



JOHN A. OLSZEWSKI, JR.
County Executive

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

February 27, 2023

Stephen and Christina Pedrotty – pedrottydc@verizon.net
710 Bosley Road
Cockeysville, MD 21030

RE: Petition for Administrative Variance
Case No. 2023-0016-A
Property: 710 Bosley Road

Dear Mr. and Mrs. Pedrotty:

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 "Maureen E. Murphy".

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw

Enclosure

c: Maureen Copeland – chesapeakeedesignco@gmail.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(710 Bosley Road)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Stephen & Christina Pedrotty	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0016-A
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Stephen and Christina Pedrotty (“Petitioners”) for the property located at 710 Bosley Road, Cockeysville, Maryland (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §§400.1 and 400.3 to permit an accessory building (garage) to be located in the side yard and have height of 20 ft in lieu of the required rear yard placement and maximum height of 15 ft.

The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioners’ Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A-2C). There were no adverse ZAC comments contained in the case file from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on February 5, 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 that comply with the requirements of §307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners. I find that 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.

Although the Department of Planning did not make any recommendations related to the detached garage, I will impose conditions that the detached garage shall not be converted into a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and will not have separate electric or utility connections, or used for commercial purposes.

Pursuant to the posting of the Property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

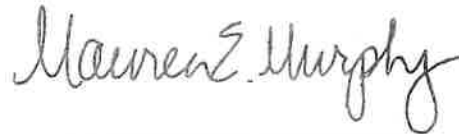
THEREFORE, IT IS ORDERED, this 27th day of **February, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), §§400.1 and 400.3 to permit an accessory building (garage) to be located in the side yard and have height of 20 ft in lieu of the required rear yard placement and maximum height of 15 ft be, and they are hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. 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.

2. Petitioners and subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The detached garage shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities.
3. The detached garage shall not have a separate utility or electric connection and shall connect all electrical to the home.
4. The detached garage shall not be used for commercial or industrial purposes.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

A handwritten signature in cursive script that reads "Maureen E. Murphy".

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING
To be filed with the Department of Permits, Approvals and Inspections

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

Address 710 Bosley Road Currently zoned DR 3.5
Deed Reference 39723/00361 10 Digit Tax Account # 0807015225
Owner(s) Printed Name(s) Stephen and Christina Pedrotty

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. **X** ADMINISTRATIVE VARIANCE from Section(s)

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

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Stephen Pedrotty / Christina Pedrotty

Name #1 – Type or Print / Name #2 – Type or Print

Stephen Pedrotty / Christina Pedrotty

Signature #1 / Signature #2

710 Bosley Road, Cockeysville MD

Mailing Address / City / State

21030 / / pedrottydc@verizon.net

Zip Code / Telephone # / Email Address

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

Name- Type or Print

Signature

Mailing Address / City / State

Zip Code / Telephone # / Email Address

Representative to be contacted:

Maureen Copeland

Name – Type or Print

Maureen Copeland

Signature

603 East Court, Westminster, MD

Mailing Address / City / State

21157 / 717-599-9590 / chesapeakeesignco@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 2023-0016-A

Filing Date 1/25/23

Estimated Posting Date 2/5/23

Reviewer ASJS

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

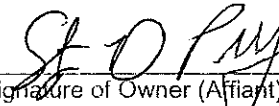
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in 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.

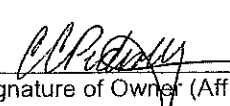
Address: 710 Bosley Rd Hunt Valley MD 21030
Print or Type Address of property City State Zip Code

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)

See attached statement

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


Signature of Owner (Affiant)
Stephen D Pedrotty
Name- Print or Type


Signature of Owner (Affiant)
Christina C Pedrotty
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

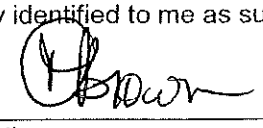
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of January 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Stephen D Pedrotty Christina C Pedrotty

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

AS WITNESS my hand and Notaries Seal


Notary Public

My Commission Expires

NATEISHA ATREEN BROWN
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

My Commission Expires Feb. 01, 2026

Feb-01-2026

REV. 5/5/2016

710 Bosley Road Variance Request
Deed Reference: 39723/00361
Tax Account: 0807015225

We are seeking a variance for the placement and height of a garage due to both the practical difficulty and out of a specific hardship to stay within the confines of the building code. We are requesting the garage to be located to the side of the existing residence and to be 20' in lieu of the 15' regulated height.

