



JOHN A. OLSZEWSKI, JR.
County Executive

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

February 22, 2023

Eileen M. Griswold – treppers@yahoo.com
12528 Harford Road
Hydes, MD 21082

RE: Petition for Variance
Case No. 2023-0003-A
Property: 12528 Harford Road

Dear Ms. Griswold:

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,

A handwritten signature in black ink that reads "Paul M. Mayhew". The signature is written in a cursive style with a large, stylized "P" and "M".

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm
Enclosure

c: David Reed – cplreed@gmail.com
Naz Messercola – nazm@epingit.com
Code Enforcement – paievenforce@baltimorecountymd.gov

IN RE: PETITION FOR VARIANCE

(12528 Harford Road)

11th Election District

3rd Council District

Eileen M. Griswold

Legal Owner

Petitioner

*

BEFORE THE

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OFFICE OF ADMINISTRATIVE

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HEARINGS OF

*

BALTIMORE COUNTY

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CASE NO. 2023-0003-A

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OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Eileen M. Griswold (“Petitioner”) for property located at 12528 Harford Road, Hydes (“Property”). The Petitioner is requesting variance relief from Baltimore County Zoning Regulations (“BCZR”) § 400.3: to permit a second-floor addition (storage/bonus room) and a deck with steps to the existing detached garage with a height of 26 ft. in lieu of the maximum 15 ft.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. The Petitioner, Eileen Marie Griswold, along with her contractor, Naz Messercola, and David Reed, her son, attended the hearing. There were no other interested parties in attendance. Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), which did not oppose the requested relief.

The property is approximately 14,984 sq. ft. and is zoned RC 5. It is located on Harford Road in Hydes. As noted by DOP it is surrounded by residential, farming, and commercial uses. Ms. Griswold explained that her principal dwelling was built in 1937 and has very little storage. Therefore she needs the additional storage that this two story accessory building will provide. She acknowledged that the structure cannot be used for residential or commercial purposes and that it cannot have a separate utility meter.

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).

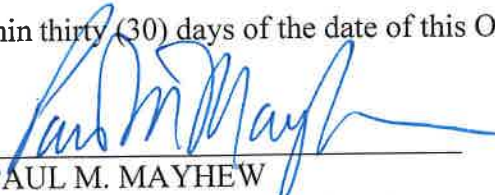
The subject site is unique in a zoning sense in that there are already a number of structures on the site that restrict where this accessory storage could be located. If the variance were denied the Petitioner would suffer practical difficulty and hardship because she would be unable to construct the additional storage space she needs. I find that the variance is within the spirit and intent of the BCZR and that it will not harm the public health, safety or welfare. This is evidenced by the lack of opposition from any of the county agencies or any of the neighbors.

THEREFORE, IT IS ORDERED, this **22nd** day of **February**, 2023, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR, § 400.3: to permit a second-floor addition (storage/bonus room) and a deck with steps addition to the existing detached garage with a height of 26 feet in lieu of the maximum 15 ft., is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. 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 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, Petitioner would be required to return the subject property to its original condition.
2. Petitioner or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, or kitchen or bathroom facilities.
3. The proposed garage shall not be used for commercial purposes.
4. There shall be no second utility meter(s).

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/dlm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 1/12/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0003-A

INFORMATION:

Property Address: 12528 Harford Road
Petitioner: Eileen Marie Griswold
Zoning: RC 5
Requested Action: Variance

The Department of Planning has reviewed the petition for Variance to permit a second floor addition (storage/bonus room) and a deck with steps to the existing detached garage with a height of 26 feet in lieu of the maximum 15 feet.

The dwelling subject to this Variance request is located directly on Harford Road on a 4 lot property in an area zoned RC 5 (rural residential). The property is also surrounded by other zonings such as RC 6, RCC and BM CR. Surrounding uses include residential, agricultural and commercial.

The Department of Planning has reviewed the requested zoning action and have no objection to granting the petitioned zoning relief, provided that:

- The accessory structure shall not be used for principal residential or commercial purposes.
- There shall be no second utility meter(s).

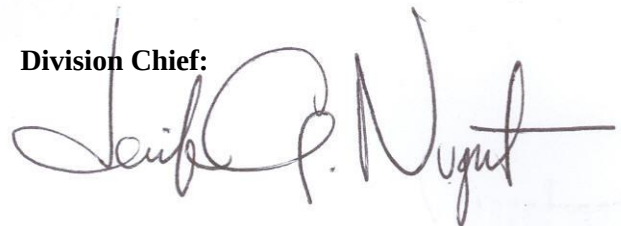
For further information, concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Henry Ayakwah

Division Chief:



Jenifer G. Nugent

SL/JGN

c: Eileen Marie Griswold
Stephen P. & Sydney L. James
Megan Benjamin
Ngone Seye Diop

Jeff Perlow, Zoning Review
Lajuanda Whitaker, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: January 17, 2023

SUBJECT: DEPS Comment for Zoning Item: 2023-0003-A
Address: 12528 Harford Rd
Legal Owner: Eileen Marie Griswold

Zoning Advisory Committee Meeting of Jan. 16, 2023.

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

Reviewer: Earl D. Wrenn



PETITION FOR ZONING HEARING(S)

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 12528 Harford Road, Hydes, MD 21082 Currently Zoned RC5
Deed Reference 39536 / 00020 10 Digit Tax Account # 1102020576
Owner(s) Printed Name(s) Eileen Marie Griswold

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

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. ☐ a Special Hearing

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s)

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

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

To be presented at hearing

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.

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:

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

Attorney for Petitioner:

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

Legal Owners (Petitioners):

Eileen Marie Griswold /
Name #1 - Type or Print Name #2 - Type or Print
Signature #1 Signature #2
12528 Harford Road, Hydes, MD
Mailing Address City State
21082 / C: 410-245-5775 / treppers@yahoo.com
Zip Code Telephone #'s (Cell and Home) Email Address

Representative to be contacted:

Eileen Marie Griswold
Name - Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

Case Number 2023-0003-A Filing Date 1 15 2023 Do Not Schedule Dates CP Reviewer CP

ZONING PROPERTY DESCRIPTION FOR 12528 Harford Road, Hydes, MD 21082

Part A

Beginning at a point on the northeast corner of 12528 Harford Road, at Harford Road, an improved road 25 feet wide, and Wilson Avenue, an unimproved road 32 feet wide, which is approximately 528 feet southwest of the improved intersection of Harford Road and Fork Road/Sunshine Avenue, and approximately 696 feet northeast of the improved intersection of Country Hill Court which is approximately 528 feet southwest of the southeast corner of 12528 Harford Road

Part B

DESCRIPTION 1

BEING that lot of ground fronting 68 feet on the west side of Harford Road with a depth of 150 feet and being known and designated as Lots Nos. 53 and 54 in Section F as laid down on a Subdivision of the land owned by Boyd G. Merritt and M. Martha Merritt his wife, Fork, Baltimore County known as the Merritt Plat which Plat is recorded among the Plat Records of Baltimore County in Liber W.P.C. No. 7, folio 12.

DESCRIPTION 2

LOT fronting about 60 feet on the southeast side of Murrell Avenue with a depth of about 150 feet, being Lots 26 and 27, Section F, on the Plat of Merritt Plat, which is on file in the office of the Clerk of the Circuit Court for Baltimore County. Being the same lot mentioned in Equity Docket 38, folio 200, assessed to John R. Seymour for 1934. Eleventh District. Sale ratified and confirmed about May 20, 1937.

DESCRIPTION 3

BEING KNOWN AND DESIGNATED as Lots Nos. Twenty-Two (22), Twenty-Three (23), Twenty-Four (24), Twenty-Five (25), Forty-Nine (49), Fifty (50), Fifty-One (51), and Fifty-Two (52) in Section F as laid out on a subdivision of the land formerly owned by Boyd G. Merritt and wife, which Plat is recorded among the Land Records of Baltimore County in Plat Book Liber W.P.C. No. 8, folio 12.

