

M E M O R A N D U M

DATE: November 19, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0232-A- Appeal Period Expired

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

/dlm

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(909 Kingston Road) *
9th Election District * OFFICE OF ADMINISTRATIVE
5th Council District *
Tod Joseph & Amanda Marie Reuschling * HEARINGS FOR
Petitioners * BALTIMORE COUNTY
* CASE NO. 2020-0232-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Tod Joseph and Amanda Marie Reuschling (“Petitioners”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”) § 301.1.A to approve a screened porch on the left side of the house with a setback of 3 ft. in lieu of the required 7.5 ft. minimum setback. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 27, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date

10/19/20

By

D. M. Mannon

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 that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

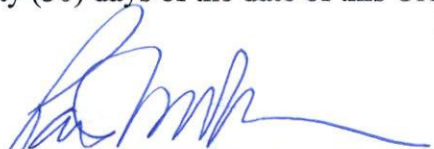
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this **19th** day of **October, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 301.1.A to approve a screened porch on the left side of the house with a setback of 3 ft. in lieu of the required 7.5 ft. minimum setback, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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 10/19/20
By [Signature]



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 909 Kingston Rd, Baltimore, MD 21212 Currently zoned DR 5.5
 Deed Reference 41823 / 00494 10 Digit Tax Account # 0 9 1 0 4 5 0 7 1 0
 Owner(s) Printed Name(s) Tod Joseph Reuschling / Amanda Marie Reuschling

(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 301.1.A to approve a screened porch on the left side of house with a setback of 3 ft in lieu of the required 7.5 ft minimum setback

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):

Tod Reuschling Amanda Marie Reuschling
 Name #1 – Type or Print Name #2 – Type or Print
Tod Reuschling Amanda Marie Reuschling
 Signature #1 Signature #2
909 Kingston Rd Baltimore MD
 Mailing Address City State
21212 410-417-3333 tod.reuschling@gmail.com
 Zip Code Telephone # Email Address

Representative to be contacted:

 Name – Type or Print

 Signature

 Mailing Address City State

 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

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0232-A Filing Date 9/14/2020 Estimated Posting Date 9/27/2020 Reviewer CF

Affidavit in Support 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: 909 Kingston Rd Baltimore MD 21212
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)

We want to build a screened porch attached to the side of our house approximately 14' x 30' but we don't have the proper setbacks to do so. Instead of 10' off the property line, we would have 3'.

We have always wanted a screened porch. The side of our house would be the perfect place.

The side of our property sits 3' lower than the neighbors with a retaining wall already in place and a 6' privacy fence on top of that.

We don't want to put the screened porch on the back of the house because it would take up too much yard space and would eliminate the play area for our children.

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

Tod Reuschling
Signature of Owner (Affiant)

Amanda Marie Reuschling
Signature of Owner (Affiant)

Tod Reuschling
Name- Print or Type

Amanda Marie Reuschling
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:

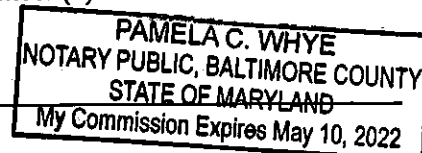
I HEREBY CERTIFY, this 13th day of Sept., 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: TOD REUSCHLING & AMANDA MARIE REUSCHLING

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

AS WITNESS my hand and Notaries Seal

Pamela C. Whye
Notary Public
5-10-2022
My Commission Expires



Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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

Tod Reuschling
Signature of Owner (Affiant)

Tod Reuschling
Name- Print or Type

Amanda Marie Reuschling
Signature of Owner (Affiant)

Amanda Marie Reuschling
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 Sept., 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: TOD REUSCHLING & AMANDA MARIE REUSCHLING

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

AS WITNESS my hand and Notaries Seal

Pamela C. Whye
Notary Public
5-10-2022
My Commission Expires

PAMELA C. WHYE
NOTARY PUBLIC, BALTIMORE COUNTY
STATE OF MARYLAND
My Commission Expires May 10, 2022



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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 909 Kingston Rd, Baltimore, MD 21212 **Currently zoned** DR 5.5
Deed Reference 41823 / 00494 **10 Digit Tax Account #** 0 9 1 0 4 5 0 7 1 0
Owner(s) Printed Name(s) Tod Joseph Reuschling / Amanda Marie Reuschling

Deed Reference 41823 / 00494 10 Digit Tax Account # 0 9 1 0 4 5 0 7 1 0

Owner(s) Printed Name(s) Tod Joseph Reuschling / Amanda Marie Reuschling

(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 301.1.A to approve a screened porch on the left side of house with a setback of 3 ft in lieu of the required 7.5 ft minimum setback

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

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to S 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):

Tod Reuschling Amanda Marie Reuschling
Name #1 – Type or Print Name #2 – Type or Print

Name #1 – Type or Print

Name # 2 – Type or Print

Signature #1

Signature # 2

909 Kingston Rd Baltimore MD

Mailing Address _____ City _____ State _____

21212, 443-473333 rad.reuschling@gmail.com
 Zip Code Telephone # Email Address

Zip Code	Telephone #	Email Address
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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 _____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0232-A Filing Date 9/14/2020 Estimated Posting Date 9/27/2020 Reviewer CF

Zoning Petition Property Description

Part A

Zoning property description for 909 Kingston rd. Baltimore MD 21212.

Beginning on the Southside of Kingston rd which is 50 feet wide at a distance of 125 feet east of Copeleigh rd which is 50 feet wide.

Part B. Option 2 (subdivision lot - lot is part of record plat)

Lots 12 13 and the easternmost one - half of lot # 11

Block 15 section # N/A in the subdivision of Stoneleigh as recorded in Baltimore County Plat Book #8 Folio#85 containing lot size of 7,750 sq'

Located in the 9th Election District and 5th council district.

2020-0232-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/27/2020

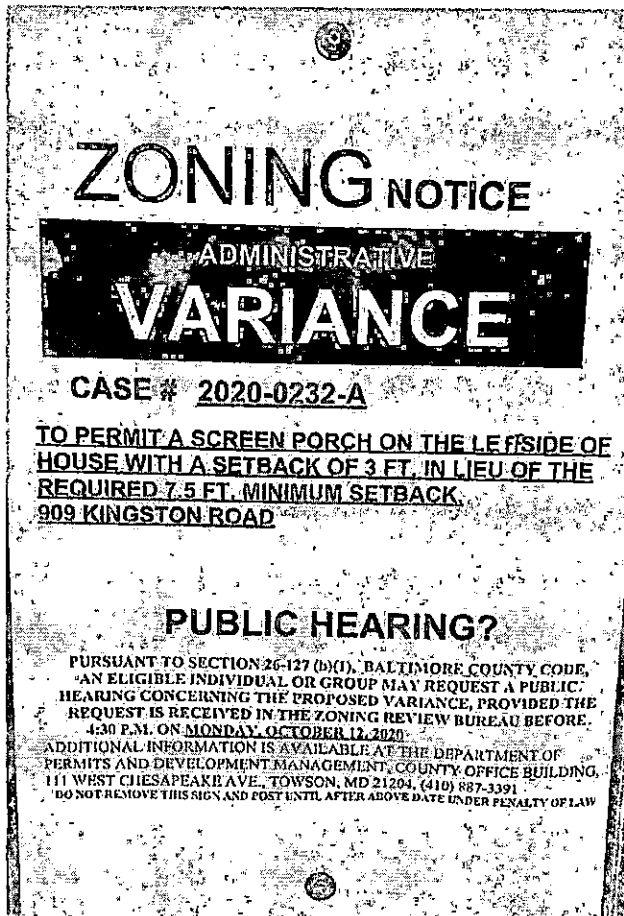
Case Number: 2020-0232-A

Petitioner / Developer: TODD REUSCHLING &
AMANDA REUSCHLING

Date of Closing: OCTOBER 12, 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:
909 KINGSTON ROAD

The sign(s) were posted on: SEPTEMBER 27, 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)

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0232 -A Address 909 Kingston Rd

Contact Person: Christina Frank Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9-14-2020 Posting Date: 9-27-2020 Closing Date: 10-12-2020

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- 0232 -A Address 909 Kingston Rd

Petitioner's Name Tad Reuschling & Amanda Reuschling Telephone 443-417-3333

Posting Date: 9-27-2020 Closing Date: 10-12-2020

Wording for Sign: To Permit A SCREEN PORCH on The Left Side of House
with a setback of 3 FT in lieu of the Required 7.5 FT
minimum setback

Revised 2/20/2020



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 13, 2020

Tod Revschling,
909 Kingstone Road
Baltimore MD 21212

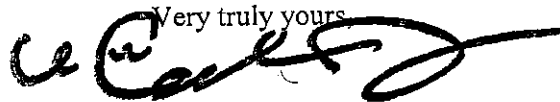
RE: Case Number: 2020-0232-A, 909 Kingstone Road

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 September 14, 2020. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: September 23, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0232-A
Address 909 Kingston
(Reuschling 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



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 # 2020-0232-A
Address 909 Kingston
(Reuschling 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

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>9-23</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	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: 9-27-20 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 - 09 Account Number - 0910450710		
Owner Information		
Owner Name:	REUSCHLING TOD REUSCHLING AMANDA	Use: Principal Residence: RESIDENTIAL YES
Mailing Address:	909 KINGSTON RD BALTIMORE MD 21212-1911	Deed Reference: /41823/ 00494
Location & Structure Information		
Premises Address:	909 KINGSTON RD BALTIMORE 21212-1911	Legal Description: LTS 12,13 PT LT 11 909 KINGSTON RD STONELEIGH
Map:	Grid:	Parcel:
0080	0002	0131
Neighborhood:	Subdivision:	Section:
9090094.04	0000	15
Block:	Lot:	Assessment Year:
12	2020	
Plat No:		Plat Ref:
0008/ 0085		
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1930	1,931 SF	1200 SF
Property Land Area	County Use	
7,750 SF	04	
Stories	Basement	Type
Split Foyer	YES	SPLIT FOYER
Exterior	Quality	Full/Half Bath
STUCCO/	5	3 full
Garage	Last Notice of Major Improvements	
	2001	
Value Information		
	Base Value	Value
		As of
		01/01/2020
Land:	154,700	154,700
Improvements	258,300	474,800
Total:	413,000	629,500
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2020
		As of
		07/01/2021
		485,167
		557,333
		0
Transfer Information		
Seller: STICKLIN MATTHEW A	Date: 09/03/2019	Price: \$629,000
Type: ARMS LENGTH IMPROVED	Deed1: /41823/ 00494	Deed2:
Seller: MOORE AARON M	Date: 05/05/2014	Price: \$680,000
Type: NON-ARMS LENGTH OTHER	Deed1: /34928/ 00161	Deed2:
Seller: DUHON DAWN L	Date: 09/16/2009	Price: \$641,000
Type: ARMS LENGTH IMPROVED	Deed1: /28649/ 00100	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 11/19/2019		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

ZAC AGENDA

Case Number: 2020-0231-A **Reviewer:** Jason Seidelman
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Claudia Gilmore
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 2016 ROLLING RD
Location: West side of Rolling Road (70'), 563' North of Security Blvd (50').

