

M E M O R A N D U M

DATE: February 8, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0282-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on February 4, 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 ADMIN. VARIANCE *
(17415 Wesley Chapel Road)
10th Election District *
3rd Council District *
Thomas J. Taylor, Jr. *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2020-0282-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Thomas J. Taylor, Jr. (“Petitioner”). The Petitioner is requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations (“BCZR”) to permit a proposed detached accessory use structure (swimming pool) in the front and side yard of a residential lot in lieu of the required rear yard only. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. The property is subject to certain environmental regulations as noted in the ZAC comment, dated December 9, 2020, submitted by the Department of Environmental Protection and Sustainability (DEPS).

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on November 29, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 1-5-21

By EW

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts 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 Petitioner.

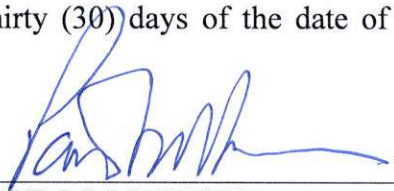
Pursuant to the posting of the property and the provisions of both the BCC and BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 5th day of **January, 2021**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed detached accessory use structure (swimming pool) in the front and side yard of a residential lot in lieu of the required rear yard only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
- Petitioner must comply with the DEPS ZAC comment, dated December 9, 2020; a copy of which is attached hereto and made a part hereof.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw

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Date 1-5-21

2

By bw



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 17415 Wesley Chapel Rd. Currently zoned RC-2
Deed Reference 334251/00246 10 Digit Tax Account # 2000013109
Owner(s) Printed Name(s) Thomas Taylor Jr.

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ ADMINISTRATIVE VARIANCE from Section(s)

(SEE ATTACHED)

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):

THOMAS T TAYLOR JR.
Name #1 - Type or Print Name #2 - Type or Print
OK
Signature #1 Signature #2
17415 WESLEY CHAPEL RD MONKCH, MD
Mailing Address City State
21111 410-299-0059 bmtaylorcpc@gmail.com
Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Daren Harbaugh
Name - Type or Print
Daren Harbaugh
Signature
1705 Ingleside Rd. Forest Hill MD
Mailing Address City State
21050 443-255-4527 Darenharbaugh@comcast.net
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 11 day of 11/19/2020 that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0282-A Filing Date 11/19/2020 Estimated Posting Date 11/29/2020 Reviewed RT

Rev 5/5/2016

ORDER RECEIVED FOR FILING

Date

By

10-05

(Q5) DATA 34

10

10-05-1

10-05-1

10-05-1

Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 17415 Wesley Chapel Rd. Monkton MD 21111
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)

Construct a swimming pool in the side yard.
The terrain in the rear of the house is too steeply sloped
to build a pool and the private septic system is in
the rear of the house.

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

X [Signature]
Signature of Owner (Affiant)
Thomas Taylor Jr.
Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

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

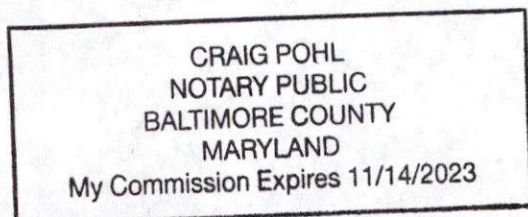
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3RD day of NOVEMBER, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: THOMAS TAYLOR JR.

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public

My Commission Expires 11/14/2023

Administrative Variance Zoning Case No. 2020-0282-A

17415 Wesley Chapel Road

Section 400.1 of the BCZR to permit a proposed detached accessory use swimming pool structure in the front and side yard of a residential lot in lieu of the required rear yard.

Zoning Property Description For 17415 Wesley Chapel Road, Monkton, MD 21111.

Beginning at a point on the South side of Wesley Chapel Road which is 60 feet wide at a distance of 596 feet North East of the centerline of the nearest improved intersecting street, Blue Mount Road which is 60' wide.

Being lot # 1, Block N/A, Section # N/A, in the subdivision of Hillside Woods as recorded in Baltimore County Plat Book # 56, Folio # 36, containing 2.94 acres. Located in the 10th Election District and 3rd Council District.

