

M E M O R A N D U M

DATE: March 1, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0239-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on February 24, 2021. 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 VARIANCE
(1 Kincaid Court)
10th Election District
3rd Council District
Joseph A. Hosier & Lisa M. Hosier
Legal Owners

Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2020-0239-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by Joseph A. Hosier and Lisa M Hosier (the “Petitioners”) for property located at 1 Kincaid Court, Baldwin (aka Kincaid Rd.) (the “Property”). The Petitioners are requesting variance relief to permit an addition onto the existing garage within the side yard setback of 25 ft. and a center line setback (from Kincaid Court) of 50 ft. in lieu of the required 75 ft. for each, per the Rural Deferred Planning Regulations (RDP-1972) and the Baltimore County Zoning Regulations (“BCZR”) §103.1.

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. The Petitioners appeared at the hearing along with Bruce E. Doak of Bruce E. Doak Consulting, LLC who prepared and sealed a site plan (the “Site Plan”). (Pet. Ex. 1). There were no protestants or interested citizens who appeared.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) and the Department of Environmental Protection and Sustainability (“DEPS”). Those agencies did not oppose the requested relief.

ORDER RECEIVED FOR FILING

Date

1/25/21

By

D. Mignora

FACTS AND EVIDENCE

The Property is a corner lot, approximately 0.77 acres. It was created as Lot 10 of the 'Quinn Subdivision' as outlined on a plat recorded in the Land Records of Baltimore County (PB 35/84) in or around 1972 (the "Plat"). (Pet. Ex. 2). It is zoned resource-conservation (RC 5). The Property borders on Sweet Air Road and Kincaid Ct. with one access driveway off of Kincaid Ct. (Pet. Ex. 1, 3). Sweet Air Road is a Baltimore County Scenic Route.

Viewing the Plat, the shape of the Lot is irregular in that it is asymmetrical, and it is unlike any other lot on the Plat. The Property is improved with a 2-story framed home with an attached garage on the western side, large enough for 2 vehicles. There are 4 adults living in the home. A chimney is located on the eastern side of the home. (Pet. Ex. 6D, 6K, 6L). On the eastern side of the Property is a row of mature trees which acts as a vegetative screen between the Property and adjacent home addressed at 4303 Sweet Air Rd. (Pet. Ex. 3). A deck/porch extends onto the back of the home. The rear yard has a private septic and sewer system. (Pet. Ex. 5, 6H, 6J). Unlike the adjacent properties (2 Kincaid Court and 3 Kincaid Court), the topography in the rear of the Property slopes downhill. (Pet. Ex. 3, 6G-6J).

The proposal here is for a 1-story, 25 ft. addition to the existing garage on the western side of the Property (the "Extension"), large enough for a third vehicle. (Pet. Ex. 1). The existing outer wall between the garage and the Extension will remain. The Extension will use the same siding as that on the home so that the view of the garage looking east will not change. Petitioners provided a sketch of possible locations for the Extension. (Pet. Ex. 4B).

DECISION

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

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Date 1/25/21
By D Mignon

- 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, I find that the Property has unique physical characteristics which are different from the neighboring properties in regard to its shape as well as its topography in the rear. The home is typical for a home constructed in 1970-1980 with a single driveway and an existing, attached garage on the western side; on the eastern side is a chimney and mature line of trees. As such, the size of the home limits its available storage space.

I find that the Petitioners would suffer practical difficulty and unreasonable hardship if they were unable to build the Extension onto the existing garage on the western side as indicated on the Site Plan. Constructing the Extension on the eastern boundary would be practically impossible with existing chimney. While potentially meeting the eastern side setbacks, construction there would require additional grading resulting in more impervious surface for a new driveway connection, not to mention the intrusion that may result to neighbors at 4303 Sweet Air Rd.

Likewise, construction in the rear means the garage would be detached and therefore must be located in the 1/3 of the rear yard farthest removed from a street. BCZR, §400.1. A garage in the rear yard would be built into a slope, would be seen from the neighbors at 4303 Sweet Air Rd., and would increase the impervious surface on the Property. In effect, I find that if the variance relief for the Extension in the proposed location is denied, the Petitioners would be unable to build the Extension to the garage. I find that the proposed Extension is not only reasonable but necessary given the age and size of the home in relation to the number of adults living there. Given the facts of this case, I also find that this variance can be granted within the spirit and intent of the BCZR

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Date 1/25/21
By D. Mignone

and without harming the public health, safety, or welfare, particularly in light of the support of the surrounding property owners. (Pet. Exs. 7-8).

THEREFORE, IT IS ORDERED, this 25th day of **January 2021**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance to permit a proposed garage Extension with a side yard setback of 25 ft. and a center line setback (of Kincaid Court) of 50 ft. in lieu of the required 75 ft. for each, per the Rural Deferred Planning Regulations (RDP-1972) and the Baltimore County Zoning Regulations ("BCZR") § 103.1. to is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. The attached garage, including the Extension, shall not be used for commercial purposes.
3. Petitioners must comply with the DEPS and DOP ZAC comments, copies of which are attached hereto and made a part thereof.



MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm

ORDER RECEIVED FOR FILING

Date 1/25/21
By DMugnon

1-19-21
11 Am

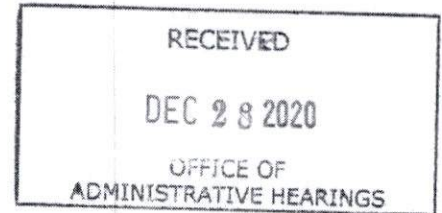
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 12/23/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-239A



INFORMATION:

Property Address: 1 Kincaid Court
Petitioner: Joseph A. Hosier & Lisa M. Hosier
Zoning: RC 5
Requested Action: Variance

The Department of Planning has reviewed the petition for a Variance to permit a proposed garage addition with a side yard setback of 25 feet and a centerline setback (of Kincaid Court) of 50 feet in lieu of the required 75 feet for each, per the Rural Deferred Planning Regulations (RDP-1972) and Section 103.1 BCZR.

The property is located on the corner of Kincaid Court and Sweet Air Road. Sweet Air Road is a Baltimore County Scenic Route. The property is surrounded by other rural residential development.

The Department of Planning has no objection to granting the petitioned zoning relief, conditioned upon the following:

- Performance standards, as established in BCZR § 1A04.4.D1 and discussed below are followed.
 - The proposed structure shall reflect the traditional rural character of the area in architectural form, scale, materials, detailing and landscaping context
- The petitioner shall submit the building elevations and landscaping details for review prior to building permit issuance.

Notwithstanding the above, the Department finds that the proposal is within the spirit and intent of the R.C.5 provisions contained in BCZR §1A04.

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

Prepared by:

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

Krystle Patchak

Division Chief:

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

Jenifer G. Nugent

ORDER RECEIVED FOR FILING

S:\Planning\Dev Rev\ZAC\ZACs 2020\20-239-A Megan Due 9-25\Shell\20-239-A.docx

Date: 1/25/21

By: [Signature]

Date: 12/23/2020
Subject: ZAC # 20-239
Page 2

CPG/JGN/KP/

c: Megan Benjamin, Northern Sector Planner
Bruce E. Doak, Bruce E. Doak Consulting LLC.
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date

By

12/25/21
D. Mignone

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 23 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: September 23, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0239-A
Address 1 Kincaid Court
(Hosier Property)

Zoning Advisory Committee Meeting of **September 21, 2020.**

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

Reviewer: Steve Ford

ORDER RECEIVED FOR FILING

Date 10/25/21

By J. Livingston

2020 0239

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Bruce Doak	bdoak@bruceedoakconsulting.com	1-	New York Time	English	U.S.
Joseph & Lisa Hosier	jah5561@comcast.net	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.



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 1 KINCAID COURT which is presently zoned ACS
 Deed References: 11579/16 10 Digit Tax Account # 1600013155
 Property Owner(s) Printed Name(s) JOSEPH A. HOSIER & LISA M. HOSIER

(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 PAGE

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 THE 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:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

JOSEPH A. HOSIER LISA M. HOSIER
 Name #1 - Type or Print Name #2 - Type or Print

X [Signature] X [Signature]
 Signature #1 Signature #2

1 KINCAID COURT BALOWIN MD
 Mailing Address City State

21013 X 410-817-9648 X
 Zip Code Telephone # Email Address

JAH5561@COMCAST.NET

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC
 Name - Type or Print

[Signature]
 Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
 Mailing Address City State

21053 410-919-9906
 Zip Code Telephone # Email Address

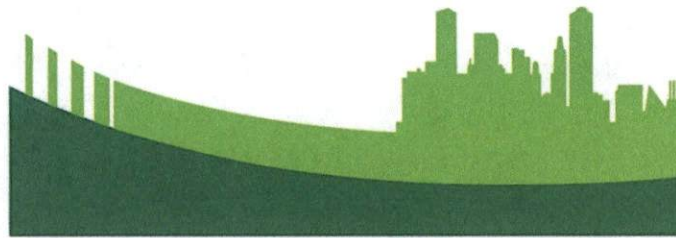
BD@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2020-0239-A Filing Date 9/18/20 Do Not Schedule Dates: Reviewer JS

Zoning Hearing Requested Relief

Case # 2020-0239-A

To permit a proposed garage addition with a side yard setback of 25 feet and a centerline setback (of Kincaid Court) of 50 feet in lieu of the required 75 feet for each, per the Rural Deferred Planning Regulations (RDP – 1972) and Section 103.1 BCZR.



Zoning Description

**# 1 Kincaid Court
Tenth Election District Third Councilmanic District
Baltimore County, Maryland**

Beginning at the intersection of the east side of Kincaid Court (50 feet wide) and the south side of Sweet Air Road (80 feet wide), being

Lot 10 as shown on the plat dated May 17, 1972 entitled "Quinn Subdivision" and recorded in the Land Records of Baltimore County in Plat Book OTG 35, page 84.

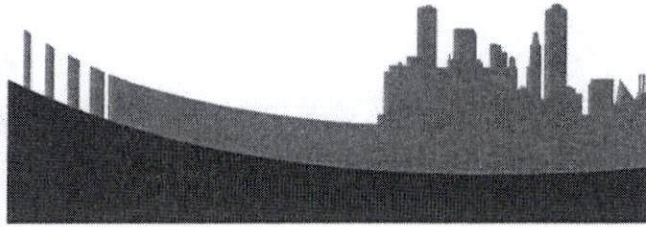
Containing 33,541 square feet or 0.77 of an acre of land, more or less.

This description is part of a zoning petition and is not intended for any conveyance purposes.



Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

2020-0239-A



CERTIFICATE OF POSTING

December 30, 2020

January 15, 2021 amended for second inspection

Re:

Zoning Case No. 2020- 0239-A

Legal Owner: Joseph & Lisa Hosier

Hearing date: January 19, 2021

Baltimore County Department of Permits, Approvals & Inspections
County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Jenae Johnson

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 1 Kincaid Court.

The signs were initially posted on December 29, 2020.

The subject property was also inspected on January 14, 2021.

