

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
6072 Falls Road; W/S Falls Road, SE 50' to	*	OF ADMINISTRATIVE
c/line of West Lake Avenue	*	HEARINGS FOR
9 th Election & 2 nd Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Nancy Wilkey & Betty Ruano*	*	2020-174-SPH
Petitioner(s)		

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of August, 2020, a copy of the foregoing Entry of Appearance was emailed to Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093, Rick@richardsonengineering.net, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2020-172-A

* * * * *

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



PETITION FOR ZONING VARIANCE(S)

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

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

Address 3500A GALLOWAY RD

which is presently zoned RC-5

Deed References: 32370/386

10 Digit Tax Account # 1513752860

Property Owner(s) Printed Name(s) PATRICK & LINDA KERR

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

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

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

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

3. ☒ a **Variance** from Section(s)

SEE ATTACHED

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

PATRICK KERR

LINDA KERR

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

3500 GALLOWAY RD., BALTIMORE, MD

Mailing Address

City

State

21220

410-299-8656

PATCKERR@GMAIL.COM

Zip Code

Telephone #

Email Address

Representative to be contacted:

THOMAS J. HOFF

Name - Type or Print

Signature

512 VIRGINIA AVE., TOWSON, MD

Mailing Address

City

State

21286

410-296-3669

TOM@THOMASJHOFF.COM

Zip Code

Telephone #

Email Address

CASE NUMBER 2020-0172-A

Filing Date 7/20/2020

Do Not Schedule Dates:

Reviewer PJ

ATTACHMENT TO PETITION FOR VARIANCES
3500A Galloway Road

ZONING RELIEF REQUESTED:

- 1) Section 1A04.3.A. – Variance to allow a building height of 38' in lieu of the allowed 35'.
- 2) Section 1A04.3.B.2.b.400.1. – Variance to allow both sideyard setbacks of 10' in lieu of the required 50'.

THOMAS J. HOFF
Landscape Architects and Land Development Consultants
512 VIRGINIA AVENUE
TOWSON, MD. 21286
410-296-3668
FAX 410-825-3887

June 30, 2020

**Description of 3500A Galloway Road, to Accompany Petition for Variances
15th Election District, 6th Councilmanic District**

BEGINNING FOR THE SAME at a point at the intersection of the west side of Galloway Road (30' R/W) and the north side of Cold Spring Road (30' R/W).

Thence binding on the north side of Cold Spring Road,

- 1) South 81 degrees 32 minutes 27 seconds West 471.50 feet, thence leaving the north side of Cold Spring Road
- 2) North 16 degrees 16 minutes 39 seconds East 73.57 feet, thence,
- 3) North 83 degrees 43 minutes 17 seconds East 443.00 feet, thence binding on the west side of Galloway Road,
- 4) South 06 degrees 12 minutes 33 seconds East 50.00 feet, to the place of beginning.

Containing 26,826 square feet, 0.0616 acres of land more or less.

Being Lot #64, Plat One of Bowleys Quarter as recorded in the Baltimore County Plat Book #7, Folio #12.

Note:

This Description has been prepared for zoning purposes only.



2020-0172-A



MEMORANDUM

DATE: December 21, 2020
TO: ZONING REVIEW OFFICE
FROM: Office of Administrative Hearings
RE: Case No. 2020-0172-A
Appeal Period Expired

The appeal period for the above-referenced cases expired on December 18, 2020. There being no appeal filed, the subject file is ready for return to the Development Processing Office and is placed in the 'pick up box.'

/dlm

c:  Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(3500 A Galloway Road)

15th Election District

6th Council District

Patrick & Linda Kerr

*

BEFORE THE

*

OFFICE OF ADMINISTRATIVE

*

HEARINGS FOR

BALTIMORE COUNTY

*

Legal Owners

Petitioners

*

CASE NO. 2020-0172-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by Patrick and Linda Kerr (the "Petitioners") for property located at 3500 A Galloway Road in the Bowleys Quarters area of Baltimore County on Galloway Creek (the "Property"). The Petitioners are requesting variance relief from Baltimore County Zoning Regulations ("BCZR") § 1A04.3.A to allow a building height of 38 ft. in lieu of the allowed 35 ft. and from § 1A04.3.B.2.b to allow side yard setbacks of 10 ft. in lieu of the required 50 ft. A new home will be constructed on the Property.

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. A Site Plan was marked and accepted into evidence. (Pet. Ex. 1).

Zoning Advisory Committee ("ZAC") comments were received from the Department of Environmental Protection and Sustainability ("DEPS") which recommended that, because the Property is located within the Chesapeake Bay Critical Area ("CBCA"), the Site Plan would be reviewed by DEPS for compliance with the Limited Development Area ("LDA") and Modified Buffer Area ("MBA") requirements of the CBCA before a building permit will be issued. In

ORDER RECEIVED FOR FILING

Date 11/18/20
By D. Magon

another ZAC Comment, the Department of Planning ("DOP") stated that it did not oppose the requested relief, subject to certain conditions as set forth therein.

Thomas J. Hoff, a registered landscape architect, appeared on behalf of the Petitioners and prepared the Site Plan. Petitioner Patrick Kerr, who resides next to the Property at 3500 Galloway Rd., was also present. Carolyn Kehl, an adjacent neighbor at 1007 Cold Spring Rd., testified in opposition.

The Property is 26,820 sq. ft. (0.616 ac +/-) and is zoned RC5 (rural-residential). Photographs of the Property were accepted (Pet. Exs. 3, 4 and 5). Mr. Hoff described the Property as a vacant, waterfront lot which was created as part of a subdivision in or around 1920. The Property measures 50 ft. wide (between the Kerr residence and Cold Spring Rd.) and 400 ft. in length (between Galloway Rd. and the water).

Mr. Hoff acknowledged that the Property is a waterfront lot, it is subject to the CBCA requirements which require a 100 ft. buffer area/setback from the water as depicted on the Site Plan. The waterfront or western boundary of the Property is wider (73.5 ft.) than the eastern boundary along Galloway Rd. (50 ft.). Thus, the Property is irregularly shaped as compared to other properties in the area; it is not a perfect rectangle.

Side yard setbacks of 10 ft. are needed to build a 40 ft. by 38 ft. house in lieu of the required setback of 50 ft. In addition, because the width of the proposed house is restricted by the width of the Property, variance relief is also needed to increase the height of the house by 3 ft. from 35 ft. height to 38 ft. Mr. Hoff testified that the proposed driveway would be accessed from Cold Spring Rd. rather than from Galloway Rd. to reduce the amount of impervious surface.

Mr. Hoff concluded that if the requested variances were denied, the Petitioners would not be able to build a house on the Property which would cause a practical difficulty and unreasonable

ORDER RECEIVED FOR FILING
Date 11/18/20
By J. Mignan

hardship to them.

Carolyn Kehl owns property on the southern side of Cold Spring Rd. at 1007 Cold Spring Rd. Ms. Kehl testified that she would prefer that the proposed driveway be accessed off Galloway Rd. due to the narrow width of Cold Spring Rd. She would also prefer that the 6 existing trees on the Property remain. Finally, she wanted the proposed house to be restricted to the dimensions shown on the Site Plan.

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

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

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

As described above, the Property is unique due to its unequal dimensions and irregular shape as compared to other properties in the subdivision. As a result, if strict compliance with the height and side yard setbacks were required, in combination with the CBCA requirements, the Petitioners would suffer practical difficulty and unreasonable hardship, thus preventing them from constructing a house on the Property. *Trinity Assembly of God v. People's Counsel* 407 MD 53, 79-84 (2008).

THEREFORE, IT IS ORDERED, this 18th day of **November 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to the Baltimore County Zoning Regulations ("BCZR") § 1A04.3.A to allow a building height of 38 ft. in lieu of the allowed 35 ft. and from BCZR §§ 1A04.3.B.2.b to allow both side yard setbacks of 10 ft. in lieu of the required 50 ft. and is hereby GRANTED.

The relief granted herein shall be subject to the following:

ORDER RECEIVED FOR FILING

Date

By

11/18/20
[Signature]

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioners must comply with the DOP and DEPS ZAC comments, copies of which are 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.


MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

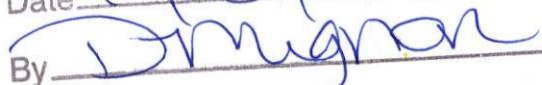
MEM/dlm

ORDER RECEIVED FOR FILING

Date

11/18/20

By



CERTIFICATE OF POSTING

CASE NO. 2020-0172-A
PETITIONER/DEVELOPER
Tom Hoff

DATE OF HEARING/CLOSING
November 12, 2020

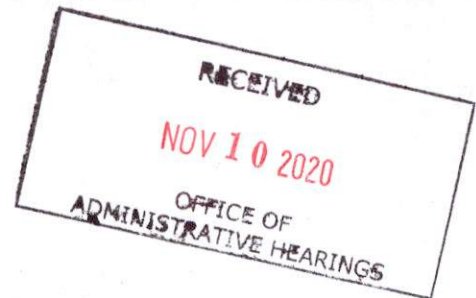
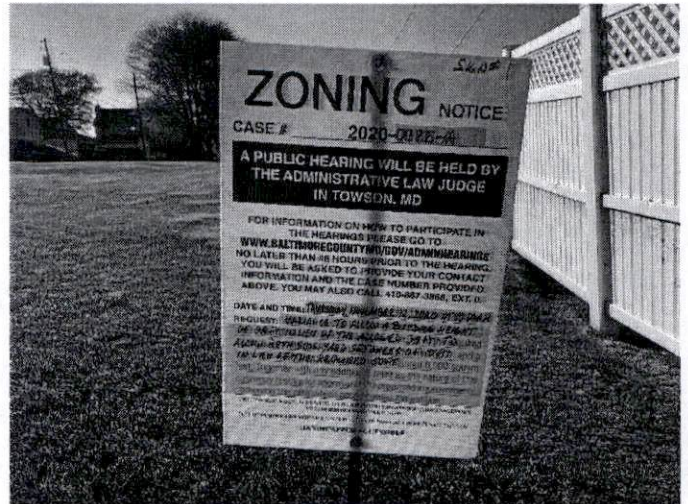
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

