



JOHN A. OLSZEWSKI, JR.
County Executive

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

May 15, 2023

Tyler J. and Karli N. Geschwilm – agb@armageschbuilding.com
5212 Patterson Farm Road
Baldwin, MD 21013

RE: Petition for Administrative Variance
Case No. 2023-0054-A
Property: 5212 Patterson Farm Road

Dear Petitioners:

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

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

Sincerely,


PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Enclosure

c: Rick Richardson – Richardson Engineering, LLC
rick@richardsonengineering.net

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(5212 Patterson Farm Road)		
11 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Tyler J. & Karli N. Geschwilm	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0054-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Tyler J. and Karli N. Geschwilm (“Petitioners”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) §§ 400.1 and 400.3: To approve an accessory building (garage) in the rear yard at a height of 27 ft. in lieu of the maximum height of 15 ft. and to approve an accessory building (garage) located in the third area of the yard closest to the side street in lieu of the third furthest removed from the side street. The subject property and requested relief are more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 23, 2023, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

Although the Department of Planning did not make any recommendations related to the proposed accessory building (detached garage) height and usage, I will impose conditions that the proposed accessory building (detached garage) shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

THEREFORE, IT IS ORDERED, this 15th day of **May, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (“BCZR”) §§ 400.1 & 400.3: To approve an accessory building (garage) in the rear yard at a height of 27 ft. in lieu of the maximum height of 15 ft. and to approve an accessory building (garage) located in the third area of the yard closest to the side street in lieu of the third furthest removed from the side street, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

- Petitioners or subsequent owners shall not convert the proposed accessory building (detached garage) into a dwelling unit or apartment. The proposed accessory building (detached garage) shall not contain any sleeping quarters, living area, or kitchen or bathroom facilities.
- The proposed accessory building (detached garage) shall not be used for commercial purposes.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/dlw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 5212 Patterson Farm Road which is presently zoned RC-2

Deed Reference 44172/177 10 Digit Tax Account # 1119077170

Property Owner(s) Printed Name(s) Tyler J. Geschwilm and Karli N. Geschwilm

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

Administrative Variances require that the **Affidavit** on the reverse of this Petition Form be completed / notarized.

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

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s) BCZR 400.1 and 400.3 to approve an accessory building (garage) in the rear yard at a height of 27 ft in lieu of the maximum height of 15 ft and to approve an accessory building (garage) 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 of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

Legal Owners:

Tyler J. Geschwilm / Karli N. Geschwilm
Name #1 - Type or Print Name #2 - Type or Print

Signature #1

Signature #2

5212 Patterson Farm Road Baldwin MD
Mailing Address City State

21013-9362 / 443-717-3302 / agb@armageschbuilding.com
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

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this day of , that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

4-23-2023

CASE NUMBER 2023-0054-A Filing Date 3/15/2023 Estimated Posting Date 3/24/2023 Reviewer CP



ADMINISTRATIVE ZONING PETITION

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

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Address 5212 Patterson Farm Road which is presently zoned RC-2

Deed Reference 44172/177 10 Digit Tax Account # 1119077170

Property Owner(s) Printed Name(s) Tyler J. Geschwilm and Karli N. Geschwilm

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

Administrative Variances require that the **Affidavit** on the reverse of this Petition Form be completed / notarized.

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

1. **X ADMINISTRATIVE VARIANCE** from section(s) BCZR 400.1 and 400.3 to approve an accessory building (garage) in the rear yard at a height of 27 ft in lieu of the maximum height of 15 ft and to approve an accessory building (garage) 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 of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Tyler J. Geschwilm / Karli N. Geschwilm
Name #1 - Type or Print Name #2 - Type or Print

Signature #1

Signature #2

5212 Patterson Farm Road Baldwin MD
Mailing Address City State

21013-9362 / 443-717-3302 / agb@armageschbuilding.com
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

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this _____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2023-0054-A Filing Date 3/15/2023 Estimated Posting Date 3/24/2023 Reviewer CP

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 5212 Patterson Farm Road Baldwin MD 21013
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

The proposed garage is going to be constructed with a second floor so that it will allow for storage on the second level. The existing barn does not have sufficient space to store the necessary materials (feed and hay) and more storage is required. It is located in proximity to the barn for this reason. It will not be used for living space and there will not be any utilities or HVAC being installed in the building.