Sincerely,

Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

410-419-4906 cell / 443-900-5535 office

bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2020-0276

1 Kincaid Court

THE APPOINTED ZONING 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.

DATE: TUESDAY JANUARY 19, 2021 11:00 AM

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARING
VISIT THE WEBSITE: BALTIMORECOUNTYMD/GOV/ABOUT
OR CALL 410-386-7200. PROVIDE YOUR CONTACT INFORMATION
AND THE PROPERTY ADDRESS TO THE ZONING DEPARTMENT.

NEED HELP? VISIT BALTIMORECOUNTYMD/GOV/ABOUT

REQUEST TO PERMIT A PROPOSED GARAGE ADDITION
WITH A 1000 YARD SETBACK ON 70 FT AND A CENTERLINE
OF KINCAID COURT OF 50 FT. IN LIEU OF THE
STANDARD SETBACK FOR EACH, PER THE CURRENT ZONING
REGULATIONS.

ZONING NOTICE

CASE NO. 2020-0239-A

1 Kincaid Court

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.

DATE & TIME: TUESDAY JANUARY 19, 2021 11:00 AM

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARING
PLEASE GO TO WWW.BALTIMORECOUNTYMGOV/ADMINHEARINGS
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION, OF
THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410.337.4000 EXT. 1111

REQUEST:

VARIANCE TO GRANT A PROPOSED GARAGE ADDITION
WITH A SIDE YARD SETBACK OF 25 FT. AND A CENTER
SETBACK (OF KINCAID COURT) OF 5 FT. IN LIEU OF THE
REQUIRED 75 FT. FOR EACH PER THE CURRENT ZONING
REGULATIONS.



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 17, 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: 2020-0239-A

1 Kincaid Court

S/east corner of intersection of Kincaid Court and Sweet Air Road.

10th Election District – 3rd Councilmanic District

Legal Owners: Joseph & Lisa Hosier

Variance to permit a proposed garage addition with a side yard setback of 25 ft. and a centerline setback (of Kincaid Court) of 50 ft. in lieu of the required 75 ft. for each, per the Rural Deferred Planning Regulations.

Hearing: Tuesday, January 19, 2021 at 11:00 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

MM:kl

C: Mr. & Mrs. Hosier, 1 Kincaid Court, Baldwin 21013
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., DECEMBER 30, 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 1 KINCAID COURT which is presently zoned RC5
 Deed References: 11579/16 10 Digit Tax Account # 1600013155
 Property Owner(s) Printed Name(s) JOSEPH A. HOSIER & LISA M. HOSIER

(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 PAGE

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 THE 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:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

JOSEPH A. HOSIER LISA M. HOSIER
 Name #1 - Type or Print Name #2 - Type or Print
☒ [Signature] ☒ [Signature]
 Signature #1 Signature #2
1 KINCAID COURT BALDWIN MD
 Mailing Address City State
21013 410-817-9648 X
 Zip Code Telephone # Email Address
JAH5561@COMCAST.NET

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC
 Name - Type or Print
[Signature]
 Signature
3801 BAKER SCHOOLHOUSE ROAD FREDLAND MD
 Mailing Address City State
21053 410-419-4906
 Zip Code Telephone # Email Address
BDOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2020-0239-A Filing Date 9/18/20 Do Not Schedule Dates: _____ Reviewer JS

The Daily Record

200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

Order #: 11945449
Case #: 2020-0239-A
Description:

PUBLISHER'S AFFIDAVIT

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:

12/30/2020

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0239-A



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 the property identified herein as follows:

CASE NUMBER: 2020-0239-A

1 Kincaid Court

SEast corner of Intersection of Kincaid Court and Sweet Air Road

10th Election District - 3rd Councilmanic District

Legal Owners: Joseph & Lisa Hosier

Variance to permit a proposed garage addition with a side yard setback of 25 ft. and a centerline setback (of Kincaid Court) of 50 ft. in lieu of the required 75 ft. for each, per the Rural Deferred Planning Regulations.

Hearing: Tuesday, January 19, 2021 at 11:00 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 410-837-3868, ext. 0.

Michael Mailinoff

Director of Permits, Approvals and Inspections for Baltimore County

d30



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 17, 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: 2020-0239-A

1 Kincaid Court
S/east corner of intersection of Kincaid Court and Sweet Air Road
10th Election District – 3rd Councilmanic District
Legal Owners: Joseph & Lisa Hosier

Variance to permit a proposed garage addition with a side yard setback of 25 ft. and a centerline setback (of Kincaid Court) of 50 ft. in lieu of the required 75 ft. for each, per the Rural Deferred Planning Regulations.

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Michael Mallinoff
Director

MM:kl

C: Mr. & Mrs. Hosier, 1 Kincaid Court, Baldwin 21013
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., DECEMBER 30, 2020

TO: THE DAILY RECORD
Wednesday, December 30, 2020 - Issue

Please forward billing to:

Bruce Doak
3801 Baker Schoolhouse Road
Freeland, MD 21053

410-419-4906

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: 2020-0239-A

1 Kincaid Court

S/east corner of intersection of Kincaid Court and Sweet Air Road

10th Election District – 3rd Councilmanic District

Legal Owners: Joseph & Lisa Hosier

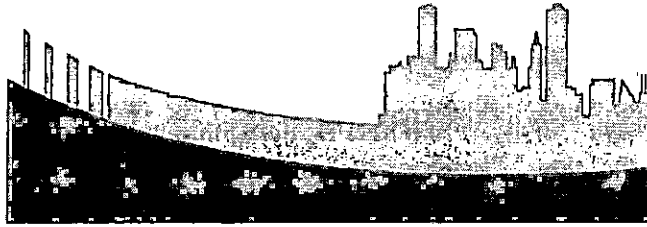
Variance to permit a proposed garage addition with a side yard setback of 25 ft. and a centerline setback (of Kincaid Court) of 50 ft. in lieu of the required 75 ft. for each, per the Rural Deferred Planning Regulations.

Hearing: Tuesday, January 19, 2021 at 11:00 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



CERTIFICATE OF POSTING

December 30, 2020

_____ amended for second inspection

Re:

Zoning Case No. 2020- 0239-A

Legal Owner: Joseph & Lisa Hosier

Hearing date: January 19, 2021

Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Jenae Johnson

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 1 Kincaid Court.

The signs were initially posted on December 29, 2020.

The subject property was also inspected on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

410-419-4906 cell / 443-900-5535 office

bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2020-0239-A

1 Kincaid Court

THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY
AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
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YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND
THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-887-3868, EXT. 0.

REQUEST:

**VARIANCE TO PERMIT A PROPOSED GARAGE ADDITION
WITH A SIDE YARD SETBACK OF 25 FT. AND A CENTERLINE
SETBACK (OF KINCAID COURT) OF 50 FT. IN LIEU OF THE
REQUIRED 75 FT. FOR EACH, PER THE RURAL DEFERRED
PLANNING REGULATIONS.**

ZONING NOTICE

CASE NO. 2020-0239-A

1 Kincaid Court

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.

DATE & TIME: TUESDAY JANUARY 19, 2021 11:00 AM

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS
PLEASE GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS.
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND
THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-887-3868, EXT. 0.

REQUEST:

**VARIANCE TO PERMIT A PROPOSED GARAGE ADDITION
WITH A SIDE YARD SETBACK OF 25 FT. AND A CENTERLINE
SETBACK (OF KINCAID COURT) OF 50 FT. IN LIEU OF THE
REQUIRED 75 FT. FOR EACH, PER THE RURAL DEFERRED
PLANNING REGULATIONS.**

**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: 2020-0239-A
Property Address: #1 KINCAID COURT BALDWIN MD 21013
Property Description: LOT 10 QUINN SUBDIVISION PB 35/84

Legal Owners (Petitioners): JOSEPH A. HOSIER
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOSEPH HOSIER
Company/Firm (if applicable): N/A
Address: #1 KINCAID COURT
BALDWIN MD 21013

Telephone Number: 410-817-4648



JOHN A. OLSZEWSKI, JR.
County Executive

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

January 11, 2021

Bruce E. Doak,
3801 Baker Schoolhouse Road
Freeland MD 21053

RE: Case Number: 2020-0239-A, 1 Kincaid Court

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 September 18, 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 a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

1-19-21
11 Am

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 12/23/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-239A



INFORMATION:

Property Address: 1 Kincaid Court
Petitioner: Joseph A. Hosier & Lisa M. Hosier
Zoning: RC 5
Requested Action: Variance

The Department of Planning has reviewed the petition for a Variance to permit a proposed garage addition with a side yard setback of 25 feet and a centerline setback (of Kincaid Court) of 50 feet in lieu of the required 75 feet for each, per the Rural Deferred Planning Regulations (RDP-1972) and Section 103.1 BCZR.

The property is located on the corner of Kincaid Court and Sweet Air Road. Sweet Air Road is a Baltimore County Scenic Route. The property is surrounded by other rural residential development.

The Department of Planning has no objection to granting the petitioned zoning relief, conditioned upon the following:

- Performance standards, as established in BCZR § 1A04.4.D1 and discussed below are followed.
 - The proposed structure shall reflect the traditional rural character of the area in architectural form, scale, materials, detailing and landscaping context
- The petitioner shall submit the building elevations and landscaping details for review prior to building permit issuance.

Notwithstanding the above, the Department finds that the proposal is within the spirit and intent of the R.C.5 provisions contained in BCZR §1A04.

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

Prepared by:

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

Krystle Patchak

Division Chief:

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

Jenifer G. Nugent

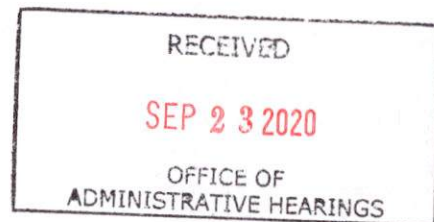
Date: 12/23/2020
Subject: ZAC # 20-239
Page 2

CPG/JGN/KP/

c: Megan Benjamin, Northern Sector Planner
Bruce E. Doak, Bruce E. Doak Consulting LLC.
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: September 23, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0239-A
Address 1 Kincaid Court
(Hosier Property)

Zoning Advisory Committee Meeting of **September 21, 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



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: September 23, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0239-A
Address 1 Kincaid Court
(Hosier Property)

Zoning Advisory Committee Meeting of **September 21, 2020**.

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

Reviewer: Steve Ford

CASE NO. 2020-

0239-A

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:

12/30/20

SIGN POSTING (1st)

Date:

12/29/20

by

B. D. K.

SIGN POSTING (2nd)

Date:

1/14/21

by

"

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

1-19-21
11 Am

Debra Wiley

From: Bruce Doak <bdoak@bruceedoakconsulting.com>
Sent: Tuesday, January 5, 2021 3:49 PM
To: Donna Mignon
Cc: Administrative Hearings
Subject: Case #2020-0239-A
Attachments: Exhibit #7.pdf; Zoning hearing exhibits list.pdf

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

Good afternoon Donna,

I have an additional exhibit and a revised Exhibit List.

I hope you are doing well in this new year.