Due to multiple windows on the side of the existing dwelling, the garage cannot be connected to the main house. We plan for a distance in excess of 10' between the garage and residence to preserve access to the back yard as well as preserving light to the main house. Finally, building the garage geographically behind the house would not be possible due to an existing swimming pool immediately followed by a 7+ foot ground sheer drop off.

Our family is presented with a specific hardship due to our son's traumatic brain injury which has left him unable to walk unaided. Our home is his full-time residence. Unfavorable weather in Maryland necessitates a covered walk way and assures his safety. The proposed footprint and location best suites our ability to help him to and from the car safely and affordably. Moreover, in keeping with the esthetics of this 1872 farmhouse, the garage proportions (including height) have been considered. Fortunately, our more than 3-acre property allows for the placement and height without obstructing or devaluing any neighboring property.

Thank you for your consideration,
Stephen and Christina Pedrotty

2023-0016-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 710 Bosley Road Currently zoned DR 3.5
Deed Reference 39723/00361 10 Digit Tax Account # 0807015225
Owner(s) Printed Name(s) Stephen and Christina Pedrotty

(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)

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

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

If we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Stephen Pedrotty / Christina Pedrotty

Name #1 – Type or Print / Name #2 – Type or Print

Stephen Pedrotty / Christina Pedrotty
Signature #1 / Signature #2

710 Bosley Road, Cockeysville MD

Mailing Address / City / State

21030

Zip Code / Telephone # / Email Address

pedrottydc@verizon.net

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

Name- Type or Print

Signature

Mailing Address / City / State

Zip Code / Telephone # / Email Address

Representative to be contacted:

Maureen Copeland

Name – Type or Print

Maureen Copeland
Signature
608 East Court, Westminster, MD

Mailing Address / City / State

21157

Zip Code / Telephone # / Email Address

717-599-9590

chesapeakeedesignco@gmail.com

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 1 day of July, 2016, 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 2023-0016-A

Filing Date 1/25/23

Estimated Posting Date 2/5/23

Reviewer JS

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

Address:	710 Bosley Rd	Hunt Valley	MD	21030
	Print or Type Address of property	City	State	Zip Code

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


Signature of Owner (Affiant)
Christina C Pedrotty
Name- Print or Type

REV. 5/5/2016

710 Bosley Road Variance Request
Deed Reference: 39723/00361
Tax Account: 0807015225

We are seeking a variance for the placement and height of a garage due to both the practical difficulty and out of a specific hardship to stay within the confines of the building code. We are requesting the garage to be located to the side of the existing residence and to be 20' in lieu of the 15' regulated height.

Due to multiple windows on the side of the existing dwelling, the garage cannot be connected to the main house. We plan for a distance in excess of 10' between the garage and residence to preserve access to the back yard as well as preserving light to the main house. Finally, building the garage geographically behind the house would not be possible due to an existing swimming pool immediately followed by a 7+ foot ground sheer drop off.

Our family is presented with a specific hardship due to our son's traumatic brain injury which has left him unable to walk unaided. Our home is his full-time residence. Unfavorable weather in Maryland necessitates a covered walk way and assures his safety. The proposed footprint and location best suites our ability to help him to and from the car safely and affordably. Moreover, in keeping with the esthetics of this 1872 farmhouse, the garage proportions (including height) have been considered. Fortunately, our more than 3-acre property allows for the placement and height without obstructing or devaluing any neighboring property.

Thank you for your consideration,
Stephen and Christina Pedrotty

2023-0016-A

EXHIBIT A
LEGAL DESCRIPTION

All that certain parcel of land situate in the county of Baltimore and state of Maryland being known and designated as:

BEGINNING FOR THE SAME at a point in the County Road leading from Warren to the Dulaney Valley Turnpike said point being the beginning of the second parcel of land which by deed dated February 21, 1900 and recorded among the Land Records of Baltimore County in Liber N.B.M. No. 244 folio 57, etc., conveyed by Catherine Clarkin, et al, to Thomas Todd running thence and binding on the first line of said land reversely on part of the second line of the first parcel of said land south thirty-eight (38) degrees fifty-nine (59) minutes east three hundred seventy-seven (377) feet thence north nineteen (19) degrees twenty-seven (27) minutes east five hundred fifty-three (553) feet to a stake thence north sixty-two (62) degrees twenty-two (22) minutes west two hundred sixty-eight (268) feet three (3) inches to the end of the fourth line of the second parcel of the above mentioned land running thence and binding on the fifth and sixth lines of said land the two following courses and distances viz: North eight-eight (88) degrees forty (40) minutes west fifty-two (52) feet nine (9) inches and South twenty (20) degrees eleven (11) minutes west three hundred seventy-eight (378) feet to the place of beginning.