Existing Zoning: DR 5.5 **Area:** 7.50 SQ FT
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
To permit a rear yard addition with a rear setback of 21.7 feet in lieu of the required 30 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 10/05/2020

Miscellaneous Notes:

Case Number: 2020-0232-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Tod Joseph Reuschling & Amanda Marie Reuschling
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 909 KINGSTON
Location: South side of Kingston Road 125 feet East of Copeleight Road.

Existing Zoning: DR 5.5 **Area:** 7,750 SQ FT
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
BCZR 301.1.A To approve a screened porch on the left side of the house with a setback of 3 feet in lieu of the required 7.5 feet minimum setback.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 10/12/2020

Miscellaneous Notes:

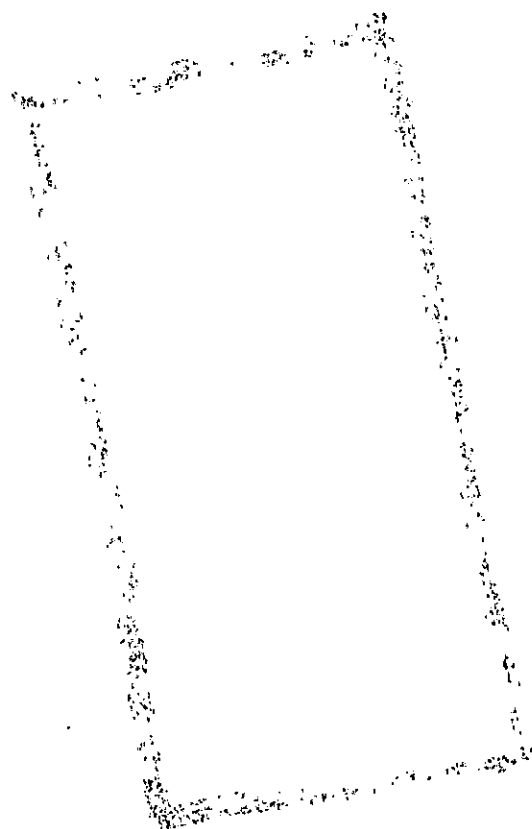
Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

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Special Tax Recapture: None		
Account Identifier: District - 09 Account Number - 0910450710		
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Location & Structure Information		
Premises Address:	909 KINGSTON RD BALTIMORE 21212-1911	Legal Description: LTS 12,13 PT LT 11 909 KINGSTON RD STONELEIGH
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year:		Plat No:
0080 0002 0131 9090094.04 0000 15 12 2020		Plat Ref: 0008/ 0085
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1930	1,931 SF	1200 SF
Property Land Area	County Use	
7,750 SF	04	
Stories	Basement	Type
Split Foyer	YES	SPLIT FOYER
Exterior	Quality	Full/Half Bath
STUCCO/	5	3 full
Garage	Last Notice of Major Improvements	
	2001	
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	154,700	154,700
Improvements	258,300	474,800
Total:	413,000	629,500
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
		485,167
		557,333
Transfer Information		
Seller: STICKLIN MATTHEW A	Date: 09/03/2019	Price: \$629,000
Type: ARMS LENGTH IMPROVED	Deed1: /41823/ 00494	Deed2:
Seller: MOORE AARON M	Date: 05/05/2014	Price: \$680,000
Type: NON-ARMS LENGTH OTHER	Deed1: /34928/ 00161	Deed2:
Seller: DUHON DAWN L	Date: 09/16/2009	Price: \$641,000
Type: ARMS LENGTH IMPROVED	Deed1: /28649/ 00100	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 11/19/2019		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

2020-0232-A





A-5230-245



Front of house and neighbors to the right

Front of house and neighbors to the left



Back of house and yard

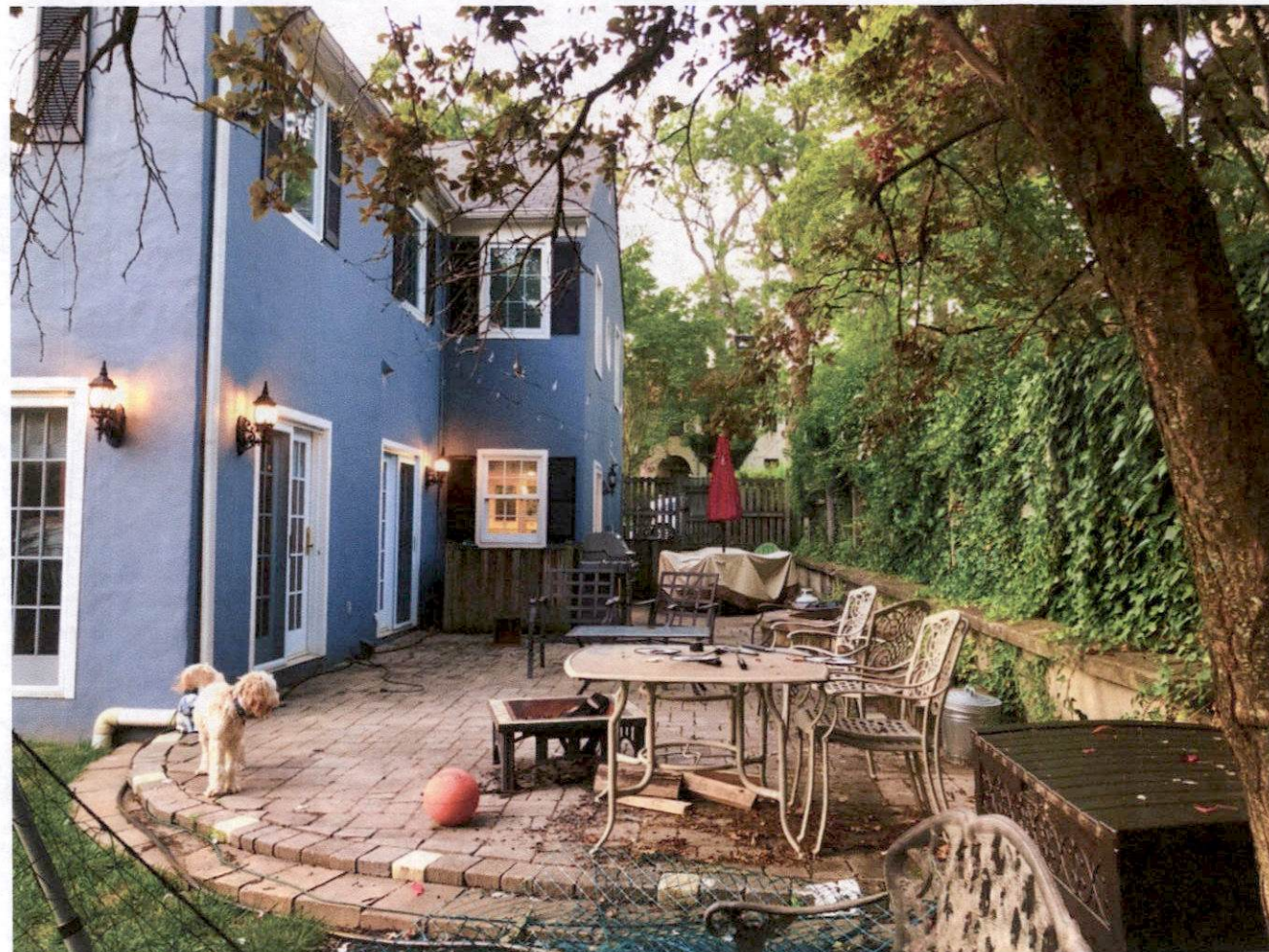
Back Yard



2020-0232-A



Front left side of house

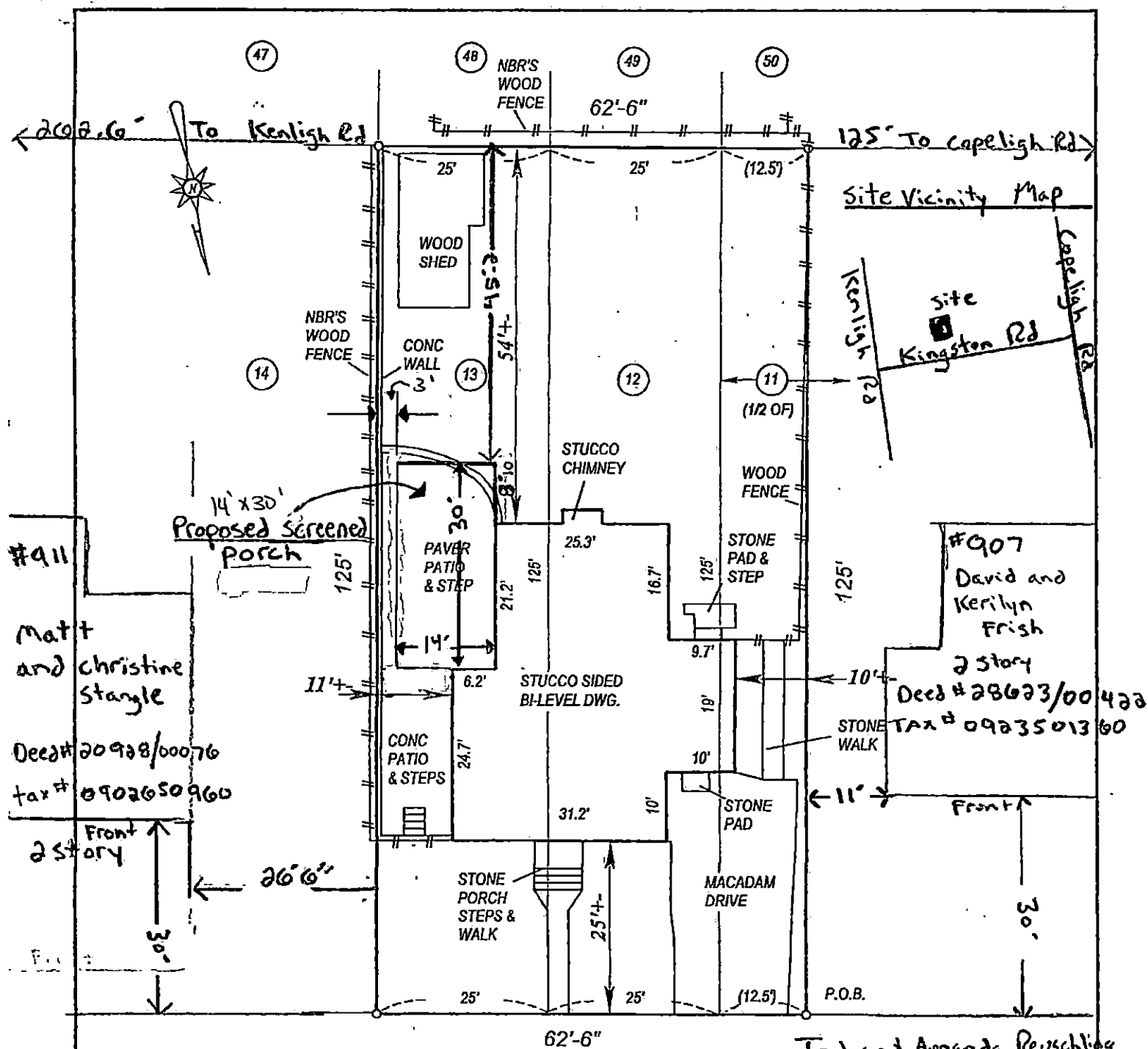


left rear side of house
Where the proposed screened porch will be
14' x 30'