Bruce
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906
bdoak@bruceedoakconsulting.com

1-19-21
11 Am

Debra Wiley

From: Bruce Doak <bdoak@bruceedoakconsulting.com>
Sent: Wednesday, December 30, 2020 8:35 PM
To: Donna Mignon
Cc: Administrative Hearings
Subject: Case #2020-0239-A Exhibits
Attachments: Zoning hearing exhibits list.pdf; Exhibit #1.pdf; Exhibit #2.pdf; Exhibit #3.pdf; Exhibits #4 A&B.pdf; Exhibit #5.pdf; Exhibit #6 A-L.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

Please please send an INVITE to Joe Hosier at jah5561@comcast.net

✓ prev sent

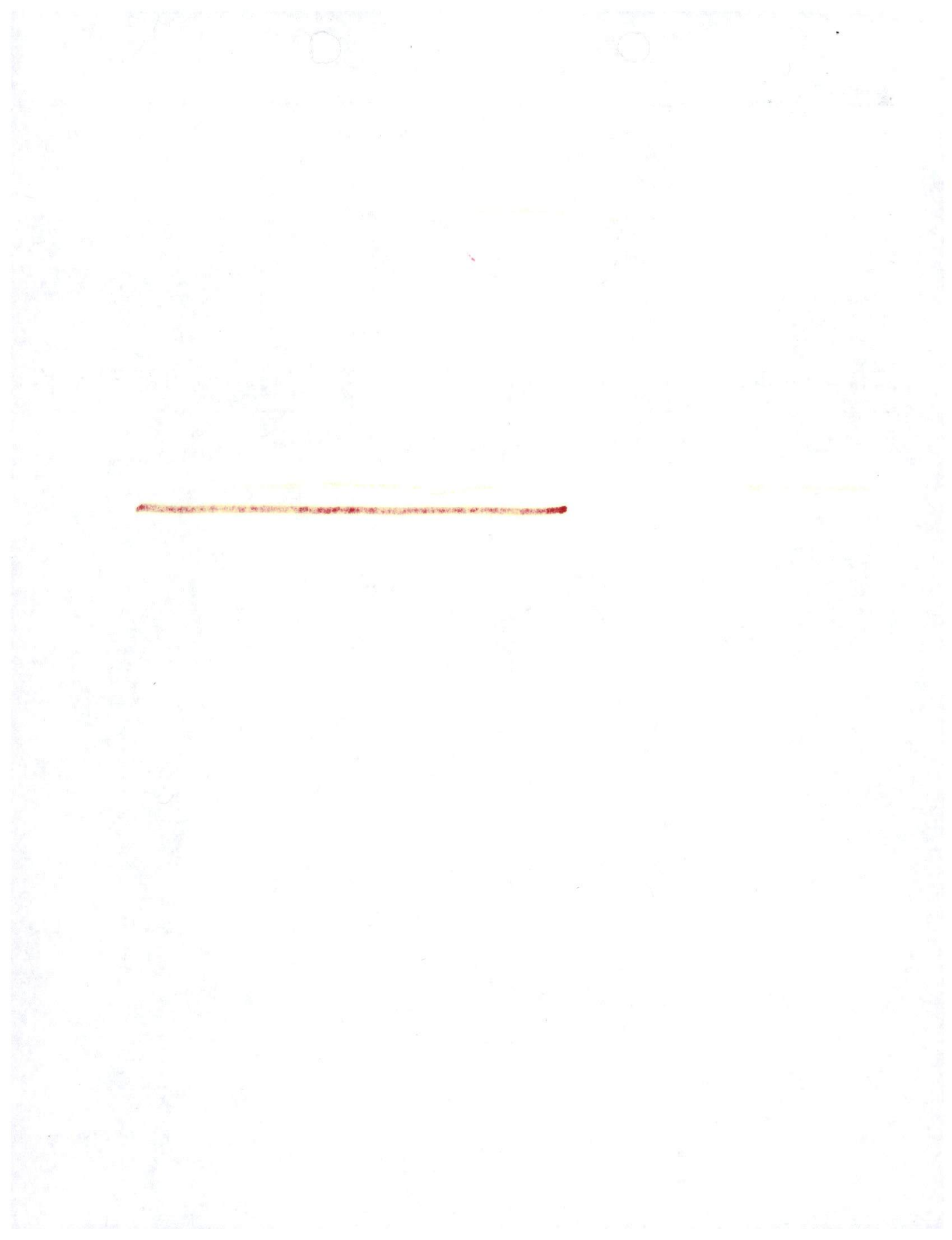
I have enclosed the exhibits for the hearing. I have 2 additional exhibits to add in the next few days.

Thanks

Bruce
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906
bdoak@bruceedoakconsulting.com

#7 and extras per

Bruce 12-31
2:42 pm



Debra Wiley

From: Kristen L Lewis
Sent: Friday, December 18, 2020 9:28 AM
To: Debra Wiley; Donna Mignon
Subject: Webex 2020-0239-A

#7

Case Number: 2020-0239-A
1 Kincaid Court
Petitioner: Joseph & Lisa Hosier – jah5561@comcast.net
Rep – Bruce Doak – bdoak@bruceedoakconsulting.com
Hearing – 1/19/21 at 11:00 a.m.

Kristen Lewis
PA – Zoning Review
410-887-3391

Debra Wiley

From: Debra Wiley
Sent: Friday, December 18, 2020 9:36 AM
To: Kristen L Lewis
Cc: Donna Mignon
Subject: Link - Case No. 2020-0239-A

Event Information

Event: Zoning Hearing - Case No. 2020-0239-A - 1 Kincaid Court - Joseph & Lisa Hosier
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e4741d>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e8aa63>
Date and time: Tuesday, January 19, 2021 11:00 am
Eastern Standard Time (New York, GMT-05:00)
Duration: 1 hour
Description: Zoning Hearing
Case No. 2020-0239-A
1 Kincaid Court
Joseph & Lisa Hosier
Event number: 180 256 6771
Event password: 1234
Host key: 906474
Alternate Host: Donna Mignon, Henry Ayakwah, Maureen Murphy
Panelist Info:
Panelist password:
Panelist numeric password: 810457
Video Address: [1802566771@baltimorecountymd.webex.com](https://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: 180 256 6771

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Bruce Doak	bdoak@bruceedoakconsulting.com	1-	New York Time	English	U.S.
Joseph & Lisa Hosier	jah5561@comcast.net	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.

A small rectangular button with a textured background and the text "OK" in the center.

Debra Wiley

Subject: Web seminar scheduled: Zoning Hearing - Case No. 2020-0239-A - 1 Kincaid Court - Joseph & Lisa Hosier
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=efc36a09e9b3ccffb1c355e62b00113d6>
Start: Tue 1/19/2021 11:00 AM
End: Tue 1/19/2021 12:00 PM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
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: Debra Wiley (dwiley@baltimorecountymd.gov)
Event number (access code): 180 256 6771

Tuesday, January 19, 2021 11:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=efc36a09e9b3ccffb1c355e62b001>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=edda91cb6d665b60f4fee2abe75b>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application.

Dial 1802566771@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 810457

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

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e950e205a98056f09c8b7f2a7f2a5aba1>

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

ZAC AGENDA

Case Number: 2020-0239-A **Reviewer:** Jason Seidelman

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

Type: VARIANCE

Legal Owner: Joseph A. Hosier & Lisa M. Hosier

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 1 KINCAID CT

Location: South East corner of the intersection of Kincaid Court (50') and Sweet Air Road (80').

Existing Zoning: RC 5

Area: 0.77 AC

Proposed Zoning:

VARIANCE:

To permit a proposed garage addition with a side yard setback of 25 feet and a center line setback (of Kincaid Court) of 50 feet in lieu of the required 75 feet for each, per the Rural Deferred Planning Regulations (RDP-1972) and Section 103.1 BCZR

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 10 Account Number - 1600013155		
Owner Information		
Owner Name:	HOSIER JOSEPH A HOSIER LISA M	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	1 KINCAID CT BALDWIN MD 21013	Deed Reference: /11579/ 00016
Location & Structure Information		
Premises Address:	1 KINCAID CT BALDWIN 21013	Legal Description: 1 KINCAID CT QUINN
Map: 0044	Grid: 0002	Parcel: 0022
Neighborhood: 10030036.04	Subdivision: 0000	Section: 4
Block: E	Lot: 10	Assessment Year: 2020
		Plat No: 0035/ 0084
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1985	2,300 SF	33,541 SF
Property Land Area	County Use	
04		
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	4	2 full/ 1 half
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	151,300	151,300
Improvements	175,000	292,300
Total:	326,300	443,600
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
		365,400
		404,500
Transfer Information		
Seller: COSTANTINI THOMAS F	Date: 05/13/1996	Price: \$189,900
Type: ARMS LENGTH IMPROVED	Deed1: /11579/ 00016	Deed2:
Seller: QUINN JOINT VENT URE	Date: 12/31/1985	Price: \$152,000
Type: ARMS LENGTH IMPROVED	Deed1: /07074/ 00435	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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: Approved 06/30/2008		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

ZAC AGENDA

Case Number: 2020-0239-A **Reviewer:** Jason Seidelman

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

Type: VARIANCE

Legal Owner: Joseph A. Hosier & Lisa M. Hosier

Contract Purchaser: No Contract Purchaser was set.

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Attorney: Not Available

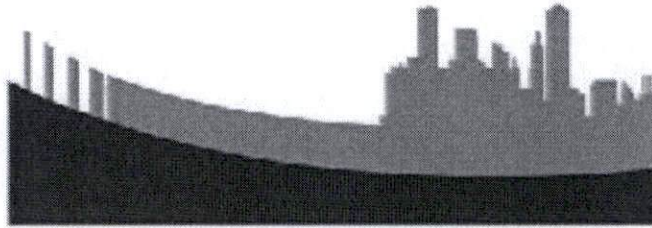
Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:



CASE #2020- 0239-SPH EXHIBITS
(In the order of submittal)

- 1) Plan to Accompany a Zoning Petition
- 2) Recorded subdivision plat PB 35/84
- 3) Aerial photo from My Neighborhood
- 4) A) Review of RDP regs on p/o PB 35/84
B) Review of RDP regs on aerial photo
- 5) Site photo key sheet -
- 6) Site photos A-L
- 7) Neighbor letter of support (Lynch)
- 8) Neighbor letter of support (Quackenbush)

1/25/21
DM
192
3-1-21

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

GENERAL SITE INFORMATION

1. Owner: Sweet Air Road to Bridge
2. Address: 1 Sweet Air Road, Baltimore, MD 21201
3. Date of reference: 10/1/79
4. Name: 13,541 sq. ft. / 1,277 sq. ft. (10,264)
5. Tax Map: Parcel 7 of 7, Tax Map No. 644-211-10-16-030-12113
6. Owner: Sweet Air Road to Bridge, 10 Sweet Air Road, Baltimore, MD 21201
7. The proposed development is located on the site of the former Sweet Air Road to Bridge, which was previously used as a parking area for the Sweet Air Road to Bridge. The proposed development is a 13,541 sq. ft. building with a 1,277 sq. ft. parking area. The proposed development is located on the site of the former Sweet Air Road to Bridge, which was previously used as a parking area for the Sweet Air Road to Bridge.
8. The proposed development is a 13,541 sq. ft. building with a 1,277 sq. ft. parking area. The proposed development is located on the site of the former Sweet Air Road to Bridge, which was previously used as a parking area for the Sweet Air Road to Bridge.

