

M E M O R A N D U M

DATE: September 24, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0151-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on September 23, 2020. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c:  Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(6603 Carol Road) * OFFICE OF ADMINISTRATIVE
3rd Election District *
4th Council District * HEARINGS FOR
John H. & Deborah A. Clark *
Petitioners * BALTIMORE COUNTY
* CASE NO. 2020-0151-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 property, John H. and Deborah A. Clark (“Petitioners”). The Petitioners are requesting Variance relief pursuant to from the Baltimore County Zoning Regulations (“BCZR”) § 400.1 to permit an accessory structure (shed) to be placed in the side yard of a corner property in lieu of the required placement in the third portion of the rear lot furthest from both streets. 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 received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 2, 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

ORDER RECEIVED FOR FILING

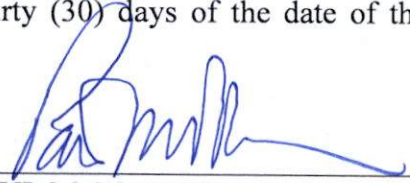
Date 8/24/20
By D. Mignon

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

THEREFORE, IT IS ORDERED, this 24st day of August, **2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from BCZR § 400.1 to permit an accessory structure (shed) to be placed in the side yard of a corner property in lieu of the required placement in the third portion of the rear lot furthest from both streets, be and is hereby GRANTED.

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
- Petitioners or subsequent owners shall not convert the detached shed into a dwelling unit or apartment. The detached shed shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The detached shed 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

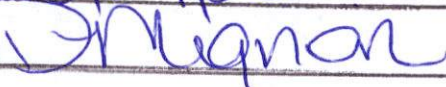
PMM:dlm

ORDER RECEIVED FOR FILING

Date

8/24/20

By





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 6603 Carol Rd, Gwynn Oak, MD 21207 Currently zoned DR. 5.5
Deed Reference 41683/00082 10 Digit Tax Account # 0316062280
Owner(s) Printed Name(s) John H. Clark & Deborah A. Clark

(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)

BCZR: 400.1 → To permit an accessory structure (shed) to be placed in the side yard of a corner property in lieu of the required placement in the 1/3 portion of the rear lot furthest from both streets.

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):

John H. Clark / Deborah A. Clark
Name #1 – Type or Print / Name #2 – Type or Print
John H. Clark / Deborah A. Clark
Signature #1 / Signature #2
6603 Carol Rd, Gwynn Oak, MD
Mailing Address / City / State
21207 / (410) 499-6224 / johnclark2@gmail.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:

John H. Clark
Name – Type or Print
Signature
6603 Carol Rd, Gwynn Oak, MD.
Mailing Address / City / State
21207 / (410) 499-6224 / johnclark2@gmail.com
Zip Code / Telephone # / Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this day of , that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0151-A Filing Date 7/1/20 Estimated Posting Date 7/12/20 Reviewer JS

Affidavit in Support of Administrative Variance

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

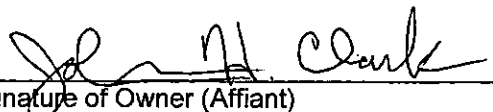
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in 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: 6603 Carol Rd, Gwynn Oak, MD. 21207
Print or Type Address of property City State Zip Code

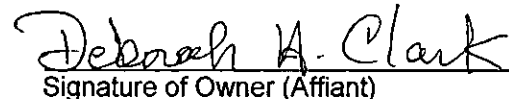
Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

The area in the rear of the house is only 18 feet wide. The rear location would cause hardship by way of blocking the entire view from the living room window which is located in the rear of the house and would not allow for any natural sunlight to enter into the living room. Usage of the rear patio, which is used for outside entertaining would also suffer as the patio area too would be blocked off from normal usage. The proposed location for the 12' x 20' shed is the same location where a previous owner was granted a variance to install an 18' x 36' swimming pool as referred to by zoning case 1976-0231-A, which has since been removed and filled in.

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


Signature of Owner (Affiant)

John H. Clark
Name- Print or Type


Signature of Owner (Affiant)

Deborah A. Clark
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:

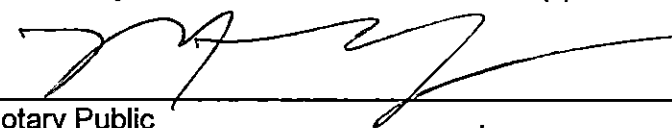
I HEREBY CERTIFY, this 30th day of June, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: John H. Clark, Deborah A. Clark

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

AS WITNESS my hand and Notaries Seal

MATTHEW NORWOOD GRIFFIN
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES JAN 14, 2024


Notary Public

79914 2024
My Commission Expires

MY COMMISSION EXPIRES JAN 14 2024
MARYLAND
BALTIMORE COUNTY
NOTARY PUBLIC
MATTHEW NORWOOD GRIFFIN

DISCRIPTION FOR VARIANCE

Being Lot #20 and part of lot #19 (35' x 140'), Block C, Section #1 in the subdivision of Lochearn as recorded in Baltimore County Plat Book #7, Folio #153, containing 11,900 total square feet. Located in the 3rd Election District and 4th Council District.

