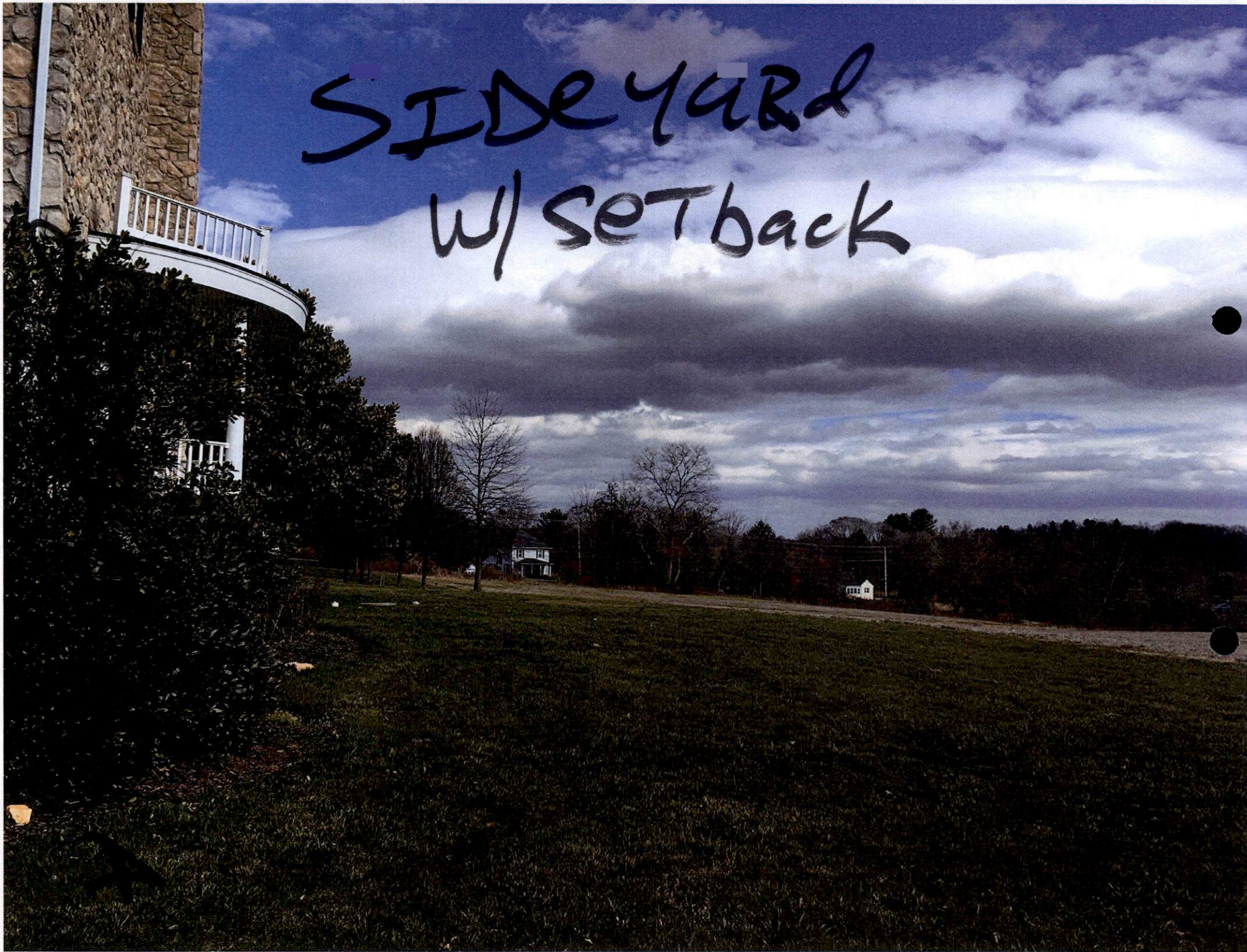
Rear Yard



best year

AT&T-0606

SIDEYARD
w/ SETback

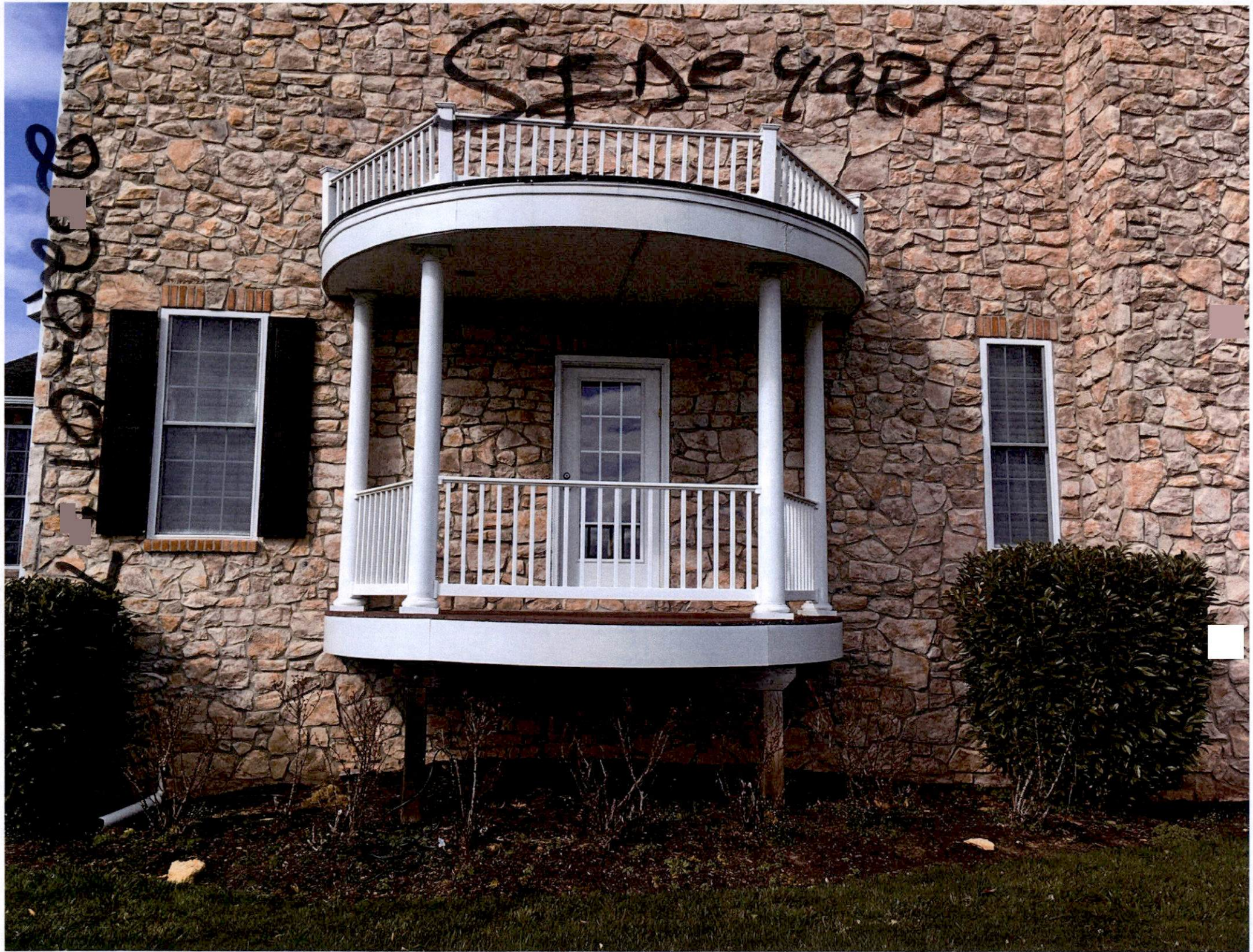


2800 2112

Hand Truck

hide with sex well

2800 2112

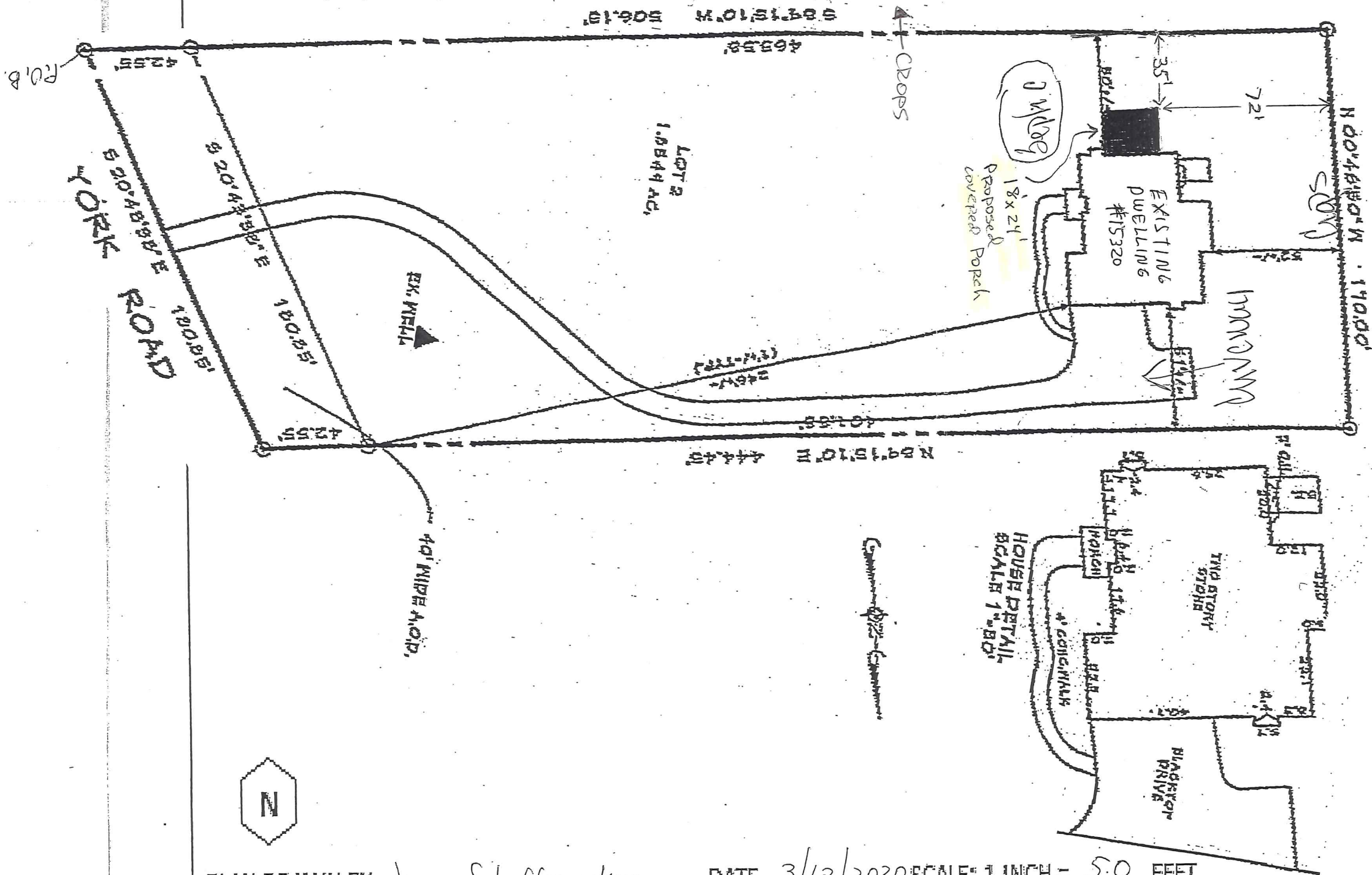


2000-01-27

hide

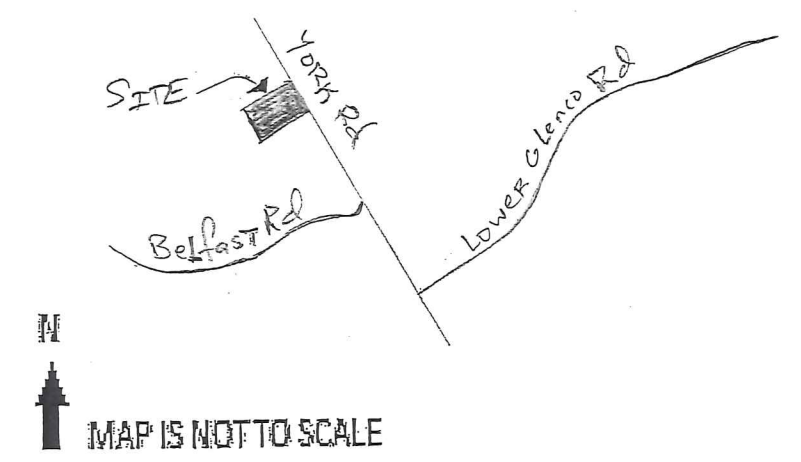
2000-01-27

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 15320 YORK ROAD OWNER(S) NAME(S) BROWNAWELL & SCHEFFENACKER
 92-190-M
 SUBDIVISION NAME JOSHUA HORNER PROPERTY MINOR SUBDIVISION LOT # 2 BLOCK # N/A SECTION # N/A
 PLAT BOOK # N/A FOLIO # N/A 10 DIGIT TAX # 240 000 64 58 DEED REF. # 245 881 00 183



PLAN DRAWN BY Jean Scheffenacker DATE 3/13/2020 SCALE: 1 INCH = 5.0 FEET

SITE VICINITY MAP



ZONING MAP# 03481
 SITE ZONED RC5
 ELECTION DISTRICT 8th
 COUNCIL DISTRICT 3rd
 LOT AREA ACREAGE 1.099
 OR SQUARE FEET 47,851
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC _____ PRIVATE X
 SEWER IS:
 PUBLIC _____ PRIVATE X
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2020-0137-A

Pet. Exh. 1

2020-0137-A