



PETITION FOR ZONING HEARING(S)

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

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

Address 2270 Monocacy Road which is presently zoned DR-3.5

Deed Reference 22614 / 387, 18424/56 10 Digit Tax Account # 1526400210, 1513920630

Property Owner(s) Printed Name(s) James J. Locke

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

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. X a **Variance** from Section(s) 1B02.3.C.1 to permit a side yard setback of 1' and a total of 12' in lieu of the required 10' and total 25' side yard setback
Combined Combined

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

TO BE PRESENTED AT THE HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

James J. Locke /

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2270 Monocacy Road Baltimore MD
Mailing Address City State

21221 / 410-780-0571 / jilocke@flash.net
Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC Rick Richardson

Name - Type or Print

Signature

7 Deneison Street Timonium MD
Mailing Address City State

21093 / 410-560-1502 / rick@richardsonengineering.net
Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2023-0040-A Filing Date 2/27/23

Do Not Schedule Dates: _____ Reviewer gh

REV. 10/4/11



Richardson
ENGINEERING

RICHARDSON ENGINEERING, LLC.
7 DENEISON ST. | TIMONIUM, MD 21093
410-560-1520 | RICHARDSONENGINEERING.NET

**ZONING PROPERTY DESCRIPTION FOR
2272 MONOCACY ROAD
15TH. ELECTION DISTRICT
7TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Beginning at a point on the North side of an alley north of **Monocacy Road off of Wicomico Road**, which is 12 feet wide, at the distance of 100 feet west of nearest improved intersecting street **of Wicomico Road**, which is 30 feet wide. Being lot **#1C and #1D**, in the Subdivision of Lot No. 1- **Middleborough on Middle River** as recorded in Baltimore County Plat Book #6, Folio #147,

Containing **18,441 Sq.Ft.** or **0.42 Ac.+/-**.

2023-0340-A



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Combined Combined

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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

Legal Owners:

James J. Locke /

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2270 Monocacy Road Baltimore MD
Mailing Address City State

21221 / 410-780-0571 / jilocke@flash.net
Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC Rick Richardson

Name - Type or Print

Signature

7 Deneison Street Timonium MD
Mailing Address City State

21093 / 410-560-1502 / rick@richardsonengineering.net
Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2023-0040-A Filing Date 2/27/23

Do Not Schedule Dates: _____ Reviewer gh



Richardson
ENGINEERING

RICHARDSON ENGINEERING, LLC.
7 DENEISON ST. | TIMONIUM, MD 21093
410-560-1520 | RICHARDSONENGINEERING.NET

**ZONING PROPERTY DESCRIPTION FOR
2272 MONOCACY ROAD
15TH. ELECTION DISTRICT
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Containing **18,441 Sq.Ft.** or **0.42 Ac.+/-**.

2023-0340-A

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM: *EFC for VKD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 13, 2023
Item No. 2023-0040-A

DATE: May 30, 2023

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

The following is an advisory note to the developer/owner. There is an existing public sewer manhole on the property as shown schematically on Baltimore County GIS (See County Dwg. #1961-0526). The proposed addition to be constructed as shown on the site plan shall be built a minimum of 11-feet away from existing sewer or beyond the angle of repose of the foundation, whichever is greater.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: May 30, 2023

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

EFL for VKD

SUBJECT: Zoning Advisory Committee Meeting
For March 13, 2023
Item No. 2023-0041-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPW&T Comments:

The proposed addition must be located a minimum of 10-feet from the existing sewer main near the property line shown on public drawing number 1938-0118 or outside of the zone of influence to the sewer main, whichever is greater.

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VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals
EFC for VKD
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

DATE: May 30, 2023

SUBJECT: Zoning Advisory Committee Meeting
For March 13, 2023
Item No. 2023-0042-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

In addition to DPW&T's comment below, there is a Drainage & Utility easement at the northeast corner of the property for maintenance and operations of an existing public storm drain inlet and pipe. The fence at that corner shall be moved away from the easement. No permanent structures shall be located within a public Drainage & Utility easement.

