



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 9, 2023

Matthew and Samantha Bell – mattbell2009@gmail.com
11 Middle Woods Court
Parkton, MD 21120

RE: Petition for Administrative Variance
Case No. 2023-0032-A
Property: 11 Middle Woods Court

Dear Mr. and Mrs. Bell:

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 dark ink that reads "Maureen E. Murphy". The signature is fluid and cursive, with the first name "Maureen" being more prominent.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(11 Middle Woods Ct.)		
7 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Matthew & Samantha Bell	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0032-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Matthew and Samantha Bell (“Petitioners”) for the property located at 11 Middle Woods Court, Parkton, Maryland (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §§103.3, 1A00.4, and 1B01.3A.1 (§1A04.3.B.3 vested BCZR 1994 Zoning Regulations RC5): To approve an attached garage addition on the left side of the existing dwelling with a setback of 14 ft. in lieu of the required 50 ft.

The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioners’ Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A-2E). An architectural rendering was also provided. (Pet. Ex. 3). A Zoning Advisory Committee (“ZAC”) comment was received from the Department of Environmental Protection and Sustainability (“DEPS”) dated March 3, 2023, indicating if the zoning variance is granted, Ground Water Management (“GWM”) requests that the proposed addition meet GWM’s policies and regulations.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on February 18, 2023 and there being no request for a public hearing, a decision shall

be rendered based upon the documentation presented.

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

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

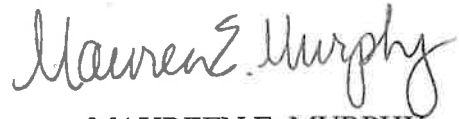
THEREFORE, IT IS ORDERED, this 9th day of **March, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §§103.3, 1A00.4, and 1B01.3A.1 (§1A04.3.B.3 vested BCZR 1994 Zoning Regulations RC5) to approve an attached garage addition on the left side of the existing dwelling with a setback of 14 ft. in lieu of the required 50 ft. be, and it is hereby, **GRANTED.**

The relief granted herein shall be subject to the following:

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

2. Petitioners shall comply with the DEPS ZAC comment, dated March 3, 2023; a copy of which is attached hereto and made a part thereof.

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

A handwritten signature in dark ink, reading "Maureen E. Murphy". The signature is fluid and cursive, with the first name "Maureen" being more prominent than the last name "Murphy".

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw



ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 11 MIDDLE WOODS COURT PARKTON, MD 2120 Currently Zoned RC-5
Deed Reference 31552 / 00482 10 Digit Tax Account # 22 0 0 0 2 2 4 7 3
Owner(s) Printed Name(s) MATTHEW A. BELL, SAMANTHA N. BELL

(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 103.3, 1A00.4, 1B01.3A.1 (1A04.3.B.3 vested BCZR 1994 Zoning Regulations RC5) to approve a garage addition on the left side of the existing dwelling with a setback of 14' in lieu of the required 50'

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):

MATTHEW BELL / SAMANTHA BELL
Name #1 – Type or Print Name #2 – Type or Print

Matt Bell / Samantha Bell
Signature #1 Signature #2

11 MIDDLE WOODS CT. PARKTON MARYLAND
Mailing Address City State

2120 443.506.5347/443.562.5682 mattbell2009@gmail.com
Zip Code Telephone #'s (Cell and Home) 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:

ABOVE
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 2023-0062-A Filing Date 2/17/23 Estimated Posting Date 2/19/23 Reviewer SL

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: 11 MIDDLE WOODS COURT PARKTON MD 21120
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)

This administrative variance application is being requested for approval so an addition can be built on the left side of the house. The current garage was built in 1997 and does not allow enough space to park two SUVs. Approval of this variance will allow us to build a garage to park two SUVs, add additional space for storage and a mudroom in the current garage space, fitting the needs of our family. PROPOSED SIZE TO BE 26' x 32'

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

Matthew Bell
Signature of Owner (Affiant)

Samantha Bell
Signature of Owner (Affiant)

MATTHEW BELL
Name - Print or Type

SAMANTHA BELL
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 29 day of November, 2022, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

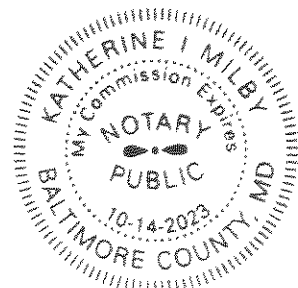
Print name(s) here: Matthew Bell, Samantha Bell

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

AS WITNESS my hand and Notaries Seal

Katherine Milby
Notary Public

October 14, 2023
My Commission Expires



2023-0032-A

ZONING DESCRIPTION

Zoning Description for 11 Middle Woods Court Parkton, Maryland

Beginning at a point on the east side of Middle Woods Court which is 40 feet wide

At the distance of 1060ft South of the centerline of the nearest improved intersecting street

Middletown Road which is 70 feet wide. Being Lot 9 in the subdivision of Middle Town Woods as

recorded in Baltimore County Plat Book # 67, Folio # 61, containing 2.32 Acres. Also known as 11 Middle

Woods Court and Located in the 7th Election District, and 3rd Councilmanic District

2023-0032-A



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FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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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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BCZR 103.3, 1A00.4, 1B01.3A.1 (1A04.3.B.3 vested BCZR 1994 Zoning Regulations RC5) to approve a garage addition on the left side of the existing dwelling with a setback of 14' in lieu of the required 50'

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

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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):

MATTHEW BELL / SAMANTHA BELL
Name #1 – Type or Print Name #2 – Type or Print

Matt Bell / Samantha Bell
Signature #1 Signature #2

11 MIDDLE WOODS CT. PARKTON MARYLAND
Mailing Address City State

2120 443.506.5347/443.562.5682 mattbell2009@gmail.com
Zip Code Telephone #'s (Cell and Home) 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:

ABOVE
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Signature

Mailing Address City State

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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 2023-0062-A Filing Date 2/17/23 Estimated Posting Date 2/19/23 Reviewer SL

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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)

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Matthew Bell
Signature of Owner (Affiant)

Samantha Bell
Signature of Owner (Affiant)

MATTHEW BELL
Name - Print or Type

SAMANTHA BELL
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 29 day of November, 2022, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

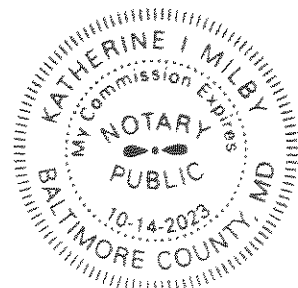
Print name(s) here: Matthew Bell, Samantha Bell

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

AS WITNESS my hand and Notaries Seal

Katherine Milby
Notary Public

October 14, 2023
My Commission Expires



2023-0032-A

ZONING DESCRIPTION

Zoning Description for 11 Middle Woods Court Parkton, Maryland

Beginning at a point on the east side of Middle Woods Court which is 40 feet wide

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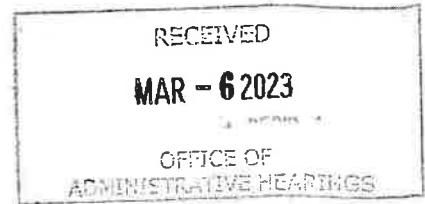
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Woods Court and Located in the 7th Election District, and 3rd Councilmanic District

2023-0032-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: March 3, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0032-A
Address: 11 Middle Woods Ct.
Legal Owner: Matthew and Samantha Bell

Zoning Advisory Committee Meeting of March 6, 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 requests that it be conditioned to include the following:
 - a. The proposed addition has to meet GWM policies and regulations.

Additional Comments:

Reviewer: Rochelle V. Underwood

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

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

a. The proposed addition has to meet GWM policies and regulations.

Additional Comments:

Reviewer: Rochelle V. Underwood

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING February 27, 2023
FORMAL OR INFORMAL RESPONSE DUE AT March 6, 2023 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

* Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), klewis@baltimorecountymd.gov
* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
* PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
* PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.gov
* PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
* Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
* Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovment@baltimorecountymd.gov
* County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov
tbostwick@baltimorecountymd.gov
* Mike Ruby (Newspaper), mildmanneredcomm@aol.com
+ People's Counsel, rwheatley@baltimorecountymd.gov
+ IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
+ Kathy Are, kare@baltimorecountymd.gov
& State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
& Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
& PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov; Jesse Krout, jkrout@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: 2023-0030-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Nicholas Mayfield and Brittany Pizzano
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 7 **Council Dist:** 3

Property Address: 16951 BIG FALLS RD

Location: Property located on the South East side of the intersection of Big Falls Rd. & Monkton Rd.

Existing Zoning: RC 4 **Area:** 24,567 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.3: To permit a proposed accessory building with a height of 25 feet in lieu of the maximum height of 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/13/2023

Miscellaneous Notes:

Case Number: 2023-0031-A **Reviewer:** Mitchell Kellman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Jara Custom Desgins, LLC.
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 14 **Council Dist:** 6

Property Address: 1415 ROSEWICK AVE

Location: Property located on the Southwest side of Rosewick Ave., 820 feet Northwest centerline of Redmore Rd.

Existing Zoning: DR 5.5 **Area:** .543 ACRES

Proposed Zoning:

VARIANCE:

BCZR 400.1: To permit an accessory building (detached garage) in the side yard in lieu of the rear yard, and if necessary, to be located outside of the third of the lot furthest removed from any street.

Attorney: Edward Gillis

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0032-A **Reviewer:** Shaun Crawford
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Matthew and Samantha Bell
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 7 **Council Dist:** 3

Property Address: 11 MIDDLE WOODS CT

Location: Property located beginning at the East side of Middle Woods Ct. at a distance of 1,060 ft. South of Middle Town Rd.

Existing Zoning: RC 4 (VESTED RC 5)

Area: 2.32 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 103.3, 1A00.4, 1B01.3A.1 (1A04.3.B.3 vested BCZR 1994 Zoning regulations RC5): To approve a garage addition on the left side of the existing dwelling with a setback of 14 feet in lieu of the required 50 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/06/2023

Miscellaneous Notes:

Case Number: 2023-0033-A **Reviewer:** Mitchell Kellman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Manuel and Carlos Tenezaca
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 7135 MARTELL AVE

Location: Property located on the corner of South side of Martell Ave., West side of East Ave.

Existing Zoning: DR 5.5

Area: 11,950 SQ FT.

Proposed Zoning:

VARIANCE:

BCZR 400.3: To permit an accessory building (detached garage) with a height of 24 feet in lieu of 15 feet, and if necessary, from section 101 to permit an accessory building larger than the existing principal building (dwelling).

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0034-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Amy Goldberg
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 1 OVERLOOK LN

Location: Property located at the intersection of Overlook Place and Overlook Lane.

Existing Zoning: DR 2 AND DR 16

Area: 4.9816 ACRES

Proposed Zoning:

VARIANCE:

- 1.) BCZR 400.1: To permit a proposed accessory building (pool house) to be located partially in the side yard outside of the one third of the lot farthest removed from any street.
- 2.) BCZR 400.1: To permit an existing accessory structure (pool) to be located partially in the side yard outside of the one third of the lot farthest removed from any street.
- 3.) BCZR 400.1: To permit a proposed accessory building(garage/gym) to be located in the side yard and partially in the front yard and outside of the one third of the lot farthest removed from any street.
- 4.) BCZR 1B02.3.C.1(chart): If necessary, to permit a front yard setback of 30 feet in lieu of the required 40 feet if the proposed accessory structure (garage/gym) is deemed to be attached.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0035-SPHXA **Reviewer:** Mitchell Kellman
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE, SPECIAL EXCEPTION, SPECIAL HEARING
Legal Owner: Fazal Sirhandi, 8485 Honeygo, LLC.
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 8485 HONEYGO BLVD

Location: Property located the corner of North side of Mercantile Rd., East side of Honeygo Blvd.

