

M E M O R A N D U M

DATE: September 15, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0149-A- Appeal Period Expired

The appeal period for the above-referenced case expired on September 11, 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
(16610 Old York Road)		
10 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Carol and William Randall	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2020-0149-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the subject property, Carol and William Randall (“Petitioners”). The Petitioners are requesting Variance relief pursuant to Baltimore County Zoning Regulations (“BZCR”) § 400.1 to permit an accessory structure (detached garage) to be placed in the side yard in lieu of the required rear yard placement. 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 July 12, 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 requested variance would adversely affect the health, safety or general welfare of the public and

ORDER RECEIVED FOR FILING

Date 8/12/20
By D. Mignon

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 (garage) to be placed in the side yard in lieu of the required rear yard, I will impose conditions that the accessory structure (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 12th day of **August, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from BZCR § 400.1 to permit an accessory structure (detached garage) to be placed in the side yard in lieu of the required rear yard placement 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 or subsequent owners shall not convert the accessory structure (detached garage) into a dwelling unit or apartment. The proposed accessory structure (detached garage) shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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- The proposed accessory structure (detached garage) shall not be used for commercial purposes.

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:dlm

ORDER RECEIVED FOR FILING

Date

8/12/20

By

Dmignon



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 16610 Old York Rd Currently zoned RCL
 Deed Reference 13205 / 00261 10 Digit Tax Account # 2100006097
 Owner(s) Printed Name(s) Carol & William Randall Jr.

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 400.1 → TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) TO BE PLACED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD PLACEMENT.

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):

William E. Randall Jr., CAROL K. Randall

Name #1 - Type or Print

Name #2 - Type or Print

William E. Randall Jr.

CAROL K. Randall

Signature #1

Signature #2

16610 OLD YORK ROAD

MONKTON

MD

Mailing Address

City

State

21111

443-520-5973

werandall2@yahoo.com

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 21 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 2020-0149-4 Filing Date 6/30/20 Estimated Posting Date 7/12/20 Reviewer JS

Rev 5/5/2016

29 JUN '20 AM 8:42

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: 16610 OLD YORK ROAD MONKTON MARYLAND 21111
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)

NOT POSSIBLE TO PUT GARAGE IN BACK OF HOUSE
CURRENTLY WHERE SEPTIC TANK + LEACH FIELD ARE LOCATED
ANY STRUCTURES ON TOP OR CLOSE BY WOULD IMPACT ON THE
INTEGRITY OF THE SYSTEM
ALSO, HOUSE HAS A DECK EXTENDS > 40' FROM THE REAR OF THE
HOUSE, IF A GARAGE IS TO BE PLACED IN THE BACK, IT WOULD
HAVE TO BE > 60' AWAY FROM THE HOUSE - A DISTANCE TOO FAR
IN INCLEMENT WEATHERS

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

William E. Randall Jr
Signature of Owner (Affiant)

William E. Randall Jr
Name- Print or Type

Carol K. Randall
Signature of Owner (Affiant)

CAROL K. RANDALL
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 11th day of June, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

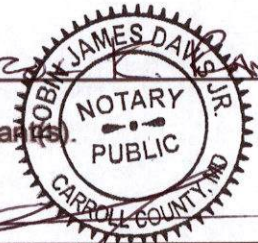
Print name(s) here: William E. Randall Jr & Carol K. Randall

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

12-4-2022
My Commission Expires



10

10

10



PROPERTY DESCRIPTION16610 OLD YORK ROAD

0013205 262

EXHIBIT A

Being known and designated as Lot No. 2, all that lot or parcel of land, situate, lying and being in the Tenth Election District of Baltimore County Maryland on the west side of Old York Road and described as follows:

Beginning for the same at a stone heretofore set at the end of the third or N 73 degrees W 1220 feet line of that tract of land of which the parcel described herein is a part, which was conveyed from Elmore Hutchins, by Grover MacGregor Hutchins, here attorney in fact to Adam D. Cockay, Jr. by deed dated September 1, 1987 and recorded among the Land Records of Baltimore County Maryland in Liber S.M. 7672 folio 188, etc., thence with the outlines thereof the following five courses and distances:

- 1) N 16 degrees 52' 54" W 91.00 feet to a steel bar now set, thence
- 2) S 73 degrees 10' 05" W 48.08 feet to a steel pipe heretofore set in the first or S 18 degrees 11' 00" E 379.50 feet line of that lot or parcel of land which was conveyed by Robert L. Riggs, Jr. and Mary Street Riggs, his wife, to Gordon R. Jones by deed dated March 23, 1981 and recorded among the aforesaid Land Records in Liber E.H.K.Jr. 6271 folio 173, etc., and distant S 17 degrees 40' 21" E 56.04 Feet from a stone and 55.60 feet from a pipe heretofore set, thence running with and binding on the first, second and part of the third lines thereof
- 3) S 17 degrees 40' 21" E 323.90 feet to a steel bar now set, thence
- 4) S 00 degrees 13' 10" W 111.48 feet to a steel bar now set, thence
- 5) S 22 degrees 33' 37" E 502.63 feet to a steel bar now set, thence for a line of division now made through the whole tract
- 6) S 65 degrees 22' 21" E 742.82 feet, passing through steel bars now set at 455.14 feet and 730.35 feet to a steel bar now set in the western right of way line of Old York Road, as shown on State Roads Commission of Maryland Plats No. 1036 and 1035, thence with the western right of way line of Old York Road, the following two courses and distances
- 7) by a line curving to the left with a radius of 2883.81 feet and a distance measured along the arc of 222.61 feet which arc is subtended by a chord bearing N 19 degrees 33' 50" E 222.56 feet to a steel bar now set, thence
- 8) N 17 degrees 21' 08" E 538.54 feet to a steel bar now set in the aforementioned third line of the whole tract and thence with that line
- 9) N 70 degrees 37' 30" W 1196.43 feet to the place of beginning.

