



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 9, 2023

Regina Smith – horvsosiris18@aol.com
7939 Galloping Circle
Windsor Mill, MD 21244

RE: Petition for Administrative Variance
Case No. 2023-0024-A
Property: 7939 Galloping Circle

Dear Ms. Smith:

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". The signature is written in a cursive style with a large, flowing "M" and "E".

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(7939 Galloping Circle)		
1 st Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
Regina Smith	*	HEARINGS FOR
Petitioner	*	BALTIMORE COUNTY
	*	CASE NO. 2023-0024-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owner of the property, Regina Smith (“Petitioner”) for the property located at 7939 Galloping Circle, Windsor Mill (the “Property”). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §1B01.2.C.1.b (1972 Zoning Commissioner’s Policy Manual [“CZMP”] Section V.B.5.a): To permit a dwelling addition with a window to tract boundary setback of 21 ft. in lieu of the required 35 ft. tract boundary setback, and to amend the last approved Final Development Plan (“FDP”) of Parkview Trail, Lot 568 only. The Property and requested relief is more fully depicted on the site plan (the “Site Plan”). (Pet. Ex. 1). Street view photographs were submitted showing the existing house and proposed addition. (Pet. Exs. 2A-2E).

A Zoning Advisory Comment (“ZAC”) was received from Department of Environmental Protection and Sustainability (“DEPS”) which agency did not oppose the requested relief.

The Petitioner having filed a Petition for Administrative Variance and the Property having been posted on February 19, 2023, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented. The Petitioner has 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 BCZR, §307.1. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner. I also find that the requested relief is within the spirit and intent of the BCZR, particularly in light of the lack of opposition.

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 will be granted.

THEREFORE, IT IS ORDERED, this 9th day of **March, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from the Baltimore County Zoning Regulations (“BCZR”), §1B01.2.C.1.b (1972 Zoning Commissioner’s Policy Manual [“CZMP”] Section V.B.5.a) to permit a dwelling addition with a window to tract boundary setback of 21 ft. in lieu of the required 35 ft. tract boundary setback, and to amend the last approved Final Development Plan (“FDP”) of Parkview Trail, Lot 568 only, be and it is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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



MAUREEN M. MURPHY
Administrative Law Judge
for Baltimore County



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 7939 Galloping Circle Currently Zoned Dr 5.5
Deed Reference 09467 / 000036 10 Digit Tax Account # 2200005465
Owner(s) Printed Name(s) Regina Smith

(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 1B01.2.C.1.b. (1972 CZMP Section V.B.5.a) to permit a dwelling addition with a window to tract boundary setback of 21' in lieu of the required 35' tract boundary setback. And to amend the last approved final development plan of Parkview Trail, lot 568 only.

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

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

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

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

Owner(s)/Petitioner(s):

Name #1 – Type or Print Regina Smith Name #2 – Type or Print _____
Signature #1 [Signature] Signature #2 _____
Mailing Address 7939 Galloping Circle City Windsor Mill, MD
Zip Code 21244 Telephone #'s (Cell and Home) 410-944-2134 Email Address horvosiris18@aol.com

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

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

Representative to be Contacted:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
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 2023-0031-A Filing Date 2 / 9 / 23 Estimated Posting Date 3 / 6 / 23 Reviewer SL

Revised 8/2022

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: 7939 Galloping circle Baltimore MD 21244
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)

I would like to have a Bedroom and
office on the ground floor of my house. It
is very difficult for me to go up and down
Steps. The bedroom addition will be ~~10'x10'~~ 15'x12'
and the office addition will be ~~10'x10'~~ 14'-4" x 11'-10 7/8"

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

Regina Smith
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Regina Smith
Name - Print or Type

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:

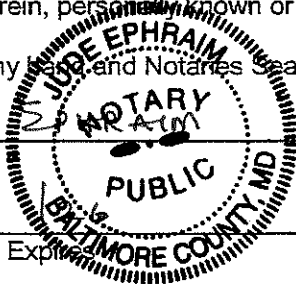
I HEREBY CERTIFY, this 31st day of January, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Regina D Smith

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

AS WITNESS my hand and Notaries Seal

Jude
Notary Public
12/08
My Commission Expires



Zoning property description for 7939 Galloping circle

Beginning at a point on the north side of Galloping circle which is 50 feet wide at the distance 101 feet north of the centerline of the nearest improved intersecting street Cantwell Drive which is 60 feet wide.

