



JOHN A. OLSZEWSKI, JR.
County Executive

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

April 3, 2023

Amy Goldberg – amy@fastspot.com
1 Overlook Lane
Baltimore, MD 21210

RE: Petitions for Variance
Case No. 2023-0034-A
Property: 1 Overlook Lane

Dear Ms. Goldberg:

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

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

Sincerely,

A handwritten signature in black ink that reads "Maureen E. Murphy".

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dml
Enclosure

c: Bruce E. Doak – bdoak@bruceedoak@consulting.com
Dan Phelan – djpphelan@gmail.com
Michael Westrate – mwestrate@zigersnead.com
Thomas Winstead – tjwbaltimore@gmail.com

IN RE: PETITION FOR VARIANCE

(1 Overlook Lane)

9th Election District

2nd Council District

Amy N. Goldberg

Legal Owner

Petitioner

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BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS OF

BALTIMORE COUNTY

CASE NO. 2023-0034-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Amy N. Goldberg (“Petitioner”) for property located at 1 Overlook Lane, Baltimore (“Property”). Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”) as follows:

- 1) From 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) From the 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) From the 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) From the 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.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Petitioner appeared at the hearing, in support of the Petition, along with Bruce E. Doak, licensed surveyor of Bruce E. Doak Consulting, who prepared

and sealed a site plan ("Site Plan"). (Pet. Ex. 1). Michael Westrate, architect with Ziger Snead Architects also testified in support of the Petition. Daniel Phelan, President of Lakehurst Community Association, testified in support of the Petition. Thomas Winstead, 2 Overlook Lane, asked a question about the Petition which was answered by Mr. Doak.

Zoning Advisory Committee ("ZAC") comments were received from the Department of Planning ("DOP") and the Department of Environmental Protection and Sustainability ("DEPS") which agencies did not oppose the requested relief.

The Property is 4.9816 acres +/- and is irregularly shaped. It improved with 4,940 sf house constructed in 1952, a shed, a pool, a pool house and a tennis court which are all located on the north-western side. It consists of Lots 36, 37, 38, Parcel F, part of Lot 15 and a reserved Lot 35. (Pet. Ex. 1). A 100-yr floodplain extends through Lots 36, 37 and reserved Lot 35. The Property is split-zoned Density Residential - DR2 and DR16. (Pet. Ex. 3). Mr. Doak explained that the Property is entirely wooded and steep in the rear yard. It is surrounded on 3 sides by 3 streets: Overlook Lane, Overlook Pl., and Roland Ave., and as such it could be considered a corner lot. Petitioner has been renovating the home and had converted the old horse stables into a pool house. The existing pool house and pool are located in the side yard and partially in the front yard. The topography of the Property is relatively flat where the improvements are located, but is steeper in the wooded areas in the rear yard. The Property is surrounded by both single family homes and apartments.

An aerial photograph shows the existing improvements and the wooded area. (Pet. Ex. 4). Street view photographs show the improvements and extent of existing landscaping. (Pet. Exs. 5A-5N). The Property is surrounded by a wooden fence which shields the view of the yard from roadways. There is built-in seating around the pool area. The extent of the steep incline into the

Wooded area is shown in the photographs. (Pet. Ex. 5N).

Petitioner proposes to remove the shed and in its place construct a pergola/breezeway attached to the house, which then connects to a new storage room and then to a new garage/gym. The storage room, garage and gym will be 1,200 sf. A new pool house measuring 672 sf will be constructed in the same foot print as the existing pool house. The architectural renderings and elevations were prepared by Mr. Westrate and show the new construction will be in keeping with the existing mid-century modern architecture of the home. (Pet. Ex. 1, 6A-6C). Ms. Goldberg explained that she currently parks her vehicle outside on the parking pad. She also explained that the roof of the pool house is leaking.

Mr. Westrate explained that the house is located on a hill and has a sprawling floor plan and landscape and as such, he designed the improvements to respect both of those features. The design will keep the house, storage room, garage, gym and pool house cohesive and connected. From the new storage room, stairs will lead down into the garage/gym. The pool house will be open but will have an outdoor kitchen consisting of a grill, a bar area with a refrigerator, dishwasher and sink but without a stove. Inside the pool house will be 1 bathroom with a shower so that those using the pool can shower/change without bringing wet clothes/towels into the house.

Mr. Phelan testified that Lakehurst Community Association is in support of the Petition and believes that the proposed improvements are not only reasonable but will benefit the neighborhood. Mr. Phelan stated that his wife knew the prior owners as she has grown up in the neighborhood and would visit/care for the ponies in the stable.

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

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty

or hardship.

