



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 7300 Temple Lane, Kingsville, MD 21087 Currently zoned RL5
Deed Reference 43205 100163 10 Digit Tax Account # 1102022820
Owner(s) Printed Name(s) Johnathan Tyler Busha + Kelleen Busha

(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: 1A04.3.B.2.b. → To permit a rear yard addition with a 10' side setback (left side) in lieu of the required 50'.

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):

Johnathan T. Busha Kelleen Busha

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]

Signature #1

[Signature]

Signature #2

7300 Temple Lane, Kingsville, MD

Mailing Address

City

State

21087, 443-987-0564, Kmbusha2019@gmail.com

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ 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 2022-0009-A

Filing Date 1/12/22

Estimated Posting Date 1/23/22

Reviewer JS

ZONING PROPERTY DESCRIPTION FOR 7300 Temple Lane, Kingsville, MD 21087

PART A:

Beginning at a point on the South side of the private road called Temple Lane which is approximately 8 feet wide at a distance of approximately 300 feet of the centerline of the nearest improved intersecting street Bel Air Road also called Route 1.

PART B, Option 1:

Thence and following courses and distances beginning at an iron pipe at the southeast corner of the whole tract of land on the south side of Temple lane in front of the BGE pole headed north 125.3 feet to an iron pipe, turning west 115.4 feet to an iron pipe continuing west 115.5 feet to an iron pipe, turning south 138.2 feet to an iron pipe, turning east 173.45 feet back to the point of beginning being all the land granted and conveyed by and described in the Fee Simple Deed dated April 7, 1995 and recorded in the Land Records of the County of Baltimore, Maryland, in Liber 11024, Folio 107, also on Map 0055, Grid 0019, Parcel 0183, containing 0.64 of an acre according to the location survey which is a correction to the reported .799 of an acre recorded in the deed. Located in the 11 Election District and 5 Council District.

2022-0009-A

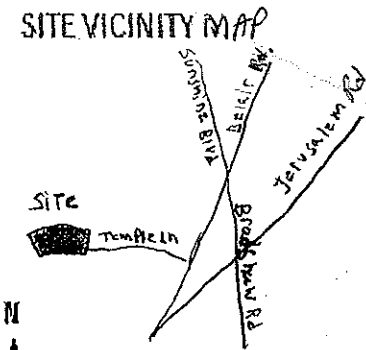
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 7300 Temple Lanz Kingsville OWNER(S) NAME(S) Johnathan Tyler + Kalleen Busha

SUBDIVISION NAME _____

LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # 107 10 DIGIT TAX # 1102022820 DEED REF. # 43205/00163