Being lot # 568 in the subdivision of Parkview trail recorded in Baltimore county plat book #62, Folio #91, containing .173 acres. Located in the first election district of Baltimore county

2023-0024-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 7939 Galloping Circle Currently Zoned Dr 5.5
Deed Reference 09467 / 000036 10 Digit Tax Account # 2200005465
Owner(s) Printed Name(s) Regina Smith

(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 1B01.2.C.1.b. (1972 CZMP Section V.B.5.a) to permit a dwelling addition with a window to tract boundary setback of 21' in lieu of the required 35' tract boundary setback. And to amend the last approved final development plan of Parkview Trail, lot 568 only.

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

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

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

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

Owner(s)/Petitioner(s):

Name #1 – Type or Print Regina Smith Name #2 – Type or Print _____
Signature #1 [Signature] Signature #2 _____
Mailing Address 7939 Galloping Circle City Windsor Mill, MD
Zip Code 21244 Telephone #'s (Cell and Home) 410-944-2134 Email Address horvosiris18@aol.com

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

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

Representative to be Contacted:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
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 2023-0031-A Filing Date 2 / 9 / 23 Estimated Posting Date 3 / 6 / 23 Reviewer SL

Revised 8/2022

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: 7939 Galloping circle Baltimore MD 21244
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)

I would like to have a Bedroom and
office on the ground floor of my house. It
is very difficult for me to go up and down
Steps. The bedroom addition will be ~~10'x10'~~ 15'x12'
and the office addition will be ~~10'x10'~~ 14'-4" x 11'-10 1/2"

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

Regina Smith
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Regina Smith
Name - Print or Type

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:

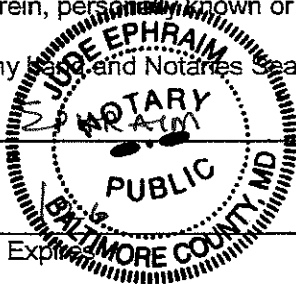
I HEREBY CERTIFY, this 31st day of January, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Regina D Smith

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

AS WITNESS my hand and Notaries Seal

Jude
Notary Public
12/08
My Commission Expires



Zoning property description for 7939 Galloping circle

Beginning at a point on the north side of Galloping circle which is 50 feet wide at the distance 101 feet north of the centerline of the nearest improved intersecting street Cantwell Drive which is 60 feet wide.

Being lot # 568 in the subdivision of Parkview trail recorded in Baltimore county plat book #62, Folio #91, containing .173 acres. Located in the first election district of Baltimore county

2023-0024-A

CERTIFICATE OF POSTING

Date: 2-19-23

RE: Case Number: 2023-0024-A

Petitioner/Developer: Smith

Date of Hearing/Closing: 3-6-23

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 7939 Galloping Cr

The signs(s) were posted on 2-19-23
(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

ADMINISTRATIVE VARIANCE

CASE # 2023-0024-A

BCZR 1801.2 C1.6 (1972 CZMP SECTION V.B.5a)
TO PERMIT A DWELLING ADDITION WITH A WINDOW TO
TRACT BOUNDARY SETBACK OF 21' IN LIEU OF THE REQUIRED
25' TRACT BOUNDARY SETBACK, AND TO AMEND THE LAST
APPROVED FINAL DEVELOPMENT PLAN OF PARKVIEW TRAIL,
LOT 568 ONLY

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 3/6/23

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS, APPROVALS AND INSPECTIONS COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2023-0024-A