Existing Zoning: BR-AS **Area:** 1.69 ACRES

Proposed Zoning:

VARIANCE:

- 1.) BCZR 405.4.A.3.c: To permit eight (8) stacking spaces in lieu of the required sixteen (16) stacking spaces at pump islands that contain multiproduct dispensers (MPD); and
- 2.) For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

SPECIAL EXCEPTION:

- 1.) BCZR 236.2 and 405: For the expansion, reconstruction or addition of an existing fuel service station with combined convenience store and carry-out restaurant, with a gross floor area under 6,000 Square Feet, and roll over car wash; and
- 2.) For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

SPECIAL HEARING:

- 1.) BCZR 405: The amendment of the approved fuel service station with combined convenience store and carry-out restaurant, with a gross floor area of 6,000 square feet, and roll over car wash is permitted by right as an ancillary use and use in combination with fuel service stations;
- 2.) For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Attorney: Jason Vettori

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0036-A **Reviewer:** Mitchell Kellman

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

Type: VARIANCE

Legal Owner: MGK Realty, LLC.

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: YORK RD

Location: Property located on the East side of York Rd., 403 feet South of the centerline of Cockeysville Rd.

Existing Zoning: BL-AS/ BM

Area: .664 ACRES

Proposed Zoning:

VARIANCE:

BCZR 409.6: To permit 37 parking spaces in lieu of the required 51.

BCZR 303.2: To permit a front average setback of 10 feet in lieu of the required 41 feet.

And for such other and further relief as the nature of this case may require.

Attorney: TIM KOTROCO

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0037-SPH **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING
Legal Owner: Chad and Wendi Gauss
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 10 **Council Dist:** 3

Property Address: 13312 BRIGHTON VIEW CT
Location: Property located on the North side of Brighton View Ct.; 460 feet west of Dance Mill Rd.

Existing Zoning: RC 4 **Area:** 1.52 ACRES
Proposed Zoning:
SPECIAL HEARING:
BCZR 500.7: To construct an accessory building (pool house) to be used for personal entertainment purposes only, with a full bath and full kitchen.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

Case Number: 2023-0038-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Sara and William Eckard
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 8105 MURRAY PT. RD
Location: Property located on the West side of Murray Pt. Rd. North 239 feet to centerline of Dundalk Ave.

Existing Zoning: DR 5.5 **Area:** 5,842 SQ FT.
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
BCZR 400.1: To permit a proposed accessory building (shed) located in the side yard in lieu of the required rear yard.
Attorney: Not Available
Prior Zoning Cases: 2000-0371-A
Concurrent Cases: None
Violation Cases: None
Closing Date: 03/20/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0039-A **Reviewer:** Shaun Crawford

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Christopher and Jacqueline Lom

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 1501 RIDGE RD

Location: Property located beginning at the South side of Ridge Rd. at a distance of 158 feet West of Oak Forest Park.

Existing Zoning: DR 2

Area: 10,000 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B02.C.3.C.1: To permit a proposed dwelling addition with a side yard setback of 2 feet and a sum of side yard setback of 21 feet in lieu of the required 15 feet and 40 feet, respectively.

Attorney: Not Available

Prior Zoning Cases: None

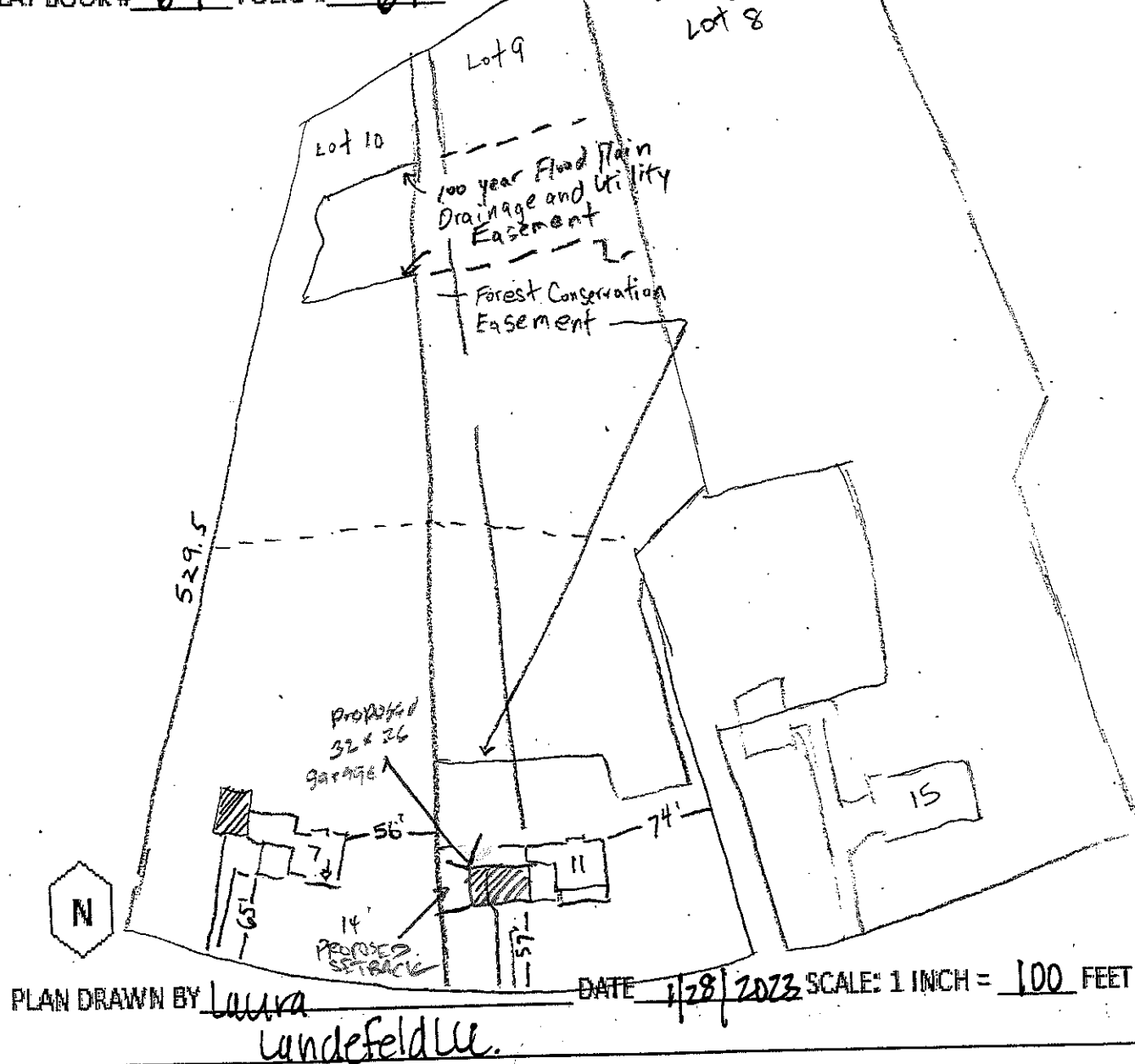
Concurrent Cases: None

Violation Cases: None

Closing Date: 03/20/2023

Miscellaneous Notes:

14
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 11 middle woods ct OWNER(S) NAME(S) Samantha & Matthew Bell
SUBDIVISION NAME Middletown Woods LOT # 9 BLOCK # _____ SECTION # _____
PLAT BOOK # 67 FOLIO # 61 10 DIGIT TAX # 2200022473 DEED REF. # 31552100482



SITE VICINITY MAP

MAP IS NOT TO SCALE

ZONING MAP# 017A2

SITE ZONED RC-4

ELECTION DISTRICT 7th

COUNCIL DISTRICT 3rd

LOT AREA ACREAGE 2.32

OR SQUARE FEET _____

HISTORIC? No

IN CBCA? _____

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS: PUBLIC _____ PRIVATE ☒

SEWER IS: PUBLIC _____ PRIVATE ☒

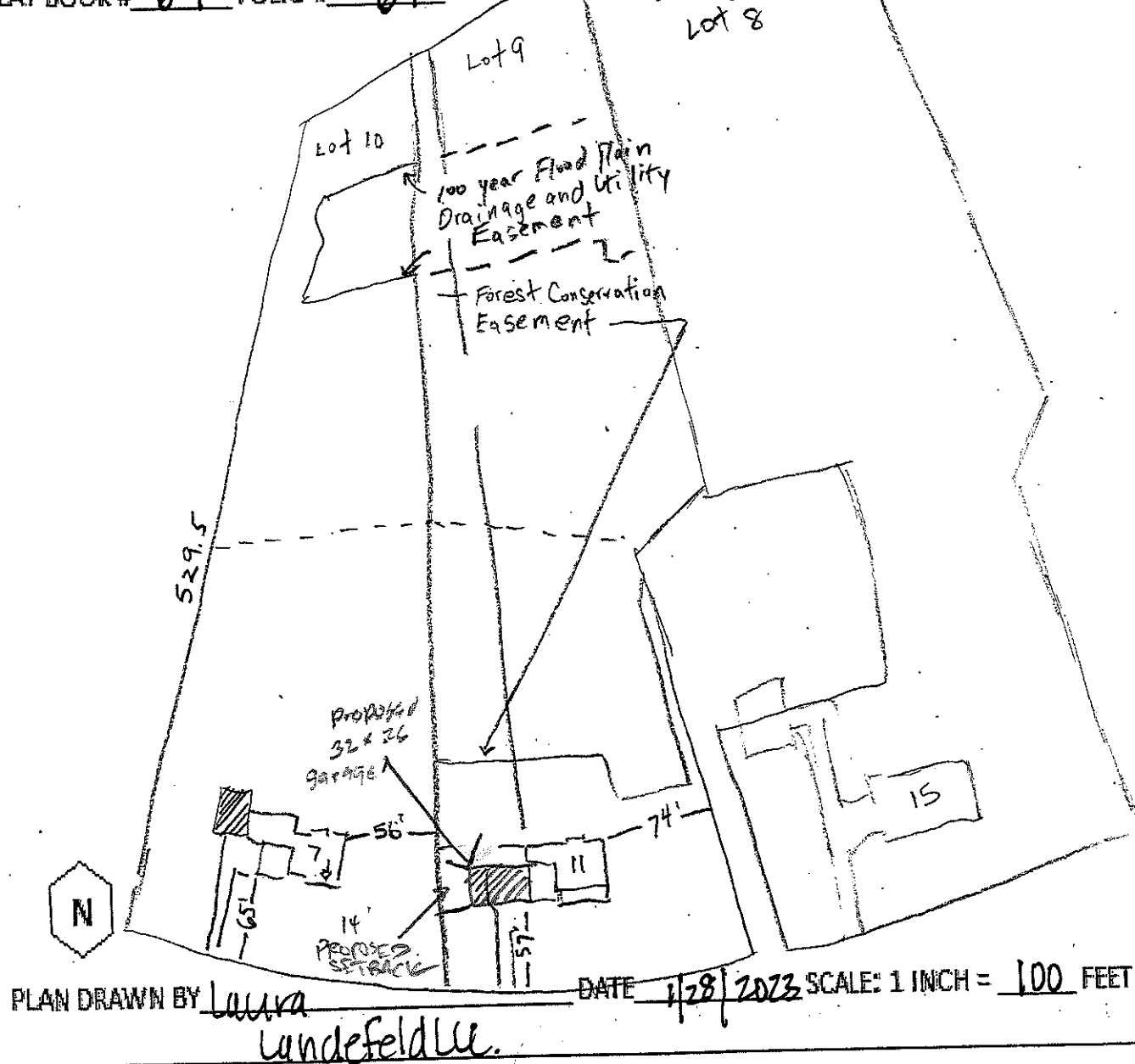
PRIOR HEARING? No

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2023-0032-A

14
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 11 middle woods ct OWNER(S) NAME(S) Samantha & Matthew Bell
SUBDIVISION NAME Middletown Woods LOT # 9 BLOCK # _____ SECTION # _____
PLAT BOOK # 67 FOLIO # 61 10 DIGIT TAX # 2200022473 DEED REF. # 31552100482



SITE VICINITY MAP

MAP IS NOT TO SCALE

ZONING MAP# D17A2

SITE ZONED RC-4

ELECTION DISTRICT 7th

COUNCIL DISTRICT 3rd

LOT AREA ACREAGE 2.32

OR SQUARE FEET _____

HISTORIC? No

IN CBCA? _____

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS: PUBLIC _____ PRIVATE X

SEWER IS: PUBLIC _____ PRIVATE X

PRIOR HEARING? No

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2023-0032-A