Containing 16.61585 acres of land more or less. The improvements thereon being known as No. 16610 Old York Road.

2020-0149-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 7/12/2020

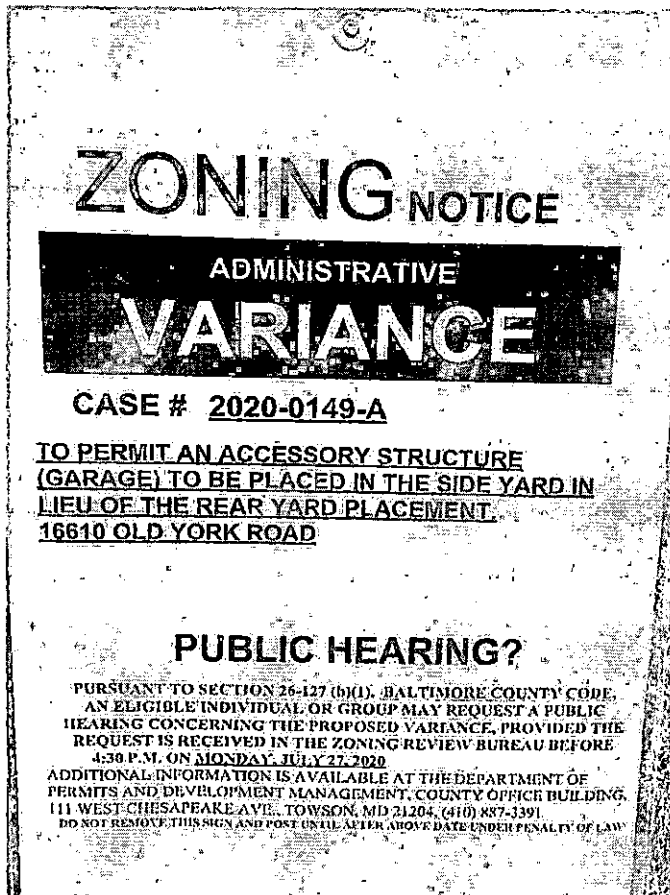
Case Number: 2020-0149-A

Petitioner / Developer: BRIAN CHAN ~ BILL RANDALL

Date of Closing: JULY 27, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
16610 OLD YORK ROAD

The sign(s) were posted on: JULY 12, 2020



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign @ 16610 Old York Road ~ 7/12/2020



Background Photo 2nd Sign @ 16610 Old York Road ~ 7/12/2020

CASE # 2020-0149-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0149 -A Address 16610 OLD YORK ROAD

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/30/20 Posting Date: 7/12/20 Closing Date: 7/27/20

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- 0149 -A Address 16610 OLD YORK ROAD

Petitioner's Name RANDALL Telephone 443-520-5973

Posting Date: 7/12/20 Closing Date: 7/27/20

Wording for Sign: TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) TO BE PLACED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD PLACEMENT.

Revised 2/20/2020

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2020-0149-A

Property Address: 16610 OLD YORK ROAD

Property Description:

Legal Owners (Petitioners): CAROL + WILLIAM RANDALL

Contract Purchaser/Lessee:

PLEASE FORWARD ADVERTISING BILL TO:

Name: CAROL + WILLIAM RANDALL

Company/Firm (if applicable):

Address: 16610 OLD YORK ROAD

MONKTON, MD 21111

Telephone Number: 443-520-5973

Revised 7/9/2015

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 197160

Date: 6/30/20

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150					\$ 75.00
Total:									\$ 75.00

Rec From: RANDALL

For: 2020-0149-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

WILLIAM EDDY RANDALL JR. 06-09
 1734 YORK RD.
 TIMONIUM, MD 21093

7-11 520 3096 No. 989

DATE 6/10/20

Pay to the order of: BALTIMORE COUNTY, MD \$ 75.00

SEVENTY FIVE & NO/100

M&T Bank

MEMO ZONING VAR

William E Randall Jr

⑆052000113⑆ 9851148461⑆0989

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 16610 OLD YORK ROAD OWNER(S) NAME(S) CAROL + WILLIAM RANDALL JR
SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____
PLAT BOOK # 13205 FOLIO # 06261 10 DIGIT TAX # 2100006097 DEED REF. # 13205 / 00261

SEE ATTACHED
SURVEYOR'S DRAWING
+
LOCATION DRAWING



PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = _____ FEET

SITE VICINITY MAP

N



MAP IS NOT TO SCALE

ZONING MAP# 023C3

SITE ZONED RC2

ELECTION DISTRICT 10

COUNCIL DISTRICT 3

LOT AREA ACREAGE 16.6 AC.