BCZR1B01.2.C.1.B. (1972 CZHP SECTION V.B.5.a)
TO PERMIT A DWELLING ADDITION WITH A WINDOW TO TRACT
BOUNDARY SETBACK OF 21' IN LIEU OF THE REQUIRED 35'
TRACT BOUNDARY SETBACK, AND TO AMEND THE LAST
APPROVED FINAL DEVELOPMENT PLAN OF PARKVIEW TRAIL LOT 58B
ONLY

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON 3/6/23

ADDITIONAL INFORMATION IS AVAILABLE AT
DEPT. OF PERMITS, APPROVALS AND INSPECTIONS
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW. RETURN BOTH TO ZADM, RM. 104
MEETING IS HANDICAP 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 16, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0024-A
Address: 7939 Galloping Cir.
Legal Owner: Regina Smith

Zoning Advisory Committee Meeting of February 20, 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 February 13, 2023
FORMAL OR INFORMAL RESPONSE DUE AT February 20, 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, myneighborhoodimprovrment@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: 2023-0020-A **Reviewer:** Mitchell Kellman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Janet Deery
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 4 **Council Dist:** 2

Property Address: 7 MARYHILL CT

Location: Property located on the South side of Maryhill Court, 245 feet Southwest the centerline at Velvet Hill Drive.

Existing Zoning: DR 2 **Area:** .375 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an accessory building (detached shed) in the side yard in lieu of the required rear yard and amend the Final Development Plan (FDP) of Velvet Hills (last approved), Lot 14 only.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 02/27/2023

Miscellaneous Notes:

Case Number: 2023-0021-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Yevgeniy and Irina Leychenko
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 4 **Council Dist:** 4

Property Address: 5 ASHMERE RD

Location: Property located on the Northeast side of Ashmere Rd. (50 feet), 67 feet Southeast of Oakmere Rd. (50 feet)

Existing Zoning: DR 3.5 **Area:** 13,338 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1: To permit a rear yard accessory structure (detached, open carport) with a side setback of 0 feet in lieu of the required 2.5 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/06/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0022-A **Reviewer:** Shaun Crawford
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE
Legal Owner: Northpoint Property, LLC./ Kai Tang (Owner)
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 801 NORTH POINT BLVD

Location: Property located beginning at 1,650 feet East of intersection of Eastern Blvd. and Northpoint Blvd.

Existing Zoning: BL **Area:** 1.12 ACRES

Proposed Zoning:

VARIANCE:

- 1.) BCZR 409.6A(2): To allow 96 parking spaces in lieu of the required 112 parking spaces.
- 2.) For any further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Attorney: J. Neil Lanzi

Prior Zoning Cases: 1965-0135-X; 1989-0402-A

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0023-SPH **Reviewer:** Jason Seidelman

Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL

Type: SPECIAL HEARING

Legal Owner: Ebenezer Grace Worship center, Inc.

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 9116 9118 BELAIR RD

Location: Property located Northeast corner of intersection of Belair Rd. (75 feet) and Minte Dr. (40 feet).

Existing Zoning: DR 1 NC & BL

Area: 0.188 ACRES AND 0.264 ACRES

Proposed Zoning:

SPECIAL HEARING:

BCZR 500.7 and 259.14: To approve the use of an NC overlay district property to serve a development on an adjacent property including access, storm water management, a turn around area, water and sewer utility lines, connections to adjacent public roads.

Attorney: Jennifer Busse

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0024-A **Reviewer:** Shaun Crawford

Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Regina Smith

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 7939 GALLOPING CIR

Location: Property located beginning at North side of Galloping Circle 101 feet North of Cantwell Drive.

Existing Zoning: DR 5.5

Area: 7,535 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B01.2.C.1.b.(1972 CZMP Section V.B.5.a): To permit a dwelling addition with a window to tract boundary setback of 21 feet in lieu of the required 35 feet tract boundary setback. And to amend the last approved final development plan of Parkview Trail, lot 568 only.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/06/2023

Miscellaneous Notes:

V.B.5 TRACT BOUNDARY RELATIONSHIP

V.B.5.a. WINDOW TO TRACT BOUNDARY

Where any window faces any tract boundary that is not a street line prior to development, the window shall be a minimum of 35 feet from the tract boundary except in residential transition areas or small subdivisions as governed by Subsection 1B02.3 of the Zoning Regulations. See Figure 5-4.

