

M E M O R A N D U M

DATE: September 29, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0185-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on September 28, 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
(13230 Long Green Pike) *
11th Election District * OFFICE OF ADMINISTRATIVE
3rd Council District * HEARINGS FOR
Patricia Smith * BALTIMORE COUNTY
Petitioner *
* CASE NO. 2020-0185-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the subject property, Patricia Smith (“Petitioner”). The Petitioner is requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) §§ 400.1 and 400.3 to permit an accessory structure (garage) to be built in front yard with a height of 17 ft. in lieu of the required rear yard placement and maximum height of 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s 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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 9, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to

ORDER RECEIVED FOR FILING

Date 8-27-2020

By bw

indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts to satisfy the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioner.

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

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 27th day of **August, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from BCZR §§ 400.1 and 400.3 to permit an accessory structure (garage) to be built in front yard with a height of 17 ft. in lieu of the required rear yard placement and maximum height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- Petitioner or subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The proposed garage shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 8-27-2020

By lw

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING

Date 8-27-2020

By pw



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 13230 Long Green Pike Hydes 21082 Currently zoned RC2
Deed Reference 40859 / 311 10 Digit Tax Account # 2200007241
Owner(s) Printed Name(s) Patricia Smith

(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 & 400.3 → To permit an accessory structure (garage) to be built in the front yard with a height of 17 feet in lieu of the required rear yard placement and maximum height of 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

Patricia Smith

Name #1 – Type or Print

Name #2 – Type or Print

Patricia Smith

Signature #1

Signature #2

13230 Long Green Pike Hydes MD

Mailing Address

City

State

21082 717-818-7168

palwsmith@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:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 8 day of August, 2020 that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0185-A Filing Date 7/27/20 Estimated Posting Date 8/9/20 Reviewer JS

Rev 5/5/2016

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: 13230 Long Green Pike Hydes <aryland 21082
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)

Respectfully requesting for garage to be placed next to existing home rather than in the rear of the home, and for increased height in excess of 15'. The existing home sits on 4.6 acres of property and the rear of the same backs up to a horse farm. There are no homes adjacent to the property. The request for increased height is so the new garage will match the existing roof pitch of the home and provide continuity. If the garage were to be placed in the rear, the costs of extending the driveway would be unduly burdensome as it would require 80 to 100 feet f new driveway, would hinder access to a submerged propane tank, would block views of the farm in the rear, and appear disjointed to travelers in Long Green Valley. Placing the garage next to the house would make it appear similar to other homes in the area, and would include storage so that no further sheds would need to be built. Leaving the rear of the property open also allows our neighbor's farm equipment access to the side fields that he utilizes with our permission. If the variance is granted, no additional driveway expansion is necessary, and there would be the least disturbance of property.

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

Patricia Smith

Signature of Owner (Affiant)

Signature of Owner (Affiant)

Patricia Smith

Name- Print or Type

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:

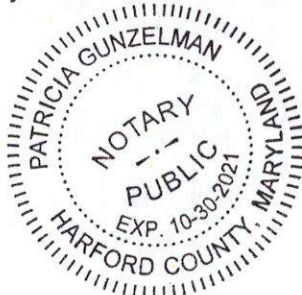
I HEREBY CERTIFY, this 13th day of July, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Patricia Smith

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

10-30-2021
My Commission Expires

ZONING PROPERTY DESCRIPTION FOR 13230 Long Green Pike, Hydes, MD 21082

Beginning at a point on the Northwest side of Long Green Pike, 840 feet Southwest of the centerline of the nearest improved intersecting street, Church Lane, which is approximately 34 feet wide.

Hence the following courses and distances: South 40 degrees 18 minutes 37 seconds West 195.43 feet and South 25 degrees 32 minutes 54 seconds West 492.34 feet thence leaving said Long Green Pike and running with and binding on a part of thirteenth line of said parcel North 54 degrees 35 minutes 43 seconds West 337.81 feet thence leaving said thirteenth line and running for new line of division North 33 degrees 54 minutes East 672.45 feet to intersect the tenth line of said parcel at a point distant 90.00 feet from the beginning thereof thence running and binding on the remainder of said tenth line South 56 degrees 06 minutes East 288.00 feet to the point of the beginning as recorded in Deed Liber 40859, Folio 311, containing 4.6 acres of lot. Located in the 11th Election District and 3rd Counsel District

2020-0185-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 8/9/2020

Case Number: 2020-0185-A

Petitioner / Developer: PAT SMITH

Date of Closing: AUGUST 24, 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:
13230 LONG GREEN PIKE

The sign(s) were posted on: AUGUST 9, 2020

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2020-0185-A

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE)
TO BE BUILT IN THE FRONT YARD WITH A HEIGHT
OF 17 FT. IN LIEU OF THE REQUIRED REAR YARD
PLACEMENT AND MAXIMUM HEIGHT OF 15 FT.
13230 LONG GREEN PIKE

PUBLIC HEARING?

PURSUANT TO SECTION 16-127.0(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC
HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE
REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
4:30 P.M. ON MONDAY, AUGUST 24, 2020.
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 863-3391.
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE (UNDER PENALTY OF LAW).