OFFICE OF ZONING

During: 10/1/79 - There are no previous zoning laws on the subject parcel.

B.C. - 5. For the proposed development.

From: 10/1/79 to the date of the report.

ENVIRONMENTAL IMPACT

Waterbody: Little Backwater Falls - 100% (100% of the site)

1. The existing building is a 13,541 sq. ft. building with a 1,277 sq. ft. parking area.
2. There are no other buildings on the site.
3. The site is located on the Sweet Air Road to Bridge.
4. The site is located on the Sweet Air Road to Bridge.

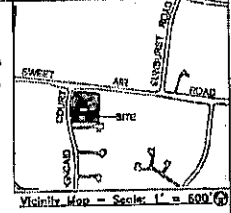
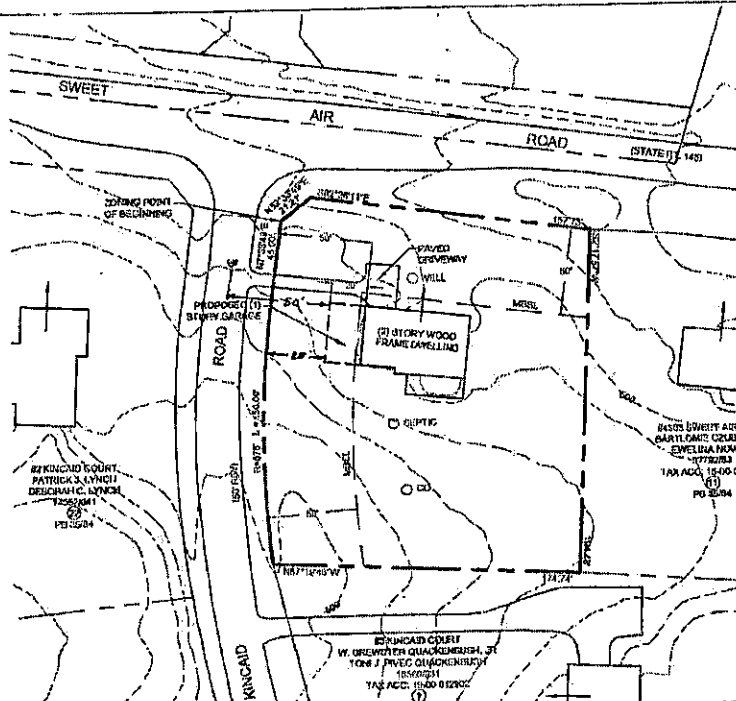
OFFICE OF PLANNING

Regional Planning Council: 10/1/79 - 10/1/79

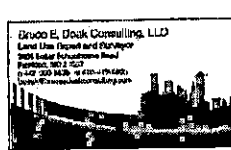
The subject building is a 13,541 sq. ft. building with a 1,277 sq. ft. parking area.

PROPOSED DEVELOPMENT

The proposed development is a 13,541 sq. ft. building with a 1,277 sq. ft. parking area.



Inset Map - Scale: 1" = 500'



PLAN TO ACCOMPANY A ZONING PETITION

FOR #1 KINCAID COURT

BALTIMORE COUNTY, MARYLAND

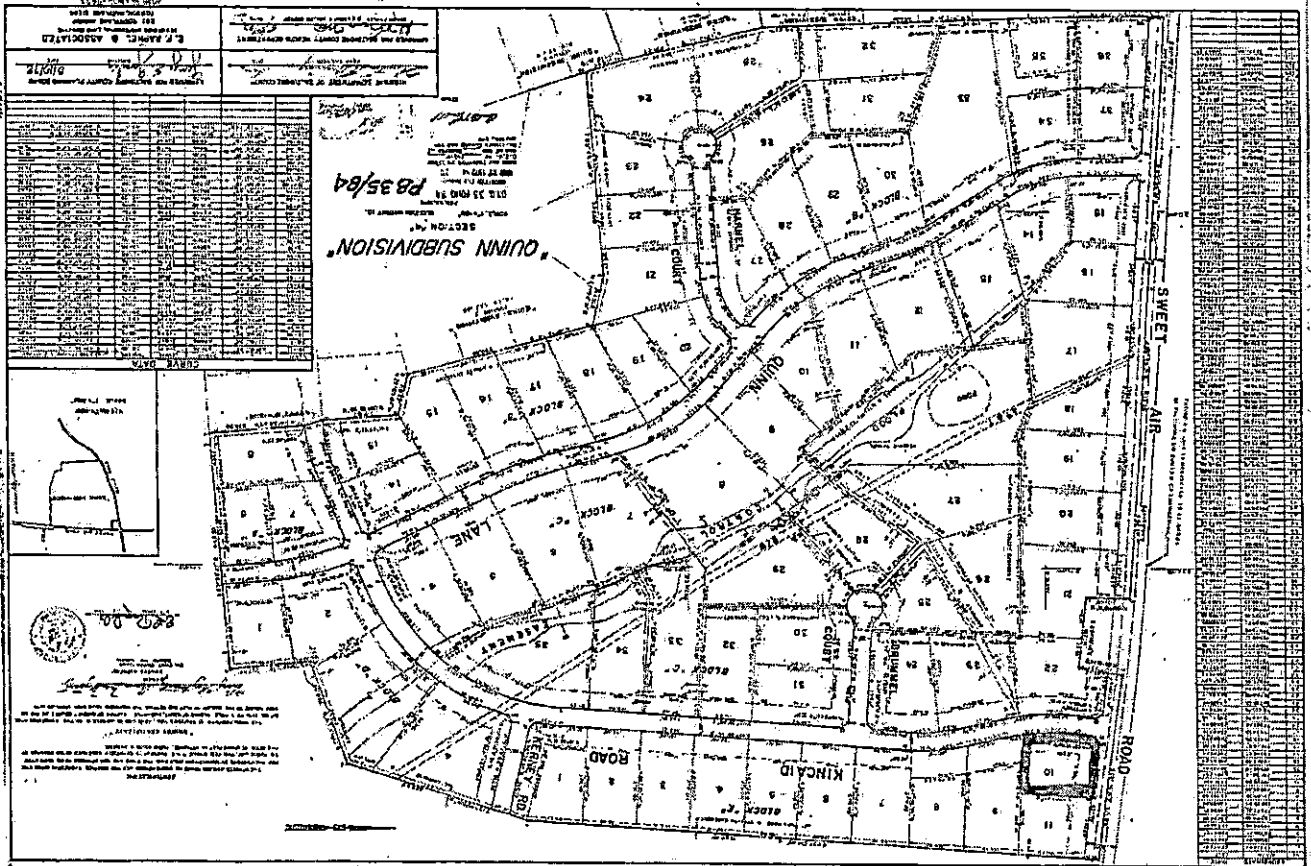
100% ELECTION INSTRUMENT AND COMMISSION DISTRICT

Date: 8/15/79

Scale: 1" = 100'

