



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

February 6, 2023

Ryan and Karen Lynch – rglynch@verizon.net
307 Valley Court Road
Timonium, MD 21093

RE: Petition for Administrative Variance
Case No. 2023-0002-A
Property: 307 Valley Court Road

Dear Petitioners:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,


PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Enclosure

c: Jeffrey Duerbeck – jduerbeck1@gmail.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(307 Valley Court Road)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
	*	HEARINGS FOR
Ryan & Karen Lynch		
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0002-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 owners of the subject property, Ryan and Karen Lynch (“Petitioners”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) § 1B02.3.C.1: To approve a dwelling addition to an existing dwelling (attached garage with living space above) with a proposed side yard setback of 8 ft. and 11 ft. for a combined setback of 19 ft. in lieu of the minimum required setback of 10 ft. and 15 ft. for a combined setback 25 ft. The subject property and requested relief are 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 received by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 13, 2023 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 welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts to satisfy the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioners.

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

THEREFORE, IT IS ORDERED, this 6th day of **February, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("BCZR") § 1B02.3.C.1: To approve a dwelling addition to an existing dwelling (attached garage with living space above) with a proposed side yard setback of 8 ft. and 11 ft. for a combined setback of 19 ft. in lieu of the minimum required setback of 10 ft. and 15 ft. for a combined setback 25 ft., 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



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 307 VALLEY COURT RD. LUTHERVILLE MD 21093 Currently zoned DP-3.5
Deed Reference 27437 1 410 10 Digit Tax Account # 0911471390
Owner(s) Printed Name(s) RYAN AND KAREN LYNCH

(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)

BCZR 1B02.3.C.1 To approve an addition to an existing dwelling (attached garage with living space above) with a proposed side yard setback of 8 ft and 11 ft for a combined setback of 19 ft in lieu of the minimum required setback of 10 ft and 15 ft for a combined setback of 25 ft
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.

If 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):

RYAN LYNCH , KAREN LYNCH
Name #1 - Type or Print Name #2 - Type or Print
[Signature] , [Signature]
Signature #1 Signature #2
307 VALLEY COURT RD LUTHERVILLE MD
Mailing Address City State
21093 , 443-570-7181 , RGLYNCH1@VERIZON
Zip Code Telephone # Email Address
NET

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

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

Representative to be contacted:

JEFFREY DUERBECK
Name - Type or Print
[Signature]
Signature
30046 JUDSON LANE DAGSBORO DE
Mailing Address City State
19939 , 410 925 6239 , JDUERBECK1@GMAIL
Zip Code Telephone # Email Address
COM

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 2023-0002-A Filing Date 1/5/2023 Estimated Posting Date 1/15/2023 Reviewer CF

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: 307 VALLEY COURT RD LUTHERVILLE MD 21093
Print or Type Address of property City State Zip Code

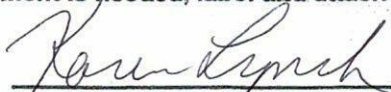
Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

DUE TO THE SMALL LOT SIZE AND THE LOCATION OF THE
EXISTING HOUSE THERE NO OTHER OPTION THAN TO LOCATE
THE ADDITION AS SHOWN ON THE SITE PLAN. THE SIZE OF
GARAGE WAS DICTATED BY THE DESIRED SIZE OF THE BEDROOMS
AND BATH ABOVE

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


Signature of Owner (Affiant)

RYAN LYNCH
Name- Print or Type


Signature of Owner (Affiant)

KAREN LYNCH
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 16th day of December, 2022, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Ryan Lynch and Karen Lynch

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

AS WITNESS my hand and Notaries Seal


Notary Public

My Commission Expires 03/26/2025

BRIANA GILCHRIST
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

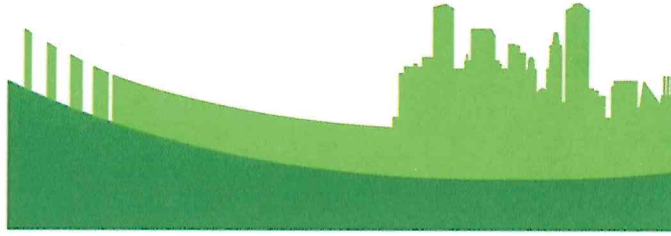
My Commission Expires 03-26-2025

ZONING PROPERTY DESCRIPTION FOR #307 Valley Court Road

Beginning at a point on the southwest side of Valley Court Road which is 50 feet wide at a distance of 378 feet southeast of the centerline of Felton Road which is 50 feet wide. Being Lot #14, Block "H", Plat #5 in the subdivision of "Waterford" as recorded in Baltimore County Plat Book #27, Folio #135, containing 16,490 square feet, more or less. Located in the 9th Election District and 3rd Council District.

This description is for zoning purposes only.

2023-0002-A



CERTIFICATE OF POSTING

January 13, 2023

_____ amended for second inspection

Re:

Zoning Case No. 2023-0002-A

Legal Owner: Ryan & Karen Lynch

Closing date: January 30, 2023

Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Jeff Perlow

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 **307 Valley Court Road**.

The signs were initially posted on **January 13, 2023**.

The subject property was also inspected on _____.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bruce E. Doak".

Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

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

bdoak@bruceedoakconsulting.com

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2023-0002-A

307 Valley Court Road

REQUEST: TO PERMIT AN ADDITION TO AN EXISTING DWELLING (ATTACHED GARAGE WITH LIVING SPACE ABOVE) WITH A PROPOSED SIDE YARD SETBACK OF 8 FT. AND 11 FT. FOR A COMBINED SETBACK OF 19 FT. IN LIEU OF THE MINIMUM REQUIRED SETBACK OF 10 FT. AND 15 FT. FOR A COMBINED SETBACK OF 25 FT.