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2020-0282-A

TO PERMIT AN ACCESSORY USE DETACHED SWIMMING
POOL IN THE FRONT AND SIDE YARD OF A RESIDENTIAL
LOT IN LEE OF THE REQUIRED REAR YARD

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
4:30 P.M. ON 12/15/20

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3381
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER APPROVAL DATE, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ZONING NOTICE

#1

ADMINISTRATIVE VARIANCE

CASE # 2020-0282-A

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SWIMMING POOL IN THE FRONT AND SIDE YARD OF A
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111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 11-29-20

RE: Case Number: 2020-0282-4

Petitioner/Developer: Taylor

Date of Hearing/Closing: 12-14-20

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 17415 Wesley Chapel Rd

The signs(s) were posted on 11-29-20
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

443-834-8162
(Telephone Number of Sign Poster)

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(Telephone Number of Sign Poster)

ZONING NOTICE

#1

ADMINISTRATIVE VARIANCE

CASE # 2020-02B2-A

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HANDICAPPED ACCESSIBLE

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

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(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

443-834-8162
(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- 0282 -A Address 17415 Wesley Chapel Rd.
Contact Person: Roz JOHNSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/19/2020 Posting Date: 12/13/2020 Closing Date: 12/28/2020

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- 0282 -A Address 17415 Wesley Chapel Rd.
Petitioner's Name Thomas J. Taylor, Jr. Telephone 443-255-4527
Posting Date: 12/13/2020 Closing Date: 12/28/2020
Wording for Sign: To Permit an accessory use detached swimming pool
in the front and side yard of a residential lot in lieu
of the required rear yard.

Revised 2/20/2020



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 29, 2020

Daren Harbaugh,
1705 Ingleside Road
Forest Hill MD 21050

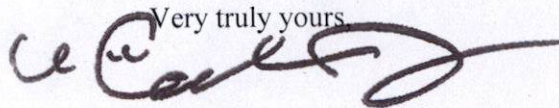
RE: Case Number: 2020-0282-A, 17415 Wesley Chapel Road

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 November 19, 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: December 9, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0282-A
Address 17415 Wesley Chapel Road
(Taylor, Jr. Property)

Zoning Advisory Committee Meeting of **December 14, 2020**.

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

 X Development of this property must comply with the Forest Conservation Law (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

ENVIRONMENTAL IMPACT REVIEW:

Forest Conservation Law may be addressed by filing a Single Lot Declaration of Intent with EPS if forest clearing will not exceed 20,000 square feet. However, it is unclear from the site plan how much forest would be removed. If forest clearing would exceed 20,000 sf, full compliance with the Forest Conservation Law is required which entails a forest stand delineation, forest conservation plan and worksheet prepared by a qualified professional as defined in Section 33-6-106 of the FC Law as well as recordation of a Forest Conservation Easement to protect any forest retained to meet this law. All of this must be addressed prior to approval of any permit for the pool or associated structures.

Reviewer: Glenn Shaffer

Additional Comments:

GROUND WATER MANAGEMENT:

The proposed pool in the side yard raises certain concerns with regard to the septic system, and sewage reserve area. The submitted site plan does not show grading, fencing decking or landscaping that might be associated with pool construction---all of which are prohibited within the sewage disposal area. Prior to building permit approval, GWM would require a septic system inspection certifying the location and functionality of each septic system component as well as a more detailed site plan showing the property boundaries, topography, existing structures, existing well and septic system, sewage disposal area as per the Master Plan, proposed pool, grading, decking and landscaping.

Reviewer: Kevin Koepenick

BALTIMORE COUNTY, MARYLAND

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By [Signature]

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Reviewer: Kevin Koepenick

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Date 1-5-21

By kw

CHECKLIST**Comment
Received****Department****Support/Oppose/
Conditions/
Comments/
No Comment**

<u> </u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent <u> </u>)	<u> </u>
<u>12-9</u>	DEPS (if not received, date e-mail sent <u> </u>)	<u>C</u>
<u> </u>	FIRE DEPARTMENT	<u> </u>
<u> </u>	PLANNING (if not received, date e-mail sent <u> </u>)	<u> </u>
<u> </u>	STATE HIGHWAY ADMINISTRATION	<u> </u>
<u> </u>	TRAFFIC ENGINEERING	<u> </u>
<u> </u>	COMMUNITY ASSOCIATION	<u> </u>
<u> </u>	ADJACENT PROPERTY OWNERS	<u> </u>