OR SQUARE FEET _____

HISTORIC? NO

IN CBQA? 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

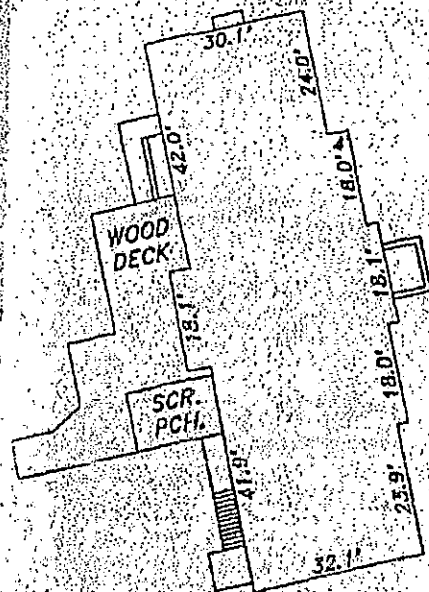
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2020-0149-4 Pet. Exh. 1

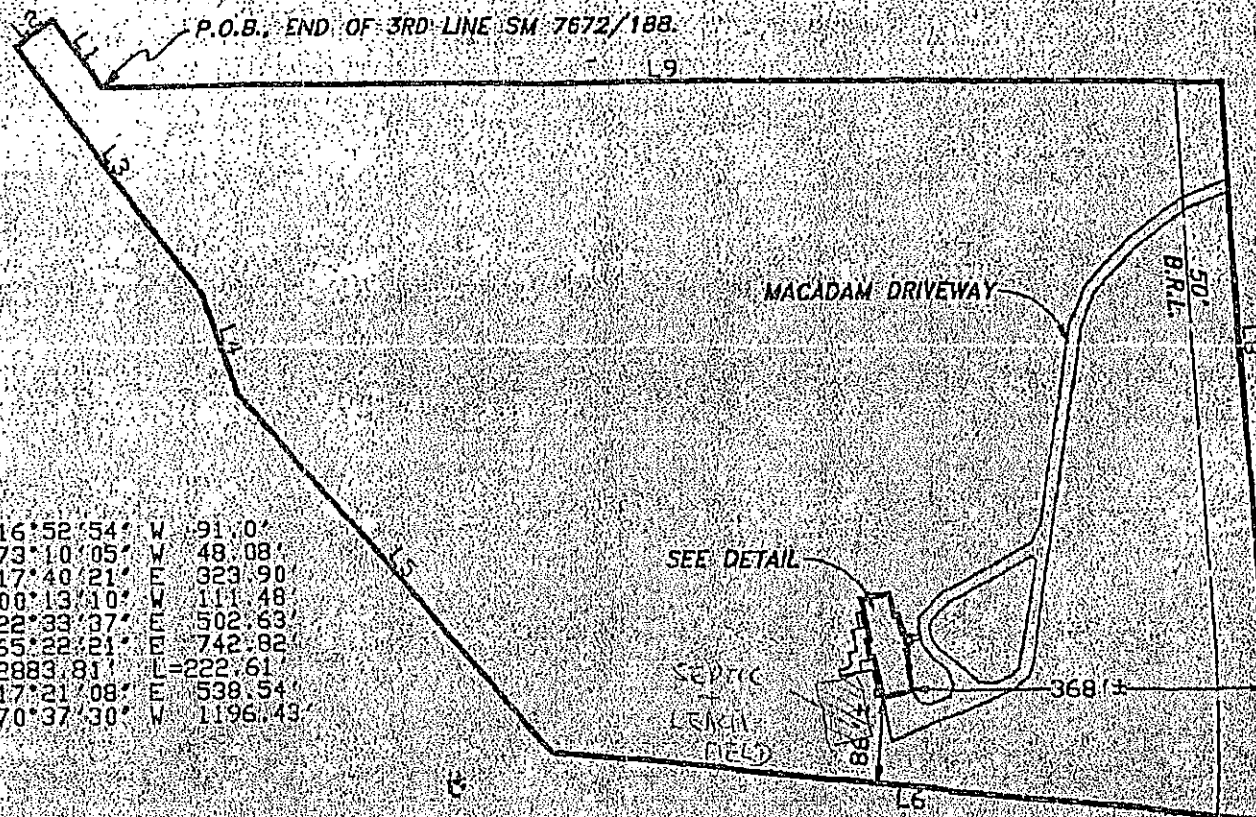
NOTES:

1. Information, if shown, was obtained from existing record plat or local agencies and is not guaranteed by NTT, Inc.
 2. Flood Zone information is subject to the interpretation of the originator.
 3. NTT, Inc. does not certify to unknown or unrecorded encroachments or overlaps.
 4. Survey markers NOT found, or guaranteed by this location.
 5. Back distance accuracy: 1/4"



HOUSE DETAIL
NO SCALE

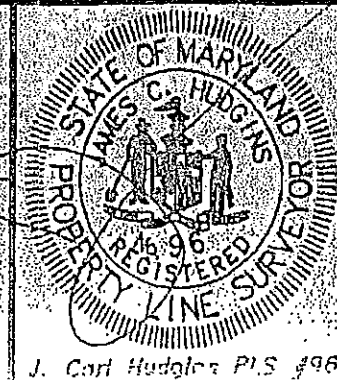
L1	N 16°52'54"	W 91.70'
L2	S 73°10'05"	W 48.08'
L3	S 17°40'21"	W 329.90'
L4	S 00°13'10"	W 111.48'
L5	S 22°33'37"	W 502.63'
L6	S 65°22'21"	W 742.82'
L7	R=2883.81'	ELL=222.61'
L8	N 17°21'08"	W 538.54'
L9	N 70°37'30"	W 1196.43'



Subject property is shown in Zone C
 on the FIRM Map of Baltimore County,
 Maryland on Community Panel
 400-10-D-150-B Effective March 2, 1981

I, the undersigned, do hereby certify that I have surveyed the property shown hereon,
 being known as 16610 Old York Road,
 as described in a deed
 recorded among the land records of Baltimore County,
 Maryland in Liber 7887, folio 470
 for the purpose of locating the improvements thereon.

This plat is of benefit to the consumer only insofar as it is required
 by a lender or a title insurance company or its agent in connection
 with contemplated transfer, financing, or refinancing purposes.
 This plat is not to be relied upon for the establishment of location
 of fences, garages, buildings, or other existing or future structures.
 This plat does not provide for the accurate identification of prop-
 erty boundary lines, but such identification may not be required for
 transfer of title or for securing financing or refinancing.