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 IT IS DONE IN THE ZONING OFFICE BEFORE JANUARY 30, 2023.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W. CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2023-0002-A

307 Valley Court Road

REQUEST: TO PERMIT AN ADDITION TO AN EXISTING DWELLING (ATTACHED GARAGE WITH LIVING SPACE ABOVE) WITH A PROPOSED SIDE YARD SETBACK OF 8 FT. AND 11 FT. FOR A COMBINED SETBACK OF 19 FT. IN LIEU OF THE MINIMUM REQUIRED SETBACK OF 10 FT. AND 15 FT. FOR A COMBINED SETBACK OF 25 FT.

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Background Photo Fence Waiver Sign @ 200 Warren Rd. ~ 2/4/2023
Waiver Number - UA-2023-0002-FW

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 2/4/2023

Fence Waiver Number: UA-2023-0002-FW

Petitioner / Developer: GUS DIAKOULAS

Date of Closing: FEBRUARY 19, 2023

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:
200 WARREN ROAD

The sign(s) were posted on: FEBRUARY 4, 2023

NOTICE

A request has been made for a waiver to construct a fence higher than allowed in accordance with PART 122.4 of Baltimore County Building Code.

UA-2023-0002-FW
Fence Waiver Number

Fence location: FRONT YARD

Height allowed: 42"

Height requested: 6 FEET

Anyone living within 1,000 feet of this property may request a public hearing on this matter if such request is made within 15 days of the posting date set forth below or submit written comments for consideration to the address below.

Posting Date FEBRUARY 4, 2023
Address: 200 WARREN ROAD

Please call: 410-887-3391 for more information or contact the:
Zoning Review Office
Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue, Rm. 111
Towson, MD 21204

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)

January 31, 2023

Jeffrey Duerbeck
30046 Judson Lane
Dagsboro, DE 19939

RE: Case Number: 2023-0002-A 307 Valley Court Rd.

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 January 5, 2023. 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,

Jeff Perlow
Supervisor
Department of Zoning

lw
Enclosures: Ryan and Karen Lynch

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: January 17, 2023

SUBJECT: DEPS Comment for Zoning Item: 2023-0002-A
Address: 307 Valley Court Rd
Legal Owner: Ryan and Karen Lynch

Zoning Advisory Committee Meeting of Jan. 16, 2023.

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

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

_____ Development of the property must 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).

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

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: _____

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0002 -A Address 307 Valley Court Rd

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

Filing Date: 1-5-2023 Posting Date: 1-15-2023 Closing Date: 1-30-2023

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.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

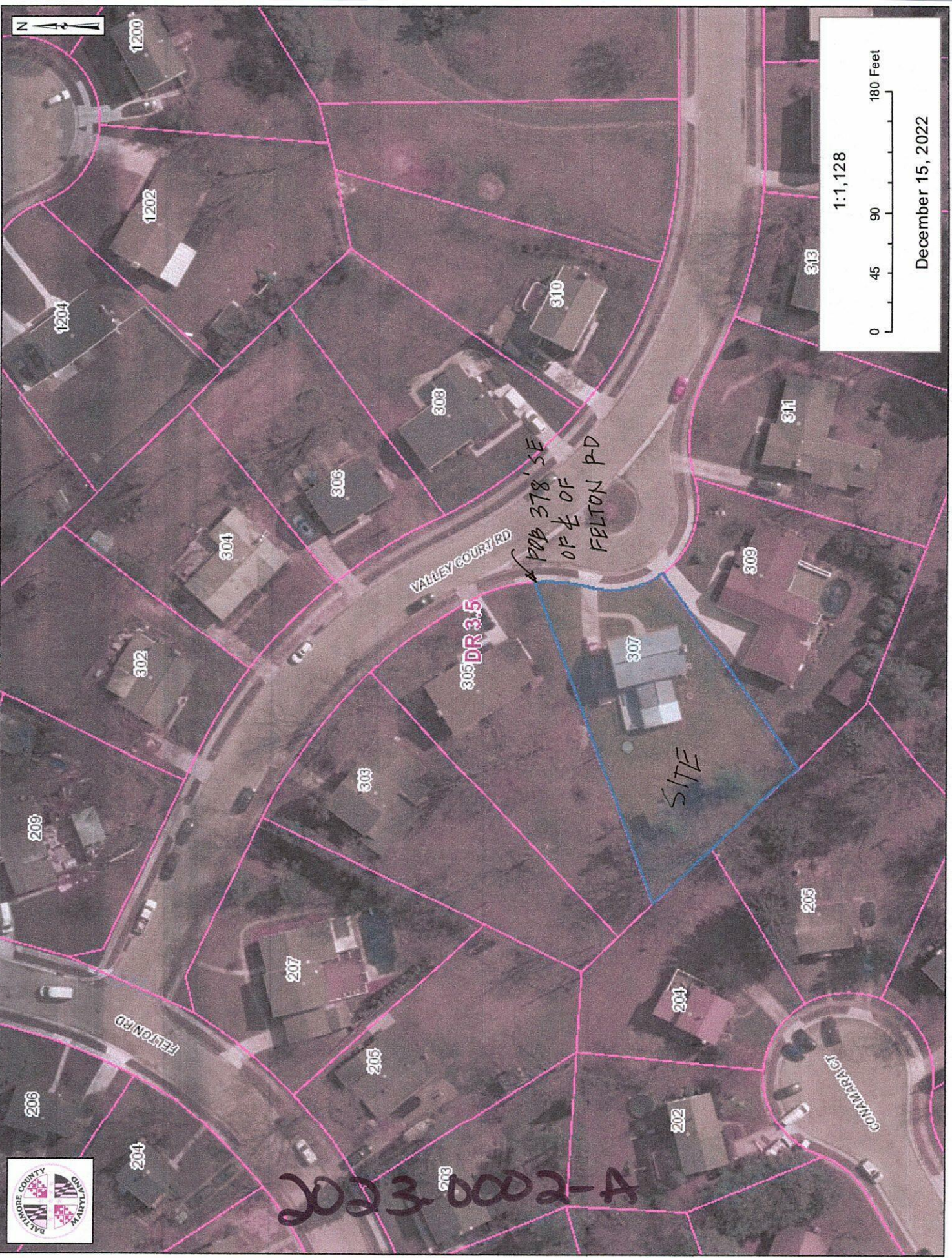
Case Number: 2023 - 0002 -A Address 307 Valley Court Rd