2020-0151-A



ADMINISTRATIVE ZONING PETITION

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

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 Owner(s) Printed Name(s) John H. Clark & Deborah A. Clark

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BCZR: 400.1 → To permit an accessory structure (shed) to be placed in the side yard of a corner property in lieu of the required placement in the 1/3 portion of the rear lot furthest from both streets.

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):

John H. Clark / Deborah A. Clark
 Name #1 – Type or Print Name #2 – Type or Print
John H. Clark Deborah A. Clark
 Signature #1 Signature #2
 6603 Carol Rd, Gwynn Oak, MD
 Mailing Address City State
 21207 / (410) 499-6224 / johnclark2@gmail.com
 Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s)

Name- Type or Print
 Signature
 Date
 Mailing Address City State
 BY / /
 Zip Code Telephone # Email Address

Representative to be contacted:

John H. Clark
 Name – Type or Print
 Signature
 6603 Carol Rd, Gwynn Oak, MD.
 Mailing Address City State
 21207 / (410) 499-6224 / johnclark2@gmail.com
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0151-A Filing Date 7/1/20 Estimated Posting Date 7/12/20 Reviewer JS

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: 6603 Carol Rd, Gwynn Oak, MD. 21207
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)

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

John H. Clark
Signature of Owner (Affiant)

John H. Clark
Name- Print or Type

Deborah A. Clark
Signature of Owner (Affiant)

Deborah A. Clark
Name- Print or Type

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

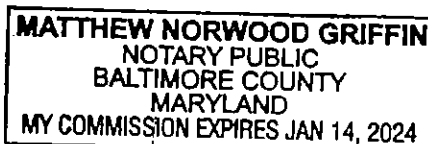
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of June, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: John H. Clark, Deborah A. Clark

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

Jan 14 2024
My Commission Expires

MATTHEW NORWOOD GRIFFIN
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES JAN 14, 2024

DISCRIPTION FOR VARIANCE

Being Lot #20 and part of lot #19 (35' x 140'), Block C, Section #1 in the subdivision of Lochearn as recorded in Baltimore County Plat Book #7, Folio #153, containing 11,900 total square feet. Located in the 3rd Election District and 4th Council District.