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

3500 A Galloway Road

SIGN 1



THE SIGN(S) POSTED ON October 23, 2020 November 9 2020
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

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

CERTIFICATE OF POSTING

CASE NO. 2020-0172-A
PETITIONER/DEVELOPER
Tom Hoff

DATE OF HEARING/CLOSING
November 12, 2020

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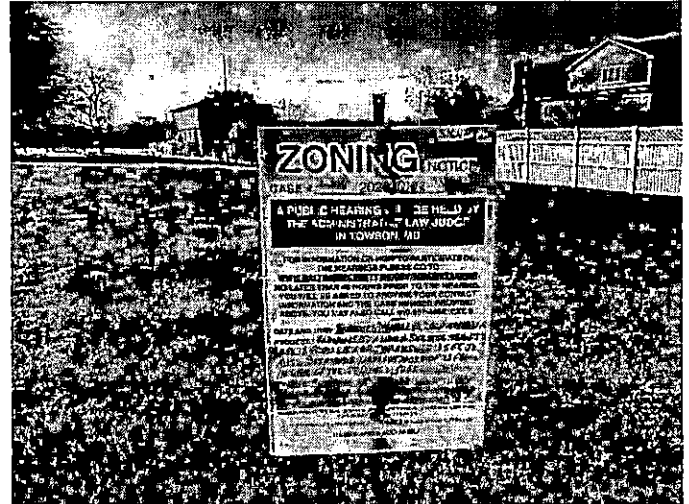
SIGN 2

THE SIGN(S) POSTED ON October 23, 2020 November 9 2020
(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

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



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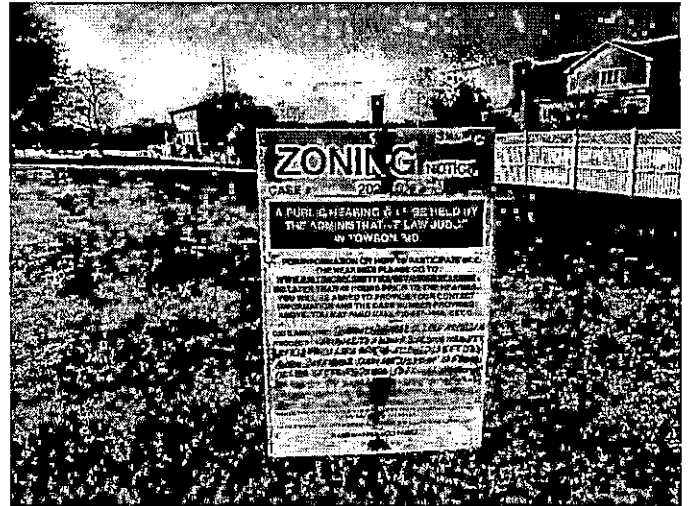
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MARTIN OGLE

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

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Akwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen E. Murphy	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Patrick & Linda Kerr	patckerr@gmail.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Thomas J. Hoff	tom@thomasjhoff.com	1-	New York Time	English	U.S.

CERTIFICATE OF POSTING

CASE NO. 2020-0172-A

PETITIONER/DEVELOPER

Tom Hoff

DATE OF HEARING/CLOSING

November 12, 2020

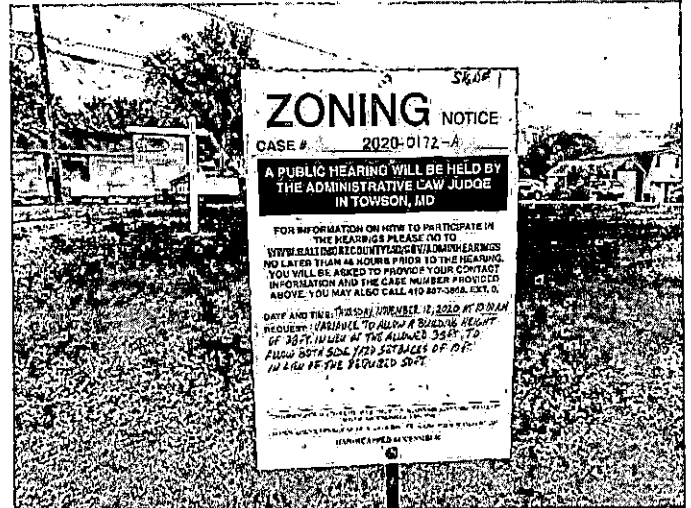
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SIGN 1



THE SIGN(S) POSTED ON October 23, 2020

(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2020-0172-A

PETITIONER/DEVELOPER

Tom Hoff

DATE OF HEARING/CLOSING

November 12, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
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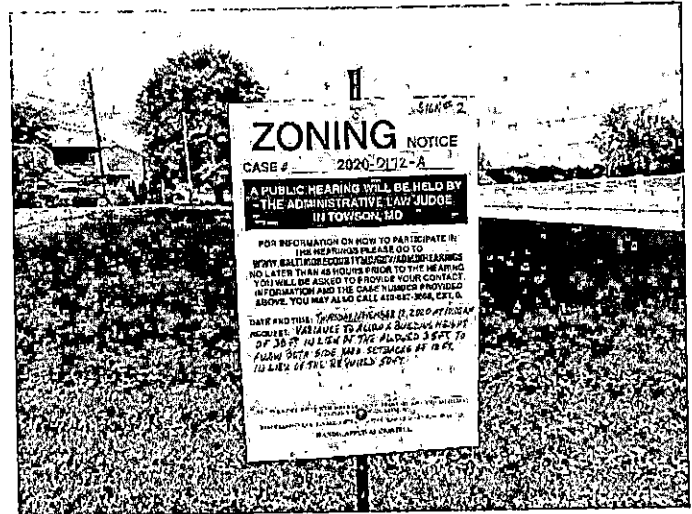
MARTIN OGLE

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PARKVILLE ,MD 21234

443-629-3411



The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

Page 1 of 1

PUBLISHER'S AFFIDAVIT

Order #: 11929252

Case #:

Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0172-A

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

10/23/2020



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2020-0172-A

8500 A Galloway Road

North east of intersection of Cold Spring Road and Galloway Road

15th Election District

Legal Owners: Patrick & Linda Kerr

Variance to allow a building height of 38 ft. in lieu of the allowed 35 ft. To allow both side yard setbacks of 10 ft. in lieu of the required 50 ft.

Hearing: Thursday, November 12, 2020 at 10:00 a.m.

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

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

o23



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 19, 2020

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2020-0172-A

3500 A Galloway Road

North east of intersection of Cold Spring Road and Galloway Road

15th Election District

Legal Owners: Patrick & Linda Kerr

Variance to allow a building height of 38 ft. in lieu of the allowed 35 ft. To allow both side yard setbacks of 10 ft. in lieu of the required 50 ft.

Hearing: Thursday, November 12, 2020 at 10:00 a.m.

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

Michael Mallinoff
Director

MM:kl

C: Mr. & Mrs. Kerr, 3500 Galloway Road, Baltimore 21220
Thomas Hoff, 512 Virginia Avenue, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 23, 2020

TO: THE DAILY RECORD
Friday, October 23, 2020 - Issue

Please forward billing to:
Patrick Kerr
3500 Galloway Road
Baltimore, MD 21220

410-299-8656

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2020-0172-A

3500 A Galloway Road

North east of intersection of Cold Spring Road and Galloway Road

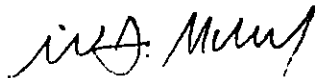
15th Election District

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Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

For Newspaper Advertising:

Case Number: 2020-0172-A

Property Address: 3500A GALLOWAY RD

Property Description: Unimproved lot on N.E. corner of
Cold Spring Rd and Galloway Rd.

Legal Owners (Petitioners): PATRICK & LINDA KERR

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: PATRICK KERR

Company/Firm (if applicable): _____

Address: 3500 GALLOWAY RD

BALTIMORE, MD 21220

Telephone Number: 410-299-8656

Revised 5/20/2014



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 2, 2020

Tomas J. Hoff,
512 Virginia Ave
Towson MD 21286

RE: Case Number: 2020-0172-A, 3500 A Galloway 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 20, 2020. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the "Very truly yours," text.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 8/3/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-172



INFORMATION:

Property Address: 3500A Galloway Road
Petitioner: Patrick Kerr, Linda Kerr
Zoning: RC 5
Requested Action: Variance

The Department of Planning has reviewed the petition for Variances from the following:

1. Section 1A04.3.A to allow a building height of 38" in lieu of the allowed 35"
2. Section 1A04.3.B.b.400.1. to allow both side yard setbacks of 10 feet in lieu of the required 50 feet.

A site visit was conducted on July 31, 2020. The lot is long and narrow and extends from Galloway to the waterfront. The lot has several mature trees but otherwise is flat and cleared.

The Bowleys Quarter Community Action Plan 2000 adopted by the Baltimore County Council 2/20/2001 calls for quality development and the RC 5 zoning requires review of the architecture.

The Department does not oppose this request pending the following condition is addressed:

1. This site is subject to the RC 5 Performance Standards as listed in Section 1A04.4 of the BCZR. Architectural elevations must be submitted to the Department of Planning for review prior to permitting.

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

Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

CPG/JGN/kma/

Date: 8/3/2020

Subject: ZAC # 20-172

Page 2

c: Wally Lippincott

Thomas J. Hoff

Office of the Administrative Hearings

People's Counsel for Baltimore County

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: August 19, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0172-A
Address 3500-A Galloway Road
(Kerr Property)

Zoning Advisory Committee Meeting of August 3, 2020.

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

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

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

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

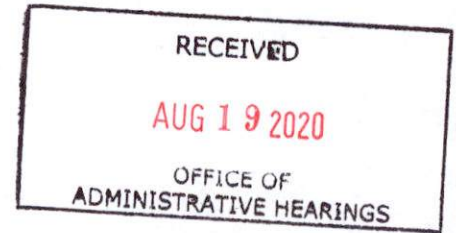
- 1. Occupied by a structure, parking area, driveway, walkway, or roadway; or*
- 2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material*

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

(iii) "Lot coverage" does not include:

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: August 19, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0172-A
Address 3500-A Galloway Road
(Kerr Property)

Zoning Advisory Committee Meeting of August 3, 2020.