DPW&T Comment:

The existing fence and shed located along the west and north property lines must be moved from the existing 20-foot Drainage & Utility easement, recorded on plat 79/856, which contains the existing sewer main as shown on public drawing number 2003-0882 before approval of all variances.

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VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals
EFC for VKD
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

DATE: May 30, 2023

SUBJECT: Zoning Advisory Committee Meeting
For March 13, 2023
Item No. 2023-0044-SPHA

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

If Special Hearing and Zoning Relief is granted, an amendment to the Landscape Plan is required per the requirements of the Landscape Manual. An amendment to the Lighting Plan will also be required.

DPW&T Comment:

Proposed signs N, P and Q along Liberty Road must be moved outside of the recorded easements and must not be placed on top of existing public utilities as shown on plan submitted.

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VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: May 30, 2023

EFC for VKD
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 13, 2023
Item No. 2023-0045-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

Proposed garage shall be relocated a minimum of 1-foot away from the existing Drainage & Utility easement shown on the drawing.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals
EFC for VKD
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For March 13, 2023
Item No. 2023-0043-A, & 0046-A

DATE: May 30, 2023

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comment.

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VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 3/15/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-040-A

INFORMATION:

Property Address: 2270 Monocacy Road

Petitioner: James J. Locke

Zoning: DR 3.5

Requested Action: Variance

The Department of Planning has reviewed the petition for a Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations to permit:

1. A side yard setback of 1' in lieu of the required 10'; and
2. A combined total 12' side yard setback in lieu of the required combined total 25' side yard setback.

2270 and 2272 Monocacy Road are both approximately 9,000 square feet parcels in the Essex area. Both are waterfront, facing Middle River. 2270 Monocacy Road is improved with an existing dwelling, deck, carport, shed, and driveway. 2272 Monocacy Road is improved with an existing dwelling, shed, and driveway. The property owner wishes to construct an addition and associated breezeway across the interior lot line in order to connect the two dwellings. Per the representative for the petition, the property owner would like to do this to create one large, single family home and to merge the lots.

The surrounding neighborhood is primarily one to three-story single family detached dwellings on narrow lots. The side yard setbacks for the majority of the waterfront dwellings are minimal.

The subject site is within the boundary of the Community Conservation Plan for Essex/Middle River, the Eastern Baltimore County Revitalization Strategy Plan, and the Eastern Baltimore County Pedestrian and Bicycle Access Plan. Additionally, the site is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) within the Chesapeake Bay Critical Area.

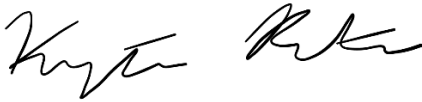
While the site has no active Code Enforcement cases, a March 8th, 2023 site visit by the Department of Planning showed excessive trash and debris on the site. This included, but was not limited to, multiple trash cans without lids, trash in the front yard of both properties, and excessive storage. Photos are provided at the conclusion of this memorandum. This is not consistent with the character of this waterfront community, and could lead to constituent complaints and/or Code Violations.

At this time, the Department of Planning cannot support the Variance request due to lack of information for the reasoning behind the addition and breezeway. While the Department of Planning

understands that the Variance at hand is for existing side yard setbacks, that proposed work is internal to the two sites, and that the neighbors at 2268 or 2274 Monocacy Road will see no changes to the perimeter of the site, the request does not appear to fit within the character of the community. Due to the existing conditions on the site, this request does not appear to contribute to the health, safety, and welfare of the community as a whole.

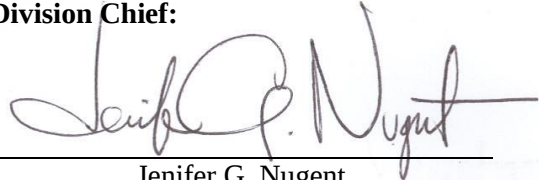
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Rick Richardson, Richardson Engineering, LLC
David Birkenthal
Ngone Seye Diop
Jeff Perlow, Zoning Review
Lajuanda Whitaker, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

Photo 1, 2272 Monocacy Road:



Photo 2, Debris in the front yard of 2272 Monocacy Road and 2270 Monocacy Road shown to the left:



Photo 3, Debris in the front yard of 2272 Monocay Road and 2270 Monocay Road shown to the left:



Photo 4, 2270 Monocay Road:



Photo 5, Trash and Debris outside 2270 Monocacy Road:



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 10, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0040-A
Address: 2270 Monocacy Rd
Legal Owner: James Locke

Zoning Advisory Committee Meeting of March 13, 2023.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

This waterfront property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. Construction of an addition on this property must comply with a maximum lot coverage limit, must meet MBA requirements for development within the Critical Area buffer, and must meet a minimum tree cover requirement. Critical Area lot coverage is defined in State of Maryland Natural Resources Article §8-1802(a)(17). Lot coverage requirements are based on the land area of the property above mean high tide. For the current proposed activity, lot coverage on the properties cannot be increased. If the applicant can comply with lot coverage requirements, and meets all mitigation requirements, the relief requested will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This is a waterfront property with a required Critical Area buffer covering about two-thirds of the property. Meeting the modified buffer area requirements, lot

coverage requirements, tree requirements, and any mitigation requirements will aid in the conservation of fish, plant, and wildlife habitat in the watershed.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

If the proposed development can be designed to meet the Critical Area defined lot coverage requirements, and meet all modified buffer area, tree, and mitigation requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis

Date: March 9, 2023

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
2270 Monocacy Road; N/S of Monocacy Road, *
SE 153' to c/line of Wicomico Road * OF ADMINISTRATIVE
15th Election & 7th Councilmanic Districts *
Legal Owner(s): James J. Locke * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2023-040-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 3rd day of March, 2023, a copy of the foregoing Entry of Appearance was emailed to Rick Richardson, Richardson Engineering LLC, 7 Deneison Street, Timonium, Maryland 21093, rick@richardsonengineering.net, 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 March 6, 2023
FORMAL OR INFORMAL RESPONSE DUE AT March 13, 2023 Meeting

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

Distribution:

* Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), klewis@baltimorecountymd.gov
* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
* PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
* PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.gov
* PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
* Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
* Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovement@baltimorecountymd.gov
* County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov
* tbostwick@baltimorecountymd.gov
* Mike Ruby (Newspaper), mildmanneredcomm@aol.com
+ People's Counsel, rwheatley@baltimorecountymd.gov
+ IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
+ Kathy Are, kare@baltimorecountymd.gov
& State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
& Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
& PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov; 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: 2023-0040-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: James Locke
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 2270 MONOCACY RD

Location: Property located North side of Monocacy Rd. Southeast 153 feet to centerline of Wicomico Rd.

Existing Zoning: DR 3.5 **Area:** 9,000 SQ FT.

Proposed Zoning:

VARIANCE:

BCZR 1B02.3.C.1: To permit a side yard setback of 1 foot and a combined total of 12 feet in lieu of the required 10 feet and combined total of 25 feet side yard setback.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2023-0041-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Daniel and Erin Bakondi
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 501 STONELEIGH RD

Location: Property located on the South side of Stoneleigh Rd.; 50 feet South of Petworth Rd.

Existing Zoning: DR 5.5 **Area:** 6,552 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B02.3.C.1 and 400.1: To approve a rear addition with a rear yard setback of 5 feet in lieu of the required 30 feet setback and to approve an existing detached garage in the side yard with a setback of 2 feet in lieu of the rear yard and a 2.5 foot setback as required.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/20/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0042-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Gail Keller and Heather Hicks
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 3710 KAHL FARM RD

Location: Property located on the North side of Kahl Farm Rd., 470 feet East of Libby Lane.

Existing Zoning: DR 2 **Area:** 15,537 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1: To approve an accessory building (pavilion) located in the side yard in lieu of the rear yard and located in the 1/3 area of the yard closest to the side street in lieu of the 1/3 furthest removed from the side street.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/27/2023

Miscellaneous Notes:

Case Number: 2023-0043-A **Reviewer:** Shaun Crawford
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Jerome and Brunilda Stephens
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 2 **Council Dist:** 4

Property Address: 8715 DOGWOOD RD

Location: Property located beginning at the centerline of Dogwood Rd. 888 feet Northwest of Willow Run Rd.