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

Signature of Affiant

Tyler J. Geschwilm
Name- Print or Type

Signature of Affiant

Karli N. Geschwilm
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24 day of Feb., 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Tyler J. Geschwilm and Karli N. Geschwilm
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) **(Print name(s) here)**

AS WITNESS my hand and Notaries Seal



Notary Public

My Commission Expires

01/10/27

REV. 10/12/11

2023-0054-A



Richardson
ENGINEERING

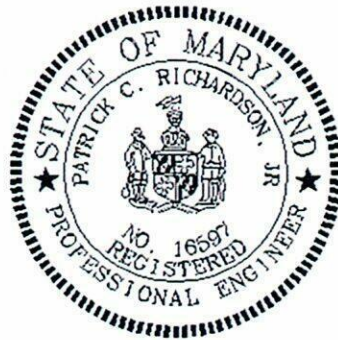
CIVIL | COMMERCIAL
RESIDENTIAL
INDUSTRIAL

RICHARDSON ENGINEERING, LLC.
7 DENEISON ST. | TIMONIUM, MD 21093
410-560-1502 | RICHARDSONENGINEERING.NET

**ZONING PROPERTY DESCRIPTION FOR
5212 PATTERSON FARM ROAD
11th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Located at the intersection of Patterson Farm Road and Patterson Road, being Lot #5 as shown on the plat of Patterson Farm, which is recorded among the land records of Baltimore County in plat book No. 32, Folio 138.

Containing a net area of 128,623 square feet or 2.95 acres +/-.



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

2023-0054-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0054-A Address 5212 Patterson Farm Rd

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

Filing Date: 3-15-2023 Posting Date: 3-26-2023 Closing Date: 4-10-2023

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2023 - 0054-A Address 5212 Patterson Farm Rd

Petitioner's Name: Tyler & Kazi Geschw. Inc Telephone (Cell) 443-717-3302

Posting Date: 3-26-2023 4/27/23 Closing Date: 4-10-2023 5/8/23

Wording for Sign: To Permit an accessory building (garage) in the rear yard at a height of 27 ft in lieu of
the maximum height of 15 ft and to approve an accessory building (garage) 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

ZAC AGENDA

Case Number: 2023-0053-A **Reviewer:** Shaun Crawford
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Kristopher and Meagan Hallengren
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 12014 BOXER HILL RD

Location: Property located beginning at the East side of Boxer Hill Rd. at a distance 95 feet South of Labrador Lane.

Existing Zoning: RC 4 **Area:** 1.63 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.3: To permit an accessory building with a height of 24 feet in lieu of the permitted 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/10/2023

Miscellaneous Notes:

Case Number: 2023-0054-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Tyler and Karli Geschwilm
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 3

Property Address: 5212 PATTERSON FARM RD

Location: Property located at the intersection of Patterson Rd. and Patterson Farm Rd.

Existing Zoning: RC 2 **Area:** 1,500 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 and 400.3: To approve an accessory building (garage) with a height of 27 feet in lieu of the maximum height of 15 feet and to approve an accessory building (garage) 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: 04/10/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0055-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Melvin and Julie Kestner
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 15 **Council Dist:** 5

Property Address: 800 MIDDLE RD
Location: Property located North side of Middle Rd. North 140 feet of Thaler Rd.

Existing Zoning: DR 3.5 **Area:** 1.607 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 and 400.3 and ZCPM Policy 400.1.d(2): To permit a proposed accessory building (garage) with a height of 22 feet in lieu of the maximum permitted height of 15 feet, and to be located in the front yard in lieu of the required rear yard with a front setback of 19 feet in lieu of the required 30 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/10/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0056-A **Reviewer:** Mitchell Kellman
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Robert and Barbara Cawley
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 25 TREADWELL CT

Location: Property located beginning on the East side of Treadwell Court, 400 feet North of the centerline of Wyndam Court.

Existing Zoning: RC 5 **Area:** 1.95 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1A04.3.B.2.b: To allow a principal building dwelling addition in an RC 5 zone to be 43 feet from a lot line in lieu of the required 50 feet setback and to amend the last approved Partial Development Plan of The Hill Farm, Plat VI.

Attorney: Matthew Kotroco

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/10/2023

Miscellaneous Notes:

Case Number: 2023-0057-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Sarah Windham and Ben Cramer
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 212 BLOOMSBURY AVE

Location: Property located on the left side of Bloomsbury Ave., 2,356 feet South of Frederick Rd.