V.B.5.b. BUILDING TO TRACT BOUNDARY

Any portion of a building must be a minimum distance of 30 feet from any tract boundary that is not a street line prior to development except in Residential Transition Areas or small subdivisions as governed by Subsection 1B02.3 of the Zoning Regulations.



Fig

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 -0024 -A Address 7539 Galloping Cr

Contact Person: Sharon Crawford Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/9/23 Posting Date: 2/19/23 Closing Date: 3/6/23

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 -0024 -A Address 7539 Galloping Circle

Petitioner's Name: Regina Smith Telephone (Cell) 410.944.2134

Posting Date: 2/19/23 Closing Date: 3/6/23

Wording for Sign: To Permit _____

BCZR 1B01.2.C.1.b. (1972 CZMP Section V.B.5.a) to permit a dwelling addition with a window to tract boundary setback of 21' in lieu of the required 35' tract boundary setback. And to amend the last approved final development plan of Parkview Trail, lot 568 only.

Revised 3/2022

Owner Information

YES

/09467/ 00036

.173 AC

Plat Ref: 0062/ 0091

Value Information

0

Deed2:

Deed2:

Price:

Price:
Need?:

0.00

0.00

0.00|0.00

[illegible]

Homestead Application Status: No Application

Date:

West Side of Property



East Side of Property



East Side of Porch



South
Wanted Side of property



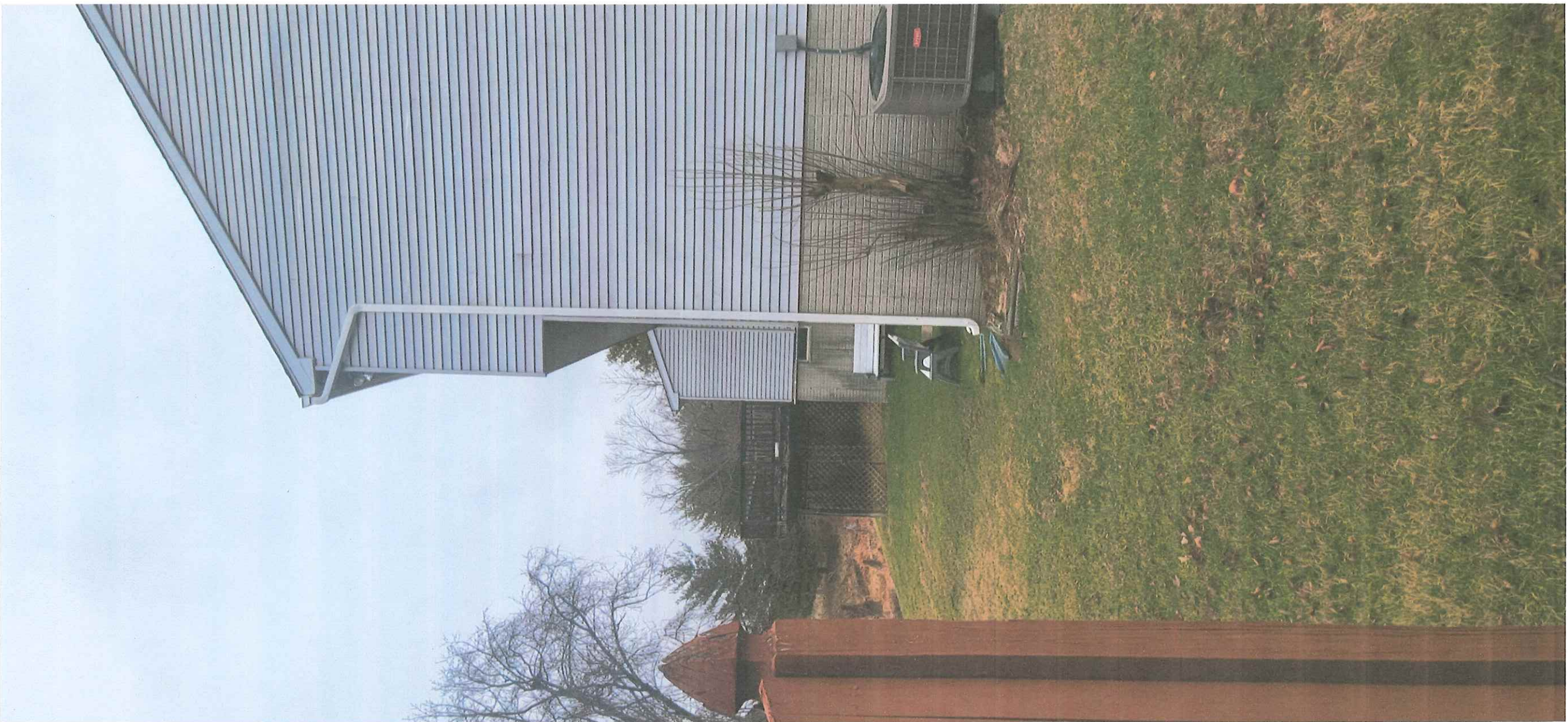
Southside of property



West Side of Property



West Side of Property



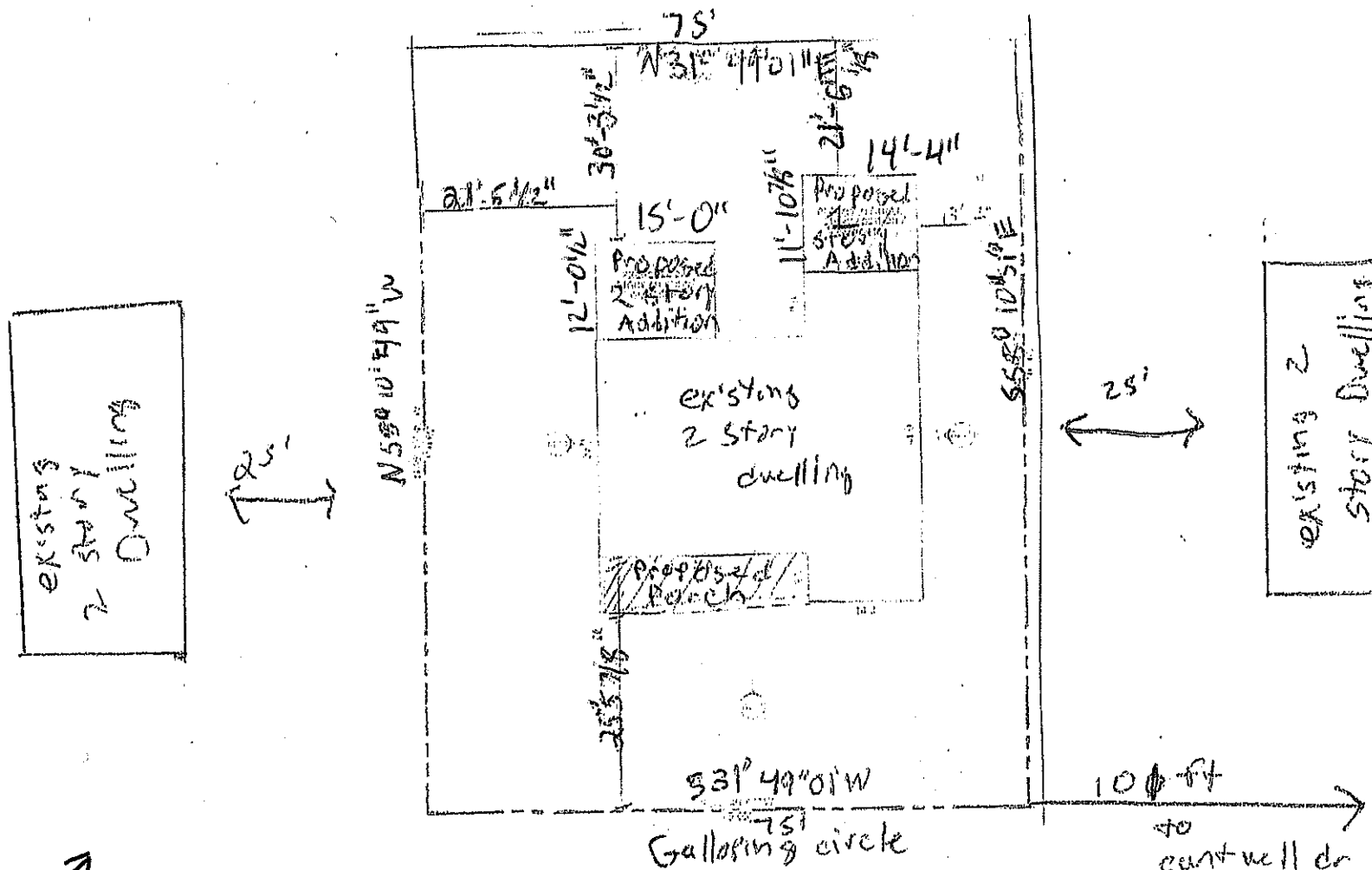
North Side of Property



