



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 9, 2023

Brian Gallagher – brian.gallagher@tieronerelo.com
703 Abell Ridge Circle
Towson, MD 21204

RE: CORRECTED OPINION AND ORDER
Case No. 2023-0017-SPHA
Property: 703 Abell Ridge Circle

Dear Petitioner:

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

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

Sincerely,

A handwritten signature in black ink that reads "Paul M. Mayhew".

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm

Enclosure

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

IN RE: PETITIONS FOR SPECIAL HEARING *	BEFORE THE
AND VARIANCE	
(703 Abell Ridge Circle) *	OFFICE OF
9 th Election District	
2nd Council District *	ADMINISTRATIVE HEARINGS
Brian Gallagher	
Legal Owner *	FOR BALTIMORE COUNTY
 Petitioner *	 Case No. 2023-0017-SPHA

* * * * *

CORRECTED OPINION AND ORDER¹

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed on behalf of Brian Gallagher, legal owner (“Petitioner”) for the property located at 703 Abell Ridge Circle (the “Property”). The Special Hearing was filed pursuant to Baltimore County Zoning Regulations (“BCZR”), §500.7 to permit an accessory building (pool house) to have a full bathroom and the refreshment area to have a stove. Variance relief was also filed pursuant to BCZR § 400.3: To permit the height of a proposed accessory building (pool house) of 18 ft. in lieu of the required 15 ft; and from BCZR § 400.1: To permit the proposed accessory structure (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.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. The Petitioner, Brian Gallagher, appeared at the hearing in support of the Petition. He was assisted by Bruce E. Doak, licensed surveyor, of Bruce E. Doak Consulting. The site plan he prepared and sealed was admitted as Petitioners’ Exhibit 1.

¹ After issuance of the original Opinion and Order the Petitioner’s representative, Mr. Doak, contacted the office of the undersigned to ask that certain wording in the Order be corrected in order to accurately reflect the zoning relief that was granted. This Corrected Opinion and Order does that.

Lindsey Brown and Charles Patterson of SM&P Architects also attended. There were no Protestants or interested citizens that attended the hearing. Mr. Doak noted that Mr. Gallagher had spoken with the relevant neighborhood associations and they do not object to the proposed relief. Zoning Advisory Committee ("ZAC") comments were received from the Department of Planning ("DOP"). Subject to proposed conditions they did not oppose the requested relief.

Mr. Doak made a detailed proffer of the following facts. The property is approximately 1.5207 acres and is zoned DR 2. It is the former Ridge School and is Lot 12 of the Ridge School subdivision. It is a 13,000 sq. ft. structure that was designated as a single property Baltimore County Historic District in 2006. As the site plan shows, the subject site is in the center of the subdivision and is surrounded by eight other large custom dwellings that have been constructed over the last decade. There is an oval loop road that all the dwellings front on and which connects with West Joppa Road in Riderwood. Mr. Doak submitted and described a "key sheet" and corresponding collection of photographs that depict the subject site and the surrounding residences. They were admitted, collectively, as Petitioners' Exhibit 6A-6K. These photographs demonstrate that there is a brick retaining wall topped by a hedgerow that wraps around most of the perimeter of this site. As a result, the proposed pool house will be largely shielded from view from the neighboring properties around the northern perimeter. With regard to the variance from BCZR § 400.1, Mr. Doak noted that the loop road presents an anomalous situation in that there are really no intersecting roads within the meaning of that regulation.

Ms. Brown then explained the pool house elevations that were admitted as Petitioners' Exhibit 7. She noted that her firm also designed the free-standing garage on the opposite side of the pool and that the pool house is designed to match both the garage and the main dwelling in terms of architectural design and materials. As such it will have a slate roof, copper gutters, and

Butler stone materials. She further explained that the modest (3 foot) height variance is needed in order to mirror the roof pitch of the existing garage. The pool house is designed with a full bath and kitchen but Petitioner acknowledges that it cannot be used as a dwelling or commercial space.

SPECIAL HEARING

A “special hearing” request under BCZR §500.7 “is, in legal effect, a request for a declaratory judgment.” *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). This regulation gives the Administrative Law Judge the authority to interpret the county zoning regulations and to grant appropriate relief based on those interpretations. Further, “the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing [request] would be compatible with the community and generally consistent with the spirit and intent of the regulations.” *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016).

Based on the record evidence in this case, I find that the kitchen and bath facilities proposed for the pool house are within the spirit and intent of the zoning regulations and that they will not harm the public health, safety or welfare. The pool house will be a substantial distance from the dwelling and these facilities will simply provide convenience for the owners and their guests as they are using the pool. These facilities will enhance the Gallaghers’ property without having any adverse impact on their neighbors.

VARIANCE

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and

- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The Property is very unique in a zoning sense because of the loop road that it is surrounded by, as well as its' oval shape. It is these existing conditions that create the need (if any) for the variance from BCZR § 400.1. As noted above, it is arguable whether this regulation even applies; but if it does the requested variance is within the spirit and intent of the regulations and will not harm the public health, safety, or welfare. This is evidenced by the lack of opposition from any of the neighbors, or any of the neighborhood associations. In addition, the design and materials must still be approved by the Baltimore County Landmarks Preservation Commission, which will ensure that the pool house will be compatible in every respect with the principal dwelling and with the other homes in the neighborhood. As to the remaining prong of the legal analysis, if the variances were denied the Petitioners would suffer practical difficulty because they would be unable to build the proposed pool house in which they have already made a substantial investment.

THEREFORE, IT IS ORDERED this 9th day of **March, 2023** by this Administrative Law Judge, that the Petition for Special Hearing per BCZR §500.7 to permit an accessory building (pool house) to have a full bathroom and the refreshment area to have a stove is hereby, **GRANTED**; and

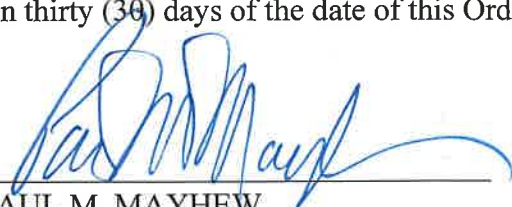
IT IS FURTHER ORDERED that Variance relief from BCZR, § 400.3: To permit the height of a proposed accessory building (pool house) of 18 ft. in lieu of the required 15 ft.; and from BCZR § 400.1: To permit the proposed accessory structure (pool), the proposed accessory building (pool house), and the existing 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 are hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. The proposed attached accessory building (pool house) shall not be used for commercial purposes.
3. The proposed attached accessory building (pool house) shall not be used as a dwelling.
4. Prior to issuance of permits, Petitioner must comply with the ZAC comment submitted by the DOP a copy of which are attached hereto and made a part hereof.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
For Baltimore County

PMM/dlm

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 2/7/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0017-SPHA

INFORMATION:

Property Address: 703 Abell Ridge Circle
Petitioner: Brian Gallagher
Zoning: DR 2
Requested Action: Special Hearing/Variance

The Department of Planning has reviewed the petition for 703 Abell Ridge Circle for the following requests:

Special Hearing:

1. To permit an accessory building (pool house) to have a full bathroom and 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. To permit the height of a proposed accessory building (pool house) of 18 feet in lieu of the required 15 feet per section 400.3 BCZR.
2. To permit the proposed accessory structure (pool house) 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 per section 400.1 BCZR.
3. To permit any such further relief as may be deemed necessary by the Administrative Law Judge.

