



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 8, 2023

Michael Demos – michael@victory-360.com
Jeanne Demos
1913 Stringtown Road
Sparks, MD 21152

RE: Petition for Variance
Case No. 2023-0014-A
Property: 1913 Stringtown 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:dlm
Enclosure

c: Bruce E. Doak – bdoak@bruceedoakconsulting.com

IN RE: PETITION FOR VARIANCE
(1913 Stringtown Road)
5th Election District
3rd Council District
Michael and Jeanne Demos

Legal Owners

Petitioners

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BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS OF
BALTIMORE COUNTY
CASE NO. 2023-0014-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 the Petitioners, Michael and Jeanne Demos for property located at 1913 Stringtown Road. The Petitioners are requesting variance relief from the Baltimore County Zoning Regulations (“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; and from the Baltimore County Zoning Regulations (“BCZR”) § 400.3: To permit an accessory building (garage) with a height of 22 ft. in lieu of the required maximum height of 15 ft.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. A Substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”). They did not oppose the requested relief, subject to proposed conditions, which will be incorporated into the Order.

The Petitioner, Michael Demos appeared at the hearing. Bruce E. Doak of Bruce E. Doak Consulting, LLC also appeared and assisted the Petitioners. The site plan he prepared and sealed was marked and accepted into evidence as Petitioners’ Exhibit 1. The adjoining neighbor, Brett Bernard, also attended and voiced his support for the variance relief.

Mr. Doak proffered the following facts. The property is approximately 10.62 acres ± and is zoned RC 2. It is irregularly shaped and approximately 75% of the site is encumbered by flood

plain, and forest conservation and forest buffer easements. Most of the site also has steep topography. There is a large single family home with attached garage on the site, as well as well and septic and a patio. These structures occupy most of the buildable area on the site. The proposed garage will be built into the bank on the right front side of the house. It will be used to store the Demos family vehicles and lawn maintenance equipment and tools. Mr. Demos acknowledged that the garage cannot be used as living space or for commercial activities.

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).

As explained above, the site is unique in a zoning sense due to its steep topography, irregular shape, and extensive environmental constraints. These unique features dictate that the proposed garage can only be located on the right, front side of the dwelling. The Petitioners would suffer practical difficulty if the variances were denied because they would be unable to build the garage they need for vehicle and equipment storage. The additional height will provide storage and will also allow the pitch of the roof to be compatible with that of the dwelling. I find that the variances are within the spirit and intent of the zoning regulations and that they will not harm the public health, safety or welfare.

THEREFORE, IT IS ORDERED, this 8th day of **March** 2023, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to 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 and from the Baltimore County Zoning Regulations (“BCZR”) § 400.3: To permit an

accessory building (garage) with a height of 22 ft. in lieu of the required maximum height of 15 ft.

are hereby **GRANTED**.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are 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, Petitioners would be required to return the subject property to its original condition.
- Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, living area, or kitchen facilities.
- There shall be no second utility meter(s).
- The proposed garage shall not be used for commercial purposes.

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



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 1913 STRINGTOWN ROAD which is presently zoned RC2
 Deed References: 40809/24 10 Digit Tax Account # 0508000375
 Property Owner(s) Printed Name(s) MICHAEL DEMOS & JEANNE DEMOS

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a Variance from Section(s)

SEE ATTACHED PAGE

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 THE HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded 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:

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

Attorney for Petitioner:

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

Legal Owners (Petitioners):

MICHAEL DEMOS & JEANNE DEMOS
 Name #1 - Type or Print _____ Name #2 - Type or Print _____
 Signature #1 _____ Signature #2 _____
1913 STRINGTOWN ROAD SPARKS MD
 Mailing Address _____ City _____ State _____
21152 1 443-289-0257 1
 Zip Code _____ Telephone # _____ Email Address _____
MICHAEL@VICTORY-360.COM

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC
 Name - Type or Print _____
 Signature _____
3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
 Mailing Address _____ City _____ State _____
21053 1 410-419-9906 1
 Zip Code _____ Telephone # _____ Email Address _____
BDOAK@BRUCEDOAKCONSULTING.COM

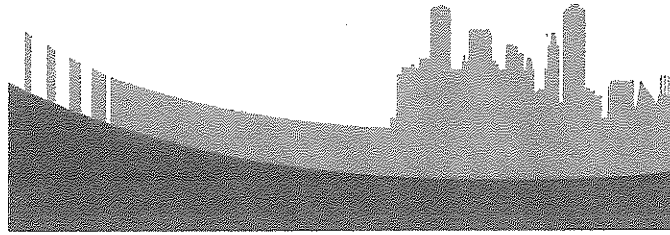
CASE NUMBER 2073-0014-A Filing Date 1/23/23 Do Not Schedule Dates: _____ Reviewer JS

Zoning Hearing Petitions Being Requested

Variance to permit an accessory structure (garage) to be located in the front and side yards per Section 400.1 BCZR

Variance to permit an accessory structure (garage) with a height of 22 feet in lieu of the required maximum height of 15 feet per Section 400.3 BCZR

2023-0014-A



Zoning Description

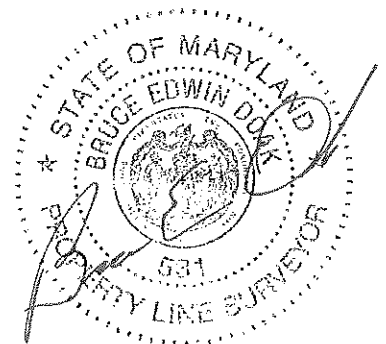
1913 Stringtown Road- 10.623 Acre Parcel
Fifth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point on the south side of Stringtown Road, approximately 2,646 feet westerly of the centerline of Yeoho Road, thence leaving said road and running with and binding on the outlines of the subject property, the ten following courses and distances, viz 1) South 17 degrees 22 minutes 57 seconds East 222.17 feet, 2) North 86 degrees 28 minutes 18 seconds East 196.46 feet, 3) South 05 degrees 12 minutes 35 seconds East 414.39 feet, 4) South 61 degrees 44 minutes 51 seconds West 261.82 feet, 5) South 70 degrees 59 minutes 20 seconds West 100.91 feet, 6) South 35 degrees 58 minutes 56 seconds West 244.45 feet, 7) North 29 degrees 06 minutes 05 seconds West 430.36 feet, 8) North 63 degrees 16 minutes 55 seconds East 44.70 feet, 9) North 45 degrees 22 minutes 49 seconds West 244.06 feet and 10) North 21 degrees 11 minutes 21 seconds West 174.85 feet to the south side of Stringtown Road, thence running on the south side of said road and continuing to run and bind on the outlines of the subject property, the three following courses and distances, viz. 11) North 69 degrees 49 minutes 00 seconds East 227.51 feet, 12) North 67 degrees 15 minutes 47 seconds East 200.00 feet and 13) North 65 degrees 18 minutes 09 seconds East 161.12 feet to the point of beginning.

Containing 10.623 acres of land, more or less.

This description is part of a zoning petition and is not intended for any conveyance purposes.

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com



2073-0014-A



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 1913 STINGTOWN ROAD which is presently zoned RC2
 Deed References: 90809/29 10 Digit Tax Account # 0508000375
 Property Owner(s) Printed Name(s) MICHAEL DEMOS & JEANNE DEMOS

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

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3. X a Variance from Section(s)

SEE ATTACHED PAGE

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TO BE PRESENTED AT THE HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded 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:

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

Attorney for Petitioner:

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

Legal Owners (Petitioners):

MICHAEL DEMOS JEANNE DEMOS
 Name #1 - Type or Print Name #2 - Type or Print
[Signature] [Signature]
 Signature #1 Signature #2
1913 STINGTOWN ROAD SPARKS MD
 Mailing Address City State
21152 443-289-0257 MICHAEL@VICTORY-360.COM
 Zip Code Telephone # Email Address

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC
 Name - Type or Print
[Signature]
 Signature
3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
 Mailing Address City State
21053 410-419-4906 BDOAK@BRUCEDOAKCONSULTING.COM
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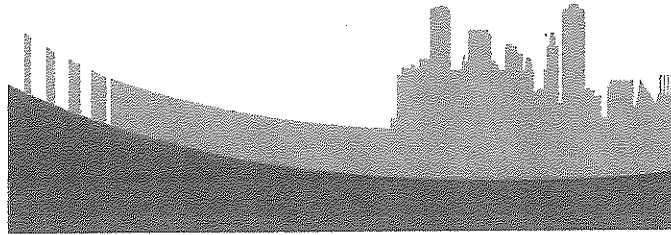
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Variance to permit an accessory structure (garage) to be located in the front and side yards per Section 400.1 BCZR

Variance to permit an accessory structure (garage) with a height of 22 feet in lieu of the required maximum height of 15 feet per Section 400.3 BCZR

2023-0014-A



Zoning Description

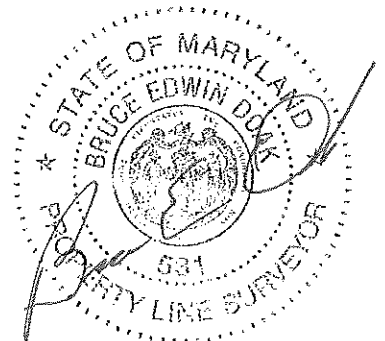
**1913 Stringtown Road- 10.623 Acre Parcel
Fifth Election District Third Councilmanic District
Baltimore County, Maryland**

Beginning at a point on the south side of Stringtown Road, approximately 2,646 feet westerly of the centerline of Yeoho Road, thence leaving said road and running with and binding on the outlines of the subject property, the ten following courses and distances, viz 1) South 17 degrees 22 minutes 57 seconds East 222.17 feet, 2) North 86 degrees 28 minutes 18 seconds East 196.46 feet, 3) South 05 degrees 12 minutes 35 seconds East 414.39 feet, 4) South 61 degrees 44 minutes 51 seconds West 261.82 feet, 5) South 70 degrees 59 minutes 20 seconds West 100.91 feet, 6) South 35 degrees 58 minutes 56 seconds West 244.45 feet, 7) North 29 degrees 06 minutes 05 seconds West 430.36 feet, 8) North 63 degrees 16 minutes 55 seconds East 44.70 feet, 9) North 45 degrees 22 minutes 49 seconds West 244.06 feet and 10) North 21 degrees 11 minutes 21 seconds West 174.85 feet to the south side of Stringtown Road, thence running on the south side of said road and continuing to run and bind on the outlines of the subject property, the three following courses and distances, viz. 11) North 69 degrees 49 minutes 00 seconds East 227.51 feet, 12) North 67 degrees 15 minutes 47 seconds East 200.00 feet and 13) North 65 degrees 18 minutes 09 seconds East 161.12 feet to the point of beginning.

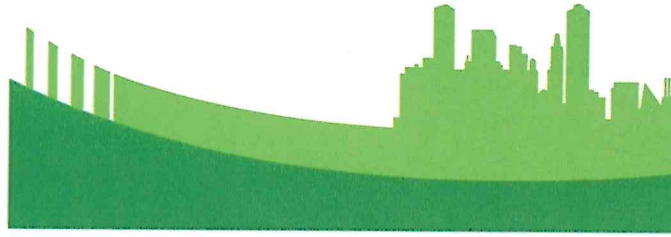
Containing 10.623 acres of land, more or less.

This description is part of a zoning petition and is not intended for any conveyance purposes.

**Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com**



2073-0014-A



CERTIFICATE OF POSTING

February 15, 2023

_____ amended for second inspection

Re:

Zoning Case No. 2023-0014-A

Legal Owner: Michael & Jeanne Demos

Hearing date: March 8, 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 **1913 Stringtown Road**.

The signs were initially posted on **February 14, 2023**.

The subject property was also inspected on _____.

Sincerely,

A handwritten signature in blue ink that reads "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

CASE NO. 2023-0014-A

1913 Stringtown Road

**THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY,
BY AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING ON
THE PROPERTY IDENTIFIED.**

DATE & TIME: WEDNESDAY MARCH 8, 2023 11:00AM

**FOR INFORMATION ON HOW TO PARTICIPATE IN THE
HEARINGS**

**PLEASE GO TO [WWW.BALTIMORECOUNTYMD.GOV/
ADMINHEARINGS](http://WWW.BALTIMORECOUNTYMD.GOV/ADMINHEARINGS).**

**YOU WILL BE ASKED TO PROVIDE YOUR CONTACT
INFORMATION**

**AND THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO
CALL 410-887-3868, EXT. 0.**

**VARIANCE TO PERMIT AN ACCESSORY
STRUCTURE (GARAGE) TO BE LOCATED IN THE
FRONT AND SIDE YARDS. TO PERMIT AN
ACCESSORY STRUCTURE (GARAGE) WITH A
HEIGHT OF 22 FEET IN LIEU OF THE REQUIRED
MAXIMUM HEIGHT OF 15 FEET.**

ZONING NOTICE

CASE NO. 2023-0014-A

1913 Stringtown Road

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MAXIMUM HEIGHT OF 15 FEET.**

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 1/30/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0014-A

INFORMATION:

Property Address: 1913 Stringtown Road
Petitioner: Michael and Jeanne Demos
Zoning: RC 2
Requested Action: Variance

The Department of Planning has reviewed the petition for a Variance to permit:

1. An accessory structure (garage) to be located in the front and side yards per Section 400.1 BCZR; and
2. An accessory structure (garage) with a height of 22 feet in lieu of the required maximum height of 15 feet per Section 400.3 BCZR.

The property is situated on 10.6 acres of land along Stringtown Road in an RC 2 zone. There are rural residential, forest conservation, and agricultural uses nearby.

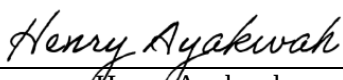
The Department of Planning has no objections to the requested relief with the following conditions:

1. The accessory building cannot be converted into a dwelling or used for commercial or industrial purposes.

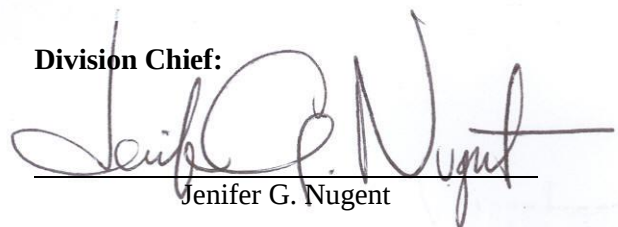
It should also be noted that a request for zoning relief must include an explanation of the practical hardship and difficulty that necessitated the request, as this is part of the standard by which reviewing agencies evaluate petitions. This information should be included in the petition for zoning hearing.

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: Bruce Doak
Joseph Wiley
Megan Benjamin
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: February 2, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0014-A
Address: 1913 Stringtown Rd.
Legal Owner: Michael and Jeanne Demos

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

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
1913 Stringtown Road; SE/S of Stringtown Rd, *
2625; SW of intersection of Cold Bottom Rd * OF ADMINISTRATIVE
5th Election & 3rd Councilmanic Districts *
Legal Owner(s): Michael & Jeanne Demos * HEARINGS FOR
Petitioner(s) *
* BALTIMORE COUNTY
*
* 2023-014-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman/rmw
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio/rmw
CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Suite 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of January, 2023, a copy of the foregoing Entry of Appearance was emailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, BDoak@BruceEDoakConsulting.com, Representative for Petitioner(s).

Peter Max Zimmerman/rmw
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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:

Real Property Data Search ()

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: AGRICULTURAL TRANSFER TAX		
Account Identifier: District - 05 Account Number - 0508000375		
Owner Information		
Owner Name:	DEMOS MICHAEL DEMOS JEANNE	Use: AGRICULTURAL Principal Residence: YES
Mailing Address:	19303 STRINGTOWN ROAD SPARKS MD 21152-9410	Deed Reference: /40804/ 00024
Location & Structure Information		
Premises Address:	1913 STRINGTOWN RD SPARKS 21152-9410	Legal Description: IMP MS 10.623 AC 1913 STRINGTOWN RD SS 2700 FT W OF YEOHO RD
Map:	Grid:	Parcel:
0027	0015	0047
Neighborhood:	Subdivision:	Section:
5050006.04	0000	
Block:	Lot:	Assessment Year:
	1	2023
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1934	3,158 SF	10.6230 AC
County Use	05	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
FRAME/4	3 full/ 1 half	1 Attached
Last Notice of Major Improvements	2016	
Value Information		
	Base Value	Value
		As of
		01/01/2023
Land:	98,100	102,600
Improvements	334,000	442,900
Total:	432,100	545,500
Preferential Land:	3,600	3,600
		432,100
		469,900
Transfer Information		
Seller: DEMOS MICHAEL	Date: 10/23/2018	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /40804/ 00024	Deed2:
Seller: SCHNEIDER EDNA M	Date: 05/19/2016	Price: \$375,000
Type: ARMS LENGTH IMPROVED	Deed1: /37530/ 00376	Deed2:
Seller: HAMPTON JOHN	Date: 09/08/1999	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /14011/ 00538	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:	AGRICULTURAL TRANSFER TAX	
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application Date:		

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

No. 219064

Date: 1/23/23

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS	Acct	Amount
				Source/	Rev/					
001	806	0000		6150						\$ 75.00
Total:										\$ 75.00

Rec From: DEMOS / BRUCE DOAK

For: 2023-0014-A

1913 STRIKETOWN ROAD

(JS 23-0045)

DISTRIBUTION

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

GOLD - ACCOUNTING

CASHIER'S
VALIDATION

BRUCE E DOAK 12-12
BRUCE E DOAK CONSULTING
3801 BAKER SCHOOLHOUSE RD
FREELAND, MD 21053-9738

2946

15-3/540
429

1/19/23

Date

Pay to the
Order of BALTIMORE COUNTY MARYLAND

\$ 75.00

SEVENTY FIVE AND 00/100

Dollars



Photo
Safe
Deposit®
Details on back



PNC Bank, N.A. 040

For DEMOS ZONING FEE

BE O

MP

2000001122

027B2

2300007179

0514010050

0507058490

2000001121

1926-A

1928

2001-0018-A
2004-0499-A

0512040160

2004

STRINGTOWN RD

Lot # 2

2500015285
1907

1901

0508065460

NW 24-E RC 2

8 CD

2007

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

Pt. Bk./Folio # MP15053

PAI # 050339

Lot # 1

0508000375

PAI # 050339

PAI # 050339

2001
0512020025

0503023300

027B3

2000010488

0516090070

2011

1700012424

2009

0508000376

PAI # 050274

Pt. Bk./Folio # MP01109

2400002234

PAI # 050274

Lot # 1

PAI # 050274

PAI # 050274

15650

PAI # 050340

Pt. Bk./Folio # MP15054

PAI # 050340

0511057050

0511057075

GENERAL SITE INFORMATION

- Ownership: Michael Demos & Jeanne Demos
1913 Stringtown Road Sparks, MD 21152
- Address: 1913 Stringtown Road Sparks, MD 21152
- Deed references: JLE 40804/ 24
- Area: 10.623 acres (per deed & SDAT)
- Tax Map / Parcel / Tax account #: 27 / 47 / 05-08-000375
- Election District: 5 Councilmanic District: 3
ADC Map: GIS tile: 027B3 Position sheet: 95NW19
Census tract: 405000 Census block: 24005405000
Schools: Sparks ES Hereford MS Hereford HS
- The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 027B3 and the information provided by Baltimore County on the internet.
- Improvements: Single family dwelling & parking area. The existing dwelling and parking area will remain.

OFFICE OF ZONING

Zoning: R.C. 2 There are no previous zoning cases on the subject parcel.

Parking Calculations

Required parking spaces: 2
(2 parking spaces per single family dwelling per section 409.6A.1 BCZR)
Parking spaces provided on site: 2+

R.C. 2 Setbacks for Residential Buildings

Front: 75 feet from the centerline of the road
Side: 35 feet from the property line
Rear: 35 feet from the property line

R.C. 2 setback for accessory structures: 2.5 feet

ENVIRONMENTAL IMPACT

Watershed: Loch Raven Reservoir URDL land type: 1

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

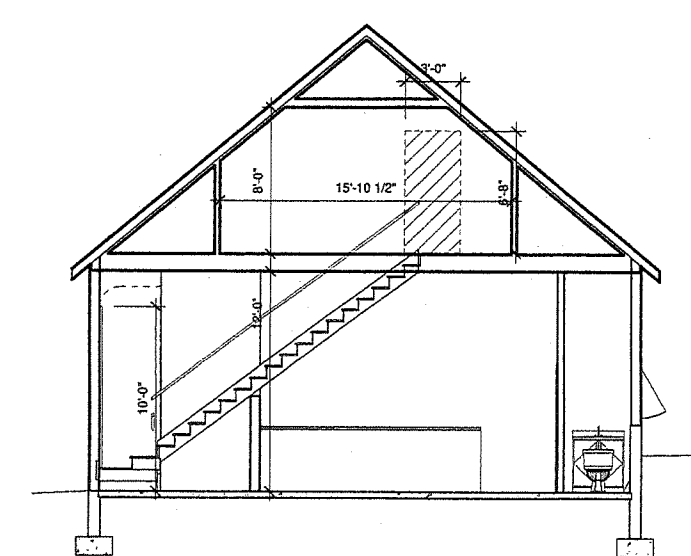
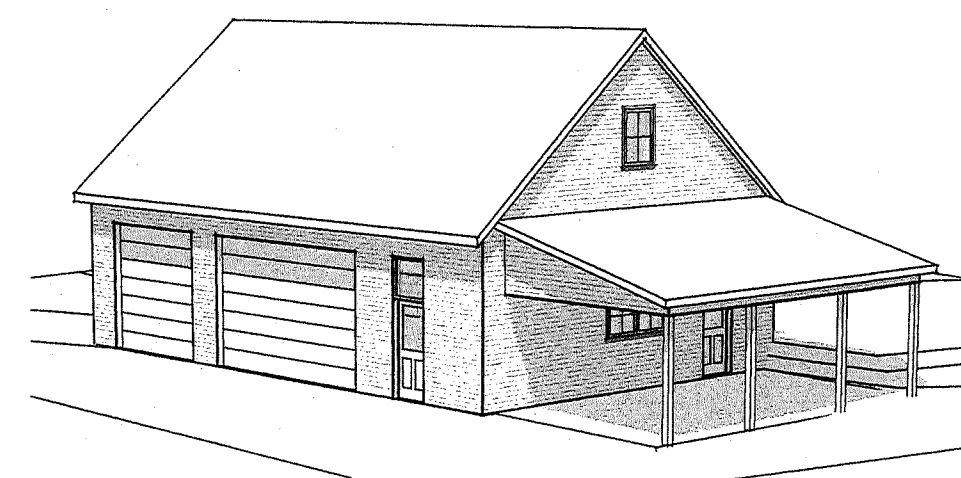
OFFICE OF PLANNING

Regional Planning District: Prettyboy District Code: 302

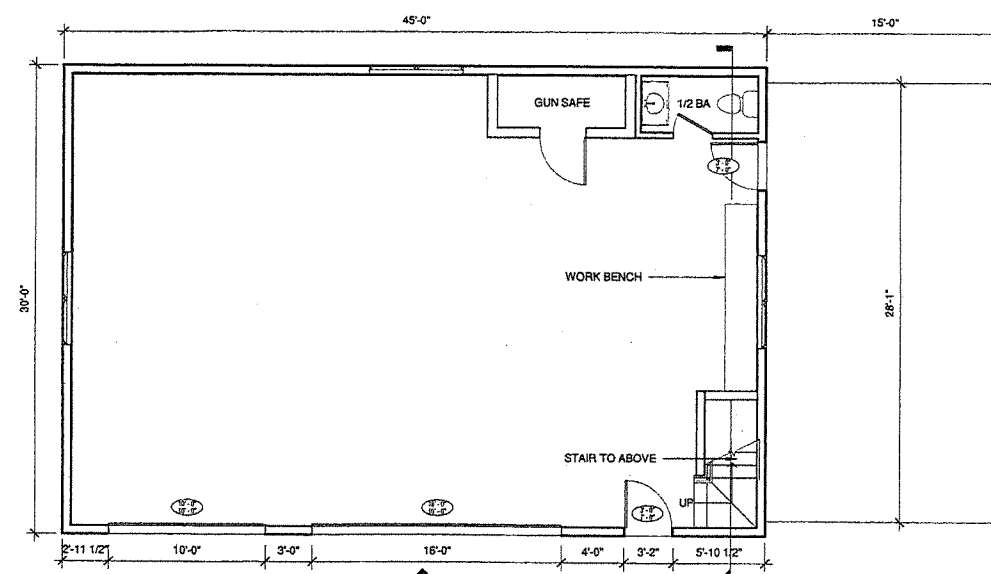
- The subject dwelling is not historic. The subject property is not in a historic district.
- Growth Tier: 4

PROPOSED DEVELOPMENT

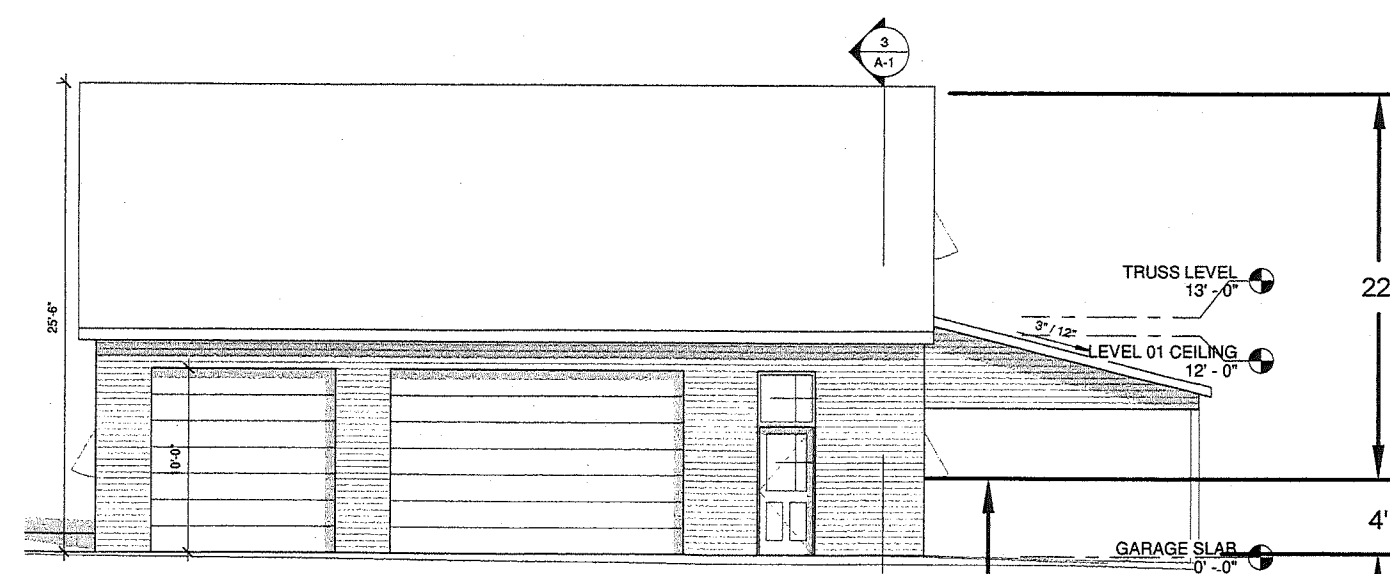
To construct a detached garage for residential use



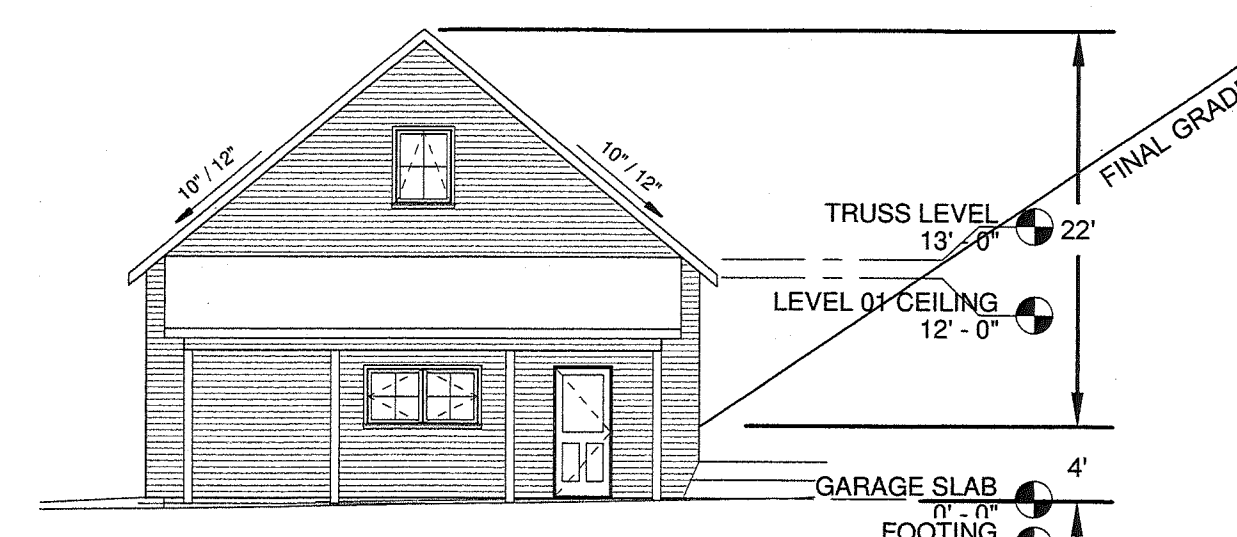
SECTION



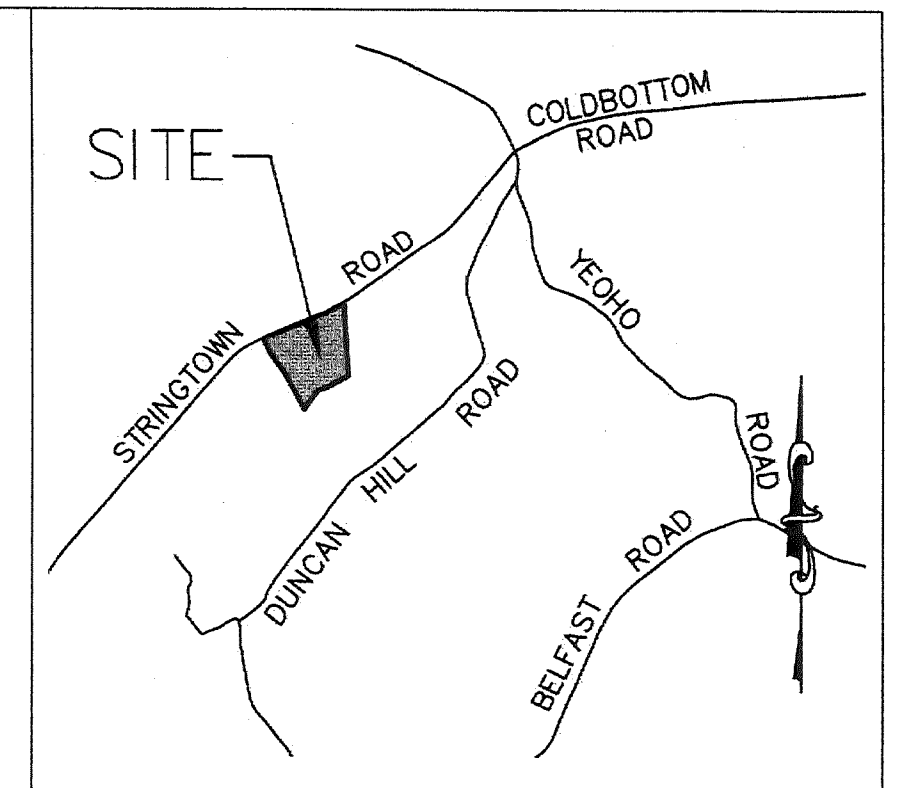
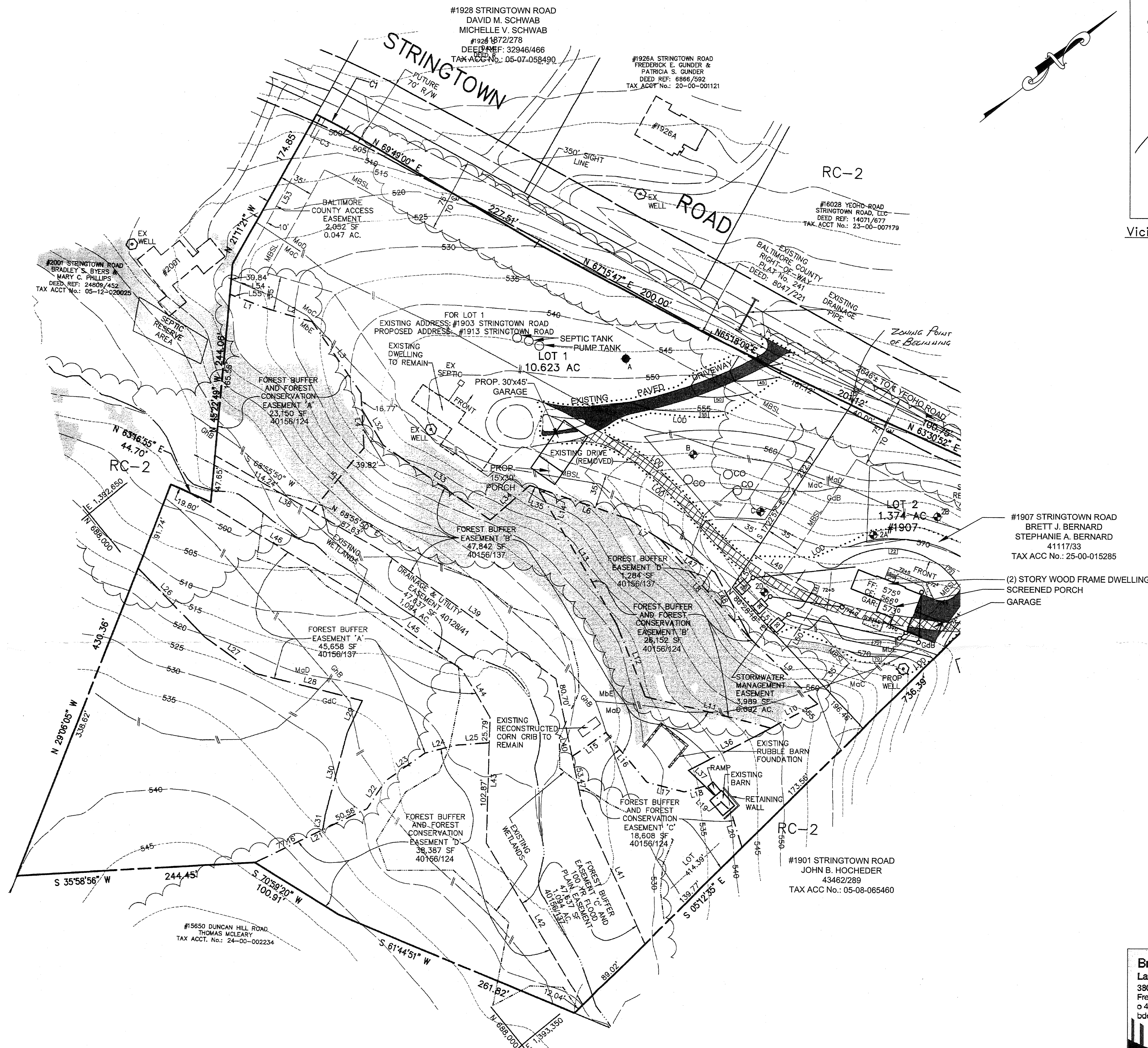
FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



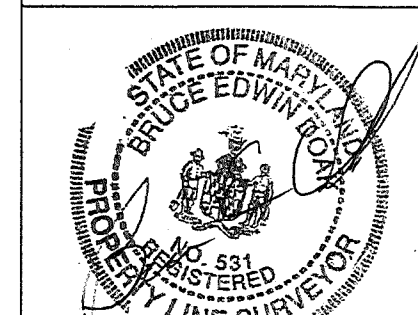
Vicinity Map - Scale: 1" = 1000'

2023-0014-A

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



PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#1913 STRINGTOWN ROAD
BALTIMORE COUNTY, MARYLAND
5th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT



Date: 1/18/2023
Scale: 1"= 60'

2000001122

2300007179

027B2

0514010050

0507058490

2000001121

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2004-0499-A

0512040160

2004

1926-A

1928

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0511057050