For informational purposed only:

Property Address: 12528 Harford Road, Hydes, Maryland 21082

Tax Account Nos. 11-11-05043025; 11-11-020577; 11-11-02020575; 11-11-02020576

Being the same property which by Deed dated May 5, 2015, recorded among the Land Records of Baltimore County, Maryland in Liber No. 36176, folio 359, by and between Eileen Marie Griswold, formerly known of record as Eileen M. Sweeney and Eileen Marie Griswold, the Granter herein.

Approximate GPS:

northeast corner 39.467384 - 76.443712

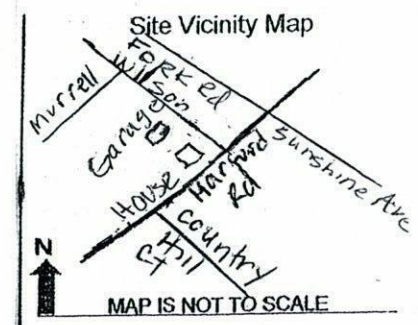
southeast corner 39.467135-76.443703

northwest corner 39.468083 - 76.443868

southwest corner 39.467832 - 76.444330

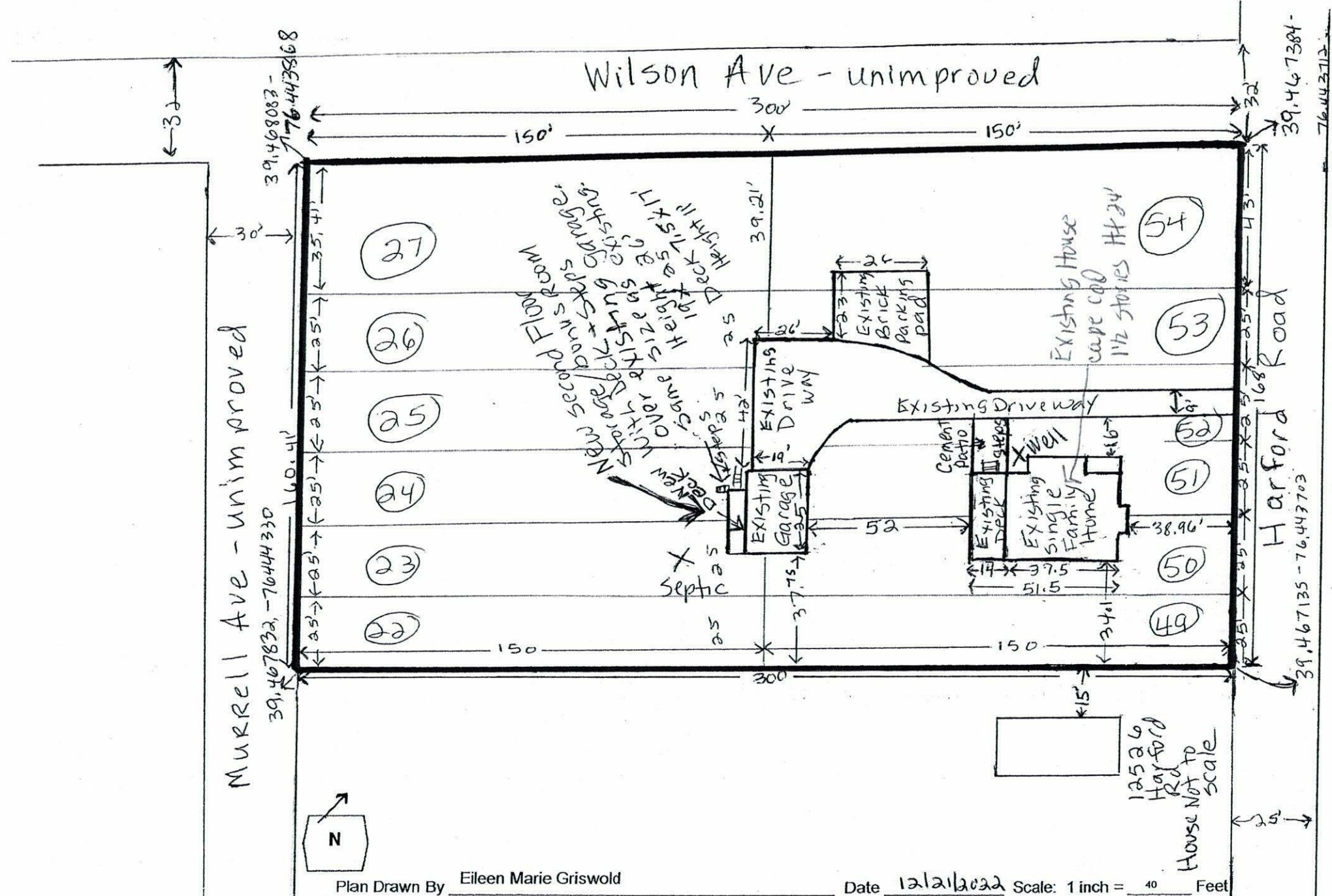
2023-0003-A

Zoning Hearing Plan for Variance _____ for Special Hearing ☒ Mark Type Requested with (X)
 Address 12528 Harford Road, Hydes, MD 21082 Owners(s) Name(s) Eileen Marie Griswold
 Subdivision Name Merritt Platt Lot # 49-52 Block # _____ Section # _____
 Plat Book # 8 Folio # 12 10 Digit Tax # 1 1 0 2 0 2 0 5 7 6 Deed Reference# 3 9 5 3 6 / 0 0 0 2 0



Zoning Map # 0054C2
 Zoning RC5
 Election District 11
 Council District 3
 Lot Area Acreage approx 1.157
 Lot Square Footage Approx 50,400
 Historic (Yes or No) No
 CBCA (Yes or No) No
 Flood Plain (Yes or No) No
 Utilities - Mark with (X)
 Water is:
 Public _____ Private ☒
 Sewer is:
 Public _____ Private ☒
 Prior Hearing (Yes or No) No
 If (Yes) list Case Number(s)
 and order result(s) below:

 Violation Case Number(s)
CC2212718



2023-0003-A

**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 twenty (20) 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: 2023-0003-A
Property Address: 12528 Harford Road, Hydes, MD 21082
Legal Owners (Petitioners): Eileen Marie Griswold
Contract Purchaser/Lessee: N/a

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Eileen Marie Griswold
Address: 12528 Harford Road, Hydes, MD 21082