ZONING VIOLATION (Case No.)PRIOR ZONING (Case No.)NEWSPAPER ADVERTISEMENT Date: SIGN POSTING (1st) Date: 11-29-20 by PeltonSIGN POSTING (2nd) Date: by PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐Comments, if any:

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 10 Account Number - 2000013109			
Owner Information					
Owner Name:		TAYLOR THOMAS J JR		Use:	RESIDENTIAL
Mailing Address:		17415 WESLEY CHAPEL RD MONKTON MD 21111		Principal Residence:	YES
				Deed Reference:	/33475/ 00246
Location & Structure Information					
Premises Address:		17415 WESLEY CHAPEL RD MONKTON MD 21111-		Legal Description:	2.942 AC HILLSIDE WOODS
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No:
0023	0009	0072	10040048.04	0000	1 2020 Plat Ref: 0056/ 0036
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	Property Land Area County Use
1989		2,528 SF		1200 SF	2.9400 AC 04
Stories	Basement	Type	Exterior	Quality	Full/Half Bath Garage Last Notice of Major Improvements
1 1/2	YES	STANDARD UNIT	FRAME/	5	3 full/ 1 half 1 Attached
Value Information					
	Base Value		Value		Phase-in Assessments
			As of		As of
			01/01/2020		07/01/2020 07/01/2021
Land:	171,900		171,900		
Improvements	418,500		384,300		
Total:	590,400		556,200		556,200 556,200
Preferential Land:	0				0
Transfer Information					
Seller: WHEATLEY GARY C		Date: 04/15/2013		Price: \$635,000	
Type: ARMS LENGTH IMPROVED		Deed1: /33475/ 00246		Deed2:	
Seller: HUTH WILLIAM B		Date: 08/11/1987		Price: \$45,500	
Type: ARMS LENGTH IMPROVED		Deed1: /07636/ 00543		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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: None					
Homestead Application Information					
Homestead Application Status: Approved 05/21/2013					
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.

#

20 20-0282-A

ZAC AGENDA

Case Number: 2020-0282-A **Reviewer:** Rosalie Johnson

Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Thomas Taylor Jr

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 17415 WESLEY CHAPEL RD

Location: West of Blue Mt. Road on South side of Wesley Chapel Road.

Existing Zoning: RC 2

Area: 2.94 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

Section 400.1 of the BCZR to permit a proposed detached accessory use swimming pool structure in the front and side yard of a residential lot in lieu of the required rear yard only.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