2020-0151-A

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

No. 194629

Date: 7/1/20

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

Rec
From: CLARK

For: 2020-0151-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

 JOHN H. CLARK
32 Nottingham Ct
Windsor Mill, MD 21244-1028
(410) 499-6224

6603 CAROL RD
GWYNN OAK, MD
21207-6302

1085
65-320/550 7365
1000253337095

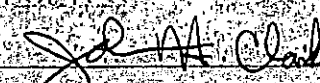
6-30-2020
Date

Pay to the
Order of BALTIMORE COUNTY \$ 75.00

SEVENTY FIVE AND 00/100 Dollars

 Wells Fargo Bank, N.A.
Maryland
wellsfargo.com

FOR VARIANCE PETITION FILING FEE



⑆055003201⑆1000253337095⑆01085

CORRECTED CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 8/2/2020

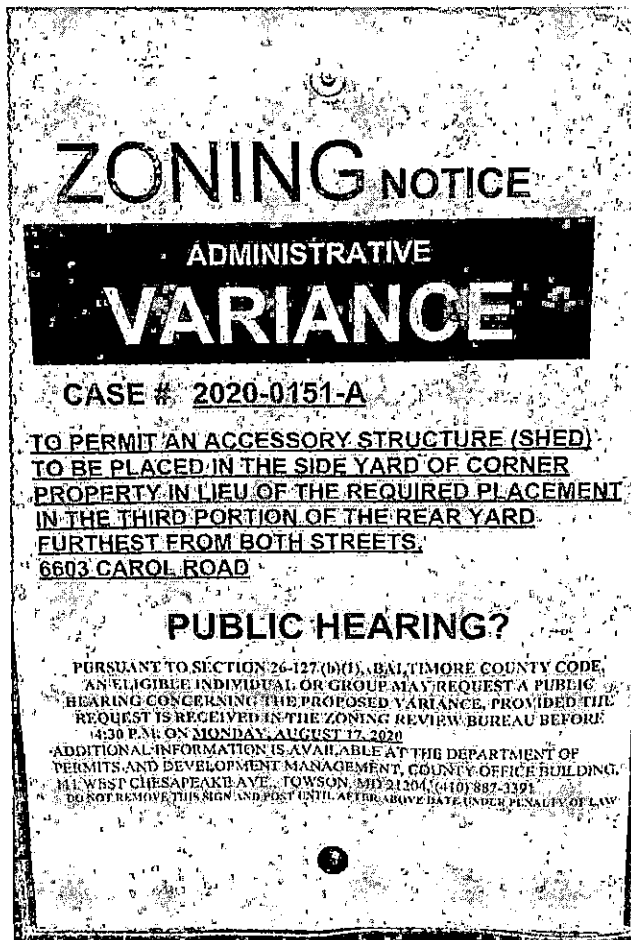
Case Number: 2020-0151-A

Petitioner / Developer: JOHN CLARK

Date of Closing: August 17, 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:
6603 CAROL ROAD

The sign(s) were posted on: AUGUST 2, 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)

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 8/2/2020

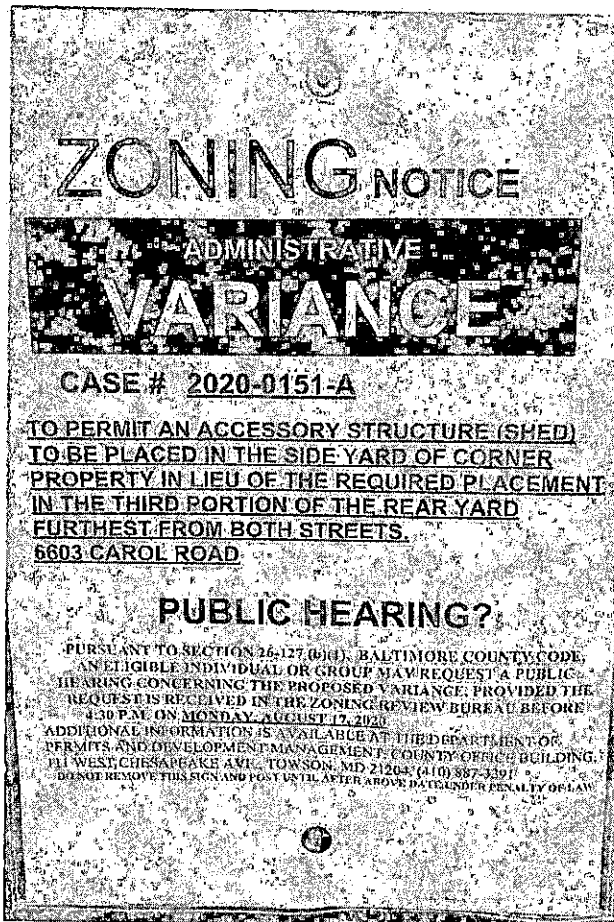
Case Number: 2020-0151-A

Petitioner / Developer: JOHN WARD

Date of Closing: AUGUST 17, 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:
6603 CAROL ROAD

The sign(s) were posted on: AUGUST 2, 2020



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

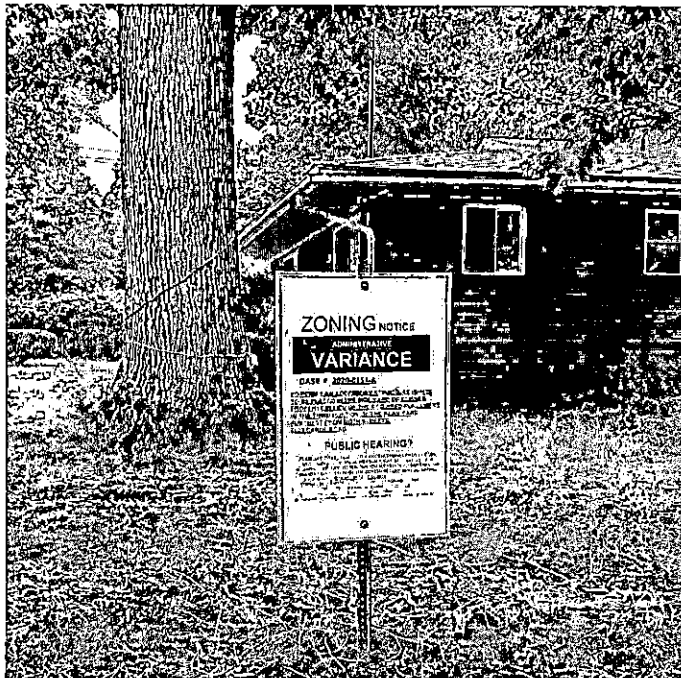
523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign @ 6603 Carol Road ~ 8/2/2020



Background Photo 2nd Sign @ 6603 Carol Road ~ 8/2/2020
CASE # 2020-0151-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0151 -A Address 6603 CAROL ROAD, 21207
Contact Person: JASON SEIDEMAN Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7/24/20 Posting Date: 8/2/20 Closing Date: 8/17/20