Petitioner's Name: Ryan Lynch & Karen Lynch Telephone (Cell) 443-570-7181

Posting Date: 1-15-2023 Closing Date: 1-30-2023

Wording for Sign: To Permit an addition to an existing dwelling (attached garage with living space above) with
a proposed side yard setback of 8 ft and 11 ft for a combined setback of 19 ft in lieu of the minimum required
setback of 10 ft and 15 ft for a combined setback of 25 ft

307 Valley Court Road Zoning Map



1:1,128

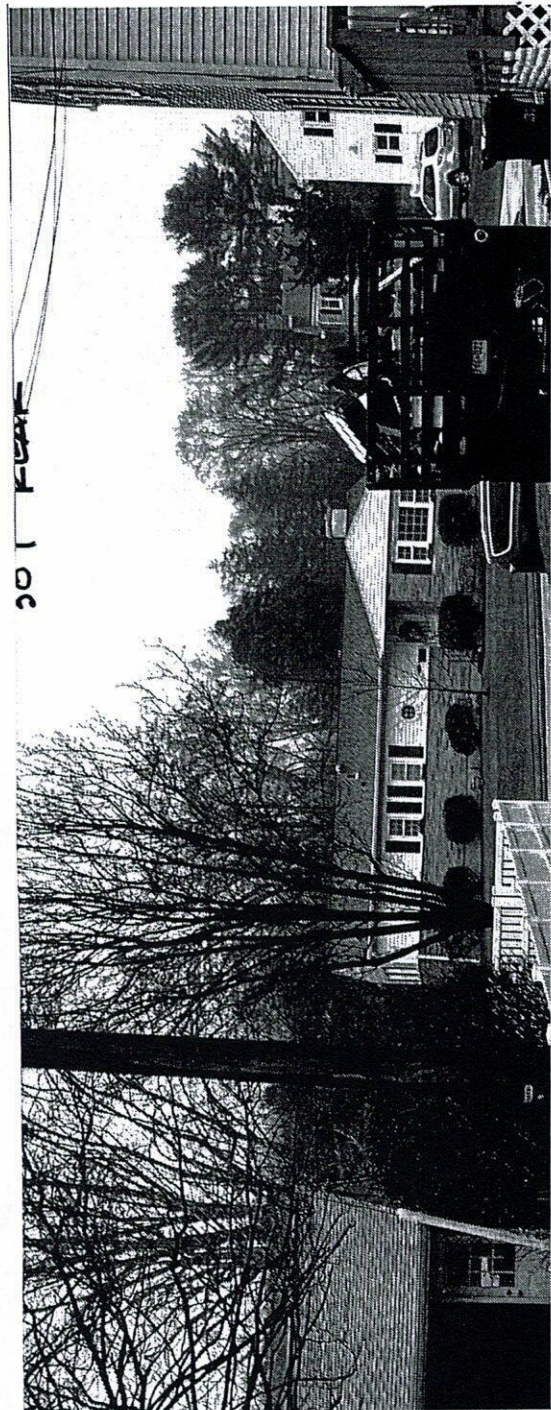
0 45 90 180 Feet

December 15, 2022

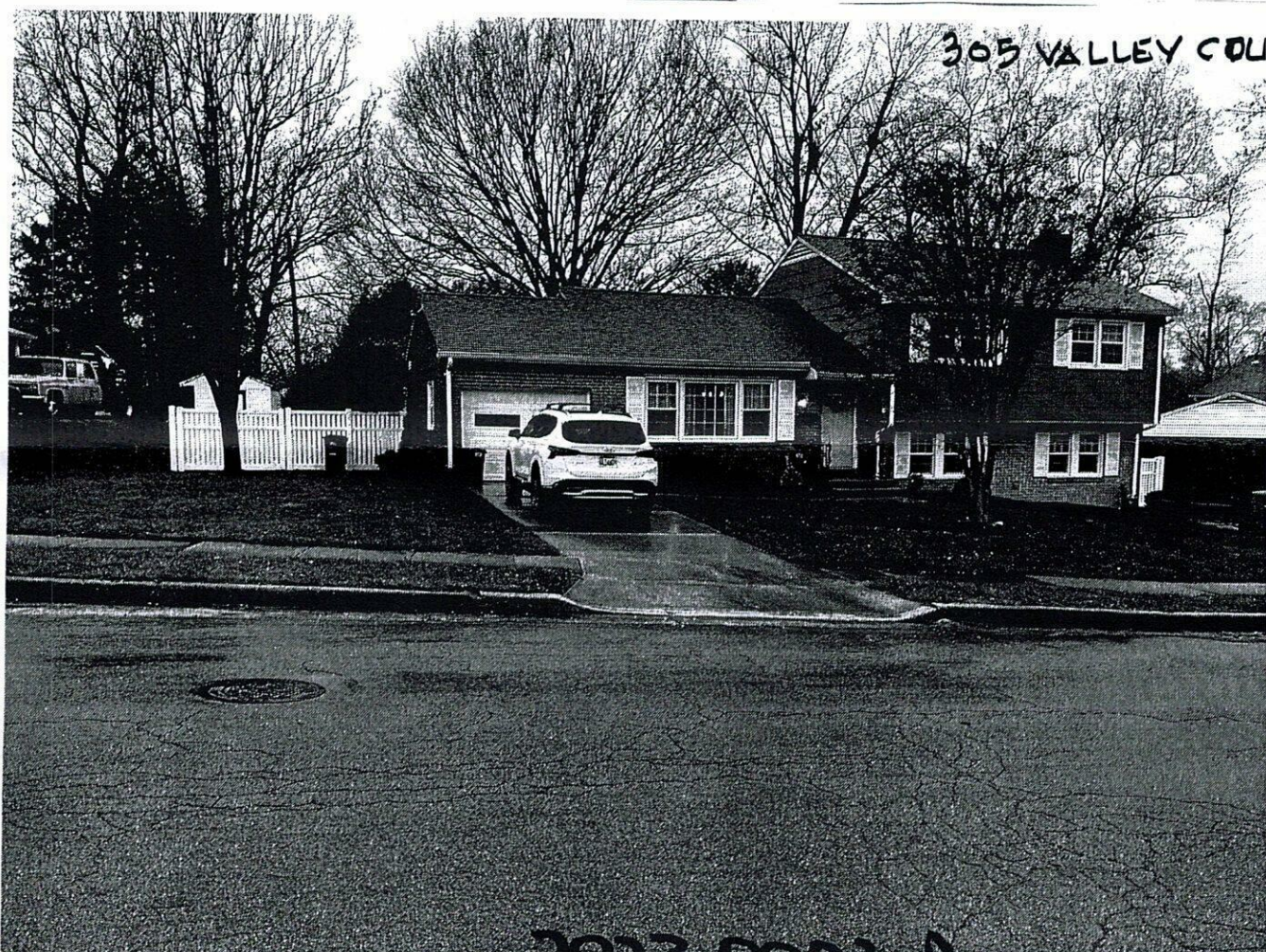
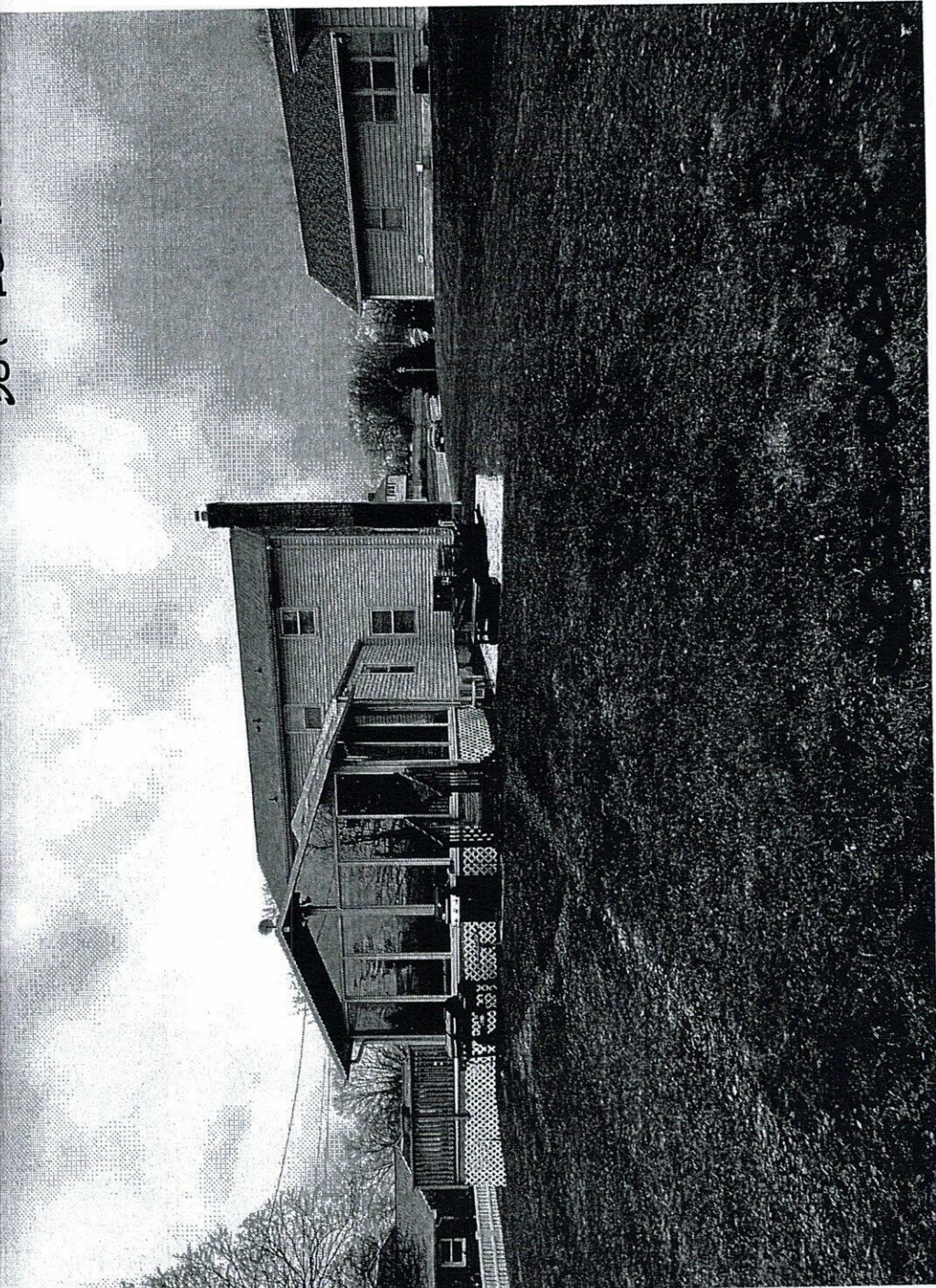
Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:	District - 09 Account Number - 0911471390	
Owner Information		
Owner Name:	LYNCH RYAN LYNCH KAREN	
Mailing Address:	307 VALLEY COURT RD LUTHERVILLE TIMONIUM MD 21093-6413	
Premises Address:	307 VALLEY COURT RD LUTHERVILLE TIMONIUM 21093-6413	
	Use:	RESIDENTIAL
	Principal Residence:	YES
	Deed Reference:	/27437/ 00410
Location & Structure Information		
	Legal Description:	307 VALLEY COURT RD WATERFORD
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 5		
0061 0020 0269 9070076.04 0000 H 14 2023	Plat Ref: 0027/ 0135	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1963	2,354 SF	16,490 SF
Stories Basement Type	Exterior Quality Full/Half Bath	Garage Last-Notice of Major Improvements
2 YES STANDARD UNIT SIDING/ 4	2 full/ 2 half	
Value Information		
	Base Value	Value
		As of
		01/01/2023
Land:	106,100	120,400
Improvements	294,700	358,600
Total:	400,800	479,000
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2022
		As of
		07/01/2023
		400,800
		426,867
Transfer Information		
Seller: VALENTI THOMAS W	Date: 11/07/2008	Price: \$420,000
Type: ARMS LENGTH IMPROVED	Deed1: /27437/ 00410	Deed2:
Seller: KLAUBER JOAN F	Date: 06/16/1983	Price: \$114,450
Type: ARMS LENGTH IMPROVED	Deed1: /06542/ 00696	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:Class	07/01/2022	07/01/2023
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 01/06/2009		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application Date:		