Containing 3.45 acres of land more or less.

LESS AND EXCEPT so much ground conveyed to Baltimore County, Maryland by deed dated October 30, 2009 and recorded on November 20, 2009 in Liber 28897 Folio 402 among the Land Records of Baltimore County, Maryland which Partial Release of Deed of Trust dated July 27, 2009 was recorded on November 3, 2009 in Liber 28823 Folio 151.

Parcel No. 08-0807015225

Property commonly known as: 710 Bosley Road, Cockeysville, MD 21030

2023-0016-A

CERTIFICATE OF POSTING

Date: 2-5-23

RE: Case Number: 2023-0016-A

Petitioner/Developer: Pedrotty

Date of Hearing/Closing: 2-20-23

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 710 Bosley Rd

The signs(s) were posted on 2-5-23

(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

#1

ADMINISTRATIVE VARIANCE

CASE # 2023-DD16-A

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED
IN THE SIDE YARD AND HAVE A HEIGHT OF 20 FEET
IN LIEU OF THE REQUIRED REAR YARD PLACEMENT
AND MAXIMUM HEIGHT OF 15 FEET.

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

4:36 P.M. ON 2/20/25
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, 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

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2023-0016-A

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE)
TO BE LOCATED IN THE SIDE YARD AND HAVE
A HEIGHT OF 20 FEET IN LIEU OF THE REQUIRED
REAR YARD PLACEMENT AND MAXIMUM HEIGHT OF
15 FEET

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 2/24/23
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
IF THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

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 # 2023-0016-A
Address: 710 Bosley Rd.
Legal Owner: Stephen and Christina Pedrotty