J. Carl Hudgins PLS #96

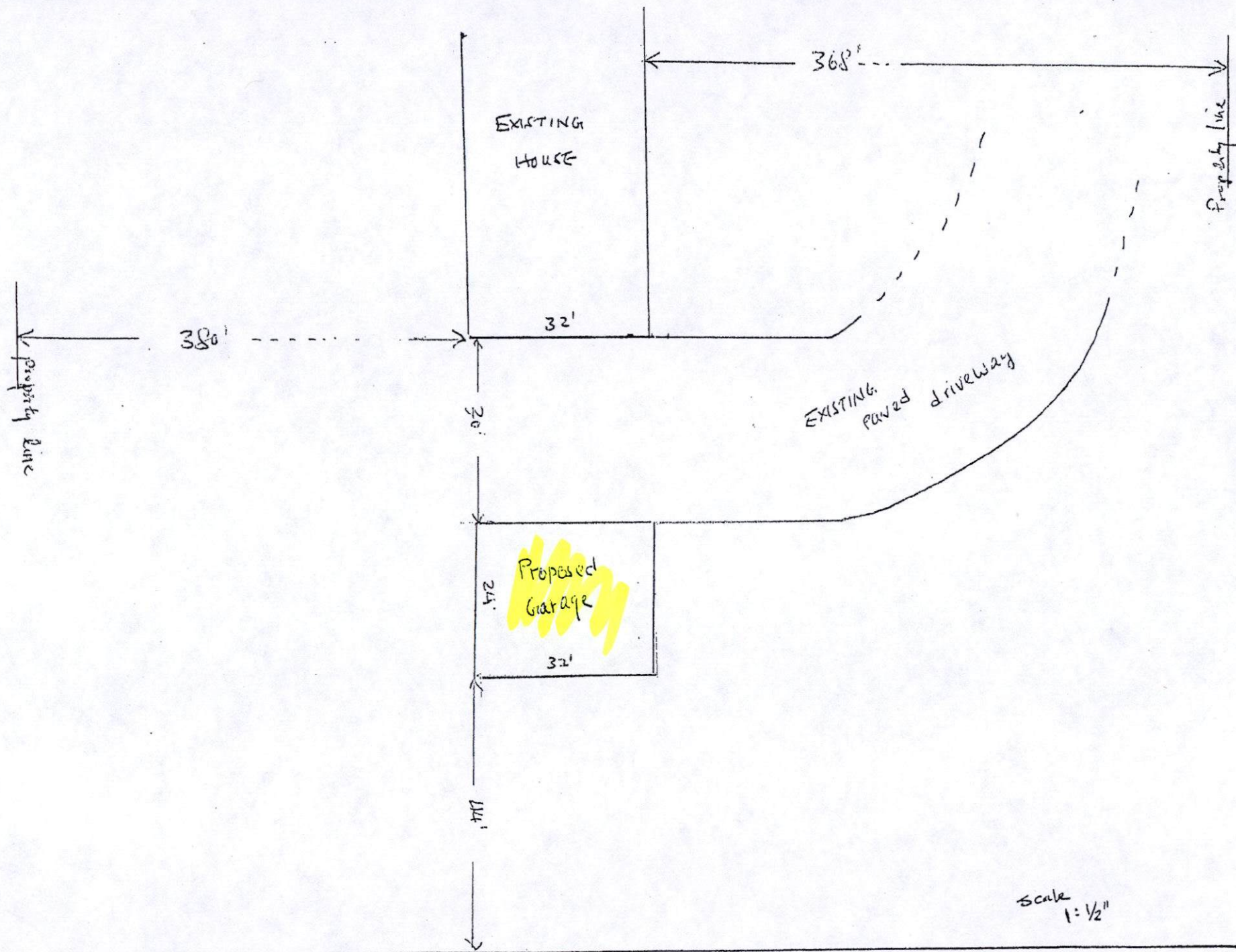
LOCATION DRAWING

16610 Old York Road
 Baltimore County, Maryland
 Election District - 7

NTT Associates, Inc.
 16205 Old Frederick Road
 Mt. Airy, Maryland 21771
 Ph. (410) 442-2031
 Fax No. (410) 442-1315

Scale: 1"=200'
 Date: 5-19-98
 Field By: M.R.H.
 Drawn By: M.R.H.
 Drawing: 17557-TM

2020-0149-A



Scale
1 = 1/2"

