



JOHN A. OLSZEWSKI, JR.
County Executive

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

April 14, 2023

Robert and Barbara Cawley – rcawley@rcmd.com
25 Treadwell Court
Timonium, MD 21093

RE: Petition for Administrative Variance
Case No. 2023-0056-A
Property: 25 Treadwell 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,


PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Enclosure

c: Matthew T. Kotroco, Esq. – mattkotroco@gmail.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(25 Treadwell Ct.)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Robert & Barbara Cawley	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0056-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, Robert and Barbara Cawley (“Petitioners”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) § 1A04.3.B.2.b: To allow a principal building dwelling addition in an RC 5 zone to be 43 ft. from a lot line in lieu of the required 50 ft. setback and to amend the last approved Partial Development Plan of The Hill Farm, Plat VI. 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 contained in the case file.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 25, 2023 and April 7, 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.

THEREFORE, IT IS ORDERED, this 14th day of **April, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("BCZR") § 1A04.3.B.2.b: To allow a principal building dwelling addition in an RC 5 zone to be 43 ft. from a lot line in lieu of the required 50 ft. setback and to amend the last approved Partial Development Plan of The Hill Farm, Plat VI, 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.

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

PMM/dlw


PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County



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

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

Address 25 Treadwell Court, Timonium, Maryland 21093 Currently Zoned RC 5
Deed Reference 27555 / 00672 10 Digit Tax Account # 1900003659
Owner(s) Printed Name(s) Robert and Barbara Cawley

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X ADMINISTRATIVE VARIANCE from Section(s)

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

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

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

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

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

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

Owner(s)/Petitioner(s):

<u>Robert Cawley</u> Name #1 – Type or Print <u>[Signature]</u> Signature #1 <u>25 Treadwell Court</u> Mailing Address <u>21093</u> City <u>410 828 4540</u> Telephone #'s (Cell and Home) <u>rcawley@rcmd.com</u> Email Address	<u>Barbara Cawley</u> Name #2 – Type or Print <u>[Signature]</u> Signature #2 <u>Timonium</u> City <u>Maryland</u> State <u>rcawley@rcmd.com</u> Email Address
---	---

Attorney for Owner(s)/Petitioner(s):

Matthew T. Kotroco, Esq.
Name - Type or Print
[Signature]
Signature
305 Washington Ave. STE 502
Mailing Address
Towson
City
MD
State
21204
Zip Code
410-299-9453
Telephone #
mattkotroco@gmail.com
Email Address

Representative to be Contacted:

Matthew T Kotroco, Esq.
Name - Type or Print
[Signature]
Signature
305 Washington Ave. STE 502
Mailing Address
Towson
City
MD
State
21204
Zip Code
410-299-9453
Telephone #
mattkotroco@gmail.com
Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for

Baltimore County, this _____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

Case Number 2023-0056-A Filing Date 3/16/2023 Estimated Posting Date 3/26/2023 Reviewer [Signature]

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

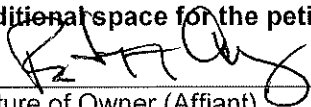
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 25 Treadwell Court Timonium Maryland 21093
Print or Type Address of Property City State Zip Code

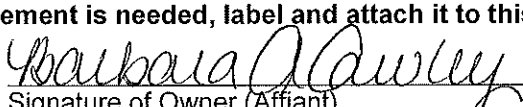
Based upon personal knowledge, the following are the facts upon which I/we base the request for an **Administrative Variance** at the above address. **(Clearly state practical difficulty or hardship here)**

The owners of the home at 25 Treadwell Court wish to extend the existing garage southward toward the lot line of 23 Treadwell Court
The existing driveway on the property connects to Treadwell court in the southwestern most corner of the lot. The driveway leads
to the existing garage on the right side of the house. In order for the planned garage extension to properly serve the needs of the owners
and to proportionately match the architecture of the home, the garage will need to expand into the 50' side yard setback by 7 feet.
Constructing a separate accessory structure elsewhere on the property would require excessive paving, further hearings, or interference
with the septic field and would not achieve a better outcome due to the sloping topography and lack of sufficient area which is not located
within the setbacks. Those alternatives would lead to a great deal of hardship since the property owners merely wish to extend the
existing garage to accommodate lawn care equipment while providing them the security of parking their vehicles indoors. Their lot is
long and narrow with large setback requirements and the Owners would experience both practical difficulty and hardship if they were
not allowed to extend the existing garage.

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


Signature of Owner (Affiant)

Robert Cawley
Name - Print or Type


Signature of Owner (Affiant)

Barbara Cawley
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:

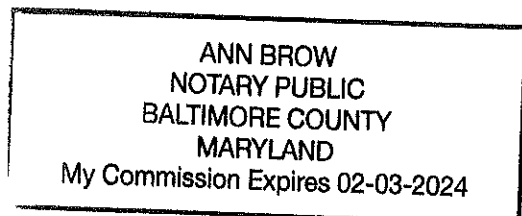
I HEREBY CERTIFY, this 2nd day of March, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Robert Cawley & Barbara Cawley

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

AS WITNESS my hand and Notaries Seal


Notary Public
2-3-2024
My Commission Expires



Property Description:

Being known and designated as Lot No. 53 on the Plat entitled "Plat IV of The Hill Farm" which Plat is recorded among the Land Records of Baltimore County in Plat Book No. 48, folio 70. The subject property having a street address of 25 Treadwell Court, Timonium, Maryland 21093 with Tax Account Number: 1900003659.

2023-0056-A

CERTIFICATE OF POSTING

CASE NO. 2023-0056-A

PETITIONER/DEVELOPER

Matthew

Kotroco Esq.

DATE OF HEARING/CLOSING

April 10, 2023

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

25 Treadwell Court

Sign 1



THE SIGN(S) POSTED ON March 25, 2023 April 7, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2023-0056-A

PETITIONER/DEVELOPER

Matthew

Kotroco Esq.

DATE OF HEARING/CLOSING

April 10, 2023

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

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THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
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THE PROPERTY LOCATED AT

25 Treadwell Court

Sign 2



THE SIGN(S) POSTED ON March 25, 2023 April 7, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

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

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Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/10/2023

Miscellaneous Notes:

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Attorney: Not Available

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Concurrent Cases: None

Violation Cases: None

Closing Date: 04/10/2023

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Type: ADMINISTRATIVE VARIANCE

Legal Owner: Patrick and Margaret Bosse

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Violation Cases: None

Closing Date: 04/10/2023

Miscellaneous Notes:

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0056 -A Address 25 Treadwell Court

Contact Person: Mitch Kellman Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/16/2023 Posting Date: 3/26/2023 Closing Date: 4/10/23

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 - 0056 -A Address 25 Treadwell Court

Petitioner's Name: Robert and Barbara Cawley Telephone (Cell) 410-828-4540

Posting Date: 3/26/2023 Closing Date: 4/10/23

Wording for Sign: To Permit ~~the~~ a principal building (garage addition)
side setback of 43 feet in lieu of 50 feet, as required in the
RC5 Zone, and to amend the last approved Partial
Development Plan of The Hill Farm, Plat VI

**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/neighbor 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: 2023-0056-A

Property Address: 25 Treadwell Court

Property Description: East side of Treadwell Court, 400 feet
North of the centerline of Wyndham Court

Legal Owners (Petitioners): Robert and Barbara Cawley

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Timothy Kotroco

Company/Firm (if applicable): Kotroco & Associates, LLC

Address: 305 Washington Ave Suite 502
Towson, MD 21204

Telephone Number: 410 299 2943

No. 221153

Date: 3/16/2023

[illegible]

Rec
From:

Timothy Kotroco

For: Administrative Zoning Variance
25 Treadwell Court
Zoning Case 2023-0056-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PLEASE PRESS HARD!!!!

GOLD - ACCOUNTING

**CASHIER'S
VALIDATION**

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 08 Account Number - 1900003659

Owner Information

Owner Name: CAWLEY ROBERT T Use: RESIDENTIAL
CAWLEY BARBARA Principal Residence: YES
Mailing Address: 25 TREADWELL CT Deed Reference: /27555/ 00672
LUTHERVILLE MD 21093-3723

Location & Structure Information

Premises Address: 25 TREADWELL CT Legal Description: 1.954 AC
LUTHERVILLE 21093-3723 25 TREADWELL CT
THE HILL FARM

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 6
0060 0001 0027 8080158.04 0000 53 2023 Plat Ref: 0048/ 0070

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1983	2,925 SF	1118 SF	1.9500 AC	04

Stories	Basement	Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1 1/2	YES	STANDARD UNIT	FRAME/6	4 full	1 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:	273,700	273,700		
Improvements	466,800	426,200		
Total:	740,500	699,900	740,500	699,900
Preferential Land:	0	0		

Transfer Information

Seller: ST PAULS SCHOOL FOR GIRLS INC	Date: 01/13/2009	Price: \$820,000
Type: ARMS LENGTH IMPROVED	Deed1: /27555/ 00672	Deed2:
Seller: PAIDAS CHARLES N	Date: 08/05/2004	Price: \$837,000
Type: ARMS LENGTH IMPROVED	Deed1: /20502/ 00068	Deed2:
Seller: PAPPAS MICHELE M	Date: 06/26/2000	Price: \$610,000
Type: ARMS LENGTH IMPROVED	Deed1: /14548/ 00069	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 02/17/2009

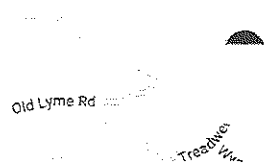
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

#2023-0056-A



Image capture: Oct 2012 © 2023 Google



25 Treadwell Ct

2023-0056-A

Timonium, Maryland
Google Street View

Oct 2012



Image capture: Oct 2012 © 2023 Google

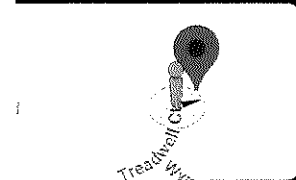
Old Lyme Rd
Treadwell Ct

22 Treadwell Ct

Timonium, Maryland

Google Street View

Oct 2012





-76.67439, 44.2 Degrees



SITE PLAN DATA:

Property Owner: Robert T. & Barbara Cawley
Project Address: 25 Treadwell Court
Lutherville-Timonium, MD 21049
Parcel Area: +/- 1.95 Acres
Subdivision: 0000 (Hill Farm)
Lot Number: 53
Deed: 21555 / 00612
Floodplain: No
Historic: No
Plat: 0049 / 0010
Tax Account #: 1400003659
Tax Map / Parcel: 0060 / 0021
Zoning: RC-5

Information Contained In This Drawing Is Based Upon
Data Provided By The Baltimore County GIS Data Portal.

PROJECT DATA:

Existing House Square Footage: 4,043 S.F.
Square Footage Of Proposed Addition: 163 S.F.
Total: 4,206 S.F.