2020-0232-A



A-5250-0505



#911
Matt and Christine Stangle
Deed # 20928/00076
tax # 0902650960
2 story
Front 30'

#907
David and Kerilyn Frish
2 story
Deed # 28623/00422
Tax # 0903501360
Front 30'

Tod and Amanda Reuschling
DEED REFERENCE-
JLE 41823-494
BEING LOTS 12, 13 AND
THE EASTERMOST HALF
OF LOT 11 ON Block
REVISED PLAT OF 15
A PART OF
STONELEIGH
(08:85)

9TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.

Administrative

1. THE PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE COMPANY OR IT'S AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER FINANCING OR RE-FINANCING.
2. THE PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDING, OR OTHER EXISTING OR FUTURE IMPROVEMENTS.
3. THE PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR RE-FINANCING.
4. I HAVE EXAMINED FLOOD INSURANCE RATE-MAP PANEL: 2400100265F

FOR THE SUBJECT PROPERTY AND IT APPEARS TO LIE WITHIN ZONE X PER SAID MAP. Variance

Subdivision name Stoneleigh
909 Kingston Rd

Tax # 0910450710
Deed # 41823-00494

Scale 1" = 20'

Drawn by Tod Reuschling

Date 8/13/2020

VIOLATION CASE INFO

ZONING MAP # 080A1
SITE ZONED DR S.5
ELECTION DISTRICT 9th
COUNCIL DISTRICT 5th
LOT AREA ACREAGE 7.750
OR SQUARE FEET 7,750
HISTORIC? NO
INCBAR? NO
INFLOOD PLAIN? NO
UTILITIES MARK WITH X
WATER ---
PUBLIC X PRIVATE ---
SEWER ---
PUBLIC X PRIVATE ---
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESORT BELOW

MEMORANDUM

DATE: March 1, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0233-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

(21023 Slab Bridge Road)

6th Election District

3rd Council District

Michael & Julie Eagan

Trustee/Legal Owners

Petitioners

*

*

*

*

*

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2020-0233-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by Michael & Julie Eagan, Trustees ("Petitioners") for property located at 21023 Slab Bridge Road (the "Property"). The Petitioners are requesting variance relief from Baltimore County Zoning Regulations ("BCZR") §400.1 to allow an accessory structure (garage) to be located in the front/side yard of a 15.09 acre corner property in lieu of the rear yard and in lieu of the 1/3 area of the rear yard farthest removed from a street, and also from BCZR, §400.3 to allow an accessory structure (garage) with a height of 23 ft. in lieu of the maximum height of 15 ft.

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. Petitioner Michael Eagan appeared at the hearing along with Bruce E. Doak of Bruce E. Doak Consulting, LLC, a registered property surveyor, 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 Environmental Protection Sustainability ("DEPS") and from the Department of Planning ("DOP"). Those agencies did not oppose the requested relief.

ORDER RECEIVED FOR FILING

Date

By

1/25/21
J. Mignone

FACTS AND EVIDENCE

The Property is a 15.09 acre parcel which was originally part of a farm. It is zoned resource-conservation (RC-8). As shown on the Site Plan (Pet. Ex. 1) and in the aerial photo (Pet. Ex. 2), the Property abuts Slab Bridge Rd. on two (2) sides. The Property is improved with a home which sits at a 45 degree angle; it is not perpendicular to either road. (Pet. Exs. 1 and 3). One access driveway is located along the northeast side of the Property where 2 roll-off sheds and part of a concrete block foundation, can be seen in photographs. (Pet. Exs. 1-4). A well is located near the access driveway in the front/side yards; a septic reserve area is in the southeastern portion of the Property behind the home. In the eastern/rear portion of the Property, the grading drops significantly down a hill where it ends at the bottom in a stream and wetlands. (Pet. Exs. 1, 3, 4C and 4F).

The proposal here is for a detached garage to be located where the concrete block foundation is seen off the driveway. (Pet. Exs. 4A and 4E). This area is considered to be both the front and side yard of the Property. Mr. Doak testified that this particular location is necessary in order to avoid the amount of grading and additional impervious surface that would be necessary to build into the steep slope in the rear. (Pet. Ex. 4A - 4F).

The proposed garage will be a 2-story, 60 by 30 ft. structure with a height of 23 ft. (in lieu of the required 15 ft.). The proposed height will accommodate the installation of a lift (22-25 ft. clearance) needed to store items on the second floor. Additionally, the requested height is necessary to accommodate the garage roof pitch which will mirror the pitch on the house. The siding and garage doors will reflect an architectural style similar to the house. Renderings of the proposed structure were provided. (Pet. Ex. 5).

ORDER RECEIVED FOR FILING

Date

1/25/21

By

D. Mignon

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 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 is unique as a result of the following physical characteristics of the Property: the double frontage on Slab Bridge Rd., the steep slope in the rear, the location of the septic reserve area in the rear, and the stream/wetland area at the bottom of the hill. (Pet. Exs. 1 and 3). This uniqueness makes the construction of a detached garage in any location other than where it is proposed on the driveway (as reflected in the photographs) both practically impossible, and unusable, under BCZR, §400.1 (i.e. in either the rear yard or in the one-third of the lot farthest removed from Slab Bridge Rd.). I find that the proposed height of the garage is not only consistent with the architecture and roof pitch of the home, but also necessary to construct a lift for storage in the second floor of garage. I find that Petitioners would suffer a practical difficulty and an unreasonable hardship if the variance relief (as to both the location and height) is denied because the Petitioners would not be able to build a reasonably sized, useable, detached garage along the driveway. I also find that the variance relief can be granted within the spirit and intent of the BCZR and without harming the public health, safety, or welfare.

THEREFORE, IT IS ORDERED, this 25th day of **January 2021**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR, §400.1 to allow an accessory structure (garage) to be located in the front yard of a 15.09 acre corner property in lieu of the rear yard, or in the 1/3 area of the rear yard farthest removed from a street, as well as

ORDER RECEIVED FOR FILING

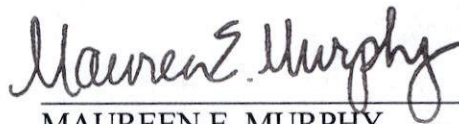
Date 1/25/21
By J. Mignan

from BCZR, §400.3 to allow an accessory structure (garage) with a height of 23 ft. in lieu of the maximum height of 15 ft. 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 Petitioner and subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen but may contain a bathroom without a shower and 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.

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

1/25/21

By

J. Mignon



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 21023 SLAB BRIDGE ROAD which is presently zoned R2B
 Deed References: 34223/160 10 Digit Tax Account # 0603037110
 Property Owner(s) Printed Name(s) MICHAEL AND JULIE EAGAN, TRUSTEES

(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 IN 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):

MICHAEL D EAGAN, TRUSTEE JULIE C. EAGAN, TRUSTEE
 Name #1 - Type or Print Name #2 - Type or Print

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

P.O. Box 438 Monroton Mo
 Mailing Address City State

21111 410-365-0775
 Zip Code Telephone # Email Address

Representative to be contacted:

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

[Signature]
 Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MO
 Mailing Address City State

21053 410-419-9906
 Zip Code Telephone # Email Address

BD@BRUCEDOAKCONSULTING.COM

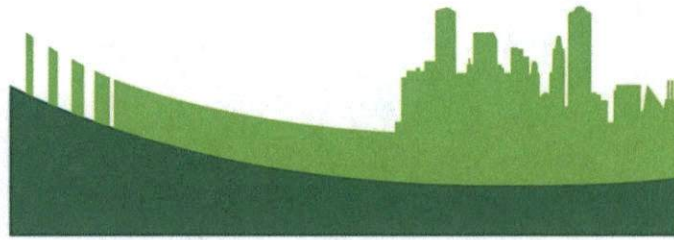
CASE NUMBER 2020-0233-A Filing Date 9/15/2020 Do Not Schedule Dates: Reviewer [Signature]

Zoning Hearing Petitions Being Requested

Case # 2020-0833-A

Variance to allow an accessory structure (garage) to be located in the front yard of a 15.09 acre corner property in lieu of the side yard or 1/3 area of the rear yard not furthest removed from a street per Section 400.1 BCZR

Variance to allow an accessory structure (garage) with a height of 23 feet in lieu of the maximum height of 15 feet per Section 400.3 BCZR



Zoning Description

21023 Slab Bridge Road- 15.09 Acre Parcel
Sixth Election District Third Councilmanic District
Baltimore County, Maryland

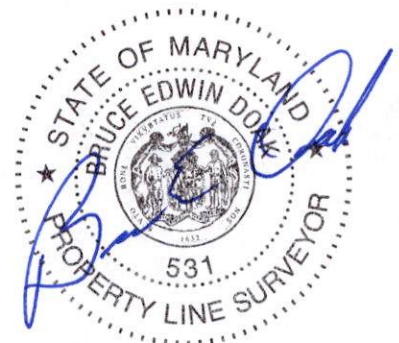
Beginning at a point in the bed of Slab Bridge Road, approximately 380 feet northerly of the centerline of Timbershed Court, thence running in the bed of Mount Carmel Road and running with and binding on the outlines of the subject property, the following course and distance, viz. 1) South 11 degrees 38 minutes East 554.40 feet, thence leaving Slab Bridge Road and continuing to run and bind on the outlines of the subject property, the three following courses and distances, viz.