Telephone Number: 410-245-5775

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Revised 3/2022

054C1

1108080379

2012-0295-A
2009-0056-A

12620

1119051650

1119065125
FORK RD
FORK RD

1119051651

BM CR

1600006105

1987-0001-X

1102057825

PAI # 118054

Pt. Bk. 0000005, Folio 0070
Pt. Bk./Folio # 005070B

PAI # 118054

1107047151

1107047800

3CD

PAI # 118052

PAI # 118052

Pt. Bk./Folio # 008012

11 ED NE 16-I

RC 5

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

054C2

RCC

12536

Lot # 53
Pt. Bk. 0000008, Folio 0072

Lot # 53

Lot # 53

Lot # 53

Lot # 53

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HARFORD RD

R-1954-3164
1999-0199-X

1117010175

RC 6

5 CD

PAI # 110501 PAI # 110501

Lot # 1

Pt. Bk./Folio # 0056042, 2000013243

PAI # 110501

PAI # 110501

Pt. E. 0000056, Folio 0072

Pt. Bk. 0000062, Folio 0037

2200003991

2000013244

2022-0003-A

2023-0003-A



2023-003-A



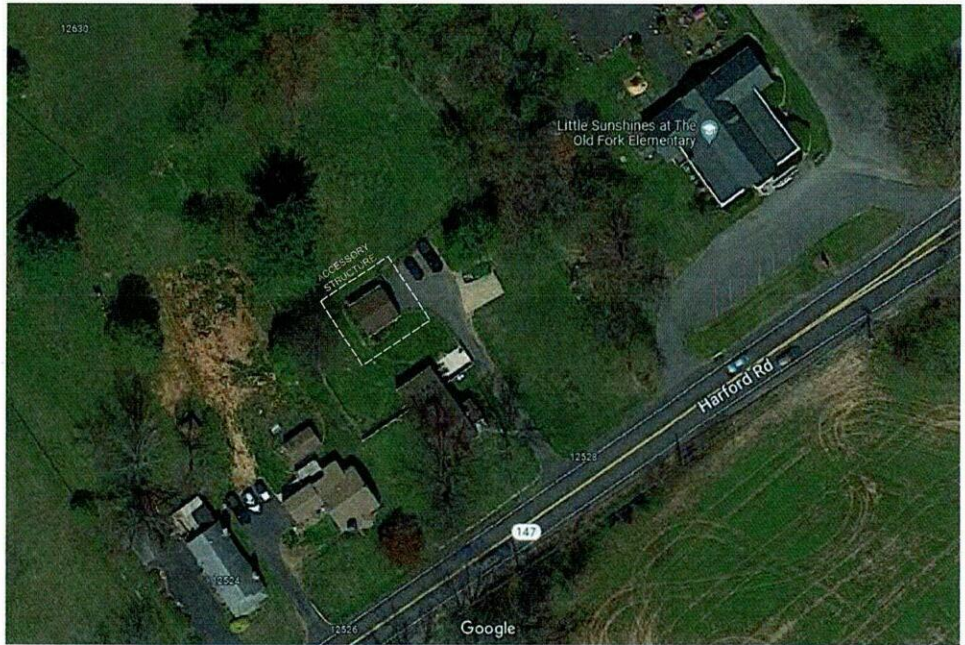
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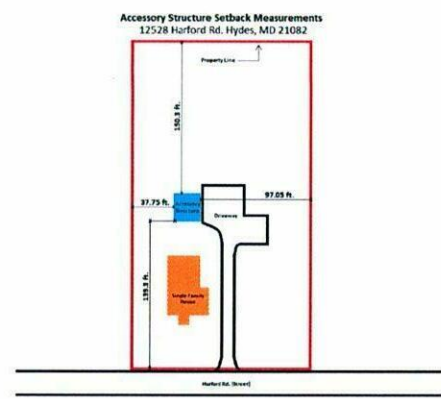


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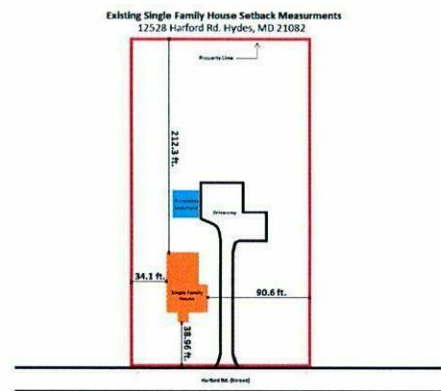