Page Ex. #1

Per Ex. #2



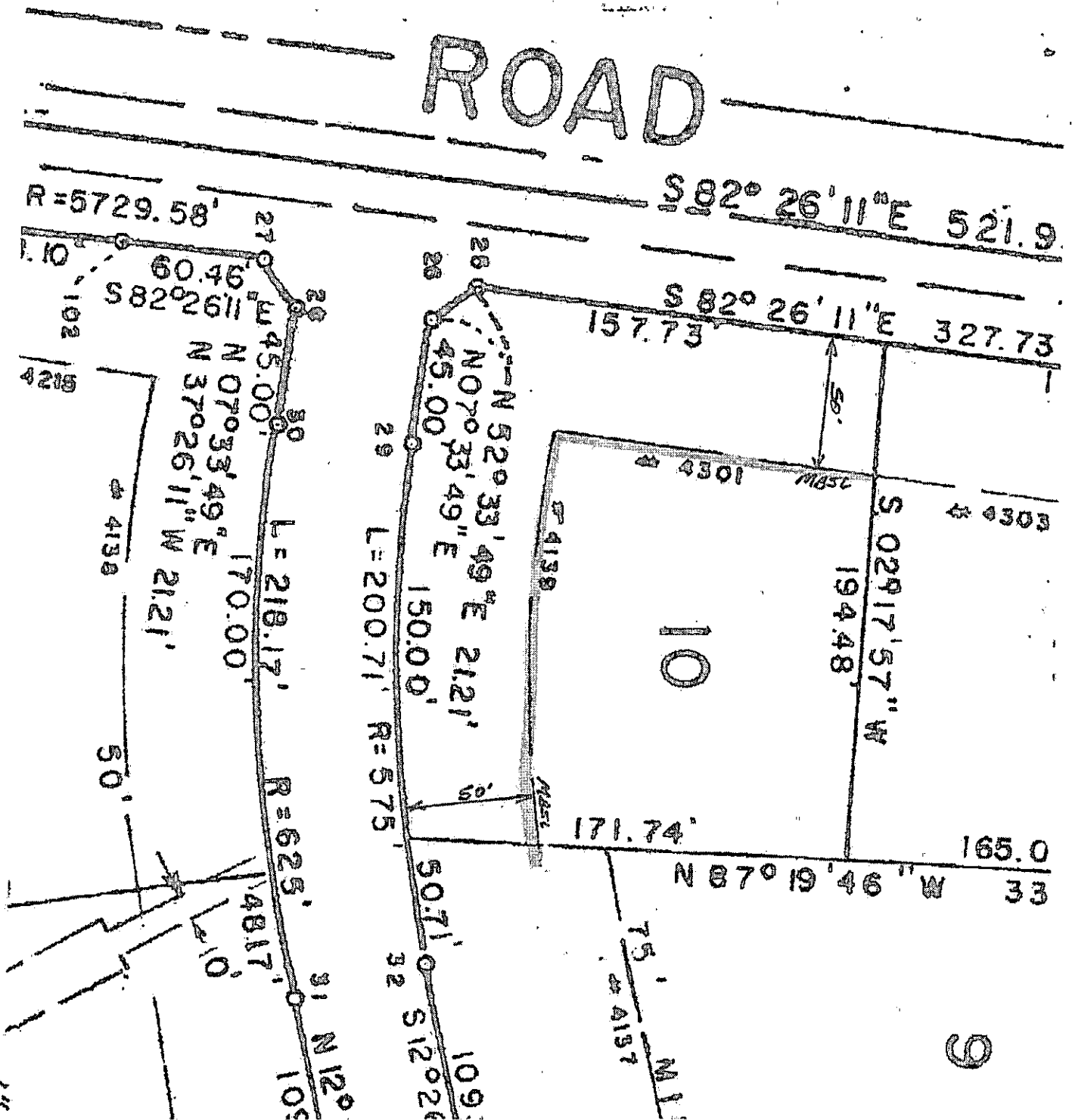
QUINN SUBDIVISION



PET. EX. #3

P/O PLAT BOOK 35/84

ROAD



PET. EX #4A

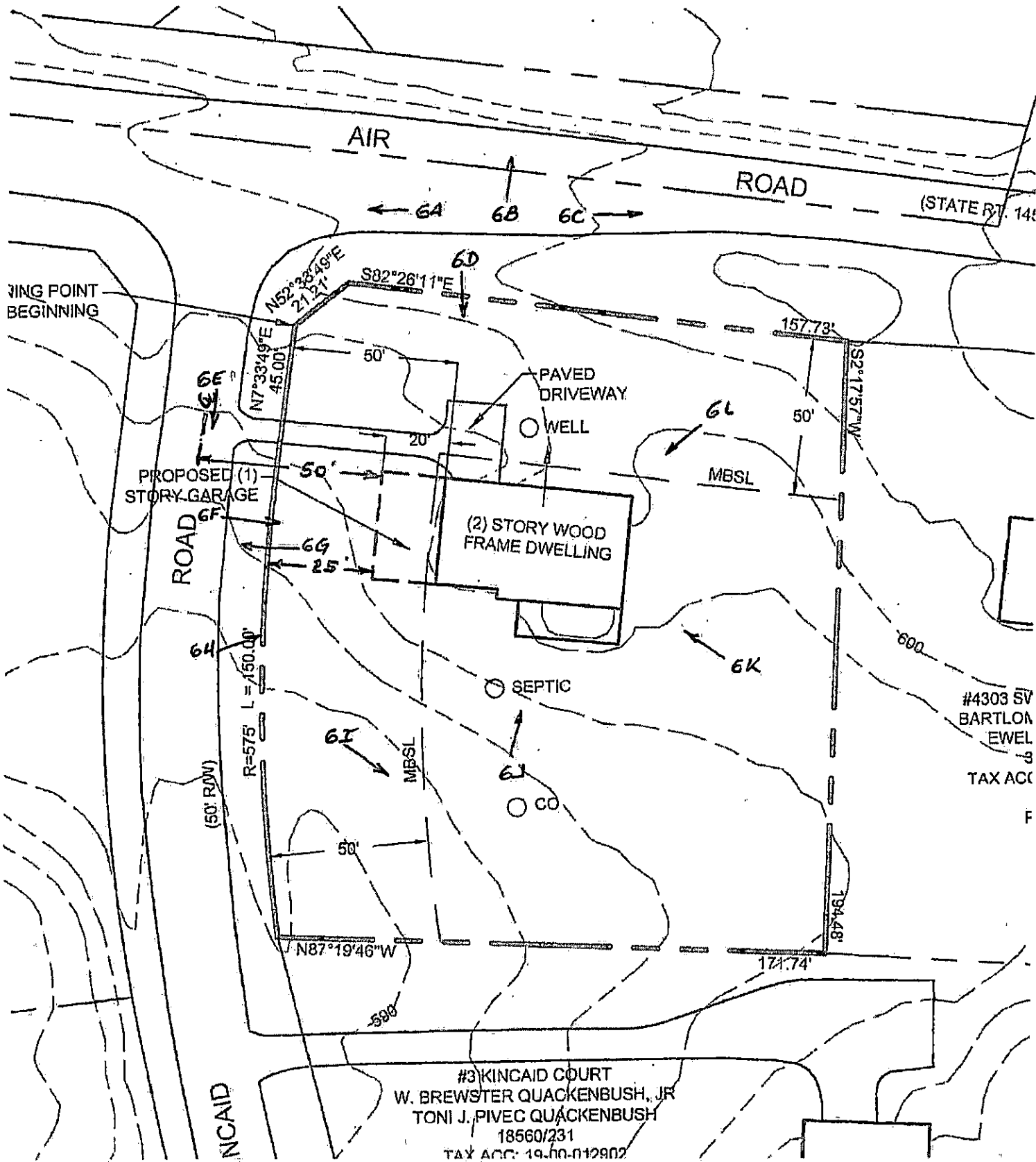


SKETCH SHOWING POSSIBLE
LOCATION OF ADDITIONAL GARAGE

1" = 40'