Existing Zoning: RC 2 **Area:** 15.74 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.3: To allow an accessory building (garage) with a height of 26 feet in lieu of the required 15 feet.

Attorney: Not Available

Prior Zoning Cases: 2006-0400-SPH; 2011-0279-SPHX; 2017-0268-A; 2022-0270-A

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/27/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0044-SPHA **Reviewer:** Jason Seidelman

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

Type: SPECIAL HEARING, VARIANCE

Legal Owner: Milford Mill Properties, LLC

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 2 **Council Dist:** 4

Property Address: 3600 MILFORD MILL RD

Location: Property located on the Northwest corner of intersection of Milford Mill Rd. (85 feet) and Liberty Rd. (85 feet)

Existing Zoning: BL-CCC (BR-CCC, BL, BR)

Area: 4.9 ACRES

Proposed Zoning:

SPECIAL HEARING:

To amend the site plan approved in Zoning Case No. 2014-0082-SPHA.

VARIANCE:

1.) BCZR 450.4.Table of Sign Regulations.5(d): To allow a total of six wall-mounted enterprise signs for a single tenant in a multi-tenant commercial building in lieu of the one wall-mounted enterprise sign and one canopy enterprise sign permitted by right (Signs A, B, C, D, E) and to allow a wall-mounted enterprise sign on a facade of the tenant space without a separate exterior customer entrance (Sign F).

2.) BCZR 450.4.Table of Sign Regulations.5(d): To allow the total sign area of the wall-mounted enterprise signs on one facade for a tenant space in a multi-tenant commercial building to exceed two times the length of the wall containing the exterior entrance and defining the space occupied by the tenant (Signs A, B, C, D, E [254 square feet in lieu of the permitted 198 square feet [length of tenant space wall 99 feet x 2= 198 square feet permitted]]).

3.) BCZR 450.4.Table of Signs Regulations.7(b): To allow letter copy for the names of tenants/occupants displayed on individuals sign panels to be a minimum of 3 inches in height in lieu of the required 8 inches.

Attorney: David Karceski

Prior Zoning Cases: 2012-0015-XA; 2014-0082-SPHA

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0045-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Melvin and Courtney Benhoff
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 1713 CIRCLE RD

Location: Property located on the Southwest side of Circle Rd. 865 feet west of the centerline of Ruxton Rd.

Existing Zoning: DR 1 **Area:** .92 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1: To permit a proposed accessory building to be located in the side yard in lieu of the rear yard.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/27/2023

Miscellaneous Notes:

Case Number: 2023-0046-A **Reviewer:** Shaun Crawford
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Andrew and Patricia Flott (Trustee)
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 2 STANLEY DR

Location: Property located beginning at the intersections of Frederick Rd. and Stanley Dr. at a distance of 201 feet East of North Beechwood Ave.

Existing Zoning: DR 2 **Area:** 14,760 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 & 400.3: To approve an accessory building (garage) with a height of 20 feet and a side yard placement, in lieu of the required maximum height of 15 feet and rear yard only placement required. And to approve an existing accessory structure (pool) with a side yard placement in lieu of the rear yard only placement.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/27/2023

Miscellaneous Notes:

JAMES J LOCKE
2270 MONOCACY RD.
ESSEX, MD 21221

63-215/631

2933

DATE 2/14/23 PM



PAY TO
THE ORDER OF

Baltimore County Dept of Permits \$ 75.00
Seventyfive and No/100 DOLLARS

Heat
Reactive
ink



ACH RT 061000104

MEMO

James Locke MP

⑆063102152⑆0703703101452⑆ 2933

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

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

No. 221145

Date: 2/24/23

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					75

Total: 75

Rec From: James J Locke

For: 2270 Monocacy Road
2023-0040-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
PLEASE PRESS HARD!!!!