1 LOCATION PLAN
SCALE: NOT TO SCALE



Page 4

2 ACCESSORY STRUCTURE SETBACK PLAN
SCALE: NOT TO SCALE



Page 5

3 EXISTING SINGLE FAMILY HOUSE SETBACK PLAN
SCALE: NOT TO SCALE

CLIENT
David Reed
12528 Harford Road
Hydes, MD 21082

ACCESSORY BUILDING

12528 Harford Road, Hydes, MD 21082

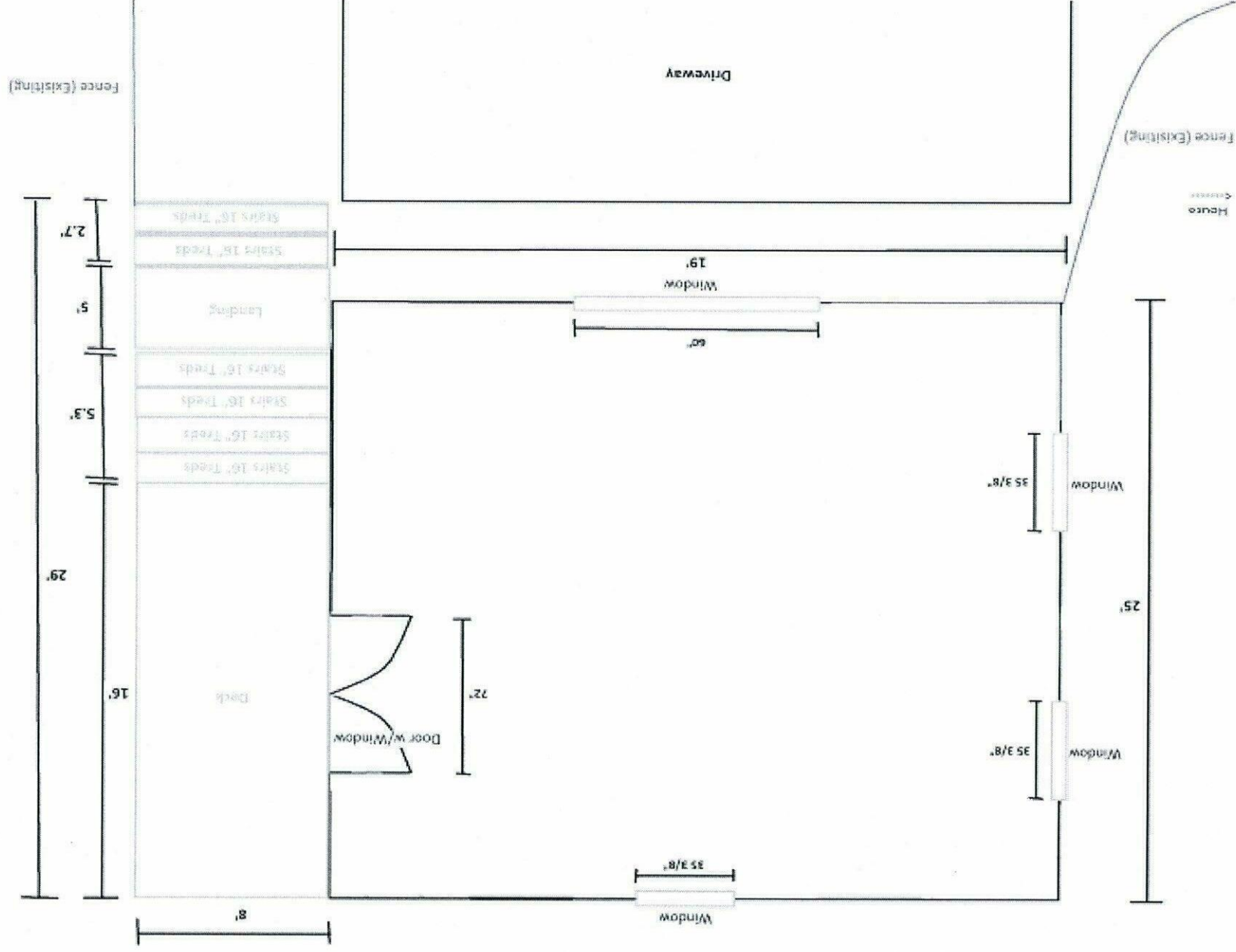
NO.	REVISION	DATE

FILE 20225	DRAWN RLR	DESIGNED 11/28/22
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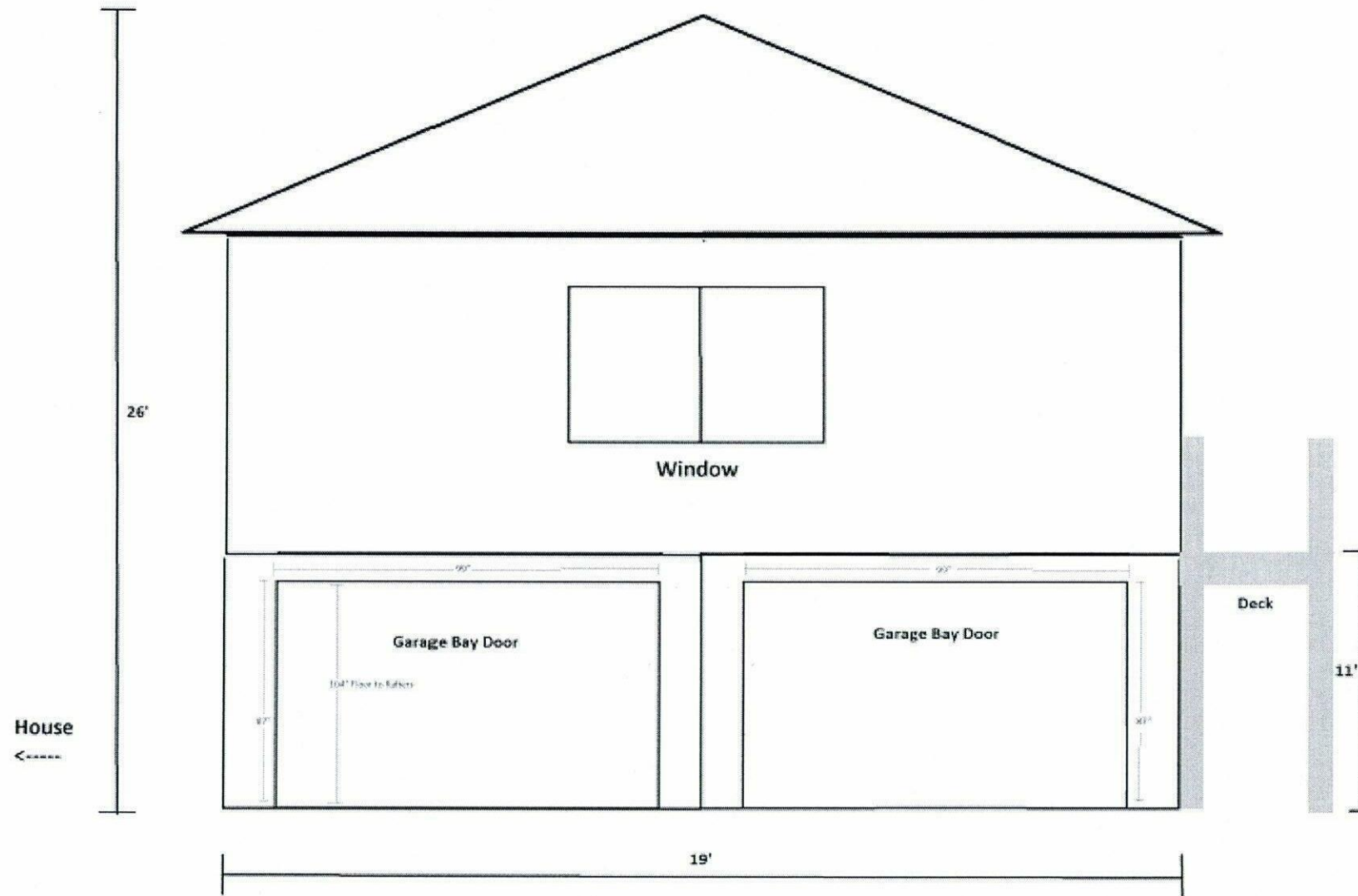
SHEET TITLE
Location Plan

SHEET NUMBER
10.02
Review Documents

2nd Floor Garage Plans



Garage Front View Dimensions