HANDICAPPED ACCESSIBLE

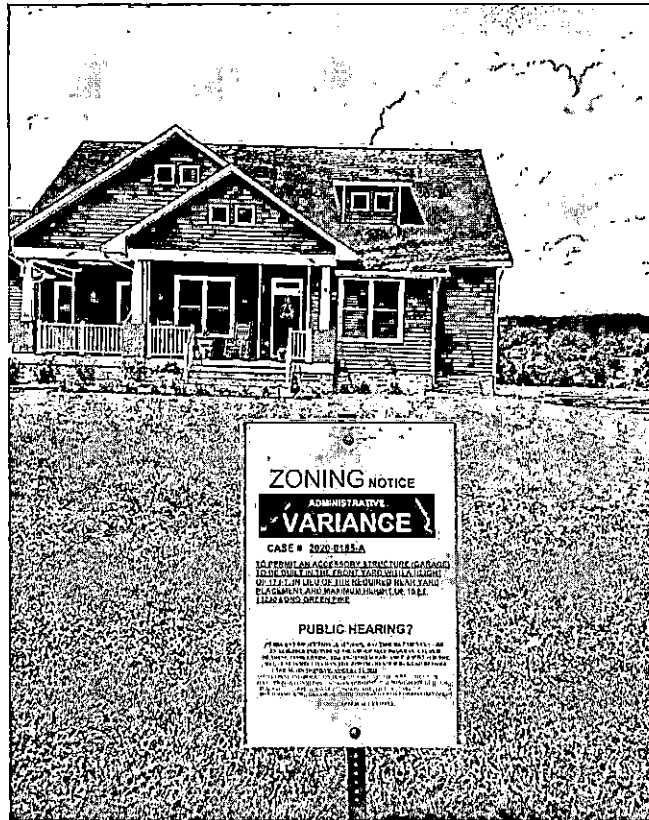
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

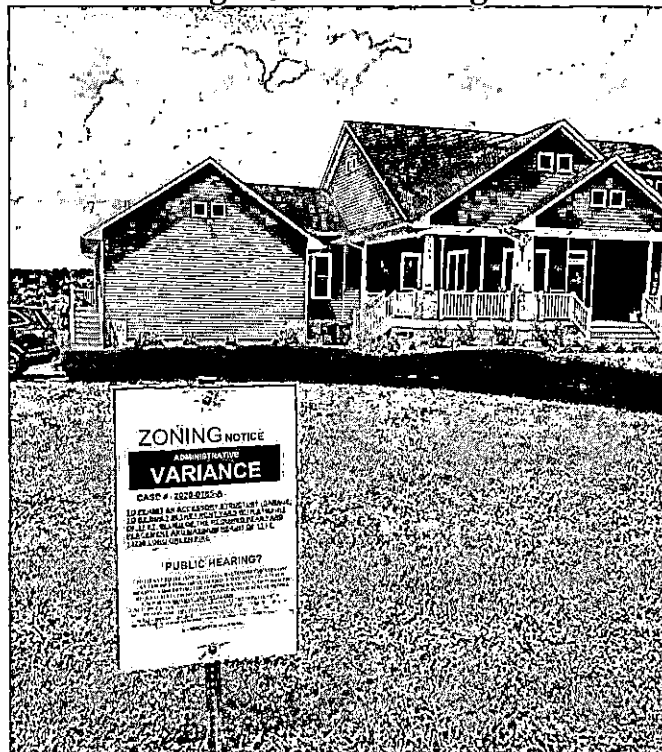
523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign @ 13230 Long Green Pike ~ 8/9/2020



Background Photo 2nd Sign @ 13230 Long Green Pike ~ 8/9/2020

CASE # 2020-0185-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 8/9/2020

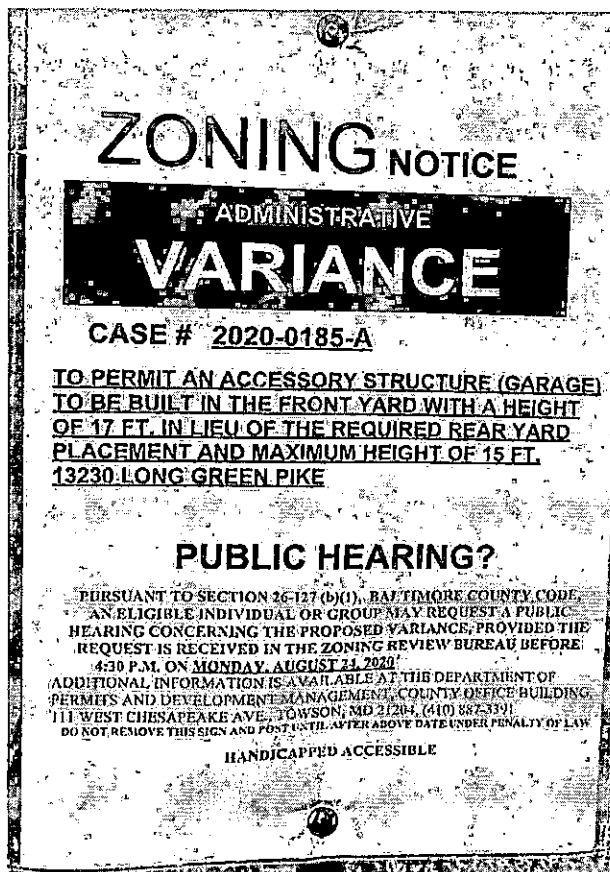
Case Number: 2020-0185-A

Petitioner / Developer: PAT SMITH

Date of Closing: AUGUST 24, 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:
13230 LONG GREEN PIKE

The sign(s) were posted on: AUGUST 9, 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)



JOHN A. OLSZEWSKI, JR.
County Executive

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



Background Photo 1st Sign @ 13230 Long Green Pike ~ 8/9/2020



Background Photo 2nd Sign @ 13230 Long Green Pike ~ 8/9/2020

CASE # 2020-0185-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0185 -A Address 13230 LONG GREEN PIKE, 21082
Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7/27/20 Posting Date: 8/9/20 Closing Date: 8/24/20

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- 0185 -A Address 13230 LONG GREEN PIKE
Petitioner's Name PATRICIA SMITH Telephone 717-818-7168
Posting Date: 8/9/20 Closing Date: 8/24/20
Wording for Sign: To Permit