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

The Property is unique due irregular shape, steep topography, being bounded by 3 streets with a wooded rear yard through which a floodplain runs. All of the existing improvements are located on the flat area on the northwestern side. I find that, due to the unique physical features, the Petitioner is limited where the proposed improvements can be located. First, the pool house and pool are already located in the front and side yards, and the new pool house is proposed to be within the same footprint. Second, I find the rear yard is not an option for any of the proposed improvements given the steep topography and environmental area. To have to relocate the pool and pool house would require clearing the woods in the rear. The existing floodplain also prevents construction in the rear yard. The ideal location for the proposed improvements is where the Petitioner is proposing to locate them. Accordingly, I find that the Petitioner would suffer a practical difficulty and unreasonable hardship if the proposed relief was not granted because she would not be able to construct a pool house next to the existing pool and tennis court. I also find that the requested Variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the support of the Lakehurst Community Association.

In regard to the requested Variance relief to locate the proposed garage and gym in the side yard and partially in the front yard, the same is not necessary because that structure will be attached by the pergola breezeway and storage room to the house. However, the Variance relief for the front yard setback of 30 ft in lieu of 40 ft pursuant to BCZR, 1B02.3.C.1 will be granted. The proposed garage and gym will be located where the shed currently exists which does not meet the current setback. I find a practical difficulty would exist if the proposed garage and gym could not

be constructed in place of the shed.

THEREFORE, IT IS ORDERED, this 3rd day of **April, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from 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, and 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, be, and they are hereby, **GRANTED**; and

IT IS FURTHER ORDERED, that the Petitioner for Variance from 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, be and it is hereby **DISMISSED AS MOOT**, as it is attached to the house; and

IT IS FURTHER ORDERED, that the Petition for Variance from BCZR §1B02.3.C.1(chart) to permit a front yard setback of 30 feet in lieu of the required 40 feet if the proposed accessory structure (garage/gym), be, and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner and subsequent owners shall not convert the accessory building into a dwelling unit or apartment. The proposed accessory building shall not contain any sleeping quarters or a stove. The pool house may have a full bathroom with a shower, living areas, and an outdoor grill and other kitchen appliances and facilities which are necessary and incidental to, those typically associated with a bar and lounge area for a pool house.
3. There shall be no second utility and/or electric meter(s). All utility and electric shall extend from the house to the pool house.

4. The proposed pool house shall not be used for commercial or industrial purposes.
5. Petitioner shall comply with the DEPS ZAC comment, a copy of which is attached hereto.

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



MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm



PETITION FOR ZONING HEARING(S)

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

To the Office of Administrative Law of Baltimore County for the property located at:

Address 1 OVERLOOK LANE which is presently zoned DR2 & DR16
 Deed References: 41370 / 256 10 Digit Tax Account # 1800011409
 Property Owner(s) Printed Name(s) AMY N. GOLDBERG

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

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a **Variance** from Section(s)

SEE ATTACHED PAGE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

AMY N. GOLDBERG
 Name #1 - Type or Print Name #2 - Type or Print

[Signature]
 Signature #1 Signature #2

1 OVERLOOK LANE BALTIMORE MD
 Mailing Address City State

21210 410-537-5007
 Zip Code Telephone # Email Address

AMY@FASTSPOT.COM

Representative to be contacted:

BRUCE E. DRAK
BRUCE E. DRAK CONSULTING LLC
 Name - Type or Print

[Signature]
 Signature

3801 BAKER SCHOOLHOUSE ROAD FREEWIND MD
 Mailing Address City State

21053 410-919-4906
 Zip Code Telephone # Email Address

BDRAK@BRUCEEDRAKCONSULTING.COM
 Do Not Schedule Dates: Reviewer CF

CASE NUMBER 2023-0034-A

Filing Date 2/21/2023

Zoning Hearing Petitions Being Requested

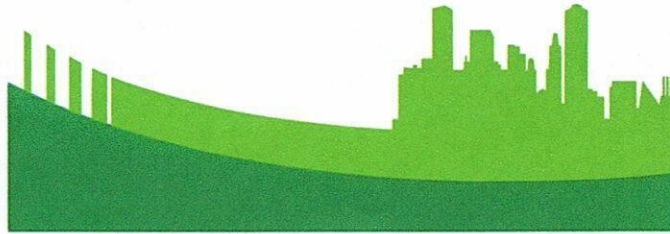
Variance to permit a proposed accessory structure (pool house) to be located partially in the side yard outside of the one third of the lot farthest removed from any street per Section 400.1 BCZR

Variance 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 per Section 400.1 BCZR

Variance to permit a proposed accessory structure (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 per Section 400.1 BCZR

Variance 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 per Section 1B02.3.C.1 (chart).

2023-0034-A



Zoning Description

1 Overlook Lane

Ninth Election District Second Councilmanic District
Baltimore County, Maryland

Beginning at the intersection of Overlook Place and Overlook Lane

Being Parcels B & F as shown on the plat recorded in the Baltimore County Land Records in Plat Book GLB 17, page 11.

Also being Lots 37, 38 & "Reserved Area" as shown on the plat entitled "Lakehurst", recorded in the Baltimore County Land Records in Plat Book EHK Jr 35, page 148

And also being part of Lot 15 as shown on the plat entitled "Lakehurst", recorded in the Baltimore County Land Records in Plat Book JWB 14, page 68

Containing 4.9816 acres of land, more or less.

This description is part of a zoning hearing petition and is not intended for any conveyance purposes.



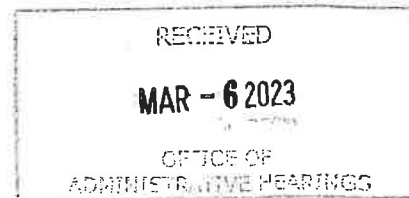
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

2023 0034 A

3-28

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 # 2023-0034-A
Address: 1 Overlook Lane
Legal Owner: Amy Goldberg

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:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

Forest Conservation Regulations for this project may be addressed by filing a Single Lot Declaration of Intent since it appears less than 20,000 square feet of forest would be disturbed.

This project will not require recordation of a Forest Buffer Easement to protect the stream system along the site's eastern boundary. However, please be advised future development activities may trigger this requirement.

Reviewer: Glenn Shaffer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 3/6/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0034-A

INFORMATION:

Property Address: 1 Overlook Lane
Petitioner: Amy N. Goldberg
Zoning: DR 2/DR 16
Requested Action: Variance

The Department of Planning has reviewed the petition for the following:

Variances:

1. To permit a proposed accessory structure (pool house) to be located partially in the side yard outside of the one third of the lot farthest removed from any street per Section 400.1 BCZR.
2. 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 per Section 400.1 BCZR.
3. To permit a proposed accessory structure (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 per Section 400.1 BCZR.
4. 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 per Section 1B02.3.C.1.

The proposed site is a 4.9816 acre property zoned DR 2 and DR 16. It is surrounded by residential properties and is currently improved with an existing dwelling and pool. The lot is located within the Ruxton Riderwood Lake Roland Design Review Panel Area. The applicant is proposing an attached garage and detached pool house.

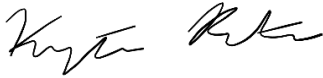
The property requires review by the Design Review Panel for design compliance through the application of the Master Plan, the Comprehensive Manual of Development Policies, adopted community plans/Section 260 of the Baltimore County Zoning Regulations, as applicable pursuant to Section 32-4-203 of the Baltimore County Code. Per documentation provided by the applicant, the new improvements are less than 50% of the existing dwelling square footage. Pursuant to the County Code, proposed residential development within the Ruxton DRP area are exempt from DRP review if the addition is less than 50% of the exist dwelling square footage. It is understood that the pool is existing. The new additions do not impose adverse visual impacts on adjacent properties or the public right of way. The structures will be fenced into the yard and screened.

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

- 1) The new additions will not be used for living quarters or in-law apartment.
- 2) All architecture must be submitted to the Department of Planning prior to the issuance of any permits.
- 3) The applicant must comply with any landscaping guidelines required by the Baltimore County Landscape Architect.
- 4) The plan must conform to all other bulk and setback regulations set forth in the Baltimore County Zoning Regulations for DR 2/DR 16 zoned property.
- 5) The plan must meet all additional conditions as required by the Administrative Law Judge.

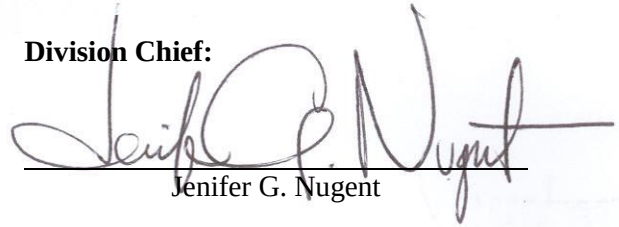
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

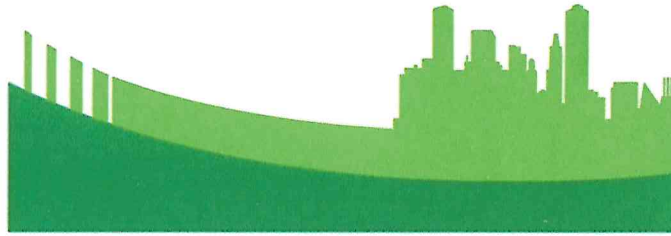
Division Chief:



Jenifer G. Nugent

SL/JGN/KP

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



CERTIFICATE OF POSTING

March 08, 2023

_____ amended for second inspection

Re:

Zoning Case No. 2023-0034-A

Legal Owner: Amy Goldberg

Hearing date: March 28, 2023

Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Jeff Perlow

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 1 Overlook Lane.

The signs were initially posted on March 07, 2023.

The subject property was also inspected on _____.

Sincerely,

A handwritten signature in blue ink that reads "B. E. Doak". The signature is stylized with a large "B" and "D".

Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

410-419-4906 cell / 443-900-5535 office

bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2023-0034-A

1 Overlook Lane

**THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY,
BY AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING ON
THE PROPERTY IDENTIFIED.**

DATE & TIME: TUESDAY MARCH 28, 2023 10:00AM

**FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS
PLEASE GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS.
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION
AND THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-887-3868, EXT. 0.**

**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
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THE LOT FARTHEST REMOVED FROM ANY STREET. 3) BCZR
400.1 TO PERMIT A PROPOSED ACCESSORY BUILDING (GARAGE/
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(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.**

ZONING NOTICE

CASE NO. 2023-0034-A

1 Overlook Lane

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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 # 2023-0034-A
Address: 1 Overlook Lane
Legal Owner: Amy Goldberg

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:

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

Forest Conservation Regulations for this project may be addressed by filing a Single Lot Declaration of Intent since it appears less than 20,000 square feet of forest would be disturbed.

This project will not require recordation of a Forest Buffer Easement to protect the stream system along the site's eastern boundary. However, please be advised future development activities may trigger this requirement.

Reviewer: Glenn Shaffer

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
1415 Rosewick Avenue; SW/S of Rosewick *
Avenue, 820' NW c/line of Redmore Road * OF ADMINISTRATIVE
14th Election & 6th Councilmanic Districts *
Legal Owner(s): Jara Custom Designs LLC * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2023-031-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 27th day of February, 2023, a copy of the foregoing Entry of Appearance was emailed to Roxanne Jara, 1415 Rosewick Avenue, Rosedale, Maryland 21237, Roxymarie87@gmail.com and Edward Gilliss, Esquire, 102 West Pennsylvania Avenue, Suite 600, Towson, Maryland 21204, gilliss@rmmr.com, Attorney for Petitioner(s).

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

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
7135 Martell Avenue; S/S of Martell Avenue, *
W/S of East Avenue * OF ADMINISTRATIVE
12th Election & 7th Councilmanic Districts *
Legal Owner(s): Manuel & Carlos Tenezaca * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2023-033-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 27th day of February, 2023, a copy of the foregoing Entry of Appearance was emailed to Manuel Tenezaca, 7135 Martell Avenue, Dundalk, Maryland 21222, itonysfamily2011@hotmail.com, 'Petitioner(s).

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

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
1 Overlook Lane; property at intersection of	*	
Overlook Place & Overlook Lane	*	OF ADMINISTRATIVE
9 th Election & 2 nd Councilmanic Districts	*	
Legal Owner(s): Amy Goldberg	*	HEARINGS FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	2023-034-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 27th day of February, 2023, a copy of the foregoing Entry of Appearance was emailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, BDoak@bruceedoakconsulting.com, Representative for Petitioner(s).

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

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
SPECIAL EXCEPTION AND VARIANCE		
8485 Honeygo Boulevard; Corner of N/S	*	OF ADMINISTRATIVE
Of Mercantile Road, E/S of Honeygo Blvd		
11 th Election & 5 th Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): 8485 Honeygo LLC		
by Fazal Sirhandi	*	BALTIMORE COUNTY
Petitioner(s)	*	2023-035-SPHXA

* * * * *

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 27th day of February, 2023, a copy of the foregoing Entry of Appearance was emailed to Jason Vettori, Esquire, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, jvettori@sgs-law.com, Attorney for Petitioner(s).

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

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
10725 & 10733 York Road; E/S of York Road, *
403' S of c/line of Cockeysville Road * OF ADMINISTRATIVE
8th Election & 3rd Councilmanic Districts *
Legal Owner(s): MGK Realty, LLC * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2023-036-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 27th day of February, 2023, a copy of the foregoing Entry of Appearance was emailed to William Bafatis, P.E., 1249 Engleberth Road, Baltimore, Maryland 21221, bafitisassoc@comcast.net and Timothy Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson, Maryland 21204, tkotroco@gmail.com, Attorney for Petitioner(s).

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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
13312 Brighton View Court; N/S of Brighton *
View Court, 460' W of Dance Mill Road * OF ADMINISTRATIVE
10th Election & 3rd Councilmanic Districts *
Legal Owner(s): Chad & Wendi Gauss * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2023-037-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 27th day of February, 2023, a copy of the foregoing Entry of Appearance was emailed to Adam Carballo, 1816 Aliceanna Street, Baltimore, Maryland 21231, info@carballoarch.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 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:

**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 fifteen (15) 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: 2023-0034-A
Property Address: 1 OVERLOOK LANE
Property Description: 4.9816 ACRES @ INTERSECTION OF OVERLOOK
PLACE & OVERLOOK LANE
Legal Owners (Petitioners): AMY N. GOLDBERG
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRUCE E. DOAK
Company/Firm (if applicable): BRUCE E. DOAK CONSULTING LLC
Address: 3801 BAKER SCHOOLHOUSE ROAD
FREELAND MO 21053

Telephone Number: 410-419-4906

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

No. 219080

Date: 2-21-2023

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: 1 OVERLOOK Lane

For: 2023-0034-A

DB 28 DR 16

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

CP 23-0123

BRUCE E DOAK 12-12
BRUCE E DOAK CONSULTING
3801 BAKER SCHOOLHOUSE RD
FREELAND, MD 21053-9738

2960

15-3/540
429

2/10/23

Date

Pay to the
Order of BALTIMORE COUNTY MARYLAND \$ 75.00

SEVENTY FIVE AND 00/100 Dollars

PNC BANK

PNC Bank, N.A. 040

For GOLDASZEWICZ F&S

B. E. OAK

MP

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)
[View GroundRent Redemption](#)
[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 09 Account Number - 1800011409

Owner Information

Owner Name: GOLDBERG AMY N

Use: RESIDENTIAL

Mailing Address: 1 OVERLOOK LN
BALTIMORE MD 21210-1029

Principal Residence: YES

Deed Reference: /41370/ 00256

Location & Structure InformationPremises Address: 1 OVERLOOK LN
BALTIMORE 21210-1029Legal Description: 4.9816 ACS
1 OVERLOOK LN ESMap: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0079 0005 0166 9020034.04 0000 2023 Plat Ref: 0000/ 0000

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1952 4,940 SF 4.9816 AC 04StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
1 NO STANDARD UNITFRAME/6 5 full/ 1 half**Value Information**

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2022	07/01/2023
Land:	349,500	349,500		
Improvements	643,500	687,100		
Total:	993,000	1,036,600	993,000	1,007,533
Preferential Land:	0	0		

Transfer Information

Seller: GOLDBERG AMY N TRUSTEE	Date: 05/01/2019	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /41370/ 00256	Deed2:
Seller: GOLDBERG AMY N	Date: 05/12/2015	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /36165/ 00303	Deed2:
Seller: BROOKFIELD RELOCATION INC	Date: 11/06/2014	Price: \$825,000
Type: ARMS LENGTH MULTIPLE	Deed1: /35539/ 00177	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	0.00 0.00