Driveway

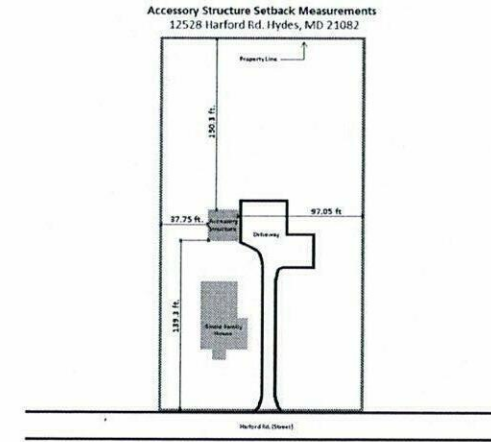
Page 3

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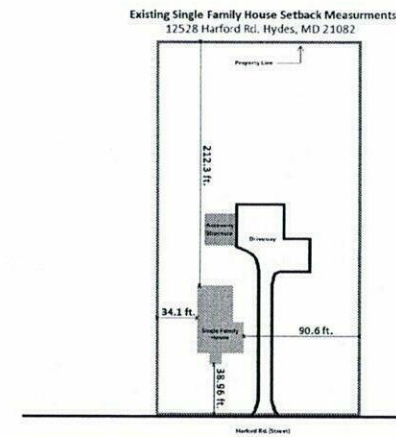


1 LOCATION PLAN
SCALE: NOT TO SCALE



Page 4

2 ACCESSORY STRUCTURE SETBACK PLAN
SCALE: NOT TO SCALE



Page 5

3 EXISTING SINGLE FAMILY HOUSE SETBACK PLAN
SCALE: NOT TO SCALE

CLIENT
David Reed
12528 Harford Road
Hydes, MD 21082

ACCESSORY BUILDING

12528 Harford Road, Hydes, MD 21082

NO.	REVISION	DATE

FILE	DRAWN	ISSUED
20225	RLR	11/28/22

SHEET TITLE

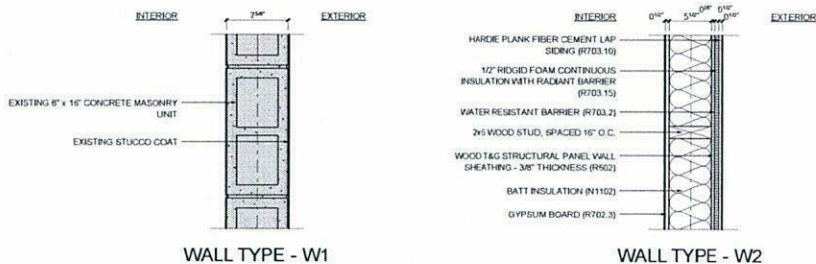
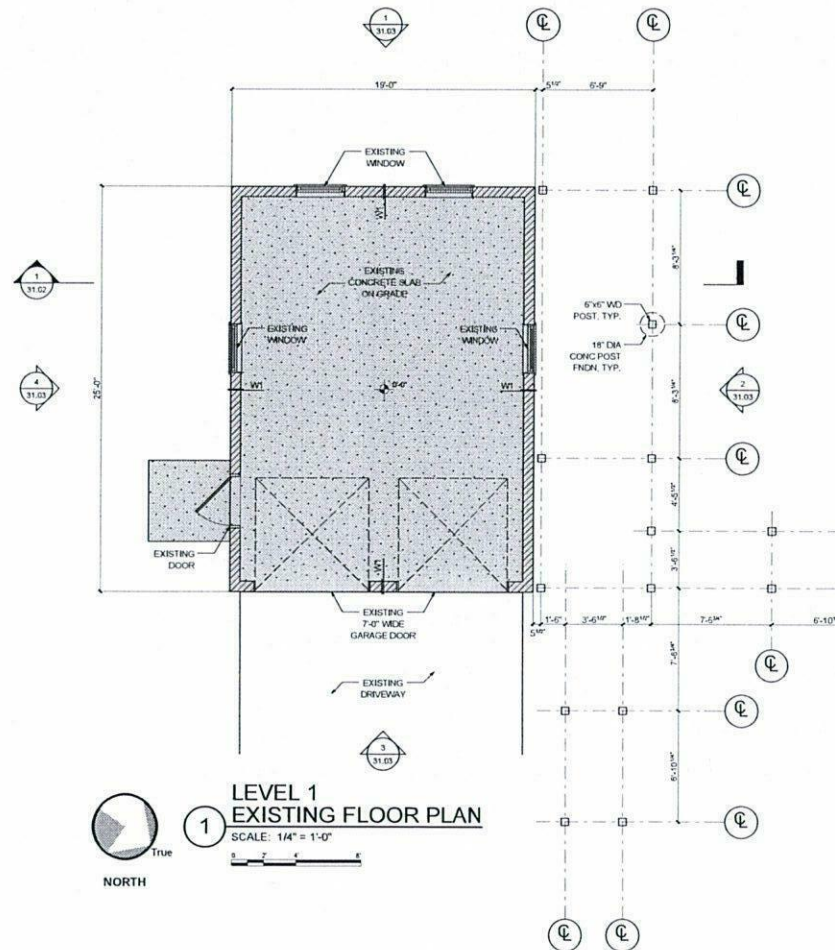
Location Plan