_____ To permit an accessory structure (garage) to be built in the front yard with a height of 17 feet in lieu of _____
_____ the required rear yard placement and maximum height of 15 feet. _____

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: 2020-0185-1

Property Address: 13230 LONG GREEN PIKE

Property Description:

Legal Owners (Petitioners): PATRICIA SMITH

Contract Purchaser/Lessee:

PLEASE FORWARD ADVERTISING BILL TO:

Name: PATRICIA SMITH

Company/Firm (if applicable):

Address: 13230 LONG GREEN PIKE

HYDES, MD 21082

Telephone Number: 717-818-7168

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

No. 199780

Date: 7/27/20

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

Total: \$ 75.00

Rec
From: PATRICIA SMITH

For: 2020-0185-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

DAVID J PRELLER III
JENNIFER G PRELLER
729 KIRKCALDY WAY
ABINGDON, MD 21009

09-10

642

15-3/540
403

7/15/2020

Date

Pay to the
Order of

Baltimore County

\$ 75.00

Seventy-five & 1/100

Dollars



Photo
Safe
Deposit
Details on back

PNC BANK

PNC Bank, N.A. 040

For 13230 Long Green Pike

Jennifer Preller

MP

⑆054000030⑆ 5311243387⑆ 0642



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 24, 2020

Patrica Smith,
13230 Long Green Pike
Hydes MD 21082

RE: Case Number: 2020-0185-A, 13230 Long Green Pike

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 27, 2020. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

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: August 20, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0185-A
Address 13230 Long Green Pike
(Smith Property)

Zoning Advisory Committee Meeting of **August 17, 2020.**

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

AUG 20 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

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 20, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0185-A
Address 13230 Long Green Pike
(Smith Property)

Zoning Advisory Committee Meeting of **August 17, 2020.**

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

Reviewer: Steve Ford

RECEIVED

OFFICE

GENERAL SECRETARIAT

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

DEPS

(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING (1st)

Date: 8-9-20

by O'Keefe

SIGN POSTING (2nd)

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 - 11 Account Number - 2200007241							
Owner Information											
Owner Name:		SMITH PATRICIA					Use:		RESIDENTIAL		
Mailing Address:		13230 LONG GREEN PIKE HYDES MD 21082-					Principal Residence:		YES		
							Deed Reference:		/40859/ 00311		
Location & Structure Information											
Premises Address:		13230 LONG GREEN PIKE HYDES 21082-					Legal Description:		4.60 AC WS 13230 LONG GREEN PIKE 2250 S PATTERSON RD		
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:		
0045	0013	0281	11060053.04	0000				2021	Plat Ref:		
Town: None											
Primary Structure Built			Above Grade Living Area			Finished Basement Area			Property Land Area		County Use
2018			2,961 SF						4.6000 AC		05
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements				
1	YES	STANDARD UNIT	SIDING/	5	3 full						
Value Information											
				Base Value		Value		Phase-in Assessments			
						As of		As of		As of	
						01/01/2018		07/01/2020		07/01/2021	
Land:				163,200		163,200					
Improvements				410,400		410,400					
Total:				573,600		573,600		573,600			
Preferential Land:				0							
Transfer Information											
Seller: SMITH PATRICIA				Date: 11/01/2018				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /40859/ 00311				Deed2:			
Seller: KELLY MARTIN T KELLY THOMAS N				Date: 05/30/2017				Price: \$225,000			
Type: ARMS LENGTH VACANT				Deed1: /39010/ 00083				Deed2:			
Seller: HOWARD CARROLYN M				Date: 08/12/2004				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /20534/ 00298				Deed2:			

ZAC AGENDA

Case Number: 2020-0185-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Patricia Smith
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** Yes **Historic:** No **Election Dist:** 11 **Council Dist:** 3

Property Address: 13230 LONG GREEN PIKE

Location: North West side of Long Green Pike (40') 870' South West of Church Lane (50').

Existing Zoning: RC 2

Area: 4.6 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 & 400.3 To permit an accessory structure (garage) to be built in front yard with a height of 17 feet in lieu of the required rear yard placement and maximum height of 15 feet.

Attorney: Not Available

Prior Zoning Cases: 2003-0232-SPH; 2017-0244-SPH

Concurrent Cases: None

Violation Cases: None

Closing Date: 08/24/2020

Miscellaneous Notes:

Case Number: 2020-0186-A **Reviewer:** Jason Seidelman
Existng Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE
Legal Owner: AZ Nottingham LLC
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 8601 BELAIR ROAD

Location: North East corner of intersection of Belair Road (90') and Necker Ave (30').

Existing Zoning: BLR

Area: 39,647 SQ FT

Proposed Zoning:

VARIANCE:

Section 409.6.A.2 of the BCZR To permit 27 parking spaces in lieu of the required 30 parking spaces for 6,000 sq ft auto parts store. For such other relief as the nature of this cause may require.