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- 0151 -A Address 6603 CAROL ROAD, 21207
Petitioner's Name CLARK Telephone 410-499-6224
Posting Date: 8/2/20 Closing Date: 8/17/20
Wording for Sign: To Permit

_____ To permit an accessory structure (shed) to be placed in the side yard of a corner property in lieu of the _____
_____ required placement in the 1/3 portion of the rear yard furthest from both streets. _____

Revised 2/20/2020

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0151 -A Address 6603 CAROL RD, 21207

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

Filing Date: 7/1/20 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.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

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Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 0151 -A Address 6603 CAROL RD, 21207

Petitioner's Name CLARK Telephone 410-499-6224

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

Wording for Sign: _____

_____ To permit an accessory structure (shed) to be placed in the side yard of a corner property in lieu of the _____
_____ required placement in the 1/3 portion of the rear lot furthest from both streets. _____

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: 2020-0151-A

Property Address: 6603 Carol Rd, Gwynn Oak, MD 21207-6302

Property Description: Single family dwelling

Legal Owners (Petitioners): John H. Clark & Deborah A. Clark

Contract Purchaser/Lessee: John H. Clark & Deborah A. Clark

PLEASE FORWARD ADVERTISING BILL TO:

Name: John H. Clark

Company/Firm (if applicable): _____

Address: 6603 Carol Rd, Gwynn Oak, MD 21207-6302

Telephone Number: (410) 499-6224



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 10, 2020

John H. Clark,
6603 Carol Road
Gwynn Oak MD 21207

RE: Case Number: 2020-0151-A, 6603 Carol 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 July 01, 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 # 2020-0151-A
Address 6603 Carol Road
(Clark 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
7-10	DEPS (if not received, date e-mail sent _____)	NC
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. <u>Previous Owner -</u>)	
PRIOR ZONING	(Case No. <u>1976-0231-A 18x36 pool - Removed + filled in now</u>)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>8-2-20</u>	by <u>Ol Kiefer</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 03 Account Number - 0316062280		
Owner Information		
Owner Name:	CLARK JOHN CLARK DEBORAH A	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	6603 CAROL RD GWYNN OAK MD 21207-6302	Deed Reference: /41683/ 00082
Location & Structure Information		
Premises Address:	6603 CAROL RD GWYNN OAK 21207-6302	Legal Description: LT 20 PT 19 6603 CAROL RD LOCHEARN
Map:	Grid:	Parcel:
0088	0003	0394
Neighborhood:	Subdivision:	Section:
3070109.04	0000	1
Block:	Lot:	Assessment Year:
C	20	2020
Plat No:		Plat Ref:
		0007/ 0153
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1955	1,940 SF	Property Land Area
		11,900 SF
County Use		04
Stories	Basement	Type
1	NO	STANDARD UNIT
Exterior	Quality	Full/Half Bath
BRICK/	3	2 full
Value Information		
	Base Value	Value
		As of
		01/01/2020
Land:	62,500	62,500
Improvements	146,200	140,900
Total:	208,700	203,400
Preferential Land:	0	0
Phase-in Assessments		
	As of	As of
	07/01/2019	07/01/2020
	208,700	203,400
Transfer Information		
Seller: NIEVES LANA A	Date: 07/29/2019	Price: \$210,000
Type: ARMS LENGTH IMPROVED	Deed1: /41683/ 00082	Deed2:
Seller: US BANK NATIONAL	Date: 04/26/2007	Price: \$187,000
Type: NON-ARMS LENGTH OTHER	Deed1: /25550/ 00004	Deed2:
Seller: EVANS LEONARD T,JR	Date: 02/15/2007	Price: \$170,296
Type: ARMS LENGTH IMPROVED	Deed1: /25211/ 00473	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: Approved 09/27/2019		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:

ZAC AGENDA

Case Number: 2020-0151-A **Reviewer:** Jason Seidelman

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: John H. Clark & Deborah A. Clark

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 4

Property Address: 6603 CAROL RD

Location: South Corner of intersection of Carol Road (32') and Sylvan Drive (40').

Existing Zoning: DR 5.5

Area: 11,900 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 To permit an accessory structure (shed) to be placed in the side yard of a corner property in lieu of the required placement in the 1/3 portion of the rear lot furthest from both streets.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/27/2020

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2020-0151-A **Reviewer:** Jason Seidelman

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: John H. Clark & Deborah A. Clark

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 4

Property Address: 6603 CAROL RD

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Area: 11,900 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 To permit an accessory structure (shed) to be placed in the side yard of a corner property in lieu of the required placement in the 1/3 portion of the rear lot furthest from both streets.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