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

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

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

The subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) of the Chesapeake Bay Critical Area. The subject property is a waterfront lot. The petitioner is requesting to allow side yard setback reduction(s) of 10 feet in lieu of the required 50 feet, and to allow a building height of 38 feet in lieu of the allowed 35 feet. In order to minimize impacts on water quality, any building permit and/or development plan will be reviewed for compliance with the LDA lot coverage limits, which, for a property this size is 5,445 with mitigation for lot coverage between 15% (4,023 sf) and 5,445 sf. The lot coverage limits are based upon the lot size, considering the land area above mean high water (MHW). According to the plan with the petition, the location of MHW is not identified, however, the total property size, based on tax records is 26,820 sf. In addition, the LDA regulations require minimum afforestation of 15%, equating to approximately 8 trees for a property this size. The MBA requirements further restrict lot coverage and structures within the Critical Area Buffer, which on this property is calculated a minimum of 100 feet landward of MHW, but may be expanded due to the presence of any wetlands, or other factors. According to the plan, no buffer impacts are proposed, but the location of MHW and the calculated buffer must be determined. By allowing the items requested by the petitioner, impacts on water quality will be minimized when a permit or plan is reviewed for compliance with the LDA and MBA regulations.

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

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

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

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

Reviewer: Thomas Panzarella;
Environmental Impact Review



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 19, 2020

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2020-0172-A

3500 A Galloway Road

North east of intersection of Cold Spring Road and Galloway Road

15th Election District

Legal Owners: Patrick & Linda Kerr

Variance to allow a building height of 38 ft. in lieu of the allowed 35 ft. To allow both side yard setbacks of 10 ft. in lieu of the required 50 ft.

Hearing: Thursday, November 12, 2020 at 10:00 a.m.

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

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

Michael Mallinoff
Director

MM:kl

C: Mr. & Mrs. Kerr, 3500 Galloway Road, Baltimore 21220
Thomas Hoff, 512 Virginia Avenue, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 23, 2020



PETITION FOR ZONING HEARING(S)

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

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

Address 3500A GALLOWAY RD

Deed References: 32370/386

which is presently zoned RC-5

Property Owner(s) Printed Name(s) PATRICK & LINDA KERR

10 Digit Tax Account # 1513752860

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

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

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

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

3. X a **Variance** from Section(s)

SEE ATTACHED

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

PATRICK KERR

LINDA KERR

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

3500 GALLOWAY RD., BALTIMORE, MD

Mailing Address

City

State

21220

410-299-8656

PATCKERR@GMAIL.COM

Zip Code

Telephone #

Email Address

Representative to be contacted:

THOMAS J. HOFF

Name - Type or Print

Signature

512 VIRGINIA AVE., TOWSON, MD

Mailing Address

City

State

21286

410-296-3669

TOM@THOMASJHOFF.COM

Zip Code

Telephone #

Email Address

CASE NUMBER 2020-0172-A

Filing Date 7/10/2020

Do Not Schedule Dates: _____

Reviewer RET

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: August 19, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0172-A
Address 3500-A Galloway Road
(Kerr Property)

Zoning Advisory Committee Meeting of **August 3, 2020.**

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

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

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

(iii) "Lot coverage" does not include:

ORDER RECEIVED FOR FILING

Date

By

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

The subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) of the Chesapeake Bay Critical Area. The subject property is a waterfront lot. The petitioner is requesting to allow side yard setback reduction(s) of 10 feet in lieu of the required 50 feet, and to allow a building height of 38 feet in lieu of the allowed 35 feet. In order to minimize impacts on water quality, any building permit and/or development plan will be reviewed for compliance with the LDA lot coverage limits, which, for a property this size is 5,445 with mitigation for lot coverage between 15% (4,023 sf) and 5,445 sf. The lot coverage limits are based upon the lot size, considering the land area above mean high water (MHW). According to the plan with the petition, the location of MHW is not identified, however, the total property size, based on tax records is 26,820 sf. In addition, the LDA regulations require minimum afforestation of 15%, equating to approximately 8 trees for a property this size. The MBA requirements further restrict lot coverage and structures within the Critical Area Buffer, which on this property is calculated a minimum of 100 feet landward of MHW, but may be expanded due to the presence of any wetlands, or other factors. According to the plan, no buffer impacts are proposed, but the location of MHW and the calculated buffer must be determined. By allowing the items requested by the petitioner, impacts on water quality will be minimized when a permit or plan is reviewed for compliance with the LDA and MBA regulations.

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

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

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

Reviewer: Thomas Panzarella;
Environmental Impact Review

Date

By

ORDER RECEIVED FOR FILING

11/18/20

J. M. Ignor

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 8/3/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-172



INFORMATION:

Property Address: 3500A Galloway Road
Petitioner: Patrick Kerr, Linda Kerr
Zoning: RC 5
Requested Action: Variance

The Department of Planning has reviewed the petition for Variances from the following:

1. Section 1A04.3.A to allow a building height of 38' in lieu of the allowed 35'
2. Section 1A04.3.B.b.400.1. to allow both side yard setbacks of 10 feet in lieu of the required 50 feet.

A site visit was conducted on July 31, 2020. The lot is long and narrow and extends from Galloway to the waterfront. The lot has several mature trees but otherwise is flat and cleared.

The Bowleys Quarter Community Action Plan 2000 adopted by the Baltimore County Council 2/20/2001 calls for quality development and the RC 5 zoning requires review of the architecture.

The Department does not oppose this request pending the following condition is addressed:

1. This site is subject to the RC 5 Performance Standards as listed in Section 1A04.4 of the BCZR. Architectural elevations must be submitted to the Department of Planning for review prior to permitting.

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

Prepared by:

A handwritten signature in black ink, appearing to read "Krystle Patchak".

Krystle Patchak

CPG/JGN/kma/

Division Chief:

A handwritten signature in black ink, appearing to read "Jennifer G. Nugent".

Jennifer G. Nugent

ORDER RECEIVED FOR FILING

Date

11/18/20

By

A handwritten signature in blue ink, appearing to read "Wally Lippincott".

Date: 8/3/2020
Subject: ZAC # 20-172
Page 2

c: Wally Lippincott
Thomas J. Hoff
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date

11/18/20

By

D. Mignone

1. A fence or wall that is less than 1 foot in width that has not been constructed with a footer;
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Reviewer: Thomas Panzarella;
Environmental Impact Review

Date

11/18/20

By

[Signature]

Create Panelist Invitation List

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

Panelists to Invite

Name	Email address	Phone number	Language	Time Zone	Locale
☒ <u>Deb Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒ <u>Henry Akwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒ <u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒ <u>Patrick & Linda Kerr</u>	patckerr@gmail.com	1-	English	New York Time	U.S.
☒ <u>Thomas J. Hoff</u>	tom@thomasjhoff.com	1-	English	New York Time	U.S.

New Panelist

Full name: (required)

Email address: (required)

Phone number: Country/Region Number (with area/city code)

Time Zone: New York (Eastern Daylight Time, GMT-04:00) ▼

Language: English ▼

Locale: U.S. ▼

☐ Add new panelist in my address book

☐ Invite as alternate host

Schedule an Event

Basic Information:

Asterisks (*) indicate required values.

* **Event type:** Online Event ▾ **Event Template:** [Webex Events Default] ▾

* **Event name:** Zoning Hearing - 2020-0172-A ?

☒ Listed on public calendar

☒ Delete from My Meetings when completed

Registration: ☒ Required

* **Event password:** 1234 ? The password must be at least 4 characters.

Date & Time:

* **Start date:** November ▾ 12 ▾ 2020 ▾ ?

* **Start time:** 10 ▾ 00 ▾ am pm [Plan event time zones...](#)

Estimated duration: 1 hour ▾ 00 ▾ minutes

* **Time zones:** New York (Eastern Daylight Time, GMT-04:00) ▾

☐ Attendees can join 0 ▾ minutes before the scheduled start time

Email reminder: Send me a reminder email None ▾ minutes before event starts

Audio Conference Settings:

Select conference type: Webex Audio ▾

☒ Display global call-in numbers

☐ Provide audio to attendees using Audio Broadcast ?

☒ Mute upon entry for all participants

Entry & exit tone: No Tone ▾

[Schedule This Event](#)

Event Description & Options:

Description: Zoning Hearing
Case No: 2020-0172-A
3500 A Galloway Road
Legal Owners: Patrick & Linda Kerr ?

[Upload](#) a picture about the event description

Host image: [Upload](#) a picture of yourself or the presenter

Event material: [Upload](#) event material for attendees to download before event starts

Other UCF options: ☐ Do not allow attendees to share rich media files in this event

☒ Request attendees to verify rich media players

Who can view the attendee list: ☐ All participants

☒ Only the host, presenter, and panelists

Video: ☒ Turn on video

Post-event survey: [Create post-event survey](#)

☒ Do not display survey to attendees

☐ Display survey in pop-up window

☐ Display survey in main browser window (instead of destination URL)

Destination URL after event: http://

Attendees & Registration:

Attendees: [Create invitation list](#)

[Invitation list](#)Invite friends: ☒ Allow registrants to invite friends to this eventMaximum number of registrants: Registration form: Click [here](#) to customize your registration formDestination URL after registration: Approval required: ☐ Yes ☒ No [Set up approval rules](#)Registration password: ☐ Yes, specify password: ☒ NoRegistration ID required: ☐ Yes ☒ No

Presenters & Panelists:

Panelists: [Edit invitation list](#)[View invitation list](#)Panelists Info: ?☐ Allow panelists to upload documents associated with the event.Panelist password: (recommended)Confirm password:

Email Messages:

Email format: ☐ Plain Text ☒ HTML ☒ Include iCalendar AttachmentsInvitation emails: [Attendees](#) | [Panelists](#)Registration emails: ☒ Pending ☒ Approved ☒ Rejected | [Event In Progress](#)Event updated emails: [All Approved Registrants](#) | [All Attendees](#) | [All Panelists](#)Reminder emails: ☐ [1st Reminder](#)November ▼ 12 ▼ 2020 ▼  10 ▼ 00 ▼ ☒ am ☐ pm☐ [2nd Reminder](#)November ▼ 12 ▼ 2020 ▼  10 ▼ 00 ▼ ☒ am ☐ pmFollow-up emails: ☐ [Thank You for Attending](#)November ▼ 12 ▼ 2020 ▼  11 ▼ 00 ▼ ☒ am ☐ pm☐ [Absentee Follow-Up Email](#)November ▼ 12 ▼ 2020 ▼  11 ▼ 00 ▼ ☒ am ☐ pm[Save as template...](#)[Go Back](#)[Schedule This Event](#)

Event Information

Event:	Zoning Hearing - 2020-0172-A	Start Ev
Type:	Listed Event	You can
Event address for attendees:	https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e6507ef13486619fc501474c36eb328ea	event by
Event address for panelists:	https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e9d718ba404890cab007b1ac5c1b93c43	Start No
Date and time:	Thursday, November 12, 2020 10:00 am Eastern Standard Time (New York, GMT-05:00)	Sta
Duration:	1 hour	
Description:	Zoning Hearing Case No: 2020-0172-A 3500 A Galloway Road Legal Owners: Patrick & Linda Kerr	Send Ev
Event number:	172 453 1902	You can
Event password:	1234	emails b
Host key:	731300	Send En
Alternate Host:	Deb Wiley ,Henry Akwah	
Panelist Info:		Send
Panelist password:		
Panelist numeric password:	190342	
Video Address:	1724531902@baltimorecountymd.webex.com You can also dial 173.243.2.68 and enter your meeting number.	
Audio conference:	US Toll +1-415-655-0001 Show all global call-in numbers Access code: 172 453 1902	
Maximum number of registrants:	10000	
Destination address after event:		
Host image:		
Attendee list available for viewing by:	Host, presenter and panelists only	
Event material:	None	
Post-event survey:	No	
Email configured:	Pending, Approved, Rejected	

Registration Information

Registration ID required: No
Password required: No
Password:
Approval required: No
Custom registration form: No
After registration, go to URL:

Event Information

Event: Zoning Hearing - 2020-0172-A
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/jnstage/g.php?MTID=e6507ef13486619fc501474c36eb328ea>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/jnstage/g.php?MTID=e9d718ba404890cab007b1ac5c1b93c43>
Date and time: Thursday, November 12, 2020 10:00 am
 Eastern Standard Time (New York, GMT-05:00) Sta
Duration: 1 hour
Description: Zoning Hearing
 Case No: 2020-0172-A
 3500 A Galloway Road
 Legal Owners: Patrick & Linda Kerr
Event number: 172 453 1902
Event password: 1234
Host key: 731300
Alternate Host: Deb Wiley ,Henry Akwah
Panelist Info:
Panelist password:
Panelist numeric password: 190342
Video Address: 1724531902@baltimorecountymd.webex.com
 You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
 +1-415-655-0001
[Show all global call-in numbers](#)
 Access code: 172 453 1902
Maximum number of registrants: 10000
Destination address after event:
Host Image:
Attendee list available for viewing by: Host, presenter and panelists only
Event material: None
Post-event survey: No
Email configured: Pending, Approved, Rejected

Start Ev
 You can
 event by
 Start No

Send Ev
 You can
 emails b
 Send En

Send

Registration Information

Registration ID required: No
Password required: No
Password:
Approval required: No
Custom registration form: No
After registration, go to URL:

Manage Registrations

Delete Event

Edit Event

Donna Mignon

From: messenger@webex.com
Sent: Monday, October 19, 2020 3:34 PM
To: Donna Mignon
Subject: Email delivery status for Web seminar: Zoning Hearing - 2020-0172-A

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



Webex sent the email message "Panelist Invitation" for your event.

Number of email addresses the message was sent to successfully: 3

Number of email addresses the message could not be sent to: 0

Need help? Go to <http://help.webex.com>

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Donna Mignon

From: messenger@webex.com
Sent: Monday, October 19, 2020 3:34 PM
To: Donna Mignon
Subject: Email delivery status for Web seminar: Zoning Hearing - 2020-0172-A

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



Webex sent the email message "Invitation for Alternate Host" for your event.

Number of email addresses the message was sent to successfully: 2

Number of email addresses the message could not be sent to: 0

Need help? Go to <http://help.webex.com>

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - 2020-0172-A
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e4c1d003a4877d9e4cdf540c506bdd190>
Start: Thu 11/12/2020 10:00 AM
End: Thu 11/12/2020 11:00 AM
Recurrence: (none)
Meeting Status: Accepted
Organizer: webex

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

When it's time, start the Webex event here.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)

Event number (access code): 172 453 1902

Thursday, November 12, 2020 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e4c1d003a4877d9e4cdf540c506bdd190>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e23e8a2c626c08631c8e5127ffff6>



Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1724531902@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 190342

If you are a host, click here to view host information:

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=efeab48ae15e66ae9590d195771a59c9d>

Need help? Go to <http://help.webex.com>

Donna Mignon

From: Donna Mignon
Sent: Monday, October 19, 2020 3:35 PM
To: Kristen L Lewis
Cc: Debra Wiley
Subject: Link - Case No: 2020-0172-A - 3500 A Galloway Road

Top of Form.

Event: Zoning Hearing - 2020-0172-A
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID:>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID:>
Date and time: Thursday, November 12, 2020 10:00 am
Eastern Standard Time (New York, GMT-05:00)
Duration: 1 hour
Description: Zoning Hearing
Case No: 2020-0172-A
3500 A Galloway Road
Legal Owners: Patrick & Linda Kerr
Event number: 172 453 1902
Event password: 1234
Host key: 731300
Alternate Host: Deb Wiley ,Henry Akwah
Panelist Info:
Panelist password:
Panelist numeric password: 190342
Video Address: 1724531902@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
+1-415-655-0001
Show all global call-in numbers
Access code: 172 453 1902
Maximum number of registrants: 10000
Destination address after event:
Host image:
Attendee list available for viewing by: Host, presenter and panelists only
Event material: None
Post-event survey: No
Email configured: Pending, Approved, Rejected

Registration Information

Registration ID required: No
Password required: No

Password:

Approval required: No

Custom registration form: No

After registration, go to URL:

Bottom of Form

Top of Form

Bottom of Form

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

ZAC AGENDA

Case Number: 2020-0172-A **Reviewer:** Rosalie Johnson
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Patrick & Linda Kerr
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 15 **Council Dist:** 6

Property Address: 3500 A GALLOWAY RD

Location: At the North East intersection of Cold Spring Road and Galloway Road.

Existing Zoning: RC 5 **Area:** 26,820 SQ FT

Proposed Zoning:

VARIANCE:

Section 1A04.3.A. To allow a building height of 38' in lieu of the allowed 35'.

Section 1A04.3.B.2.b.400.1. To allow both side yard setback of 10' in lieu of the required 50'.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2020-0173-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Christian Clifton
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 13 **Council Dist:** 1

Property Address: 5625 ASHBOURNE RD

Location: East side of Ashourne Road North 428 Feet to the center line of Francis Ave.

Existing Zoning: DR 5.5 **Area:** 14,535

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

Section 1B02.3.1; To permit a proposed garage addition with side setback of 2.5 feet in lieu of the required 10 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Debra Wiley

From: Thomas J. Hoff <tom@thomasjhoff.com>
Sent: Monday, November 9, 2020 3:08 PM
To: Administrative Hearings
Subject: CASE NO. 2002-0172-A
Attachments: 709 ZONING EXHIBIT LIST.pdf; PHOTO 'A'.pdf; PHOTO 'B'.pdf; PHOTO 'C'.pdf; 709 ZONING EXHIBIT ONE.pdf; 709 ZONING EXHIBIT TWO.pdf

See attached, any issues, please let me know.

Thomas J. Hoff
Landscape Architect
512 Virginia Ave.
Towson, MD 21286
410-296-3669
FAX 410-825-3887

Donna Mignon

From: Donna Mignon
Sent: Monday, November 9, 2020 1:53 PM
To: 'Thomas J. Hoff'
Subject: RE: Case No: 2020-0172-A 3500 A Galloway Road

Dear Sir,

This was a friendly reminder. Please refer to our website that has all the information regarding the zoning hearings and what is needed/required. In the letter that was sent to you on October 19, 2020 from the Director of Zoning indicates to please go to www.baltimorecountymd.gov/adminhearings no later than 48 hour prior to the hearing.

Thank you.

From: Thomas J. Hoff <tom@thomasjhoff.com>
Sent: Monday, November 9, 2020 1:47 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: Case No: 2020-0172-A 3500 A Galloway Road

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

Why did I get this notice only one day before the documents are due?

From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Monday, November 9, 2020 10:40 AM
To: Thomas J. Hoff <tom@thomasjhoff.com>
Cc: patckerr@gmail.com
Subject: Case No: 2020-0172-A 3500 A Galloway Road

Good Morning:

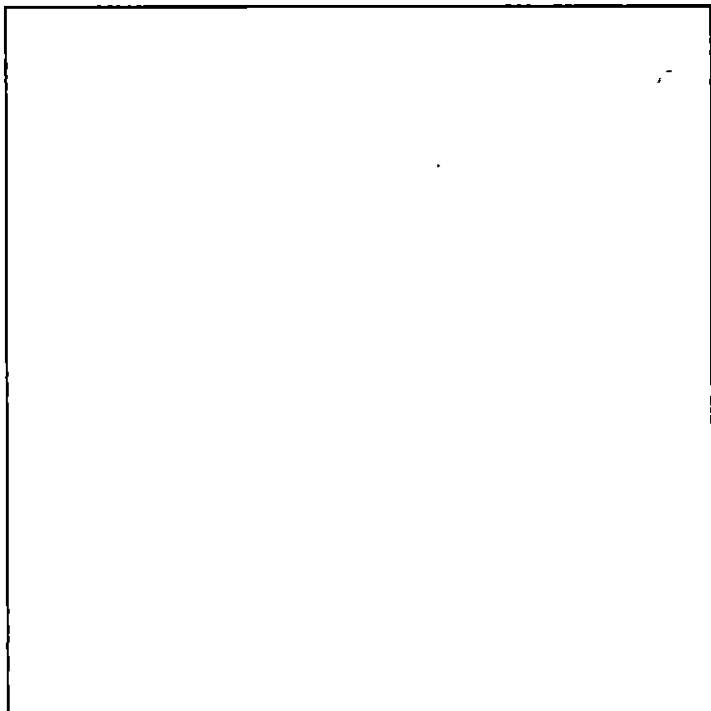
As you are aware, a virtual webex hearing has been scheduled for November 12, 2020 at 10:00 a.m. . You should have received an invitation in an email around October 19, 2020, that invited you to this hearing.