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

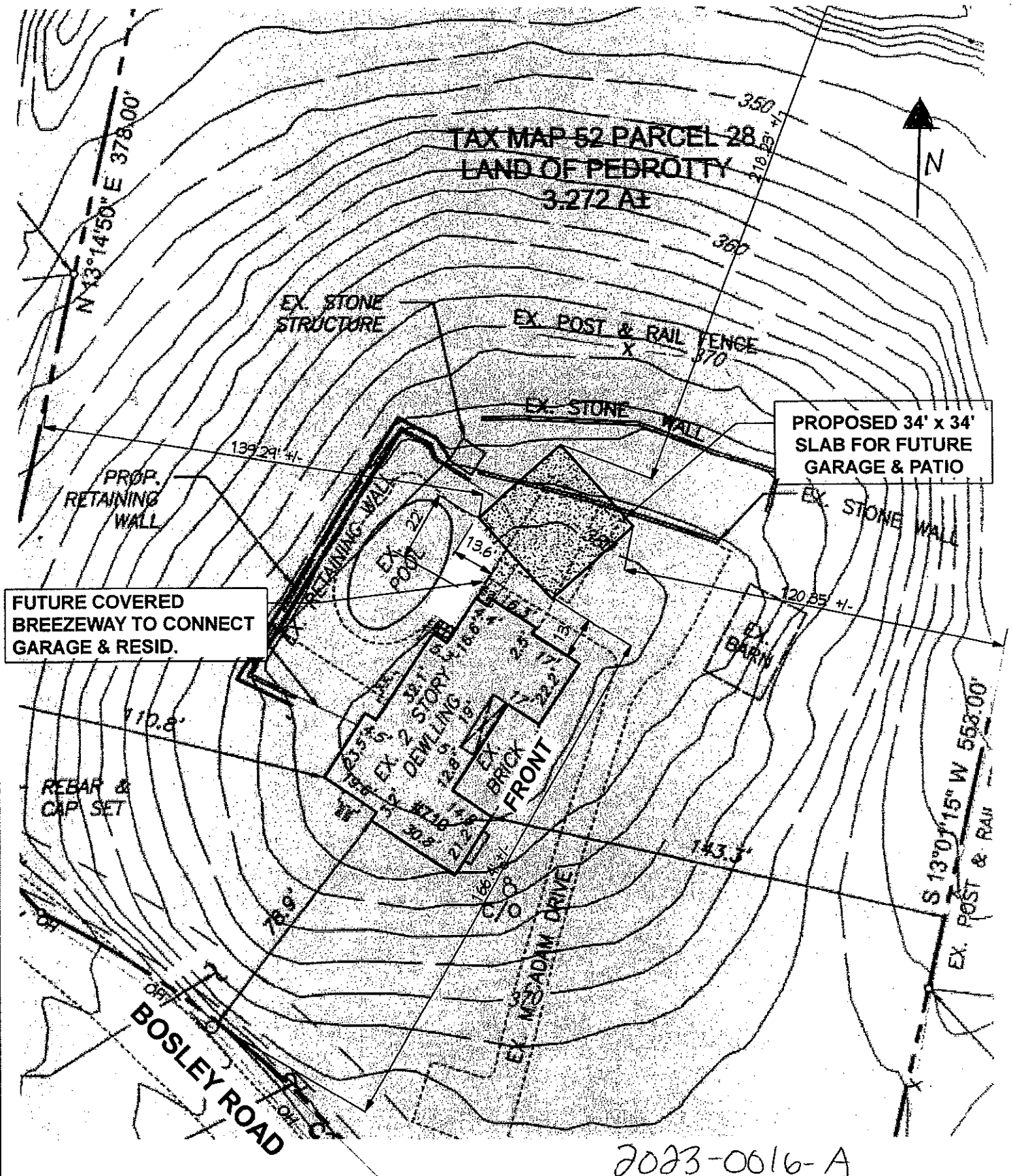
Violation Cases: None

Closing Date:

Miscellaneous Notes:

SITE PLAN TO ACCOMPANY ADMINISTRATIVE VARIANCE

ADDRESS: 710 BOSLEY ROAD, COCKEYSVILLE, MD 21030 OWNER: STEPHAN &
CHRISTINA PEDROTTY ACCOUNT # 0807015225 DEED REF: 39723/00361



2023-0016-A

EXHIBIT A
LEGAL DESCRIPTION

All that certain parcel of land situate in the county of Baltimore and state of Maryland being known and designated as:

BEGINNING FOR THE SAME at a point in the County Road leading from Warren to the Dulaney Valley Turnpike said point being the beginning of the second parcel of land which by deed dated February 21, 1900 and recorded among the Land Records of Baltimore County in Liber N.B.M. No. 244 folio 57, etc., conveyed by Catherine Clarkin, et al, to Thomas Todd running thence and binding on the first line of said land reversely on part of the second line of the first parcel of said land south thirty-eight (38) degrees fifty-nine (59) minutes east three hundred seventy-seven (377) feet thence north nineteen (19) degrees twenty-seven (27) minutes east five hundred fifty-three (553) feet to a stake thence north sixty-two (62) degrees twenty-two (22) minutes west two hundred sixty-eight (268) feet three (3) inches to the end of the fourth line of the second parcel of the above mentioned land running thence and binding on the fifth and sixth lines of said land the two following courses and distances viz: North eight-eight (88) degrees forty (40) minutes west fifty-two (52) feet nine (9) inches and South twenty (20) degrees eleven (11) minutes west three hundred seventy-eight (378) feet to the place of beginning.

Containing 3.45 acres of land more or less.

LESS AND EXCEPT so much ground conveyed to Baltimore County, Maryland by deed dated October 30, 2009 and recorded on November 20, 2009 in Liber 28897 Folio 402 among the Land Records of Baltimore County, Maryland which Partial Release of Deed of Trust dated July 27, 2009 was recorded on November 3, 2009 in Liber 28823 Folio 151.