8/25/20

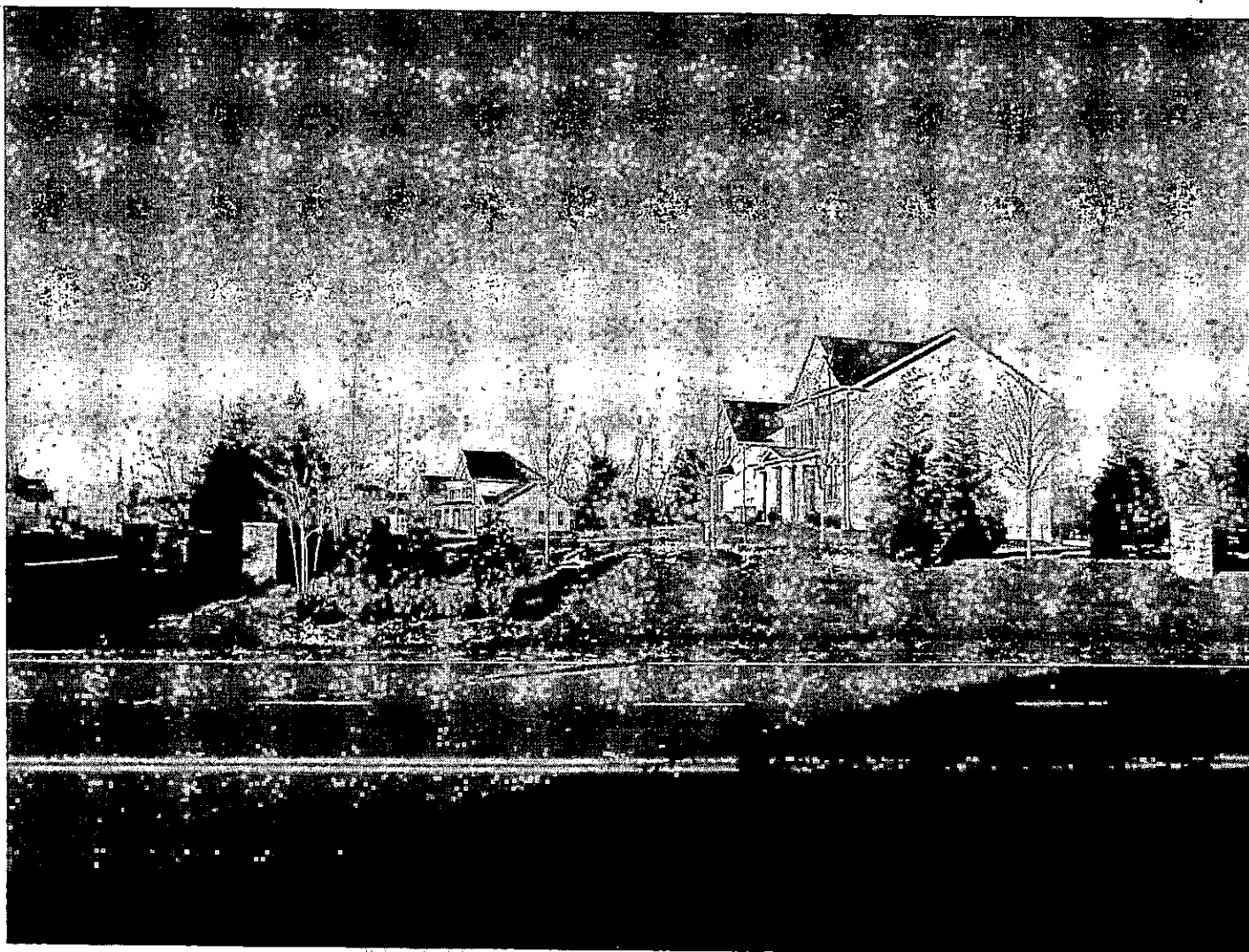
Pet. Ex. #4B



Pet. Ex #5

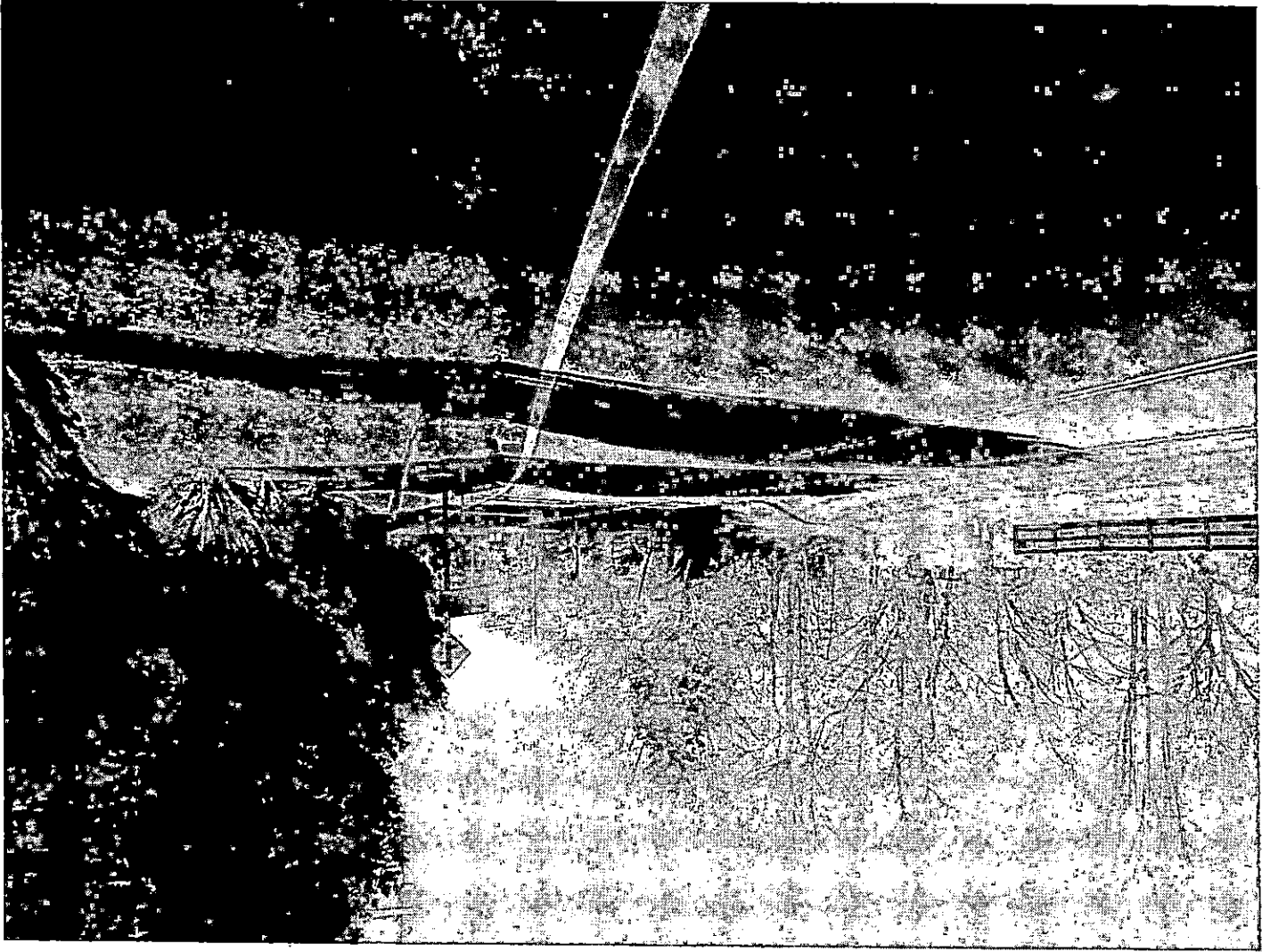


Pet. Ex 6A



POT EX 6B

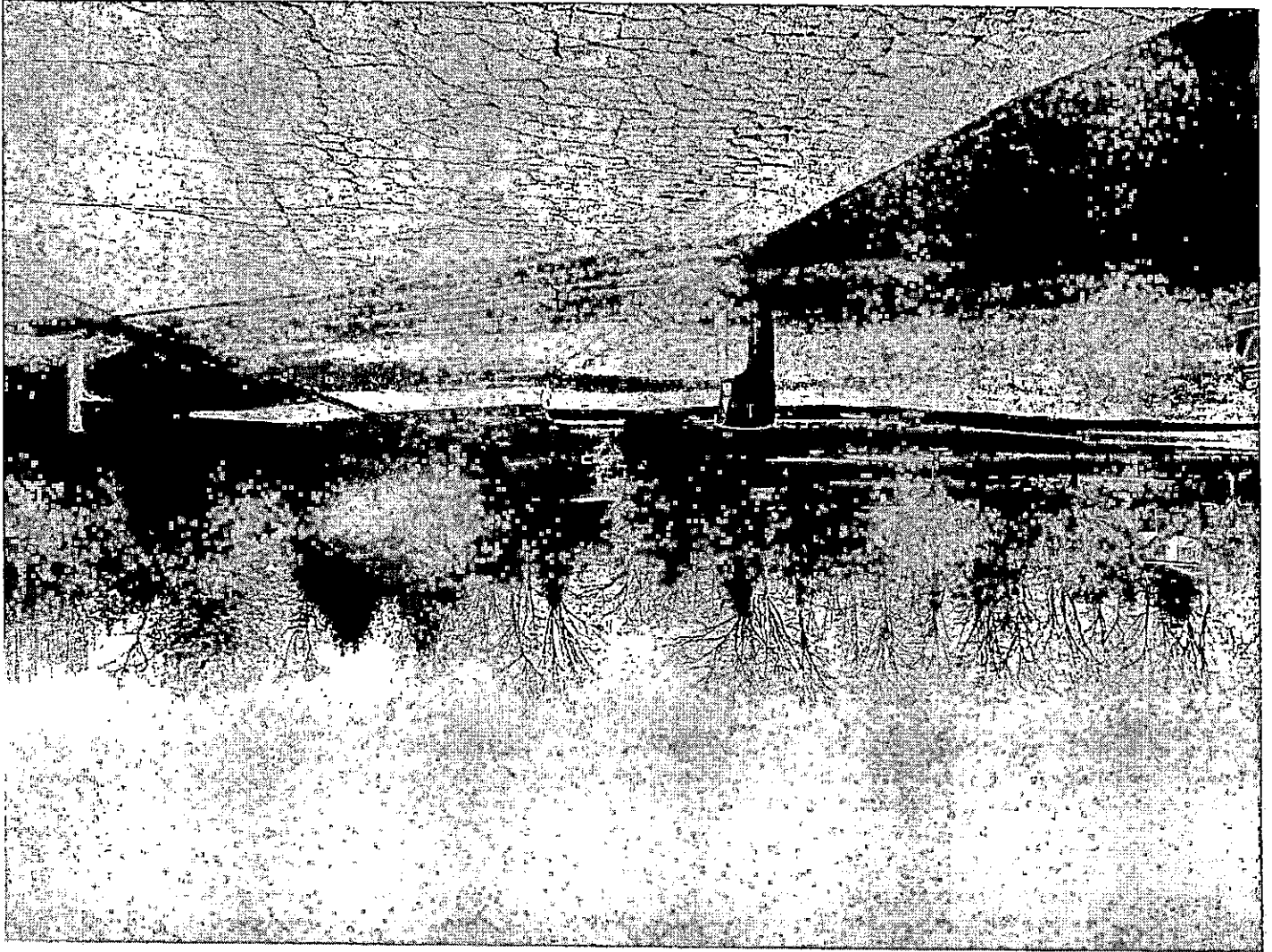
Per Ex 6C

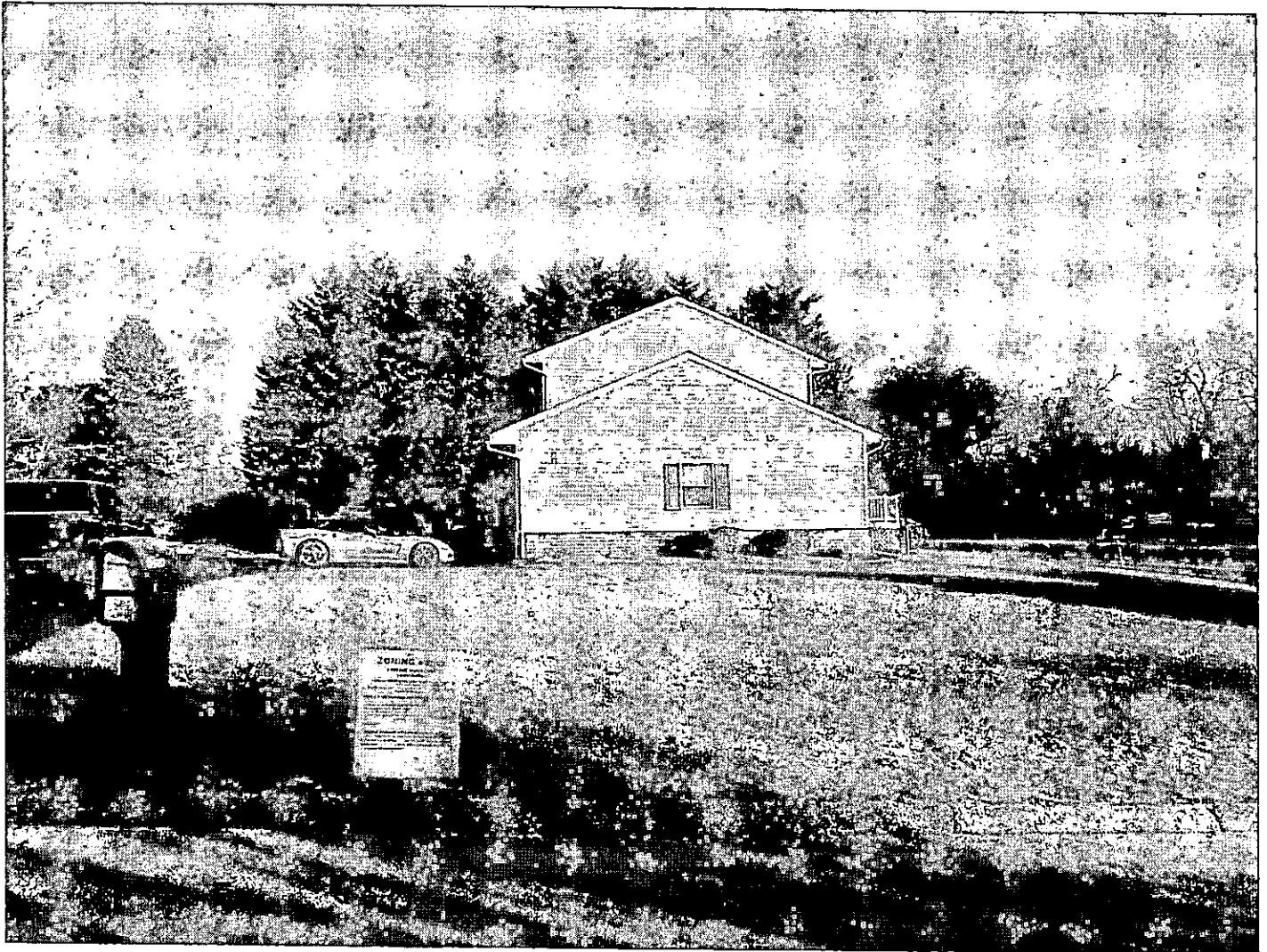




POT EX 6D

Page 66



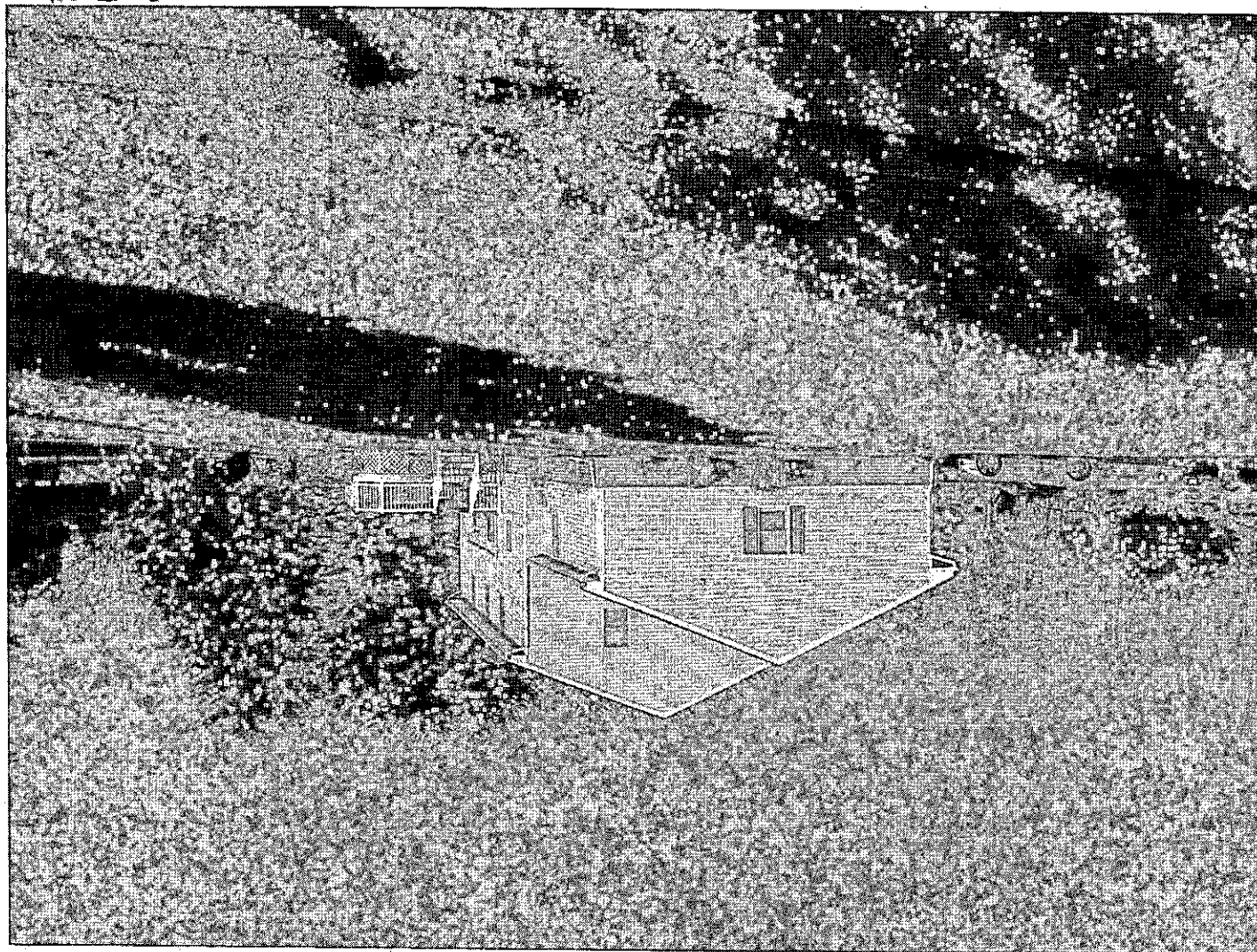


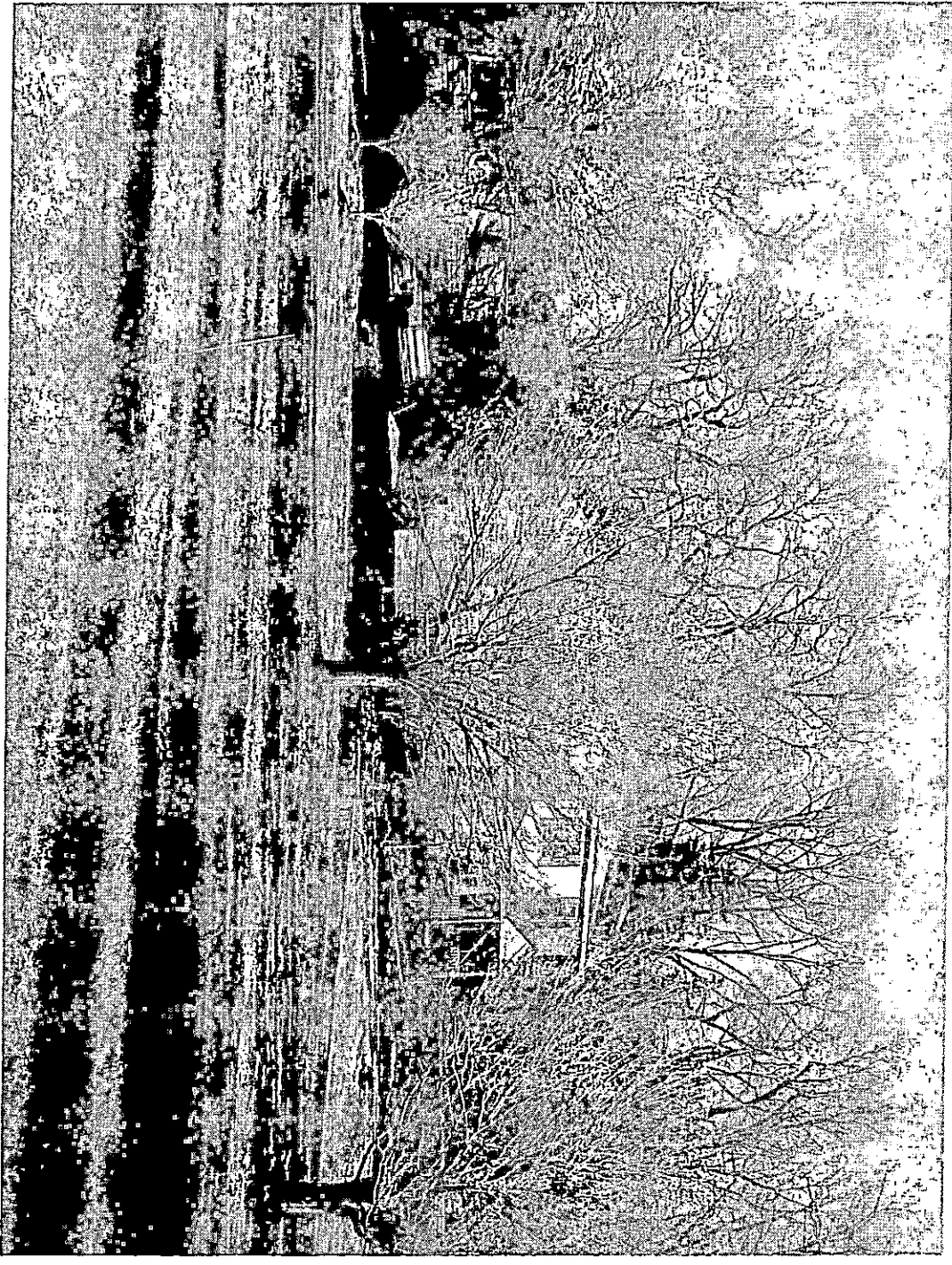
Pet Ex 6F



POT EX 66

Ref 64



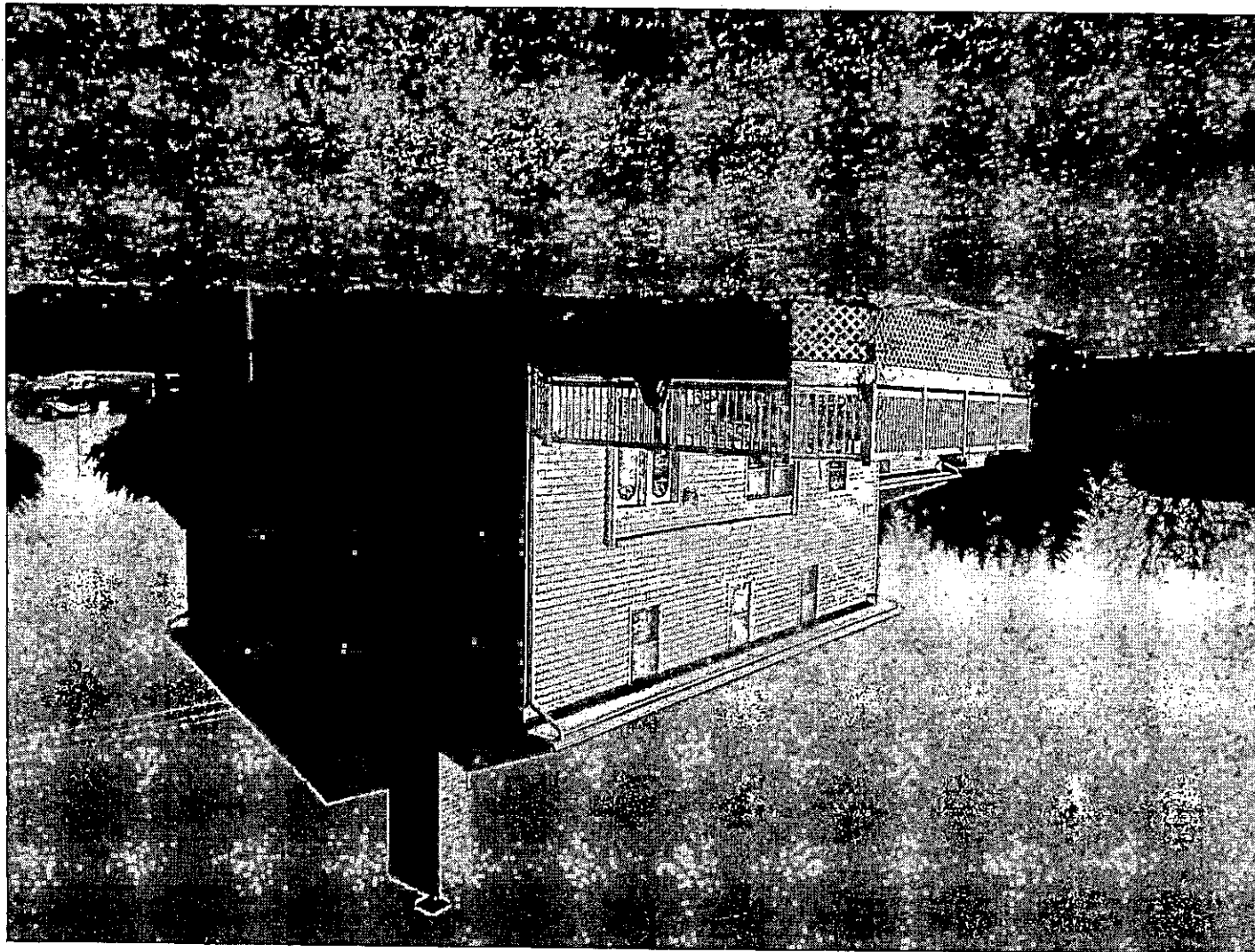


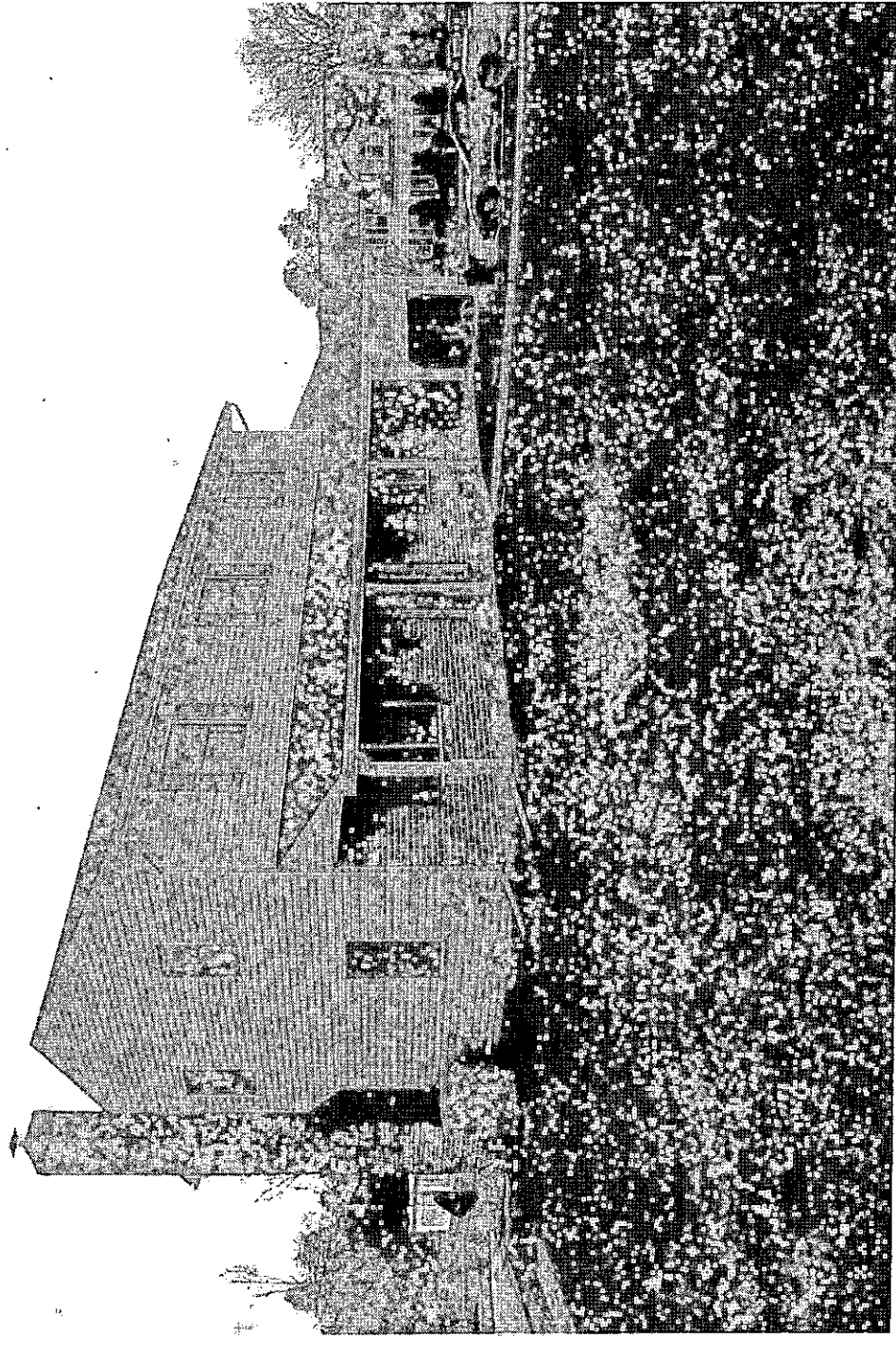
Page 61



Per. Ex. 6J

Per 6X 6K





70
Port 64

PATRICK J. & DEBORAH C. LYNCH
2 KINCAID CT
BALDWIN, MD 21013
410-593-9567

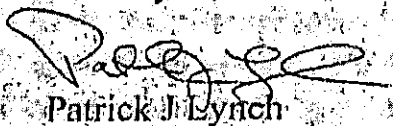
December 31, 2020

To Whom it May Concern Baltimore County

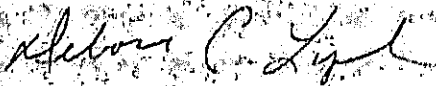
We are neighbors of the Hosiers living at 2 Kincaid Court Baldwin, MD 21013. Our property is located directly across the street from the Hosiers property at 1 Kincaid Court Baldwin, MD 21013. Our house is closest to their garage on the application.

We are aware of the variance application for the garage at 1 Kincaid Court and we are in support of the variance.

Thank you,



Patrick J. Lynch



Deborah C. Lynch

W. Bruce and Toni Quackenbush
3 Kincaid Court
Baldwin, MD 21013

January 5, 2021

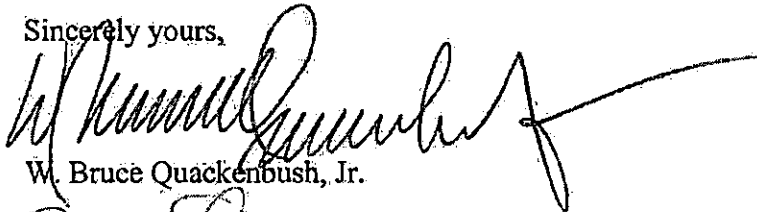
Baltimore Department of Planning and Zoning
Towson, MD

Re: Variance Application of Joseph and Lisa Hosier

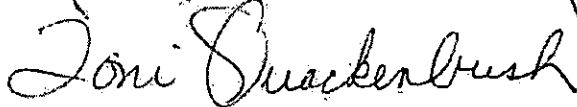