Please note that all hearing exhibits—documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at **least two business days** in advance of the hearing to the Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov. Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit.

If you have any questions or concerns, please feel free to contact our office.

Thank you so much.

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



CONNECT WITH BALTIMORE COUNTY

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www.baltimorecountymd.gov

Donna Mignon

From: Donna Mignon
Sent: Monday, November 9, 2020 10:40 AM
To: 'tom@thomasjhoff.com'
Cc: 'patckerr@gmail.com'
Subject: Case No: 2020-0172-A 3500 A Galloway Road

Good Morning:

As you are aware, a virtual webex hearing has been scheduled for November 12, 2020 at 10:00 a.m. . You should have received an invitation in an email around October 19, 2020, that invited you to this hearing.

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If you have any questions or concerns, please feel free to contact our office.

Thank you so much.

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

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 15 Account Number - 1513752860		
Owner Information		
Owner Name:	KERR PATRICK KERR LINDA T	Use: RESIDENTIAL Principal Residence: NO
Mailing Address:	3500 GALLOWAY RD BALTIMORE MD 21220-	Deed Reference: /32370/ 00386
Location & Structure Information		
Premises Address:	3500A GALLOWAY RD BALTIMORE 21220- Waterfront	Legal Description: 3500 A GALLOWAY RD BOWLEYS QUARTERS
Map: 0098	Grid: 0004	Parcel: 0004
Neighborhood: 15030020.04	Subdivision: 0000	Section: 64
Block: 2021	Lot: 2021	Assessment Year: 2021
Plat No: 1	Plat Ref: 0007/ 0012	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
		Property Land Area 26,820 SF
		County Use 34
Stories	Basement	Type
		Exterior
		Quality
		Full/Half Bath
		Garage
		Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of 01/01/2018
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
Land:	265,700	265,700
Improvements	1,000	1,000
Total:	266,700	266,700
Preferential Land:	0	266,700
Transfer Information		
Seller: HIGHTOWER JEFFREY L	Date: 08/01/2012	Price: \$275,000
Type: NON-ARMS LENGTH OTHER	Deed1: /32370/ 00386	Deed2:
Seller: MOCKABEE WILLIAM F	Date: 04/29/1998	Price: \$164,000
Type: ARMS LENGTH IMPROVED	Deed1: /12821/ 00159	Deed2:
Seller: MOCKABEE WILLIAM F	Date: 09/11/1974	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05476/ 00411	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
		0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

Donna Mignon

From: Thomas J. Hoff <tom@thomasjhoff.com>
Sent: Thursday, November 12, 2020 9:33 AM
To: Administrative Hearings
Subject: CASE NO. 2002-0172-A
Attachments: 709 ZONING EXHIBIT ONE REVISED 11-12-20.pdf

Attached is a revised Exhibit One that matches the prints submitted with the petition. The Exhibit One that I submitted by pdf is slightly different.

Thomas J. Hoff
Landscape Architect
512 Virginia Ave.
Towson, MD 21286
410-296-3669
FAX 410-825-3887

THOMAS J. HOFF

Landscape Architects and Land Development Consultants

512 VIRGINIA AVENUE

TOWSON, MD. 21286

410-296-3668

FAX 410-825-3887

November 9, 2020

CASE NO. 2002-0172-A

EXHIBIT LIST:

EXHIBIT ONE – SITE PLAN TO ACCOMPANY PETITION

EXHIBIT TWO – PHOTO LOCATIONS PLAN

EXHIBIT THREE – PHOTO 'A' – VIEW OF SITE FROM GALLOWAY ROAD LOOKING WEST

EXHIBIT FOUR – PHOTO 'B' – VIEW OF SITE FROM REAR OF LOT LOOKING EAST

EXHIBIT FIVE – PHOTO 'C' – VIEW OF ADJACENT STREET LOOKING EAST

DM
11/18/20

DM
12/21/20

- GENERAL NOTES:**
1. PROPERTY IS IN THE GALLOWAY BAY CRITICAL AREA. THERE ARE NO HISTORIC STRUCTURES LISTED ON THE HISTORIC LANDMARKS AS DETERMINED BY THE LANDMARKS PRESERVATION COMMISSION ON DATE.
 2. THE PROPERTY IS NOT IN A FLOODING DISTRICT.
 3. DEBARING AND DISTANCES BETWEEN ROADS TAKEN FROM DESIGN AND PLANS.
 4. TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM BALTIMORE COUNTY AND.
 5. THERE ARE NO DRAINAGE SERVICES INDEX ON THIS PROPERTY FOR WATER, SEWER OR STORM.
 6. PROPERTY IS WITHIN 5 FEET OF THE HARTWIG STATE AGENCY.
 7. PROPERTY IS CURRENTLY VACANT.

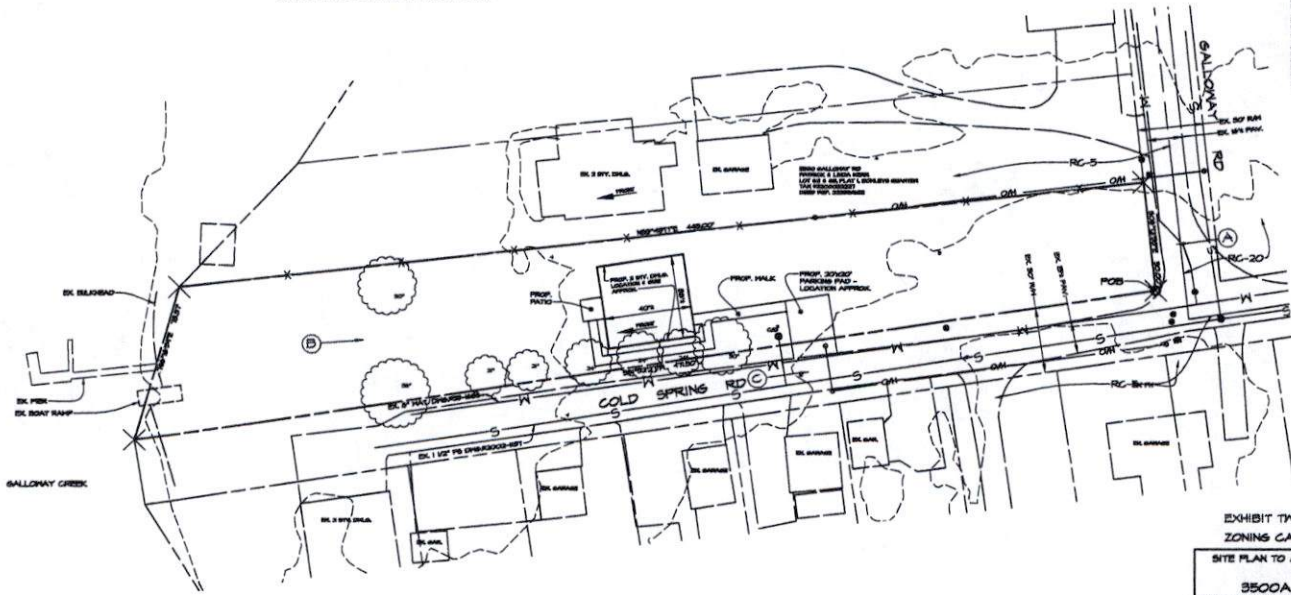
- ZONING HISTORY:**
1. THERE ARE NO PRIOR ZONING CASES ON THIS PROPERTY.
 2. THERE ARE NO PRIOR OR ACTIVE ZONING VIOLATIONS ON THIS PROPERTY.

- ZONING VARIANCE REQUESTED:**
1. SECTION 100.01A - VARIANCE TO ALLOW A BUILDING HEIGHT OF 10' 6" IN USE OF THE ALLOWED 8'.
 2. SECTION 100.01B - VARIANCE TO ALLOW BOTH DEBARRED DISTANCES OF 10' IN USE OF THE REQUIRED 50'.



VICINITY MAP
SCALE 1"=200'

SITE DATA:
 3500A GALLOWAY RD.
 3500A GALLOWAY RD.
 3500A GALLOWAY RD.
 3500A GALLOWAY RD.
 3500A GALLOWAY RD.
 3500A GALLOWAY RD.
 3500A GALLOWAY RD.
 3500A GALLOWAY RD.



SITE PLAN
SCALE 1"=50'

EXHIBIT TWO - PHOTO LOCATIONS
 ZONING CASE NO. 2020-012-A

SITE PLAN TO ACCOMPANY PETITION FOR
 VARIANCES

3500A GALLOWAY RD.
 AKA LOT 64, PLAT ONE OF BOWLEY'S QUARTER, PLAT 100
 100 ELEVATION CORRECT, 400 GALLOWAY, BALTIMORE COUNTY, MD

THOMAS J. HOFF
 LAND DEVELOPMENT CONSULTANTS
 LANDSCAPE ARCHITECTS

300 VIRGINIA AVENUE
 TOWSON, MARYLAND 21286
 410-276-8888 FAX 410-276-8887

REVISIONS:
 DATE: 07/20/20
 JOB NO.: 07024-01
 DESIGNED: T.J.H.
 DRAWN: T.J.H.