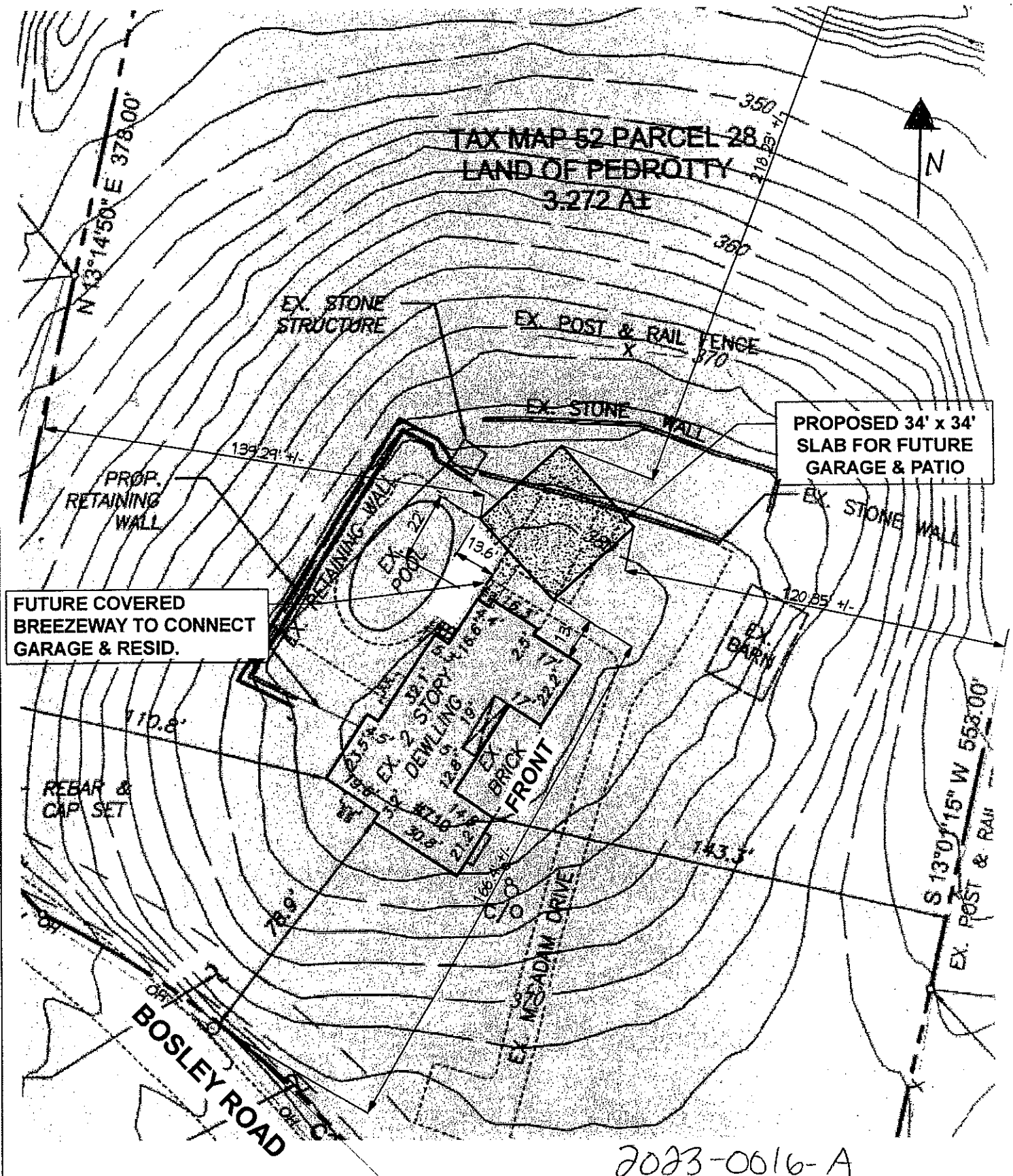
Parcel No. 08-0807015225

Property commonly known as: 710 Bosley Road, Cockeysville, MD 21030

2073-0016-A

ADDRESS: 710 BOSLEY ROAD, COCKEYSVILLE, MD 21030 OWNER: STEPHAN &
CHRISTINA PEDROTTY ACCOUNT # 0807015225 DEED REF: 39723/00361

ADDRESS: 710 BOSLEY ROAD, COCKEYSVILLE, MD 21030 OWNER: STEPHAN &
CHRISTINA PEDROTTY ACCOUNT # 0807015225 DEED REF: 39723/00361



2023-0616-A

PLAN ASSEMBLED BY MAUREEN COPELAND, 717-599-9590. JAN. 14, 2023 SCALE: 1" = 40'
NOT A PROPERTY LINE SURVEY; LOT LINES AND STRUCTURES TAKEN FROM LOCATION DRAWING PROVIDED BY OWNER.