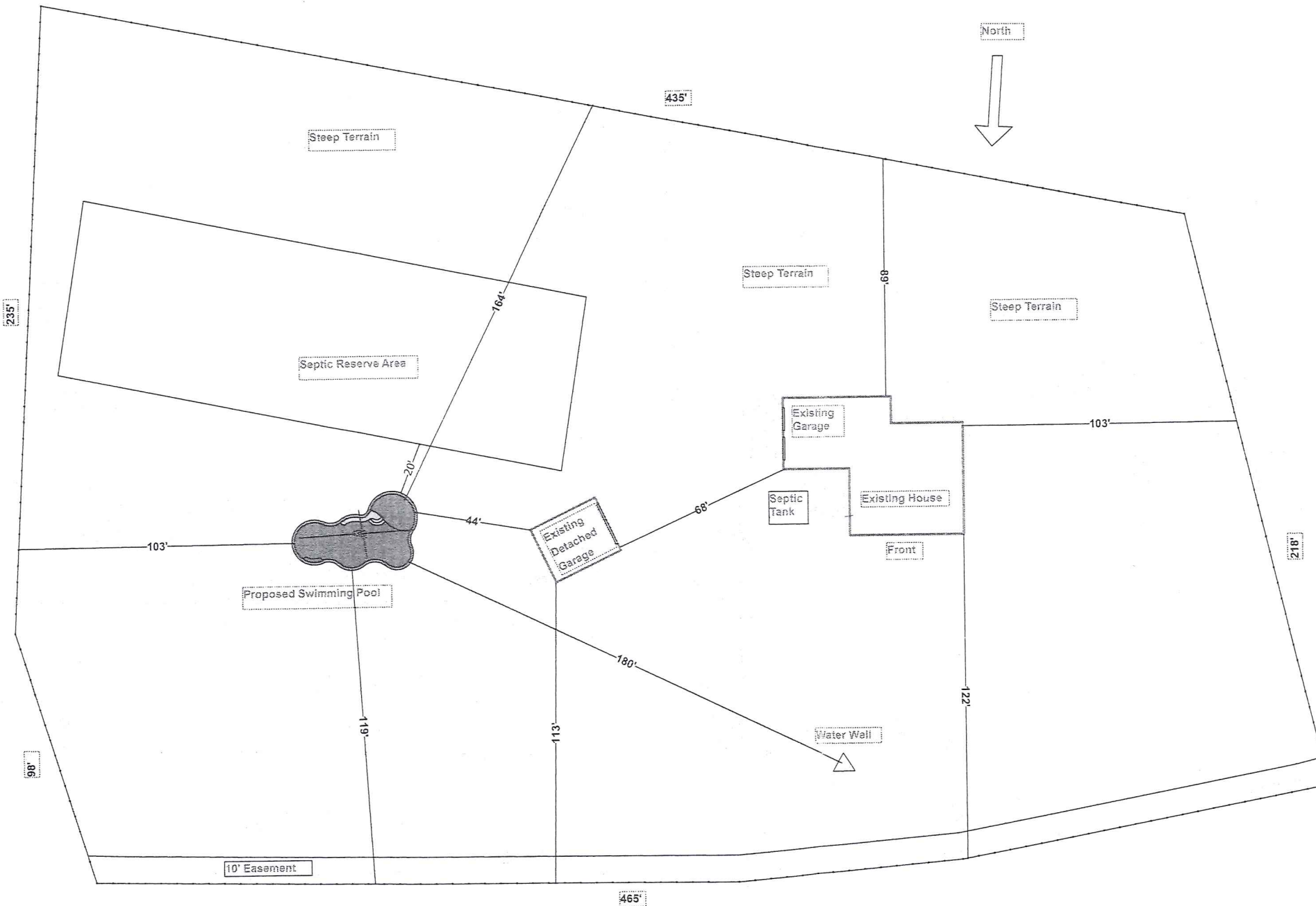
Violation Cases: None

Closing Date: 12/14/2020

Miscellaneous Notes:

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 17415 Wesley Chapel Rd. OWNER(S) NAME(S) Thomas Taylor Jr.
 SUBDIVISION NAME Hillside Woods LOT # 1 BLOCK # NA SECTION # NA
 PLAT BOOK # 56 FOLIO # 36 10 DIGIT TAX # 2000013109 DEED REF. # 33475/00246

Untitled



Wesley Chapel Road



AN DRAWN BY Daren Harbaugh DATE 10/30/20 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP

N

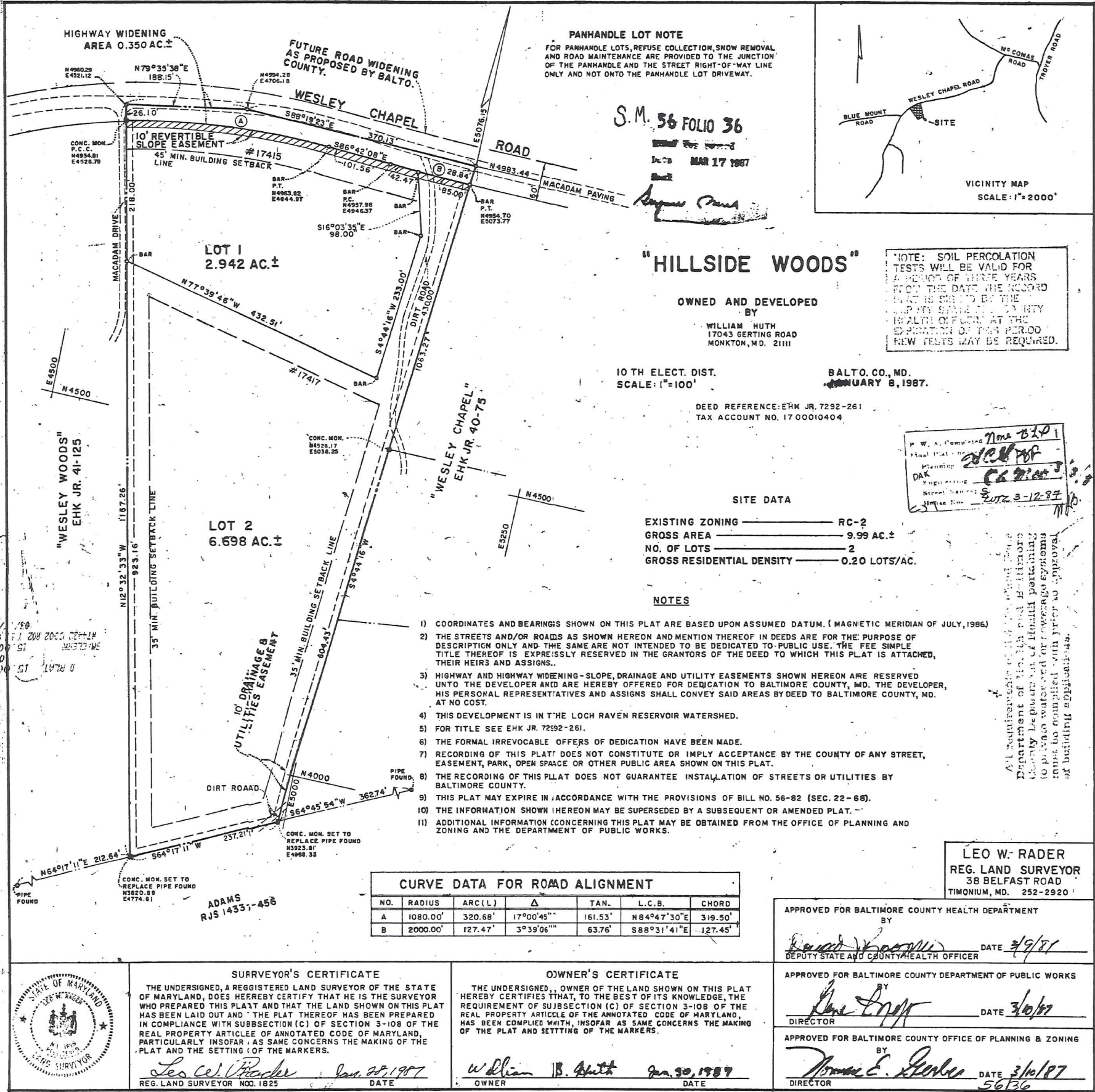


MAP IS NOT TO SCALE

ZONING MAP# 02381
 SITE ZONED RC2
 ELECTION DISTRICT 10
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE 2.94
 OR SQUARE FEET _____
 HISTORIC ? NO
 IN CBCA ? NO
 IN FLOOD PLAIN ? NO
 UTILITIES ? MARK WITH X
 WATER IS:
 PUBLIC _____ PRIVATE X
 SEWER IS:
 PUBLIC _____ PRIVATE X
 PRIOR HEARING ? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pet. Enr. 1
2020-0282-A



MSA CS4 236-7413

2020-0282-A

GENERAL SITE INFORMATION

- Ownership: Ryan Scott Moore & Colleen A. Moore
105 Oak Avenue
- Address: 105 Oak Avenue Baltimore, MD 21219
- Deed references: JLE 38496/237
- Area: 7,600 sq. ft. (per SDAT)
- Tax Map / Parcel / Tax account #: 111 / 102 / 25-00-005894
- Election District: 15 Councilmanic District: 7
ADC Map: 4941J3 GIS tile: 111B2 Position sheet: 24SE32
Census tract: 452000 Census block: 240054200002045
Schools: Edgemere ES Sparrows Point MS Sparrows Point HS
- 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 111B2 and the information provided by Baltimore County on the internet.
- Improvements: Single family dwelling & parking area. The existing dwelling and parking area will remain.

OFFICE OF ZONING

Zoning: DR 5.5. There are no previous zoning cases on the subject parcels.

Parking Calculations

Required parking spaces: 2
Parking spaces provided on site: 2

DR 5.5 Setbacks for Residential Buildings

Front: 23.59 feet from the street right of way (front averaging)
Side: 10 feet from property line
Rear: 30 feet from property line

ENVIRONMENTAL IMPACT

Watershed: Baltimore Harbor URDL land type: 1

- The existing dwelling is currently served by public water and sewer.
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.
- The subject property is not located within a 100 year flood plain.

