



JOHN A. OLSZEWSKI, JR.
County Executive

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

February 17, 2023

Terrye and Robert Grosshandler – partybyterrye@gmail.com
8205 Tama Ct.
Pikesville, MD 21208

RE: Petition for Administrative Variance
Case No. 2023-0008-A
Property: 8205 Tama Ct.

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,

A handwritten signature in blue ink, reading "Paul M. Mayhew", is written over the printed name.

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(8205 Tama Ct.)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
	*	HEARINGS FOR
Terrye & Robert Grosshandler	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0008-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, Terrye and Robert Grosshandler (“Petitioners”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) § 1B02.3.B (202.3, R.40, 1955 regulations): To permit a dwelling addition (attached garage) with a 13-ft. side yard and 36-ft. side yard sum in lieu of 20 ft. and 50 ft., respectively. 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 29, 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.

THEREFORE, IT IS ORDERED, this 17th 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.B (202.3, R.40, 1955 regulations): To permit a dwelling addition (attached garage) with a 13-ft. side yard and 36-ft. side yard sum in lieu of 20 ft. and 50 ft., respectively, 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

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0008 -A Address 8205 Tama Court

Contact Person: Mitch Kellman Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/17/2023 Posting Date: 1/29/2023 Closing Date: 2/13/2023

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 - 0008 -A Address 8205 Tama Court

Petitioner's Name: Terry E Robert Grosshauer Telephone (Cell) 410 - 978 - 1160

Posting Date: 1/29/2023 Closing Date: 2/13/2023

Wording for Sign: To Permit 1B02.3.B (2023, R.40, 1955 regulations) to permit a
dwelling addition (attached garage) with a 13-foot side yard
and 36-foot side yard sum in lieu of 20 feet and
50 feet, respectively.

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: 2023-0008-A
Property Address: 8205 Tama Court
Balto MD
21208
Legal Owners (Petitioners): Terrye E Robert Grosshandler
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Terrye E Robert Grosshandler
Address: 8205 Tama Court
Balto MD
21208
Telephone Number: 410-978-1160

*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.

No. 218524
Date: 1/17/20

Date: 1/17/2023

[illegible]

Robert & Terrie Grosshennell

Administrative Zoning Variance
Zoning Case 2023-0008-A
8205 Tama Court

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!

**CASHIER'S
VALIDATION**

R. 40 ZONE

Section 201—HEIGHT REGULATIONS

No building shall exceed a height of 35 feet or 3 stories, except as provided in ARTICLE 3.

Section 202—AREA REGULATIONS

Minimum requirements, except as provided in ARTICLE 3, shall be as follows:

202.1—Lot Area and Width—Each principal building hereafter erected shall be located on a lot having an area of not less than 40,000 square feet and a width at the front building line of not less than 150 feet, except that for two or more lots in the same ownership, and in the same tract, a minimum lot area of 30,000 square feet is permitted if the average of all the lot sizes in the same ownership and in the same tract equals 40,000 square feet or more. A wedge shaped lot at the end of a cul-de-sac street may have a width at the front building line of not less than 100 feet (see Section 304).

202.1.1—In a cluster subdivision a minimum lot area of 25,000 square feet is permitted, provided that the average area of all lots in the subdivision equals at least 30,000 square feet and that the total area in residential lots plus the area of the local open space tract(s) equals or exceeds the number of lots multiplied by 40,000 square feet. In such subdivision not more than 75 per cent of the lots may be less than 30,000 square feet in area and the minimum permitted width at the front building line is 100 feet.

202.2—Front Yard—For dwellings, the front building line shall be not less than 50 feet from the front lot line and not less than 75 feet from the center line of the street; for other principal buildings—70 feet from the front lot line and not less than 95 feet from the center line of the street.

202.3—Side Yards—For dwellings, 20 feet wide for one side yard and not less than 50 feet for the sum of both, except that for a corner lot the building line along the side street shall be not less than 50 feet from the side lot line and not less than 75 feet from the center line of the street; for other principal buildings—40 feet wide, except that for a corner lot the building line along the side street shall be not less than 65 feet from the side lot line and not less than 90 feet from the center line of the street.

202.4—Rear Yard—50 feet deep.

2023-0008-A
Side where garage
is to be constructed.
(view from front)



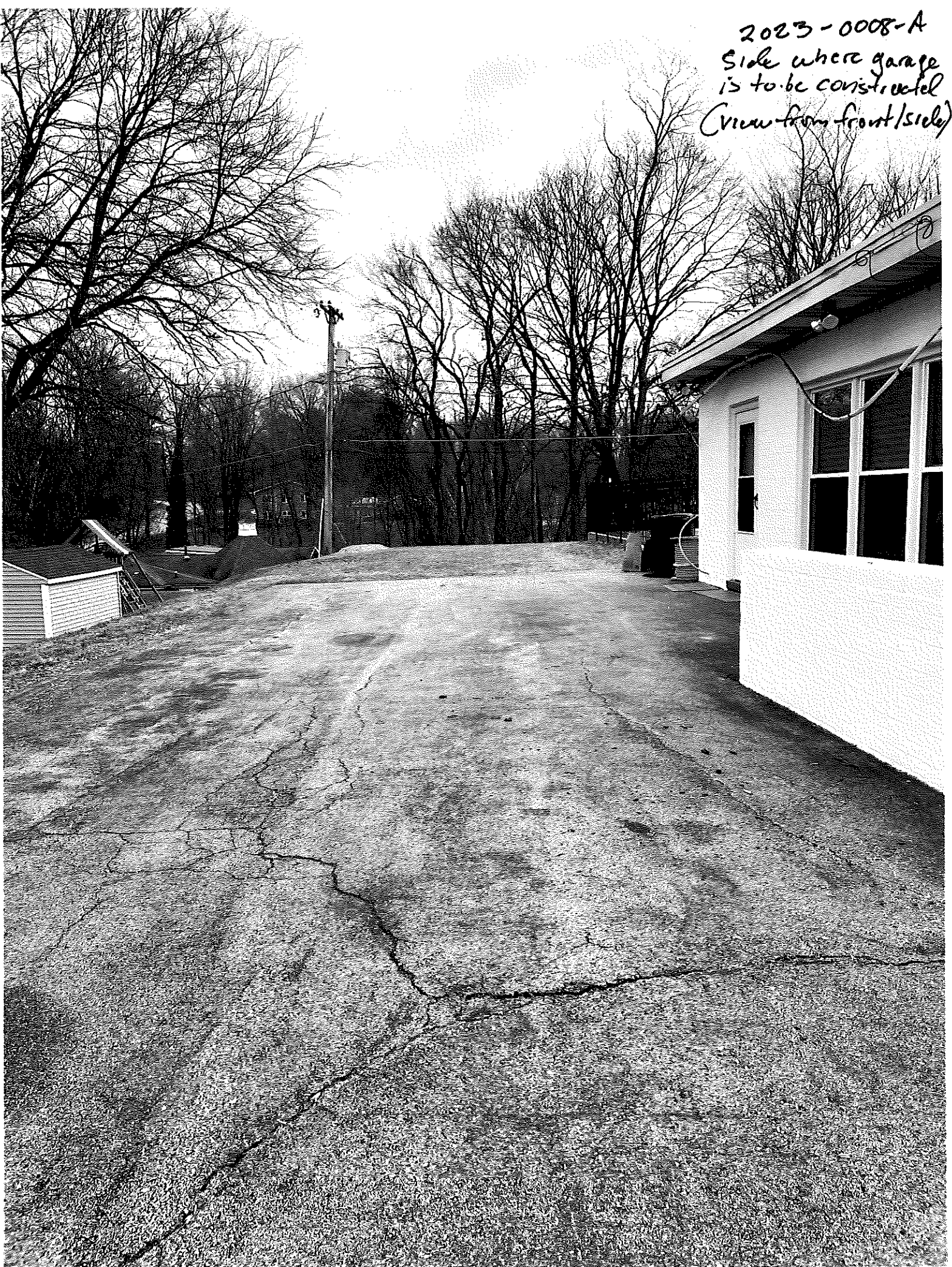
2023-0008-A
Side where garage is to
be constructed (view from rear)



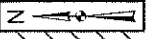
2023-0008-A
Side where garage
is to be constructed
(view from front/side)



2023-0008-A
Side where garage
is to be constructed
(view from front/side)



Baltimore County - My Neighborhood



Legend #2023-0008-A

- House Numbers
- Zoning History Cases
- Zoning
- Property
- SWM Easements since 2008
- County Boundary

1:1,128

0 45 90 180 Feet

January 19, 2023

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri, DeLorme, NAVTEQ, Swisstopo, UGC, OpenStreetMap contributors, and the GIS User Community