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0016 -A Address 710 BOSLEY ROAD

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/25/23 Posting Date: 2/5/23 Closing Date: 2/20/23

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 - 0016 -A Address 710 BOSLEY ROAD

Petitioner's Name: PEDROTTY Telephone (Cell) MAURICE COPELAND 717-599-9590

Posting Date: 2/5/23 Closing Date: 2/20/23

Wording for Sign: To Permit _____

_____ To permit an accessory structure (garage) to be located in the side yard and have a height of 20 feet in _____
_____ lieu of the required rear yard placement and maximum height of 15 feet. _____

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: 2023-0016-A
Property Address: 710 BOSLEY ROAD
COCKEYSVILLE, MD 21030-2829
Legal Owners (Petitioners): STEPHEN + CHRISTINA PEDROTTY
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): MAUREEN COPELAND
Address: 603 EAST COURT
WESTMINSTER, MD 21157
Telephone Number: 717-599-9590

*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.

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:	District - 08 Account Number - 0807015225	
Owner Information		
Owner Name:	PEDROTTY STEPHEN D PEDROTTY CHRISTINA M	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	710 BOSLEY RD COCKEYSVILLE MD 21030-2829	Deed Reference: /39723/ 00361
Location & Structure Information		
Premises Address:	710 BOSLEY RD COCKEYSVILLE 21030-2829	Legal Description: 3.38 AC NS BOSLEY RD 710 BOSLEY RD 200 E WARREN RD
Map:	Grid:	Parcel:
0052	0001	0028
Neighborhood:	Subdivision:	Section:
8030046.04	0000	
Block:	Lot:	Assessment Year:
		2023
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use		
1892	4,786 SF	3.3800 AC 04
Stories:	Basement:	Type:
2	YES	STANDARD UNIT
Exterior Quality: Full/Half Bath		
4 full/1 half		
Last Notice of Major Improvements		
Value Information		
	Base Value	Value
		As of
		01/01/2023
Land:	148,200	148,200
Improvements	569,200	814,800
Total:	717,400	963,000
Preferential Land:	0	0
		717,400
		799,267
Transfer Information		
Seller: PNC BANK NATIONAL ASSOCIATION	Date: 12/07/2017	Price: \$618,000
Type: NON-ARMS LENGTH OTHER	Deed1: /39723/ 00361	Deed2:
Seller: MANNING JEFFREY R	Date: 09/12/2017	Price: \$677,700
Type: NON-ARMS LENGTH OTHER	Deed1: /39374/ 00106	Deed2:
Seller: BELL PAMELA L	Date: 11/05/1999	Price: \$305,000
Type: ARMS LENGTH IMPROVED	Deed1: /14137/ 00035	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class:	
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:		

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

No. 219066

Date: 1/23/23

230049150

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

Rec From: PEDROTTY / COPELAND

For: VARIANCE, 710 BUSLEY ROAD

CASE # TBD

55

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

Checks Unlimited - 1-800-810-0400 - www.checksunlimited.com

60-1273/313 244

 **DAVID AND MAUREEN COPELAND**
 603 EAST COURT
 WESTMINSTER, MD 21157

Jan. 23 2023

Pay to the order of Baltimore County \$ 75.00

seventy-five and 00/100 Dollars

PNC BANK, N.A.
 SOUTH CENTRAL PA 040

For Busley Maureen Copeland MP

Security Features Included. Details on Back.



PICTURES TO ACCOMPANY VARIANCE FOR 710 BOSLEY RD.