GOLD - ACCOUNTING

CASHIER'S
VALIDATION

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

For Newspaper Advertising:

Item Number or Case Number: 2023-0040-A

Petitioner: James Locke

Address or Location: 2722 Monocacy Road

PLEASE FORWARD ADVERTISING BILL TO:

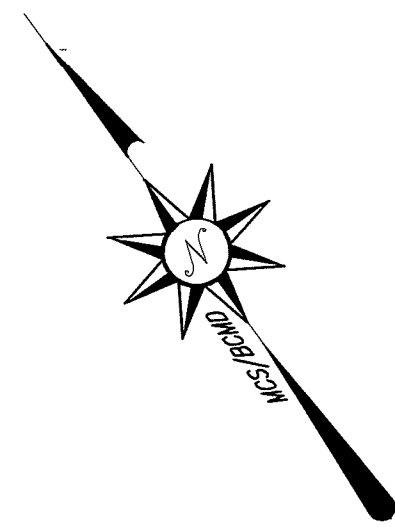
Name: James Locke

Address: 2722 Monocacy Road

Baltimore, MD 21221

Telephone Number: 410-780-0571

Revised 2/20/98 - SCJ



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: JAMES J LOCKE
2272 MONOCACY RD
2270 MONOCACY RD
BALTIMORE 21221-1530
- SITE AREA: 18,441 SF OR 0.42 AC.±
NET: 18,441 SF OR 0.42 AC.±
GROSS: 19,641 SF OR 0.42 AC.±
- USE: 2 RESIDENTIAL DWELLING
- EXISTING: 1 RESIDENTIAL DWELLING
PROPOSED: 1 RESIDENTIAL DWELLING
- UTILITIES: PUBLIC WATER AND SEWER
- DEED REF: 22814/387, 18424/56
- TAX ACCOUNT: 1526400210, 1513920630
- ZONING: DR 3.5
(PER 1"=200' ZONING MAP 064C3)
- TAX MAP: 98, GRID: 1, PARCEL: 387, LOTS 1C & 1D
- LOCATED IN ZONE X PER FLOOD INSURANCE RATE MAP (FIRM) PANEL 24001004456
DATED MAY 5, 2014.
- PREVIOUS ZONING CASES: 2021-0150-A TO PERMIT A 4' AND 11' SIDE YARD
SETBACK IN LIEU OF THE REQUIRED 10' AND 25' AND TO PERMIT A SUM OF 15' IN
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- SETBACKS FOR DR 3.5

	REQUIRED	PROVIDED
REAR*(STREET)	43'	45'±
SIDE	10' MIN 25' TOTAL	1'± MIN 12'± TOTAL
FRONT(WATER)	30'	83'±
* AVG 61'+24'±=85/2=43'		

AREAS:

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DWELLING = 3,154 SQ.FT.
DRIVEWAY = 2,361 SQ.FT.
SIDEWALK = 256 SQ.FT.
DECK = 1,206 SQ.FT.
SHED = 222 SQ.FT.
PORCH = 132 SQ.FT.
TOTAL = 7,931 SQ.FT.
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PROPOSED: DWELLING: 1,829 SQ.FT.
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Richardson
ENGINEERING

7 Deneison Street
Timonium, Maryland 21093
Phone: 410-560-1502, info@richardsonengineering.net

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PLAN TO ACCOMPANY ZONING PETITION FOR LOCKE RESIDENCE

2272 MONOCACY ROAD
BALTIMORE COUNTY
15TH ELECTION DISTRICT

MARYLAND
7TH COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	LNR	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	01-31-21	20185	1 OF 1

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



1/31/23

2023 0040-A

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63-215/631

2933

DATE 2/14/23 PM



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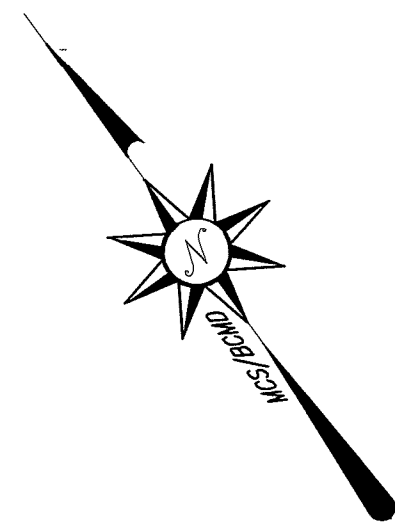
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