Attorney: Timothy M. Kotroco

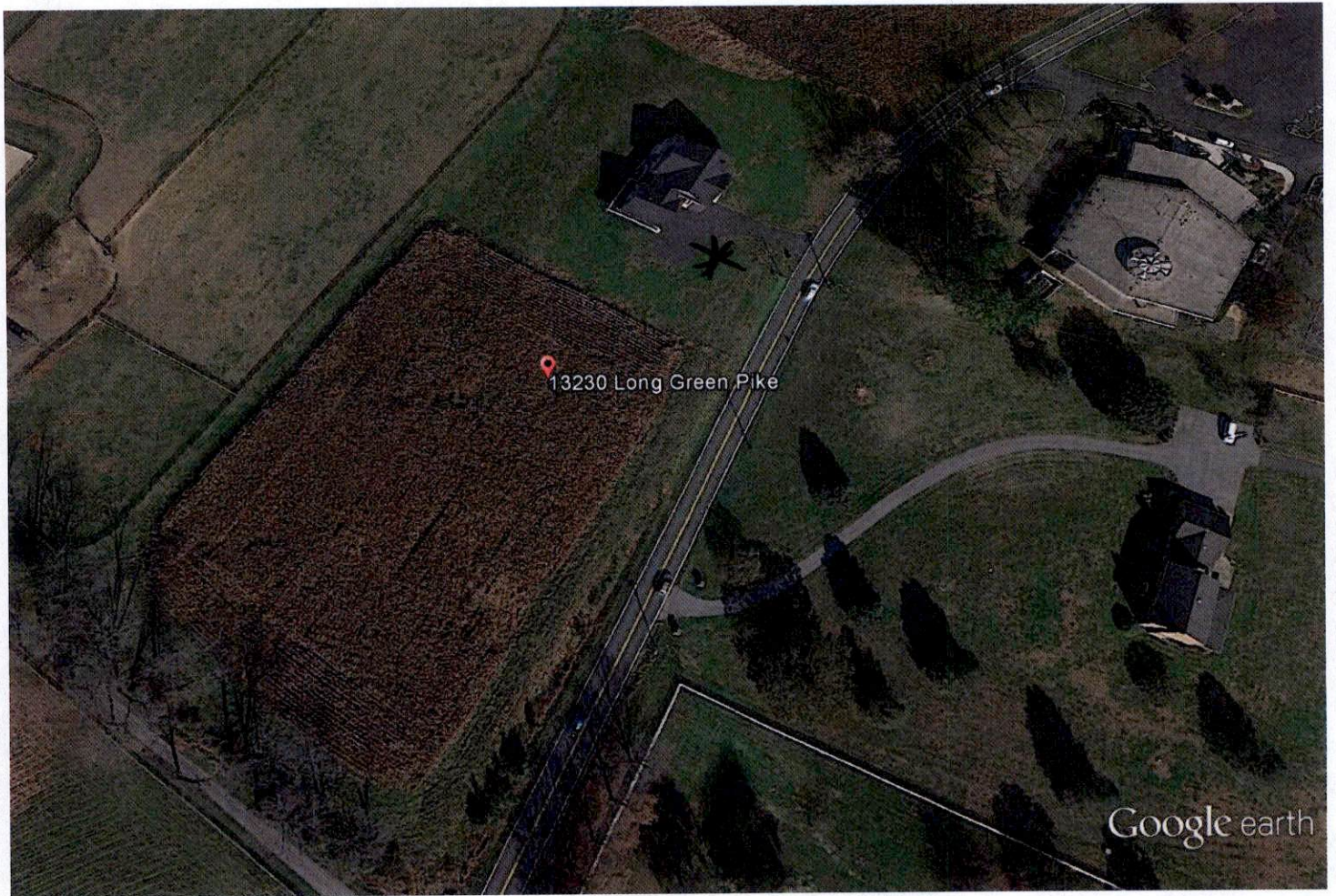
Prior Zoning Cases: None

Concurrent Cases: None

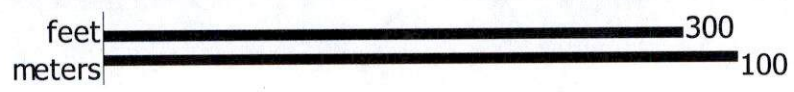
Violation Cases: None

Closing Date:

Miscellaneous Notes:



Google earth



2014-0103-X

2500012437

2500012678

2003-0232-SPH

1600006713

LONG GREEN PIKE

ROAD

1119000325

2003-0043-SPH
1991-0155-XA

13305

1101074280

045A3
11 ED
3 CD
RC 2
NE 18-G

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

2200007241
2017-0244-SPH

LONG GREEN PIKE
LONG GREEN PIKE

Lot # 76

13219

1900002892

PAI # 110250
PAI # 110250
PAI # 110250

Pt. Bk./Folio # 047068

PAI # 110250
PAI # 110250

1112022140

Pt. Bk. 0000047, Folio 0068

Lot # 75
1900004870

13211

PAI # 111071

Pt. Bk./Folio # 040112Pt. Bk. 0000040, Folio 0112

1800002457

PAI # 111071

Pt. Bk. 0000048, Folio 0043

Pt. Bk./Folio # 048043

Lot # 74
PAI # 111071

PAI # 111071

13201

1900005070



Front of house
* for roof pitch purposes *



Looking @ front of house
- Left side -



buuld propane tank



Propane Tank



Front & side



left side



Right side

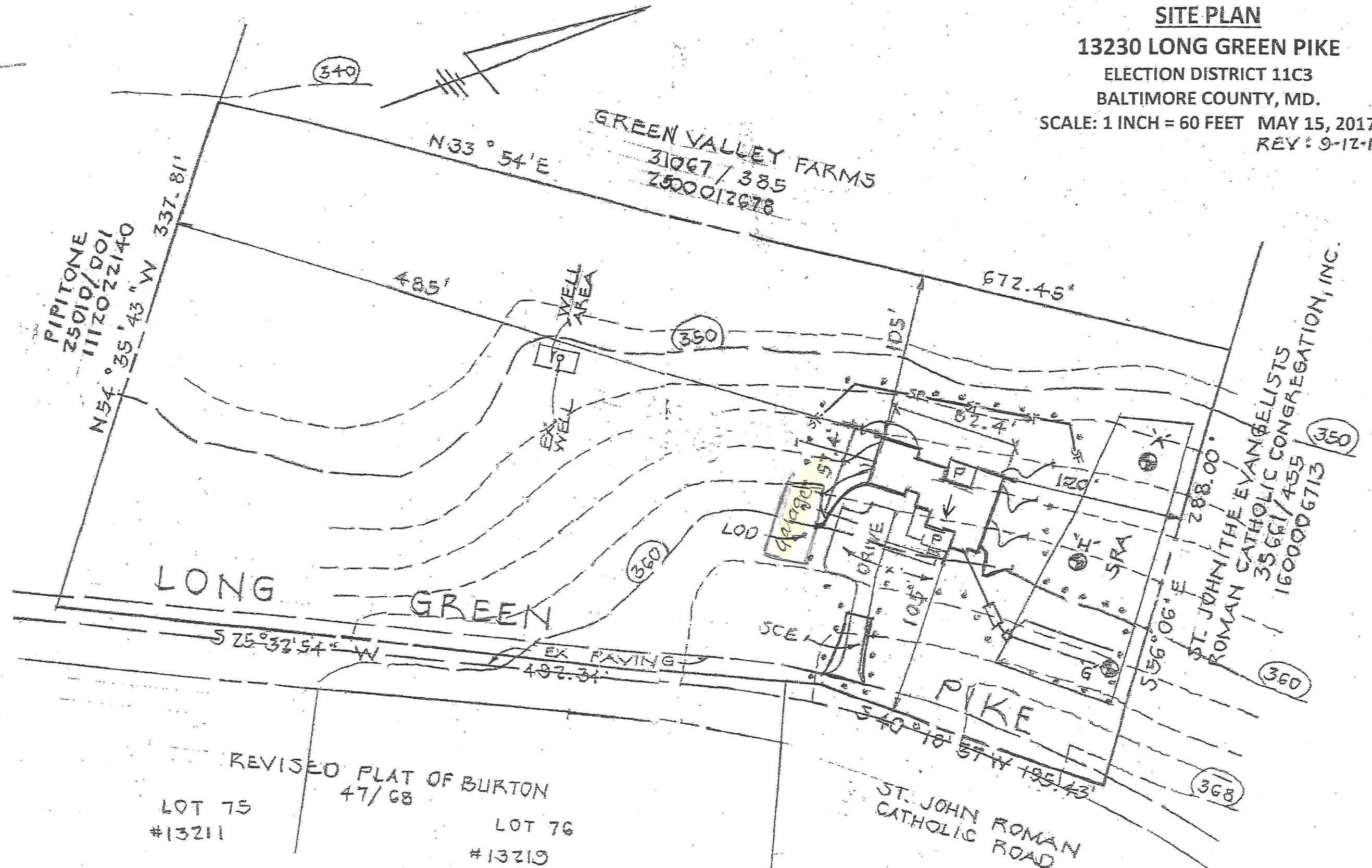


Left Full Side



End of driveway

SITE PLAN
13230 LONG GREEN PIKE
 ELECTION DISTRICT 11C3
 BALTIMORE COUNTY, MD.
 SCALE: 1 INCH = 60 FEET MAY 15, 2017
 REV: 9-12-17