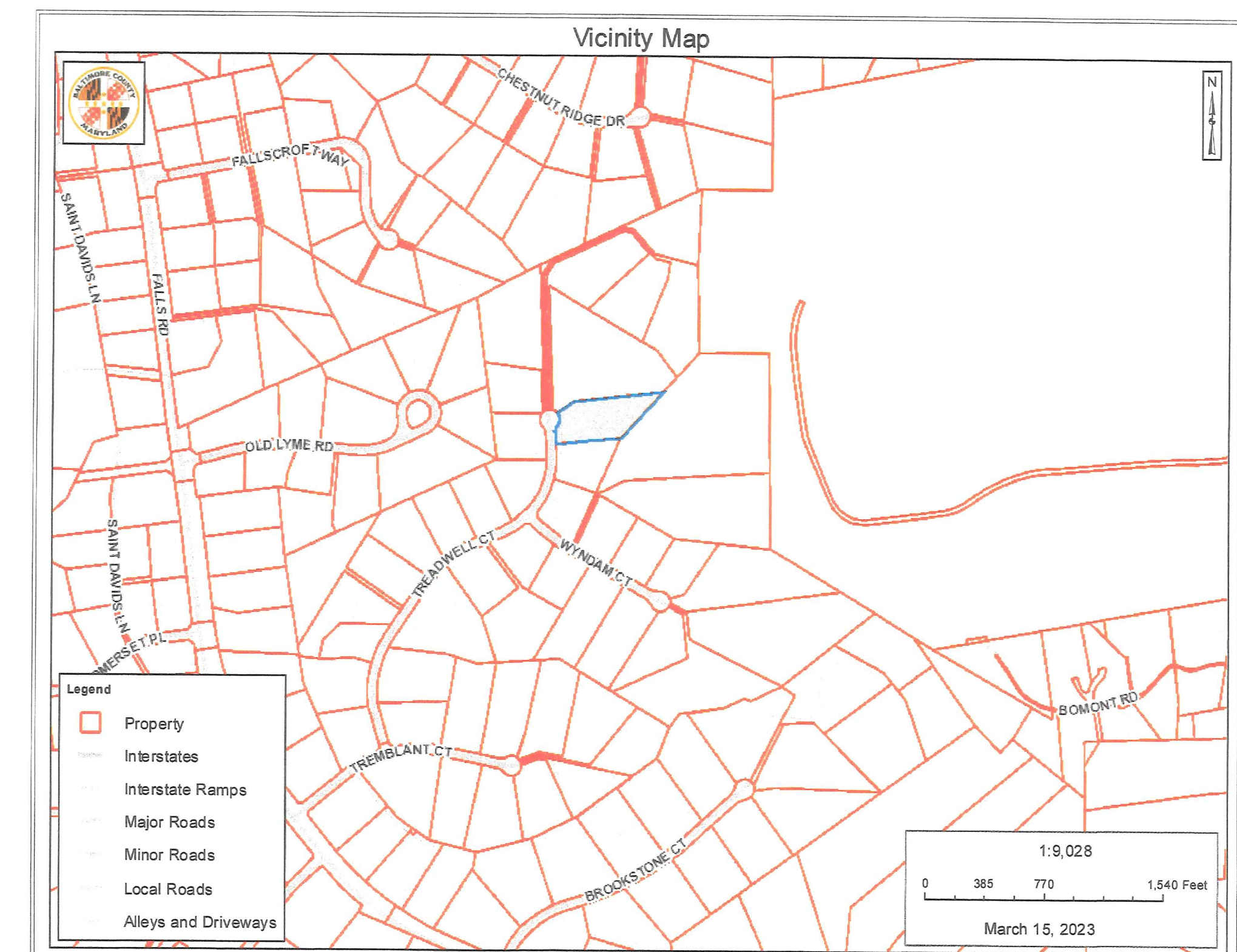
Of Existing Bedrooms: 5
Of Additional Bedrooms: 0

NOTES:

- 1) No Changes To The Existing Well Or Septic System Are Proposed By These Plans.
- 2) Removal of one evergreen tree is proposed.
- 3) Site Plan Submitted With Application For An Administrative Variance From Section 1A04.3.B.2.b To Allow A 43' Side Property Line Setback In Lieu Of The Required 50' Setback For RC-5.

SITE PLAN

1" = 30'-0"



REVISION TABLE

DATE	REVISED BY	DESCRIPTION

These drawings are the property of Sunnyfields Fine Cabinetry and are to be used only for the property listed. They should not be relied on by others for unauthorized use as it is at the sole risk of the user without liability to Sunnyfields. Its officers, employees, or sub-contractors. All rights reserved.
All 3 dimensional renderings represent a design intent and may deviate from actual built conditions. All conditions on plans and elevations that are not specifically noted or dimensioned are to be considered representational.

Project:
CAWLEY RESIDENCE
25 TREADWELL COURT
TIMONIUM, MARYLAND 21049


SUNNYFIELDS
KITCHENS • BATHS • DESIGN SOLUTIONS

DATE:

3.14.2023

SCALE:

1" = 30'-0"

SHEET:

AS100

2023-0056-A



#1 2023-0056-A