2020-0149-A

Prop. Line

Proposed garage





Leach
field on
back
side



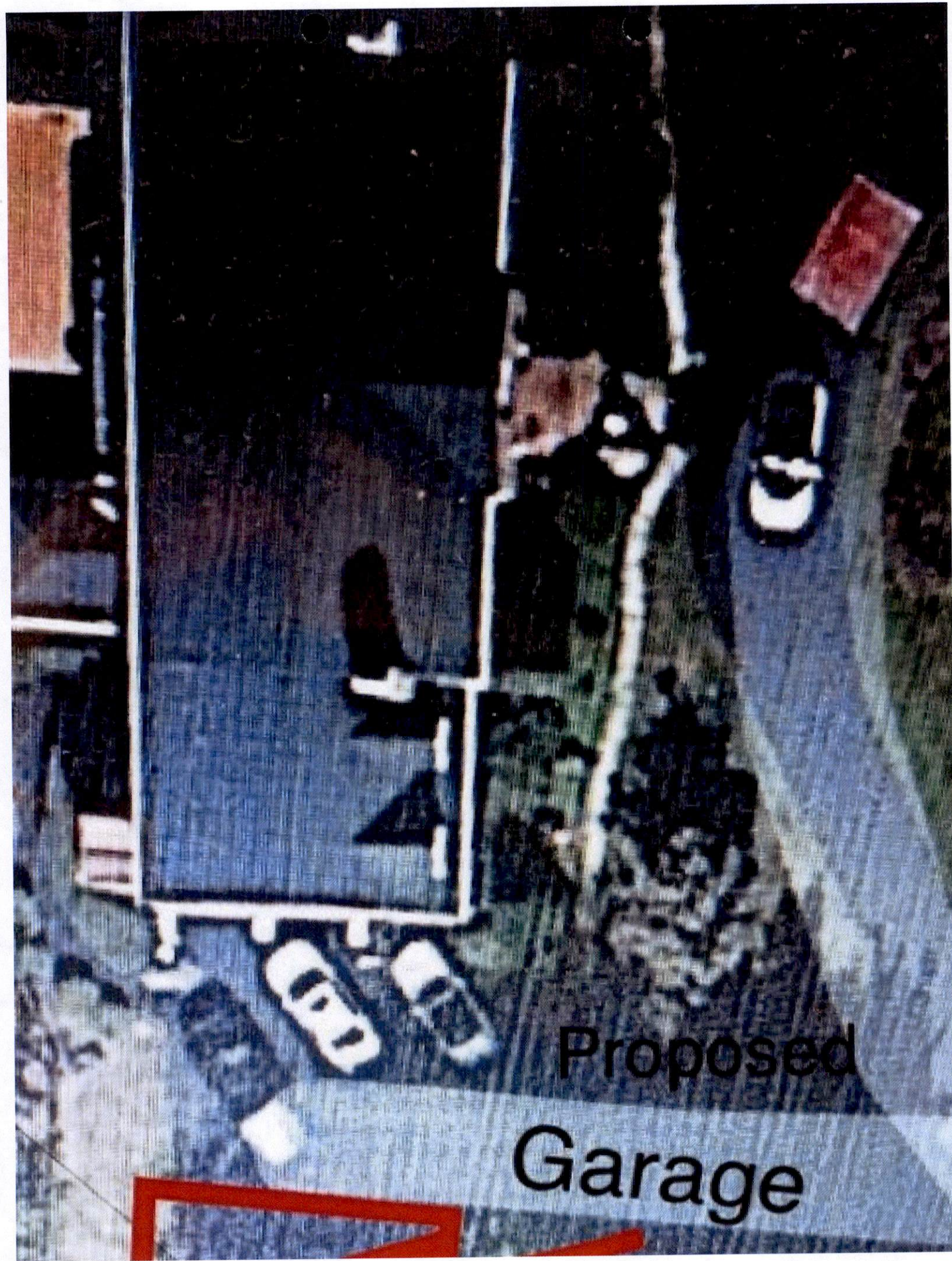
Neighbors
house with
garages on
side



Trees in back
side of house



Proposed
garage



Proposed
Garage

Baltimore County - My Neighborhood



Charles Run
Subshed

Headwaters
Subshed

*
16610
OLD YORK
ROAD *

Legend



Hospitals



Railroad



Zoning History Cases



Watershed Subsheds

1:4,514

0 195 390 780 Feet

Sources: Esri, HERE, Garmin, Intermap, increment P.,
GeoBase, IGN, Kadaster NL, Ordnance Survey,
OpenStreetMap contributors, and the GIS User Community

June 25, 2020

NE 27-C

16710

1008080075

PAI # 100320

PAI # 100320 2200020755

Lot # 2 PAI # 100320

PAI # 100320 2003-0509-A

Pt. Bk./Folio # MP94039

HOUCKS MILL RD

023C3

2100006097

10 ED

RC 2
3 CD

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

NE 26-C

16600

2019-0414-A

2200000221