SHEET NUMBER

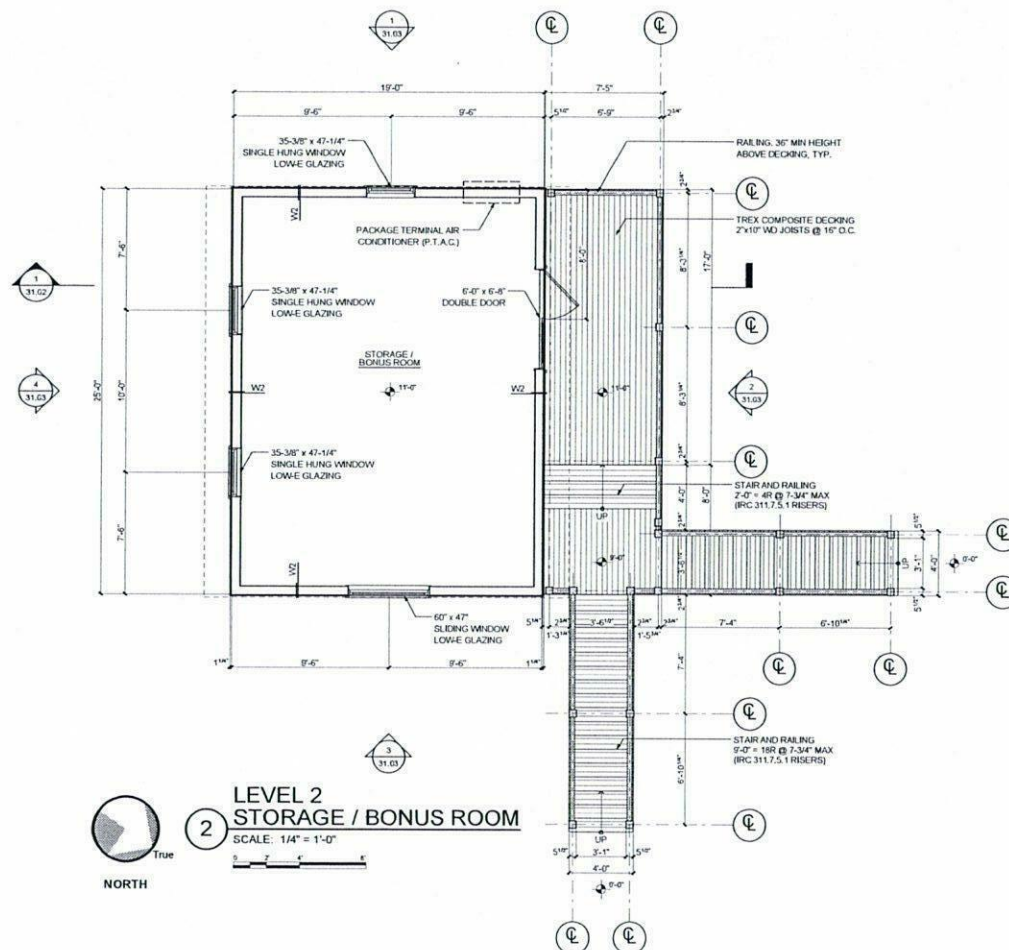
10.02

Review Documents

2023-0003-A



3 EXTERIOR WALL DETAILS
SCALE: 1-1/2" = 1'-0"



2 STORAGE / BONUS ROOM
SCALE: 1/4" = 1'-0"

CLIENT
David Reed
12528 Harford Road
Hydes, MD 21082

ACCESSORY BUILDING

12528 Harford Road, Hydes, MD 21082

NO.	REVISION	DATE
FILE	DRAWN	ISSUED
20225	RLR	11/28/22

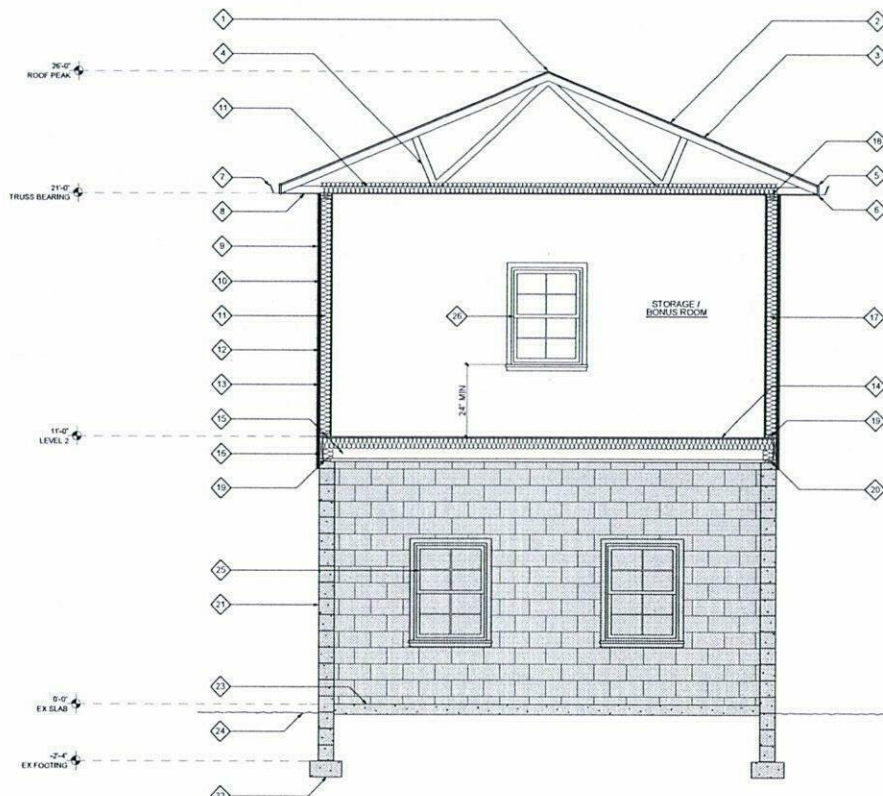
SHEET TITLE

Floor Plans

SHEET NUMBER

31.01

Review
Documents



1 BUILDING SECTION
SCALE: 3/8" = 1'-0"
0 2 4 6

- GENERAL NOTES**
1. ALL WORK SHALL COMPLY WITH APPLICABLE CODES INCLUDING BALTIMORE COUNTY MARYLAND AMENDMENTS. ALL MATERIALS, CONSTRUCTION TECHNIQUES, AND PRACTICES SHALL CONFORM TO APPLICABLE CODES AND REGULATIONS OF THE STATE AND ITS LOCAL JURISDICTION AND ALL INDUSTRY STANDARDS.
 2. DECK SHALL BE CONSTRUCTED IN ACCORDANCE WITH BALTIMORE COUNTY DECK CONSTRUCTION GUIDELINES. GUIDELINES SHOWN FOR REFERENCE ONLY. REFER TO BALTIMORECOUNTYMD.GOV FOR ADDITIONAL INFORMATION.
 3. ALL STRUCTURAL WOOD MEMBERS SHALL BE SOUTHERN PINE GRADE #1 OR GREATER.
 4. DIMENSIONAL LUMBER AND COMPONENTS OF EXTERIOR WALLS SHALL BE FASTENED IN ACCORDANCE WITH IRC R602.3.
 5. ENGINEERED LUMBER PRODUCTS SHALL BE INSTALLED PER MANUFACTURER REQUIREMENTS IN ACCORDANCE WITH IRC.

- KEYNOTES**
THIS SHEET ONLY
- 1 STANDING SEAM RIDGE CAP WITH FOAM CLOSURE STRIP (R601)
 - 2 ROOFING ASSEMBLY - STANDING SEAM METAL ROOF, SINGLE-PLY EPDM MEMBRANE APPLIED TO ENTIRE ROOF AREA, SELF-ADHERED ICE AND WATER SHIELD APPLIED TO NORTH & SOUTH ENDS, FLASHING (R601)
 - 3 WOOD STRUCTURAL PANEL ROOF SHEATHING - 5/8" MIN THICKNESS, GLUED AND NAILED (R603)
 - 4 ENGINEERED WOOD ROOF TRUSS SPACED 24" O.C. MAX - TRUSS DESIGN DRAWINGS SHALL BE PROVIDED TO THE BUILDING OFFICIAL FOR APPROVAL (R602.16)
 - 5 PREFINISHED ALUMINUM ROOF Drip EDGE (R605.2 & 5)
 - 6 3/4" x 3-1/2" PVC FASCIA / TRIM BOARD
 - 7 GUTTER AND DOWNSPOUT - PREFINISHED ALUMINUM WITH LEAF GUARD SYSTEM
 - 8 VINYL SOFFIT AND J-CHANNEL (R703.3.1, R806)
 - 9 HARDIE PLANK FIBER CEMENT LAP SIDING (R703.10)
 - 10 1/2" RIGID FOAM CONTINUOUS INSULATION WITH RADIANT BARRIER (R703.15)
 - 11 BATT INSULATION (R1102)
 - 12 TYVEK HOUSE WRAP WATER RESISTANT BARRIER (R703.2)
 - 13 WOOD T&G STRUCTURAL PANEL WALL SHEATHING - 3/8" THICKNESS (R703)
 - 14 WOOD T&G STRUCTURAL PANEL FLOOR SHEATHING - 5/8" THICKNESS, GLUED AND NAILED TO JOISTS (R503)
 - 15 2x12 FLOOR JOISTS, SPACED 16" O.C. (R502)
 - 16 2x12 RM JOIST WITH BLOCKING (R502)
 - 17 2x6 WOOD STUD, SPACED 16" O.C.
 - 18 2x6 WOOD DOUBLE TOP PLATE
 - 19 2x6 WOOD BOTTOM PLATE, PROVIDE PRESSURE TREATED AT GRADE WITH TERMITE SHIELD (R318.3) AND SILL PLATE GASKET
 - 20 1/2" DIA. ANCHOR WITH WASHER AND NUT SPACED 16" MAX O.C. BOLTS SHALL EXTEND 7" MIN INTO CONCRETE. PROVIDE MIN OF (2) ANCHOR BOLTS PER PLATE SECTION W/ (1) BOLT LOCATED NOT MORE THAN 12" OR LESS FROM EACH END OF PLATE SECTION (R403.1.5)
 - 21 EXISTING 8" CONCRETE MASONRY WALL TO REMAIN
 - 22 EXISTING CONCRETE FOOTING TO REMAIN
 - 23 EXISTING CONCRETE SLAB ON GRADE TO REMAIN
 - 24 EXTERIOR GRADE - PROVIDE POSITIVE DRAINAGE AT 6" MIN WITHIN 10' AWAY FROM STRUCTURE (R401.3)
 - 25 EXISTING DOOR OR WINDOW TO REMAIN
 - 26 INSULATED DOOR OR WINDOW (R609)
 - 27 CONCRETE SLAB ON GRADE SHALL CONSIST OF 5" NORMAL WEIGHT CONCRETE REINFORCED WITH 6"x6" W2.2xW2.9 WELDED WIRE FABRIC PLACED OVER A 4" THICK COMPACTED GRANULAR BASE (R509)
 - 28 CONCRETE FOOTING - 10" DIA WIDE SONOTUBE BASED UPON 1,500PSF ASSUMED SOIL BEARING CAPACITY (R403.1)