2023-0002-A



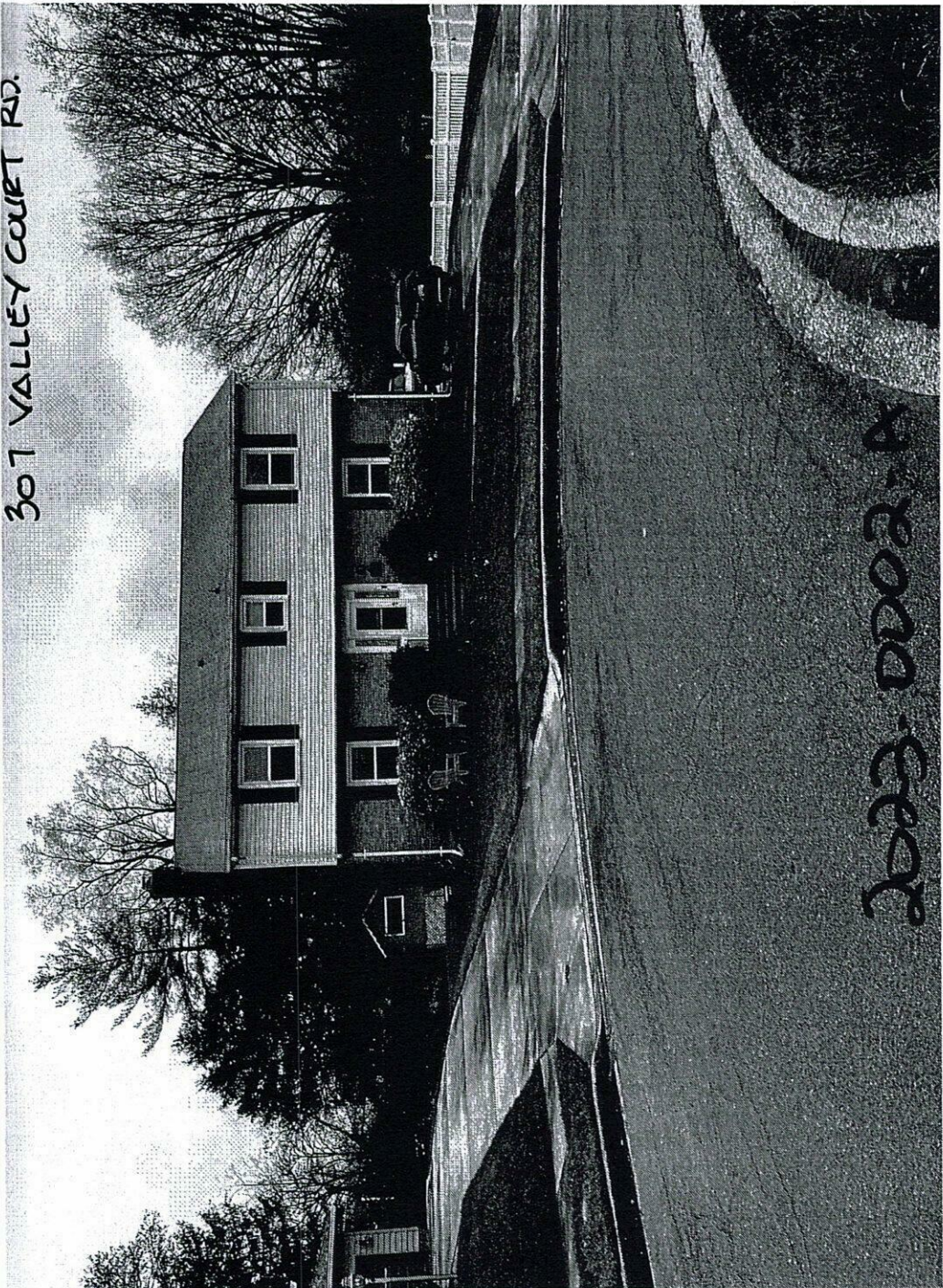
301 KENT



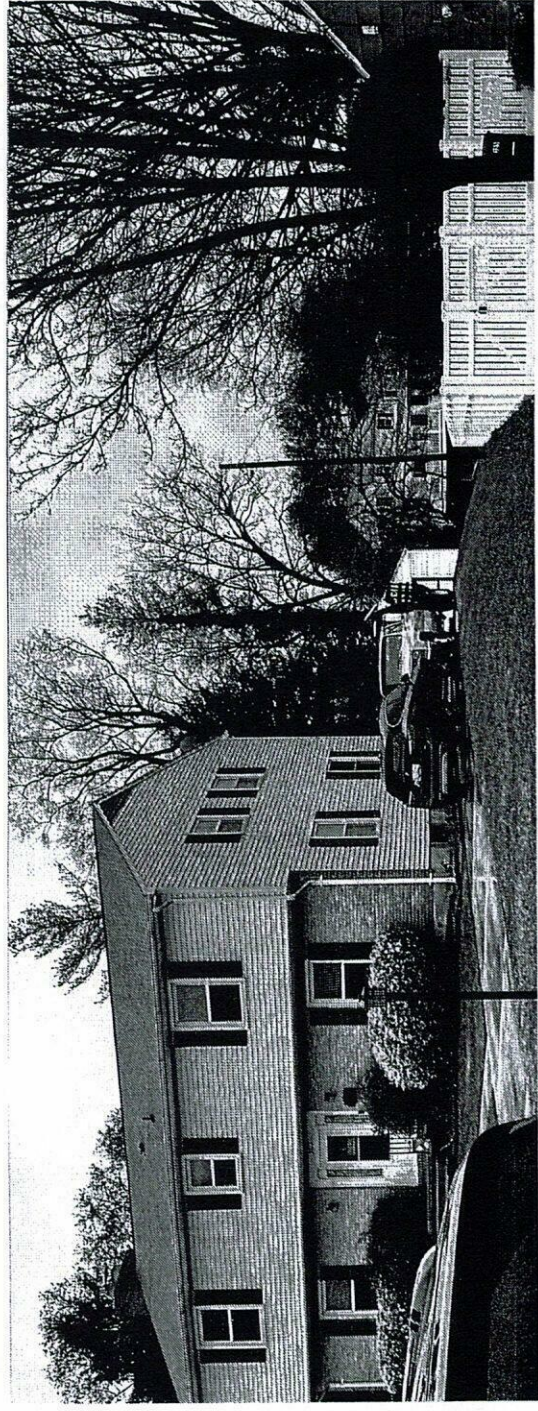
305 VALLEY COUN

303 KENT

307 VALLEY COURT RD.



2023-0002-A



2023-0002-A

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

No. 219929

Date: 1-5-2023

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6158					75.00

Total: 75.00

Rec From: 307 Valley Court Rd

For: 2023-0002 - A

DP.3.5

CASHIER'S
VALIDATION

CF 22-128

DISTRIBUTION

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

DUERBECK BUILDING & CONSTRUCTION MGMT

30046 JUDSON LANE
DAGSBORO, DE 19939
(410) 925-6239

1313

DATE DEC. 21, 2022

60-295/313

PAY TO THE ORDER OF BALTIMORE COUNTY MARYLAND

\$ 75.00

SEVENTY FIVE DOLLARS

00/100

DOLLARS

FOR M&T Bank
LYNCH VARIANCE

Jeffrey C. Duerbeck

⑈001313⑈ ⑆031302955⑆

9857336243⑈

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING January 9, 2023
FORMAL OR INFORMAL RESPONSE DUE AT January 16, 2023 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 # 1319, 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: 2022-0116-SPH **Reviewer:** Gary Hucik

Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL

Type: SPECIAL HEARING, VARIANCE

Legal Owner: Reema LLC.

Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 8211 FISCHER RD

Location: Property located on the Southeast side of Fischer Rd., Southwest 468 feet to centerline of Universal Trade Dr.

Existing Zoning: DR 5.5/ BLR

Area: 10.9 ACRES

Proposed Zoning:

SPECIAL HEARING:

BCZR 500.7: To (1) confirm the existence and permitted operation of a Class II Trucking Facility in accordance with BCZR 410A, and (2) To confirm the existence of a lawful nonconforming use pursuant to BCZR 104.

VARIANCE:

BCZR 410A.3.B.6: To permit the existing unpaved areas of the site to remain unpaved pursuant to sections 307 and 410A.1.B.3 of the Baltimore County Zoning Regulations.

Attorney: Adam Baker

Prior Zoning Cases: 1978-0123-SPHA; 1980-0159-SPH

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2022-0305-SPHA **Reviewer:** Mitchell Kellman

Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL

Type: SPECIAL HEARING, VARIANCE

Legal Owner: Richard Santangelo D.C., P.C.

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 14 **Council Dist:** 5

Property Address: 4303 FITCH AVE

Location: Property located on the South side of Fitch Ave., 100 feet Southeast of the Centerline of Weaver Rd.

Existing Zoning: ML-Im

Area: .34 ACRES

Proposed Zoning:

SPECIAL HEARING:

1.) To amend the plan form Case 1997-0461-A.

2.) BCZR 409.12: To permit a modified parking plan.

3.) To permit any such further relied as may be deemed necessary by Administrative Law Judge for Baltimore County.