DRAWING NUMBER:
 S-1
 SHEET 1 OF 1

5/1 AND PROJECTS 2000-2019, 2020-2029, 2030-2039, 2040-2049, 2050-2059, 2060-2069, 2070-2079, 2080-2089, 2090-2099, 2100-2109, 2110-2119, 2120-2129, 2130-2139, 2140-2149, 2150-2159, 2160-2169, 2170-2179, 2180-2189, 2190-2199, 2200-2209, 2210-2219, 2220-2229, 2230-2239, 2240-2249, 2250-2259, 2260-2269, 2270-2279, 2280-2289, 2290-2299, 2300-2309, 2310-2319, 2320-2329, 2330-2339, 2340-2349, 2350-2359, 2360-2369, 2370-2379, 2380-2389, 2390-2399, 2400-2409, 2410-2419, 2420-2429, 2430-2439, 2440-2449, 2450-2459, 2460-2469, 2470-2479, 2480-2489, 2490-2499, 2500-2509, 2510-2519, 2520-2529, 2530-2539, 2540-2549, 2550-2559, 2560-2569, 2570-2579, 2580-2589, 2590-2599, 2600-2609, 2610-2619, 2620-2629, 2630-2639, 2640-2649, 2650-2659, 2660-2669, 2670-2679, 2680-2689, 2690-2699, 2700-2709, 2710-2719, 2720-2729, 2730-2739, 2740-2749, 2750-2759, 2760-2769, 2770-2779, 2780-2789, 2790-2799, 2800-2809, 2810-2819, 2820-2829, 2830-2839, 2840-2849, 2850-2859, 2860-2869, 2870-2879, 2880-2889, 2890-2899, 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5630-5639, 5640-5649, 5650-5659, 5660-5669, 5670-5679, 5680-5689, 5690-5699, 5700-5709, 5710-5719, 5720-5729, 5730-5739, 5740-5749, 5750-5759, 5760-5769, 5770-5779, 5780-5789, 5790-5799, 5800-5809, 5810-5819, 5820-5829, 5830-5839, 5840-5849, 5850-5859, 5860-5869, 5870-5879, 5880-5889, 5890-5899, 5900-5909, 5910-5919, 5920-5929, 5930-5939, 5940-5949, 5950-5959, 5960-5969, 5970-5979, 5980-5989, 5990-5999, 6000-6009, 6010-6019, 6020-6029, 6030-6039, 6040-6049, 6050-6059, 6060-6069, 6070-6079, 6080-6089, 6090-6099, 6100-6109, 6110-6119, 6120-6129, 6130-6139, 6140-6149, 6150-6159, 6160-6169, 6170-6179, 6180-6189, 6190-6199, 6200-6209, 6210-6219, 6220-6229, 6230-6239, 6240-6249, 6250-6259, 6260-6269, 6270-6279, 6280-6289, 6290-6299, 6300-6309, 6310-6319, 6320-6329, 6330-6339, 6340-6349, 6350-6359, 6360-6369, 6370-6379, 6380-6389, 6390-6399, 6400-6409, 6410-6419, 6420-6429, 6430-6439, 6440-6449, 6450-6459, 6460-6469, 6470-6479, 6480-6489, 6490-6499, 6500-6509, 6510-6519, 6520-6529, 6530-6539, 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7450-7459, 7460-7469, 7470-7479, 7480-7489, 7490-7499, 7500-7509, 7510-7519, 7520-7529, 7530-7539, 7540-7549, 7550-7559, 7560-7569, 7570-7579, 7580-7589, 7590-7599, 7600-7609, 7610-7619, 7620-7629, 7630-7639, 7640-7649, 7650-7659, 7660-7669, 7670-7679, 7680-7689, 7690-7699, 7700-7709, 7710-7719, 7720-7729, 7730-7739, 7740-7749, 7750-7759, 7760-7769, 7770-7779, 7780-7789, 7790-7799, 7800-7809, 7810-7819, 7820-7829, 7830-7839, 7840-7849, 7850-7859, 7860-7869, 7870-7879, 7880-7889, 7890-7899, 7900-7909, 7910-7919, 7920-7929, 7930-7939, 7940-7949, 7950-7959, 7960-7969, 7970-7979, 7980-7989, 7990-7999, 8000-8009, 8010-8019, 8020-8029, 8030-8039, 8040-8049, 8050-8059, 8060-8069, 8070-8079, 8080-8089, 8090-8099, 8100-8109, 8110-8119, 8120-8129, 8130-8139, 8140-8149, 8150-8159, 8160-8169, 8170-8179, 8180-8189, 8190-8199, 8200-8209, 8210-8219, 8220-8229, 8230-8239, 8240-8249, 8250-8259, 8260-8269, 8270-8279, 8280-8289, 8290-8299, 8300-8309, 8310-8319, 8320-8329, 8330-8339, 8340-8349, 8350-8359, 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2090-2099, 2100-2109, 2110-2119, 2120-2129, 2130-2139, 2140-2149, 2150-2159, 2160-2169, 2170-2179, 2180-2189, 2190-2199, 2200-2209, 2210-2219, 2220-2229, 2230-2239, 2240-2249, 2250-2259, 2260-2269, 2270-2279, 2280-2289, 2290-2299, 2300-2309, 2310-2319, 2320-2329, 2330-2339, 2340-2349, 2350-2359, 2360-2369, 2370-2379, 2380-2389, 2390-2399, 2400-2409, 2410-2419, 2420-2429, 2430-2439, 2440-2449, 2450-2459, 2460-2469, 2470-2479, 2480-2489, 2490-2499, 2500-2509, 2510-2519, 2520-2529, 2530-2539, 2540-2549, 2550-2559, 2560-2569, 2570-2579, 2580-2589, 2590-2599, 2600-2609, 2610-2619, 2620-2629, 2630-2639, 2640-2649, 2650-2659, 2660-2669, 2670-2

GENERAL NOTES:

1. PROPERTY IS IN THE CHESAPEAKE BAY CRITICAL AREA.
2. THERE ARE NO HISTORIC STRUCTURES LISTED ON THE NATIONAL REGISTER AS DETERMINED BY THE LANDMARKS PRESERVATION COMMISSION ON SITE.
3. THE PROPERTY IS NOT IN A HISTORIC DISTRICT.
4. PROPERTY IS BOUND BY THE PATENT AND RIVER, SEASIDE AND DISTANCES SHOWN HEREON TAKEN FROM DEEDS AND PLATS.
5. TOPOGRAHIC INFORMATION SHOWN TAKEN FROM BALTIMORE COUNTY GIS.
6. THERE ARE NO EASING DEVICES NOTED ON THIS PROPERTY FOR WATER, SEWER OR TRAPPING.
7. PROPERTY IS WITHIN 5 MILES OF THE MARINE STATE AIRPORT.
8. PROPERTY IS CURRENTLY VACANT.

ZONING HISTORY:

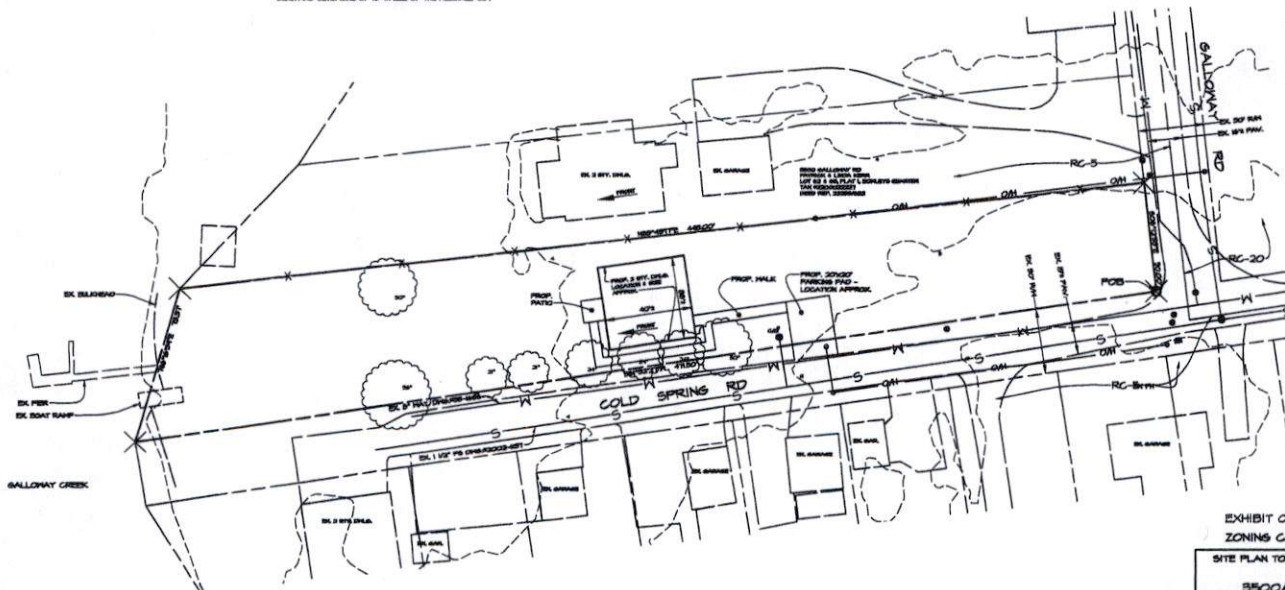
- THERE ARE NO PRIOR ZONING CASES ON THIS PROPERTY.
- THERE ARE NO PRIOR OR ACTIVE ZONING VIOLATIONS ON THIS PROPERTY.

ZONING RELIEF REQUESTED:

1. SECTION 1A.04.01.01 - VARIANCE TO ALLOW A BUILDING HEIGHT OF 80' IN LIEU OF THE ALLOWED 60'.
2. SECTION 1A.04.01.01 - VARIANCE TO ALLOW BOTH SIDEYARD SETBACKS OF 10' IN LIEU OF THE REQUIRED 20'.