Existing Zoning: DR 2 **Area:** 23,276 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.3: To approve an accessory building (garage) in the rear yard at a height of 20 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: 04/10/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0058-A **Reviewer:** Jason Seidelman

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Patrick and Margaret Bosse

Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** Yes **Election Dist:** 15 **Council Dist:** 5

Property Address: 1021 BOWLEYS QUARTER RD

Location: Property located on the Northeast side of Bowley's Quarters Rd. (25 feet) 360 feet Southeast of Galloway Rd. (20 feet).

Existing Zoning: RC 5

Area: 20,800 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.3: To permit a rear yard (street side) accessory building with a height of 18 feet in lieu of the maximum allowed 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/10/2023

Miscellaneous Notes:

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING March 20, 2023
FORMAL OR INFORMAL RESPONSE DUE AT March 27, 2023 Meeting

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

Distribution:

* Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), klewis@baltimorecountymd.gov
* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
* PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
* PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.gov
* PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
* Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
* Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovement@baltimorecountymd.gov
* County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov
tbostwick@baltimorecountymd.gov
* Mike Ruby (Newspaper), mildmanneredcomm@aol.com
+ People's Counsel, rwheatley@baltimorecountymd.gov
+ IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
+ Kathy Are, kare@baltimorecountymd.gov
& State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
& Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
& PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov; 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; Earl Wrenn, EWrenn@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: 2023-0053-A **Reviewer:** Shaun Crawford
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
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Legal Owner: Kristopher and Meagan Hallengren
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Property Address: 12014 BOXER HILL RD

Location: Property located beginning at the East side of Boxer Hill Rd. at a distance 95 feet South of Labrador Lane.

Existing Zoning: RC 4 **Area:** 1.63 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.3: To permit an accessory building with a height of 24 feet in lieu of the permitted 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/10/2023

Miscellaneous Notes:

Case Number: 2023-0054-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
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Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 3

Property Address: 5212 PATTERSON FARM RD

Location: Property located at the intersection of Patterson Rd. and Patterson Farm Rd.

Existing Zoning: RC 2 **Area:** 1,500 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 and 400.3: To approve an accessory building (garage) with a height of 27 feet in lieu of the maximum height of 15 feet and to approve an accessory building (garage) 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: 04/10/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0055-A **Reviewer:** Gary Hudik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Melvin and Julie Kestner
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 15 **Council Dist:** 5

Property Address: 800 MIDDLE RD

Location: Property located North side of Middle Rd. North 140 feet of Thaler Rd.

Existing Zoning: DR 3.5 **Area:** 1.607 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 and 400.3 and ZCPM Policy 400.1.d(2): To permit a proposed accessory building (garage) with a height of 22 feet in lieu of the maximum permitted height of 15 feet, and to be located in the front yard in lieu of the required rear yard with a front setback of 19 feet in lieu of the required 30 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/10/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0056-A **Reviewer:** Mitchell Kellman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Robert and Barbara Cawley
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 25 TREADWELL CT

Location: Property located beginning on the East side of Treadwell Court, 400 feet North of the centerline of Wyndam Court.

Existing Zoning: RC 5 **Area:** 1.95 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1A04.3.B.2.b: To allow a principal building dwelling addition in an RC 5 zone to be 43 feet from a lot line in lieu of the required 50 feet setback and to amend the last approved Partial Development Plan of The Hill Farm, Plat VI.

Attorney: Matthew Kotroco

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/10/2023

Miscellaneous Notes:

Case Number: 2023-0057-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Sarah Windham and Ben Cramer
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 212 BLOOMSBURY AVE

Location: Property located on the left side of Bloomsbury Ave., 2,356 feet South of Frederick Rd.

Existing Zoning: DR 2 **Area:** 23,276 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.3: To approve an accessory building (garage) in the rear yard at a height of 20 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: 04/10/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0058-A **Reviewer:** Jason Seidelman

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Patrick and Margaret Bosse

Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** Yes **Election Dist:** 15 **Council Dist:** 5

Property Address: 1021 BOWLEYS QUARTER RD

Location: Property located on the Northeast side of Bowley's Quarters Rd. (25 feet) 360 feet Southeast of Galloway Rd. (20 feet).