MAP IS NOT TO SCALE

ZONING MAP # 055 A3

SITE ZONED RC 5

ELECTION DISTRICT 11

COUNCIL DISTRICT 5

LOT AREA ACREAGE .799

OR SQUARE FEET 34,804

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? Yes

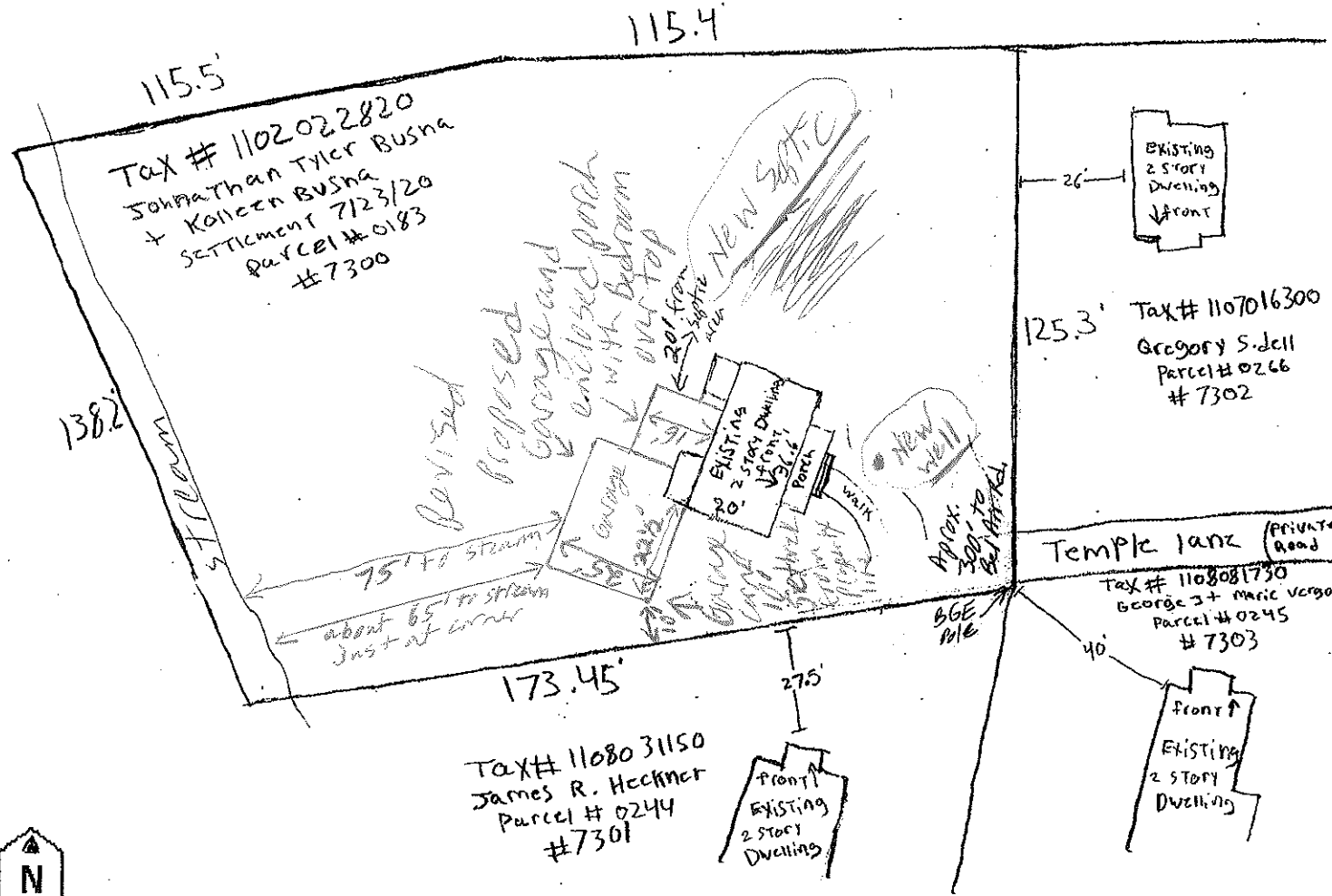
IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

2020-0201-A

Approved but must be changed due to new septic location

VIOLATION CASE INFO:



PLAN DRAWN BY Johnathan T. Busha DATE 1/5/2022 SCALE: 1 INCH = 40 FEET

2022 0009-A

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING January 17, 2022
FORMAL OR INFORMAL RESPONSE DUE AT January 24, 2022 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

* Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), klewis@baltimorecountymd.gov
* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
* PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
* PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.gov
* PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
* Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
* Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovement@baltimorecountymd.gov
* County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov
* tbostwick@baltimorecountymd.gov
* Mike Ruby (Newspaper), mildmanneredcomm@aol.com
+ People's Counsel, rwheatley@baltimorecountymd.gov
+ IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
+ Kathy Are, kare@baltimorecountymd.gov
& State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
& Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
& PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov
People's Counsel (Peter Zimmerman), MS #4204 pzimmerman@baltimorecountymd.gov
Planning Office (Jenifer Nugent), MS # 4101, jnugent@baltimorecountymd.gov; Henry Ayakwah hayakwah@baltimorecountymd.gov; Taylor Bensley tbensley@baltimorecountymd.gov
DEPS (Jeff Livingston) – 2 copies of each, MS # 4400, jlivingston@baltimorecountymd.gov; Steve Ford, sford@baltimorecountymd.gov
IF FLOODPLAIN, Maryland Department of the Environment, kevin.wagner@maryland.gov
Public Works (Terry Curtis), MS #1315, tcurtis@baltimorecountymd.gov
* IF ELDERLY HOUSING, Community Development, MS #1102M
* IF TOWER, Tower Coordinator, c/o OIT, MS #2007
IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

ZAC AGENDA

Case Number: 2022-0009-A **Reviewer:** Jason Seidelman

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Johnathan and Kolleen Busha

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 7300 TEMPLE LN

Location: Property located far Western end of Temple Lane (10 feet) 309 feet West of Belair Rd.

Existing Zoning: RC 5

Area: 34,804 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1A04.3.B.2.b: To permit a rear yard dwelling addition with a 10 FT. side setback (left side) in lieu of the required 50 FT.

Attorney: Not Available

Prior Zoning Cases: 2020-0201-A

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:
