



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 29, 2023

Douglas and Amy Honbarrier – doughonbarrier@gmail.com
12538 Regwood Road
Hydes, MD 21082

RE: Petition for Administrative Variance
Case No. 2023-0029-A
Property: 12538 Regwood Road

Dear Petitioners:

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

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

Sincerely,

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

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Enclosure

c: R. Craig Rodgers – craigrodgers200@gmail.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(12538 Regwood Road)		
11 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Douglas & Amy Honbarrier	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0029-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, Douglas and Amy Honbarrier (“Petitioners”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) § 400.1: To allow an accessory structure (detached garage) in the side yard in lieu of the required rear yard, and from the BCZR § 400.3: To allow an accessory structure (detached garage) with a height of 28 ft. in lieu of the required 15 ft. 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.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 7, 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 accessory 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 29th 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: To allow an accessory structure (detached garage) in the side yard in lieu of the required rear yard, and from the BCZR § 400.3: To allow an accessory structure (detached garage) with a height of 28 ft. in lieu of the required 15 ft., 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 accessory structure (detached garage) into a dwelling unit or apartment. The proposed accessory structure (detached garage) shall not contain any sleeping quarters, living area, or kitchen or bathroom facilities.
- The proposed accessory structure (detached garage) shall not be used for commercial purposes.
- Petitioners must comply with the ZAC comment from the Department of Environmental Protection and Sustainability (“DEPS”) 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 Hearings for Baltimore County for the property located at:

Address 12538 REGWOOD RD Currently zoned RC2; RC5
 Deed Reference 45369 / 249 10 Digit Tax Account # 2500005117
 Owner(s) Printed Name(s) DOUGLAS & AMY HONBARRIER

(SELECT THE HEARING(S) BY MARKING ☒ 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) 400.1 TO ALLOW AN ACCESSORY STRUCTURE IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD; AND 400.3 TO ALLOW AN ACCESSORY STRUCTURE WITH A HEIGHT OF 28' IN LIEU OF THE REQUIRED 15'

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

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

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

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

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

Owner(s)/Petitioner(s):

DOUGLAS HONBARRIER AMY HONBARRIER

Name #1 – Type or Print

Name #2 – Type or Print

X Douglas Honbarrier
Signature #1

X Amy Honbarrier
Signature #2

12538 REGWOOD RD HYDES MD

Mailing Address

City

State

21082 410-241-2570 douahonbarrier@gmail.com

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

B. CRAIG RODGERS

Name – Type or Print

B. Craig Rodgers
Signature

412 E. NORTH POINTE DR #135 SALISBURY MD.

Mailing Address

City

State

21804 443-677-2007 craigrodgers2008@gmail.com

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 14 day of 2023 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 2023-0029-A Filing Date 2/14/2023 Estimated Posting Date 2/26/2023 Reviewer CP

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: 12538 REGWOOD RD HYDES MD 21082
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)

* please see attached comments

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

Douglas Honbarrier
Signature of Owner (Affiant)

DOUGLAS HONBARRIER
Name- Print or Type

Amy M Honbarrier
Signature of Owner (Affiant)

AMY HONBARRIER
Name- Print or Type

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

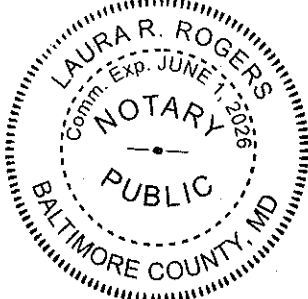
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of February, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Douglas Honbarrier and Amy Honbarrier

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

AS WITNESS my hand and Notaries Seal



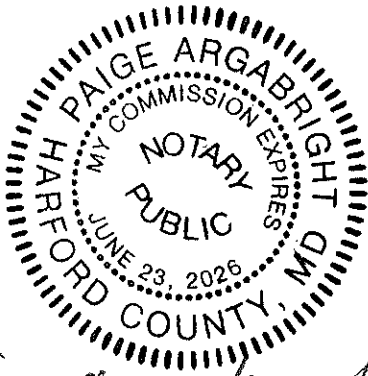
Laura R. Rogers Laura R. Rogers
Notary Public
June 1, 2026
My Commission Expires

REV. 5/8/2014

2023-0029-A

Because we have a large family with seven children we are faced with issues that smaller families don't always encounter. When the nine of us travel together we require a larger vehicle that is much longer and taller than a typical minivan or SUV necessitating a taller garage. Currently, with six members of the family driving we need space for vehicles. The neighborhood covenants do not allow for basketball hoops or soccer goals to be left out in the driveway or the yard. By having a taller garage we would be able to wheel the basketball hoop into the garage when not in use and hang the soccer goal above a car in the rafters when not in use. We go to the beach several times each year and have considered buying sea kayaks but we would need a place to store them. The area above in the attic space would be ideal. We will not be having any other sheds or storage units for lawn equipment as we plan to store all of this equipment in the garage as well. Additionally, we are trying to match the architectural style with the rest of the house as best as possible to be aesthetically pleasing to our neighbors.

By moving the location of the garage forward approximately thirteen feet it helps to minimize the impervious surface area of the asphalt parking pad while also providing more area behind the garage to help with the grading needs of the storm water runoff swales that run behind the garage.



Paige Argabright 2/7/23
expiration: 6/23/26

Douglas Honbarrier 2-7-2023
Amy M. Honbarrier 2/7/23

2023 0029-A

**ZONING PROPERTY DESCRIPTION FOR
12538 REGWOOD RD.**

BEGINNING AT A POINT ON THE WEST SIDE OF REGWOOD ROAD WHICH RIGHT OF WAY WIDTH VARIES AT THE DISTANCE OF 75 FEET SOUTH OF THE CENTERLINE OF UPLAND ROAD WHICH IS 50 FEET WIDE, BEING LOT #3, IN THE SUBDIVISION OF COOK RACHINSKAS PROPERTY AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #78, FOLIO #342, CONTAINING 3.31 ACRES, MORE OR LESS. LOCATED IN THE ELEVENTH ELECTION DISTRICT, AND THIRD COUNCIL DISTRICT.

2023-0029-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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 Owner(s) Printed Name(s) DOUGLAS & AMY HONBARRIER

(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:

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

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

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Owner(s)/Petitioner(s):

DOUGLAS HONBARRIER AMY HONBARRIER

Name #1 - Type or Print

Name #2 - Type or Print

X Douglas Honbarrier
 Signature #1

X Amy Honbarrier
 Signature #2

12538 REGWOOD RD HYDES MD

Mailing Address

City

State

21082

410-241-2570

doughonbarrier@gmail.com

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

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State

Zip Code

Telephone #

Email Address

Representative to be contacted:

R. CRAIG RODGERS

Name - Type or Print

R Craig Rodgers
 Signature

412 E. NORTH POINTE DR #135 SALISBURY MD.

Mailing Address

City

State

21804

443-677-2007

craigrodgers200@gmail.com

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 8 day of August, 2023 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 2023-0039-A Filing Date 8/14/2023 Estimated Posting Date 2/24/2023 Reviewer CF

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: 12538 REGWOOD RD HYDES MD 21082
Print or Type Address of property City State Zip Code

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** please see attached comments*

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

Douglas Honbarrier
Signature of Owner (Affiant)

DOUGLAS HONBARRIER
Name- Print or Type

Amy M Honbarrier
Signature of Owner (Affiant)

AMY HONBARRIER
Name- Print or Type

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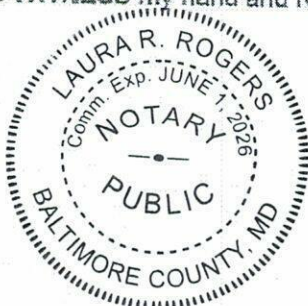
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Print name(s) here: Douglas Honbarrier and Amy Honbarrier

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AS WITNESS my hand and Notaries Seal



Laura R. Rogers Laura R. Rogers
Notary Public
June 1, 2026
My Commission Expires

REV. 5/8/2014

2023-0029-A

Because we have a large family with seven children we are faced with issues that smaller families don't always encounter. When the nine of us travel together we require a larger vehicle that is much longer and taller than a typical minivan or SUV necessitating a taller garage. Currently, with six members of the family driving we need space for vehicles. The neighborhood covenants do not allow for basketball hoops or soccer goals to be left out in the driveway or the yard. By having a taller garage we would be able to wheel the basketball hoop into the garage when not in use and hang the soccer goal above a car in the rafters when not in use. We go to the beach several times each year and have considered buying sea kayaks but we would need a place to store them. The area above in the attic space would be ideal. We will not be having any other sheds or storage units for lawn equipment as we plan to store all of this equipment in the garage as well. Additionally, we are trying to match the architectural style with the rest of the house as best as possible to be aesthetically pleasing to our neighbors.

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2023 0029-A

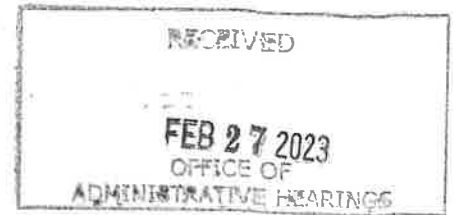
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2023-0029-A

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 # 2023-0029-A
Address: 12538 Regwood Rd
Legal Owner: Douglas and Amy Honbaarrier

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 the zoning variance is granted, Ground Water Management request that it be conditioned to include the following:

a. The site plan has to meet GWM requirements.

Additional Comments:

Reviewer: Rochelle V. Underwood

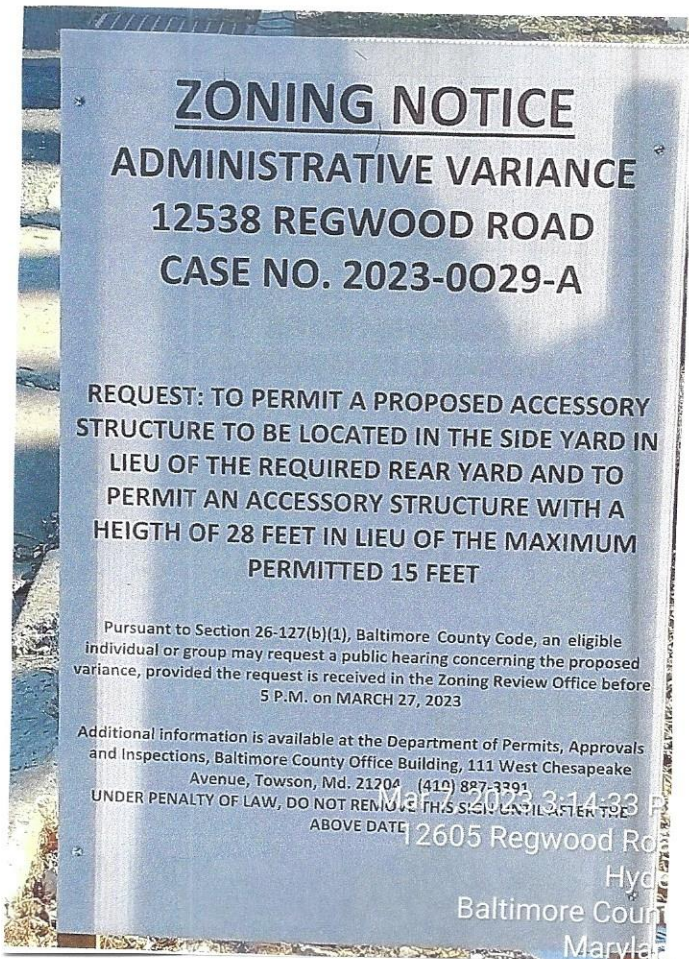
CERTIFICATE OF POSTING

Date: MARCH 8, 2023

RE: Project Name: 12538 REGWOOD ROAD #1
Case Number /PAI Number: 2023-0029-A
Petitioner/Developer: HONBARRIER
Date of Hearing/Closing: MARCH 27, 2023

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 12538 REGWOOD ROAD

The sign(s) were posted on MARCH 7, 2023, 2023
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

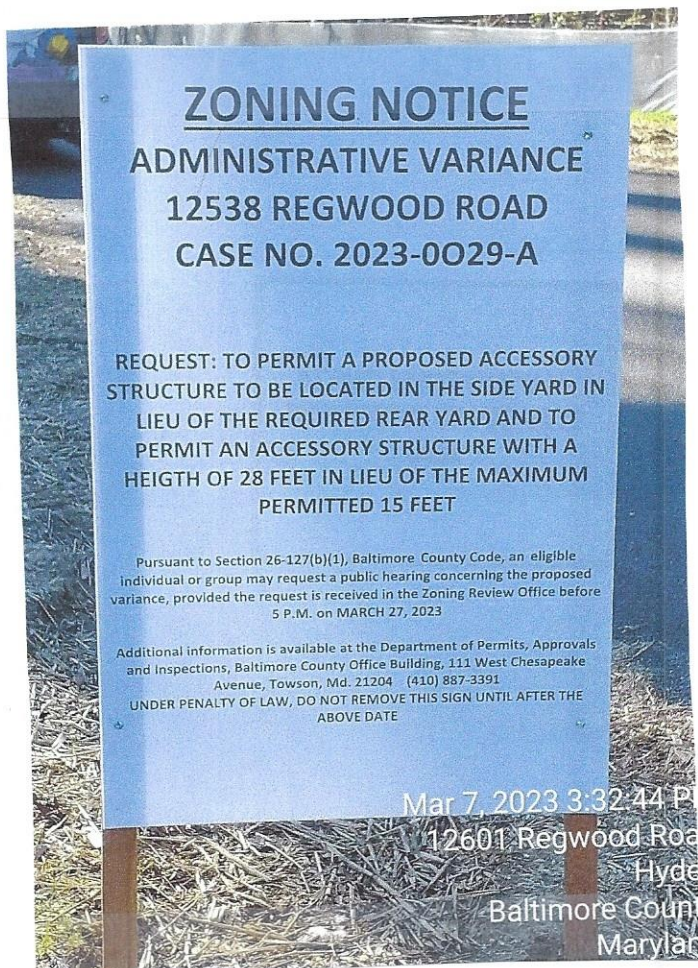
CERTIFICATE OF POSTING

Date: MARCH 8, 2023

RE: Project Name: 12538 REGWOOD ROAD #2
Case Number /PAI Number: 2023-0029-A
Petitioner/Developer: HONBARRIER
Date of Hearing/Closing: MARCH 27, 2023

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 12538 REGWOOD ROAD

The sign(s) were posted on MARCH 7, 2023, 2023
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

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 # 2023-0029-A
Address: 12538 Regwood Rd
Legal Owner: Douglas and Amy Honbaarrier

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 - a. The site plan has to meet GWM requirements.

Additional Comments:

Reviewer: Rochelle V. Underwood

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

Existng 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: 2023-0027-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Michael and Lauren Andrews
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 6 **Council Dist:** 3

Property Address: 10 TIMBERSHED CT

Location: Property located on the Northwest side of Timbershed Ct. (50 feet), 2210 feet Southwest of Slab Bridge Rd.

Existing Zoning: RC 8 (RC 4) **Area:** 2.95 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

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 feet in lieu of the required rear yard placement and maximum height of 15 feet, respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/13/2023

Miscellaneous Notes:

Case Number: 2023-0028-SPH **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING
Legal Owner: Robert Williams
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** Yes **Historic:** No **Election Dist:** 9 **Council Dist:** 2

Property Address: 1309 MALVERN AVE

Location: Property located on the Southeast side of Malvern Ave. Southwest 125 feet to centerline of Ruxton Rd.

Existing Zoning: DR 2 **Area:** 1.65 ACRES

Proposed Zoning:

SPECIAL HEARING:

Special Hearing/Waiver from Section 500.7 of BCZR; Building Code Parts 123, 124, 125; and BCC Sections 32-4-414, 32-4-107 (a) (2), and 32-8-301: To permit a proposed second story addition on an existing house which is partially located in a riverine floodplain.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

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

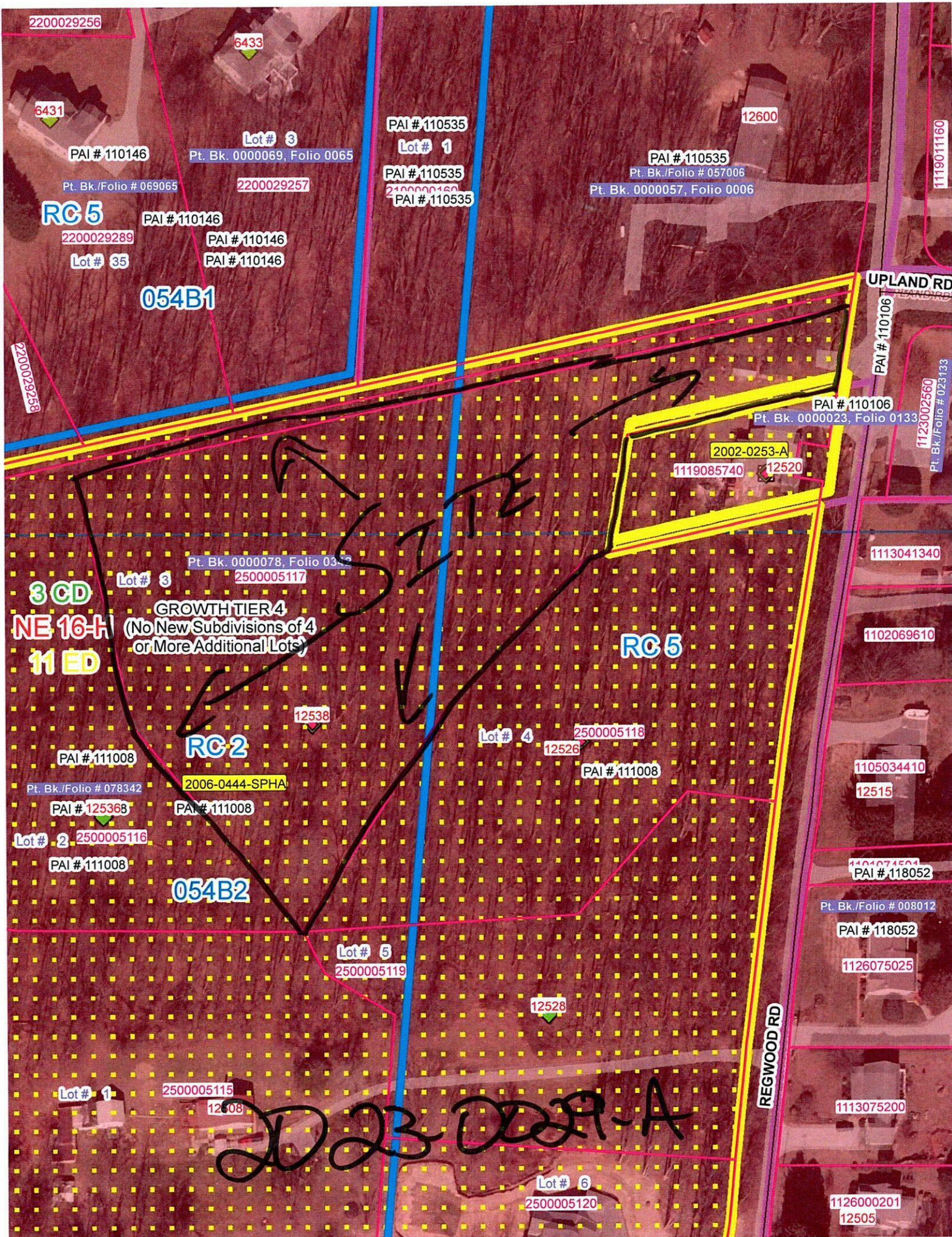
Prior Zoning Cases: None

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 - 0029 -A Address 12538 Regwood Rd

Contact Person: Christina Link Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2-14-2023 Posting Date: 2-26-23 Closing Date: 3-13-2023

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 - 0029 -A Address 12538 Regwood Rd

Petitioner's Name: Douglas Amy HARRIER Telephone (Cell) 410-241-2570

Posting Date: 2-26-23 Closing Date: 3-13-2023

Wording for Sign: To Permit an accessory structure in the side yard
in lieu of the required rear yard and to permit an
accessory structure with a height of 28ft in lieu
of the required 15ft

TIME: 10:42:13 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 04/22/2021
DATE: 02/10/2023 BUILDING DETAIL 1 AB 16:04:10

DRC#

PERMIT # B981760 PLANS: CONST 02 PLOT 9 PLAT 0 DATA 0 EL 1 PL 1

TENANT SPRINKLERS

BUILDING CODE: CONTR: GREENSPRING VALLEY HOMES

IMPRV 1 ENGNR:

USE 01 SELLR:

FOUNDATION BASE WORK: CONSTRUCT 2-STY SFD W/FIN BSMT W/ TURF RM, REC,
3 1 PWDRM, BATHRM, 2 HOME OFFICES, EXERCISE RM, PIANO
CONSTRUC FUEL SEWAGE WATER RM; COVD FRONT PORCH, COVD REAR PATIO, 3 CAR
2 1 2E 2E S/L GARAGE, 3 FP (O/S PROJ NOT TO EXCEED 4X10),
CENTRAL AIR 1 5 BEDROOM PER PLANS. 82'4"X74'4"X47'=10186SF
ESTIMATED COST THIS IS A TWO YEAR PERMIT

300K PROPOSED USE: SFD PATTERN BOOK PDM 11-1008

OWNERSHIP: 1 EXISTING USE: VACANT

RESIDENTIAL CAT: 1

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:

1 FAMILY BEDROOMS: 5 PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

2023-0229-A

TIME: 10:46:49 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 06/14/2021
DATE: 02/10/2023 GENERAL PERMIT APPLICATION DATA AB 10:49:25

PERMIT #: B981760 PROPERTY ADDRESS
RECEIPT #: A839708 12538 REGWOOD RD
CONTROL #: NR SUBDIV: COOK & RACHINSKAS PROPER
XREF #: B981760 TAX ACCOUNT #: 2500005117 DISTRICT/PRECINCT 11 01
OWNERS INFORMATION (LAST, FIRST)
FEE: 409.00 NAME: GREENSPRING VALLEY LAND LLC
PAID: 409.00 ADDR: C/O GREENSPRING VALLEY LAND LL, LUTHERVILLE MD 2109
PAID BY: APPL

DATES APPLICANT INFORMATION
APPLIED: 04/22/2021 NAME: R. CRAIG RODGERS
ISSUED: 06/11/2021 COMPANY: CRAIG CONSULTING, LLC
OCCPNY: ADDR1: 7024 GREENBANK RD
FINAL INSPECT: ADDR2: BALTIMORE MD 21220
INSPECTOR: 11R PHONE #: 443-677-2007 LICENSE #: MHBR 6375
NOTES: AB; PERMIT AND PLANS ISSUED FOR PICKUP 6/14/21 DE

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

2023-0029-A



Baltimore County, Maryland
Department of Permits, Approvals, and Inspections
CERTIFICATE OF OCCUPANCY

Permit Number: B981760

Permission is hereby granted to:

Name: GREENSPRING VALLEY LAND LLC

Address: C/O GREENSPRING VALLEY LAND LL, LUTHERVILL
E MD 2109

Occupant/Tenant:

To use and occupy the land and/or buildings as described and
approved on Building Permit Number: B981760

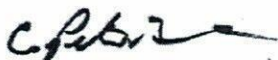
Location of Property: 12538 REGWOOD RD

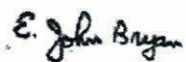
Lot Number:

Proposed Use:

Date: 12/22/2022

Fees Paid:


C. Fritz Gutwald, AICP, Director


E. John Bryan, Building Engineer

*Please log into your online Permit Account to get up-to-date information regarding the
permit process

2023-0029-A

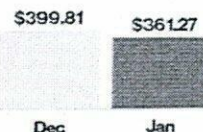


PO BOX 489
NEWARK, NJ 07101-0489

Billing period Dec 13, 2022 - Jan 12, 2023 | Account # 60132279-0000 | Invoice # 60132279-0000

KEYLINE
1111111111111111

DOUGLAS HONBARRIER
12538 REGWOOD ROAD
HYDES, MD 21082



Your January bill is \$361.27

It's due on Feb 4, 2023. You have Auto Pay scheduled for Jan 28, 2023.

Account charges	\$0.05
D. 10190140 56105 410-241-2570	\$66.48
Douglas Honbarrier 410-598-3661	\$46.07
Douglas Honbarrier 443-425-6633	\$58.15
Douglas Honbarrier 443-425-7599	\$35.93
Douglas Honbarrier 443-425-9311	\$35.93
Total for 2 remaining lines	\$118.66
	\$361.27

Your January bill is \$38.54 lower than last month's. You can see a full breakdown of all this month's charges on go.vzw.com/mybill.

Good to know

Check your online bill for all surcharges, taxes and gov fees

The total amount due for this month includes surcharges of \$27.33 and taxes and gov fees of \$14.51. For an itemized list of taxes, fees and surcharges visit go.vzw.com/mybill.

2023-0029-A

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:	District - 11	Account Number - 2500005117
Owner Information		
Owner Name:	HONBARRIER DOUGLAS R HONBARRIER AMY M	Use: RESIDENTIAL
Mailing Address:	6219 BONAPARTE AVE GLEN ARM MD 21057-	Principal Residence: NO
		Deed Reference: /45369/ 00249
Location & Structure Information		
Premises Address:	12538 REGWOOD RD HYDES 21082-	Legal Description: 3.3115 AC 12538 REGWOOD RD WSR COOK & RACHINSKAS PROPER
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:	0054 0010 0474 11060053.04 0000 3 2021 Plat Ref: 0078/ 0342	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
	Property Land Area	County Use
	3.3100 AC	04
Stories	Basement	Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
/		
Value Information		
	Base Value	Value
		As of
		01/01/2021
		As of
		07/01/2022
		As of
		07/01/2023
Land:	125,000	125,000
Improvements	0	0
Total:	125,000	125,000
Preferential Land:	0	0
Transfer Information		
Seller: GREENSPRING VALLEY LAND LLC	Date: 08/24/2021	Price: \$235,000
Type: ARMS LENGTH VACANT	Deed1: /45369/ 00249	Deed2:
Seller: COOK MICHAEL J	Date: 12/03/2020	Price: \$325,000
Type: ARMS LENGTH MULTIPLE	Deed1: /43727/ 00488	Deed2:
Seller: COOK FRANCIS E COOK MICHAEL J	Date: 03/04/2016	Price: \$90,963
Type: ARMS LENGTH MULTIPLE	Deed1: /37250/ 00342	Deed2:
Exemption Information		
Partial Exempt Assessments: Class	07/01/2022	07/01/2023
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application Date:		

2023-0029-A

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

No. 219079

Date: 2-14-2023

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

Total: 75.00

Rec

From:

12538 Regwood Rd

For:

2023-0029-A

RC 2/25

CASHIER'S

Greenspring Valley Homes, LLC

NAME: BALTIMORE COUNTY

CHECK DATE: 1/23/2023

900106

5555 · Cost of Goods Sold:100 · PERMIT 12538 Regwood Road Variance

75.00

B of A- RW3 Regwoo 12538 Regwood Road Variance

75.00

THIS CHECK IS VOID WITHOUT A BLUE & RED BACKGROUND

Greenspring Valley Homes, LLC

PO Box 10156

Baldwin, MD 21013

Bank of America
7-163/520 MD

900106

DATE: 1/23/2023

PAY 75 00
ONLY Seven Five CENTS

\$ 75.00

PAY Seventy-Five and 00/100 Dollars

TO THE ORDER OF
BALTIMORE COUNTY

MEMO: 12538 Regwood Road Variance

CHECK INCLUDES A MICROPRINT BORDER

900106 0520016331446048941976



#1

2023-0029-A



#2

2023-0029-A



#3

2023-0029-A



#4

2023-02-29-A



#5

2023-0029-A



#4

2023-02-29-A



#5

2023-0029-A



#6

2023-0029-A



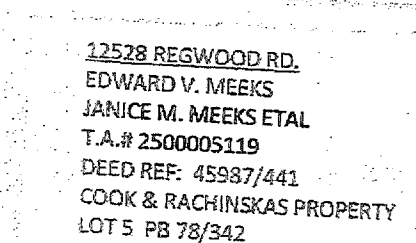
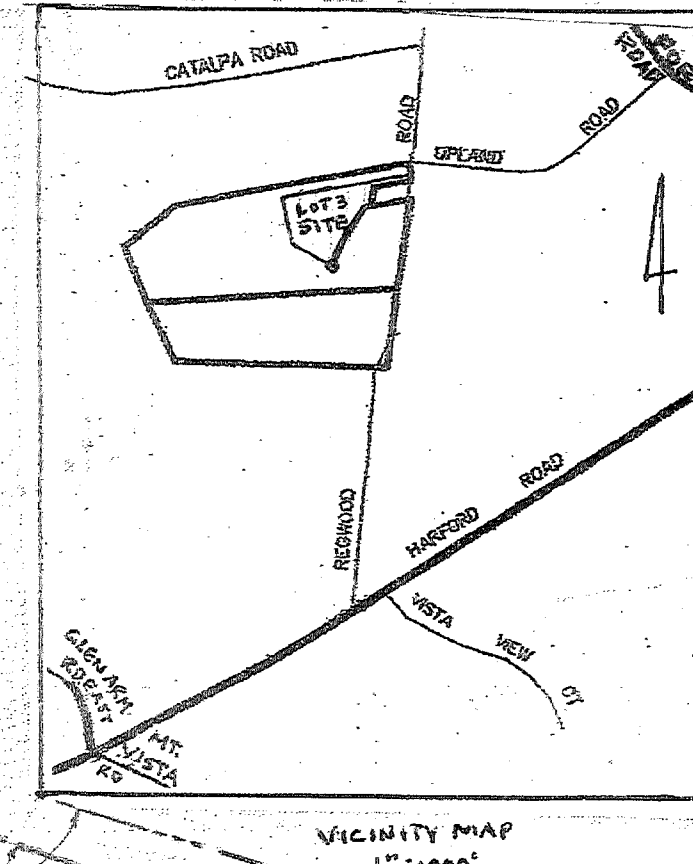
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20230029-A



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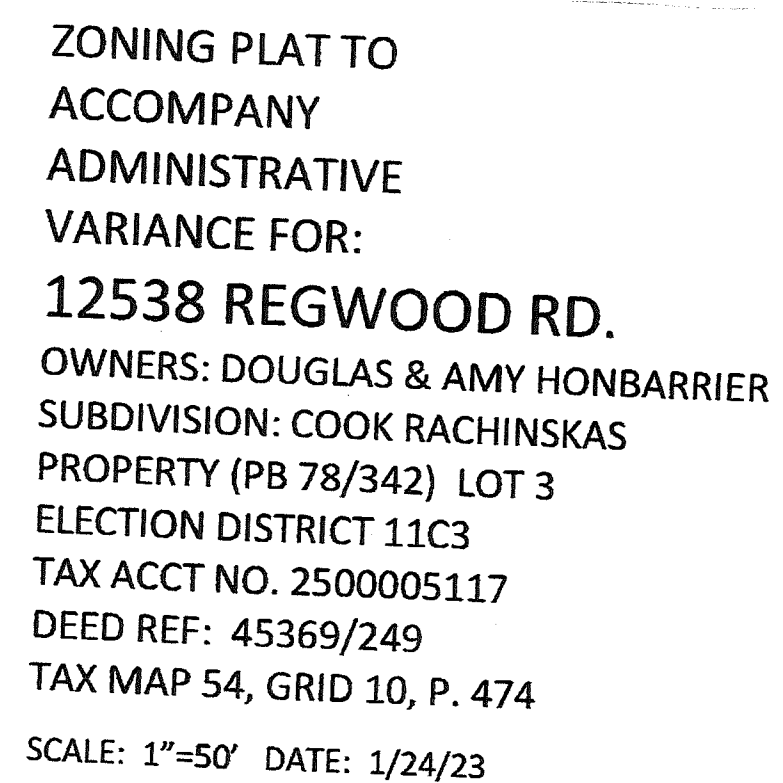
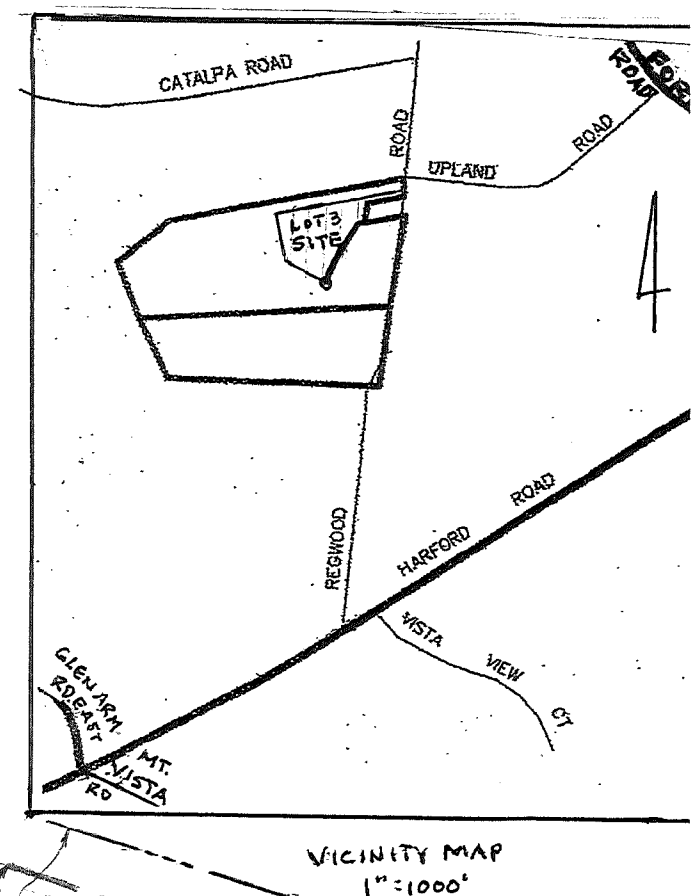
20230029-A



1. <u>NAME</u>	_____	2. <u>DATE</u>	_____
3. <u>TIME</u>	_____	4. <u>LOCATION</u>	_____
5. <u>WEATHER</u>	_____	6. <u>MOON</u>	_____
7. <u>WIND</u>	_____	8. <u>SEA</u>	_____
9. <u>WAVE</u>	_____	10. <u>SWELL</u>	_____
11. <u>WIND</u>	_____	12. <u>SEA</u>	_____
13. <u>WAVE</u>	_____	14. <u>SWELL</u>	_____
15. <u>WIND</u>	_____	16. <u>SEA</u>	_____
17. <u>WAVE</u>	_____	18. <u>SWELL</u>	_____
19. <u>WIND</u>	_____	20. <u>SEA</u>	_____
21. <u>WAVE</u>	_____	22. <u>SWELL</u>	_____
23. <u>WIND</u>	_____	24. <u>SEA</u>	_____
25. <u>WAVE</u>	_____	26. <u>SWELL</u>	_____
27. <u>WIND</u>	_____	28. <u>SEA</u>	_____
29. <u>WAVE</u>	_____	30. <u>SWELL</u>	_____
31. <u>WIND</u>	_____	32. <u>SEA</u>	_____
33. <u>WAVE</u>	_____	34. <u>SWELL</u>	_____
35. <u>WIND</u>	_____	36. <u>SEA</u>	_____
37. <u>WAVE</u>	_____	38. <u>SWELL</u>	_____
39. <u>WIND</u>	_____	40. <u>SEA</u>	_____
41. <u>WAVE</u>	_____	42. <u>SWELL</u>	_____
43. <u>WIND</u>	_____	44. <u>SEA</u>	_____
45. <u>WAVE</u>	_____	46. <u>SWELL</u>	_____
47. <u>WIND</u>	_____	48. <u>SEA</u>	_____
49. <u>WAVE</u>	_____	50. <u>SWELL</u>	_____
51. <u>WIND</u>	_____	52. <u>SEA</u>	_____
53. <u>WAVE</u>	_____	54. <u>SWELL</u>	_____
55. <u>WIND</u>	_____	56. <u>SEA</u>	_____
57. <u>WAVE</u>	_____	58. <u>SWELL</u>	_____
59. <u>WIND</u>	_____	60. <u>SEA</u>	_____
61. <u>WAVE</u>	_____	62. <u>SWELL</u>	_____
63. <u>WIND</u>	_____	64. <u>SEA</u>	_____
65. <u>WAVE</u>	_____	66. <u>SWELL</u>	_____
67. <u>WIND</u>	_____	68. <u>SEA</u>	_____
69. <u>WAVE</u>	_____	70. <u>SWELL</u>	_____
71. <u>WIND</u>	_____	72. <u>SEA</u>	_____
73. <u>WAVE</u>	_____	74. <u>SWELL</u>	_____
75. <u>WIND</u>	_____	76. <u>SEA</u>	_____
77. <u>WAVE</u>	_____	78. <u>SWELL</u>	_____
79. <u>WIND</u>	_____	80. <u>SEA</u>	_____
81. <u>WAVE</u>	_____	82. <u>SWELL</u>	_____
83. <u>WIND</u>	_____	84. <u>SEA</u>	_____
85. <u>WAVE</u>	_____	86. <u>SWELL</u>	_____
87. <u>WIND</u>	_____	88. <u>SEA</u>	_____
89. <u>WAVE</u>	_____	90. <u>SWELL</u>	_____
91. <u>WIND</u>	_____	92. <u>SEA</u>	_____
93. <u>WAVE</u>	_____	94. <u>SWELL</u>	_____
95. <u>WIND</u>	_____	96. <u>SEA</u>	_____
97. <u>WAVE</u>	_____	98. <u>SWELL</u>	_____
99. <u>WIND</u>	_____	100. <u>SEA</u>	_____

SCALE: 1"=50' DATE: 1/24/23

2023-0029-A



ZONING MAP# 054B2
SITE ZONED: RC2/RC5
ELECTION DISTRICT: 11
COUNCIL DISTRICT: 3
LOT AREA ACREAGE: 3.31 AC.±
HISTORIC: NO
IN CBCA: NO
IN FLOOD PLAIN: NO
WATER IS: PRIVATE
SEWER IS: PRIVATE
PRIOR HEARING? NONE
PRIOR NONE
VIOLATIONS?

2023-0029-A