CLIENT
David Reed
12528 Harford Road
Hydes, MD 21082

ACCESSORY BUILDING

12528 Harford Road, Hydes, MD 21082

NO.	REVISION	DATE

FILE	DRAWN	ISSUED
20225	RLR	11/28/22

Building Section

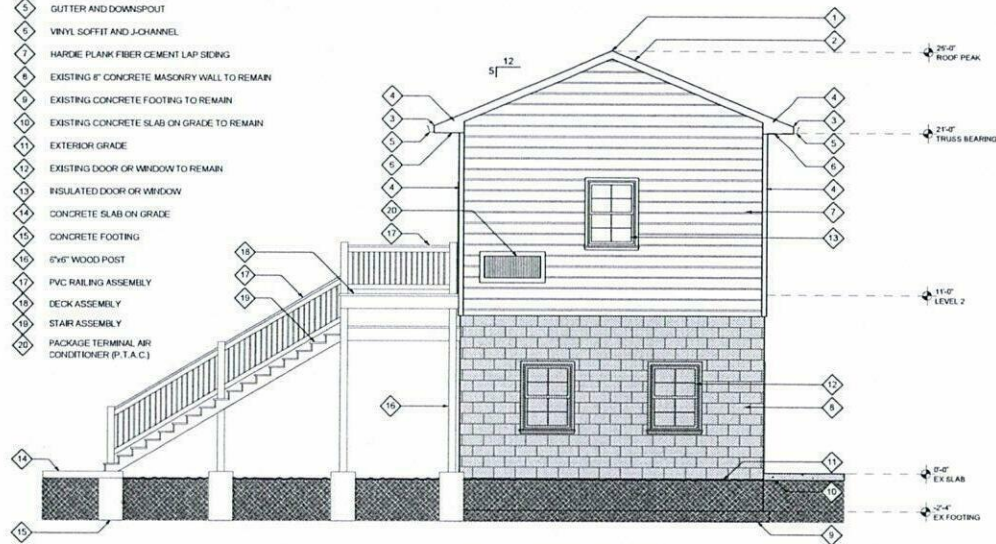
31.02

Review Documents

2023-0003-A

KEYNOTES
THIS SHEET ONLY

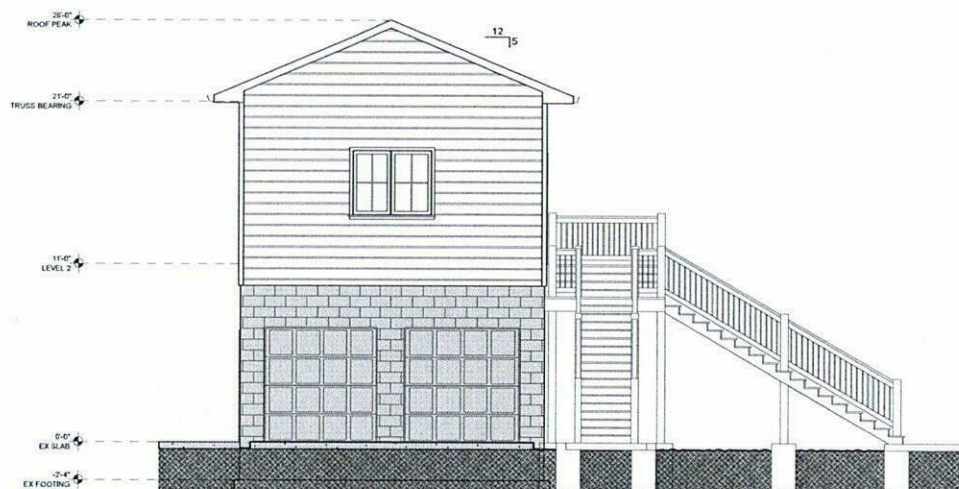
- 1 STANDING SEAM RIDGE CAP
- 2 STANDING SEAM METAL ROOF
- 3 PREFINISHED ALUMINUM ROOF DRIP EDGE
- 4 PVC FASCIA / TRIM BOARD
- 5 GUTTER AND DOWNSPOUT
- 6 VINYL SOFFIT AND J-CHANNEL
- 7 HARDBOARD PLANK FIBER CEMENT LAP SIDING
- 8 EXISTING 8" CONCRETE MASONRY WALL TO REMAIN
- 9 EXISTING CONCRETE FOOTING TO REMAIN
- 10 EXISTING CONCRETE SLAB ON GRADE TO REMAIN
- 11 EXTERIOR GRADE
- 12 EXISTING DOOR OR WINDOW TO REMAIN
- 13 INSULATED DOOR OR WINDOW
- 14 CONCRETE SLAB ON GRADE
- 15 CONCRETE FOOTING
- 16 6"x6" WOOD POST
- 17 PVC RAILING ASSEMBLY
- 18 DECK ASSEMBLY
- 19 STAIR ASSEMBLY
- 20 PACKAGE TERMINAL AIR CONDITIONER (P.T.A.C.)



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

CLIENT
David Reed
12528 Harford Road
Hydes, MD 21082

ACCESSORY BUILDING

12528 Harford Road, Hydes, MD 21082

NO.	REVISION	DATE
FILE	20225	20225
DRAWN	RLR	RLR
ISSUED	11/28/22	11/28/22
SHEET TITLE		

Building Elevations

SHEET NUMBER

31.03

Review Documents

2023-0003-A



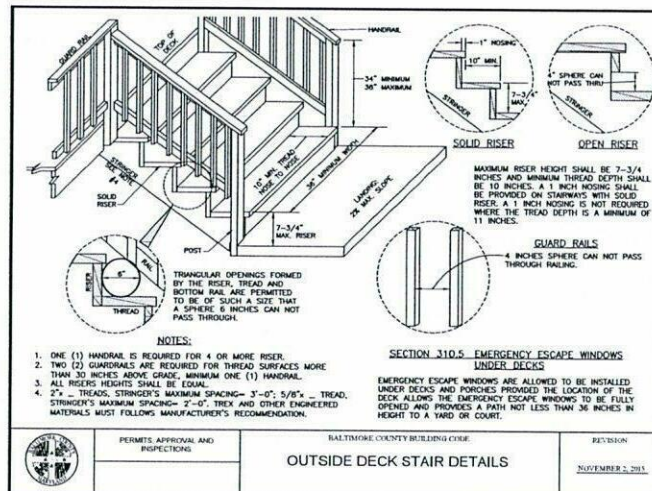
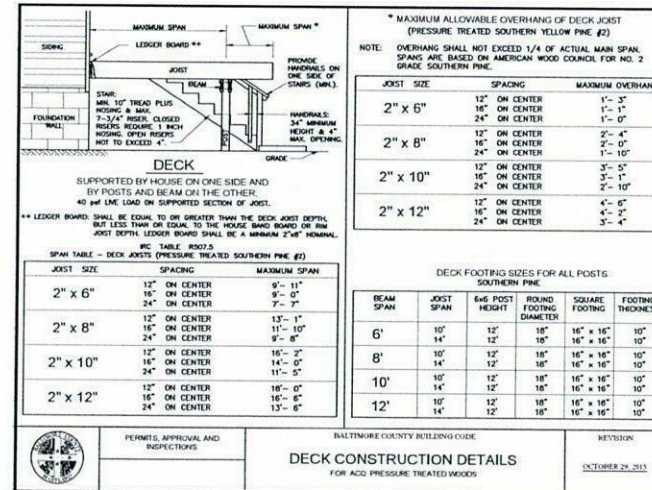
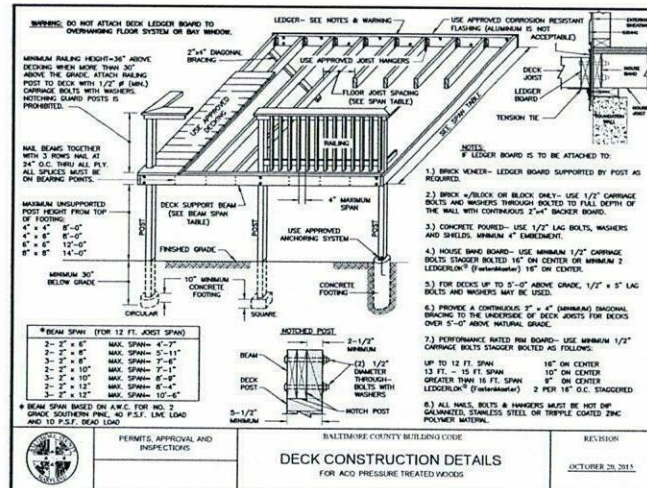
C. Pete Gutwald
Director, PAM

Important Points:

- [illegible]

Building Inspections

1 Footing (102), 2 Framing (197) if less than 15' above ground, 3 Completion (116)



GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH APPLICABLE CODES INCLUDING BALTIMORE COUNTY MARYLAND AMENDMENTS. ALL MATERIALS, CONSTRUCTION TECHNIQUES, AND PRACTICES SHALL CONFORM TO APPLICABLE CODES AND REGULATIONS OF THE STATE AND ITS LOCAL JURISDICTION AND ALL INDUSTRY STANDARDS.

2. DECK SHALL BE CONSTRUCTED IN ACCORDANCE WITH BALTIMORE COUNTY DECK CONSTRUCTION GUIDELINES. GUIDELINES SHOWN FOR REFERENCE ONLY. REFER TO BALTIMORECOUNTY.MD.GOV FOR ADDITIONAL INFORMATION.