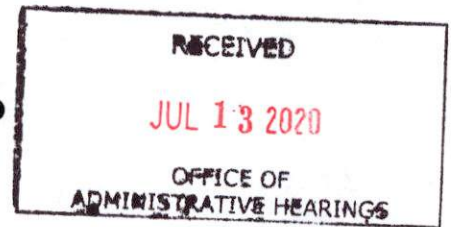
Closing Date: 07/27/2020

8-17-20

Miscellaneous Notes:

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 # 2020-0151-A
Address 6603 Carol Road
(Clark 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

CONTINUOUSLY IN PROGRESS
DENTIST

W. C. STANLEY



0302003425

3700
0319012620

LOCHARN DR

1978-0018-A

2009-0061-SPHA

NW 5-E

1976-0231-A

3 ED

4 CD

DR 5.5
088B1

PATTERSON AVE

SYLVAN DR

PAI # 030017

Pt. Bk./Folio # 008076

Pt. Bk. 000008, Folio 0076

Pt. Bk./Folio # 007153A



LOCHEARN DR

CAROL RD

ALLEY

SYLVAN DR

PATTERSON AVE

NW 5-E

DR 5.5
088B1

1978-0018-A

1976-0231-A

2020-0157-A

3 ED

4 CD

Pt. Bk./Folio # 008076

Pt. Bk. 0000008, Folio 0076

Pt. Bk. 0000007, Folio 0153

Pt. Bk./Folio # 007153A

PAI # 030017

PAI # 030017

Lot # 1
0302003425
3700
0319012620

Lot # 41
0308001700
3707
0304051830
0308001701

Lot # 6
0319003470
3710
0308090300
0308090301

Lot # 37
0319076630
3715
0312023350
0320271710

Lot # 25
0319035460
3641
0308061000

Lot # 1
0303052610
3700
0320001276
0320000400

Lot # 41
0313078160
3705
0301036320
Lot # 42

Lot # 39
0303037970
032060251

Lot # 5
0302060250
3704
0302021375

Lot # 21
0308002375
3625
0320001820

Lot # 28
0320056150
3626
0318035425

Lot # 26
0303005060
0319008375
Lot # 27

Lot # 44
25000008974
3701
0316062280

Lot # 3
0302021375
3702
0319027550

Lot # 21
0320031050
0302001000

Lot # 29
0311019270
3624
0320000950

Lot # 18
0304076640
3617
0306021750

Lot # 21
0311067150
3626
0318036740

Lot # 1
0302026330
3701
0320055560

Lot # 32
0302001000
0320000950

Lot # 14
0313055875
3613
0313055876

Lot # 15
0311036250
3615
0305061025

Lot # 23
0311035200
3624
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Lot # 19
0301054990
3627
0313013950

Lot # 12
0308068390
3607
0302021650

Lot # 13
0313055876
0308033760

Lot # 16
0306021750
3617
0318010300

Lot # 24
0311035200
3624
0318010300

Lot # 18
0301054990
3627
0313013950

Lot # 10
0302021650
0307015475

Lot # 12
0308068390
3607
0302021650

Lot # 27
0305061025
3614
0318048400

Lot # 15
0306020100
3621
0311015725

Lot # 21
0306058400
3624
0319073400

Lot # 10
0302021650
0307015475

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Lot # 28
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3614
0305061025

