



JOHN A. OLSZEWSKI, JR.
County Executive

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

April 4, 2023

Chad and Wendi Gauss – chadgauss@gmail.com
13312 Brighton View Court
Phoenix, MD 21131

RE: Petition for Special Hearing
Case No. 2023-0037- SPH
Property: 13312 Brighton View Court

Dear Petitioners:

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

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Paul M. Mayhew", is written over a light blue horizontal line.

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm

Enclosure

C: Adam Carballo – info@carballoarch.com

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(13312 Brighton View Court)		
10 th Election District	*	OFFICE OF
3 rd Council District		
Chad & Wendi Gauss	*	ADMINISTRATIVE HEARINGS
<i>Legal Owners</i>		
	*	FOR BALTIMORE COUNTY
Petitioners	*	Case No. 2023-0037-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petition for Special Hearing filed on behalf of Chad and Wendi Gauss, legal owners (“Petitioners”) for the property located at 13312 Brighton View Court, Phoenix (the “Property”). The Special Hearing was filed pursuant to Baltimore County Zoning Regulations (“BCZR”), §500.7 to construct an accessory structure building (pool house) to be used for personal entertainment purposes only with a full bath and full kitchen.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Adam Carballo, the licensed architect who prepared the site plan, appeared at the hearing. The site plan was admitted as Petitioners’ Exhibit 1. There were no Protestants or interested citizens that attended the hearing.

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

The property is approximately 1.52 acres and is zoned RC 4. Mr. Carballo explained that the Petitioner, Mr. Gauss, is a professional chef and that he and his wife do a lot of entertaining

for family and friends. There is a large dwelling and pool on the site. The proposed pool house with kitchen and bath will be used strictly as an accessory building for the principal dwelling. Petitioners acknowledge and affirm that it cannot and will not be used as a separate dwelling or for commercial purposes. Floor plans and elevations of the proposed pool house were admitted as Petitioners' Exhibits 6 and 7, respectively. Mr. Carballo explained that the proposed pool house is located on the site in accordance with all setback requirements, and that it will not be visible from any of the surrounding residences.

SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, §500.7 as follows:

The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, "the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would be compatible with the community and generally consistent with the spirit and intent of the regulations." *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016).

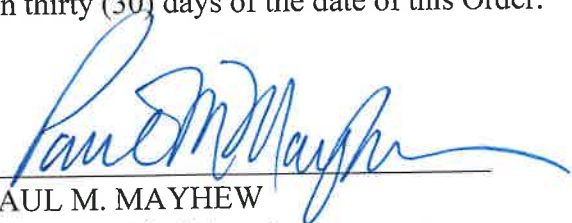
Based on the record evidence, I find that the requested relief, to allow a full kitchen and bath in the pool house, is within the spirit and intent of the BCZR, and that it will not harm the public health, safety, or welfare – especially given the oversight by DEPS, as set forth below.

THEREFORE, IT IS ORDERED this **4th** day of **April, 2023** by this Administrative Law Judge, that the Petition for Special Hearing per BCZR § 500.7 to construct an accessory structure building (pool house) to be used for personal entertainment purposes only with a full bath and full kitchen 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, Petitioners are 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, Petitioners would be required to return the subject property to its original condition.
2. The proposed attached accessory building (pool house) shall not be used for commercial purposes.
3. The proposed attached accessory building (pool house) shall not be used as a dwelling.
4. Prior to issuance of permits, Petitioner must comply with the ZAC comment submitted by DEPS, a copy of which are attached hereto and made a part hereof.

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


PAUL M. MAYHEW
Managing Administrative Law Judge
For Baltimore County



PETITION FOR ZONING HEARING(S)

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 13312 Brighton View Court, Phoenix, MD 21131 Currently Zoned RC 4
Deed Reference 46849 / 00129 10 Digit Tax Account # 2500003708
Owner(s) Printed Name(s) Chad Gauss and Wendi Gauss

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

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. X a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
To construct an accessory building (pool house) to be used for personal entertainment purposes only, with a full bath and full kitchen
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. a **Variance** from Section(s)

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)**

The project goal is to construct an accessory building (pool house) to be used for personal entertainment purposes only, with a full bath and full kitchen. The homeowner is a chef who would like to entertain guests at an alternate location other than his current living room. The homeowner would like to have a place reserved from the outdoors to socialize.

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.

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):

Chad Gauss		Wendi Gauss	
Name #1 - Type or Print		Name #2 - Type or Print	
Signature #1		Signature #2	
13312 Brighton View Court		Phoenix	MD
Mailing Address		City	State
21131	410-207-0366	chadgauss@gmail.com	
Zip Code	Telephone #'s (Cell and Home)	Email Address	

Representative to be contacted:

Adam Carballo
Name - Type or Print

Signature			
1816 Aliceanna St		Baltimore	MD
Mailing Address		City	State
21231	443-963-1077	info@carballoarch.com	
Zip Code	Telephone #	Email Address	

Case Number 2023-0037-SPH Filing Date 2 12 2023 Do Not Schedule Dates Reviewer CF

Zoning property description for

"13312 Brighton View Ct, Phoenix, MD 21131":

Part A) Beginning at a point on the North side of Brighton View Ct, which is 20' wide at a distance of 460'-5" feet West side of the centerline of the nearest improved intersecting street, which is Dance Mill Rd. Dance Mill Rd. is 20' wide.

Part B) Being Lot #(1), Block (N/A), Section (N/A), in the subdivision of (0000) as recorded in Baltimore County Plat Book #(0078) Page #(0315), containing (#1.5200 of total acreage of lot). Located in the (10) Election District and (3) Council District.

2023-0037-SPH

Exhibit A:

BEING KNOWN AND DESIGNATED as Parcel, 0439 in Block N/A as shown on the Plat, Brighton Court, which Plat is recorded among the Plat Records of Baltimore County in Plat Book SM No. 78, folio 315. The improvements thereon being known as No. 13312 Brighton Ct.

BEING THE SAME lot of ground which by Deed dated April 13, 2022, and recorded among the Land Records of Baltimore County Circuit Court JLE No. 46849, folio 129, was granted and conveyed by Samuel Mark Crystal and Elizabeth Mary Crystal, his wife, unto Chad K. Gauss, Sr. and Wendi M. Gauss, his wife, GRANTEES.

2023-0037-SPH



PETITION FOR ZONING HEARING(S)

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 13312 Brighton View Court, Phoenix, MD 21131 Currently Zoned RC 4
Deed Reference 46849 / 00129 10 Digit Tax Account # 2500003708
Owner(s) Printed Name(s) Chad Gauss and Wendi Gauss

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To construct an accessory building (pool house) to be used for personal entertainment purposes only, with a full bath and full kitchen
2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☐ a **Variance** from Section(s)

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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):

Chad Gauss		Wendi Gauss	
Name #1 - Type or Print		Name #2 - Type or Print	
Signature #1		Signature #2	
13312 Brighton View Court		Phoenix	MD
Mailing Address		City	State
21131	410-207-0366	chadgauss@gmail.com	
Zip Code	Telephone #'s (Cell and Home)	Email Address	

Representative to be contacted:

Adam Carballo
Name - Type or Print
Signature _____
1816 Aliceanna St Baltimore MD
Mailing Address _____ City _____ State _____
21231 443-963-1077 info@carballoarch.com
Zip Code _____ Telephone # _____ Email Address _____

Case Number 2023-0037-SPH Filing Date 2/22/2023 Do Not Schedule Dates _____ Reviewer CF

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2023-0037-SPH

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2023-0037-SPH

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 31ST day of JANUARY 2023, by and between Chad Gauss and Wendi Gauss (hereinafter referred to as the "Declarant") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

Recitals

A. The Declarant(s) who is/are also the owner(s) of this property has/have filed an application for a use permit and special hearing to:

Construct new 44'-0" x 22'-0" wood framed accessory structure pool house. Extend the existing patio to connect with new pool house.

The property being located at: 13312 Brighton View Ct, Phoenix, MD 21131 and is more particularly described by metes and bounds in Exhibit A (The Property) and Exhibit B (The use permit or hearing plans) attached hereto and made a part hereof. The property is zoned RC 4, which is the particular zone in which the property is located.

B. PAI (or) The Administrative Law Judge has approved the Declaration request to create an Accessory structure (Pool House) complete with dedicated bathing and kitchen facilities, located on this owner-occupied property. The accessory structure (Pool House) will be the location for: the owner's personal use. The other residents of the property are: _____. The use permit must be renewed with PAI every two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval.

C. As a condition of approval of the Declarant(s) request, Bill No. 49-11 requires the filing of this Declaration among the Land Records of Baltimore County, to provide notice to any future owners, subsequent bona fide purchasers or users of the Property that no part of any improvements or addition on the Property may be used for separate living quarters and that all such improvements shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PIA.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge, the Declarant(s) and PIA hereby declare as follows:

1. Any and all improvements now existing or to be constructed on the Property shall be used only as a single-family residence. No such improvements or additions shall ever be used as a separate living quarter or second residential unit. The kitchen for the Accessory Structure (Pool House) will be constructed as part of the Property and shall be accessory to the principal use of the Property as a single-family residence. The Accessory structure (Pool House) shall be used only for entertainment purposes only with a full bath and kitchen and it is not to be used as an independent residential unit, nor is it to be used for compensation, and it shall not be used by any other person or for any other reason. The use permit and this Declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of this Declaration when it is recorded in Land Records.

2023-0037-SAH

2. The accessory structure will not house any residents, and will be used for entertainment purposes only with a full bath and kitchen.

3. Upon use permit termination:

A. In the Accessory structure (Pool House) in the accessory building requires removal of the kitchen and possibly other residential elements, at the discretion of PAI.

B. The Declarant(s) upon termination of the use permit will provide written notification to PAI for the closing of the Department file.

4. The covenants, conditions, and restrictions stated above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and by the owners of all or any portion of the Property.

5. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

WITNESS:

Latisha Curtis
Latisha Curtis

Kenny McGee
KENNY MCGEE

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this 31st day of JANUARY 2023, before the Subscriber, a Notary Public of State of Maryland, personally appeared CHAD + WENDI GAUSS. The declarant(s) herein, who is/are also the owner(s) of this property, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged that he/she/they executed for the foregoing instrument for the purposes therein contained.

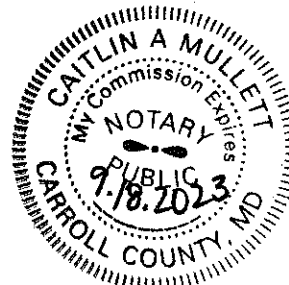
IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal.