Existing Zoning: RC 5

Area: 20,800 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.3: To permit a rear yard (street side) accessory building with a height of 18 feet in lieu of the maximum allowed 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/10/2023

Miscellaneous Notes:



Pt. Bk. 000001, Folio 0106
1600013714

Pt. Bk. PAI # 110944

1109075300

Pt. Bk. PAI # 110243

SWEET AIR RD
SWEET AIR RD

5300-A

5300

PAI # 110243

1114040680

5229

1600010175

5301

044C1

PAI # 110640
2200008538

PAI # 110640
Pt. Bk./Folio # MPXX038
PAI # 110640

5308

1114040690

Lot # 1 Pt. Bk. 0000027, Folio 0078

PAI # 110134

Pt. Bk./Folio # 028031

PAI # 110134

1102004600

Lot # 2

11 ED NE 19-F

RC2

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

Lot # 5 1119077170

Pt. Bk. 0000032, Folio 0138

3 CD

SITE

5212

Pt. Bk. 0000028, Folio 0031

Lot # 3
1105079010

PAI # 110168

PAI # 110168

Pt. Bk./Folio # 032138

044C2

Lot # 6

1110047610

5210

Lot # 4

1600000024

2023-0054-A

PATTERSON FARM RD

Pt. Bk. 0000033, Folio 0091

1105088591

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0054-A Address 5212 Patterson Farm Rd

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

Filing Date: 3-15-2023 Posting Date: 3-26-2023 Closing Date: 4-10-2023

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2023 - 0054-A Address 5212 Patterson Farm Rd

Petitioner's Name: Tyler D. Kazi: Geschw. 1m Telephone (Cell) 443-717-3302

Posting Date: 3-26-2023 Closing Date: 4-10-2023

Wording for Sign: To Permit an accessory building (garage) in the rear yard at a height of 27 ft in lieu of
the maximum height of 15 ft and to approve an accessory building (garage) 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



From garage facing west toward existing barn



From garage location looking north

2023-0054-A



From garage location looking east toward Patterson Road



From garage location looking south to rear of existing house 5212 Patterson Farm Road

2023-0054-A

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

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

Special Tax Recapture: None

Account Identifier: District - 11 Account Number - 1119077170

Owner Information

Owner Name: GESCHWILM TYLER J Use: RESIDENTIAL
GESCHWILM KARLI N Principal Residence: YES
Mailing Address: 5212 PATTERSON FARM RD Deed Reference: /44172/ 00177
BALDWIN MD 21013-9362

Location & Structure Information

Premises Address: 5212 PATTERSON FARM RD Legal Description: 4.481 AC
BALDWIN 21013-9362 5212 PATTERSON FARM RD
PATTERSON FARMS

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0044 0012 0305 11060053.04 0000 5 2021 Plat Ref: 0032/ 0138

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1983 1,500 SF 1300 SF 4.4800 AC 04

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
1 YES STANDARD UNITBRICK/ 4 2 full 1 Attached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2022	07/01/2023
Land:	161,700	161,700		
Improvements	265,300	295,500		
Total:	427,000	457,200	447,133	457,200
Preferential Land:	0	0		

Transfer Information

Seller: GESCHWILM TYLER J	Date: 02/23/2021	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /44172/ 00177	Deed2:
Seller: KUTLIK RAYMOND L	Date: 11/29/2018	Price: \$462,000
Type: ARMS LENGTH IMPROVED	Deed1: /40919/ 00462	Deed2:
Seller: KUTLIK RAYMOND L	Date: 02/25/2009	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /27706/ 00063	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