Special Tax Recapture: None

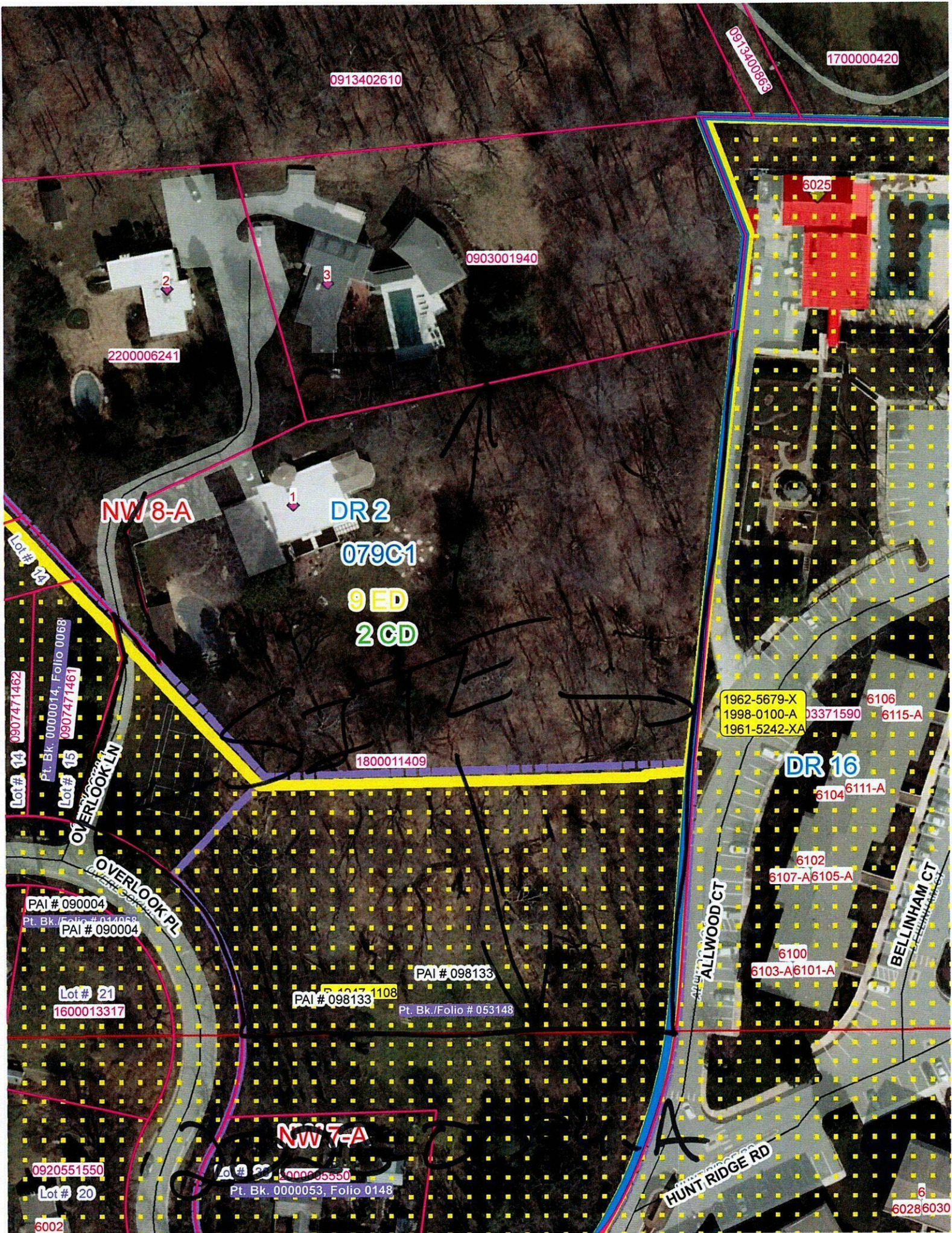
Homestead Application Information

Homestead Application Status: Approved 01/09/2015

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

20230034.A



1. Ownership: Amy N. Goldberg
1 Overlook Lane Baltimore, MD 21210
2. Address: 1 Overlook Lane Baltimore, MD 21210
3. Deed references: JLE 41370/262
4. Area: 4.9816 acres (per deed & SDAT)
5. Tax Map / Parcel / Tax account #: 79 / 166 / 18-00-011409
6. Election District: 9 Councilmanic District: 2
ADC Map: 4234D6 GIS tile: 079C1 Position sheet: 29NW4
Census tract: 490500 Census block: 24005490500
Schools: West Towson ES Dumbarton MS Towson HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tiles 079C1 and the information provided by Baltimore County on the internet.
8. Improvements: Single family dwelling & parking area. The existing dwelling and parking area will remain.
9. Master Sewer Plan: S-1 Master Water Plan: W-1

Zoning: DR 2 & DR 16 There are no previous zoning cases on the subject parcel.

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

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

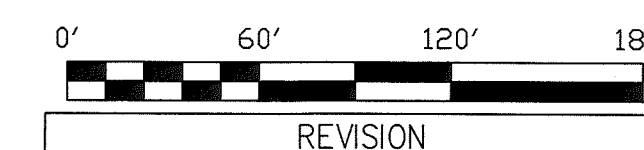
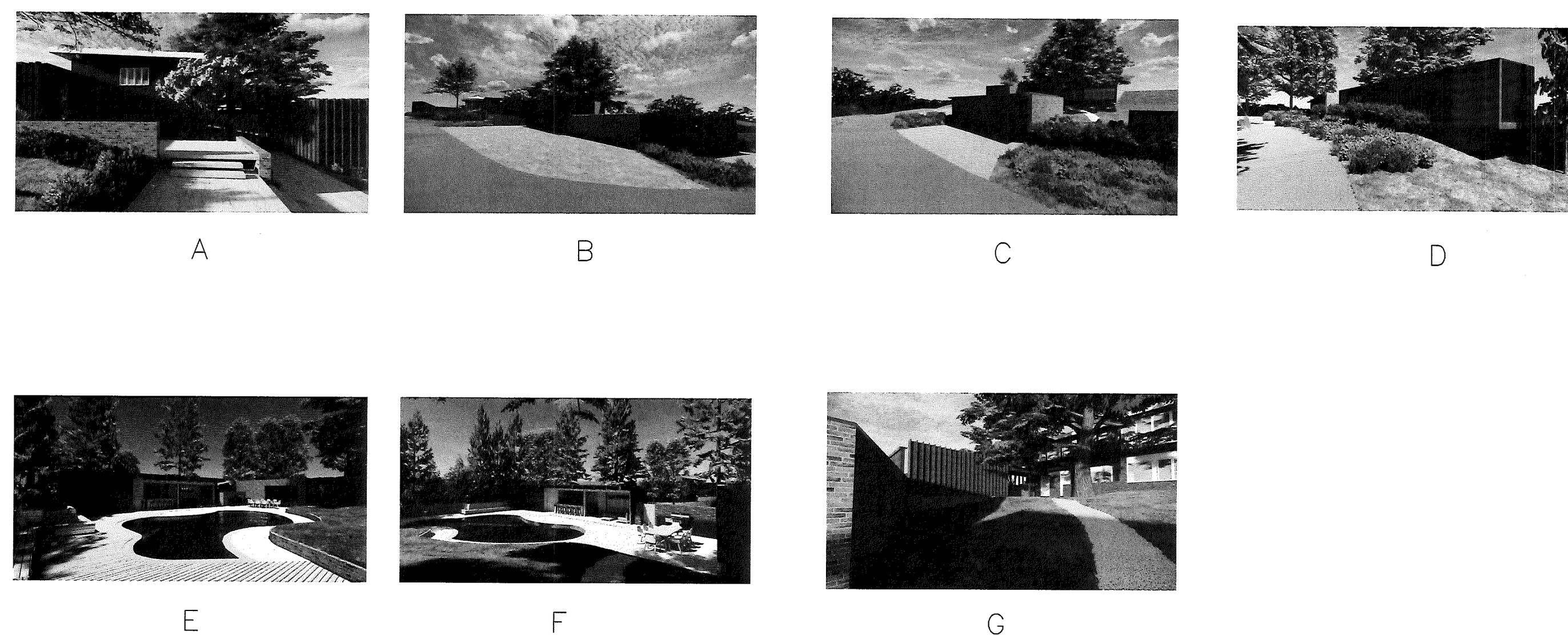
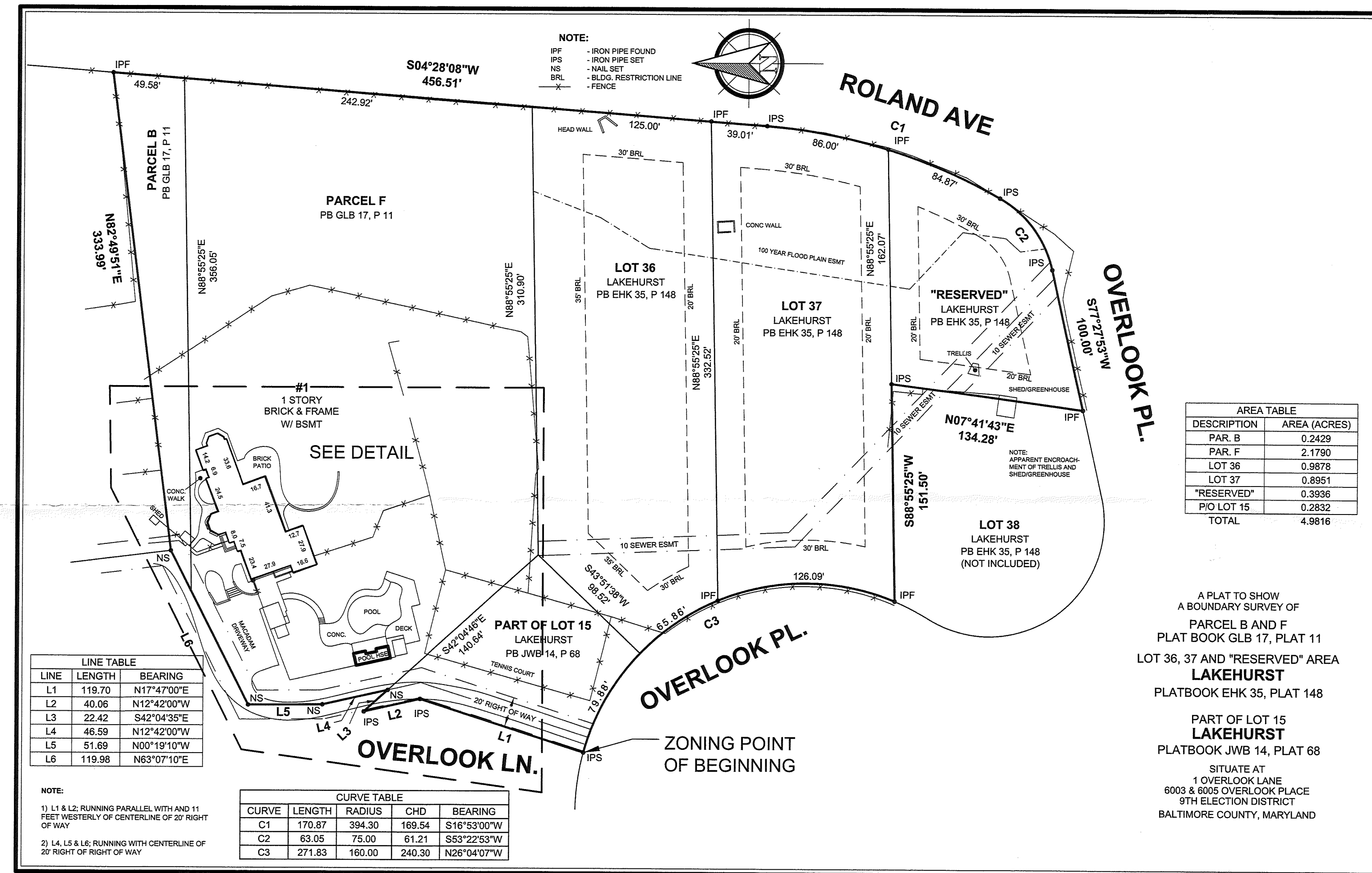
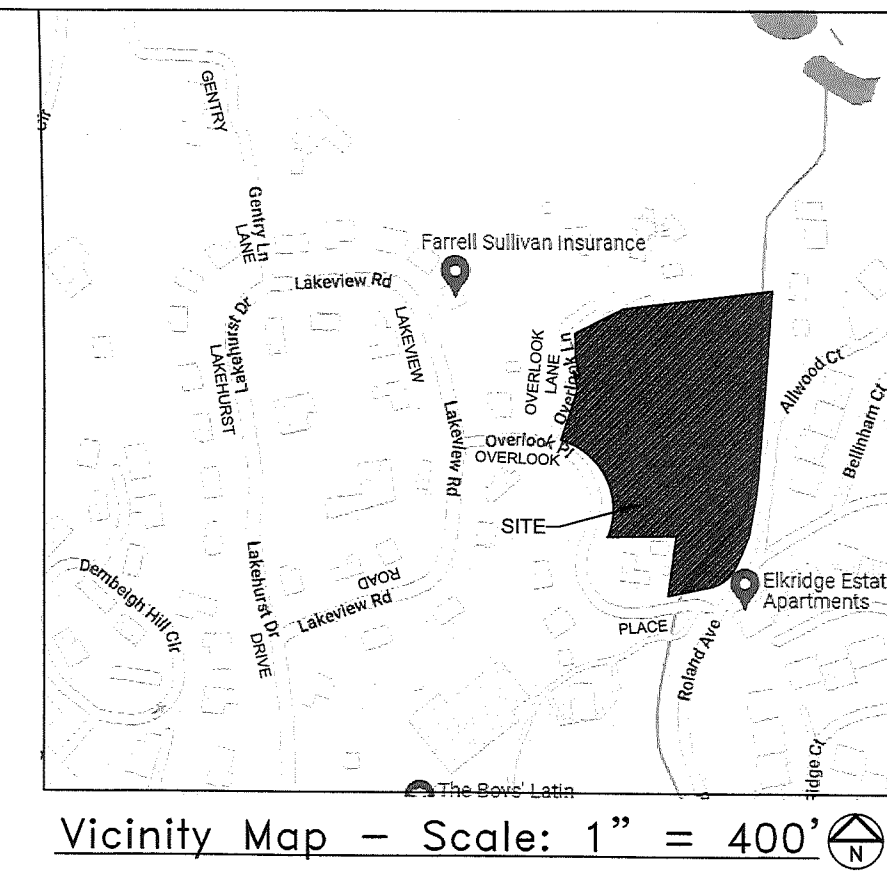
Watershed: Jones Falls URDL land type: 1

- Regional Planning District: Ruxton District Code: 314

- Build an attached garage and also build a new detached pool house.

DETAIL & PHOTO KEY SHEET
1" = 40'

Architectural drawings of the Pool House, showing eight elevations: North, East, South, West, and two additional views labeled South, West, North, and South. The drawings are arranged in two rows of four. The top row shows the North, East, South, and West elevations. The bottom row shows two views labeled South, West, North, and South. The drawings are detailed line art with some areas shaded in light gray. The title "POOL HOUSE ELEVATIONS" is centered between the two rows.

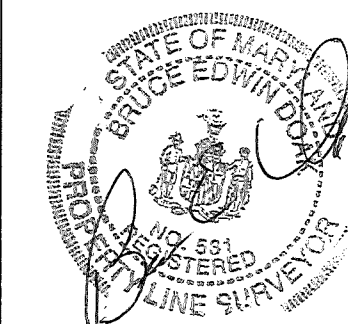


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PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#1 OVERLOOK LANE
BALTIMORE COUNTY, MARYLAND
9th ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT

Date: 2/3/2023

Scale: 1" = 60'



2023-0034.A