- 2) North 78 degrees 22 minutes East 330 feet
- 3) North 71 degrees 50 minutes East 754.97 feet and
- 4) North 15 degrees 48 minutes West 684.09 feet to a point in the bed of Slab Bridge Road, thence continuing to run in the bed of Slab Bridge Road and continuing to run with and bind on the outlines of the subject property, the six following courses and distances, viz.
- 5) South 50 degrees 24 minutes West 64.98 feet
- 6) South 61 degrees 27 minutes West 99.13 feet
- 7) South 67 degrees 55 minutes West 373.07 feet
- 8) South 68 degrees 58 minutes West 235.58 feet
- 9) South 72 degrees 18 minutes West 280.14 feet and
- 10) South 09 degrees 38 minutes East 18.69 feet to the point of beginning.

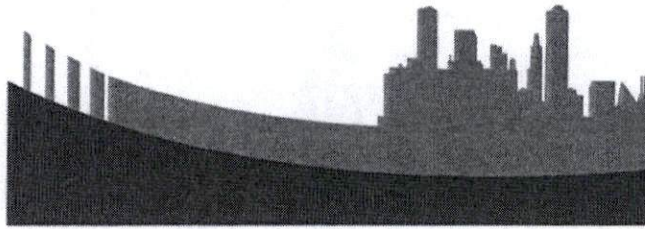
Containing 15.09 acres of land, more or less.

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



2020-0233-A



MM 1-19-21
10 Am

CERTIFICATE OF POSTING

December 28, 2020 (amended January 15, 2021)

Re:

Zoning Case No. 2020-0233-A

Legal Owner: Michael & Julie Eagan, Trustees

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: Kristen Lewis

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 21023 Slab Bridge Road.

The signs were posted on December 28, 2020.

The signs were inspected again on January 14, 2021.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Doak". The signature is stylized with a large "B" and "D".

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

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. 2020-0233-A

21023 Slab Bridge Road

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 10:00 AM

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARING,
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
410-387-3565, EXT. 0.

REQUESTS:

VARIANCES: 1) TO ALLOW AN ACCESSORY STRUCTURE
(GARAGE) TO BE LOCATED IN THE FRONT YARD OF A (2.09
ACRE) CORNER PROPERTY IN LIEU OF THE SIDE YARD OR
10% AREA OF THE REAR YARD NOT FURTHERST REMOVED
FROM A STREET; 2) TO ALLOW AN ACCESSORY STRUCTURE
(GARAGE) WITH A HEIGHT OF 20 FT. IN LIEU OF THE
MAXIMUM HEIGHT OF 15 FT.

NOTICE TO THE PUBLIC
THE BOARD OF ZONING
HAS ADOPTED THE
FOLLOWING RESOLUTION
ON THE 15TH DAY OF
MAY 1960
AT THE REGULAR MEETING
HOLDING IN THE
MAYOR'S OFFICE
CITY OF NEW YORK

WHEREAS the Board of Zoning
has received a petition from
the owners of the property
located at 100 West 100th Street
City of New York
requesting that the Board
change the zoning of the
property from R-1 to R-2
and the Board has determined
that such change is in the
public interest and the
Board has adopted the
following resolution

RESOLVED THAT THE BOARD
DOES hereby change the
zoning of the property
located at 100 West 100th Street
City of New York
from R-1 to R-2
and the Board has adopted
the following resolution

ZONING NOTICE

CASE NO. 2030 QZ 11 A





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: 2020-0233-A

21023 Slab Bridge Road

N/east side of Slab Bridge Road, east of Timbershed Court

6th Election District – 3rd Councilmanic District

Legal Owners: Michael & Julie Eagan, Trustees

Variance to allow an accessory structure (garage) to be located in the front yard of a 15.09 acre corner property in lieu of the side yard or 1/3 area of the rear yard not furthest removed from a street. To allow an accessory structure (garage) with a height of 23 ft. in lieu of the maximum height of 15 ft.

Hearing: Tuesday, January 19, 2021 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 cursive script, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Mr. & Mrs. Eagan, P.O. Box 438, Monkton 21111
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



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 17, 2020

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21023 Slab Bridge Road

N/east side of Slab Bridge Road, east of Timbershed Court

6th Election District – 3rd Councilmanic District

Legal Owners: Michael & Julie Eagan, Trustees

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Michael Mallinoff
Director

MM:kl

C: Mr. & Mrs. Eagan, P.O. Box 438, Monkton 21111
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
2801 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 on the property identified herein as follows:

CASE NUMBER: 2020-0-A

21023 Slab Bridge Road

N/east side of Slab Bridge Road, east of Timbershed Court

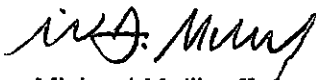
6th Election District – 3rd Councilmanic District

Legal Owners: Michael & Julie Eagan, Trustees

Variance to allow an accessory structure (garage) to be located in the front yard of a 15.09 acre corner property in lieu of the side yard or 1/3 area of the rear yard not furthest removed from a street. To allow an accessory structure (garage) with a height of 23 ft. in lieu of the maximum height of 15 ft.

Hearing: Tuesday, January 19, 2021 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

The Daily Record

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

PUBLISHER'S AFFIDAVIT

Order #: 11945446
Case #: 2020-0233-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0233-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:

12/30/2020



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 the property identified herein as follows:

CASE NUMBER: 2020-0233-A

21023 Slab Bridge Road

Neast side of Slab Bridge Road, east of Timbershed Court

6th Election District - 3rd Councilmanic District

Legal Owners: Michael & Julie Eagan, Trustees

Variance to allow an accessory structure (garage) to be located in the front yard of a 15.09 acre corner property in lieu of the side yard or 1/3 area of the rear yard not furthest removed from a street. To allow an accessory structure (garage) with a height of 23 ft. in lieu of the maximum height of 15 ft.

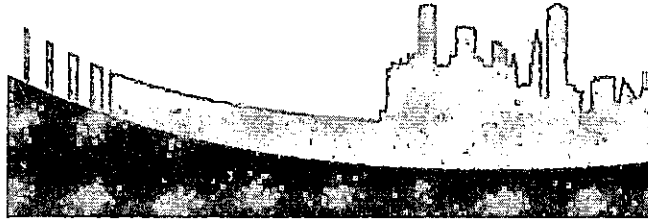
Hearing: Tuesday, January 19, 2021 at 10:00 a.m.

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

d30



CERTIFICATE OF POSTING

December 28, 2020 (amended _____)

Re:

Zoning Case No. 2020-0233-A

Legal Owner: Michael & Julie Eagan, Trustees

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: Kristen Lewis

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 **21023 Slab Bridge Road**.

The signs were posted on **December 28, 2020**.

The signs were inspected again on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

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. 2020-0233-A

21023 Slab Bridge Road

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AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
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410-887-3868, EXT. 0.**

REQUESTS:

**VARIANCES 1) TO ALLOW AN ACCESSORY STRUCTURE
(GARAGE) TO BE LOCATED IN THE FRONT YARD OF A 15.09
ACRE CORNER PROPERTY IN LIEU OF THE SIDE YARD OR
1/3 AREA OF THE REAR YARD NOT FURTHEST REMOVED
FROM A STREET. 2) TO ALLOW AN ACCESSORY STRUCTURE
(GARAGE) WITH A HEIGHT OF 23 FT. IN LIEU OF THE
MAXIMUM HEIGHT OF 15 FT.**

ZONING NOTICE

CASE NO. 2020-0233-A

21023 Slab Bridge Road

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 10:00 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
410-867-3868, EXT. 0.

REQUESTS:

VARIANCES 1) TO ALLOW AN ACCESSORY STRUCTURE
(GARAGE) TO BE LOCATED IN THE FRONT YARD OF A 15.09
ACRE CORNER PROPERTY IN LIEU OF THE SIDE YARD OR
1/3 AREA OF THE REAR YARD NOT FURTHEST REMOVED
FROM A STREET. 2) TO ALLOW AN ACCESSORY STRUCTURE
(GARAGE) WITH A HEIGHT OF 23 FT. IN LIEU OF THE
MAXIMUM HEIGHT OF 15 FT.

**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: 2020-0233-A
Property Address: 21023 SLAB BRIDGE ROAD
Property Description: 15.09 ACRE PARCEL OF LAND OPPOSITE OF
TIMBERSHED COURT
Legal Owners (Petitioners): MICHAEL & JULIE EAGAN
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: MICHAEL EAGAN
Company/Firm (if applicable): _____
Address: P.O. Box 438
MONKTON MD 21111

Telephone Number: 410-365-0775



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: 2020-0233-A, 21023 Slab Bridge 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 September 15, 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

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: October 1, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0233-A
Address 21023 Slab Bridge Road
(Eagan, Trustee Property)

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

 X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

- X Development of the property may have to comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code). (Advisory)
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code). Staff suggest that the property owner(s) complete, have notarized and submit a Single Lot Declaration of Intent to authorize the clearing of up to 20,000 square feet of forest for a 5-year period, in accordance with Section 33-6-103(b)(10) and Section 33-6-104 of the Code.

Reviewer: Michael S. Kulis, NRS 410-887-3980

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: 20-233A

INFORMATION:

Property Address: 21023 Slab Bridge Road
Petitioner: Michael & Julie Eagan, Trustees
Zoning: RC 8
Requested Action: Variance

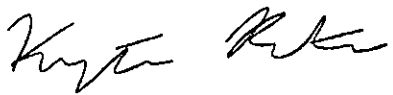
Department of Planning has reviewed the petition for a Variance to allow an accessory structure (garage) to be located in the front yard of a 15.09 acre corner property in lieu of the side yard or 1/3 area of the rear yard not furthest removed from a street per Section 400.1 BCZR and a Variance to allow an accessory structure (garage) with a height of 23 feet in lieu of the maximum height of 15 feet per Section 400.3 BCRZR.

The Department of Planning has no objections to the requested relief provided certain performance standards, as established in BCZR § 1A09.7.C2 and discussed below, are followed:

- Buildings should reflect the traditional rural character of the area in architectural form, scale, materials and detailing and in landscaping context.
- All of the exterior walls of a building must be treated similarly with respect to materials, color and architectural details.