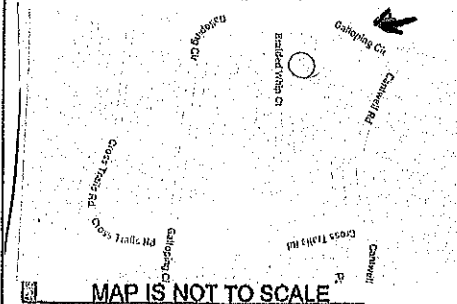
North Side of property



Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
 Address 7939 Galloping circle Owners(s) Name(s) Regina Smith
 Subdivision Name Parkview Trail Lot # 568 Block # _____ Section # 2
 Plat Book # 62 Folio # 91 10 Digit Tax # 2200005465 Deed Reference# 09467100036



Site Vicinity Map



MAP IS NOT TO SCALE

Zoning Map # 094B1

Zoning Dr 5.5

Election District 1

Council District 1

Lot Area Acreage 0.173

Lot Square Footage 7535

Historic (Yes or No) No

CBCA (Yes or No) _____

Flood Plain (Yes or No) _____

Utilities - Mark with (X) _____

Water is:

Public X Private _____

Sewer is:

Public X Private _____

Prior Hearing (Yes or No) No

If (Yes) list Case Number(s)

and order result(s) below:

Violation Case Number(s)

CS2100814

compliant - Lien

Plan Drawn By

K. Tolbert

Date

1/29

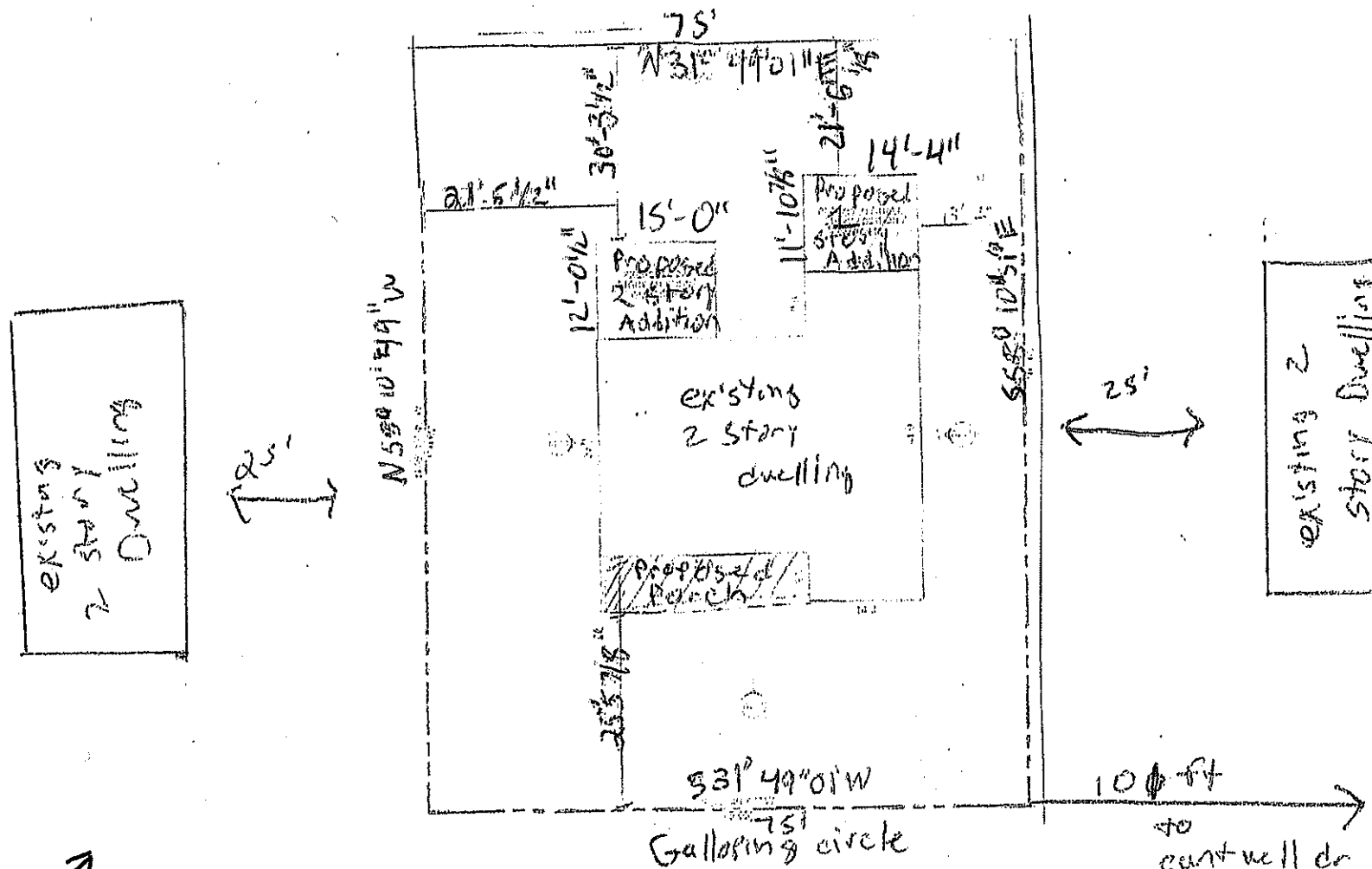
Scale: 1 inch =

20

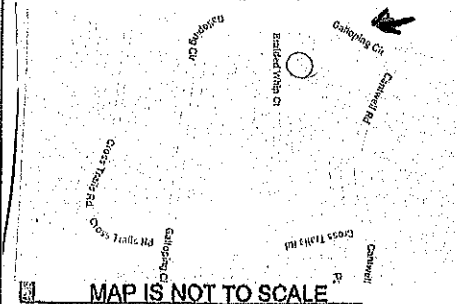
Feet

2023-0024-A

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
Address 7939 Galloping circle Owners(s) Name(s) Regina Smith
Subdivision Name Parkview Trail Lot # 568 Block # _____ Section # 2
Plat Book # 62 Folio # 91 10 Digit Tax # 2200005465 Deed Reference# 09467100036



Site Vicinity Map



Zoning Map # 094B1

Zoning Dr 5.5

Election District 1

Council District 1

Lot Area Acreage 0.173

Lot Square Footage 7535

Historic (Yes or No) No

CBCA (Yes or No) _____

Flood Plain (Yes or No) _____

Utilities - Mark with (X)

Water is:

Public X Private _____

Sewer is:

Public X Private _____

Prior Hearing (Yes or No) No

If (Yes) list Case Number(s)

and order result(s) below:

Violation Case Number(s)

CS2100814

compliant - Lien

2023-0024-A

Plan Drawn By K. Tolbert

Date 1/29

Scale: 1 inch = 20 Feet