The proposed site is a 1.5207 acre property zoned DR 2. It is surrounded by mostly residential properties and is currently improved with an existing structure and detached garage. The lot is irregularly shaped and has an HOA utility, wall structure, and drainage maintenance easement on site. The applicant proposes to erect an accessory structure (pool house) in the rear yard.

The property at 703 Abell Ridge was designated as a single property Baltimore County Historic District in 2006. Properties listed on the Preliminary or Final Landmarks list or properties located within a Baltimore County Historic District (BCHD) are subject to Article 32, Title 7 of the Baltimore County Code. This section of the Code requires Historic Review by the Landmarks Preservation Commission (LPC) for certain exterior alterations or site modifications, including in ground pools and accessory structures. Historic Reviews by the LPC are essentially a design review to ensure that work is appropriate and compatible to the historic building and/or district. In addition to a historic review by the LPC, all

exterior alterations also require a Baltimore County building permit, regardless of if the type of work needs a permit (e.g. for windows or siding). The LPC reviews proposals and votes on whether or not to issue a Certificate of Appropriateness (COA) based on if the work is either consistent or not consistent with the County's Historic Preservation Design Guidelines. More information about the Historic Review application process, application forms, and design guidelines can be found here: <https://www.baltimorecountymd.gov/departments/planning/historic-preservation/historic-review>. The application deadline for the February meeting has passed. The due date for the March 9th meeting is Thursday, February 23rd by close of business (4:30pm). A list of the LPCs meetings and associated due dates can be found here: <https://www.baltimorecountymd.gov/boards-commissions/planning/landmarks-preservation-commission>. For questions, please contact us at 410-887-3495 or hispres@baltimorecountymd.gov.

The Department has no objections in granting the relief conditioned upon the following:

- 1) Comply with Landmark Preservation Commission (LPC) requirements. The accessory structure requires prior approval from the LPC and a Baltimore County Building Permit, per Sections 32-7-405 and 32-7-403, respectively, of the Baltimore County Code.
- 2) The accessory structure will not be used as a dwelling or in-law residence.
- 3) The plan meets all additional conditions as required by the Administrative Law Judge.

For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:


Brett M. Williams

Division Chief:


Jennifer G. Nugent

SL/JGN

c: Bruce E. Doak
Alexandra Laham
Ngone Seye Diop
Jeff Perlow, Zoning Review
Lajuanda Whitaker, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County



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County Executive

PAUL M. MAYHEW
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March 9, 2023

Brian Gallagher – brian.gallagher@tieronerelo.com
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Case No. 2023-0017-SPHA
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Sincerely,

A handwritten signature in blue ink, appearing to read "Paul M. Mayhew", is written over the word "Sincerely,".

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm

Enclosure

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

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
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(703 Abell Ridge Circle)	*	OFFICE OF
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Brian Gallagher		
<i>Legal Owner</i>	*	FOR BALTIMORE COUNTY
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OPINION AND ORDER

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A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. The Petitioner, Brian Gallagher, appeared at the hearing in support of the Petition. He was assisted by Bruce E. Doak, licensed surveyor, of Bruce E. Doak Consulting. The site plan he prepared and sealed was admitted as Petitioners’ Exhibit 1. Lindsey Brown and Charles Patterson of SM&P Architects also attended. There were no Protestants or interested citizens that attended the hearing. Mr. Doak noted that Mr. Gallagher had spoken with the relevant neighborhood associations and they do not object to the proposed relief.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”). Subject to proposed conditions they did not oppose the requested relief.

Mr. Doak made a detailed proffer of the following facts. The property is approximately 1.5207 acres and is zoned DR 2. It is the former Ridge School and is Lot 12 of the Ridge School subdivision. It is a 13,000 sq. ft. structure that was designated as a single property Baltimore County Historic District in 2006. As the site plan shows, the subject site is in the center of the subdivision and is surrounded by eight other large custom dwellings that have been constructed over the last decade. There is an oval loop road that all the dwellings front on and which connects with West Joppa Road in Riderwood. Mr. Doak submitted and described a “key sheet” and corresponding collection of photographs that depict the subject site and the surrounding residences. They were admitted, collectively, as Petitioners’ Exhibit 6A-6K. These photographs demonstrate that there is a brick retaining wall topped by a hedgerow that wraps around most of the perimeter of this site. As a result, the proposed pool house will be largely shielded from view from the neighboring properties around the northern perimeter. With regard to the variance from BCZR § 400.1, Mr. Doak noted that the loop road presents an anomalous situation in that there are really no intersecting roads within the meaning of that regulation.

Ms. Brown then explained the pool house elevations that were admitted as Petitioners’ Exhibit 7. She noted that her firm also designed the free-standing garage on the opposite side of the pool and that the pool house is designed to match both the garage and the main dwelling in terms of architectural design and materials. As such it will have a slate roof, copper gutters, and Butler stone materials. She further explained that the modest (3 foot) height variance is needed in order to mirror the roof pitch of the existing garage. The pool house is designed with a full bath and kitchen but Petitioner acknowledges that it cannot be used as a dwelling or commercial space.

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Based on the record evidence in this case, I find that the kitchen and bath facilities proposed for the pool house are within the spirit and intent of the zoning regulations and that they will not harm the public health, safety or welfare. The pool house will be a substantial distance from the dwelling and these facilities will simply provide convenience for the owners and their guests as they are using the pool. These facilities will enhance the Gallaghers’ property without having any adverse impact on their neighbors.

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The Property is very unique in a zoning sense because of the loop road that it is surrounded by, as well as its' oval shape. It is these existing conditions that create the need (if any) for the variance from BCZR § 400.1. As noted above, it is arguable whether this regulation even applies; but if it does the requested variance is within the spirit and intent of the regulations and will not harm the public health, safety, or welfare. This is evidenced by the lack of opposition from any of the neighbors, or any of the neighborhood associations. In addition, the design and materials must still be approved by the Baltimore County Landmarks Preservation Commission, which will ensure that the pool house will be compatible in every respect with the principal dwelling and with the other homes in the neighborhood. As to the remaining prong of the legal analysis, if the variances were denied the Petitioners would suffer practical difficulty because they would be unable to build the proposed pool house in which they have already made a substantial investment.