My Commission Expires: 9.18.2023

Caitlin Mullett

Notary Public

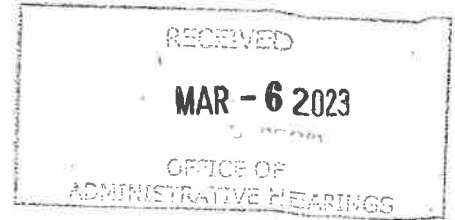
Exhibit A:



2023-0037-SPA

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 # 2023-0037-SPH
Address: 13312 Brighton View Ct.
Legal Owner: Chad and Wendi Gauss

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

ZONING NOTICE

CASE # 2023-00374-SPH

A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD

PLACE: FOR INFO ON HOW TO PARTICIPATE IN THE HEARINGS
GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS NO LATER THAN
48 HOURS PRIOR TO THE HEARING DATE. YOU MAY ALSO CALL 410-381-3868 EXT. 0

DATE AND TIME: TUESDAY APRIL 4, 2023 11:00AM

REQUEST: SPECIAL HEARING TO CONSTRUCT AN ACCESSORY
BUILDING (POOL HOUSE) TO BE USED FOR PERSONAL
ENTERTAINMENT PURPOSES ONLY

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # 2023-00374-SPH

A PUBLIC HEARING WILL BE HELD BY

ADMINISTRATIVE LAW JUDGE

IN TOWSON, MD

PLACE: FOR INFO ON HOW TO PARTICIPATE IN THE HEARINGS
GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMIN/HEARINGS NO LATER
THAN 48 HOURS PRIOR TO THE HEARING. YOU MAY ALSO CALL 410-881-3868
EXT. 0

DATE AND TIME: TUESDAY APRIL

4, 2023 11:00 AM

REQUEST: SPECIAL HEARING TO CONSTRUCT AN ACCESSORY
BUILDING (POOL HOUSE) TO BE USED FOR PERSONAL
ENTERTAINMENT PURPOSES ONLY.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 3-31-23

RE: Case Number: 2023-0037-S PH RECERT

Petitioner/Developer: Gauss

Date of Hearing/Closing: 4-4-23 11 AM

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 13312 Brighton View Ct.

The sign(s) were posted on RECERT 3-31-23
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

~~410-343-1443~~ 443-834-8162
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

Date: 3-11-23

RE: Case Number: 2023-0037-SPH

Petitioner/Developer: Gauss

Date of Hearing/Closing: April 4, 2023 11AM

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 13312 Brighton View Ct

The signs(s) were posted on 3-11-23
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

~~410-743-1443~~ 443-834-8162
(Telephone Number of Sign Poster)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 3/2/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0037-SPH

INFORMATION:

Property Address: 13312 Brighton View Court
Petitioner: Chad & Wendi Gauss
Zoning: RC 4
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for Special Hearing under Section 500.7 of the BCZR, to determine whether the Zoning Commissioner should approve the construction of an accessory building (pool house) to be used for personal entertainment purposes only, with a full bath and full kitchen.

The property is 1.52 acres and is improved with a single-family detached home and pool. The area is zoned RC 4, surrounded by RC 7 to the west and RC 6 to the north, east, and south, and is mostly rural residential. This property was part of the Brighton Court FKA Kassolis Property development, PAI# 10-0429.

The Department of Planning is not opposed to this request with the following condition:

1. The accessory building cannot be used for residential, commercial, or industrial purposes.

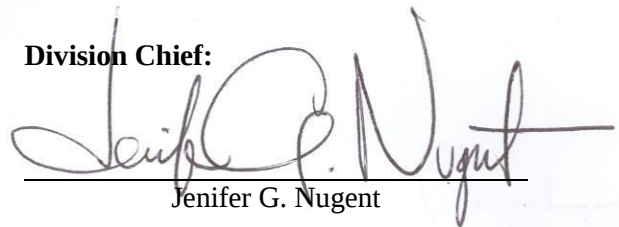
For further information, concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Adam Carballo
Joseph Wiley
Ngone Seye Diop
Jeff Perlow, Zoning Review
Lajuanda Whitaker, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore Cou

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 # 2023-0037-SPH
Address: 13312 Brighton View Ct.
Legal Owner: Chad and Wendi Gauss

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

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 * HEARINGS FOR
Legal Owner(s): Jara Custom Designs LLC *
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 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

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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,	*	OF ADMINSTRATIVE
403' S of c/line of Cockeysville Road	*	HEARINGS FOR
8 th Election & 3 rd Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): MGK Realty, LLC	*	2023-036-A
Petitioner(s)		

* * * * *

ENTRY OF APPEARANCE

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

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 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:

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 31ST day of JANUARY 2023, by and between Chad Gauss and Wendi Gauss (hereinafter referred to as the "Declarant") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

Recitals

A. The Declarant(s) who is/are also the owner(s) of this property has/have filed an application for a use permit and special hearing to:

Construct new 44'-0" x 22'-0" wood framed accessory structure pool house. Extend the existing patio to connect with new pool house.

The property being located at: 13312 Brighton View Ct, Phoenix, MD 21131 and is more particularly described by metes and bounds in Exhibit A (The Property) and Exhibit B (The use permit or hearing plans) attached hereto and made a part hereof. The property is zoned RC 4, which is the particular zone in which the property is located.

B. PAI (or) The Administrative Law Judge has approved the Declaration request to create an Accessory structure (Pool House) complete with dedicated bathing and kitchen facilities, located on this owner-occupied property. The accessory structure (Pool House) will be the location for: the owner's personal use. The other residents of the property are: _____. The use permit must be renewed with PAI every two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval.

C. As a condition of approval of the Declarant(s) request, Bill No. 49-11 requires the filing of this Declaration among the Land Records of Baltimore County, to provide notice to any future owners, subsequent bona fide purchasers or users of the Property that no part of any improvements or addition on the Property may be used for separate living quarters and that all such improvements shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PIA.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge, the Declarant(s) and PIA hereby declare as follows:

1. Any and all improvements now existing or to be constructed on the Property shall be used only as a single-family residence. No such improvements or additions shall ever be used as a separate living quarter or second residential unit. The kitchen for the Accessory Structure (Pool House) will be constructed as part of the Property and shall be accessory to the principal use of the Property as a single-family residence. The Accessory structure (Pool House) shall be used only for entertainment purposes only with a full bath and kitchen and it is not to be used as an independent residential unit, nor is it to be used for compensation, and it shall not be used by any other person or for any other reason. The use permit and this Declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of this Declaration when it is recorded in Land Records.

2023-0037-SAH

2. The accessory structure will not house any residents, and will be used for entertainment purposes only with a full bath and kitchen.

3. Upon use permit termination:

A. In the Accessory structure (Pool House) in the accessory building requires removal of the kitchen and possibly other residential elements, at the discretion of PAI.

B. The Declarant(s) upon termination of the use permit will provide written notification to PAI for the closing of the Department file.

4. The covenants, conditions, and restrictions stated above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and by the owners of all or any portion of the Property.

5. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

WITNESS:

Latisha Curtis
Latisha Curtis

Kenny McGee
KENNY MCGEE

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this 31st day of JANUARY, 2023, before the

Subscriber, a Notary Public of State of Maryland, personally appeared

CHAD + WENDI GAUSS

The declarant(s) herein, who is/are also the owner(s) of this property, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged that he/she/they executed for the foregoing instrument for the purposes therein contained.

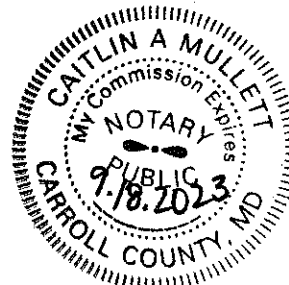
IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal.

My Commission Expires: 9.18.2023

Caitlin Mullett

Notary Public

Exhibit A:

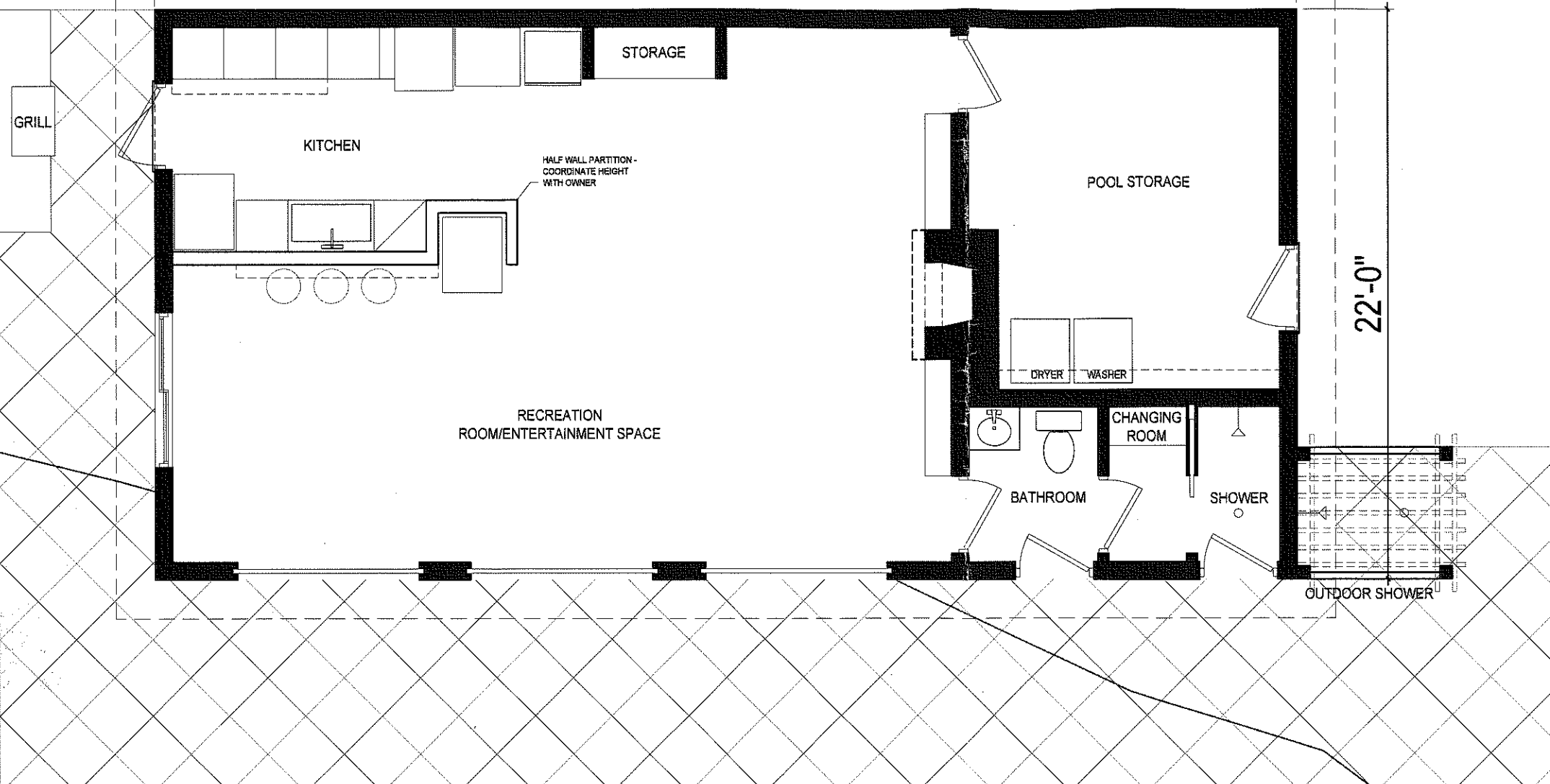


2023-0037-SPA

GAS LINE EASEMENT

44'-0"