To Whom It May Concern:

We are aware of the variance application of Mr. and Ms. Hosier, 1 Kincaid Court, Baldwin, MD for the garage addition. We live at 3 Kincaid Court, Baldwin. Our side yard abuts the Hosier's back yard. We are not opposed to this variance.

Sincerely yours,

A handwritten signature in black ink, appearing to read "W. Bruce Quackenbush, Jr.", with a long horizontal flourish extending to the right.

W. Bruce Quackenbush, Jr.

A handwritten signature in black ink, appearing to read "Toni Quackenbush", written in a cursive style.

Toni Quackenbush

Kristen L Lewis

From: Charles Acree <ctacree@verizon.net>
Sent: Tuesday, June 01, 2021 11:19 AM
To: Kristen L Lewis
Subject: Variance 20-235-A withdrawal

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

Hello,
Please withdraw variance 20-235-A for Charles and Marlene Acree at 1503 Shore Road 21220. Please respond to confirm receipt of this email. Contact me if you require additional information.

Thank you,
Charles Acree
410-382-1214

Sent from my iPhone

GENERAL SITE INFORMATION

1. Ownership: Joseph A. Hosier & Lisa M. Hosier
1 Kincaid Court Baldwin, MD 21013
2. Address: 1 Kincaid Court, Baldwin, MD 21013
3. Deed references: SM 11579/16
4. Area: 33,541 sq. ft. / 0.77 acre (per SDAT)
5. Tax Map / Parcel / Lot / Tax account #: 44 / 22 / 10 / 16-00-013155
6. Election District: 10 Councilmanic District: 3