THEREFORE, IT IS ORDERED this 9th day of **March, 2023** by this Administrative Law Judge, that the Petition for Special Hearing per BCZR §500.7 to permit an accessory building (pool house) to have a full bathroom and the refreshment area to have a stove is hereby, **GRANTED**; and

IT IS FURTHER ORDERED that Variance relief from BCZR, § 400.3: To permit the height of a proposed accessory building (pool house) of 18 ft. in lieu of the required 15 ft.; and from BCZR § 400.1: To permit the proposed accessory structure (pool house) 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 are hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. The proposed attached accessory building (pool house) shall not be used for commercial purposes.
3. The proposed attached accessory building (pool house) shall not be used as a dwelling.
4. Prior to issuance of permits, Petitioner must comply with the ZAC comment submitted by the DOP a copy of which are attached hereto and made a part hereof.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
For Baltimore County

PMM/dlm

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 2/7/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0017-SPHA

FEB 09 2023

INFORMATION:

Property Address: 703 Abell Ridge Circle
Petitioner: Brian Gallagher
Zoning: DR 2
Requested Action: Special Hearing/Variance

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Special Hearing:

1. To permit an accessory building (pool house) to have a full bathroom and 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. To permit the height of a proposed accessory building (pool house) of 18 feet in lieu of the required 15 feet per section 400.3 BCZR.
2. To permit the proposed accessory structure (pool house) 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 per section 400.1 BCZR.
3. To permit any such further relief as may be deemed necessary by the Administrative Law Judge.

The proposed site is a 1.5207 acre property zoned DR 2. It is surrounded by mostly residential properties and is currently improved with an existing structure and detached garage. The lot is irregularly shaped and has an HOA utility, wall structure, and drainage maintenance easement on site. The applicant proposes to erect an accessory structure (pool house) in the rear yard.

The property at 703 Abell Ridge was designated as a single property Baltimore County Historic District in 2006. Properties listed on the Preliminary or Final Landmarks list or properties located within a Baltimore County Historic District (BCHD) are subject to Article 32, Title 7 of the Baltimore County Code. This section of the Code requires Historic Review by the Landmarks Preservation Commission (LPC) for certain exterior alterations or site modifications, including in ground pools and accessory structures. Historic Reviews by the LPC are essentially a design review to ensure that work is appropriate and compatible to the historic building and/or district. In addition to a historic review by the LPC, all

exterior alterations also require a Baltimore County building permit, regardless of if the type of work needs a permit (e.g. for windows or siding). The LPC reviews proposals and votes on whether or not to issue a Certificate of Appropriateness (COA) based on if the work is either consistent or not consistent with the County's Historic Preservation Design Guidelines. More information about the Historic Review application process, application forms, and design guidelines can be found here: <https://www.baltimorecountymd.gov/departments/planning/historic-preservation/historic-review>. The application deadline for the February meeting has passed. The due date for the March 9th meeting is Thursday, February 23rd by close of business (4:30pm). A list of the LPCs meetings and associated due dates can be found here: <https://www.baltimorecountymd.gov/boards-commissions/planning/landmarks-preservation-commission>. For questions, please contact us at 410-887-3495 or histpres@baltimorecountymd.gov.

The Department has no objections in granting the relief conditioned upon the following:

- 1) Comply with Landmark Preservation Commission (LPC) requirements. The accessory structure requires prior approval from the LPC and a Baltimore County Building Permit, per Sections 32-7-405 and 32-7-403, respectively, of the Baltimore County Code.
- 2) The accessory structure will not be used as a dwelling or in-law residence.
- 3) The plan meets all additional conditions as required by the Administrative Law Judge.

For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:


Brett M. Williams

Division Chief:


Jennifer G. Nugent

SL/JGN

c: Bruce E. Doak
Alexandra Laham
Ngone Seye Diop
Jeff Perlow, Zoning Review
Lajuanda Whitaker, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County



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 703 ABELL RIDGE CIRCLE which is presently zoned DR2
 Deed References: 410081494 10 Digit Tax Account # 2400012265
 Property Owner(s) Printed Name(s) BRIAN GALLAGHER

(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:

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. X 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):

BRIAN GALLAGHER 1
 Name #1 - Type or Print Name #2 - Type or Print
X [Signature] 1
 Signature #1 Signature #2

703 ABELL RIDGE CIRCLE TOWSON MD
 Mailing Address City State
21204 X312550-1800
 Zip Code Telephone # Email Address

BRIAN.GALLAGHER@TYERONERELO.COM
 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 410-919-4906
 Zip Code Telephone # Email Address

BDOAK@BRUCEEDOAKCONSULTING.COM
 Do Not Schedule Dates: _____ Reviewer gh

CASE NUMBER 2023 0017-5011A Filing Date 1/26/23

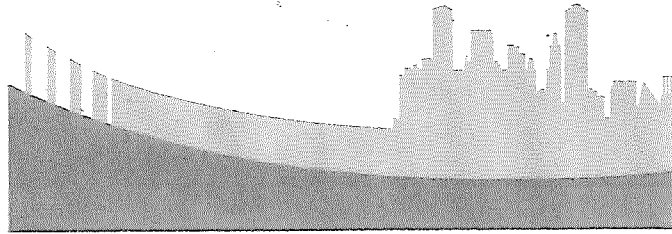
2023-0017-~~SPWA~~

Special Hearing;

1. To permit an accessory building (pool house) to have a 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. To Permit the height of a proposed accessory building (pool house) of 18 feet in lieu of the required 15 feet per section 400.3 BCZR.
2. To permit the proposed accessory structure (pool house pool) and the existing accessory building (garage) not to be located in 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 per section 400.1 BCZR.
3. To permit any such further relief as may be deemed necessary by the Administrative Law Judge.



Zoning Description

703 Abell Ridge Circle

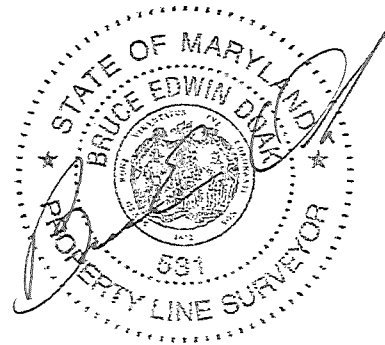
Ninth Election District Second Councilmanic District
Baltimore County, Maryland

Beginning at a point on the northwest corner of West Joppa Road and Abell Ridge Circle

Being Lot #12 as shown on the plat entitled "Ridge School Property" dated September 30, 2002 and recorded in the land records of Baltimore County in Plat Book 78, page 13.