It should also be noted that the garage shall not be used for residential or commercial purposes. For further information concerning the matters stated herein, please contact Megan Benjamin at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jennifer G. Nugent

CPG/JGN/KP/

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

1-19-21 10 Am

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

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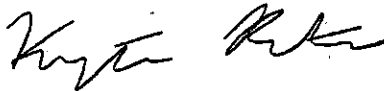
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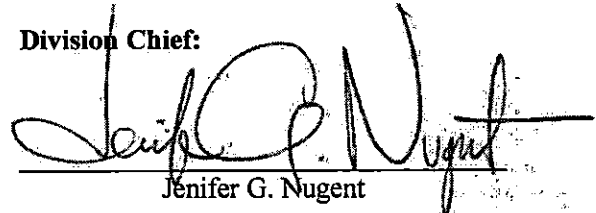
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Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/KP/

c: Megan Benjamin
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



RECEIVED

OCT 01 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: October 1, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0233-A
Address 21023 Slab Bridge Road
(Eagan, Trustee Property)

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

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

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Reviewer: Michael S. Kulis, NRS

410-887-3980

RECEIVED
OFFICE OF
ADMINISTRATIVE HEARINGS

RECEIVED
OCT 1 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

1-19-21 10 Am

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-233A

DATE: 12/23/2020

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Petitioner: Michael & Julie Eagan, Trustees
Zoning: RC 8
Requested Action: Variance

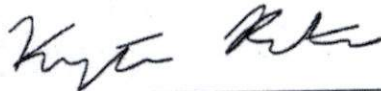
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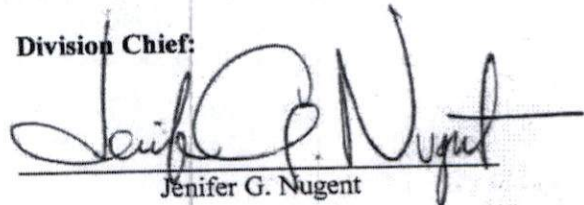
It should also be noted that the garage shall not be used for residential or commercial purposes. For further information concerning the matters stated herein, please contact Megan Benjamin at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jennifer G. Nugent

CPG/JGN/KP/

c: Megan Benjamin
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

1/25/21
Mignon

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

OCT 01 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: October 1, 2020

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Reviewer: Michael S. Kulis, NRS

410-887-3980

ORDER RECEIVED FOR FILING

Date 1/25/21

By [Signature]

C:\Users\dwiley\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\M0OZ6SWN\ZAC 20-0233-A 21023 Slab Bridge Road.doc

1/19/21
@ 10:00

CASE NO. 2020-0233-A

CHECKLIST

Comment
Received

✓ 1 tr
✓ order
Department

Support/Oppose/
Conditions/
Comments/
No Comment

<u>10/1</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>Comment</u>
	DEPS (if not received, date e-mail sent _____)	
	FIRE DEPARTMENT	
<u>12-23</u>	PLANNING (if not received, date e-mail sent _____)	<u>No objection. comment</u>
	STATE HIGHWAY ADMINISTRATION	
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT	Date:	_____	
SIGN POSTING (1 st)	Date:	<u>12/28/20</u>	by <u>B Doak</u>
SIGN POSTING (2 nd)	Date:	<u>1/14/21</u>	by <u>B Doak</u>

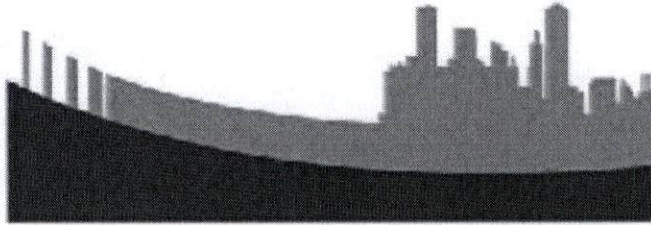
PEOPLE'S COUNSEL APPEARANCE	Yes	☐	No	☒
PEOPLE'S COUNSEL COMMENT LETTER	Yes	☐	No	☒

Comments, if any: _____

Panelist List

2020-0233-A

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@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.
Chelsea Whitaker	info@takingthelead.org	1-	New York Time	English	U.S.
Michael Eagan	me@eaganent.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.



1/25/21
D. M. M. M. M.

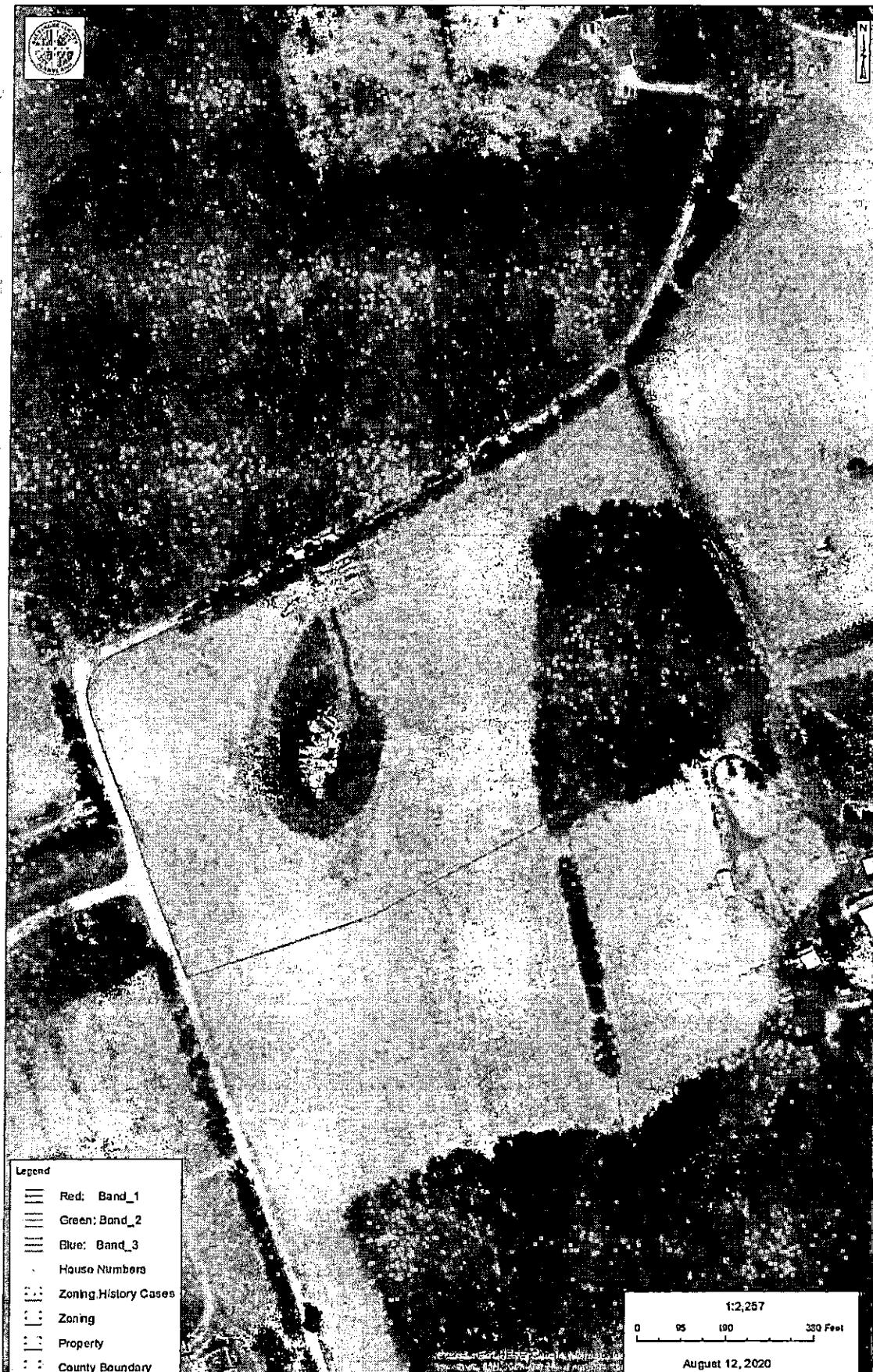
CASE #2020- 0233-A EXHIBITS
(In the order of submittal)

- 1) Plan to Accompany a Zoning Petition
- 2) Aerial photo
- 3) Site photo key sheet
- 4) Site photos A- F
- 5) Architectural elevations