HIP ROOF ABOVE



560

22'-0"

RECREATION
ROOM/ENTERTAINMENT SPACE

KITCHEN

STORAGE

POOL STORAGE

DRYER

WASHER

BATHROOM

CHANGING
ROOM

SHOWER

OUTDOOR SHOWER

GRILL

HALF WALL PARTITION -
COORDINATE HEIGHT
WITH OWNER

ELECTRIC POOL COVER

POOL

1 PROPOSED FIRST FLOOR PLAN



558

CONSTRUCTION TYPE: Type 5B - WD FRMD EXT WALL, UNPROTECTED	IBC USE GROUP: R-3 (SINGLE FAMILY DWELLING)
--	--

13312 BRIGHTON VIEW CT - SITE PLAN
DISTRICT - 10 ACCOUNT NUMBER - 2500003708
POOL HOUSE ACCESSORY STRUCTURE

OWNERSHIP: GAUSS CHAD K SR, GAUSS WENDI M	OWNERSHIP ADDRESS: 13312 BRIGHTON VIEW COURT PHOENIX MD 21131
--	---

GAS LINE EASEMENT

47'-0"

25'-0"

560

558



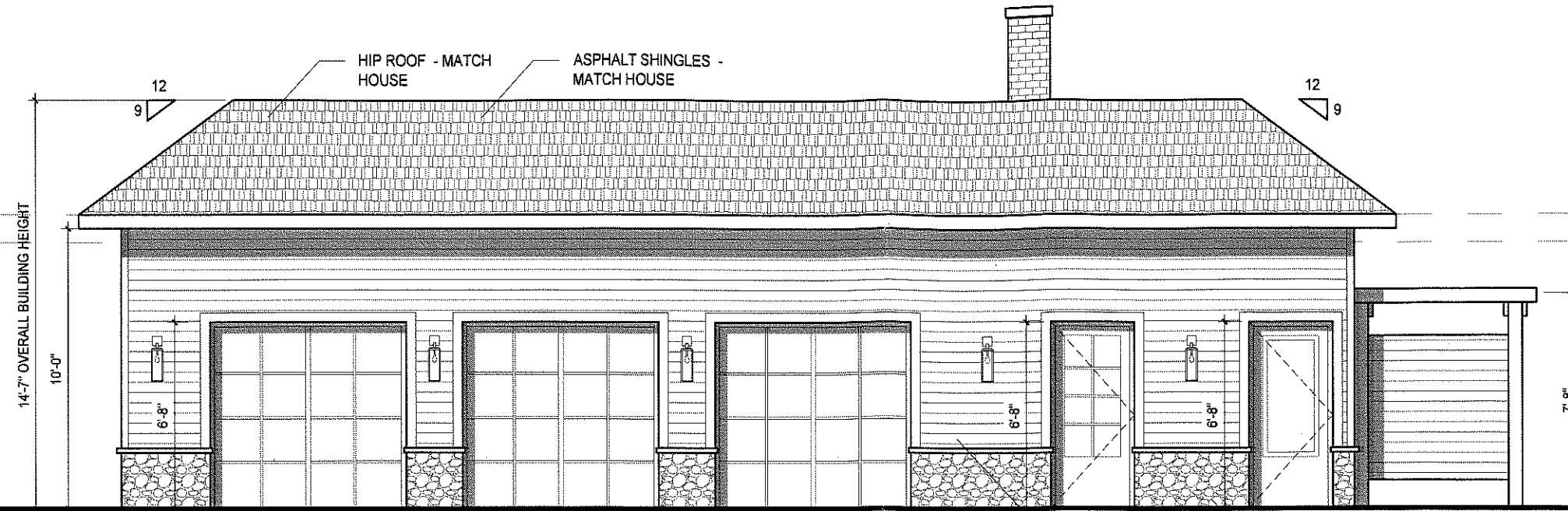
PROPOSED ROOF PLAN

CONSTRUCTION TYPE :	IBC USE GROUP :
Type 5B - WD FRMD EXT WALL, UNPROTECTED	R-3 (SINGLE FAMILY DWELLING)

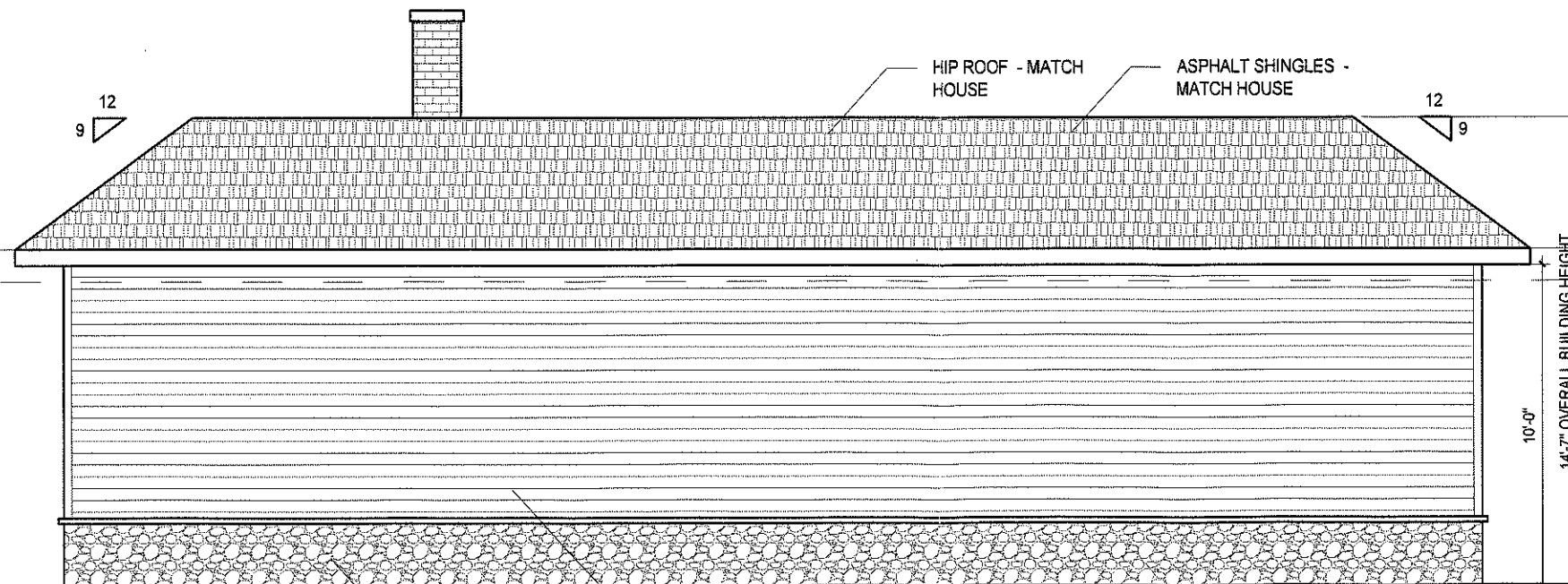
13312 BRIGHTON VIEW CT - SITE PLAN
DISTRICT - 10 ACCOUNT NUMBER - 2500003708

POOL HOUSE ACCESSORY STRUCTURE

OWNERSHIP :	OWNERSHIP ADDRESS :
GAUSS CHAD K SR, GAUSS WENDI M	13312 BRIGHTON VIEW COURT PHOENIX MD 21131



1 PROPOSED SOUTH ELEVATION

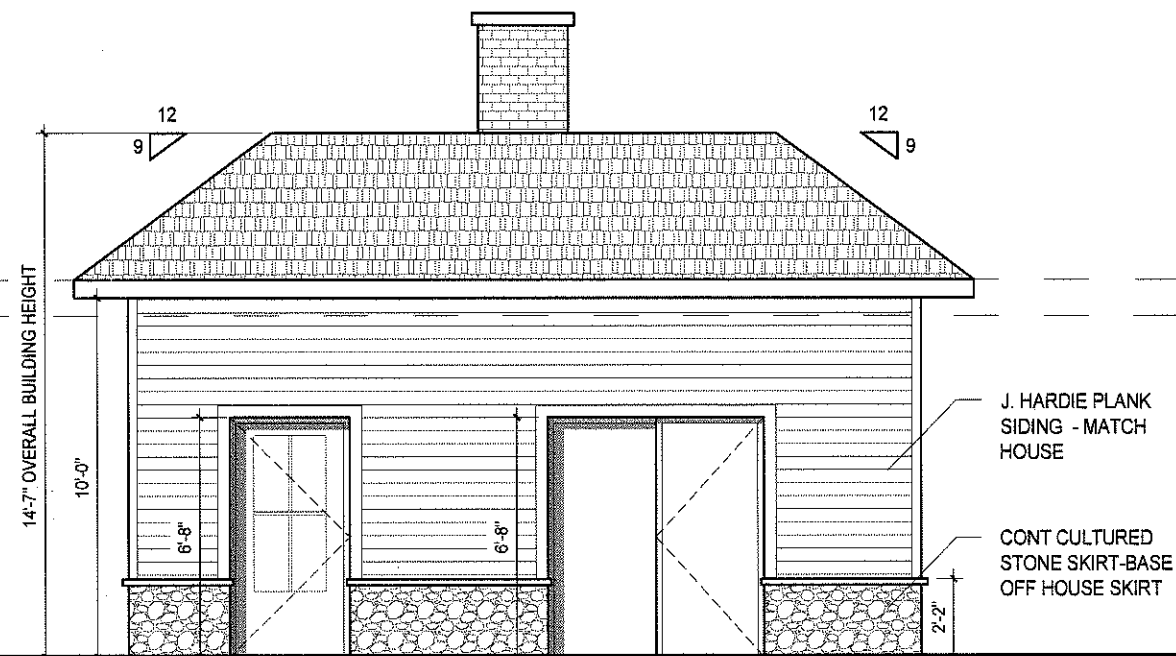


2 PROPOSED NORTH ELEVATION

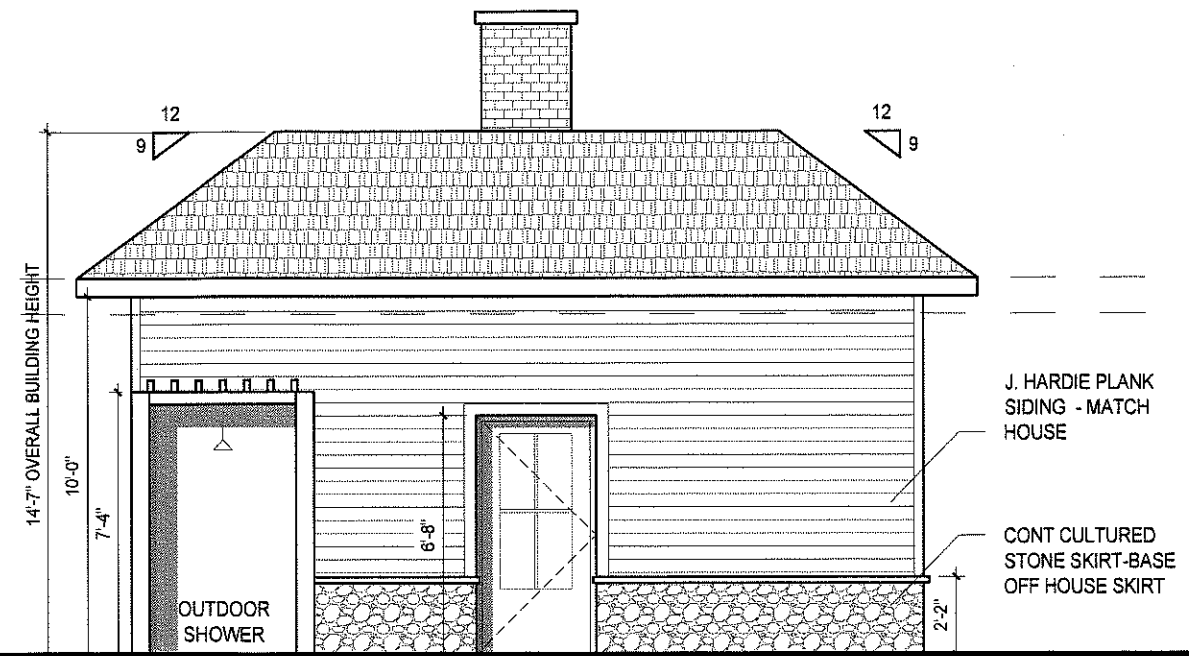
CONSTRUCTION TYPE :	IBC USE GROUP :
Type 5B - WD FRMD EXT WALL, UNPROTECTED	R-3 (SINGLE FAMILY DWELLING)

13312 BRIGHTON VIEW CT - SITE PLAN
DISTRICT - 10 ACCOUNT NUMBER - 2500003708
POOL HOUSE ACCESSORY STRUCTURE

OWNERSHIP :	OWNERSHIP ADDRESS :
GAUSS CHAD K SR, GAUSS WENDI M 13312 BRIGHTON VIEW COURT PHOENIX MD 21131	



3 PROPOSED WEST ELEVATION



4 PROPOSED EAST ELEVATION

CONSTRUCTION TYPE:
Type 5B - WD FRMD EXT WALL,
UNPROTECTED

IBC USE GROUP:
R-3 (SINGLE FAMILY DWELLING)

13312 BRIGHTON VIEW CT - SITE PLAN
DISTRICT - 10 ACCOUNT NUMBER - 2500003708

POOL HOUSE ACCESSORY STRUCTURE

OWNERSHIP:
GAUSS CHAD K SR, GAUSS WENDI M

OWNERSHIP ADDRESS:
13312 BRIGHTON VIEW COURT
PHOENIX MD 21131

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2023-0037 -SPH
Property Address: 13312 Brighton View Court, Phoenix, MD 21131
Legal Owners (Petitioners): Chad Gauss and Wendi Gauss
Contract Purchaser/Lessee: Chad Gauss

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Chad Gauss
Address: 13312 Brighton View Court, Phoenix, MD 21131

Telephone Number: 410-207-0366

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

Real Property Data Search ()

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Special Tax Recapture: None

Account Identifier: District - 10 Account Number - 2500003708

Owner Information

Owner Name: GAUSS CHAD K SR
GAUSS WENDI M
Mailing Address: 13312 BRIGHTON VIEW COURT
PHOENIX MD 21131-
Premises Address: 13312 BRIGHTON VIEW CT
PHOENIX 21131-0000

Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: /46849/ 00129

Location & Structure Information

Legal Description: 1.5153AC NS
13312 BRIGHTON VIEW CT
BRIGHTON CT AKA KASSOLIS

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0044 0019 0439 10010003.04 0000 1 2023 Plat Ref: 0078/ 0315

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2019	4,267 SF	1100 SF	1.5200 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last-Notice of Major Improvements
2	YES	STANDARD UNITS	SIDING/6	5 full/1 half	2 Attached		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2022	07/01/2023
Land:	284,000	299,800		
Improvements	701,700	715,800		
Total:	985,700	1,015,600	985,700	995,667
Preferential Land:	0	0		

Transfer Information

Seller: CRYSTAL SAMUEL MARK	Date: 05/06/2022	Price: \$1,575,000
Type: ARMS LENGTH IMPROVED	Deed1: /46849/ 00129	Deed2:
Seller: PRESTIGE DEVELOPMENT INC	Date: 08/17/2020	Price: \$1,098,000
Type: ARMS LENGTH IMPROVED	Deed1: /43245/ 00447	Deed2:
Seller: BRIGHTON COURT LLC	Date: 06/20/2018	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /40389/ 00474	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: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0037-SPA

CF 23.0046



JOHN A. OLSZEWSKI, JR.
County Executive

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

April 4, 2023

Chad and Wendi Gauss – chadgauss@gmail.com
13312 Brighton View Court
Phoenix, MD 21131

RE: Petition for Special Hearing
Case No. 2023-0037- SPH
Property: 13312 Brighton View Court

Dear Petitioners:

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

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

Sincerely,

A handwritten signature in cursive script, reading "Paul M. Mayhew".

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm

Enclosure

C: Adam Carballo – info@carballoarch.com

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(13312 Brighton View Court)		
10 th Election District	*	OFFICE OF
3 rd Council District		
Chad & Wendi Gauss	*	ADMINISTRATIVE HEARINGS
<i>Legal Owners</i>		
	*	FOR BALTIMORE COUNTY
Petitioners	*	Case No. 2023-0037-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petition for Special Hearing filed on behalf of Chad and Wendi Gauss, legal owners (“Petitioners”) for the property located at 13312 Brighton View Court, Phoenix (the “Property”). The Special Hearing was filed pursuant to Baltimore County Zoning Regulations (“BCZR”), §500.7 to construct an accessory structure building (pool house) to be used for personal entertainment purposes only with a full bath and full kitchen.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Adam Carballo, the licensed architect who prepared the site plan, appeared at the hearing. The site plan was admitted as Petitioners’ Exhibit 1. There were no Protestants or interested citizens that attended the hearing.

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

The property is approximately 1.52 acres and is zoned RC 4. Mr. Carballo explained that the Petitioner, Mr. Gauss, is a professional chef and that he and his wife do a lot of entertaining

for family and friends. There is a large dwelling and pool on the site. The proposed pool house with kitchen and bath will be used strictly as an accessory building for the principal dwelling. Petitioners acknowledge and affirm that it cannot and will not be used as a separate dwelling or for commercial purposes. Floor plans and elevations of the proposed pool house were admitted as Petitioners' Exhibits 6 and 7, respectively. Mr. Carballo explained that the proposed pool house is located on the site in accordance with all setback requirements, and that it will not be visible from any of the surrounding residences.

SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, §500.7 as follows:

The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, "the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would be compatible with the community and generally consistent with the spirit and intent of the regulations." *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016).

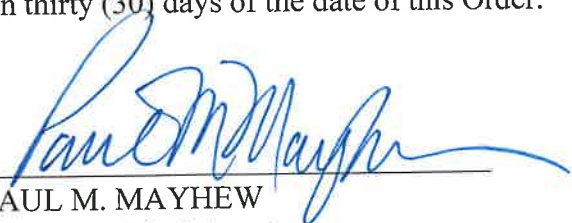
Based on the record evidence, I find that the requested relief, to allow a full kitchen and bath in the pool house, is within the spirit and intent of the BCZR, and that it will not harm the public health, safety, or welfare – especially given the oversight by DEPS, as set forth below.

THEREFORE, IT IS ORDERED this **4th** day of **April, 2023** by this Administrative Law Judge, that the Petition for Special Hearing per BCZR § 500.7 to construct an accessory structure building (pool house) to be used for personal entertainment purposes only with a full bath and full kitchen and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

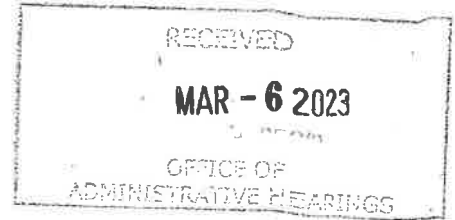
1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. The proposed attached accessory building (pool house) shall not be used for commercial purposes.
3. The proposed attached accessory building (pool house) shall not be used as a dwelling.
4. Prior to issuance of permits, Petitioner must comply with the ZAC comment submitted by DEPS, a copy of which are attached hereto and made a part hereof.

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


PAUL M. MAYHEW
Managing Administrative Law Judge
For Baltimore County

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 # 2023-0037-SPH
Address: 13312 Brighton View Ct.
Legal Owner: Chad and Wendi Gauss

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

ZONING NOTICE

CASE # 2023-00374-SPH

A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD

PLACE: FOR INFO ON HOW TO PARTICIPATE IN THE HEARINGS
GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS NO LATER THAN
48 HOURS PRIOR TO THE HEARING DATE. YOU MAY ALSO CALL 410-381-3268 EXT. 0

DATE AND TIME: TUESDAY APRIL 4, 2023 11:00AM

REQUEST: SPECIAL HEARING TO CONSTRUCT AN ACCESSORY
BUILDING (POOL HOUSE) TO BE USED FOR PERSONAL
ENTERTAINMENT PURPOSES ONLY

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

#2

ZONING NOTICE

CASE # 2023-00374-SPH

A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD

PLACE: FOR INFO. ON HOW TO PARTICIPATE IN THE HEARINGS
GO TO WWW.BALTIMORECOUNTYMD.GOV/ADMINHEARINGS NO LATER
THAN 48 HOURS PRIOR TO THE HEARING. YOU MAY ALSO CALL 410-881-3868 EXT. 0

DATE AND TIME: TUESDAY APRIL 4, 2023 11:00 AM

REQUEST: SPECIAL HEARING TO CONSTRUCT AN ACCESSORY
BUILDING (POOL HOUSE) TO BE USED FOR PERSONAL
ENTERTAINMENT PURPOSES ONLY.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 3-31-23

RE: Case Number: 2023-0037-S PH RECERT

Petitioner/Developer: Gauss

Date of Hearing/Closing: 4-4-23 11 AM

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 13312 Brighton View Ct.

The signs(s) were posted on RECERT 3-31-23
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

~~410-343-1443~~ 443-834-8162
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

Date: 3-11-23

RE: Case Number: 2023-0037-SPH

Petitioner/Developer: Gauss

Date of Hearing/Closing: April 4, 2023 11AM

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 13312 Brighton View Ct

The signs(s) were posted on 3-11-23
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

~~410-743-1443~~ 443-834-8162
(Telephone Number of Sign Poster)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 3/2/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0037-SPH

INFORMATION:

Property Address: 13312 Brighton View Court
Petitioner: Chad & Wendi Gauss
Zoning: RC 4
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for Special Hearing under Section 500.7 of the BCZR, to determine whether the Zoning Commissioner should approve the construction of an accessory building (pool house) to be used for personal entertainment purposes only, with a full bath and full kitchen.

The property is 1.52 acres and is improved with a single-family detached home and pool. The area is zoned RC 4, surrounded by RC 7 to the west and RC 6 to the north, east, and south, and is mostly rural residential. This property was part of the Brighton Court FKA Kassolis Property development, PAI# 10-0429.