Containing 1.5207 acres of land, more or less.

This description is part of a zoning hearing 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

2023-0017-80HA



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:

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(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:

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. X 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):

BRIAN GALLAGHER 1
 Name #1 - Type or Print Name #2 - Type or Print
X [Signature] 1
 Signature #1 Signature #2

703 ABELL RIDGE CIRCLE TOWSON MD
 Mailing Address City State
21204 X312550-1800
 Zip Code Telephone # Email Address

BRIAN.GALLAGHER@TYERONERELO.COM
 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 410-919-4906
 Zip Code Telephone # Email Address

BDOAK@BRUCEEDOAKCONSULTING.COM
 Do Not Schedule Dates: _____ Reviewer gh

CASE NUMBER 2023 0017-5011A Filing Date 1/26/23

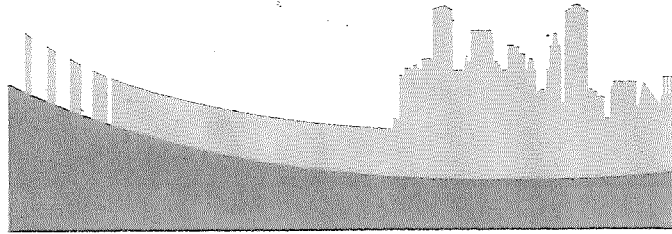
2023-0017-~~SPWA~~

Special Hearing;

1. To permit an accessory building (pool house) to have a 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. To Permit the height of a proposed accessory building (pool house) of 18 feet in lieu of the required 15 feet per section 400.3 BCZR.
2. To permit the proposed accessory structure (pool house pool) and the existing accessory building (garage) not to be located in 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 per section 400.1 BCZR.
3. To permit any such further relief as may be deemed necessary by the Administrative Law Judge.



Zoning Description

703 Abell Ridge Circle

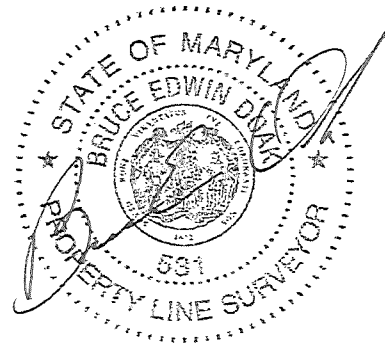
Ninth Election District Second Councilmanic District
Baltimore County, Maryland

Beginning at a point on the northwest corner of West Joppa Road and Abell Ridge Circle

Being Lot #12 as shown on the plat entitled "Ridge School Property" dated September 30, 2002 and recorded in the land records of Baltimore County in Plat Book 78, page 13.

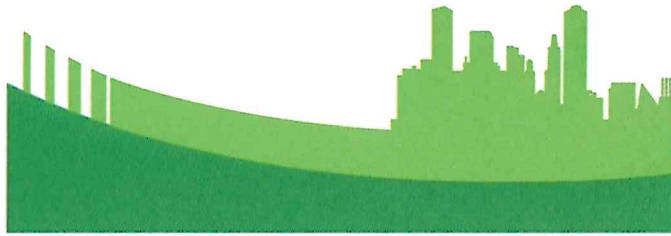
Containing 1.5207 acres of land, more or less.

This description is part of a zoning hearing 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

2023-0017-8PH



CERTIFICATE OF POSTING

February 15, 2023

_____ amended for second inspection

Re:

Zoning Case No. 2023-0017-SPHA

Legal Owner: Brian Gallagher

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 **703 Abell Ridge Circle**.

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. 2023-0017-SPHA

703 Abell Ridge Circle

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 1:30 PM

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS
PLEASE GO TO 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.

REQUEST:

**SPECIAL HEARING TO PERMIT AN ACCESSORY BUILDING (POOL
HOUSE) TO HAVE A FULL BATHROOM AND THE REFRESHMENT AREA
TO HAVE A STOVE. THE STRUCTURE WILL NOT BE USED AS A
DWELLING. TO PERMIT ANY SUCH FURTHER RELIEF AS MAY BE
DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE.**

**VARIANCE TO PERMIT THE HEIGHT OF A PROPOSED ACCESSORY
BUILDING (POOL HOUSE) OF 18 FEET IN LIEU OF THE REQUIRED 15
FEET. TO PERMIT THE PROPOSED ACCESSORY STRUCTURE (POOL
HOUSE) AND THE EXISTING ACCESSORY BUILDING (GARAGE) NOT TO
BE LOCATED IN THE THIRD OF THE REAR THIRD OF THE LOT, WHICH IS
FARTHEST REMOVED FROM ANY STREET AND TO OCCUPY MORE THAN
50% OF ANY SUCH THIRD. TO PERMIT ANY SUCH FURTHER RELIEF AS
MAY BE DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE.**

ZONING NOTICE

CASE NO. 2023-0017-SPHA

703 Abell Ridge Circle

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BE LOCATED IN THE THIRD OF THE REAR THIRD OF THE LOT, WHICH IS
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50% OF ANY SUCH THIRD. TO PERMIT ANY SUCH FURTHER RELIEF AS
MAY BE DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE.**

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 2/7/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0017-SPHA

INFORMATION:

Property Address: 703 Abell Ridge Circle
Petitioner: Brian Gallagher
Zoning: DR 2
Requested Action: Special Hearing/Variance

The Department of Planning has reviewed the petition for 703 Abell Ridge Circle for the following requests:

Special Hearing:

1. To permit an accessory building (pool house) to have a full bathroom and 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. To permit the height of a proposed accessory building (pool house) of 18 feet in lieu of the required 15 feet per section 400.3 BCZR.
2. To permit the proposed accessory structure (pool house) 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 per section 400.1 BCZR.
3. To permit any such further relief as may be deemed necessary by the Administrative Law Judge.

The proposed site is a 1.5207 acre property zoned DR 2. It is surrounded by mostly residential properties and is currently improved with an existing structure and detached garage. The lot is irregularly shaped and has an HOA utility, wall structure, and drainage maintenance easement on site. The applicant proposes to erect an accessory structure (pool house) in the rear yard.