Lot # 13
0302084000
0311015725

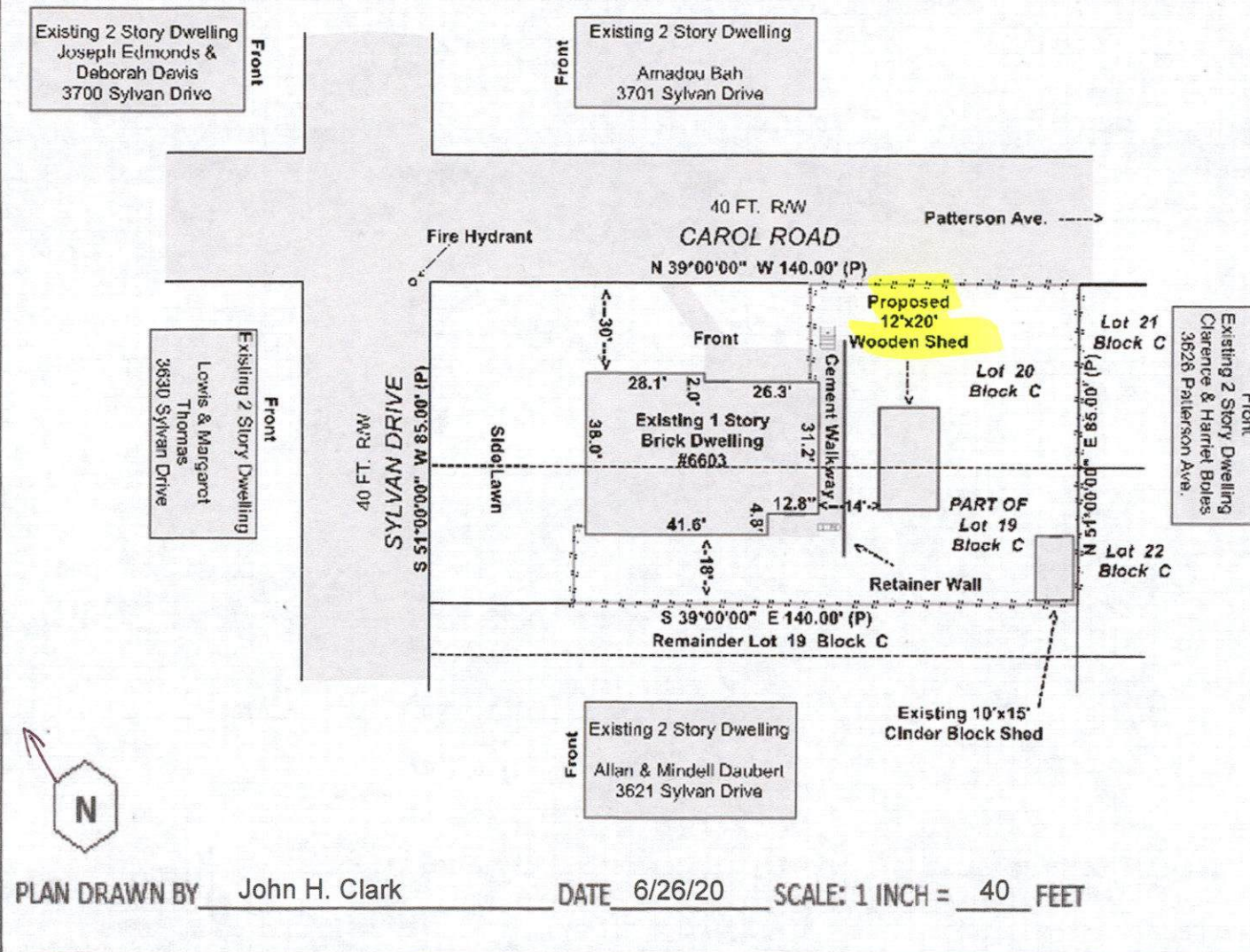
Lot # 22
0303000975
0313025630
0302060250

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

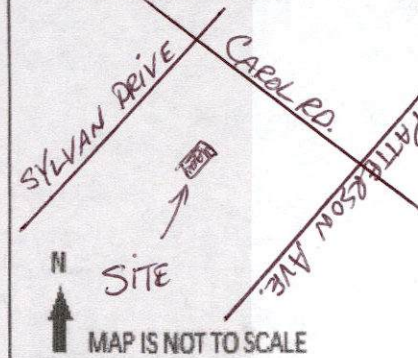
ADDRESS 6603 Carol Rd, Gwynn Oak, MD 21207 OWNER(S) NAME(S) John H. Clark & Deborah A. Clark

SUBDIVISION NAME Lochearn Lot #20 and PT #19 LOT # _____ BLOCK # C SECTION # 1

PLAT BOOK # WPC 7 FOLIO # 153 10 DIGIT TAX # 0316062280 DEED REF. # 41683/00082



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 88

SITE ZONED DR 5.5

ELECTION DISTRICT 3rd

COUNCIL DISTRICT 4th

LOT AREA ACREAGE 0.27

OR SQUARE FEET 11,900 SF

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? Yes

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

Zoning Case 1976-0231-A

Variance granted for

installation of 18' x 36'

swimming pool in side yard

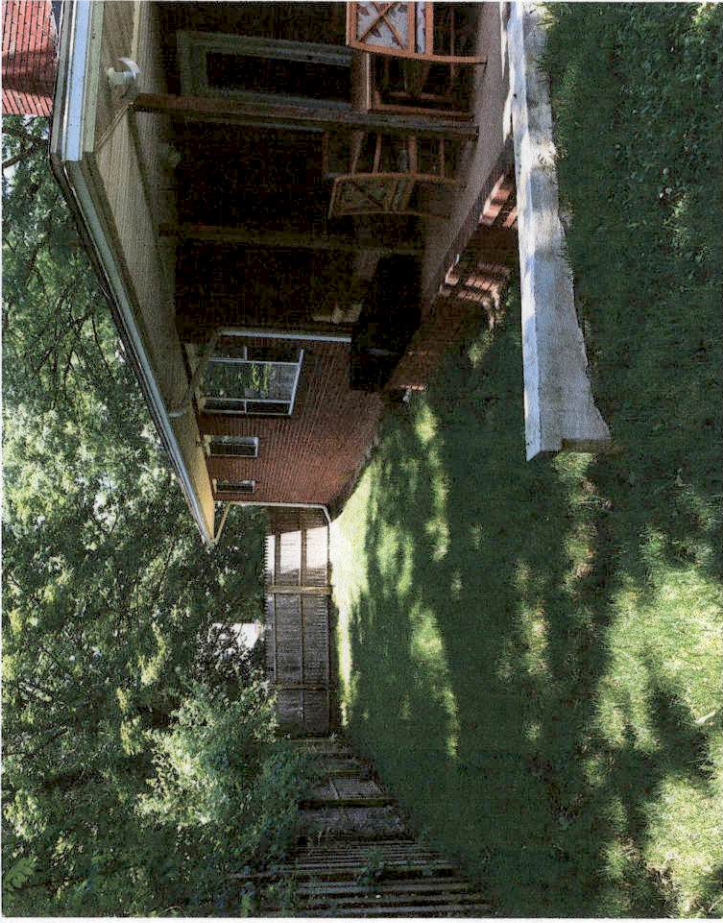
VIOLATION CASE INFO:

None

2020-0151-A

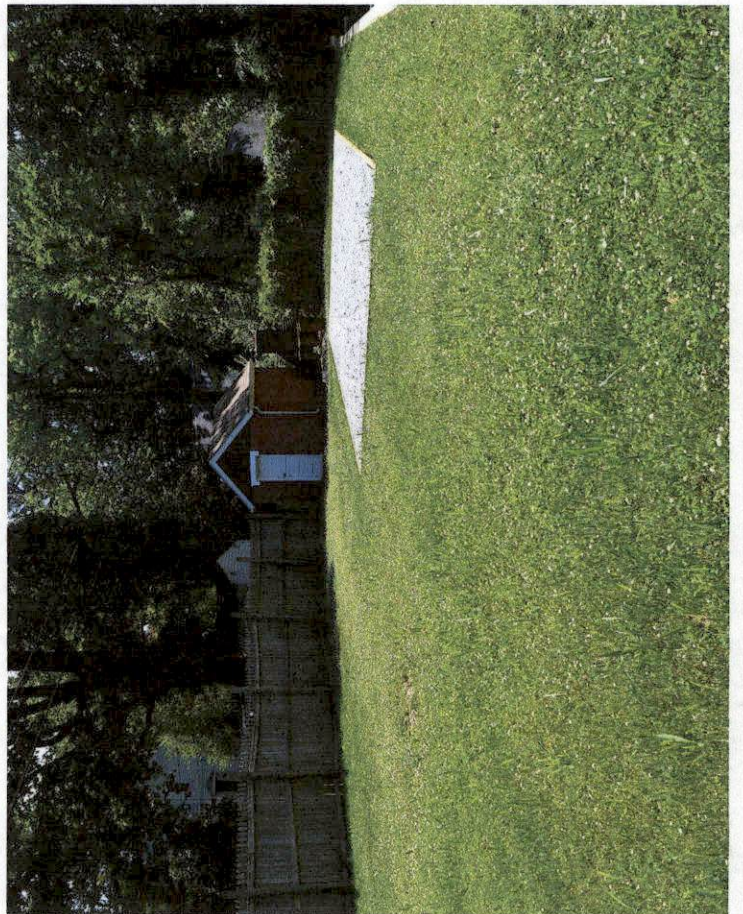
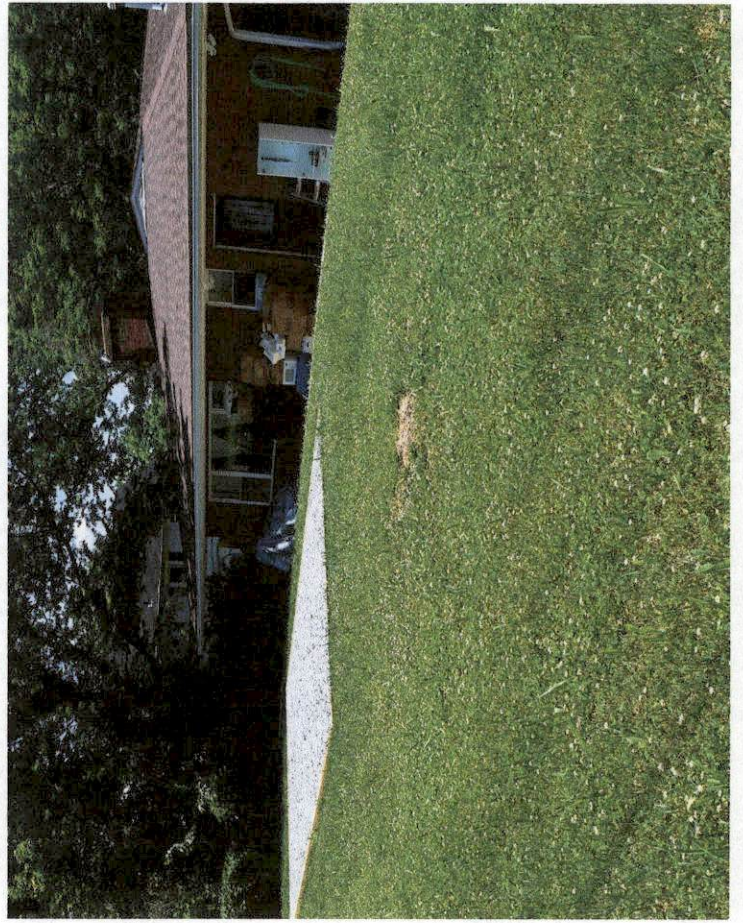
Ret. ECR. 1