2500009652

1018035025

029C1

16444

1023000050

Pt. Bk./Folio # 001395
PAI # 108026

2500001225
PAI # 108026

OLD YORK RD

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 16610 OLD YORK ROAD OWNER(S) NAME(S) CAROL + WILLIAM RANDALL JR
SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____
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SEE ATTACHED
SURVEYOR'S DRAWING
+
LOCATION DRAWING



PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = _____ FEET

SITE VICINITY MAP

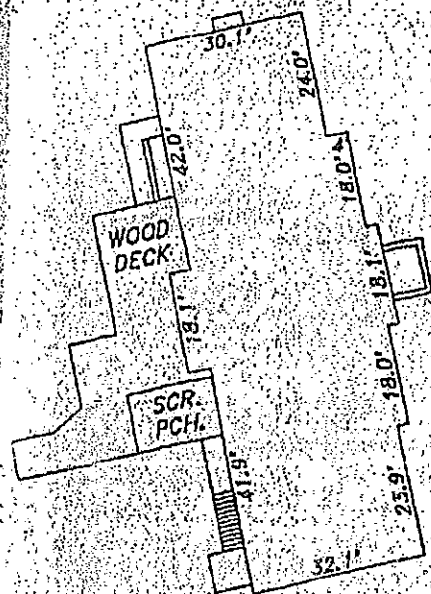
N
↑
MAP IS NOT TO SCALE
ZONING MAP# 02363
SITE ZONED RC2
ELECTION DISTRICT 10
COUNCIL DISTRICT 3
LOT AREA ACREAGE 16.6 AC.
OR SQUARE FEET _____
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC _____ PRIVATE X
SEWER IS:
PUBLIC _____ PRIVATE X
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2020-0149-4

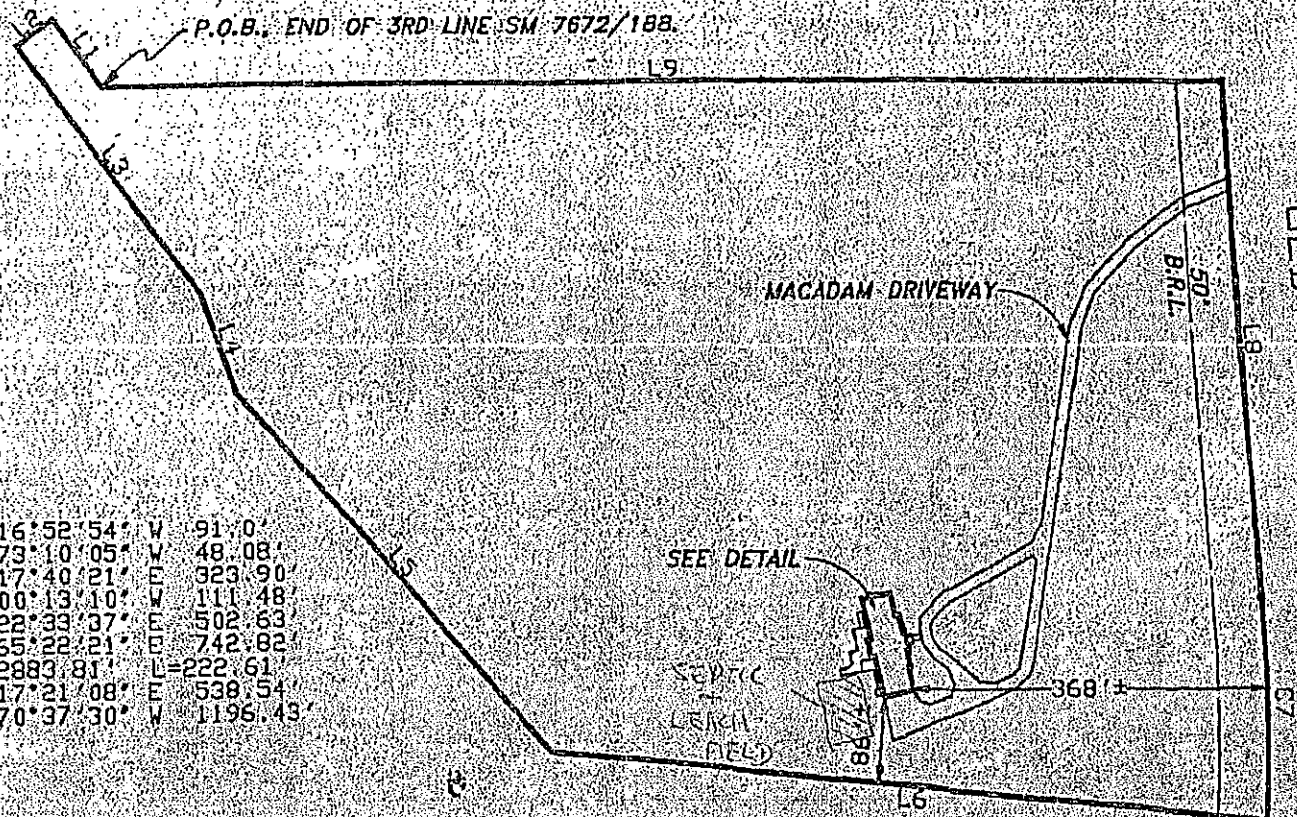
NOTES:

All information, if shown, was obtained from existing record plat or local agencies and is not guaranteed by NTT, Inc. All existing lines and/or Flood Zone information is subject to the interpretation of the originator. NTT, Inc. does not certify to unknown or unrecorded encroachments or overlaps. Property markers NOT found, or guaranteed by this location. Back distance accuracy: 1/2"



HOUSE DETAIL
NO SCALE

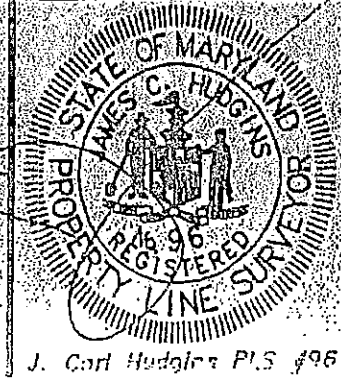
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transfer of title or for securing financing or refinancing.

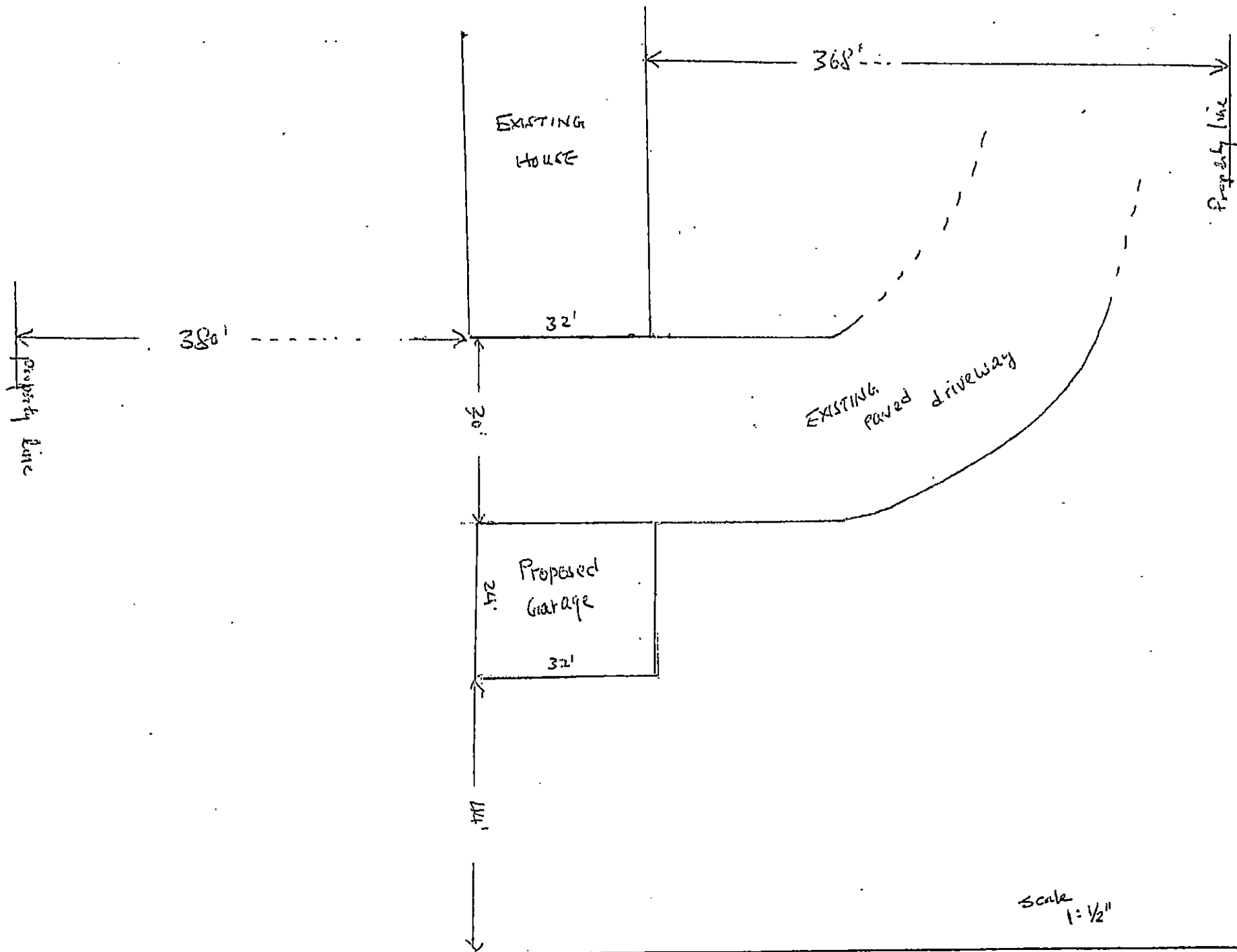


LOCATION DRAWING
16610 Old York Road
Baltimore County, Maryland
Election District - 7

NTT Associates, Inc.
16205 Old Frederick Road
Mt. Airy, Maryland 21771
Ph. (410) 442-2031
Fax No. (410) 442-1315

Scale:	1"=200'
Date:	5-19-98
Field By:	M.R.H.
Drawn By:	M.R.H.
Drawing #	7757-TM

2020-0149-A



Scale
1 = 1/2"

Prop. Line

2020-0149-A



JOHN A. OLSZEWSKI, JR.
County Executive

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

July 27, 2020

William E. Randall,
16610 Old York Road
Monkton MD 21111

RE: Case Number: 2020-0149-A, 16610 Old 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 30, 2020. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

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: July 10, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0149-A
Address 16610 Old York Road
(Randall Property)

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

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

Reviewer: Steve Ford

RECEIVED

1958

TO DIRECTOR
COMMISSIONER OF EXHIBITS

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
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FROM: Jeff Livingston, Department of Environmental Protection and
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X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

ZAC AGENDA

Case Number: 2020-0149-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Carol & William Randall
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 10 **Council Dist:** 3

Property Address: 16610 OLD YORK RD

Location: West side of Old York Road (25'), 370' South of intersection with Houcks Mills Road (20').

Existing Zoning: RC 2

Area: 16.61 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 To Permit an accessory structure (shed) to be placed in the side yard in lieu of the required rear yard placement

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/27/2020

Miscellaneous Notes:

Case Number: 2020-0150-SPH **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING
Legal Owner: Mary R. Sloat & Donald Eugene Sloat
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 16323 MATTHEWS RD

Location: South side of Matthews Road 340 feet East of Corbett Road.

Existing Zoning: RC 7

Area: 3.95 AC

Proposed Zoning:

SPECIAL HEARING:

To permit an accessory (in law) apartment permitted as a temporary use within an existing accessory building situate on the same owner occupied lot as the principal dwelling.

Any relief that Administrative Law Judge deems to be necessary.

Attorney: Frank X Borgerding

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: AGRICULTURAL TRANSFER TAX		
Account Identifier: District - 10 Account Number - 2100006097		
Owner Information		
Owner Name:	RANDALL WILLIAM E RANDALL CAROL K	Use: AGRICULTURAL Principal Residence: YES
Mailing Address:	16610 OLD YORK RD MONKTON MD 21111-1705	Deed Reference: /13205/ 00261
Location & Structure Information		
Premises Address:	16610 OLD YORK RD 0-0000	Legal Description: 16.61625 AC WS 16610 OLD YORK RD 375 SW HOUCK MILL RD
Map: 0023	Grid: 0024	Parcel: 0233
Neighborhood: 10040045.04	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2020
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built 1989	Above Grade Living Area 5,472 SF	Finished Basement Area
		Property Land Area 16.6100 AC
		County Use 33
Stories 2	Basement YES	Type STANDARD UNIT
Exterior BRICK/	Quality 6	Full/Half Bath 3 full/ 1 half
Garage 1 Attached	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	166,700	166,700
Improvements	646,200	493,200
Total:	812,900	659,900
Preferential Land:	4,700	4,700
Phase-in Assessments		
		As of 07/01/2019
		As of 07/01/2020
Transfer Information		
Seller: COCKEY ADAM D,JR	Date: 10/09/1998	Price: \$665,000
Type: ARMS LENGTH IMPROVED	Deed1: /13205/ 00261	Deed2:
Seller: COCKEY ADAM D,JR	Date: 08/18/1992	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /09326/ 00234	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County: 000		07/01/2019
State: 000		07/01/2020
Municipal: 000		0.00 0.00
Special Tax Recapture: AGRICULTURAL TRANSFER TAX		
Homestead Application Information		
Homestead Application Status: Approved 05/07/2008		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

ZAC AGENDA

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