The property at 703 Abell Ridge was designated as a single property Baltimore County Historic District in 2006. Properties listed on the Preliminary or Final Landmarks list or properties located within a Baltimore County Historic District (BCHD) are subject to Article 32, Title 7 of the Baltimore County Code. This section of the Code requires Historic Review by the Landmarks Preservation Commission (LPC) for certain exterior alterations or site modifications, including in ground pools and accessory structures. Historic Reviews by the LPC are essentially a design review to ensure that work is appropriate and compatible to the historic building and/or district. In addition to a historic review by the LPC, all

exterior alterations also require a Baltimore County building permit, regardless of if the type of work needs a permit (e.g. for windows or siding). The LPC reviews proposals and votes on whether or not to issue a Certificate of Appropriateness (COA) based on if the work is either consistent or not consistent with the County's Historic Preservation Design Guidelines. More information about the Historic Review application process, application forms, and design guidelines can be found here: <https://www.baltimorecountymd.gov/departments/planning/historic-preservation/historic-review>. The application deadline for the February meeting has passed. The due date for the March 9th meeting is Thursday, February 23rd by close of business (4:30pm). A list of the LPCs meetings and associated due dates can be found here: <https://www.baltimorecountymd.gov/boards-commissions/planning/landmarks-preservation-commission>. For questions, please contact us at 410-887-3495 or histpres@baltimorecountymd.gov.

The Department has no objections in granting the relief conditioned upon the following:

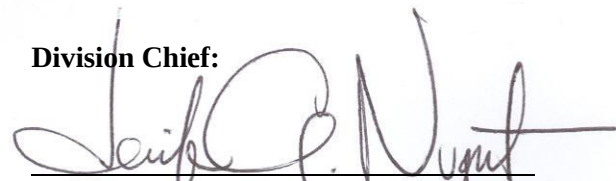
- 1) Comply with Landmark Preservation Commission (LPC) requirements. The accessory structure requires prior approval from the LPC and a Baltimore County Building Permit, per Sections 32-7-405 and 32-7-403, respectively, of the Baltimore County Code.
- 2) The accessory structure will not be used as a dwelling or in-law residence.
- 3) The plan meets all additional conditions as required by the Administrative Law Judge.

For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:


Brett M. Williams

Division Chief:


Jenifer G. Nugent

SL/JGN

c: Bruce E. Doak
Alexandra Laham
Ngone Seye Diop
Jeff Perlow, Zoning Review
Lajuanda Whitaker, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: February 2, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0017-SPHA
Address: 703 Abell Ridge Cir
Legal Owner: Brian Gallagher

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 SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
703 Abell Ridge Circle; NW corner of West	*	OF ADMINISTRATIVE
Joppa Road & Abell Ridge Circle		
9 th Election & 2 nd Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Brian Gallagher		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2023-017-SPHA

* * * * *

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:

GENERAL INFORMATION

- Ownership: Brian Gallagher
703 Abell Ridge Circle Towson, MD 21204
- Address: 703 Abell Ridge Circle Towson, MD 21204
- Deed references: JLE 41008/494
- Area: 1.5207 acre (per PB 78/13)
- Tax Map / Parcel / Lot / Tax account #: 69 / 267 / 12 / 24-00-012265
Election District: 9 Councilmanic District: 2
ADC Map: GIS tile: 069C1 Position sheet: 42NW4
Census tract: 490500 Census block: 240054905001000
Schools: Riderwood District ES Dumbarton MS Towson 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 069C1 and the information provided by Baltimore County on the internet.
- Improvements: Single family dwelling & garage. The existing dwelling and garage will remain.

OFFICE OF ZONING

Zoning: D.R. 2

Case history: Case 06-0464-A garage approved

Parking Calculations

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

D.R. 2 Setbacks for Residential Buildings

Front: 40 feet from the street right of way or property line
Side: 15 feet from the property line / Sum 40 feet
Rear: 40 feet from the property line

D.R. 2 accessory structure setback: 2.5 feet

ENVIRONMENTAL IMPACT

Watershed: Jones Falls URDL land type: 1

- The existing dwelling is currently served by public water and sewer.
- 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.

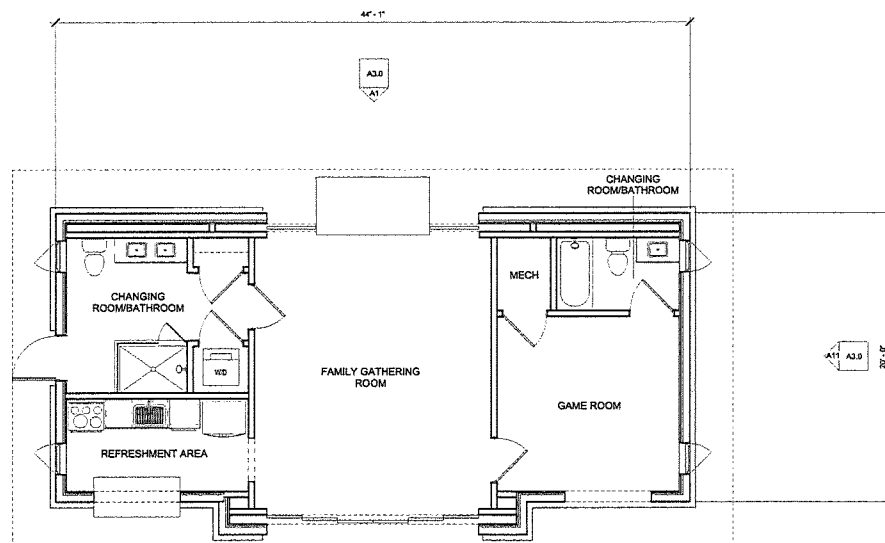
OFFICE OF PLANNING

Regional Planning District: Ruxton District Code: 314

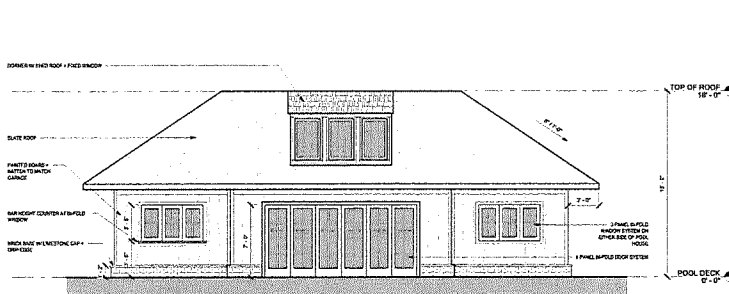
- The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

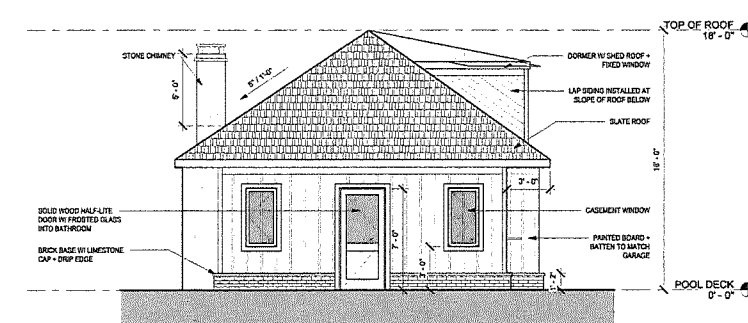
To construct a pool and pool house



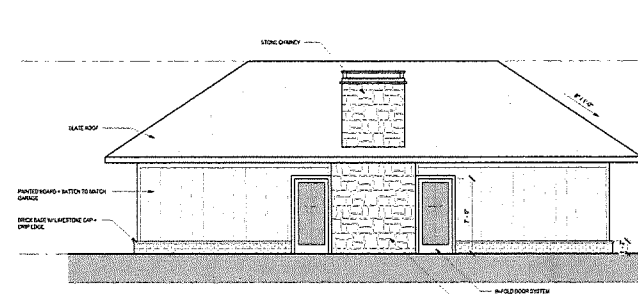
FLOOR PLAN
N.T.S.