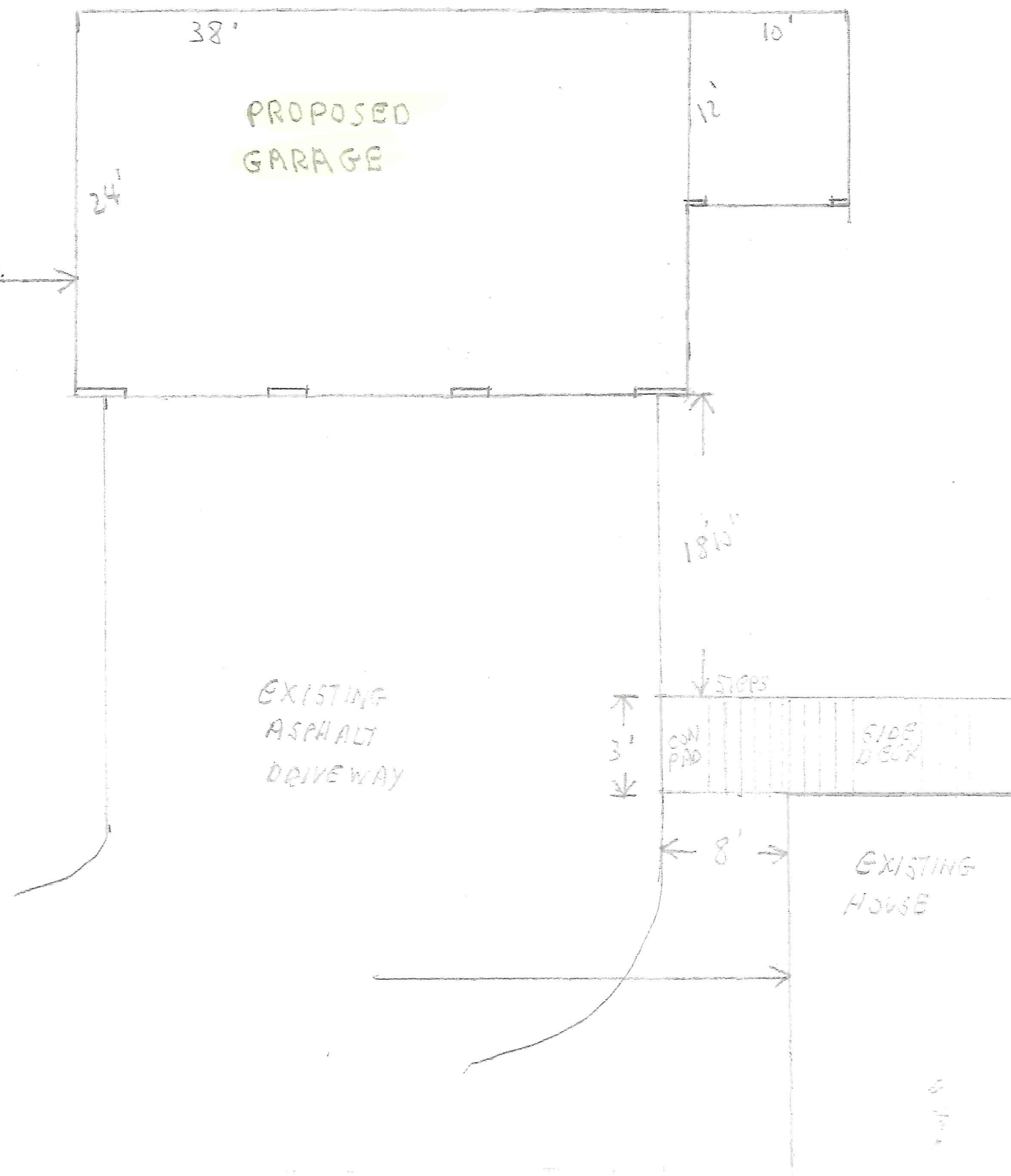


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 EDGEWOOD, MD 21040
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2020-0185-A

Pet. Ex. 1

← 85' TO ROAD



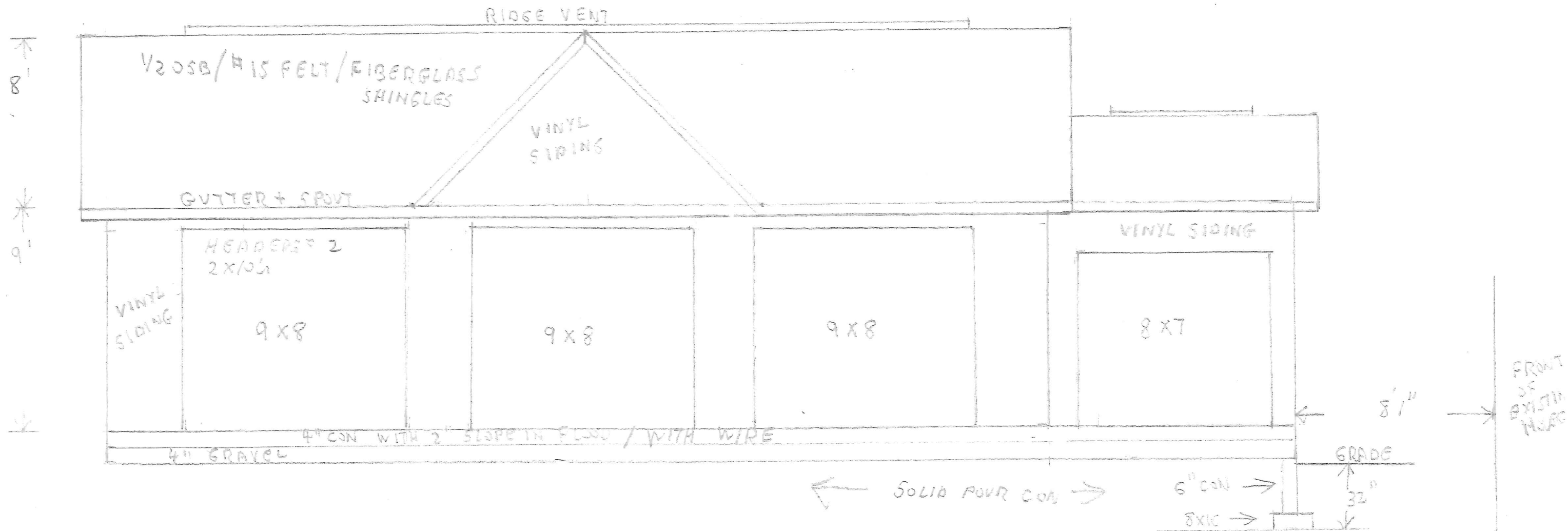
← 130' TO ROAD

13230 LONG GREEN PIKE

SCALE 1/8" = 1 FT

← 38'

→ 10' →



FRONT VIEW

SCALE 1/4" = 1 FT

10' 38'

RIDGE VENT

1/2" OSB / #15 FELT / FIBERGLASS SHINGLES

GUTTER + SPOUT

VINYL SIDING

WALL = TRT SILL PLATE / STRAPS AT 5' /
• SINGLE BASE PLATE + DOUBLE TOP PLATE.
• 2x4 @ 16" O.C. WITH 1/2" OSB + HOUSE WRAP,
• VINYL SIDING