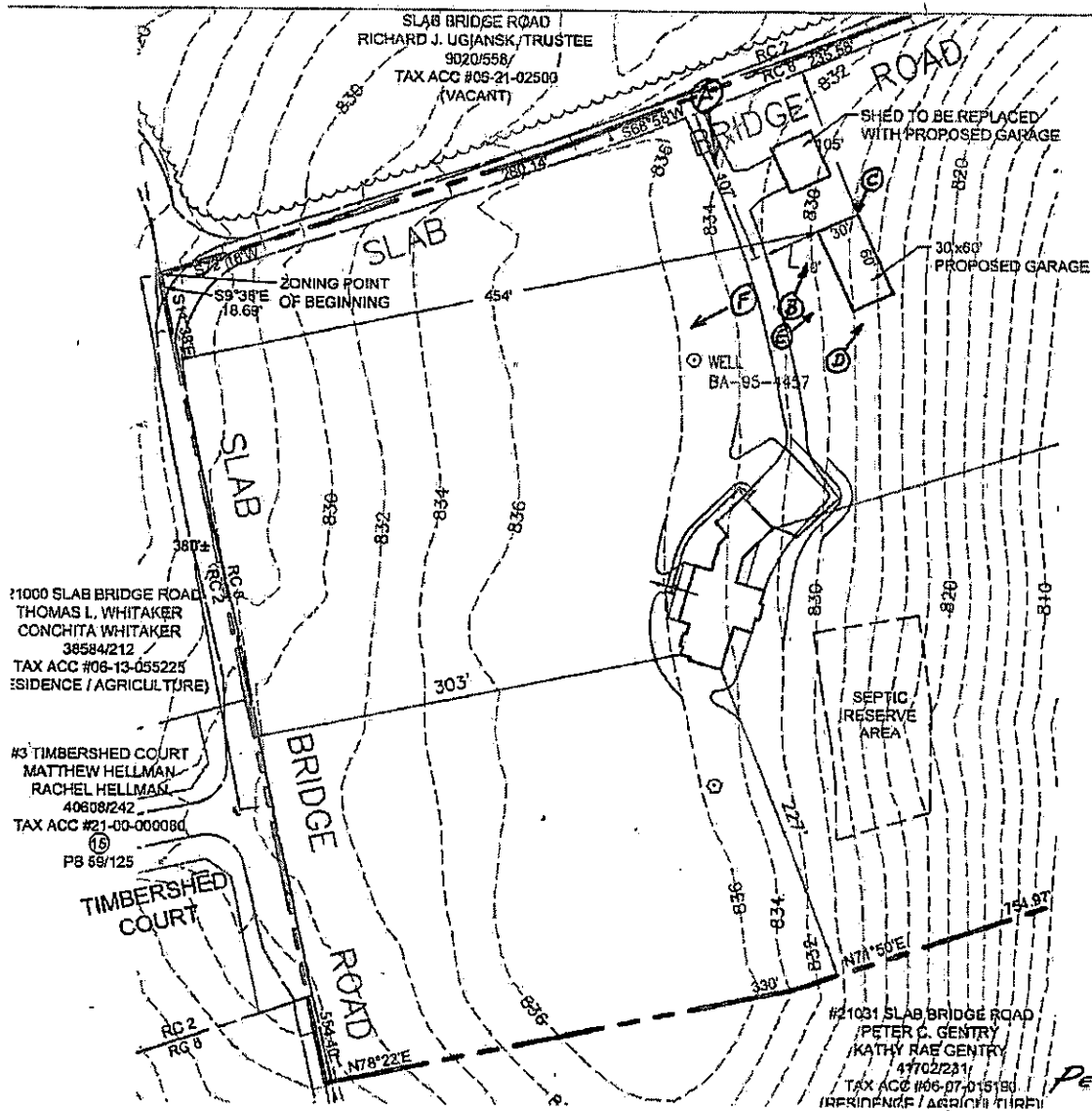
BW
3-1-21

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

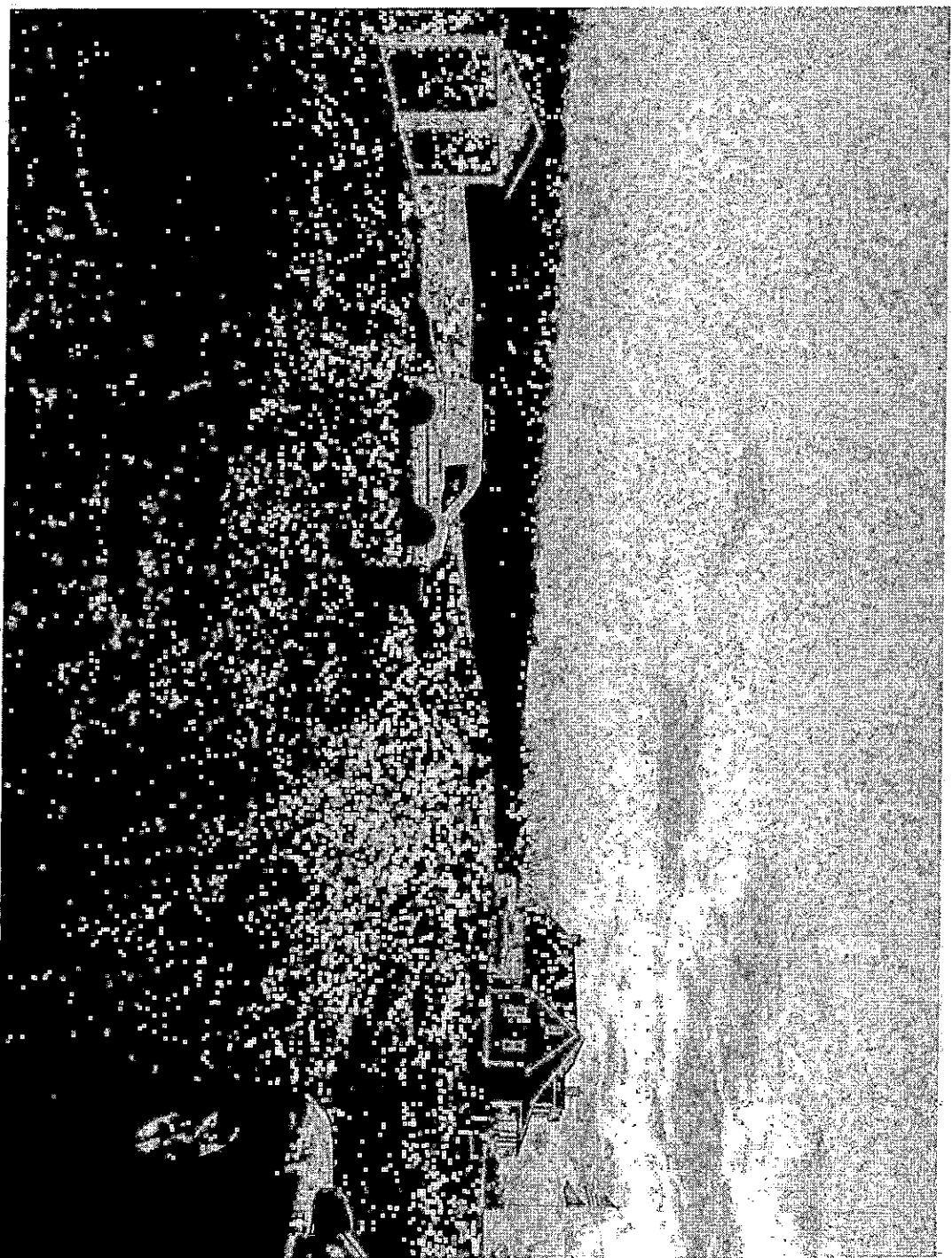
Baltimore County - My Neighborhood



Pet. Ex. #2



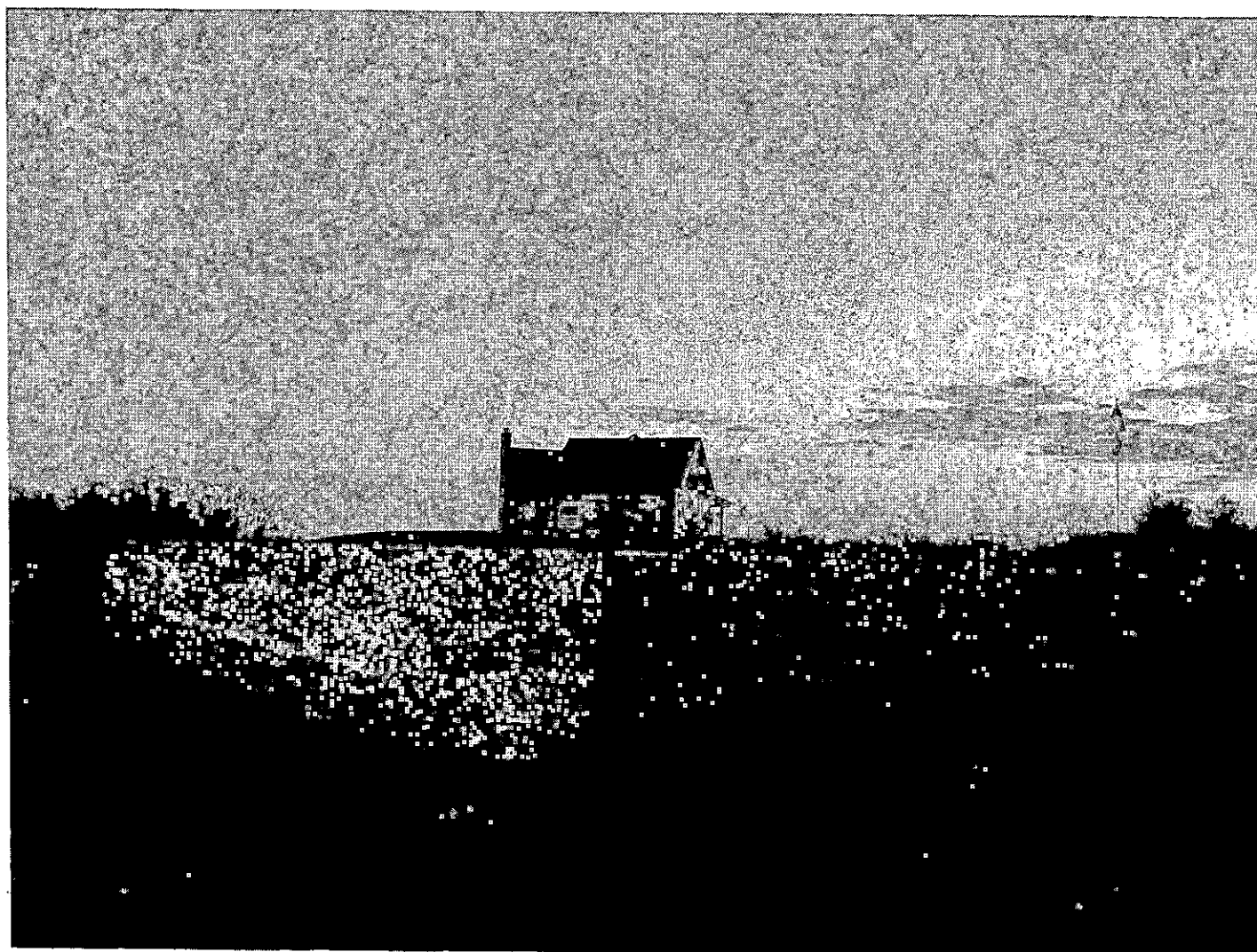
PET. Ex. #3



Pet. Ex. 4A



Pet. E. 4B

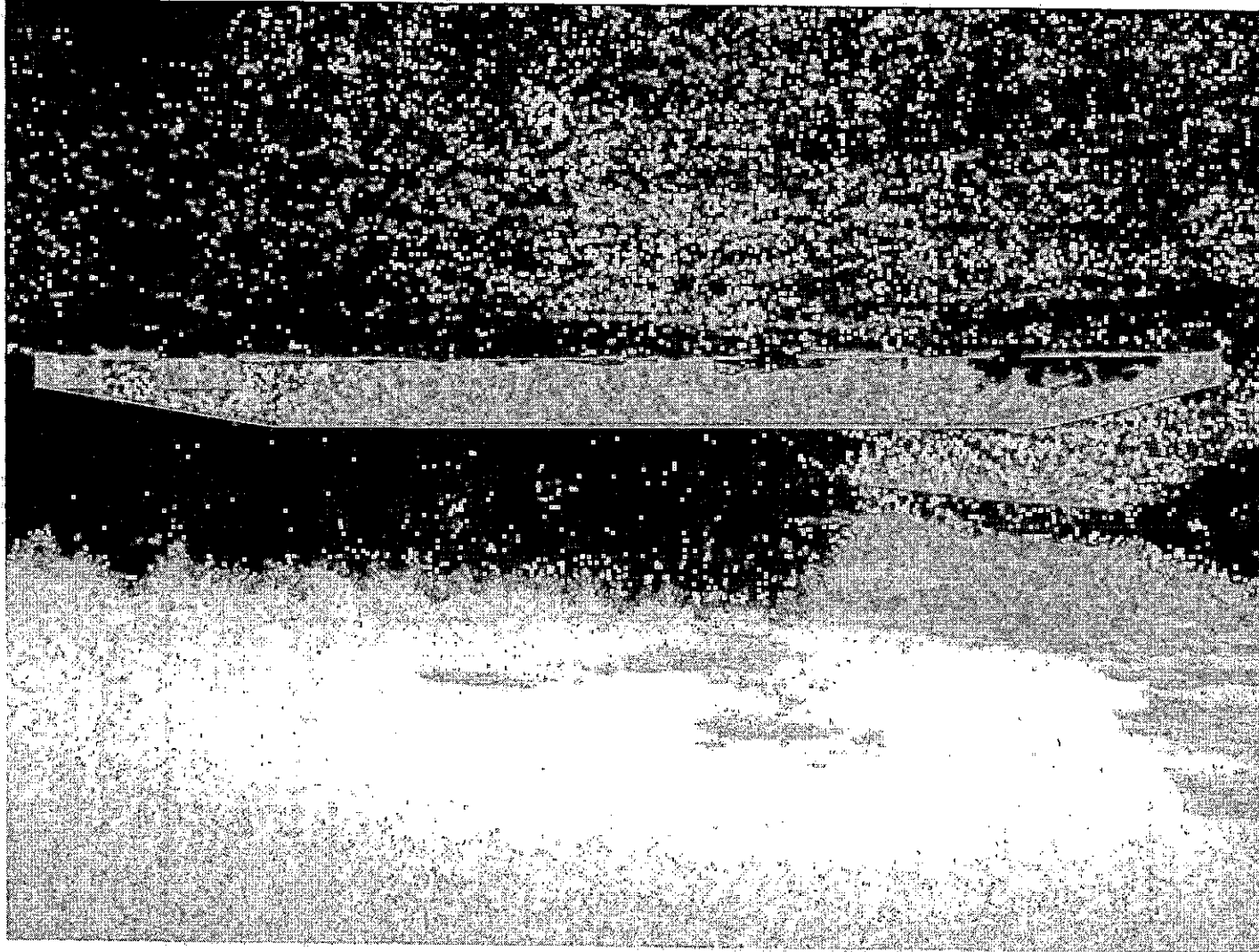


Pet. Ex 9C

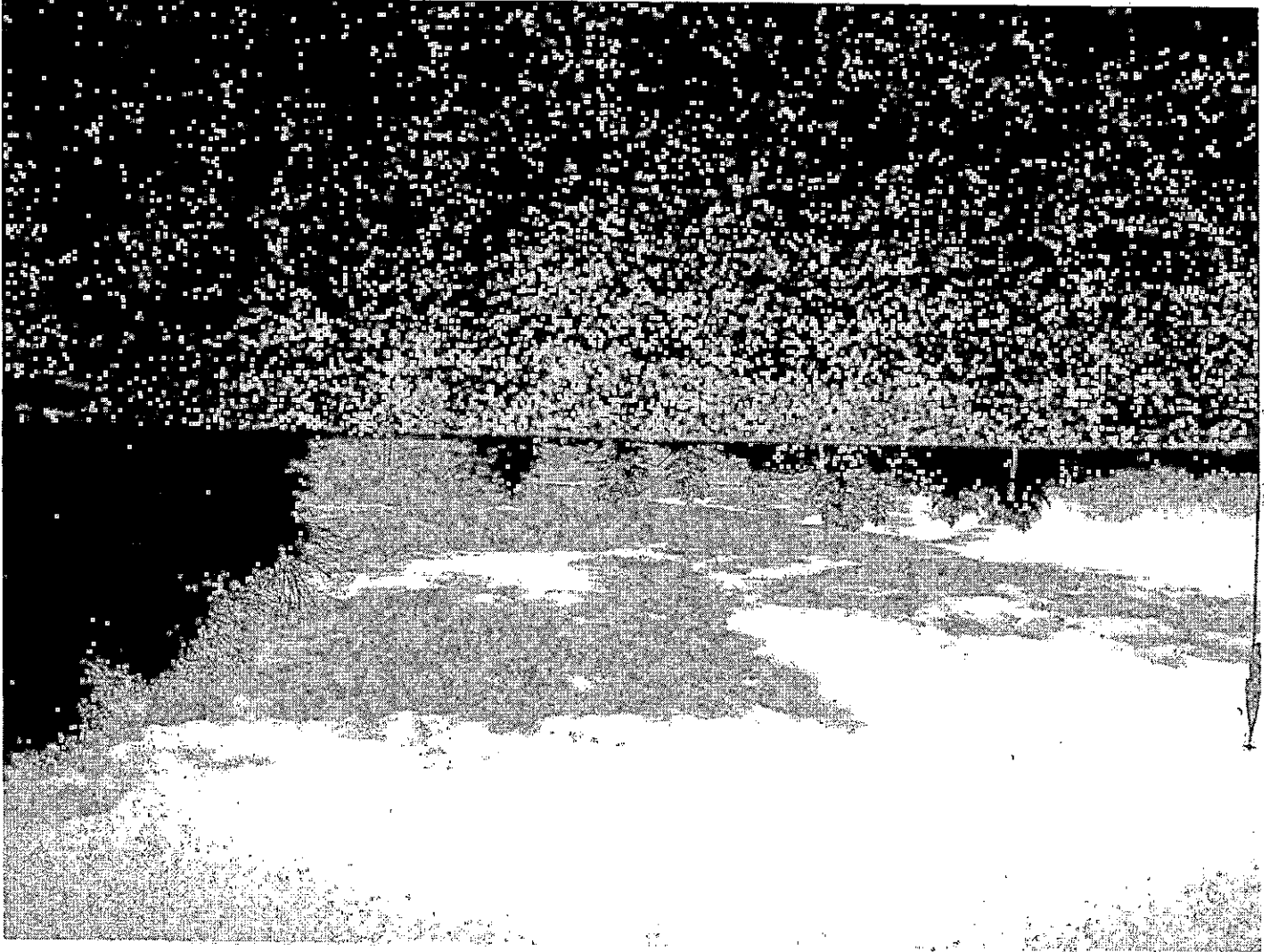


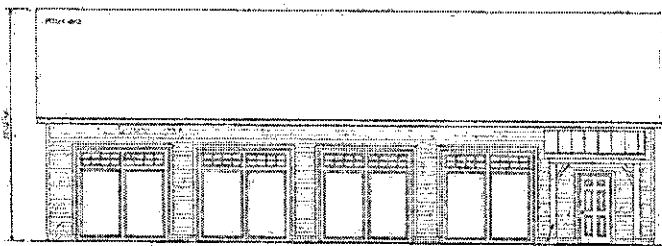
Pet. Ex. #40

Per Ex #48

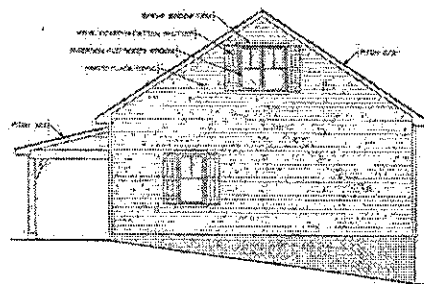


Per. Ex. #45

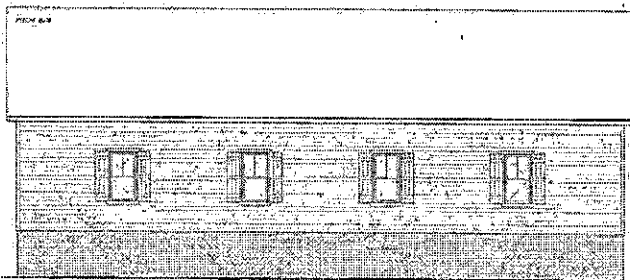




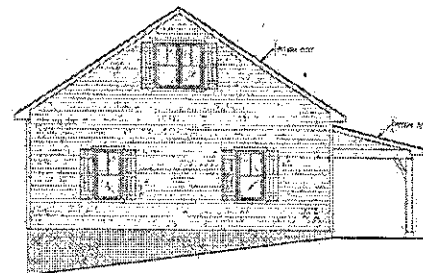
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

ARCHITECTURAL
DRAWINGS
FOR
PET. EX. #5
DATE: 10/1/10
BY: [illegible]

CREATIVE OUTDOORS, LLC
ARCHITECT
1000 [illegible]
[illegible]
[illegible]

CREATIVE OUTDOORS, LLC
ARCHITECT
1000 [illegible]
[illegible]
[illegible]

A-1

PET. EX. #5

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Sunday, January 17, 2021 6:43 PM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

1/25/2021
D.M.

Results of Form Submission

Request to Testify

Label	Value
First Name	Chelsea
Last Name	Whitaker
Email	info@takingthelead.org
Phone	4436901176
Address	21000 Slab Bridge Road
City	Freeland
State	Maryland
ZIP Code	21053
Case Number	2020-0233-A
Scheduled Hearing Date	1/19/21

Donna Mignon

Subject: Web seminar updated: Zoning Hearing - 21023 Slab Bridge Road - Case No: 2020-0233-A
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ed605a6488f286a5280d74f93b97d7418>
Start: Tue 1/19/2021 10:00 AM
End: Tue 1/19/2021 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 your Webex event here.