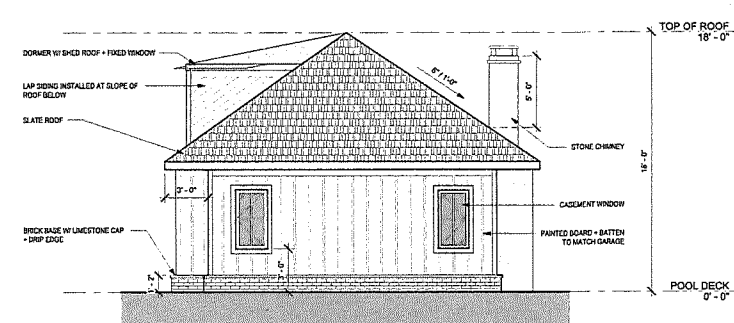
WEST ELEVATION



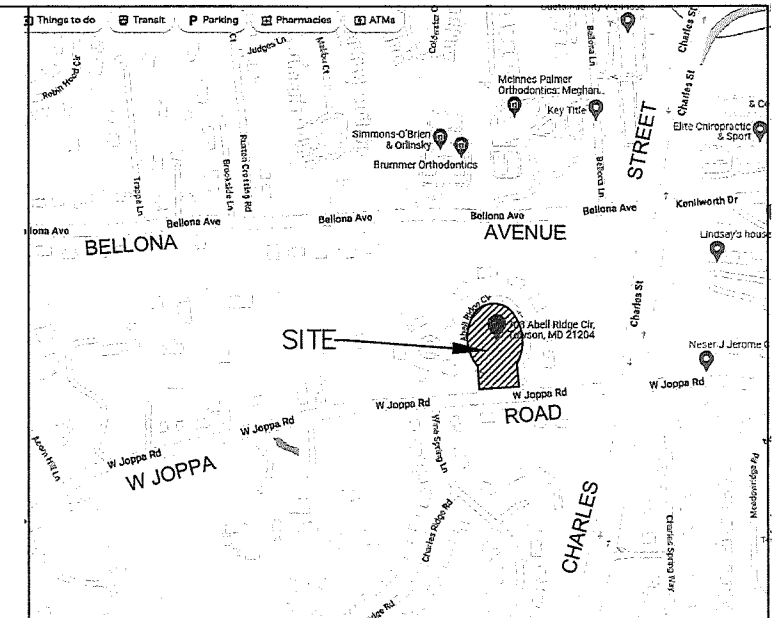
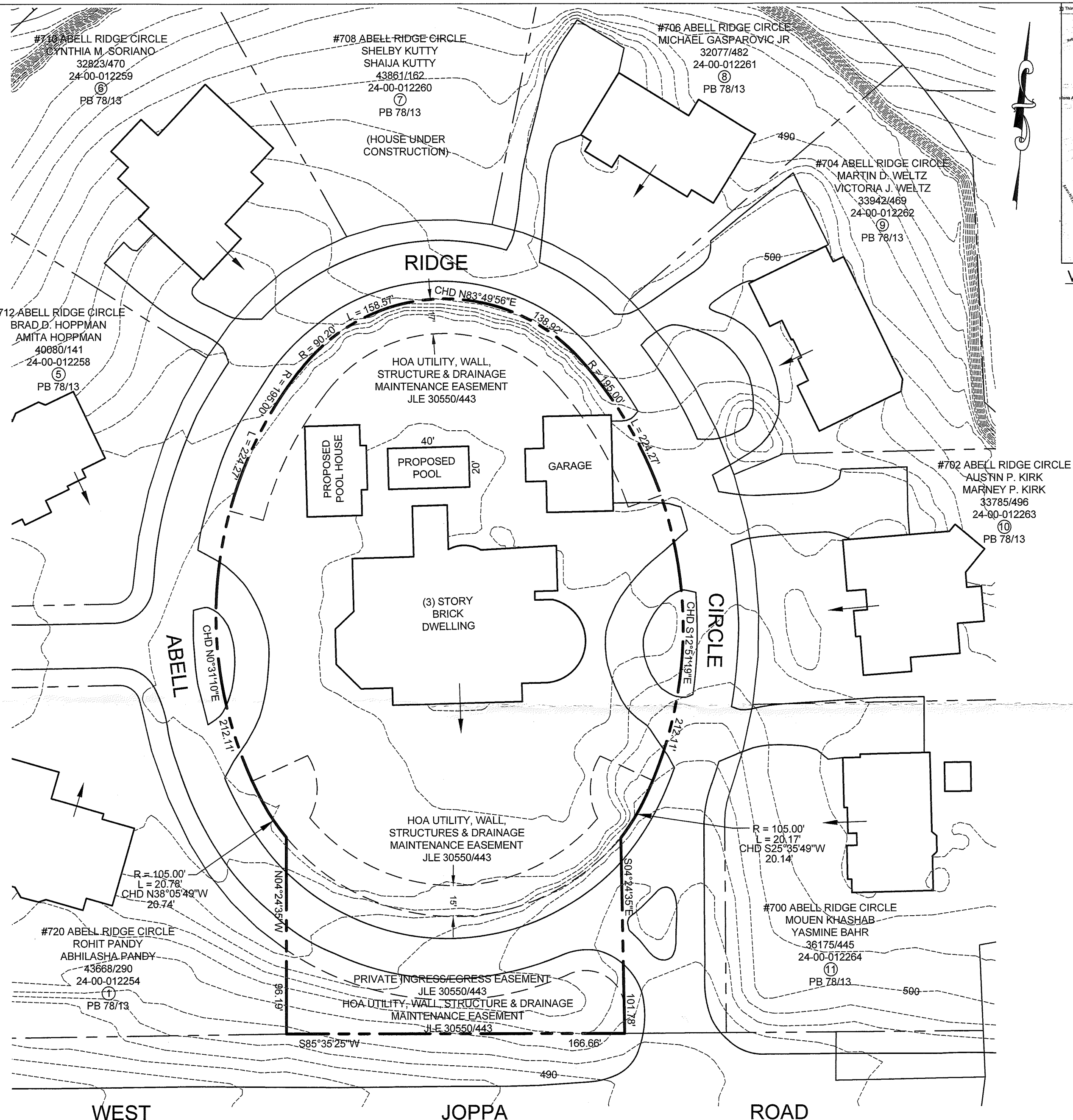
NORTH ELEVATION