6603 CAROL RD.



REAR YARD

2020-0151-A



SIDE YARD

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 6603 Carol Rd, Gwynn Oak, MD 21207 OWNER(S) NAME(S) John H. Clark & Deborah A. Clark

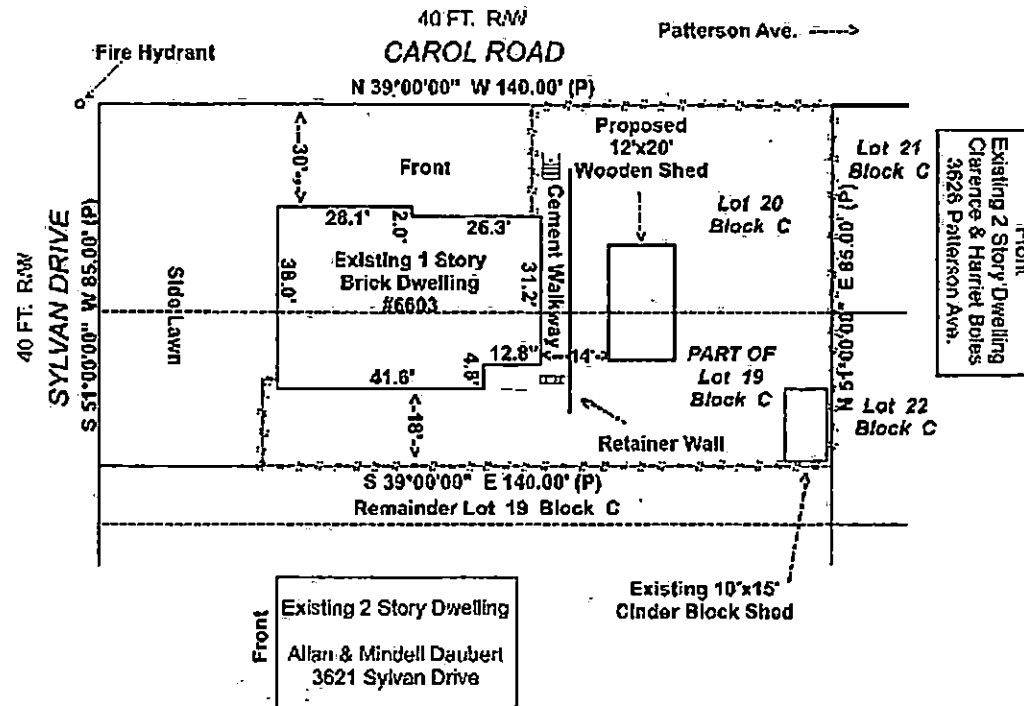
SUBDIVISION NAME Lochearn Lot # 20 and PT # 19 LOT # _____ BLOCK # C SECTION # 1

PLAT BOOK # WPC 7 FOLIO # 153 10 DIGIT TAX # 0316062280 DEED REF. # 41683/00082

Existing 2 Story Dwelling
Joseph Edmonds &
Deborah Davis
3700 Sylvan Drive

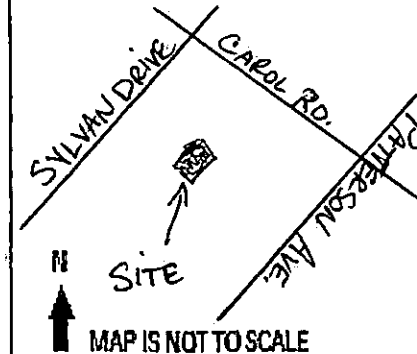
Existing 2 Story Dwelling
Amadou Bah
3701 Sylvan Drive

Existing 2 Story Dwelling
Lewis & Margaret
Thomas
3630 Sylvan Drive



PLAN DRAWN BY John H. Clark DATE 6/26/20 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



ZONING MAP# 88

SITE ZONED DR 5.5

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COUNCIL DISTRICT 4th

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OR SQUARE FEET 11,900 SF

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SEWER IS:

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AND ORDER RESULT BELOW

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