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 03 Account Number - 0323004590

Owner Information

Owner Name: GROSSHANDLER TERRY RANAY Use: RESIDENTIAL
GROSSHANDLER ROBERT Principal Residence: YES
Mailing Address: 8205 TAMA CT Deed Reference: /47553/ 00411
BALTIMORE MD 21208-1952

Location & Structure Information

Premises Address: 8205 TAMA CT Legal Description:
BALTIMORE 21208-1952

STEVENSON RIDGE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0068 0017 0263 3030028,04 0000 4 F 3 2023 Plat Ref: 0026/ 0005
Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1959 2,895 SF 35,283 SF 04

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
1 NO STANDARD UNITBRICK/ 5 2 full/1 half

Value Information

	Base Value	Value As of 01/01/2023	Phase-in Assessments As of 07/01/2022	As of 07/01/2023
Land:	134,000	134,000		
Improvements	319,700	470,000		
Total:	453,700	604,000	453,700	503,800
Preferential Land:	0	0		

Transfer Information

Seller: MOSKOVICH HELANE B	Date: 11/22/2022	Price: \$760,000
Type: ARMS LENGTH IMPROVED	Deed1: /47553/ 00411	Deed2:
Seller: WARANCH LARRY M	Date: 08/31/2015	Price: \$362,250
Type: NON-ARMS LENGTH OTHER	Deed1: /36597/ 00401	Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /04011/ 00580	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

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0008-A



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 8205 Tama Court Balto. MD 21208 Currently Zoned DR1
Deed Reference 47553 1 00411 10 Digit Tax Account # 03 2 3 0 0 4 5 9 0
Owner(s) Printed Name(s) Terrye and Robert Grosshandler

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.B (202.3, R. 40, 1955 regulations)
to permit a dwelling addition (attached garage) with a 13-foot side yard and 36-foot side yard sum in lieu of 20 feet and 50 feet, respectively.

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 zoning regulations of Baltimore County, to the zoning 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):

Terrye R. Grosshandler Robert J. Grosshandler
Name #1 - Type or Print Name #2 - Type or Print
Terrye R. Grosshandler [Signature]
Signature #1 Signature #2
8205 Tama Court Baltimore Maryland
Mailing Address City State
21208, 410. 978. 1160 partybyterrye@gmail.com
Zip Code Telephone #'s (Cell and Home) 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:

Terrye R. Grosshandler
Name - Type or Print
Terrye R. Grosshandler
Signature
8205 Tama Court Balto. MD
Mailing Address City State
21208, 410. 978. 1160 partybyterrye@gmail.com
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 2023 - 0008 - A Filing Date 1 / 17 / 2023 Estimated Posting Date 1 / 24 / 2023 Reviewer WJK

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: 8205 Tama Court Baltimore, Maryland 21208
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)

The addition of the garage at this residence is meant to offer safe passage for the homeowners directly from the garage into the side door of the house.

Due to physical limitations of one of the homeowners, it is not possible for him to park the car and enter through the front door, especially if conditions are icy or wet.

There is no other location on this property for the garage.

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

Terry R. Grosshandler
Signature of Owner (Affiant)

Robert J. Grosshandler
Signature of Owner (Affiant)

Terry R. Grosshandler
Name - Print or Type

Robert J. Grosshandler
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 19th day of January, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

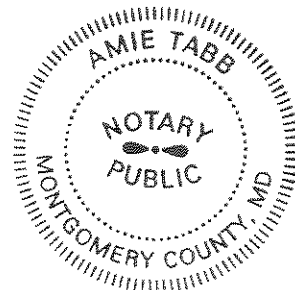
Print name(s) here: Terry R. Grosshandler Robert J. Grosshandler

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

AS WITNESS my hand and Notaries Seal

Amie Tabb
Notary Public Amie Tabb

3/01/26
My Commission Expires



ZONING DESCRIPTION

8205 Tama Court

Beginning on the east side of Tama Court, 50 feet wide, at the distance of 200 feet south of the centerline of Marcie Drive, 50 feet wide. Being Lot Number 3, Block F, Section 4 of the Stevenson Ridge Subdivision, as recorded in Plat Book 26, Folio 5. Containing .81 acres in the 3rd Election District and Second Councilmanic District. Also known as 8205 Tama Court.