VARIANCE:

1.) BCZR 255.2 and 243.1: To permit an addition to the building to have a minimum front yard setback of 44 feet in lieu of the required 75 feet.

2.) BCZR 255.2 and 243.2: To permit an addition to the building to have a minimum side yard setback of 10 feet in lieu of the required 50 feet.

3.) BCZR 409.6.A.2: To permit 11 parking spaces in lieu of the required 13 parking spaces.

4.) BCZR 409.8.A.1: To permit no design, screening and landscaping along all sides of the existing parking area and driveway in lieu of the required design, screening and landscaping in accordance with the Landscape Manual.

5.) To permit any such further relied as may be deemed necessary by Administrative Law Judge for Baltimore County.

Attorney: J. Neil Lanzi

Prior Zoning Cases: 1997-0461-A

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0001-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Jenell Coleman Fennell
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 6

Property Address: 905 KINGSTON RD

Location: Property located on the South side of Kingston Rd. West 125 feet to the centerline of Copeleigh Rd.

Existing Zoning: DR 5.5 **Area:** .22 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1: To permit an accessory building (detached garage) in the front/side yard in lieu of the rear yard as required.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 01/30/2023

Miscellaneous Notes:

Case Number: 2023-0002-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Ryan and Karen Lynch
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 3

Property Address: 307 VALLEY COURT RD

Location: Property located on the Southwest side of Valley Court Rd.; 378 feet Southeast of Felton Rd.

Existing Zoning: DR 3.5 **Area:** 16,490 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B02.3.C.1: To approve a dwelling addition to an existing dwelling (attached garage with living space above) with a proposed side yard setback of 8 feet and 11 feet for a combined setback of 19 feet in lieu of the minimum required setback of 10 feet and 15 feet for a combined setback 25 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 01/30/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0003-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Eileen Marie Griswold
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 12528 HARFORD RD

Location: Property located on the Northeast side of Harford Rd., 528 feet Southwest of intersection of Harford Rd./Fork Rd./Sunshine Ave.

Existing Zoning: RC 5 **Area:** 14,984 SQ FT.

Proposed Zoning:

VARIANCE:

BCZR 400.3: To permit a second floor addition (storage/bonus room) and a deck with steps additon to the existing detached garage with a height of 26 feet in lieu of the maximum 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: cc2212718

Closing Date:

Miscellaneous Notes:

Case Number: 2023-0004-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Emile Brown and Emily Clark-Pearson
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 2 **Council Dist:** 4

Property Address: 4 PINE SPRING LANE

Location: Property located on the Southwest side of Greenspring Ave.; 800 feet Southeast of Dover Rd.

Existing Zoning: RC 5 **Area:** 8.47 ACRES

Proposed Zoning:

VARIANCE:

BCZR 400.1: To permit an accessory structure (pool) to be located in the front yard in lieu of the required rear yard.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0005-A **Reviewer:** Shaun Crawford

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Ryan and Kimberly Cook

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 5 **Council Dist:** 3

Property Address: 4910 BLACK ROCK RD

Location: Lot 2 description of 4.09 acres. 5th Election District Baltimore County.

Existing Zoning: RC 2

Area: 4.09 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.3: TO approve an accessory building (garage) at total height of 23 feet in lieu of the required maximum height of 15 feet.