SOLID POUR CON FOUNDATION

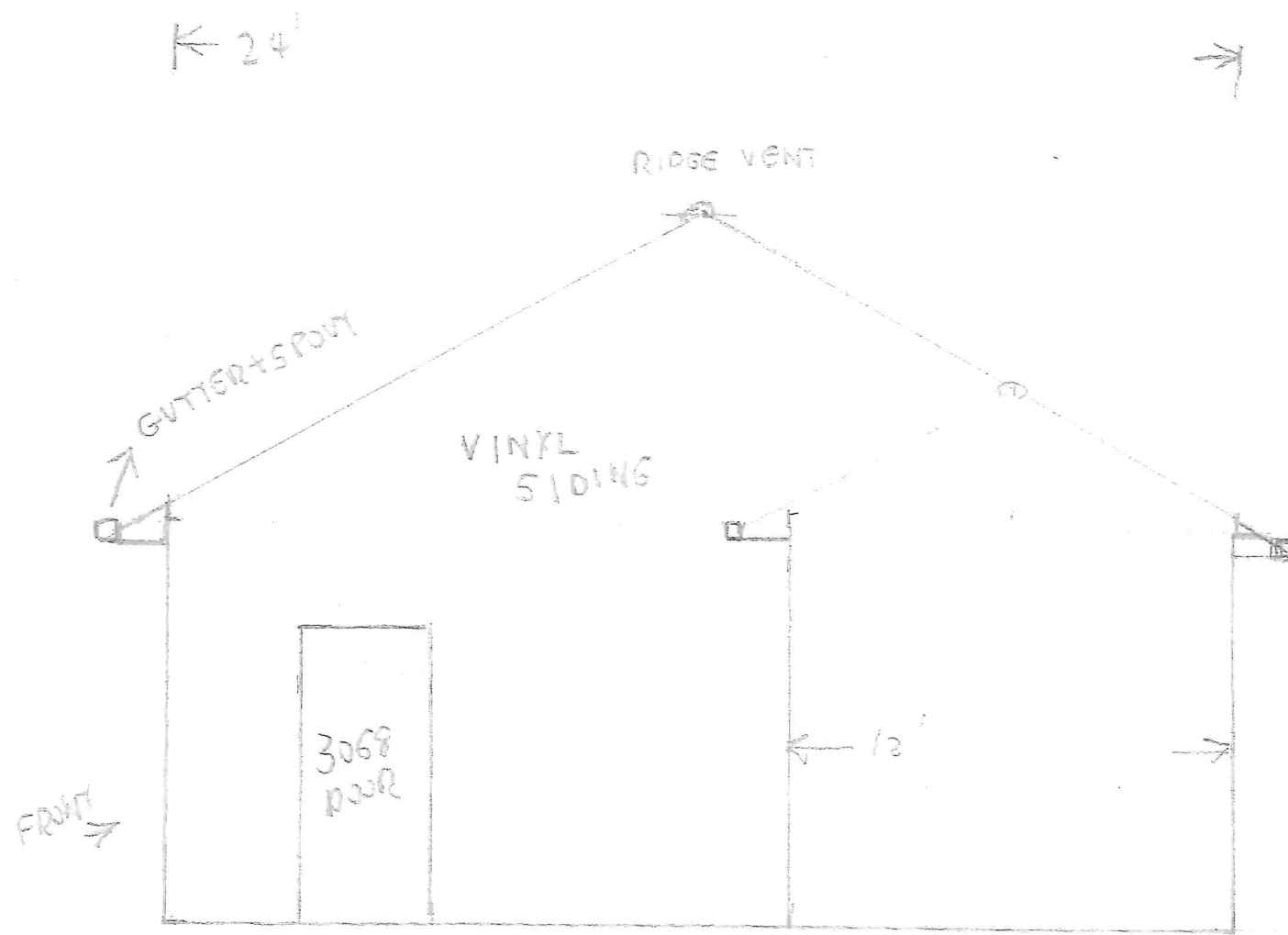
48"