2023-0008-A

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: February 2, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0008-A
Address: 8205 Tama Ct.
Legal Owner: Terrye and Robert Grosshandler

Zoning Advisory Committee Meeting of February 6, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING January 30, 2023
FORMAL OR INFORMAL RESPONSE DUE AT February 6, 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, myneighborhoodimprovment@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: 2023-0008 **Reviewer:** Mitchell Kellman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Terrye and Robert Grosshandler
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 8205 TAMA CT

Location: Property located on the East side of Tama Court, 200 feet South of Marcia Drive.

Existing Zoning: DR 1 **Area:** .81 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B02.3.B (202.3, R.40, 1955 regulations): To permit a dwelling addition (attached garage) with a 13-foot side yard and 36-foot side yard sum in lieu of 20 feet and 50 feet, respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 02/13/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0014-A **Reviewer:** Jason Seidelman

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

Type: VARIANCE

Legal Owner: Michael and Jeanne Demos

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 1913 STRINGTOWN RD

Location: Property located on the Southeast side of Stringtown Rd. (40 feet), 2625 feet Southwest of intersection with cold Bottom Rd, (20 feet)

Existing Zoning: RC 2

Area: 10.62 ACRES

Proposed Zoning:

VARIANCE:

BCZR 400.1: To permit an accessory building (garage) to be located in the front and side yards, in lieu of the required rear yard only.

BCZR 400.3: To permit an accessory building (garage) with a height of 22 feet in lieu of the required maximum height of 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0015-A **Reviewer:** Mitchell Kellman

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: All Title Services, LLC.

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 11811 CEDAR LN

Location: Property located on the Southeast side of Cedar Lane, 320 feet Northeast of the centerline of Cross Rd.

Existing Zoning: RC 5

Area: 1.3 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1A04.3.B.2.b: To extend the variance approved in Case No. 1981-0139-A to permit an addition to the existing home to be located 21 feet from the side property line in lieu of the minimum required 50 feet from the side property line. The proposed addition does not get any closer to the property line than the existing home but extends the existing setback variances in the prior case.

Attorney: Adam M. Rosenblatt

Prior Zoning Cases: 1981-0139-A

Concurrent Cases: None

Violation Cases: None

Closing Date: 02/20/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0016-A **Reviewer:** Jason Seidelman

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Stephen and Christina Pedrotty

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 710 BOSLEY RD

Location: Property located on the Northeast side of Bosley Rd., 262 feet Northeast of Warren Rd.

Existing Zoning: DR 3.5

Area: 3.38 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 and 400.3: To permit an accessory building (garage) to be located in the side yard and have height of 20 feet in lieu of the required rear yard placement and maximum height of 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 02/20/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0017-SPHA **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING, VARIANCE
Legal Owner: Brian Gallagher
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 2

Property Address: 703 ABELL RIDGE CIR

Location: Property located on the Northwest corner of West Joppa Rd. and Abell Ridge Circle.

Existing Zoning: DR 2 **Area:** 1.5207 ACRES

Proposed Zoning:

SPECIAL HEARING:

1.) BCZR 500.7: To permit an accessory building (pool house) to have full bathroom and the refreshment area to have a stove. The structure will not be used as a dwelling.

2.) To permit any such further relief as may be deemed necessary by the Administrative Law Judge.

VARIANCE:

1.) BCZR 400.3: To permit the height of a proposed accessory building (pool house) of 18 feet in lieu of the required 15 feet.

2.) BCZR 400.1: To permit the proposed accessory structure (pool house pool) and the existing accessory building (garage) not to be located in the third of the rear yard of the lot, which is farthest removed from any street and to occupy more than 50 % of any such third.

3.) To permit any such further relief as may be deemed necessary by the Administrative Law Judge.

Attorney: Not Available

Prior Zoning Cases: 2006-0464-A

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

CERTIFICATE OF POSTING

Date: 1-29-23

RE: Case Number: 2023-0008-A

Petitioner/Developer: Grosshandler

Date of Hearing/Closing: 2-13-23

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 8205 Tama Court

The signs(s) were posted on 1-29-23
(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)

~~410-343-1443~~ 443-834-8162
(Telephone Number of Sign Poster)

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2023-0008-A

TO PERMIT 1802.3 B (202.3, R.40, 1955 REGULATIONS)

TO PERMIT A DWELLING ADDITION (ATTACHED GARAGE)

WITH A 13-FOOT SIDE YARD AND 26-FOOT SIDE YARD SUN

IN LIEU OF 20 FEET AND 50 FEET, RESPECTIVELY.