The Department of Planning is not opposed to this request with the following condition:

1. The accessory building cannot be used for residential, commercial, or industrial purposes.

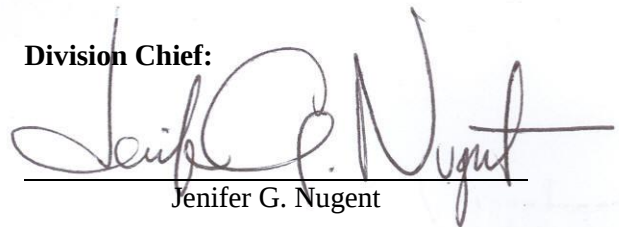
For further information, concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Adam Carballo
Joseph Wiley
Ngone Seye Diop
Jeff Perlow, Zoning Review
Lajuanda Whitaker, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore Cou

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 # 2023-0037-SPH
Address: 13312 Brighton View Ct.
Legal Owner: Chad and Wendi Gauss

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

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 * HEARINGS FOR
Legal Owner(s): Jara Custom Designs LLC *
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 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
Existing 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
Existing 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
Existng 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 twenty (20) days before the hearing.*

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

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

For Newspaper Advertising:

Case Number: 2023-0037 -SPH
Property Address: 13312 Brighton View Court, Phoenix, MD 21131
Legal Owners (Petitioners): Chad Gauss and Wendi Gauss
Contract Purchaser/Lessee: Chad Gauss

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Chad Gauss
Address: 13312 Brighton View Court, Phoenix, MD 21131

Telephone Number: 410-207-0366

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

Real Property Data Search ()

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:	District - 10	Account Number - 2500003708
Owner Information		
Owner Name:	GAUSS CHAD K SR GAUSS WENDI M	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	13312 BRIGHTON VIEW COURT PHOENIX MD 21131-	Deed Reference: /46849/ 00129
Location & Structure Information		
Premises Address:	13312 BRIGHTON VIEW CT PHOENIX 21131-0000	Legal Description: 1.5153AC NS 13312 BRIGHTON VIEW CT BRIGHTON CT AKA KASSOLIS
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:	0044 0019 0439 10010003.04 0000 1 2023 Plat Ref: 0078/ 0315	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2019	4,267 SF	1100 SF
Property Land Area	County Use	
1.5200 AC	04	
StoriesBasementType	ExteriorQualityFull/Half BathGarage	Last-Notice of Major Improvements
2 YES STANDARD UNITSIDING/6	5 full/1 half 2 Attached	
Value Information		
	Base Value	Value
		As of
		01/01/2023
Land:	284,000	299,800
Improvements	701,700	715,800
Total:	985,700	1,015,600
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2022
		As of
		07/01/2023
		985,700
		995,667
Transfer Information		
Seller: CRYSTAL SAMUEL MARK	Date: 05/06/2022	Price: \$1,575,000
Type: ARMS LENGTH IMPROVED	Deed1: /46849/ 00129	Deed2:
Seller: PRESTIGE DEVELOPMENT INC	Date: 08/17/2020	Price: \$1,098,000
Type: ARMS LENGTH IMPROVED	Deed1: /43245/ 00447	Deed2:
Seller: BRIGHTON COURT LLC	Date: 06/20/2018	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /40389/ 00474	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:		

2023-0037-SPA

From: noreply@baltimorecountymd.gov <noreply@baltimorecountymd.gov>

Sent: Wednesday, February 22, 2023 9:20:08 AM

To: Info<Info@carballoarch.com>

Subject: Baltimore County Payment

Thank you for submitting your payment online. Your Transaction Number is PMT-23-00382.

Type: Board of Appeals Service Fee

Reference: 219081

Payment Amt: \$75

Please save this email for your reference. Allow 3 to 5 business days to receive the requested documents.

This is a system generated email

The Board of Appeals of Baltimore

Right-click or tap and hold here to download pictures and videos. Or, click or tap and hold here to download pictures and videos.

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www.baltimorecountymd.gov

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

No. 219081

Date: 2-21-2023

[illegible]

Rec

From:

For:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

RC-1

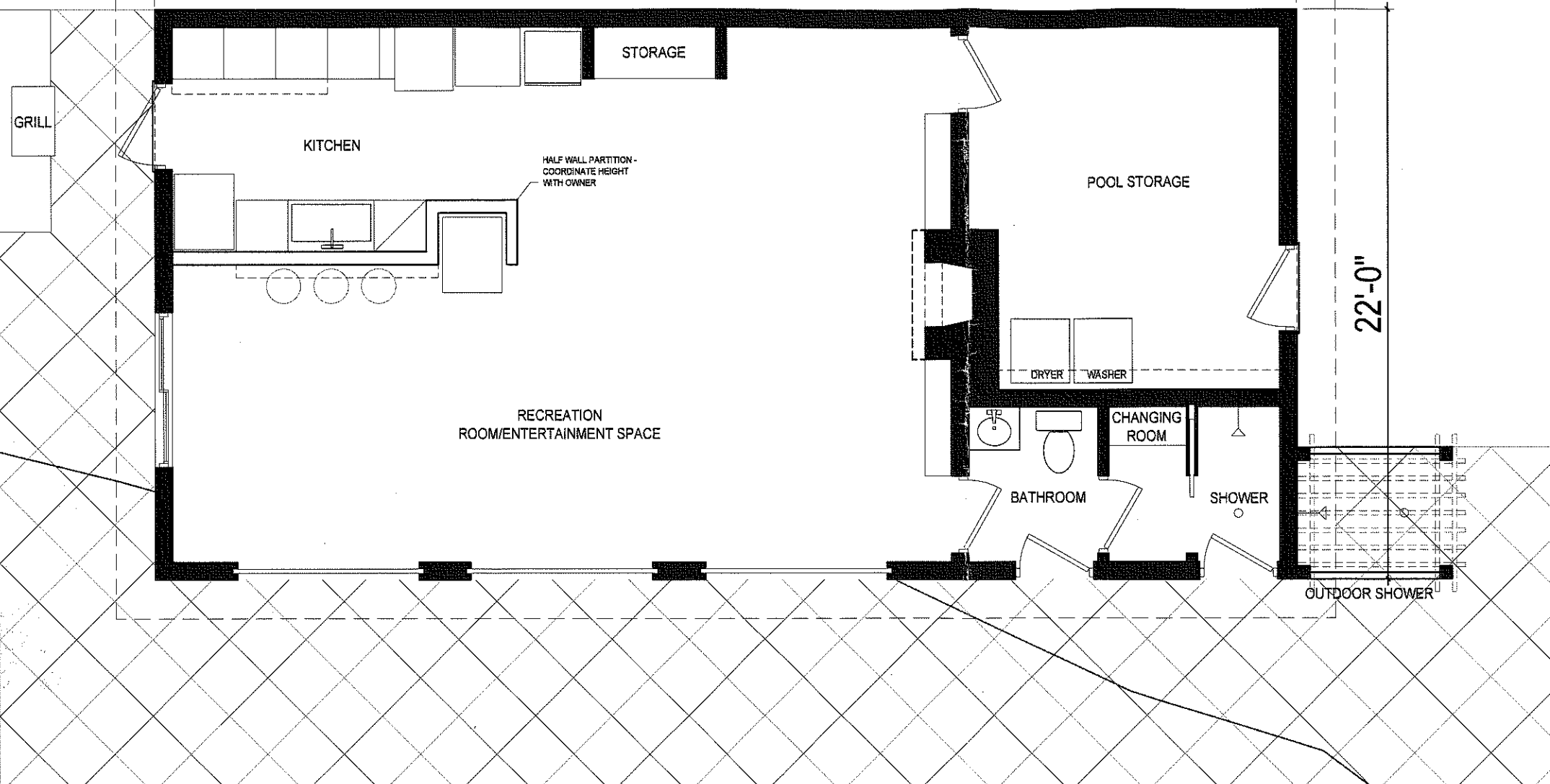
CASHIER'S VALIDATION

CJF 23-0046

GAS LINE EASEMENT

44'-0"

HIP ROOF ABOVE



560

22'-0"

ELECTRIC POOL COVER

POOL

1 PROPOSED FIRST FLOOR PLAN



558

CONSTRUCTION TYPE: Type 5B - WD FRMD EXT WALL, UNPROTECTED	IBC USE GROUP: R-3 (SINGLE FAMILY DWELLING)
--	--

OWNERSHIP: GAUSS CHAD K SR, GAUSS WENDI M	13312 BRIGHTON VIEW CT - SITE PLAN
OWNERSHIP ADDRESS: 13312 BRIGHTON VIEW COURT PHOENIX MD 21131	DISTRICT - 10 ACCOUNT NUMBER - 2500003708
POOL HOUSE ACCESSORY STRUCTURE	

GAS LINE EASEMENT

47'-0"

25'-0"

560

558



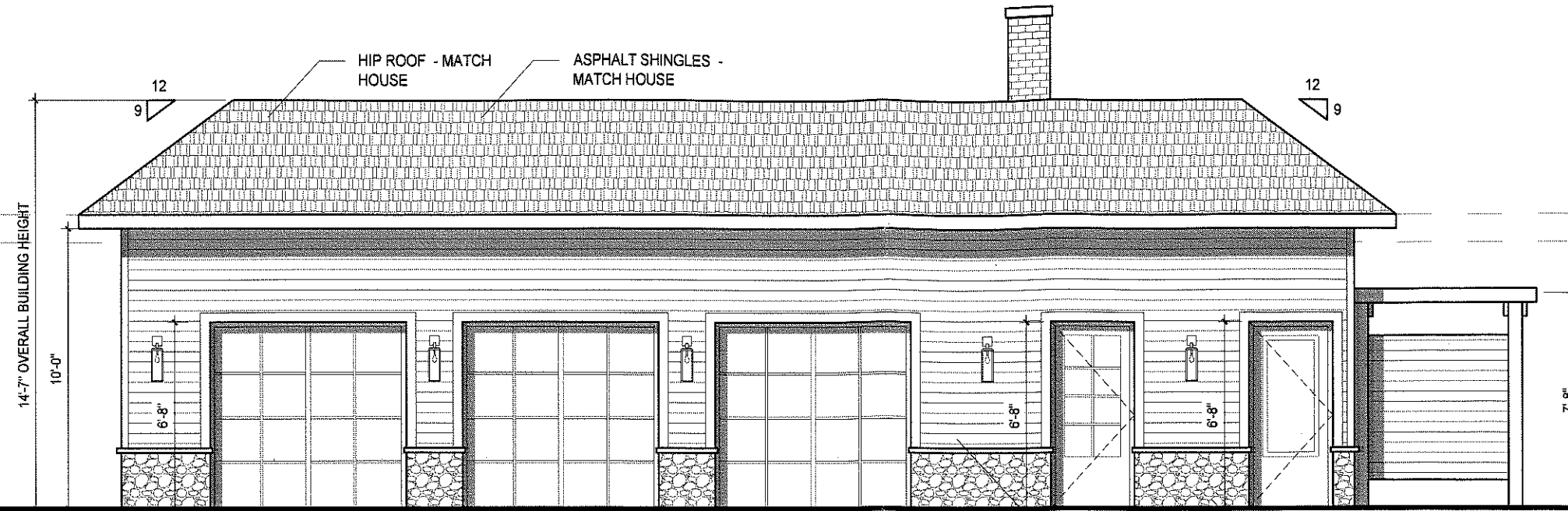
PROPOSED ROOF PLAN

CONSTRUCTION TYPE :	IBC USE GROUP :
Type 5B - WD FRMD EXT WALL, UNPROTECTED	R-3 (SINGLE FAMILY DWELLING)

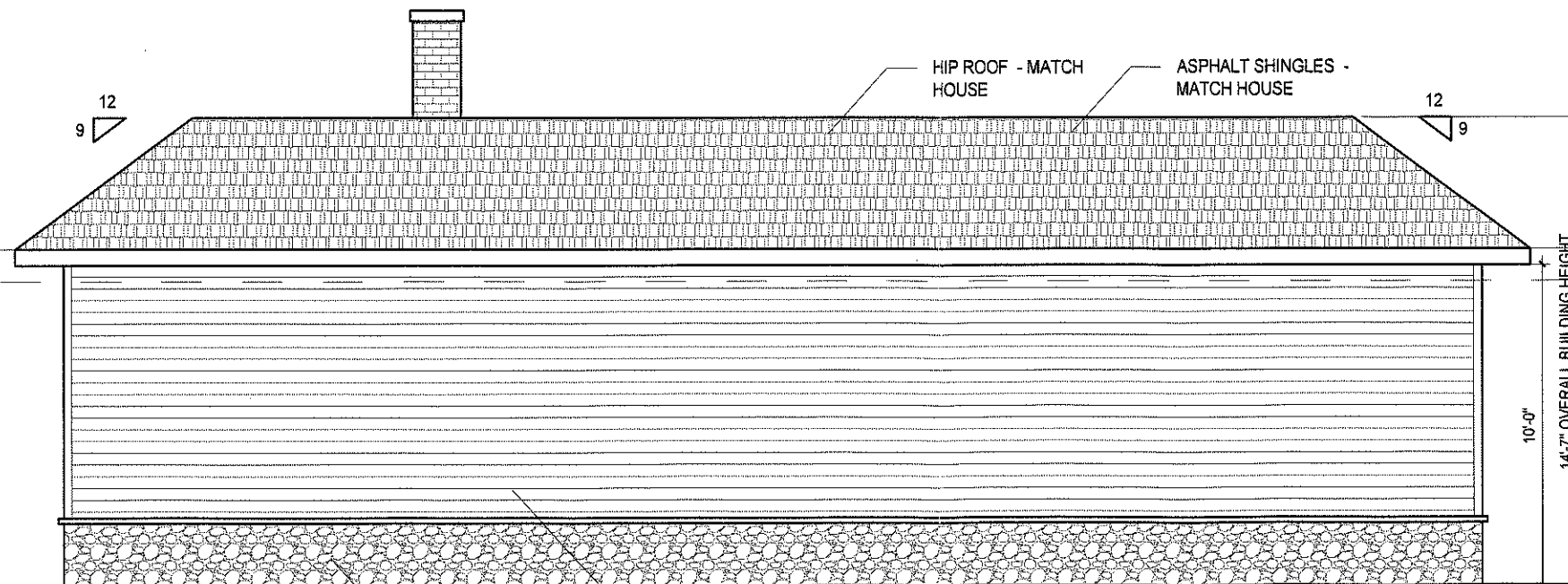
13312 BRIGHTON VIEW CT - SITE PLAN
DISTRICT - 10 ACCOUNT NUMBER - 2500003708

POOL HOUSE ACCESSORY STRUCTURE

OWNERSHIP :	OWNERSHIP ADDRESS :
GAUSS CHAD K SR, GAUSS WENDI M	13312 BRIGHTON VIEW COURT PHOENIX MD 21131



1 PROPOSED SOUTH ELEVATION



2 PROPOSED NORTH ELEVATION

CONSTRUCTION TYPE :
Type 5B - WD FRMD EXT WALL,
UNPROTECTED

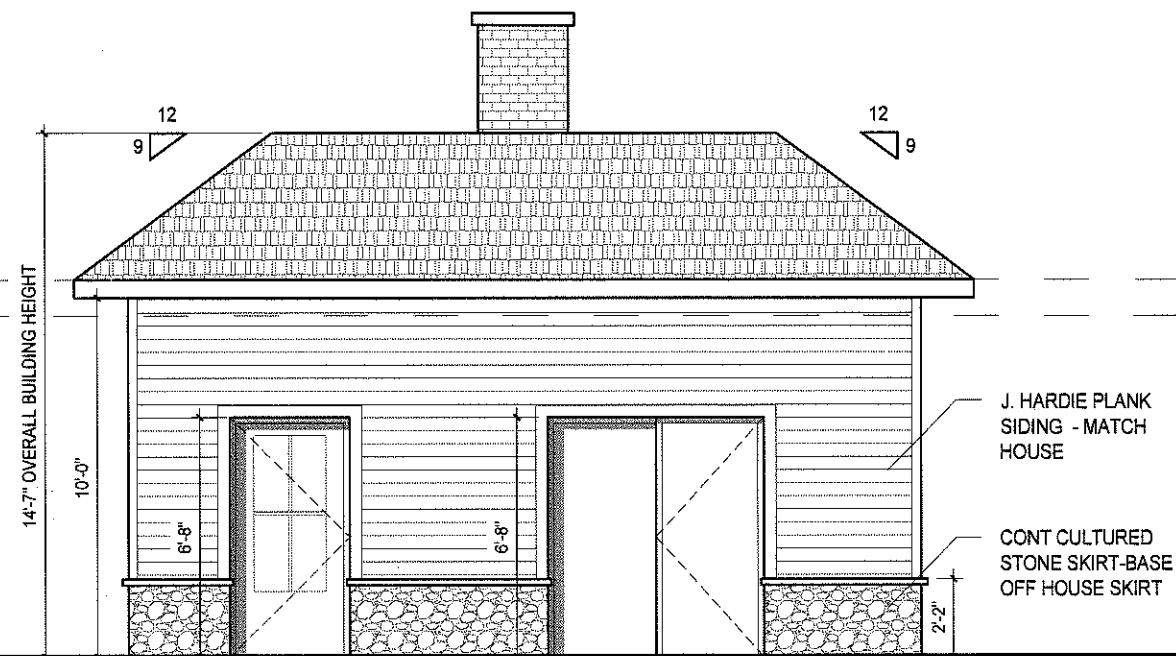
IBC USE GROUP :
R-3 (SINGLE FAMILY DWELLING)