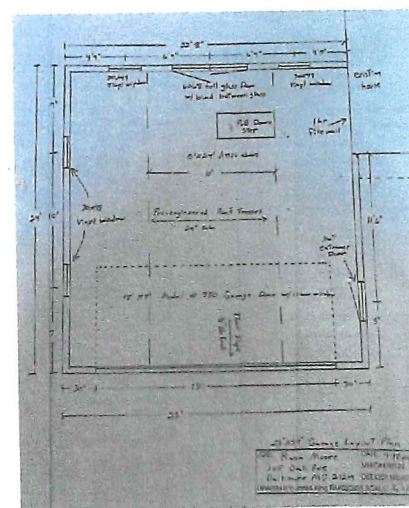
OFFICE OF PLANNING

Regional Planning District: Edgemere District Code: 331

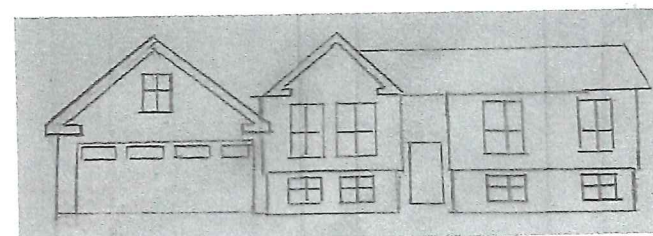
- The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

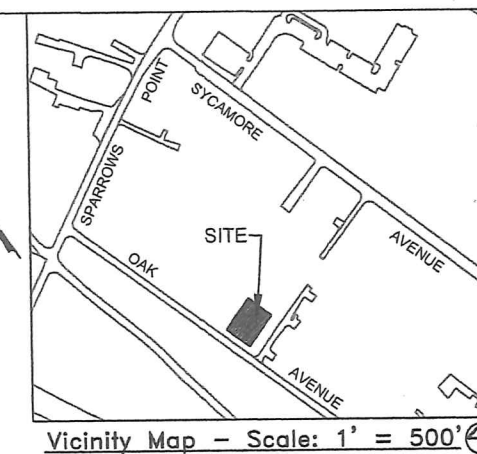
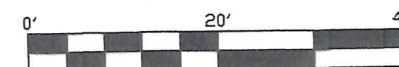
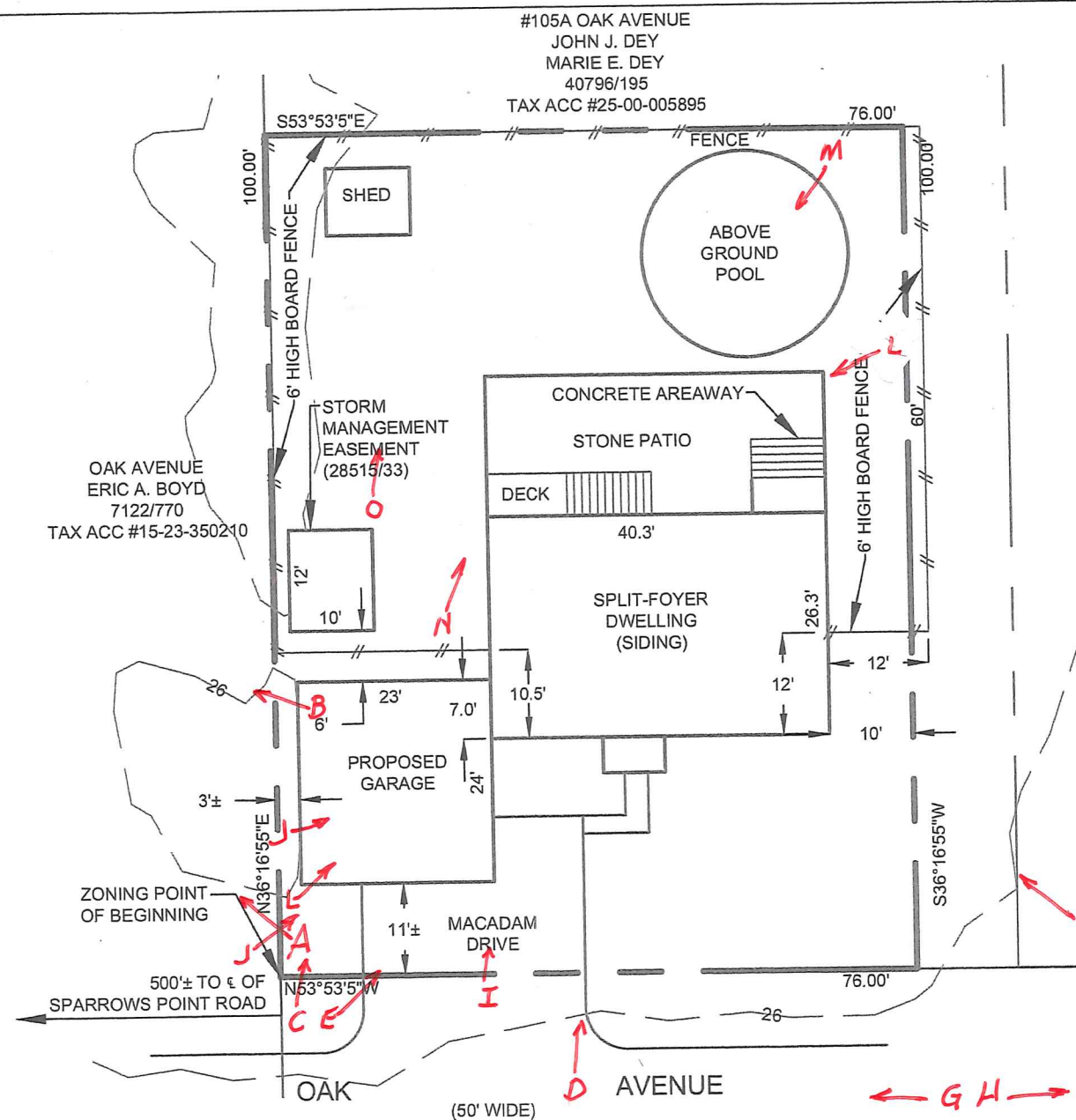
To construct an attached one bay garage