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
4:30 p.m. ON 2/13/23

ADDITIONAL INFORMATION IS AVAILABLE AT
DEPT. OF PERMITS, APPROVALS AND INSPECTIONS

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW, RETURN BOTH TO 280M, RM. 104

MEETING IS HANDICAP ACCESSIBLE

ZONING NOTICE

#1

ADMINISTRATIVE VARIANCE

CASE # 2023-0008-A

TO PERMIT 1802.3.B (202.3, R.40, 1955 REGULATIONS)

TO PERMIT A DWELLING ADDITION (ATTACHED GARAGE)

WITH A 13-FOOT SIDE YARD AND 26-FOOT SIDE YARD

SUM IN LIEU OF 20 FEET AND 50 FEET, RESPECTIVELY.

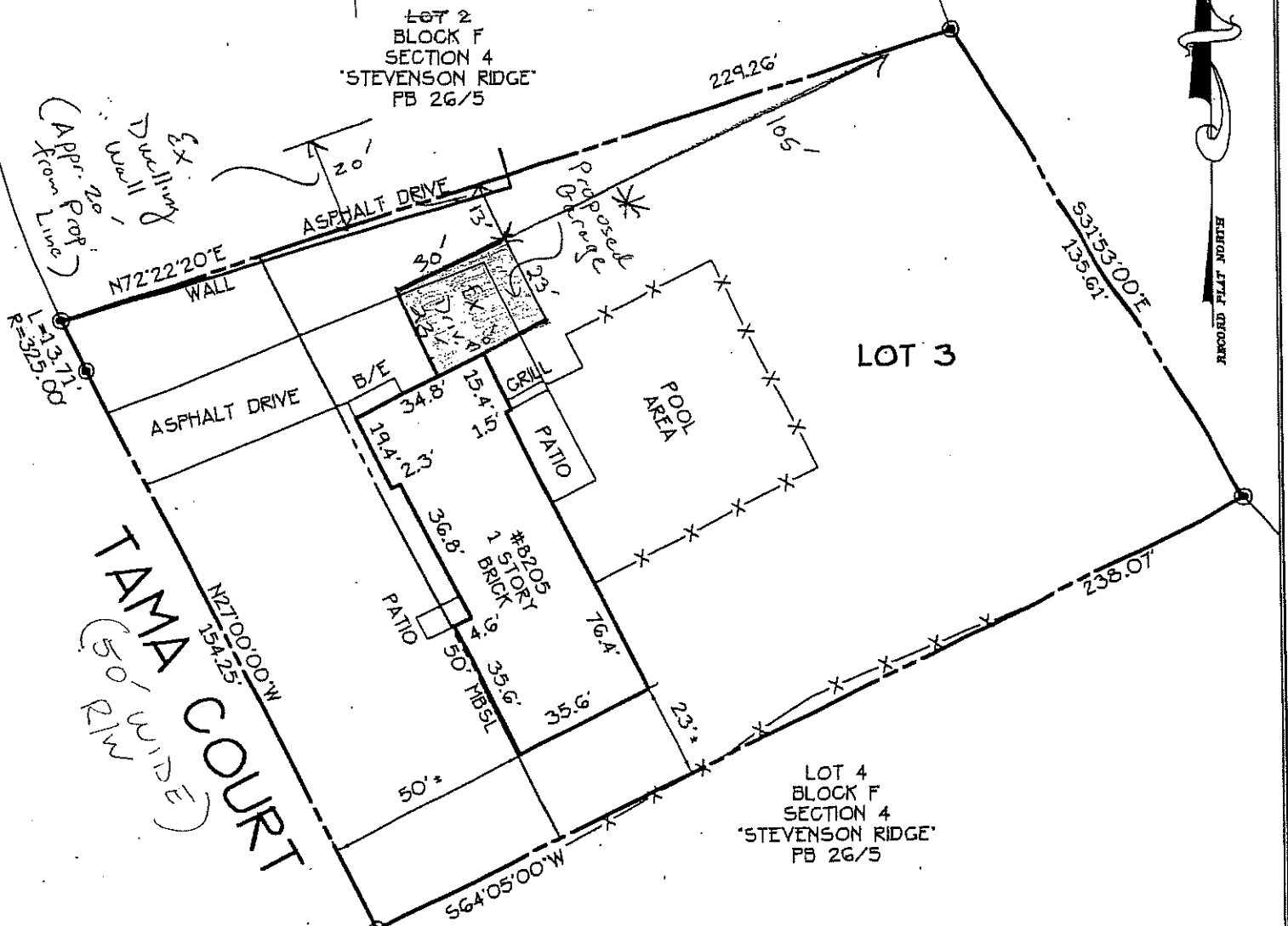
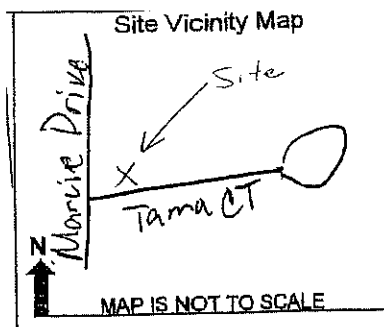
PUBLIC HEARING ?

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 2/13/23

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS, APPROVALS AND INSPECTIONS COUNTY OFFICE BUILDING,
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



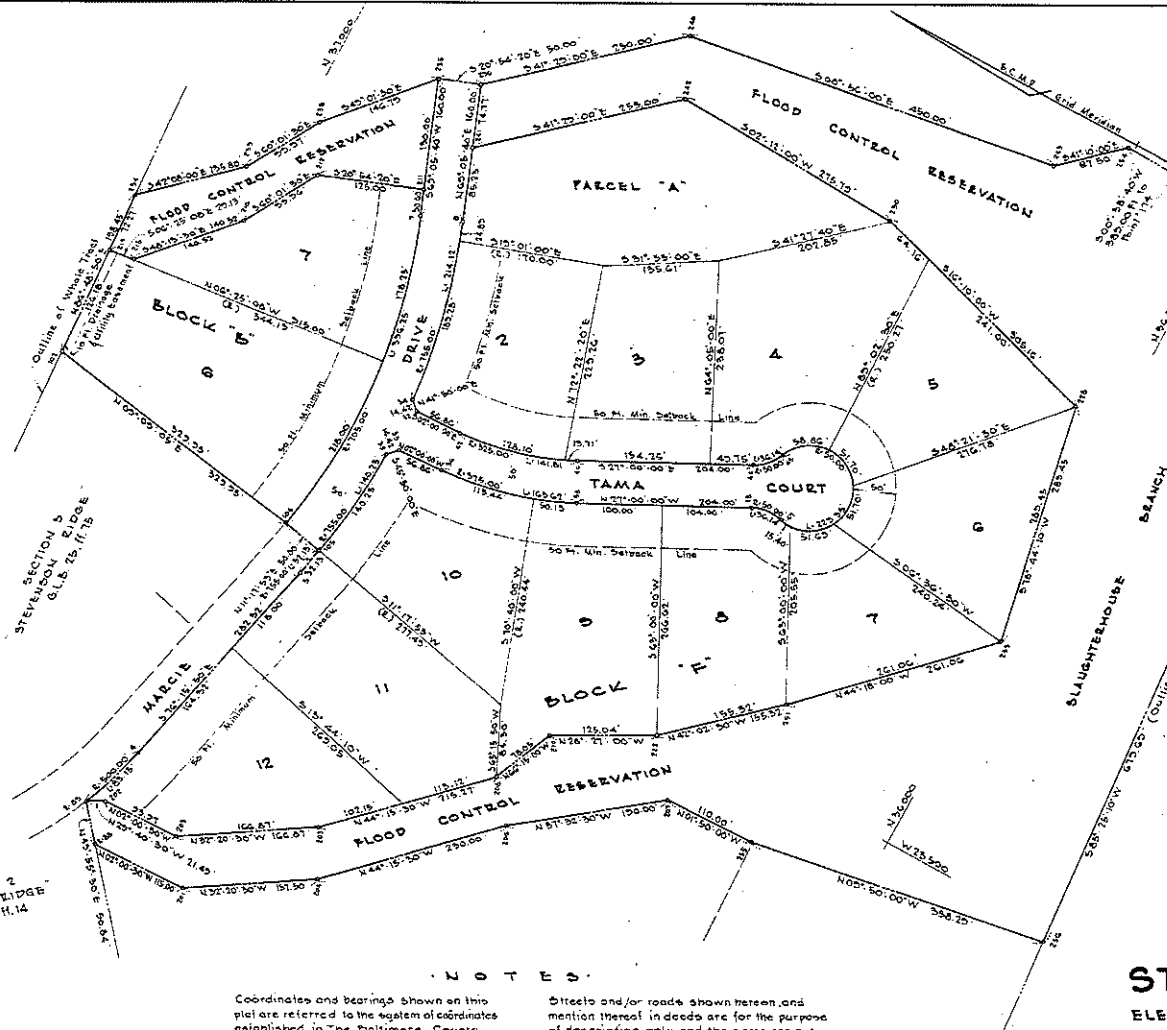
Lot Size: 35,283 sq ft or .81 Ac.
 Zoning: DR1 (Map # 068C2)
 Election District 3
 Councilmanic District 2
 1" = 40'

There is no Zoning History on the Property.
 The Property is not historic.
 The Property is not within a flood hazard area.
 The Property is not within the CBCA.
 Utilities are Public (Water & Sewer).

Zoning Hearing Plan for Variance ☒ for Special Hearing _____ Mark Type Requested with (X)
 Address 8205 Tama Court Owners(s) Name(s) Terryl & Robert Grosshandler
 Subdivision Name Stevenson Ridge Lot # 3 Block # 7 Section # 4
 Plat Book # 26 Folio # 5 10 Digit Tax # 0323004590 Deed Reference # 04011/00580

Zoning Review | County Office Building
111 West Chesapeake Avenue, Room 124 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048
www.baltimorecountymd.gov

Printed on recycled paper containing 30 percent post-consumer material



CURVE DATA						
FROM	TO	RADIUS	ARC	Δ	T.O.	CHORD
5	105	755.00	32.13	02° 12' 17"	10.07	577° 28' 58" E 32.12
8	232	755.00	24.85	01° 53' 20"	12.45	570° 02' 20" W 24.85
34	8	755.00	214.12	10° 14' 58"	107.73	577° 15' 00" E 215.41
36	38	275.00	103.05	25° 00' 00"	83.14	570° 00' 00" E 102.39
40	42	275.00	141.81	25° 00' 00"	72.05	570° 00' 00" W 140.00
45	44	50.00	36.14	41° 24' 34"	18.00	414° 42' 17" W 35.36
47	45	50.00	222.55	267° 42' 08"	18.00	577° 17' 45" E 35.36
48	47	50.00	36.14	41° 24' 34"	18.00	577° 17' 45" E 35.36
88	4	500.00	83.68	05° 31' 40"	41.07	85° 30' 00" E 83.05
104	7	705.00	292.25	37° 12' 15"	705.51	85° 11' 46.5" E 301.06
105	55	755.00	140.25	10° 35' 31"	70.82	01° 22' 5" E 140.05

COORDINATES								
No.	WEST	NORTH	No.	WEST	NORTH			
4	23 024.61	36 816.39	11	23 031.70	36 836.81			
5	23 550.57	36 781.25	12	23 134.30	36 859.58			
7	23 110.79	36 826.11	14	23 530.05	37 126.09			
8	23 011.80	36 770.40	15	23 827.60	37 097.14			
32	23 575.02	36 721.46	16	23 222.80	37 005.52			
33	23 560.50	36 710.70	18	23 078.08	36 636.56			
34	23 510.00	36 702.15	22	23 515.13	36 755.57			
35	23 570.04	36 705.75	23	23 500.70	36 535.51			
36	23 567.61	36 662.88	27	23 410.72	36 175.55			
38	23 575.06	36 505.72	28	23 548.07	36 045.02			
40	23 282.41	36 578.42	73	23 250.41	35 556.47			
42	23 517.64	36 664.02	74	23 863.05	36 345.01			
44	23 180.80	36 346.65	75	23 073.86	36 770.10			
45	23 125.05	36 312.86	78	23 125.28	36 770.00			
47	23 236.47	36 288.81	86	23 042.41	36 811.05			
48	23 134.55	36 253.58	201	23 588.44	36 607.02			
88	23 505.57	36 844.68	704	23 854.10	36 565.05			
102	23 456.04	36 115.00	206	23 659.01	36 800.23			
105	23 510.21	36 744.38	207	23 571.00	36 248.58			
104	23 507.41	36 735.36	230	23 192.70	35 800.58			
202	23 857.03	36 876.01	234	23 158.70	35 180.00			
203	23 880.64	36 792.10	235	23 237.10	35 180.00			
205	23 800.57	36 591.11	236	23 237.10	35 180.00			
208	23 550.13	36 436.34	237	23 237.10	35 180.00			
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