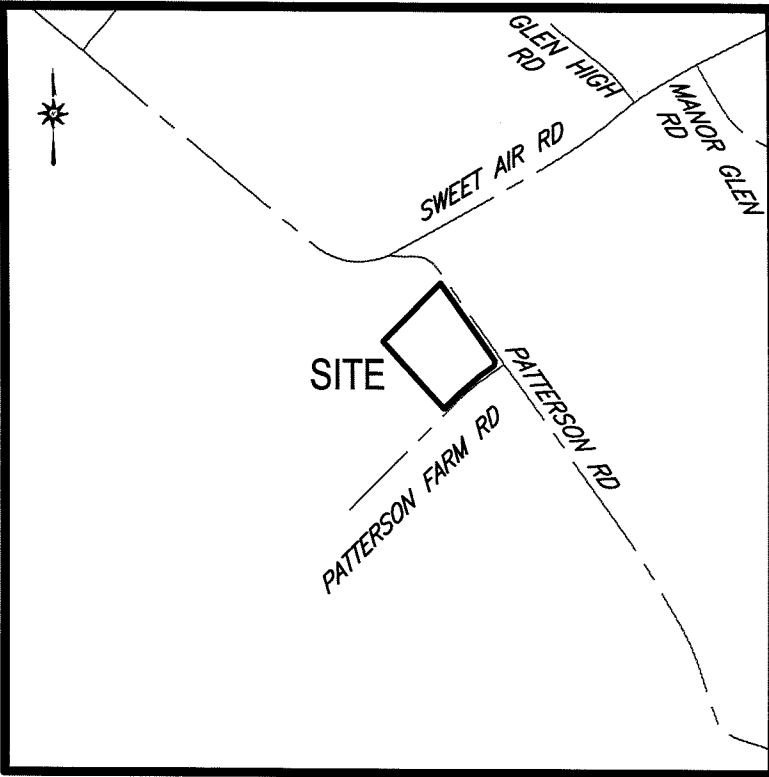
Homestead Application Information

Homestead Application Status: Denied

Homeowners' Tax Credit Application Information

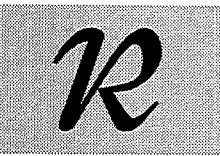
Homeowners' Tax Credit Application Status: No Application Date:

2023-0054-A



GENERAL NOTES

- OWNER: KARL H. & TYLER J. GESHWILM
5212 PATTERSON FARM RD.
BALDWIN, MD 21013-9362
TEL:(443) 717-3302
- AREA OF TRACT: NET: 190,697 SF OR 4.38 AC.±
GROSS: 214,401 SF OR 4.92 AC.±
- ZONING CLASSIFICATION: RC 2 (ZONING MAP 44C1)
- DENSITY CALCULATIONS:
LOTS PERMITTED = 4.48 AT 2 PER 2AC-100AC = 2 LOTS
LOTS PROPOSED = 2 LOTS
- TAX ACCOUNT NUMBER: #1119077170
- PLAT REFERENCE: 32/138 'PATTERSON FARMS'
- DEED REFERENCE: 44172/177
- TAX MAP #: 44
GRID: 12
PARCEL: 305
LOT: 5
- CENSUS TRACT: 4112.01
- REGIONAL PLANNING DISTRICT: FORK
- GROWTH TIER: IV
- WATERSHED: LOWER GUNPOWDER FALLS WATERSHED
- SEWERSHED: N/A
- MASTER WATER AND SEWER DESIGNATION: WATER W-7
SEWER S-7
- EXISTING USE: ONE SINGLE FAMILY DETACHED DWELLING
- PROPOSED USE: ONE SINGLE FAMILY DETACHED DWELLING
- RC 2 SETBACK-MINIMUM REQUIREMENTS
FRONT FROM E. ROAD 75'
REAR 35'
SIDE 35'
MAX BLDG HGT 35'
- ALL LOTS SHOWN HEREON ARE SERVED BY PRIVATE WELL AND SEPTIC TANK.
- THE PROPOSED DEVELOPMENT IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE BASIC SERVICES MAPS PURSUANT TO SECTION 4402, BCZR.
- THIS SITE DOES NOT INCLUDE NOR IS IT CONTIGUOUS TO ANY BUILDINGS, PROPERTY OR SITES REGISTERED ON THE HISTORICAL INVENTORIES LIST.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE IS AN EXISTING SEPTIC STORAGE TANK ON SITE.
- THIS PROJECT IS LOCATED WITHIN GROWTH TIER IV.
- PRIOR ZONING CASES:
THERE IS NO KNOWN ZONING HISTORY
- THERE ARE NO KNOWN FLOODPLAINS ON SITE PER FLOOD INSURANCE RATE MAP (FIRM) PANEL #2400100165F DATED SEPTEMBER 26, 2008.



Richardson
ENGINEERING

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

PLAN TO ACCOMPANY ZONING PETITION
FOR
GESHWILM RESIDENCE

5212 PATTERSON FARM ROAD
BALTIMORE COUNTY MARYLAND
11TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT

REVISIONS		DRAWN BY:	CHECKED BY:	SCALE:
		KLS	PCR	1" = 40'
		DATE:	JOB NO.:	SHEET NO.:
		02-13-23	22137	1 OF 1

2023-0054-A