13312 BRIGHTON VIEW CT - SITE PLAN
DISTRICT - 10 ACCOUNT NUMBER - 2500003708

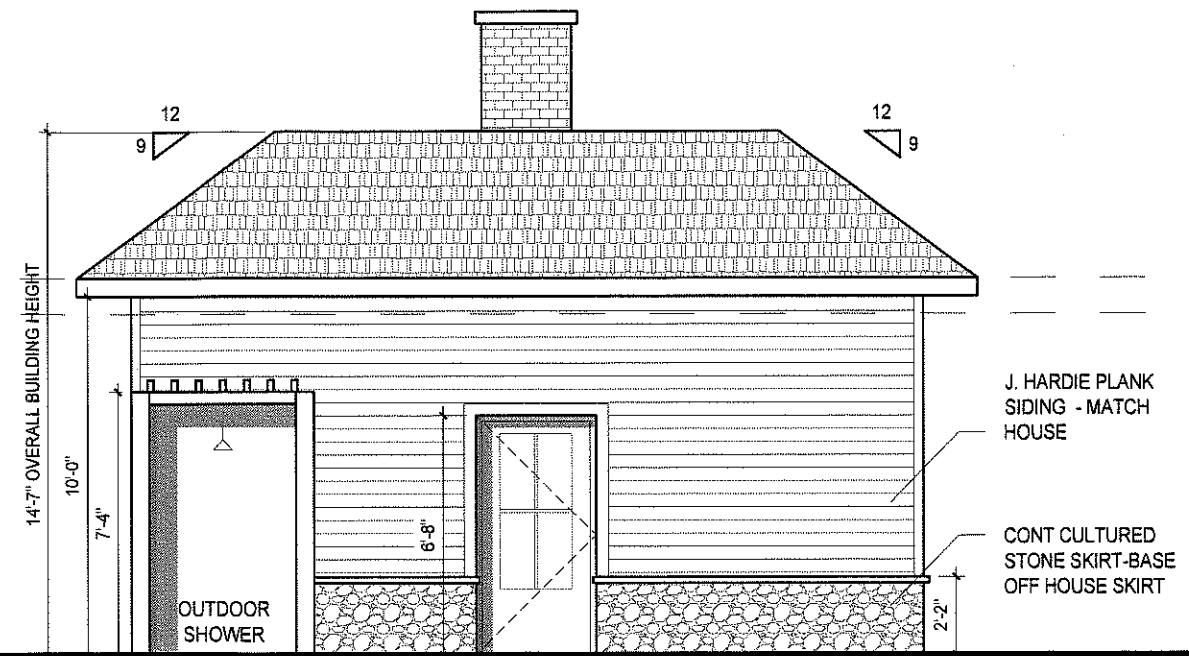
POOL HOUSE ACCESSORY STRUCTURE

OWNERSHIP :
GAUSS CHAD K SR, GAUSS WENDI M

OWNERSHIP ADDRESS :
13312 BRIGHTON VIEW COURT
PHOENIX MD 21131



3 PROPOSED WEST ELEVATION



4 PROPOSED EAST ELEVATION

CONSTRUCTION TYPE:
Type 5B - WD FRMD EXT WALL,
UNPROTECTED

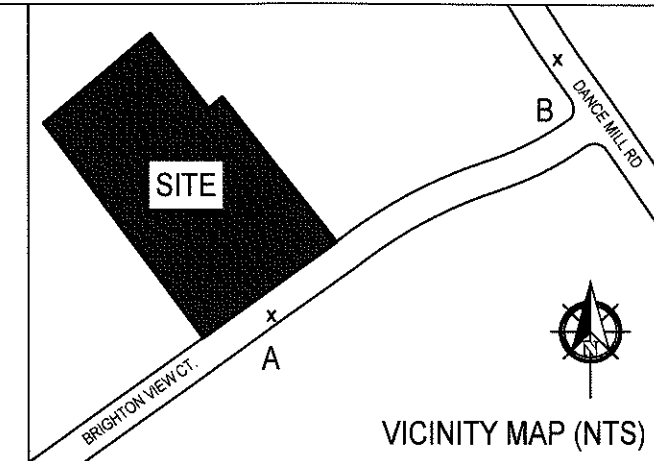
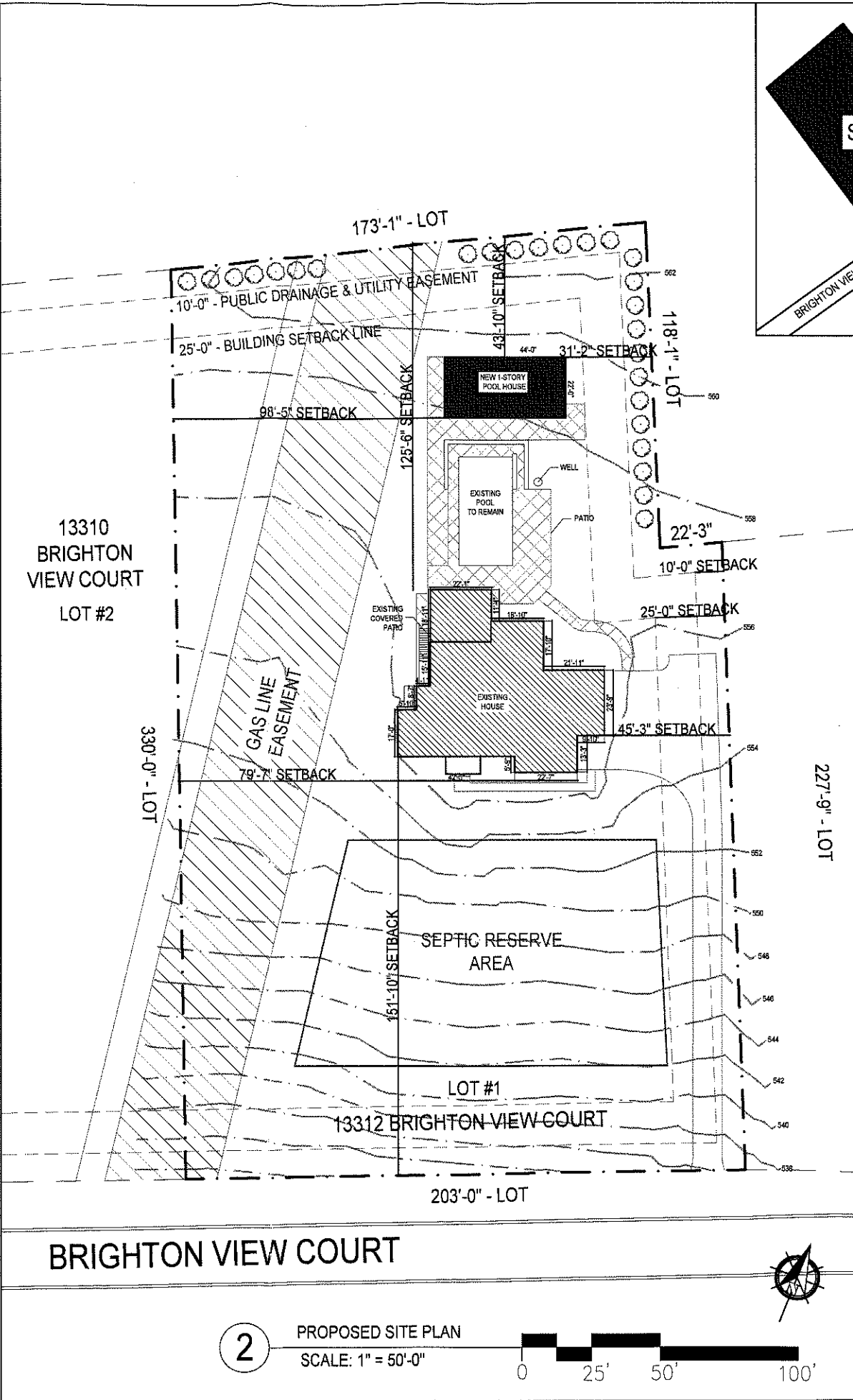
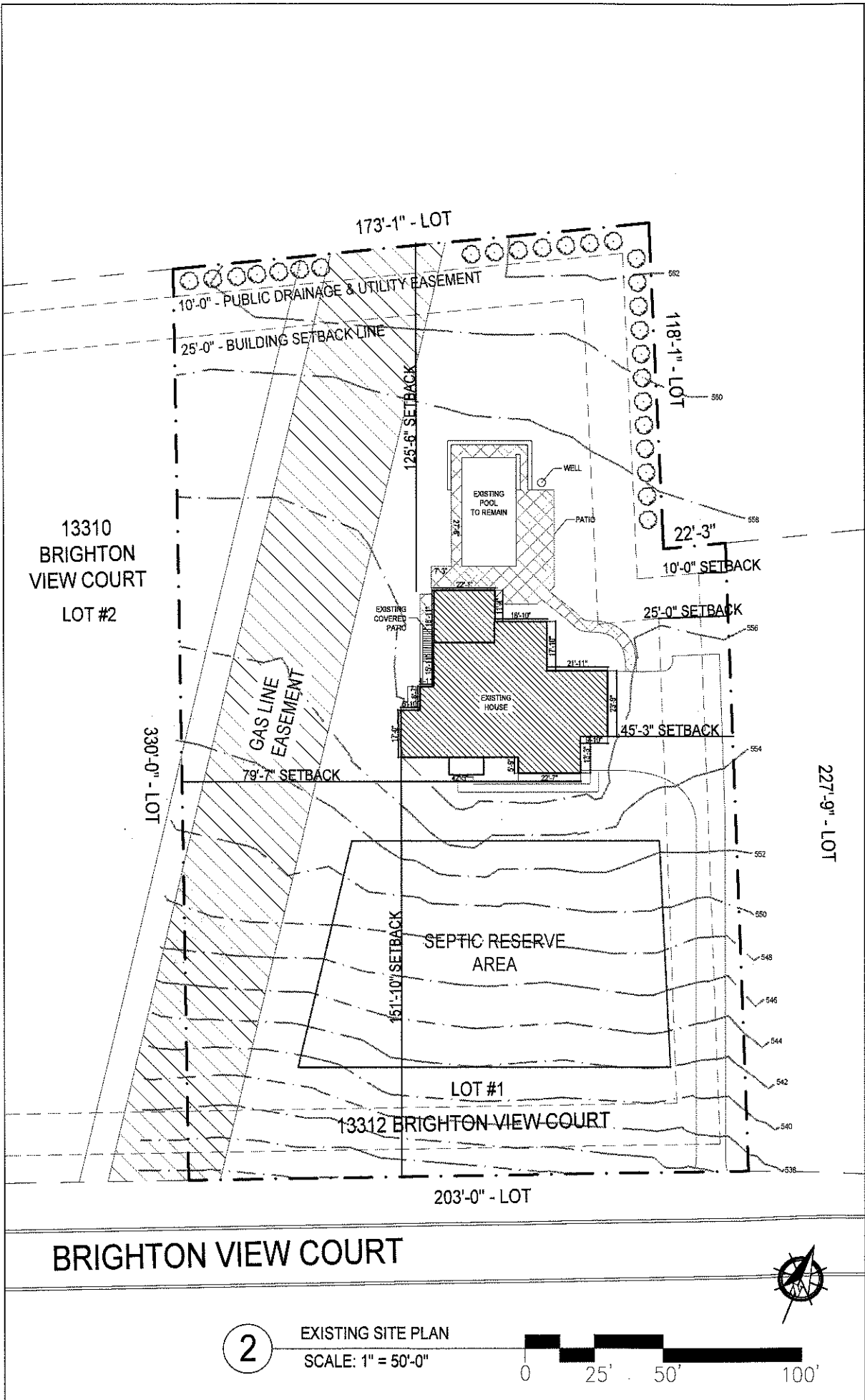
IBC USE GROUP:
R-3 (SINGLE FAMILY DWELLING)

13312 BRIGHTON VIEW CT - SITE PLAN
DISTRICT - 10 ACCOUNT NUMBER - 2500003708

POOL HOUSE ACCESSORY STRUCTURE

OWNERSHIP:
GAUSS CHAD K SR, GAUSS WENDI M

OWNERSHIP ADDRESS:
13312 BRIGHTON VIEW COURT
PHOENIX MD 21131



DISTANCE BTW (A) & (B) is 460'-5"

- Election District 10
- Tax Account Number 2500003708
- Tax Map 0044
- Grid 0019
- Neighborhood 10010003.04
- Subdivision 0000
- Parcel 0439
- Section NA
- Lot 01
- Plat Ref 0078/0315
- Deed Ref 46849/00129
- Councilmanic District 3
- Historic? No
- CBCA? No
- In flood plain? No
- Utilities? No Change
- Water is private
- Sewer is private
- Prior hearing? No

13312 BRIGHTON VIEW CT
EXISTING 2-STORY SINGLE
FAMILY-DETACHED
Owner-Occupied
Administrative Special Hearing
Lot Area = 1.52 AC
Zoning = RC 4

SCOPE OF WORK:
CONSTRUCT NEW WOOD
FRAMED ACCESSORY
STRUCTURE POOL HOUSE.
INSTALL ADDITIONAL PATIO
PAVERS.

CONSTRUCTION TYPE: TYPE 5B - WD FRMD EXT WALL, UNPROTECTED	
IBC USE GROUP: TYPE R-3 (SINGLE FAMILY DWELLING)	
13312 BRIGHTON VIEW - SITE PLAN DISTRICT - 10 ACCOUNT NUMBER - 2500003708	
POOL HOUSE ACCESSORY STRUCTURE SCALE: 1" = 20'-0"	
OWNERSHIP: GAUSS CHAD K SR, GAUSS WENDI M	OWNERSHIP ADDRESS: 13312 BRIGHTON VIEW COURT PHOENIX MD 21131

2023-0037-SPA

1975-0247-A

2200025421

RC 6

1005061341

1979-0072-A

1600003758

1018035390

2300000495

1600004075

2400013145

13312

2500003708

Lot # 1

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)
Pt. Bk. 0000078, Folio 0315

SITE

10 ED 044A3
3 CD NE 18-D

13310

PAI # 100429

PAI # 100429

Pt. Bk./Folio # 078315

Lot # 2

2500003709

RC 4

PAI # 100429

BRIGHTON VIEW CT

2500003719

Lot # 3 2500003710

2023-0037-SAH

Lot # 10 2500003717

1975-0247-A

2200025421

RC 6

1005061341

1979-0072-A

1600003758

1018035390

2300000495

1600004075

2400013145

13312

2500003708

Lot # 1

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(No New Subdivisions of 4
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Pt. Bk. 0000078, Folio 0315

SITE

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3 CD NE 18-D

13310

PAI # 100429

PAI # 100429

Pt. Bk./Folio # 078315

Lot # 2

2500003709

RC 4

PAI # 100429

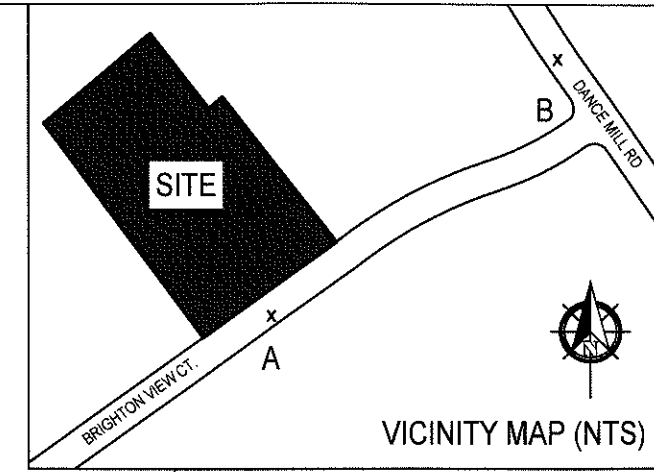
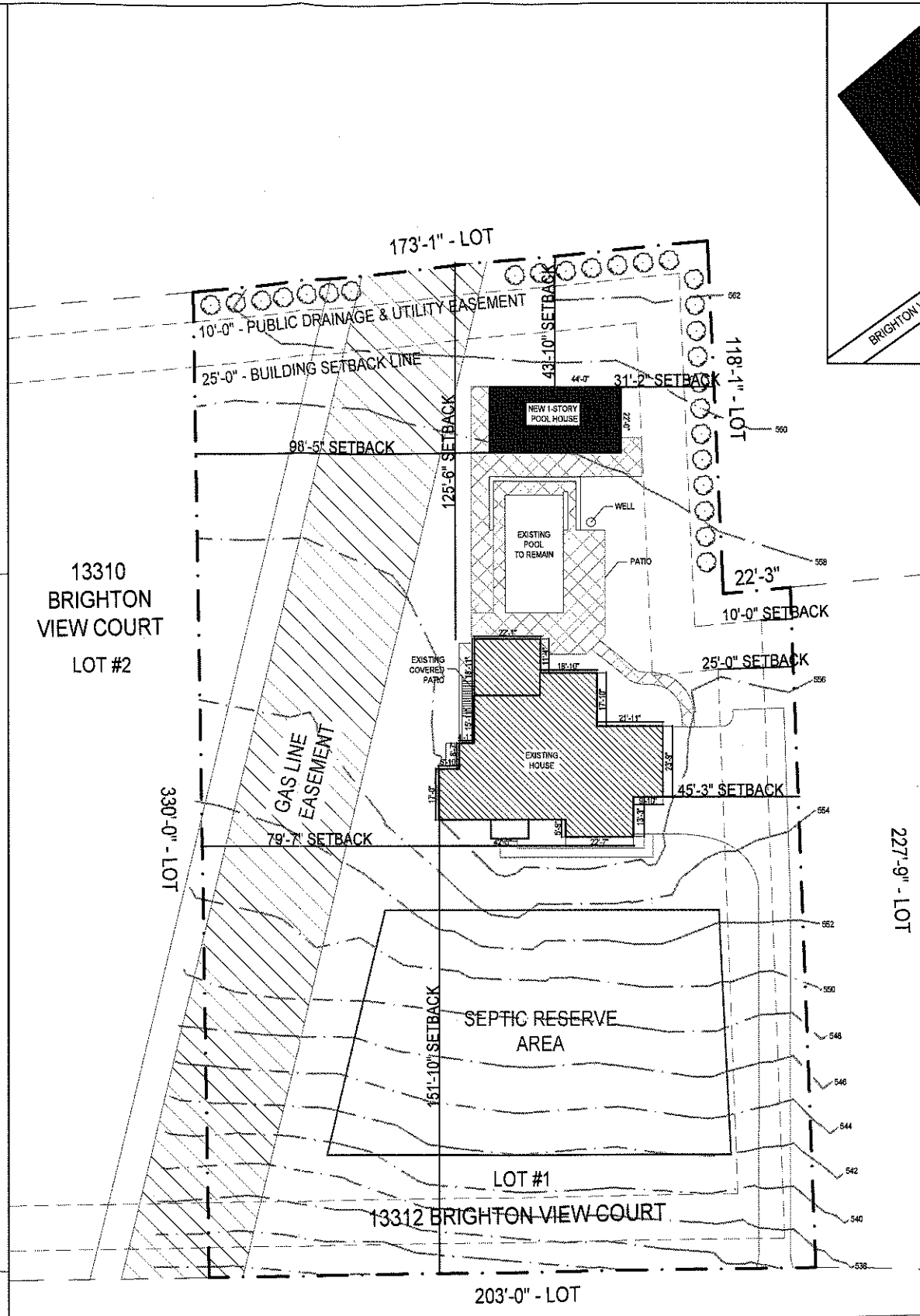
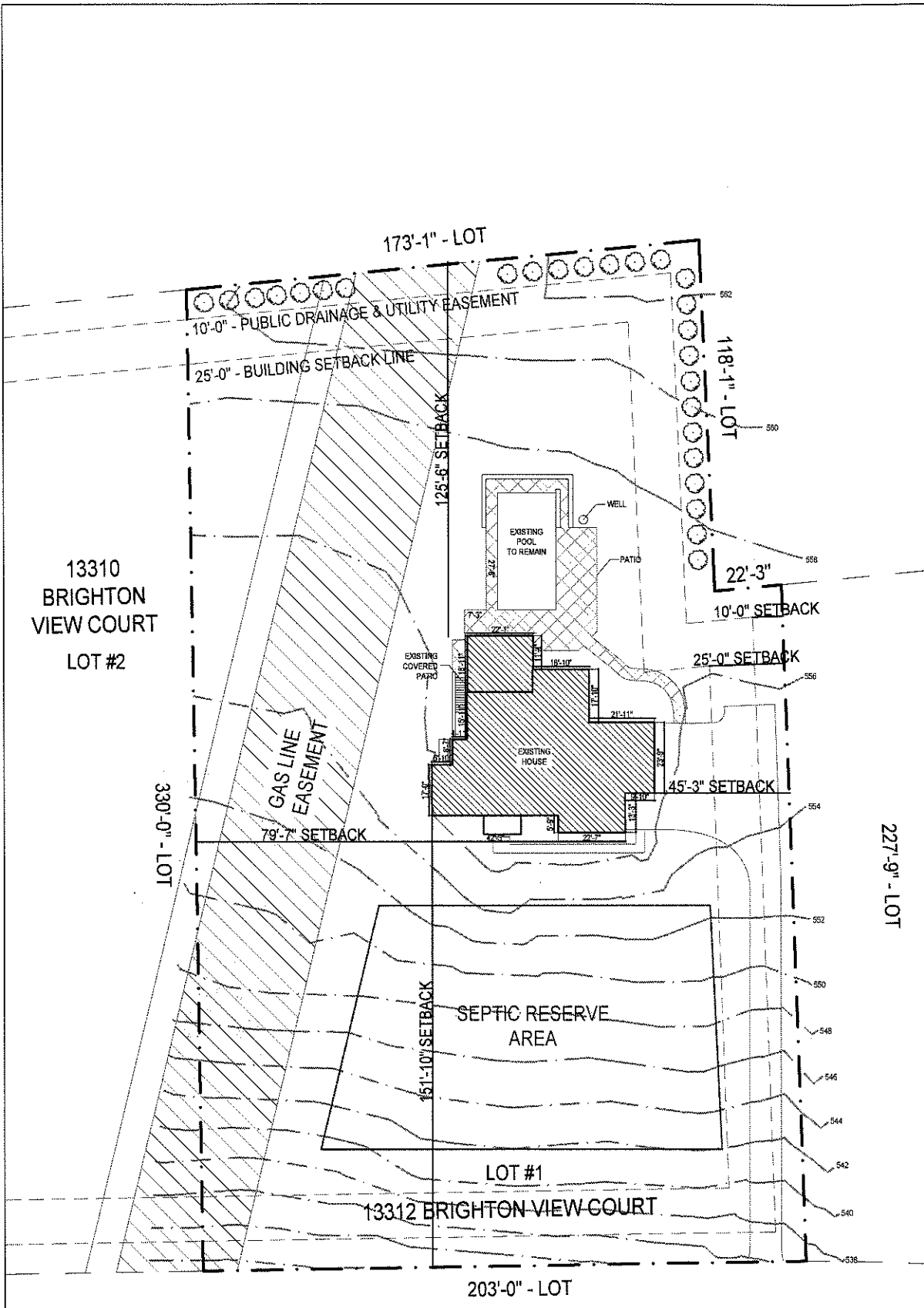
BRIGHTON VIEW CT

2500003719

Lot # 3 2500003710

2023-0037-SAH

Lot # 10 2500003717

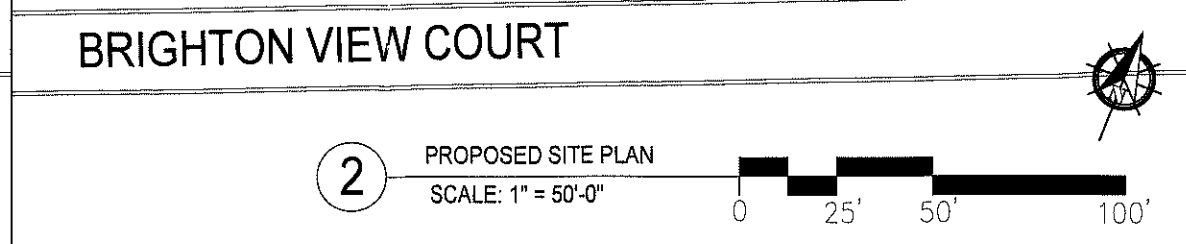
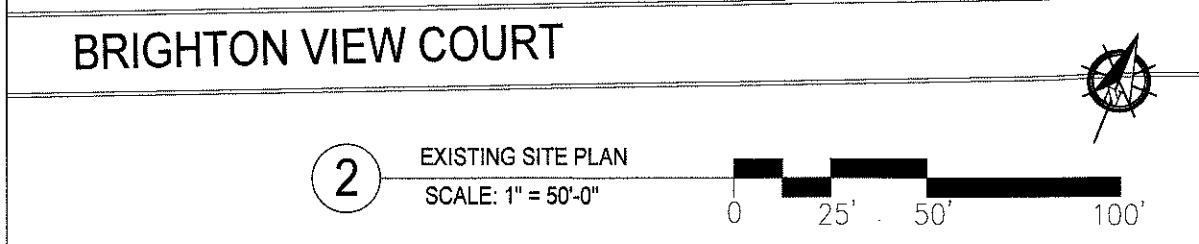


DISTANCE BTW (A) & (B) is 460'-5"

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13312 BRIGHTON VIEW CT
EXISTING 2-STORY SINGLE
FAMILY-DETACHED
Owner-Occupied
Administrative Special Hearing
Lot Area = 1.52 AC
Zoning = RC 4

SCOPE OF WORK:
CONSTRUCT NEW WOOD
FRAMED ACCESSORY
STRUCTURE POOL HOUSE.
INSTALL ADDITIONAL PATIO
PAVERS.



CONSTRUCTION TYPE: TYPE 5B - WD FRMD EXT WALL, UNPROTECTED	IBC USE GROUP: TYPE R-3 (SINGLE FAMILY DWELLING)
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13312 BRIGHTON VIEW - SITE PLAN
DISTRICT - 10 ACCOUNT NUMBER - 2500003708
POOL HOUSE ACCESSORY STRUCTURE
SCALE: 1" = 20'-0"

OWNERSHIP: GAUSS CHAD K SR, GAUSS WENDI M	OWNERSHIP ADDRESS: 13312 BRIGHTON VIEW COURT PHOENIX MD 21131
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2023-0037-SPA