Attorney: Not Available

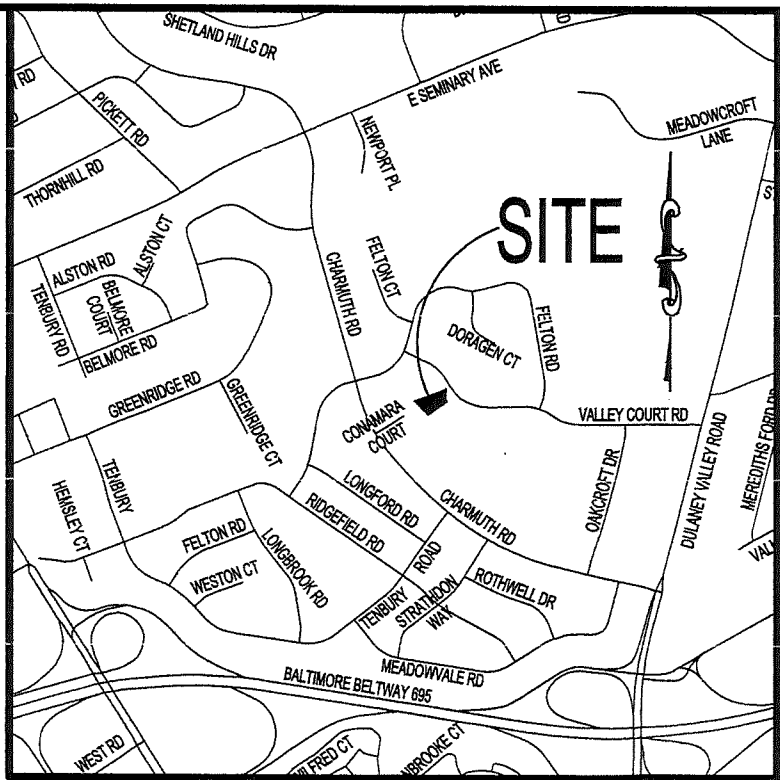
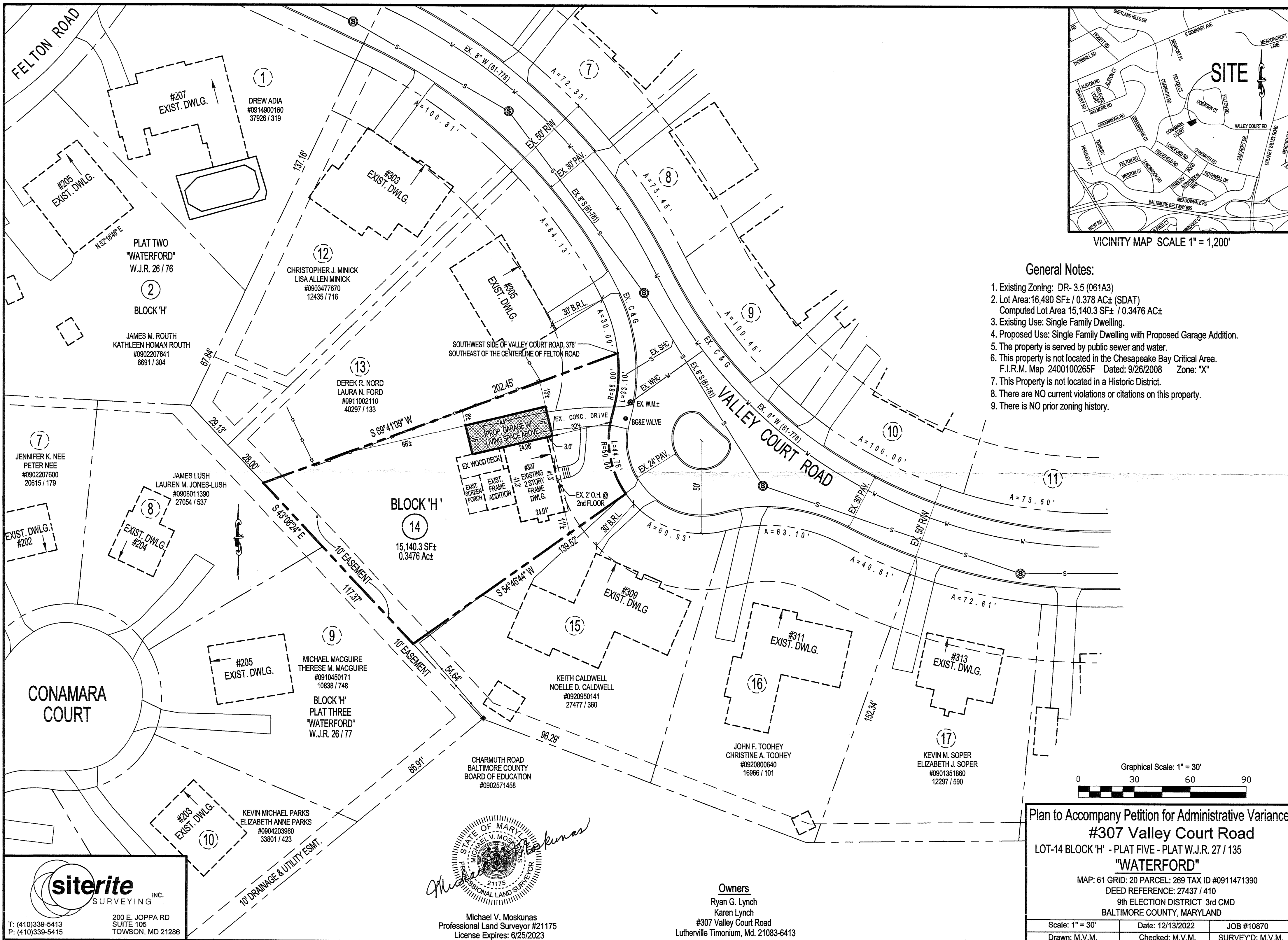
Prior Zoning Cases: 2017-0069-SPHA

Concurrent Cases: None

Violation Cases: None

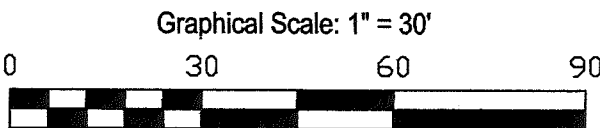
Closing Date: 01/30/2023

Miscellaneous Notes:



General Notes:

- 1. Existing Zoning: DR- 3.5 (061A3)
- 2. Lot Area: 16,490 SF± / 0.378 AC± (SDAT)
Computed Lot Area 15,140.3 SF± / 0.3476 AC±
- 3. Existing Use: Single Family Dwelling.
- 4. Proposed Use: Single Family Dwelling with Proposed Garage Addition.
- 5. The property is served by public sewer and water.
- 6. This property is not located in the Chesapeake Bay Critical Area.
F.I.R.M. Map 2400100265F Dated: 9/26/2008 Zone: "X"
- 7. This Property is not located in a Historic District.
- 8. There are NO current violations or citations on this property.
- 9. There is NO prior zoning history.



Plan to Accompany Petition for Administrative Variance

#307 Valley Court Road		
LOT-14 BLOCK 'H' - PLAT FIVE - PLAT W.J.R. 27 / 135		
"WATERFORD"		
MAP: 61 GRID: 20 PARCEL: 269 TAX ID #0911471390		
DEED REFERENCE: 27437 / 410		
9th ELECTION DISTRICT 3rd CMD		
BALTIMORE COUNTY, MARYLAND		
Scale: 1" = 30'	Date: 12/13/2022	JOB #10870
Drawn: M.V.M.	Checked: M.V.M.	SURVEY'D: M.V.M.

Owners
Ryan G. Lynch
Karen Lynch
#307 Valley Court Road
Lutherville Timonium, Md. 21083-6413



Michael V. Moskunas
Professional Land Surveyor #21175
License Expires: 6/25/2023



T: (410)339-5413
P: (410)339-5415
200 E. JOPPA RD
SUITE 105
TOWSON, MD 21286

2023-0002-A