8x16

GRADE

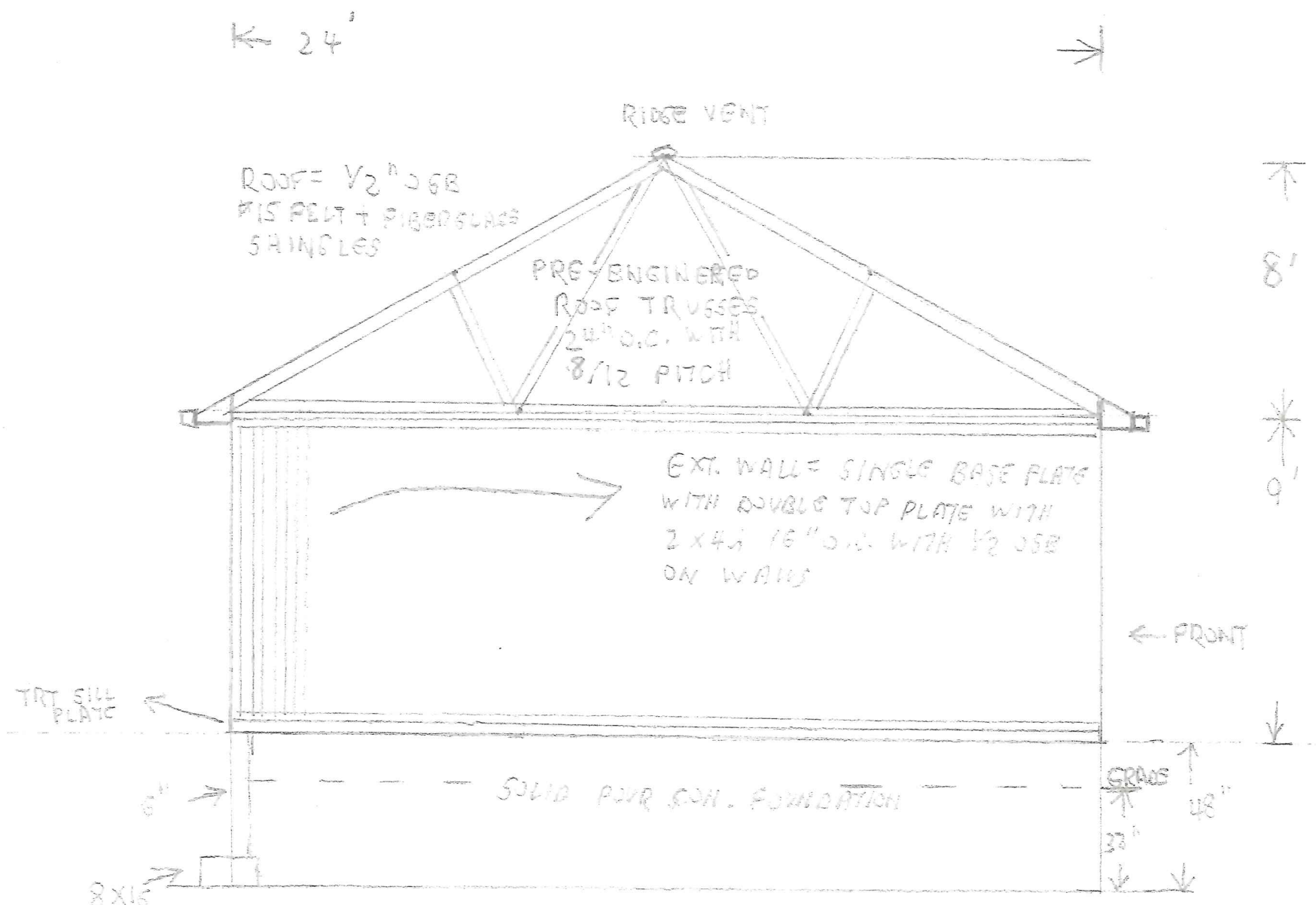
SCALE 1/4" = 1 FT

BACK VIEW



SCALE 1/4" = 1 FT

RIGHT SIDE



LEFT SIDE

← 38' FT

* 10' FT *

↑ 24' FT

↑ 12' FT

↗ 6" SOLID POUR CON WALL WITH FOOTINGS PER CODE

↗ 2X4 TRT. BASE PLATE / STRAPS AT 5'

- 4" GRAVEL BASE THROUGHOUT AREA
- REINFORCED WIRE THROUGHOUT AREA
- 4" CON SLAB WITH 2" SLOPE TO DOORS
- VAPOR BARRIER TO BE USED

12' 9"

11' 6"

12' 9"

BAY 1

BAY 2

BAY 3

BAY 4
12 X 10

8 X 7 DOOR

9 X 8 DOOR

9 X 8 DOOR

9 X 8 DOOR

3068 DOOR

FOUNDATION

6" SOLID POUR WALL

8 X 16 CON POSTER

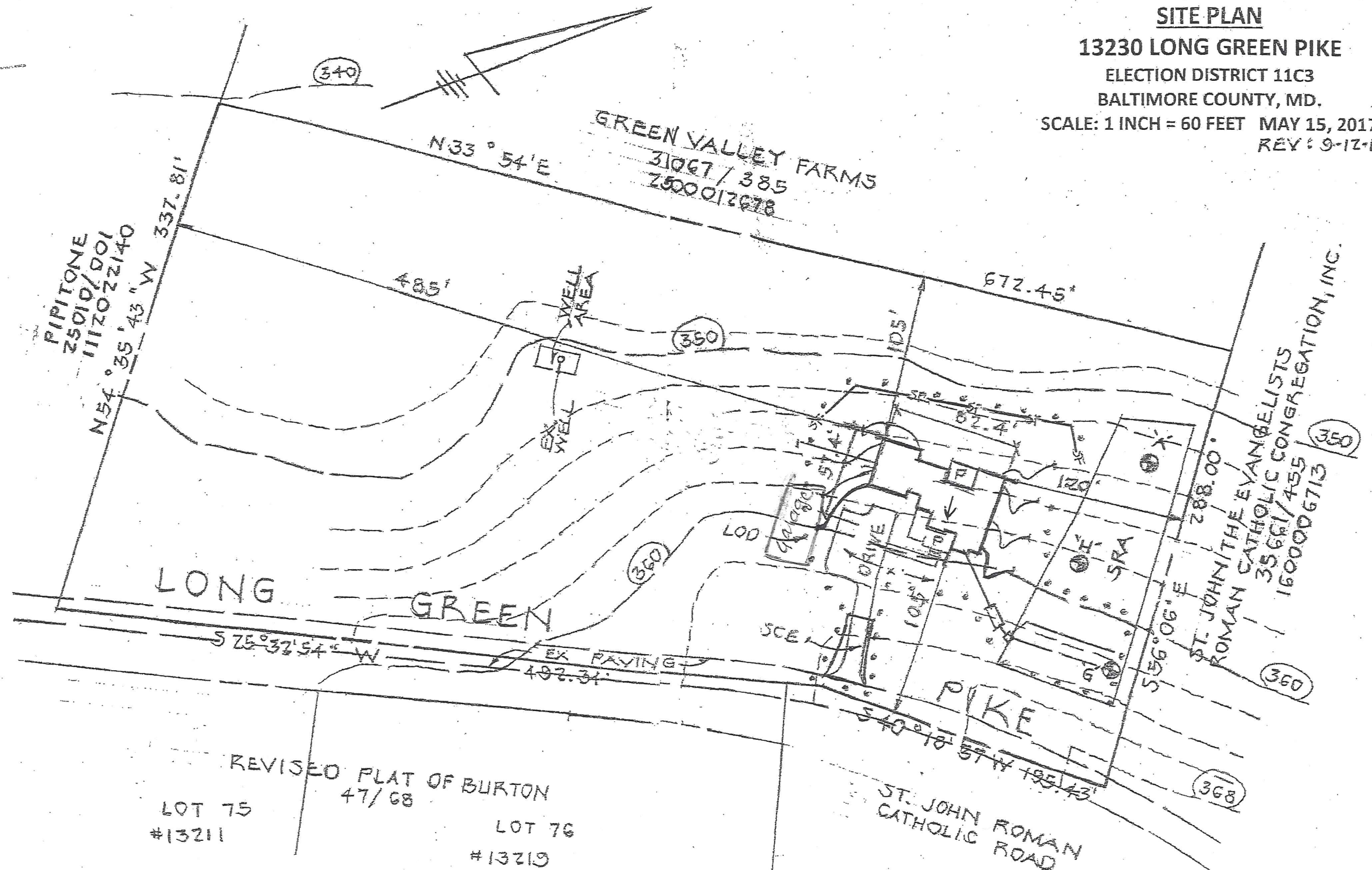
↑ 30"

GROUND

FOUNDATION

SCALE 1/4" = 1 FT

SITE PLAN
13230 LONG GREEN PIKE
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