VICINITY MAP
SCALE: 1"=800'

SITE DATA:
SITE AREA = 24,688 SQ. GARD A/L
NET AREA = 24,688 SQ. GARD A/L
EXISTING ZONING:
R-1
ZONING MAP 1982
OWNER:
PHILLIPS AND LINDA HERR
8000 GALLUPPIE RD.
BALTIMORE, MD 21220
2020 1ST ST SW
THE HERRINGTON
2020 1ST ST SW, GARD 04, PHASE 1, 04



SITE PLAN
SCALE: 1"=20'

EXHIBIT ONE
ZONING CASE NO. 2020-0172-A

SITE PLAN TO ACCOMPANY PETITION FOR
VARIANCES

3500A GALLOWAY RD.
AKA LOT 64, PLAT ONE OF BOPLEYS QUARTER, PLAT 112
2ND ELECTION DISTRICT, 4TH COURSE 18800, 2ND TENSER COUNTY, MD

ELECTION DISTRICT, 6th COUNCILMANS, BALTIMORE COUNTY, MD	
THOMAS J. HOFF	SCALE: 1"=20'
LAND DEVELOPMENT CONSULTANTS LANDSCAPE ARCHITECTS	DATE: 07/20/20
	JOB NO.: 07004-01

LANDSCAPE ARCHITECTS	JOB NO: 0704-01
512 VIRGINIA AVENUE	DESIGNED: T.J.H.
TOWSON, MARYLAND 21286	DRAWN: T.J.H.
410-246-8888 FAX 410-638-8887	

REVISIONS:	DRAWING NUMBER:
------------	-----------------

THIS CHAIRMAN AND VICE AT THE USA (Faint text)	S-1
	CLERK OF THE COURT (Faint text)

S:\LAND PROJECTS\2006\205-724\205CMAQ.X06 BASE.dwg, JONING.PLA, 11/19/2010 2:26:15 PM, T31 DwgToPDF.plt

PETITIONER'S
EXHIBIT NO. 2



PETITIONER'S

EXHIBIT NO. 3A



PETITIONER'S

EXHIBIT NO. 4B

PETITIONER'S
EXHIBIT NO. 5C



Attendance Count	Program Name	Event Name	Event Start Date
1		Zoning Hearing - 2020-0172-A - 3500 A Galloway Road	November 12, 2020 New York Time
2		Zoning Hearing - 2020-0172-A - 3500 A Galloway Road	November 12, 2020 New York Time
3		Zoning Hearing - 2020-0172-A - 3500 A Galloway Road	November 12, 2020 New York Time
4		Zoning Hearing - 2020-0172-A - 3500 A Galloway Road	November 12, 2020 New York Time
5		Zoning Hearing - 2020-0172-A - 3500 A Galloway Road	November 12, 2020 New York Time

Event Start Time	FirstName	LastName	Email	Join Time	Leave Time
10:00 am New York Time	THOMAS	HOFF	tom@thomasjhoff.com	9:56 am New York Time	10:35 am New York Time
10:00 am New York Time	Henry	Ayakwah	hayakwah@baltimorecountymd.gov	9:47 am New York Time	10:35 am New York Time
10:00 am New York Time	Patrick	Kerr	patckerr@gmail.com	10:03 am New York Time	10:35 am New York Time
10:00 am New York Time	Debra	Wiley	dwiley@baltimorecountymd.gov	9:48 am New York Time	10:35 am New York Time
10:00 am New York Time	Maureen	Murphy	mmurphy@baltimorecountymd.gov	9:57 am New York Time	10:35 am New York Time

Attendance Duration

39.0 mins

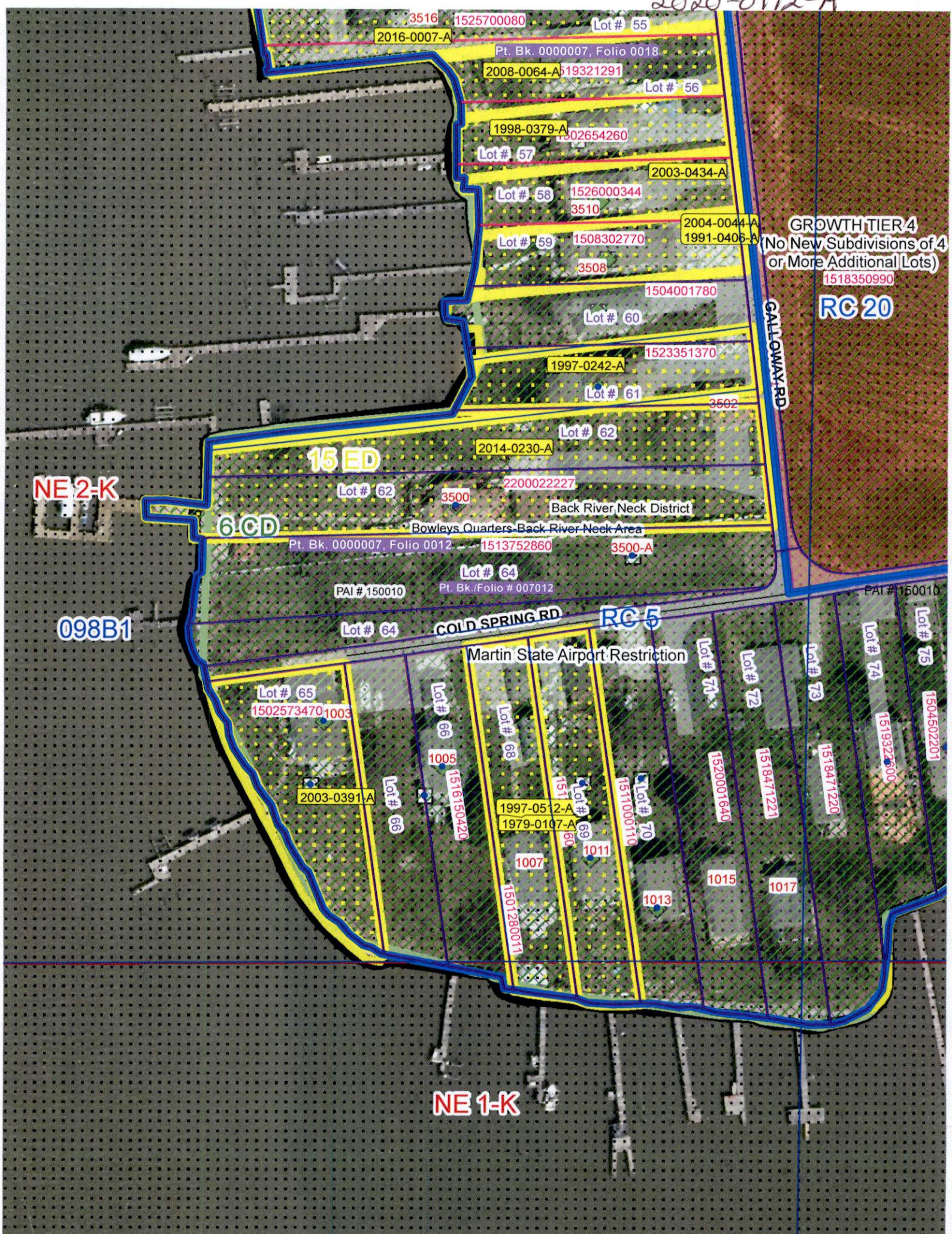
47.0 mins

32.0 mins

47.0 mins

38.0 mins

2020-0172-H



**Permits, Approvals & Inspections**111 W. Chesapeake Avenue
Towson, MD 21204Report Generated On:
7/20/2020**Permit Processing Residential Permit & Development Report**

Page 1 of 2

Property Information

Tax Account Number: 1513752860

Plat Ref: 007:012

Election District: 15

Owner Name(s): KERR PATRICK and KERR LINDA T

PDM # :

Address: 3500 GALLOWAY RD
BALTIMORE, MD 21220

Zoning Class.(s): RC 5

Premise Address: 3500 GALLOWAY RD

Elevation Range: 2ft - 6ft

Affected Overlays		Instructions: Begin review process with Zoning Review, Room 111.												Agency Acknowledgment	
Contact Agency	Potential Overlay Issues	New Homes	Internal Alts.	Add / Ext. Alts.	Access. Struct.	Open Decks	Piers/Pilings	Grading/SW	Tanks	Ret. Walls/Bulk	Razing	Elec. & Plumb	High Rise Apts.	Initial & Date	
Planning Jefferson Building Room 101 Phone: 410-887-3211	Bowleys Quarters-Back River Neck Area	X													
	Zoning Class - RC 5, RC 6, RC 7, RC 8 (Except Decks)	X													
EPS-Dev. Coord. County Office Building Room 319 Phone: 410-887-3733	Chesapeake Bay Critical Area	X		X	X	X	X	X	X	X					
	100 Year Flood Zone	X		X	X	X		X	X	X					
	Possible Flood Hazard - Water Body Present	X		X	X	X		X	X	X					
PAI-Sed. Control Insp. County Office Building Room G-21 Phone: 410-887-3226	Chesapeake Bay Critical Area	X						X		X					
	100 Year Flood Zone	X						X		X					
	Possible Flood Hazard - Water Body Present	X						X		X					
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	Bowleys Quarters-Back River Neck Area	X						X						OK To File	
	100 Year Flood Zone	X	X	X	X	X		X	X			X		OK To File	
	Possible Flood Hazard - Water Body Present	X	X	X	X	X		X	X			X		OK To File	
	InFill Lot Review	X												OK To File	
	Possible Replacement Dwelling. Permit # B826593 Appl. Date: 9/13/2013	X													
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Bowleys Quarters-Back River Neck Area	X													

Notice: This report is not inclusive as additional issues may arise which would affect the ability to obtain a building permit. This Report is solely for Departmental use and nothing herein creates any right which would accrue to the applicant.
Form171R

2020-0172-A

**Permits, Approvals & Inspections**111 W. Chesapeake Avenue
Towson, MD 21204Report Generated On:
7/20/2020**Permit Processing Residential Permit & Development Report**

Page 2 of 2

Property Information

Tax Account Number: 1513752860

Plat Ref: 007:012

Election District: 15

Owner Name(s): KERR PATRICK and KERR LINDA T

PDM # :

Address: 3500 GALLOWAY RD

Zoning Class.(s): RC 5

BALTIMORE, MD 21220

Elevation Range: 2ft - 6ft

Premise Address: 3500 GALLOWAY RD

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Homes	Internal Alts.	Add / Ext. Alts.	Access. Struct.	Open Decks	Piers/Pilings	Grading/SW	Tanks	Ret. Walls/Bulk	Razing	Elec. & Plumb	High Rise Apts.	Agency Acknowledgment Initial & Date
Contact Agency	Potential Overlay Issues													
	Growth Tier 1a: Served by public sewer and outside URDI													
MD Aviation Administration Division of Airport Facilities Planning P.O. Box 8766 BWI Marshall Airport, MD 21240-0766 Phone: 410-859-7692 or 410-859-7070	Martin State Airport Zoning Area	X		X	X		X	X	X	X				OK To File
Building Plans Review County Office Building Room 120 Phone: 410-887-3987	100 Year Flood Zone	X	X	X	X	X			X	X				
	Possible Flood Hazard - Water Body Present	X	X	X	X	X			X	X				

Real Property Data Search (w3)