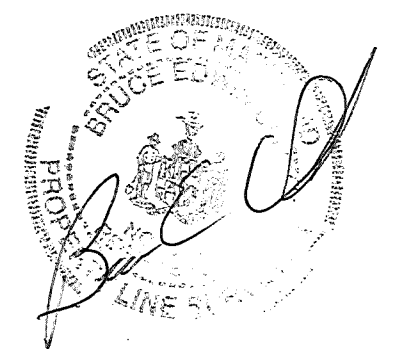
EAST ELEVATION



SOUTH ELEVATION



Vicinity Map - Scale: 1" = 800'



Bruce E. Doak Consulting, LLC
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PLAN TO ACCOMPANY
A ZONING PETITION

FOR

#703 ABELL RIDGE CIRCLE

BALTIMORE COUNTY, MARYLAND
9th ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT

Date: 1/21/23

Scale: 1"=40'

2023-0017-BDA

GENERAL INFORMATION

- Ownership: Brian Gallagher
703 Abell Ridge Circle Towson, MD 21204
- Address: 703 Abell Ridge Circle Towson, MD 21204
- Deed references: JLE 41008/494
- Area: 1.5207 acre (per PB 78/13)
- Tax Map / Parcel / Lot / Tax account #: 69 / 267 / 12 / 24-00-012265
- Election District: 9 Councilmanic District: 2
ADC Map: GIS tile: 069C1 Position sheet: 42NW4
Census tract: 490500 Census block: 240054905001000
Schools: Riderwood District ES Dumbarton MS Towson 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 069C1 and the information provided by Baltimore County on the internet.
- Improvements: Single family dwelling & garage. The existing dwelling and garage will remain.

OFFICE OF ZONING

Zoning: D.R. 2

Case history: Case 06-0464-A garage approved

Parking Calculations

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

D.R. 2 Setbacks for Residential Buildings

Front: 40 feet from the street right of way or property line
Side: 15 feet from the property line / Sum 40 feet
Rear: 40 feet from the property line

D.R. 2 accessory structure setback: 2.5 feet

ENVIRONMENTAL IMPACT

Watershed: Jones Falls URDL land type: 1

- The existing dwelling is currently served by public water and sewer.
- 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.

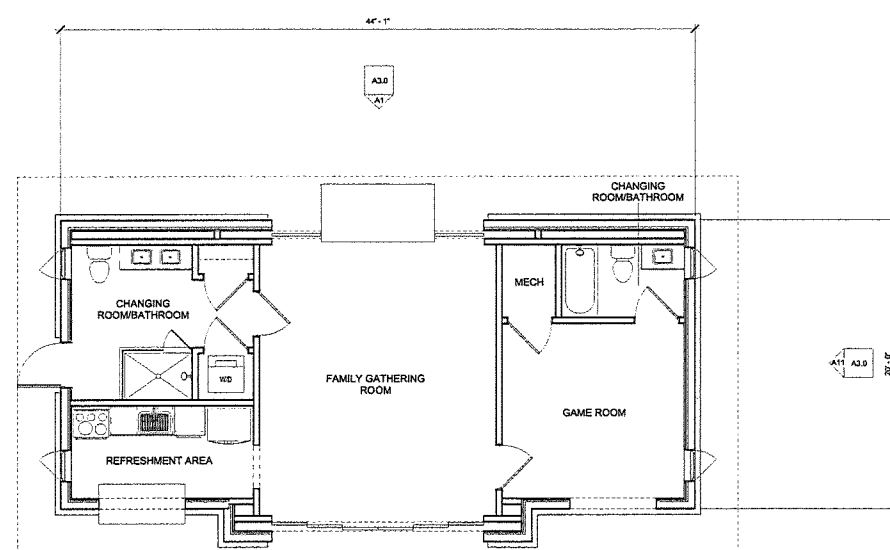
OFFICE OF PLANNING

Regional Planning District: Ruxton District Code: 314

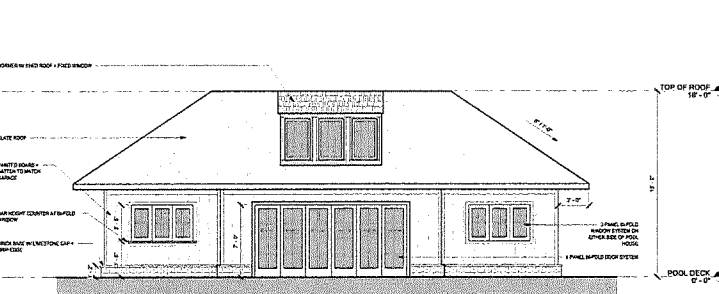
- The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

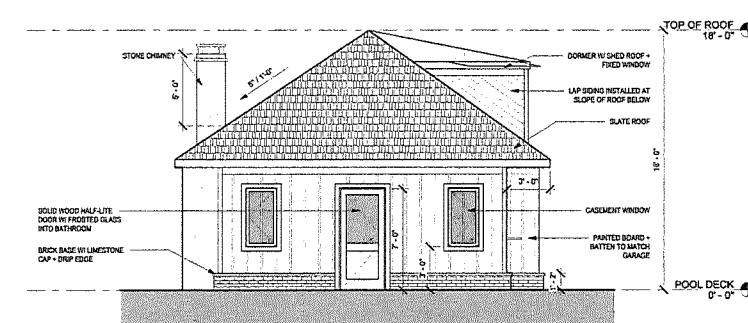
To construct a pool and pool house



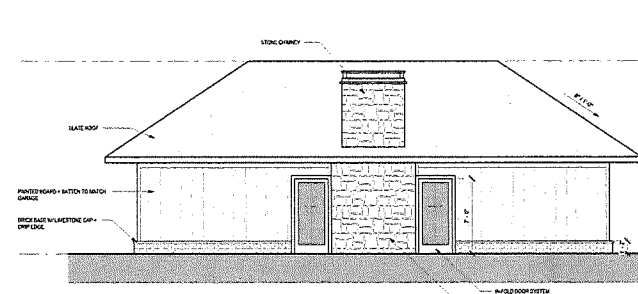
FLOOR PLAN
N.T.S.