Event number: 180 424 0511

Event password: 1234

Panelist password: The Event has no Panelist Password

Tuesday, January 19, 2021 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ed605a6488f286a5280d74f93b97>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e7542b64406508402942d700b54>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1804240511@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 422307

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

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e6c3b81cbc64a85fbf55ad82443fece54>

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

1-19-21
10 Am

Debra Wiley

From: Bruce Doak <bdoak@bruceedoakconsulting.com>
Sent: Wednesday, December 30, 2020 7:50 PM
To: Donna Mignon
Cc: Administrative Hearings
Subject: Case #2020- 0233-A Exhibits
Attachments: Zoning hearing exhibits list .pdf; Exhibit #1.pdf; Exhibit #2.pdf; Exhibit #3.pdf; Exhibit #4.pdf; Exhibit #5.pdf

Follow Up Flag: Flag for 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.

Donna,

Please send an INVITE to Mike Eagan at me@eaganent.com as a panelist

I have enclosed the exhibits for the hearing.

*Already
invited ✓*

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

Donna Mignon

From: Kristen L Lewis
Sent: Friday, December 18, 2020 9:21 AM
To: Donna Mignon; Debra Wiley
Subject: Webex 2020-0233-A

Another one

Case Number: 2020-0233-A
21023 Slab Bridge Road
Petitioner: Michael Eagan – ME@EAGANENT.COM
Rep. – Bruce Doak – Bdoak@bruceconsulting.com
Hearing – 1/19/21 at 10:00 a.m.