CLIENT
David Reed
12528 Harford Road
Hydes, MD 21082

ACCESSORY BUILDING

12528 Harford Road, Hydes, MD 21082

NO.	REVISION	DATE
FILE	DRAWN	ISSUED
20225	RLR	11/28/22

Deck Construction Guidelines

SHEET NUMBER

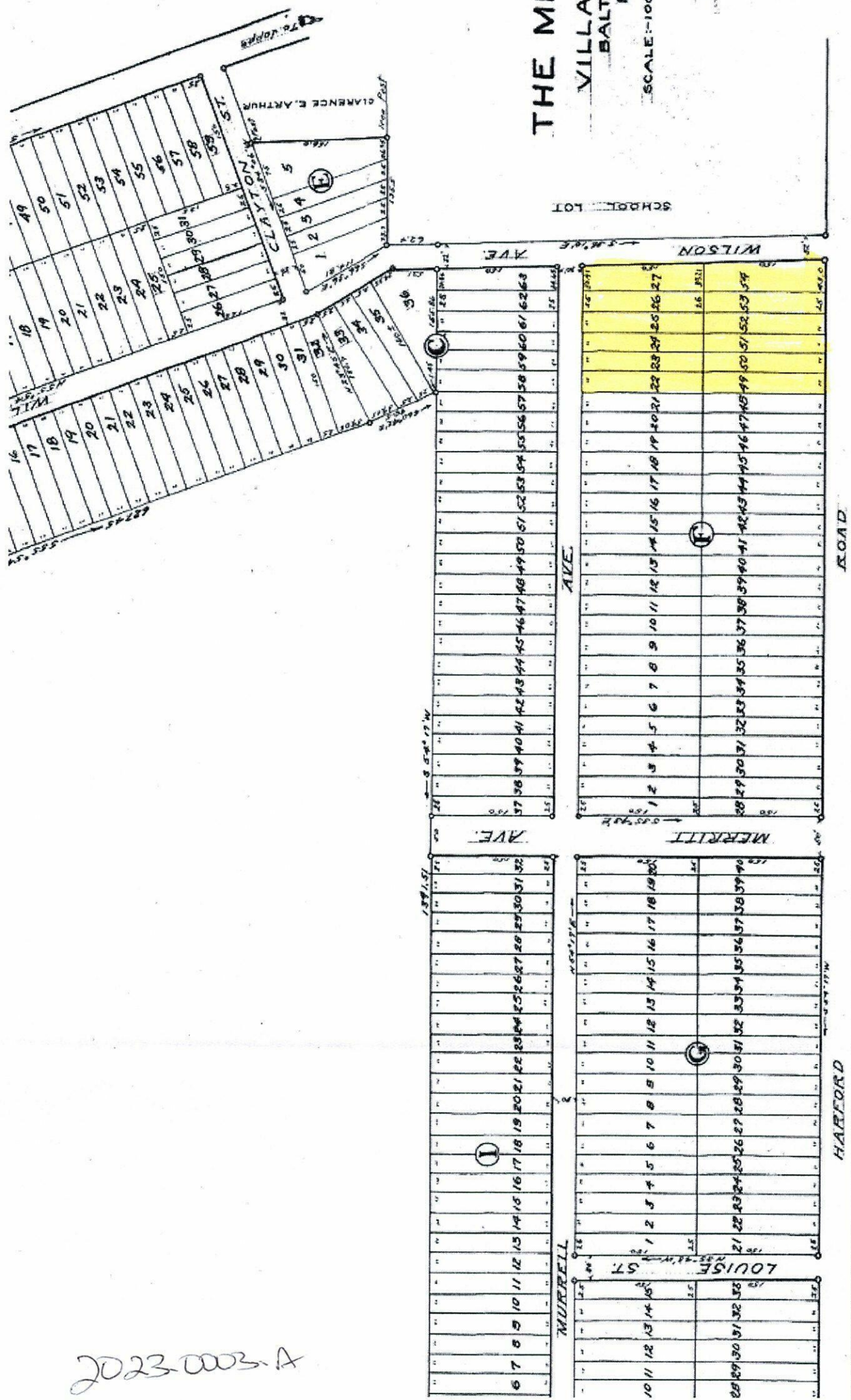
31.04

Review Documents

2023-003-A

80-12

MAP
OF
THE MERRITT TRACT
AT THE
VILLAGE OF FORKS
BALTIMORE COUNTY
MARYLAND
JULY-1925
SCALE-100' TO 1"



JULY-1925

SCALE: 1"=100'

107-700435

[illegible]

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

No. 219928

Date: 1-5-2023

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		60150					75.00

Total: 75.00

Rec From: 12528 Harford Rd

For: 2023-002-A

RC 5

DISTRIBUTION

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

CASHIER'S
VALIDATION

CF 22.1205

Eileen Marie Griswold
12528 Harford Rd
Hydes, MD 21082-9512
410-245-5775

06-17

12/19/2022

Date

3021
7-163/520 MD
1522

Pay To The Order Of Baltimore County MD

Seventy-five

00/100

\$75.00/100

Dollars

Photo Safe Deposit®
Details on back

Bank of America

ACH R/T 052001633

For Special Hearing Fee

Eileen Marie Griswold

⑆052001633⑆ 446038997969⑈3021

Harland Clarke

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:	District - 1	Account Number - 1102020576
Owner Information		
Owner Name:	GRISWOLD EILEEN MARIE	Use: RESIDENTIAL
Mailing Address:	12528 HARFORD RD HYDES MD 21082-9512	Principal Residence: YES
		Deed Reference: /39536/ 00020
Location & Structure Information		
Premises Address:	12528 HARFORD RD HYDES 21082-9512	Legal Description: LT 49-52 12528 HARFORD RD MERRITT PLAT
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:	0054 0011 0411 11080069.04 0000 49 2021 Plat Ref: 0008/ 0012	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1937	1,217 SF	14,984 SF
Property Land Area	County Use	04
StoriesBasementType	ExteriorQualityFull/Half BathGarage	Last Notice of Major Improvements
1 1/2 YES STANDARD UNITS	SIDING/4 1 full 1 Detached	
Value Information		
	Base Value	Value
		As of 01/01/2021
Land:	102,700	102,700
Improvements	107,400	113,300
Total:	210,100	216,000
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2022
		As of 07/01/2023
		214,033
		216,000
Transfer Information		
Seller: GRISWOLD EILEEN MARIE	Date: 10/20/2017	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /39536/ 00020	Deed2:
Seller: SWEENEY EILEEN M	Date: 05/13/2015	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /36176/ 00359	Deed2:
Seller: REED EILEEN M G	Date: 09/21/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /22582/ 00673	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2022
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 01/10/2012		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application Date:		

2023-0003-A

CERTIFICATE OF POSTING

CASE NO. 2023-0003-A

PETITIONER/DEVELOPER

Eileen Marie

Griswold

DATE OF HEARING/CLOSING

February 21, 2023

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

12528 Harford Road

Sign 1

THE SIGN(S) POSTED ON January 30, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

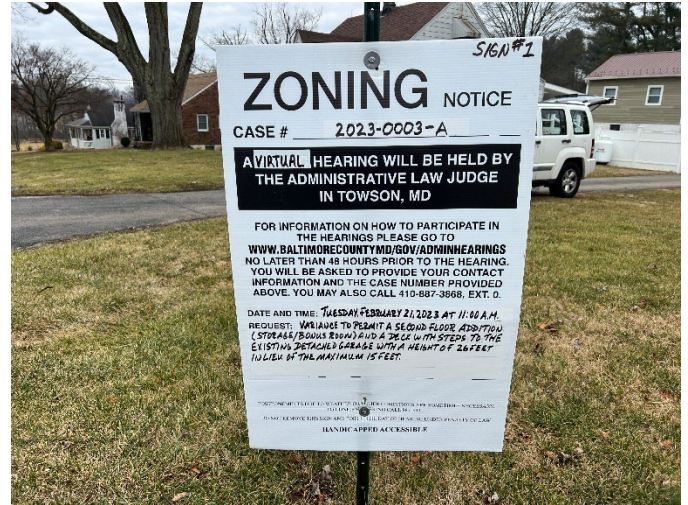
MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411



CERTIFICATE OF POSTING

CASE NO. 2023-0003-A

PETITIONER/DEVELOPER

Eileen Marie

Griswold

DATE OF HEARING/CLOSING

February 21, 2023

BALTIMORE COUNTY DEPARTMENT OF
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Sign 2

THE SIGN(S) POSTED ON January 30, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411



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:
