



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 15, 2023

Michael A. and Lauren F. Andrews – maandre@carrollk12.org
10 Timbershed Court
Freeland, MD 21053

RE: Petition for Administrative Variance
Case No. 2023-0027-A
Property: 10 Timbershed Court

Dear Petitioners:

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

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

Sincerely,

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

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Enclosure

c: Rick Richardson - rick@richardsonengineering.net

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(10 Timbershed Ct.)		
6 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Michael & Lauren Andrews	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0027-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Michael and Lauren Andrews (“Petitioners”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) §§ 400.1 and 400.3: To permit an accessory building (detached garage) to be located in the front/side yards with a height of 22 ft. in lieu of the required rear yard placement and maximum height of 15 ft., respectively. The subject property and requested relief are more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”) indicating if the zoning variance is granted, Ground Water Management (“GWM”) requests that it be conditioned to obtain a GWM variance from the porch to the well.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 26, 2023 and March 12, 2023, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts to satisfy the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed building structure (detached garage) height and usage, I will impose conditions that the proposed detached garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

THEREFORE, IT IS ORDERED, this 15th day of **March, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (“BCZR”) §§ 400.1 and 400.3: To permit an accessory building (detached garage) to be located in the front/side yards with a height of 22 ft. in lieu of the required rear yard placement and maximum height of 15 ft., respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- Petitioners or subsequent owners shall not convert the proposed detached garage into a dwelling unit or apartment. The proposed detached garage shall not contain any sleeping quarters, living area, or kitchen or bathroom facilities.

- The proposed detached garage shall not be used for commercial purposes.
- The Petitioners shall comply with the DEPS ZAC comment, dated February 24, 2023; a copy of which is attached hereto and made a part hereof.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw



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 Law of Baltimore County for the property located at:

Address 10 Timbershed Court which is presently zoned RC-8, RC-4

Deed Reference 8103/ 804 10 Digit Tax Account # 2100000070

Property Owner(s) Printed Name(s) Michael A. Andrews and Lauren F. Andrews

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

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. **X** ADMINISTRATIVE VARIANCE

BCZR: 400.1 & 400.3 → To permit an accessory building (detached garage) to be located in the front/side yards with a height of 22 feet in lieu of the required rear yard placement and maximum height of 15 feet, respectively.

2. ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space 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, 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:

Michael A Andrews / Lauren F. Andrews

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

Michael A Andrews / *Lauren F Andrews*

Signature #1 Signature #2

10 Timbershed Court Freeland MD

Mailing Address City State

21053-9790 / 410-422-0077 / maandre@carrollk12.org

Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC Rick Richardson

Name – Type or Print

Rick Richardson

Signature

7 Deneison Street Timonium MD

Mailing Address City State

21093 / 410-560-1502 / rick@richardsonengineering.net

Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this _____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2023-0027-A Filing Date 2/13/23 Estimated Posting Date 2/26/23 Reviewer JS

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 to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 10 Timbershed Court Freeland MD 21053
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

The site is located on the north side of Timbershed Court. The well is to the front of the lot with the septic system to the rear of the house. There is a pool directly behind the house at the end of the driveway. Locating the garage in this area would not be possible. The driveway comes in on the west side of the house and the new garage would be left of the house so the two garage doors would be opposite each other on either side of the driveway. This will minimize new impervious areas on the site and is the only practical location on the site to locate the new garage. The height of the garage is to allow for storage of materials in the upper floor. It will not be used for living space and there will not be any utilities or HVAC being installed in the building.

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

Michael A. Andrews
Signature of Affiant
Michael A. Andrews
Name- Print or Type

Lauren F. Andrews
Signature of Affiant
Lauren F. Andrews
Name- Print or Type

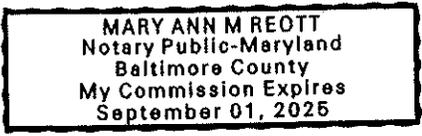
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of January, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Michael A. Andrews and Lauren F. Andrews
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

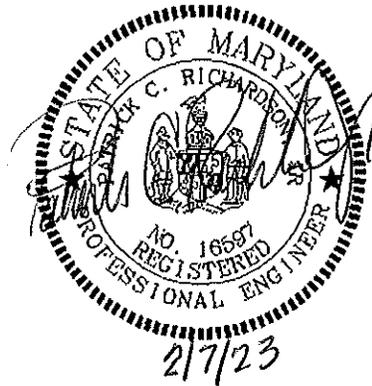


[Signature]
Notary Public
September 1, 2025
My Commission Expires

**ZONING PROPERTY DESCRIPTION FOR
10 TIMBERSHED COURT
6th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Located on Lot #5 as shown on the plat of Timbershed Farm-Phase I, which is recorded among the land records of Baltimore County in plat book No. 56, Folio 112.

Containing a net area of 128,623 square feet or 2.95 acres +/-.



PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 16597, EXPIRATION DATE: 08-15-2023

2023-0077-A



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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Address 10 Timbershed Court which is presently zoned RC-8, RC-4

Deed Reference 8103/ 804 10 Digit Tax Account # 2100000070

Property Owner(s) Printed Name(s) Michael A. Andrews and Lauren F. Andrews

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

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1. **ADMINISTRATIVE VARIANCE**

BCZR: 400.1 & 400.3 → To permit an accessory building (detached garage) to be located in the front/side yards with a height of 22 feet in lieu of the required rear yard placement and maximum height of 15 feet, respectively.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space 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, 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:

Michael A Andrews / Lauren F. Andrews

Name #1 - Type or Print Name #2 - Type or Print

Michael A Andrews / *Lauren F Andrews*
Signature #1 Signature #2

10 Timbershed Court Freeland MD

Mailing Address City State

21053-9790 / 410-422-0077 / maandre@carrollk12.org

Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC Rick Richardson

Name - Type or Print

Rick Richardson
Signature

7 Deneison Street Timonium MD

Mailing Address City State

21093 / 410-560-1502 / rick@richardsonengineering.net

Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this ___ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2023-0027-A Filing Date 2/13/23 Estimated Posting Date 2/26/23 Reviewer JS

Affidavit in Support of Administrative Variance

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

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That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

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

Michael A. Andrews
Signature of Affiant

Michael A. Andrews
Name- Print or Type

Lauren F. Andrews
Signature of Affiant

Lauren F. Andrews
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 14th day of January, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Michael A. Andrews and Lauren F. Andrews
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

MARY ANN M REOTT
Notary Public-Maryland
Baltimore County
My Commission Expires
September 01, 2025

Notary Public
September 1, 2025
My Commission Expires



**ZONING PROPERTY DESCRIPTION FOR
10 TIMBERSHED COURT
6th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Located on Lot #5 as shown on the plat of Timbershed Farm-Phase I, which is recorded among the land records of Baltimore County in plat book No. 56, Folio 112.

Containing a net area of 128,623 square feet or 2.95 acres +/-.



PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 16597, EXPIRATION DATE: 08-15-2023

2023-0077-A

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

No. 218958

Date: 2/13/23

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

Total: \$ 75.00

Rec From: ANDREWS / RICHARDSON ENG.

For: 2023-0027-A

10 TIMBERSHED CT.

JSS 23-0110

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

MICHAEL A. ANDREWS 02-87 7-11 6218 9913
 LAUREN F. ANDREWS
 PH. 410-608-1440
 10 TIMBERSHED CT.
 FREELAND, MD 21053

DATE January 14, 2023

PAY TO THE ORDER OF Baltimore County MD \$ 75.00
Seventy five 00 00 00 DOLLARS

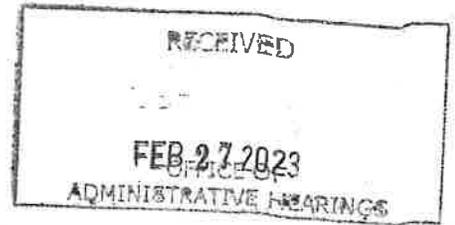
M&T Bank

MEMO _____

James Andrew

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 24, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0027-A
Address: 10 Timbershed Ct
Legal Owner: Michael and Lauren Andrews

Zoning Advisory Committee Meeting of February 27, 2023.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. If zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:

a. A request for a variance from the porch to the well is required.

Additional Comments:

Reviewer: Rochelle V. Underwood

CERTIFICATE OF POSTING

2023-0027-A

RE: Case No.: _____

Petitioner/Developer: _____

Lauren Andrews

March 13, 2023

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

10 Timbershed Court ***SIGN 1***

February 26, 2023

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 **February 26, 2023**

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2023-0027-A

RE: Case No.: _____

Petitioner/Developer: _____

Lauren Andrews

March 13, 2023

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

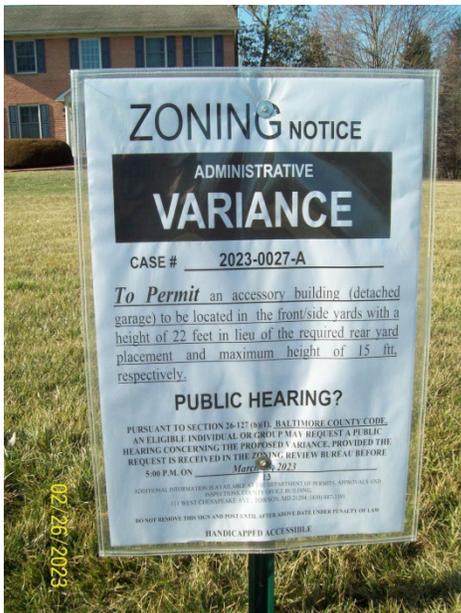
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

10 Timbershed Court ***SIGN 2***

February 26, 2023

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 February 26, 2023

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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 24, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0027-A
Address: 10 Timbershed Ct
Legal Owner: Michael and Lauren Andrews

Zoning Advisory Committee Meeting of February 27, 2023.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. If zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:
 - a. A request for a variance from the porch to the well is required.

Additional Comments:

Reviewer: Rochelle V. Underwood

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
8622 Sand Plains Road; NE/S of Sandy Plains		
581' SE of Quentin Road	*	OF ADMINISTRATIVE
12 th Election & 7 th Councilmanic Districts		
Legal Owner(s): Blackwater Development LLC*		HEARINGS FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	2023-025-A

* * * * *

ENTRY OF APPEARANCE

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

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of February, 2023, a copy of the foregoing Entry of Appearance was emailed to Donny Ankri, 6803 Cherokee Drive, Baltimore, Maryland 21209, DA@donnyankri.com , Representative for Petitioner(s).

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

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
323 Riverside Drive; NE/S of Riverside Drive,	*	OF ADMINSTRATIVE
195' NW of Cedar Avenue	*	HEARINGS FOR
15 th Election & 7 th Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Sandra Rivera	*	2023-026-SPH
Petitioner(s)		

* * * * *

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 17th day of February, 2023, a copy of the foregoing Entry of Appearance was emailed to Leah Biddinger, President, Sussex Community Associations, Inc., 327 Margaret Avenue, Essex, MD 21221, Leahmbiddinger@gmail.com, Representative for Petitioner(s).

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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
1309 Malvern Avenue; SE/S of Malvern * OF ADMINISTRATIVE
Avenue, SW 125' to c/line of Ruxton Road * HEARINGS FOR
9th Election & 2nd Councilmanic Districts * BALTIMORE COUNTY
Legal Owner(s): Robert Williams *
Petitioner(s) * 2023-028-SPH

* * * * *

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 17th day of February, 2023, a copy of the foregoing Entry of Appearance was emailed to Austin Childs, 16850 Gerting Road, Monkton, Maryland 21111, achildsaia@msn.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 February 20, 2023
FORMAL OR INFORMAL RESPONSE DUE AT February 27, 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, myneighborhoodimprovement@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: 2023-0025-A **Reviewer:** Jason Seidelman

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

Type: VARIANCE

Legal Owner: Blackwater Development, LLC

Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 12 **Council Dist:** 7

Property Address: 8622 SANDY PLAINS RD

Location: Property located on the Northeast side of Sandy Plains (40 feet), 581 feet Southeast of Quentin Rd. (60 feet).

Existing Zoning: DR 3.5

Area: 8,480 SQ FT.

Proposed Zoning:

VARIANCE:

BCZR 1B02.3.C.1: To permit a replacement dwelling with a combined sum of side yard setback of 20 feet and a lot width at the foundation line of 47 feet in lieu of the required 25 feet and 70 feet, respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0026-SPH **Reviewer:** Shaun Crawford

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

Type: SPECIAL HEARING

Legal Owner: Sandra Rivera

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 323 RIVERSIDE DR

Location: Property located beginning at the Northeast side of Riverside, 195 feet Northwest of Cedar Ave.

Existing Zoning: DR 5.5

Area: 39,878 SQ FT.

Proposed Zoning:

SPECIAL HEARING:

BCZR 500.7: To determine the following:

- 1.) Is the current use of the property as a storage lot for vehicles in compliance with its DR 5.5 zoning?
- 2.) Is the current use of the property commercial in nature and in violation of its DR 5.5 zoning?
- 3.) Does the current storage of inoperable vehicles on the property constitute a violation of BCZR Section 428.1?
- 4.) Does the property and its usage otherwise comply with all other applicable Baltimore County Zoning Regulations?

Attorney: Not Available

Prior Zoning Cases: 2007-0326-A

Concurrent Cases: None

Violation Cases: cc2214605

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0029-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Douglas and Amy Honbarrier
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 3

Property Address: 12538 REGWOOD RD

Location: Property located on the West side of Regwood Rd.; 75 feet South of Upland Rd.

Existing Zoning: RC 5; RC 2

Area: 3.31 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1: To allow an accessory structure (detached garage) in the side yard in lieu of the required rear yard.