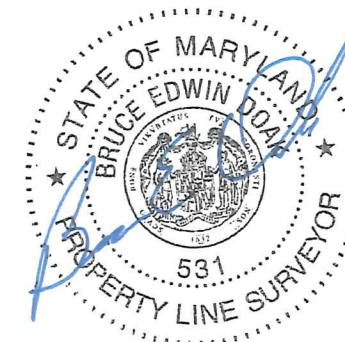
GARAGE LAYOUT PLAN



FRONT ELEVATION



Vicinity Map - Scale: 1" = 500'



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#105 OAK AVENUE

BALTIMORE COUNTY, MARYLAND
15th ELECTION DISTRICT 7th COUNCILMANIC DISTRICT

Date: 11/19/20

Scale: 1"=20'

REVISION

KEY SHEET FOR PHOTOS

2020-0289-A

GENERAL SITE INFORMATION

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- 3. Deed references: JLE 38496/ 237
- 4. Area: 7,600 sq. ft. (per SDAT)
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- 6. Election District: 15 Councilmanic District: 7
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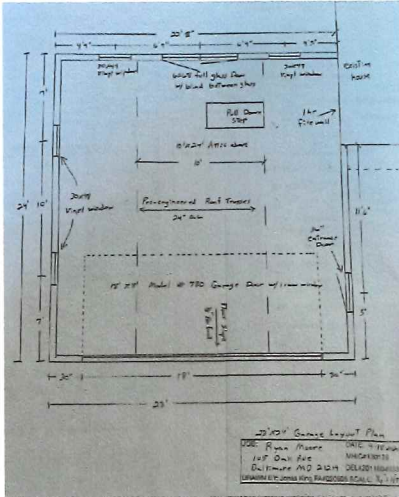
OFFICE OF PLANNING