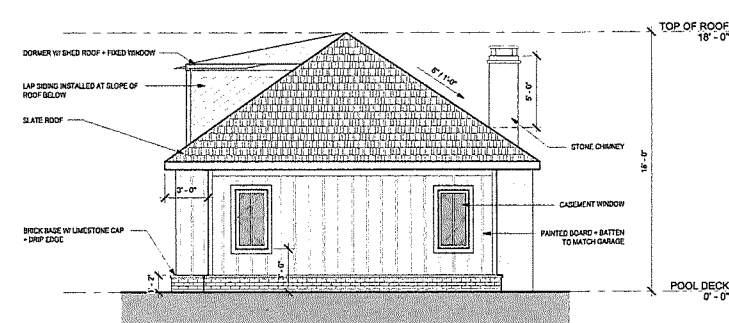
WEST ELEVATION



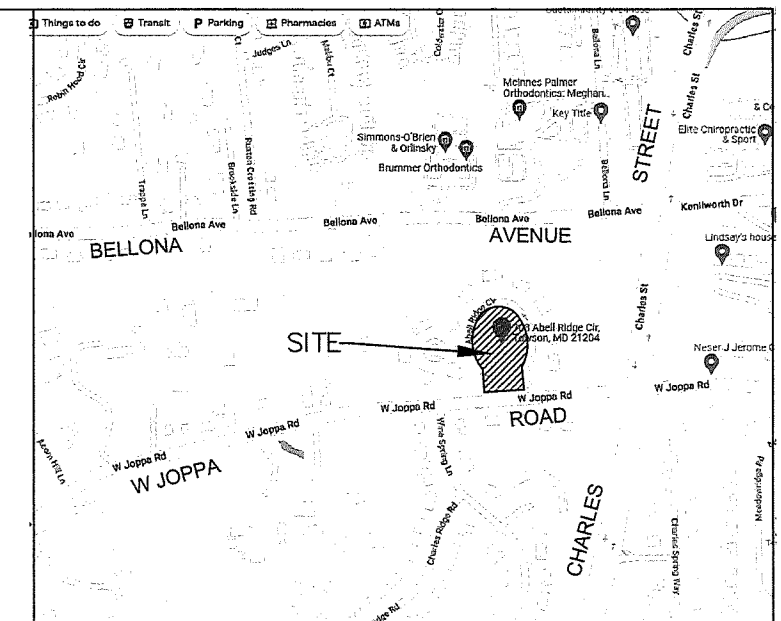
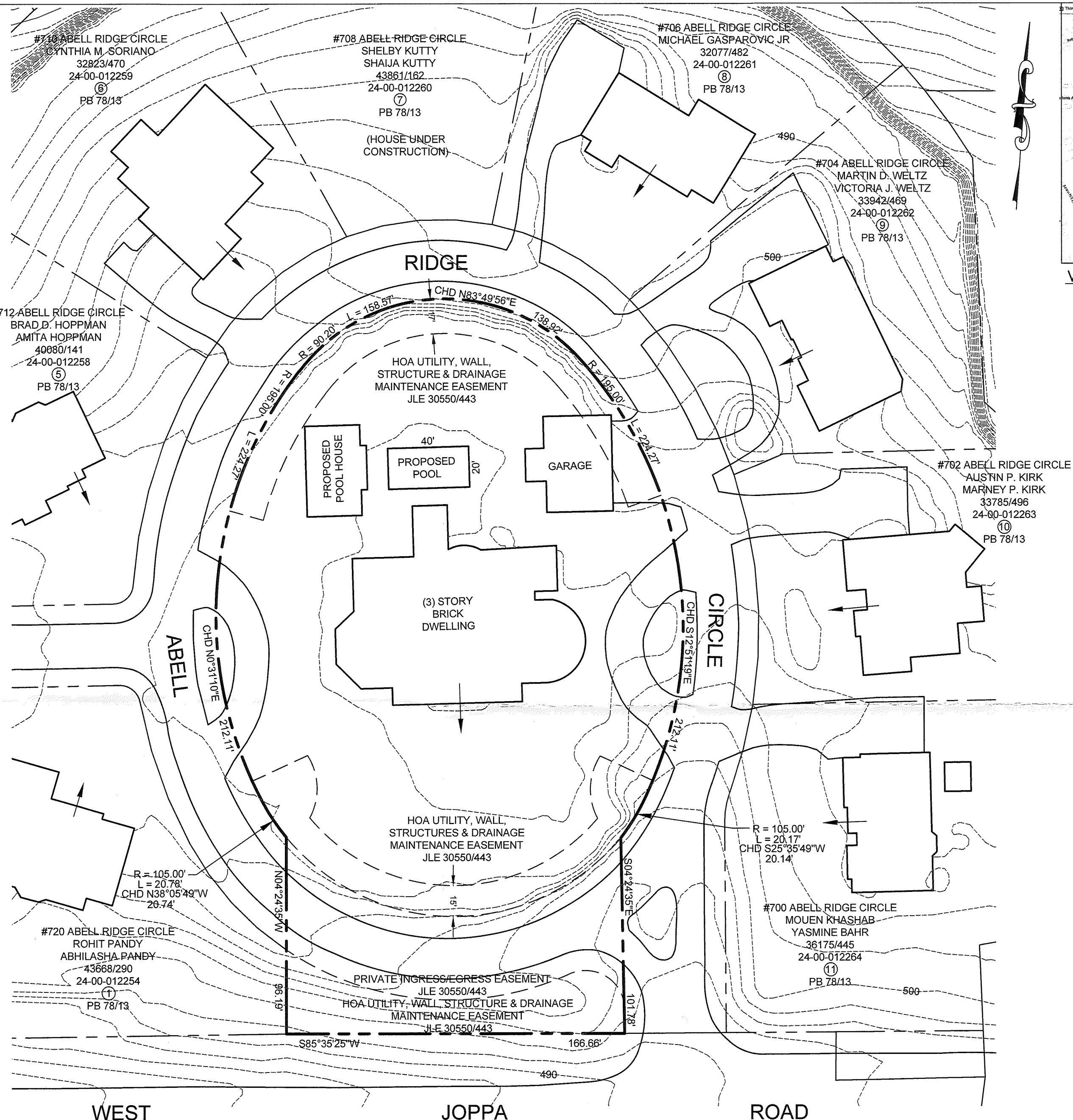
NORTH ELEVATION



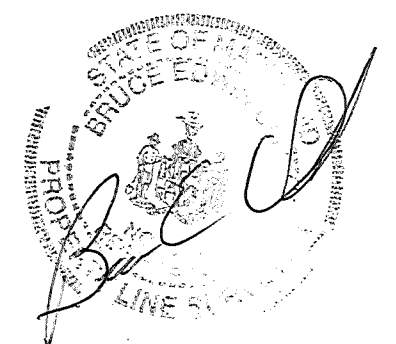
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