BCZR 400.3: To allow an accessory structure (detached garage) with a height of 28 feet in lieu of the required 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/13/2023

Miscellaneous Notes:

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 -0027 -A Address 10 TIMBERSHED COURT

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

Filing Date: 2/13/23 Posting Date: 2/26/23 Closing Date: 3/13/23

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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 -0027 -A Address 10 TIMBERSHED COURT

Petitioner's Name: ANDREWS Telephone (Cell) 410-422-0077

Posting Date: 2/26/23 Closing Date: 3/13/23

Wording for Sign: To Permit _____

_____ To permit an accessory building (detached garage) to be located in the front/side yards with a height of _____
_____ 22 feet in lieu of the required rear yard placement and maximum height of 15 feet, respectively. _____

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/ neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.*

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2023-0027-A
Property Address: 10 TIMBERSHED COURT
FREELAND, MD 21053
Legal Owners (Petitioners): MICHAEL + LAUREN ANDREWS
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): RICHARDSON ENGINEERING
Address: 7 DENEISON STREET
TIMONIUM, MD 21093
Telephone Number: 410-560-1502

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Real Property Data Search ()
 Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:	District - 06 Account Number - 2100000070	
Owner Information		
Owner Name:	ANDREWS MICHAEL A ANDREWS LAUREN F	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	10 TIMBERSHED CT FREELAND MD 21053-9790	Deed Reference: /08103/ 00804
Location & Structure Information		
Premises Address:	10 TIMBERSHED CT FREELAND 21053-9790	Legal Description: 2.8280 AC PRT LT 5 TIMBERBROOK FARM
Map:	Grid:	Parcel:
0005 0010 0156	6010003.04	0000
Subdivision:	Section:	Block:
0000		5
Lot:	Assessment Year:	Plat No:
2023		0056/ 0112
Plat Ref:	0056/ 0112	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1988	2,460 SF	2.8300 AC
County Use	04	
Stories	Basement	Type
2	YES	STANDARD UNITS
Exterior	Quality	Full/Half Bath
SIDING/4	2 full/1 half	1 Attached
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of
		01/01/2023
		Phase-in Assessments
		As of
		07/01/2022
		As of
		07/01/2023
Land:	159,700	171,500
Improvements	316,800	401,200
Total:	476,500	572,700
Preferential Land:	0	0
		476,500
		508,567
Transfer Information		
Seller: ANDREWS MICHAEL A	Date: 02/15/1989	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08103/ 00804	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2022
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		07/01/2023
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 05/21/2014		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application Date:		

NEW GARAGE

2023-0027-A



0613055225

RC4

1800012562

Lot # 4
2004-0450-A 2100000069

Pt. Bk./Folio # 056112

3CD

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

005B2

Lot # 5 2100000070

1995-0268-SPL

TIMBERSHED CT

Lot # 2
2200028929

NW 37-11

2200028930 16

Lot # 6 Pt. Bk. 0000056, Folio 0112
2005-0454-A 2100000071

Lot # 7
2100000072

1988-0361-A

Lot # 3

2200028928

Lot # 1

PAI # 060138

RC 8

PAI # 060138

PAI # 060138

2200028931 18

Lot # 4

2200028932

Lot # 5

Pt. Bk./Folio # 069049

2200028940

Lot # 13

Pt. Bk. 0000069, Folio 0049

2200028941

Lot # 14

Lot # 0 Pt. Bk./Folio # 072034
2200028935
Pt. Bk./Folio # 0084

Lot # 0

DRIVEWAY
DRIVEWAY

2200028942

Lot # 15

Lot # 7
2200028934

Lot # 6
2200028933

Lot # 12 2200028939

27

Lot # 17
2200028944

DRIVEWAY DRIVEWAY

Lot # 16
2200028943

Pt. Bk./Folio # 072083 Pt. Bk. 0000072, Folio 0083

2200028938

2300008656

0613055225

RC 4

1800012562

Lot # 3
2100000068

Lot # 4
2100000069
2004-0450-A

Pt. Bk./Folio # 056/112

3 CD

Lot # 5
2100000070



1996-0266-SPH

TIMBERSHED CT

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

005B2

Lot # 2
2200028929

2200028930
Lot # 3

2200028928
Lot # 19

NW 37-H

Lot # 6
Pt. Bk. 0000056, Folio 0/112
2100000071
2005-0454-A

Lot # 7
2100000072
1988-0361-A

PAI # 060138

RC 8

DRIVEWAY
DRIVEWAY

PAI # 060138

2200028940
Lot # 13

Pt. Bk. 0000069, Folio 0049
2200028941
Lot # 14

Lot # 0
Pt. Bk. 0000072, Folio 0084
Pt. Bk. 0000065, Folio 0084

2200028931
Lot # 4
2200028932
Lot # 5
Pt. Bk./Folio # 069/049

2200028942

Lot # 15

Lot # 0

Lot # 7
2200028934

Lot # 6
2200028933

Lot # 12
2200028939

Lot # 16
2200028943

Lot # 17
2200028944

DRIVEWAY
DRIVEWAY

2200028938

2300008656

Pt. Bk./Folio # 072/083 Pt. Bk. 0000072, Folio 0083