ADC Map: 4234D6 GIS tile: 044B1 Position sheet: 79NE17
Census tract: 410200 Census block: 240054102002000
Schools: Carroll Manor ES Cockeysville MS Dulaney HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 044B1 and the information provided by Baltimore County on the internet.
8. Improvements: Single family dwelling & parking area. The existing dwelling and parking area will remain.

OFFICE OF ZONING

Zoning: R.C. 5 There are no previous zoning cases on the subject parcels.

R.C. 5 Setbacks for Residential Buildings

Front: 50 feet from the street right of way

ENVIRONMENTAL IMPACT

Watershed: Little Gunpowder Falls URDL land type: 1

1. The existing dwelling is served by a private well and septic system.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

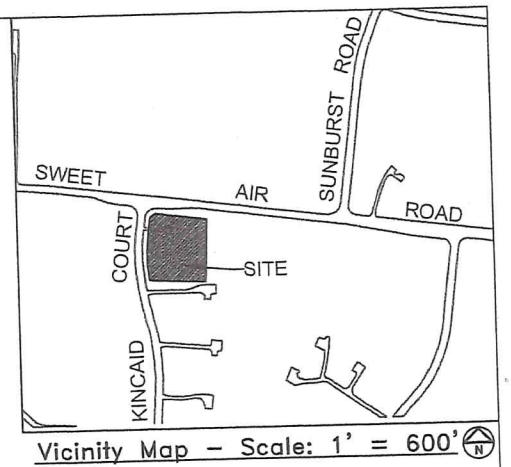
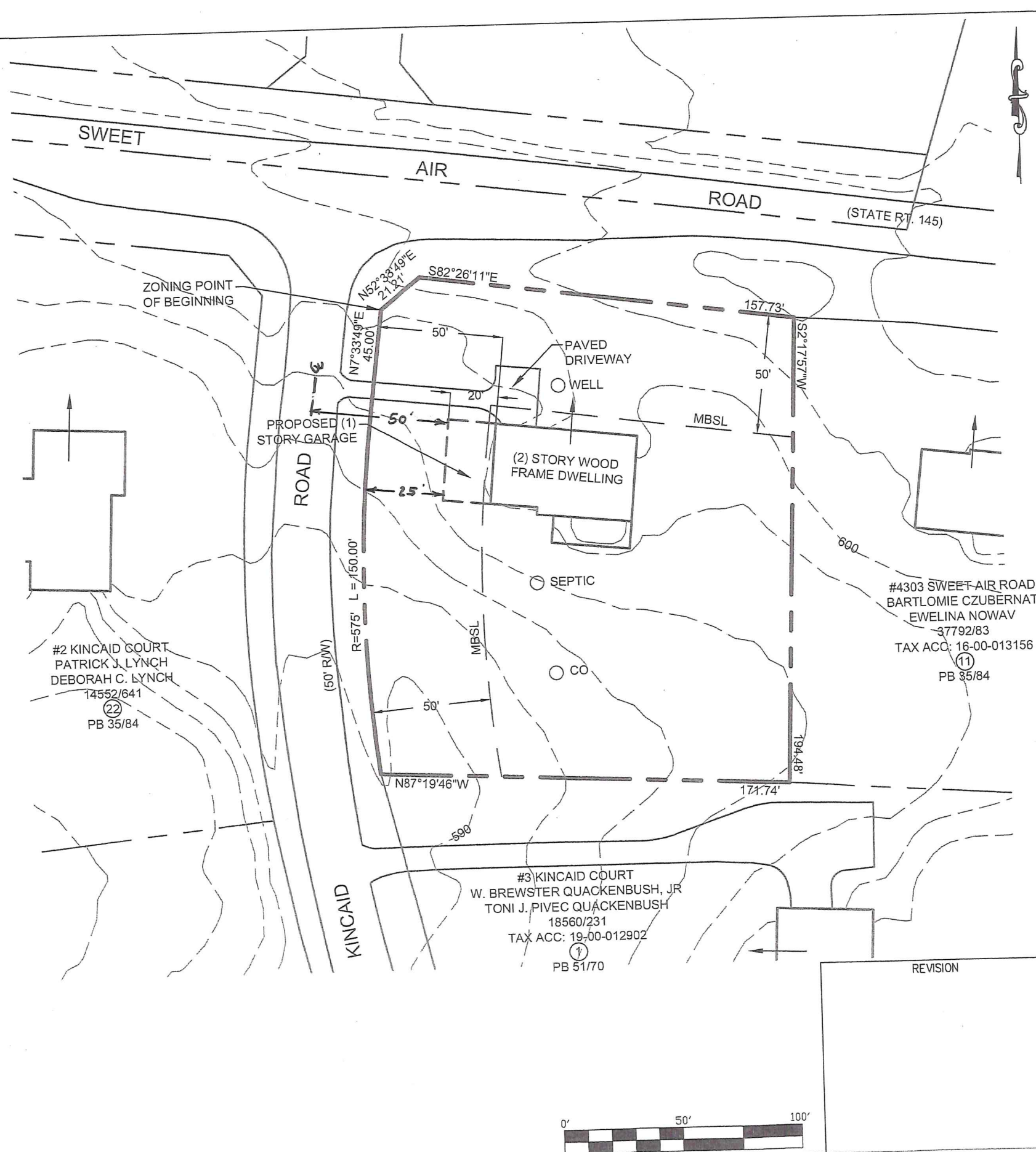
OFFICE OF PLANNING

Regional Planning District: Jacksonville District Code: 305

The subject dwelling is not historic. The subject property is not in a historic district

PROPOSED DEVELOPMENT

To construct a garage addition to the dwelling



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3901 Baker Schoolhouse Road
Freeland, MD 21053
o 442-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A
ZONING PETITION

FOR

#1 KINCAID COURT

BALTIMORE COUNTY, MARYLAND
10th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 9/13/20

Scale: 1"=50'

2020-0239-A