View of existing residence from driveway



View from existing driveway

2023-0016-A



View towards existing pool



View towards side/rear of property

2023-0016-A

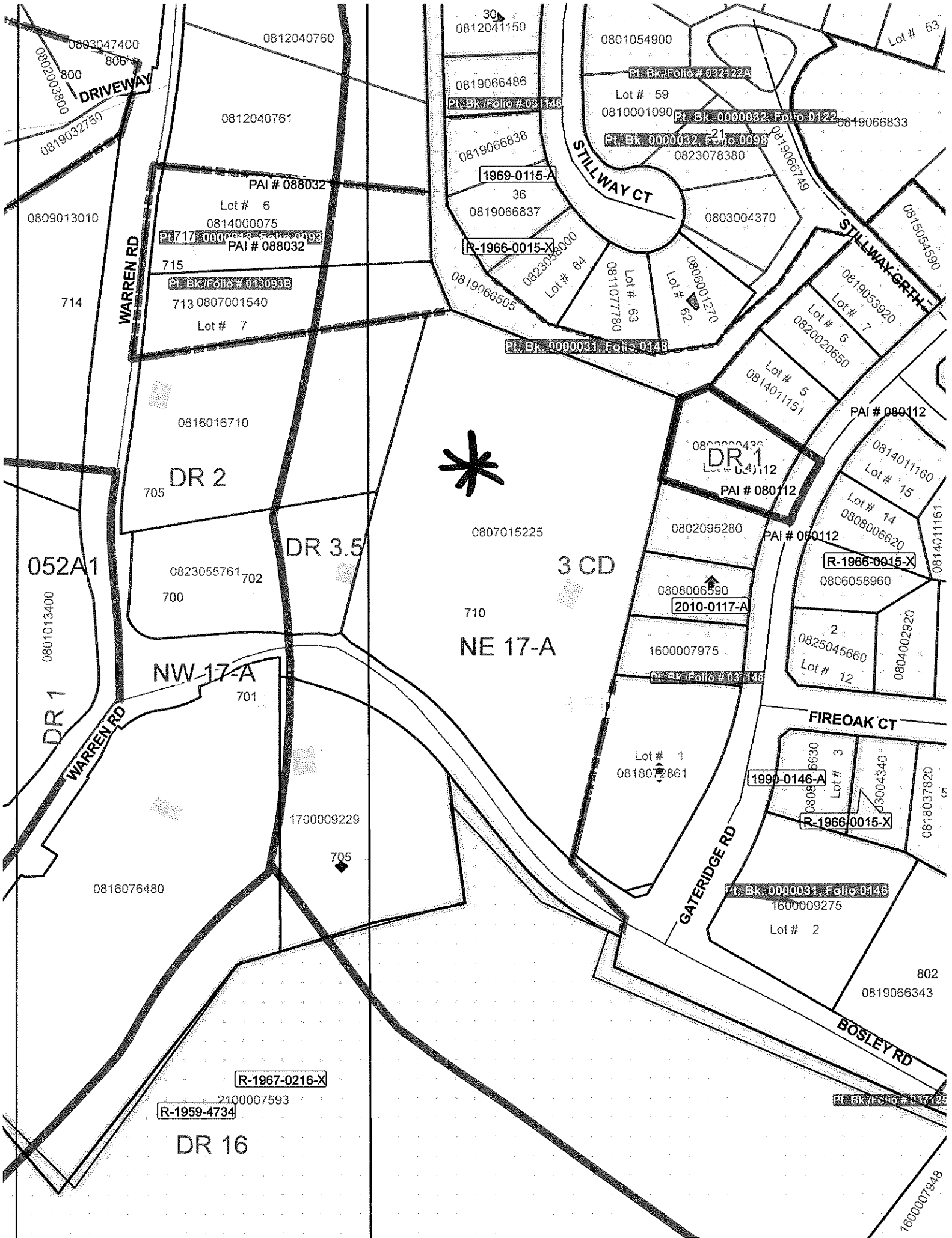


View towards closest neighbor to garage construction



View from Bosley Road to driveway

2023-0016-A



0803047400
0802003800
800
805
DRIVEWAY
0819032750

0812040760
0812040761

30
0812041150

0801054900

Lot # 53

0819066486
Pt. Bk./Folio # 031148

Pt. Bk./Folio # 032122A

Lot # 59

0810001090

Pt. Bk. 0000032, Folio 0122

0819066833

Pt. Bk. 0000032, Folio 0098

0823078380

0819066749

0819066838

1969-0115-A

36

0819066837

R-1966-0015-X

0823038000

Lot # 64

Lot # 63

081107780

Lot # 62

0806001270

0803004370

0815054590
0819053920
Lot # 7
0820020650
Lot # 6

Lot # 5

0814011151

PAI # 080112

080000436
DR 1
Lot # 041112

PAI # 080112

0814011160
Lot # 15

0808006620
Lot # 14

PAI # 080112

R-1966-0015-X
0806058960

2
0825045660
Lot # 12

0804002920

FIREOAK CT

0808006630
Lot # 3

1990-0146-A

R-1966-0015-X

Pt. Bk. 0000031, Folio 0146

1600009275
Lot # 2

802

0819066343

BOSLEY RD

Pt. Bk./Folio # 031125

1600007948

052A1

DR 1
0801013400

DR 2

705

DR 3.5

0823055761
702

NW-17-A

701

0807015225

3 CD

710

NE 17-A

1700009229

705

0816076480

R-1967-0216-X

2100007593

R-1959-4734

DR 16