Kristen Lewis
PAI – Zoning Review
410-887-3391

Donna Mignon

From: Dorina Mignon
Sent: Friday, December 18, 2020 9:27 AM
To: Kristen L Lewis; Debra Wiley
Subject: LINK - RE: Webex 2020-0233-A

Top of Form

Event Information

Event: Zoning Hearing - 21023 Slab Bridge Road - Case No: 2020-0233-A
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTIC>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTIC>
Date and time: Tuesday, January 19, 2021 10:00 am
Eastern Standard Time (New York, GMT-05:00)
Duration: 1 hour
Description: Zoning Hearing
Case No: 2020-0233-A
Address: 21023 Slab Bridge Road
Michael Eagan
Event number: 180 424 0511
Event password: 1234
Host key: 490347
Alternate Host: Deb Wiley, Henry Ayakwah, Maureen Murphy
Panelist Info:
Panelist password:
Panelist numeric password: 422307
Video Address: 1804240511@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: 180 424 0511
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

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From: Kristen L Lewis <klewis@baltimorecountymd.gov>

Sent: Friday, December 18, 2020 9:21 AM

To: Donna Mignon <dmignon@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>

Subject: Webex 2020-0233-A

Another one

Case Number: 2020-0233-A

21023 Slab Bridge Road

Petitioner: Michael Eagan – ME@EAGANENT.COM

Rep. – Bruce Doak – Bdoak@bruceconsulting.com

Hearing – 1/19/21 at 10:00 a.m.

Kristen Lewis

PAI – Zoning Review

410-887-3391

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - 21023 Slab Bridge Road - Case No: 2020-0233-A
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ed605a6488f286a5280d74f93b97d7418>
Start: Tue 1/19/2021 10:00 AM
End: Tue 1/19/2021 11:00 AM
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: Donna Mignon (dmignon@baltimorecountymd.gov)
Event number (access code): 180 424 0511

Tuesday, January 19, 2021 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ed605a6488f286a5280d74f93b97>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e7542b64406508402942d700b54>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1804240511@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 422307

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

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e6c3b81cbc64a85fbf55ad82443fece54>

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

ZAC AGENDA

Case Number: 2020-0233-A **Reviewer:** Rosalie Johnson

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

Type: VARIANCE

Legal Owner: Michael & Julie Eagan, Trustee

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 6 **Council Dist:** 3

Property Address: 21023 SLAB BRIDGE RD

Location: At the North East side of Slab Bridge Road, East of Timbershed Court.

Existing Zoning: RC-8

Area: 15.09 AC

Proposed Zoning:

VARIANCE:

To allow an accessory structure (garage) to be located in the front yard of a 15.09 acre corner property in lieu of the side yard or 1/3 area of the rear yard not furthest removed from a street per Section 400.1 BCZR.

To allow an accessory structure (garage) with a height of 23 feet in lieu of the maximum height of 15 feet per Section 400.3 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: AGRICULTURAL TRANSFER TAX		
Account Identifier: District - 06 Account Number - 0603037110		
Owner Information		
Owner Name:	EAGAN MICHAEL D TRUSTEE EAGAN JULIE C TRUSTEE	Use: AGRICULTURAL Principal Residence: NO
Mailing Address:	P O BOX 438 MONKTON MD 21111-	Deed Reference: /34223/ 00160
Location & Structure Information		
Premises Address:	21023 SLAB BRIDGE RD FREELAND 21053-	Legal Description: 15.09 AC SWS SLAB BRIDGE RD 3960 W MIDDLETOWN RD
Map:	Grid:	Parcel:
0005	0011	0074
Neighborhood:	Subdivision:	Section:
6010001.04	0000	
Block:	Lot:	Assessment Year:
		2020
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2016	3,643 SF	
Property Land Area	County Use	
15.0900 AC	05	
Stories	Basement	Type
1 1/2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	5	3 full
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
	Base Value	Value
		As of
		01/01/2020
Land:	90,700	90,700
Improvements	407,200	473,300
Total:	497,900	564,000
Preferential Land:	5,200	5,200
		519,933
		541,967
Transfer Information		
Seller: EAGAN MICHAEL C,TRUSTEE	Date: 09/18/2013	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /34223/ 00160	Deed2:
Seller: GENTRY EDITH SHALLENBERGER	Date: 12/20/2012	Price: \$265,000
Type: ARMS LENGTH IMPROVED	Deed1: /32953/ 00144	Deed2:
Seller: GENTRY PETER C ET AL TRUSTEES	Date: 05/23/2011	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /30977/ 00121	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:	AGRICULTURAL TRANSFER TAX	
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		



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 21023 SLAB BRIDGE ROAD which is presently zoned RCE
 Deed References: 34223/160 10 Digit Tax Account # 0603037110
 Property Owner(s) Printed Name(s) MICHAEL AND JULIE EAGAN, TRUSTEES

(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 IN 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):

MICHAEL D

EAGAN, TRUSTEE

Name #1 - Type or Print

JULIE C.

EAGAN, TRUSTEE

Name #2 - Type or Print

[Signature]

Signature #1

[Signature]

Signature #2

P.O. Box 438 MONKTON MD

Mailing Address

City

State

21111 410-365-0775

Zip Code

Telephone #

Email Address

ME@EAGANENT.COM

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 410-419-9906

Zip Code

Telephone #

Email Address

BD@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2020-0233-A

Filing Date 9/15/2020 Do Not Schedule Dates:

Reviewer PI

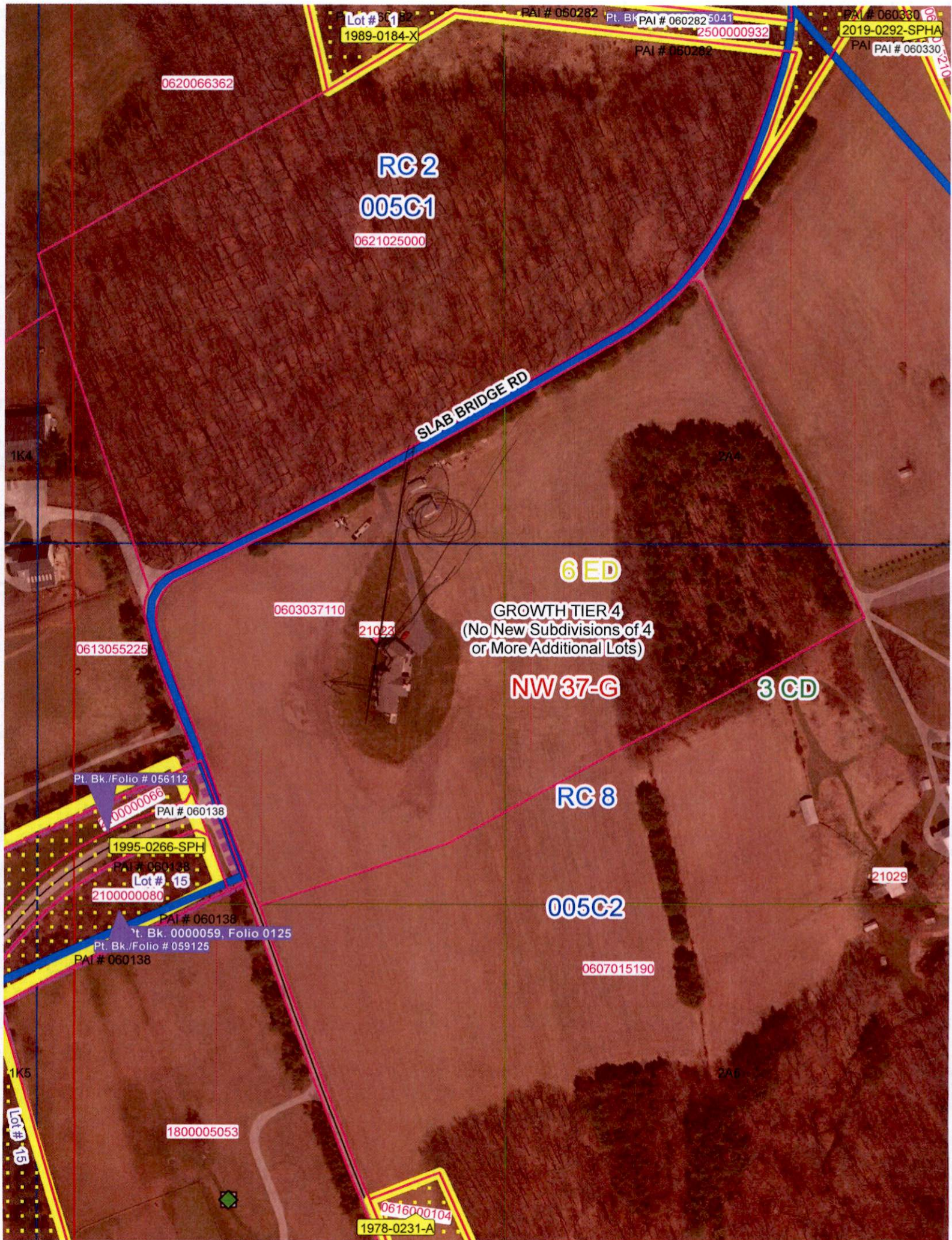
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Mailing Address:	P O BOX 438 MONKTON MD 21111-		Principal Residence:	NO	
			Deed Reference:	/34223/ 00160	
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0005	0011	0074	6010001.04	0000	
			Block:	Lot:	Assessment Year:
					2020
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Plat Ref:					
Town: None					
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Garage		Last Notice of Major Improvements			
1 Attached					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2020		07/01/2020	
				As of	
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Seller: GENTRY PETER C ET AL TRUSTEES		Date: 05/23/2011		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /30977/ 00121		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class			07/01/2020	07/01/2021
County:	000			0.00	
State:	000			0.00	
Municipal:	000			0.00 0.00	0.00 0.00
Special Tax Recapture: AGRICULTURAL TRANSFER TAX					
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.

2020-0233-A



Lot # 184-X
1989-0184-X

PAI # 060282
Pt. Bk. PAI # 060282 5041
2500000932
PAI # 060282

PAI # 060330
2019-0292-SPH
PAI # 060330

0620066362

RC 2
005C1

0621025000

SLAB BRIDGE RD

6 ED

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

NW 37-G

3 CD

RC 8

005C2

21029

0607015190

1800005053

0616000104
1978-0231-A

Pt. Bk./Folio # 056112
000000066
PAI # 060138

1995-0266-SPH

PAI # 060138
Lot # 15
2100000080

PAI # 060138
Pt. Bk. 0000059, Folio 0125
Pt. Bk./Folio # 059125
PAI # 060138

Lot # 15