Regional Planning District: Edgemere District Code: 331

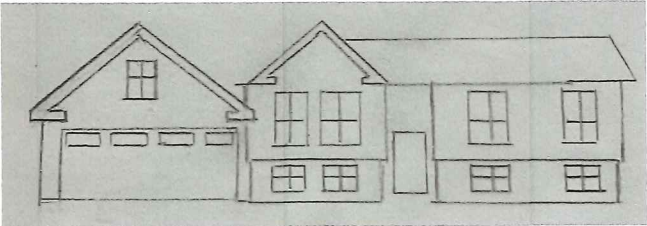
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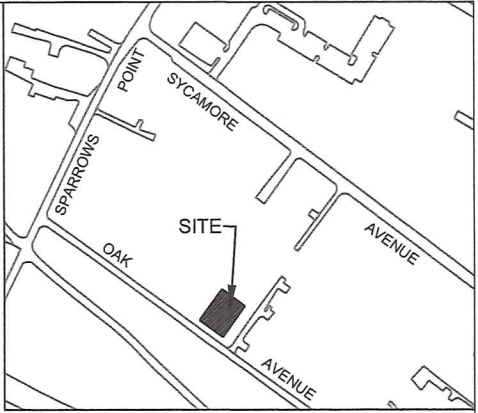
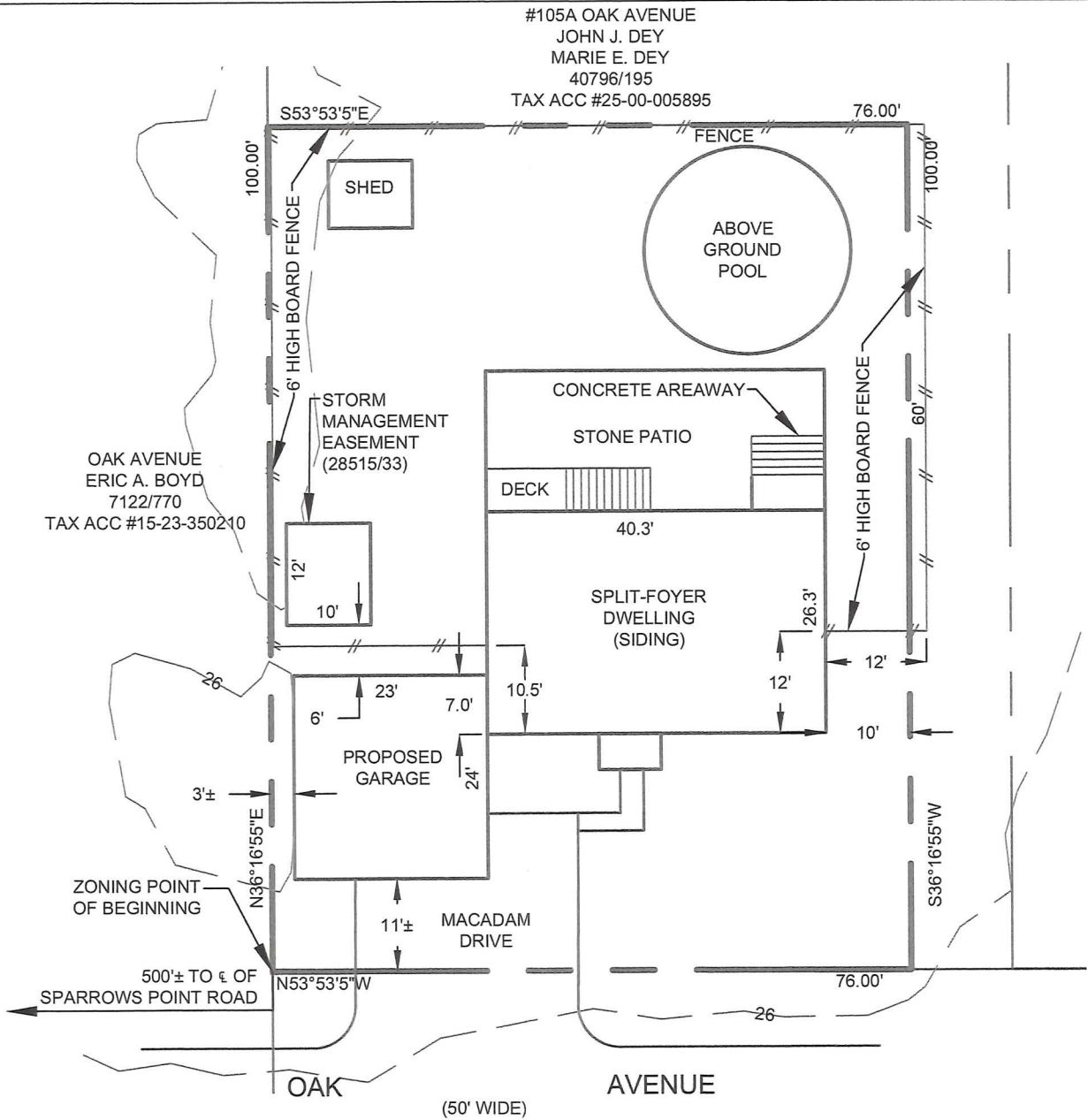
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REVISION

2020-0289-A