SUBJECT PARCEL

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 15 Account Number - 1513752860			
Owner Information					
Owner Name:	KERR PATRICK KERR LINDA T		Use:	RESIDENTIAL NO	
Mailing Address:	3500 GALLOWAY RD BALTIMORE MD 21220-		Deed Reference:	/32370/ 00386	
Location & Structure Information					
Premises Address:	3500A GALLOWAY RD BALTIMORE 21220- Waterfront		Legal Description:	3500 A GALLOWAY RD BOWLEYS QUARTERS	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0098	0004	0004	15030020.04	0000	
					Block:
					64
					Lot:
					2018
					Assessment Year:
					Plat No: 1
					Plat Ref: 0007/ 0012
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
				Property Land Area	
				26,820 SF	
				County Use	
				34	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
					Garage
Last Notice of Major Improvements					
Value Information					
		Base Value		Value	
				As of	
				01/01/2018	
				As of	
				07/01/2019	
				As of	
				07/01/2020	
Land:		265,700		265,700	
Improvements		1,900		1,000	
Total:		267,600		266,700	
Preferential Land:		0		266,700	
				266,700	
Transfer Information					
Seller: HIGHTOWER JEFFREY L		Date: 08/01/2012		Price: \$275,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /32370/ 00386		Deed2:	
Seller: MOCKABEE WILLIAM F		Date: 04/29/1998		Price: \$164,000	
Type: ARMS LENGTH IMPROVED		Deed1: /12821/ 00159		Deed2:	
Seller: MOCKABEE WILLIAM F		Date: 09/11/1974		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /05476/ 00411		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:					

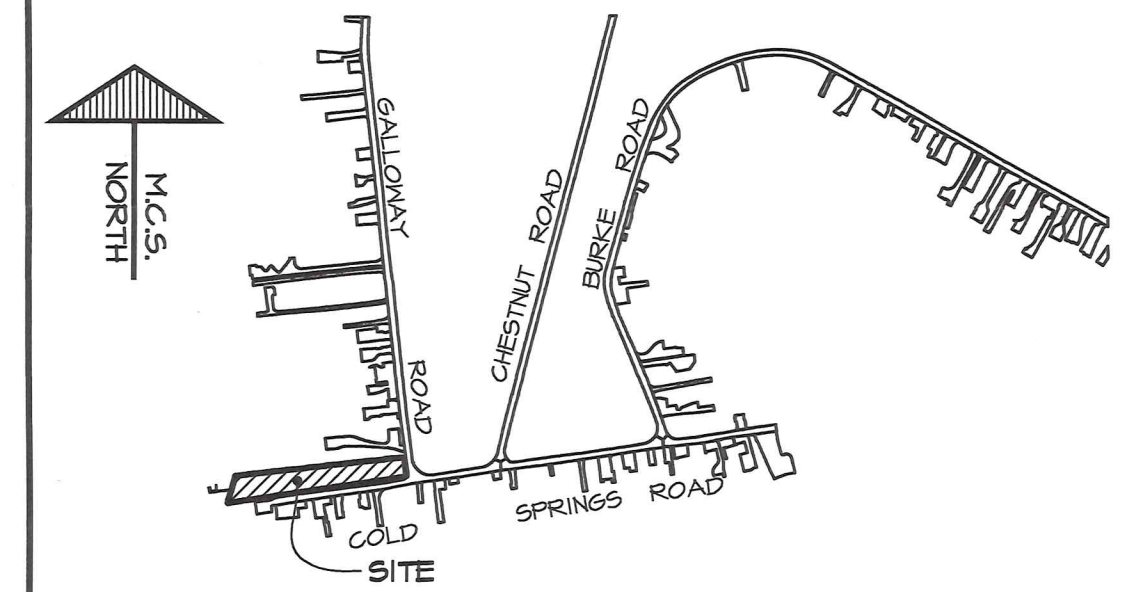
1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2020-0172-A

- GENERAL NOTES:**
1. PROPERTY IS IN THE CHESAPEAKE BAY CRITICAL AREA.
 2. THERE ARE NO HISTORIC STRUCTURES LISTED ON THE HISTORIC INVENTORY AS DETERMINED BY THE LANDMARKS PRESERVATION COMMISSION ON SITE.
 3. THE PROPERTY IS NOT IN A HISTORIC DISTRICT.
 4. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
 5. BEARINGS AND DISTANCES SHOWN HEREON TAKEN FROM DEEDS AND PLATS.
 6. TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM BALTIMORE COUNTY GIS.
 7. THERE ARE NO BASIC SERVICES ISSUES ON THIS PROPERTY FOR WATER, SEWER OR TRAFFIC.
 8. PROPERTY IS WITHIN 3 MILES OF THE MARTIN STATE AIRPORT.
 9. PROPERTY IS CURRENTLY VACANT.

- ZONING HISTORY:**
- THERE ARE NO PRIOR ZONING CASES ON THIS PROPERTY.
 - THERE ARE NO PRIOR OR ACTIVE ZONING VIOLATIONS ON THIS PROPERTY.

- ZONING RELIEF REQUESTED:**
1. SECTION 1A04.3.A. - VARIANCE TO ALLOW A BUILDING HEIGHT OF 38' IN LIEU OF THE ALLOWED 35'.
 2. SECTION 1A04.3.B.2.D. - VARIANCE TO ALLOW BOTH SIDEYARD SETBACKS OF 10' IN LIEU OF THE REQUIRED 50'.

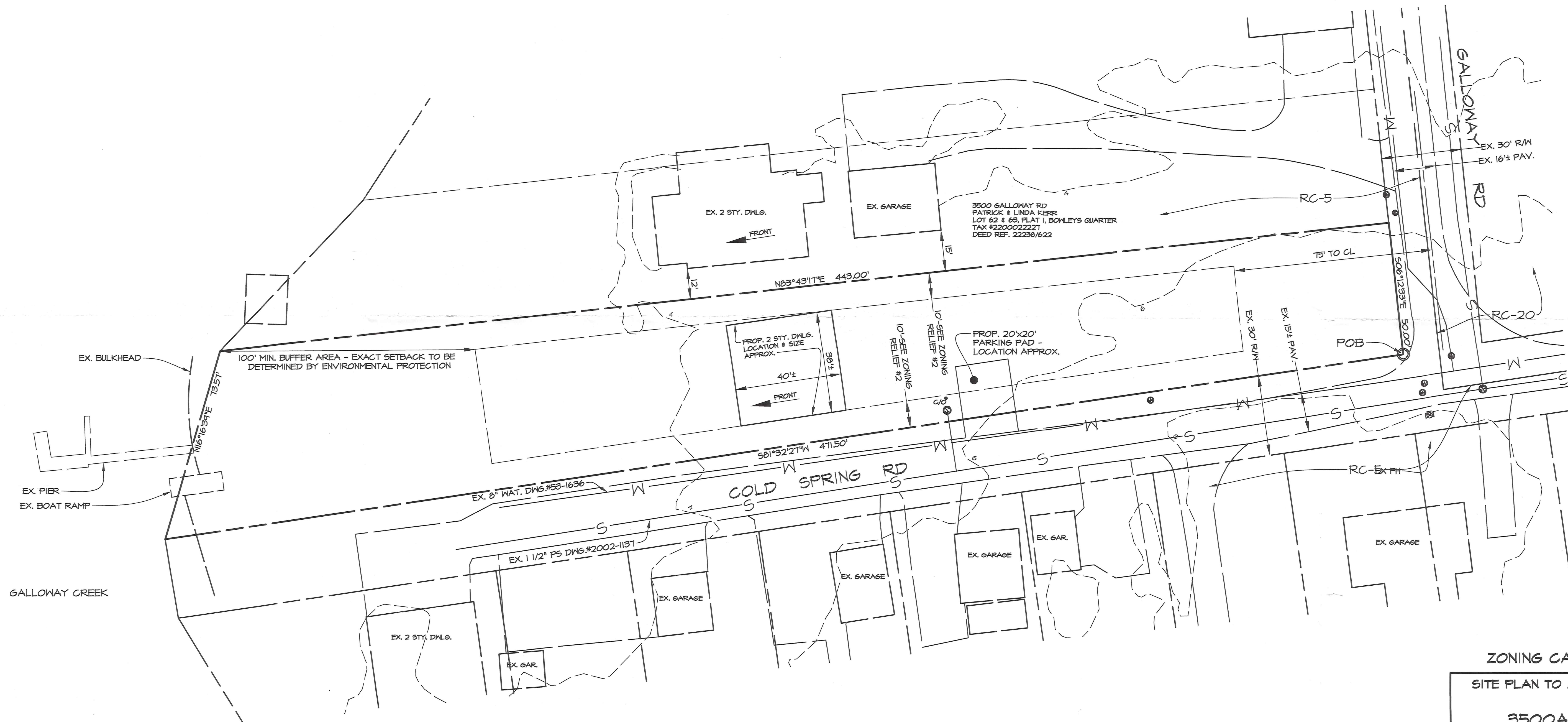


VICINITY MAP
SCALE: 1"=500'

SITE DATA:
SITE AREA = 26,826 SF, 0.616 AC.
NET AREA

EXISTING ZONING:
RC-5
ZONING MAP 92B1

OWNER:
PATRICK AND LINDA KERR
3500 GALLOWAY RD.
BALTIMORE, MD 21220
DEED REF 32370/586
TAX #15152860
TAX MAP 048, GRID 04, PARCEL 04



SITE PLAN
SCALE: 1"=20'

ZONING CASE NO. 2020-0172-A

SITE PLAN TO ACCOMPANY PETITION FOR VARIANCES
3500A GALLOWAY RD.
AKA LOT 64, PLAT ONE OF BOWLEYS QUARTER, PLAT#7/12
15th ELECTION DISTRICT, 6th COUNCILMANIC, BALTIMORE COUNTY, MD

THOMAS J. HOFF
LAND DEVELOPMENT CONSULTANTS
LANDSCAPE ARCHITECTS
512 VIRGINIA AVENUE
TOWSON, MARYLAND 21286
410-296-3668 FAX 410-823-3887

REVISIONS:

THIS DRAWING WAS MADE IN THE USA

SCALE: 1"=20'
DATE: 07/20/20
JOB NO.: 0709-01
DESIGNED: TJH
DRAWN: TJH
DRAWING NUMBER:
S-1
SHEET 1 OF 1

