

**IN RE: PETITION
FOR VARIANCE**

(3 Moray Court)

**10th Election District
5th Council District**

**Steven and Mary O'Carroll
*Owners/Petitioners***

*** BEFORE THE
* BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
*
* Case No. 23-087-A
*

* * * * *

OPINION

This case comes before the Board of Appeals for Baltimore County ("Board") as an appeal of Baltimore County Administrative Law Judge ("ALJ") Maureen Murphy's May 23, 2023, Opinion and Order denying a Petition for Variance filed by owners Steven and Mary O'Carroll for property located at 3 Moray Court. Petitioners are requesting variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR") to permit a proposed addition to their single-family dwelling with a rear yard setback of 17 feet in lieu of the required 30 feet.

A *de novo* hearing was held before this Board on September 19, 2023, via WebEx. Petitioners Steven and Mary O'Carroll appeared and were represented by Adam M. Rosenblatt, Esquire of Venable LLP. No one appeared in opposition and Petitioners submitted a series of 11 letters from adjacent neighbors providing written support for the requested variances. *See* Petitioner's Exhibit 7. A Public Deliberation was held following the hearing, via WebEx.

Background

Testimony and evidence revealed that the subject property is located at 3 Moray Court, just northwest of Gunpowder Elementary School in the Nottingham area of Baltimore County (the "Property"). The Property is located in a residential development on the south side of Moray

Court and is zoned D.R.3.5. Petitioner Steven O'Carroll testified that he and his family have lived on the Property for nearly twenty years, and they previously lived in a nearby townhouse for twelve years before purchasing the Property. The existing home is a "tri-level" house that requires stairs to move between the various living areas and bedrooms. As explained below, this has become an issue for Mr. O'Carroll's 86-year-old mother, who lives with the Petitioners.

Petitioner's mother had a stroke in 2020 and moved into the home on the Property shortly after. She has significant mobility issues and Petitioners anticipate that, over time, she will not be able to navigate the stairs in the tri-level home. Petitioners are proposing to construct an addition on the rear of the home that will be accessible from the existing carport without requiring additional stairs. The addition will provide living space, and an eventual bedroom, for Mr. O'Carroll's mother. Additionally, Mr. O'Carroll explained that his wife often provides childcare for their grandchildren and the additional space will be extremely helpful in accommodating their children and grandchildren.

Photographs reveal a well-manicured yard area and privacy fence that surrounds the rear of the home where the addition is proposed. *See* Petitioners' Exhibit 4A-G. The 16' x 18' addition will have the same height and roof line as the existing home and will occupy space that was previously improved with a pool. All homeowners that will have a direct view of the proposed addition signed letters supporting the proposed variances. *See* Petitioner's Exhibit 6.

This petition was initially filed as an Administrative Variance at the direction of the Office of Zoning Review. As counsel explained, Baltimore County's Administrative Variance Petition form does not contain any indication that a petitioner must demonstrate uniqueness in order to obtain an administrative variance. *See* Petitioners' Exhibit 2. Accordingly, ALJ Murphy, who denied the variance petition, did not have the benefit of the testimony presented at this hearing with respect to uniqueness or the community support for the proposed variances. Indeed, Petitioners now presented eleven support letters for the requested relief. *See* Petitioners' Exhibit 7.

Counsel explained that the Petitioners have the only property on Moray Court that is encumbered by a drainage and utility easement in both their rear and side yard. *See* Petitioners' Exhibit 5. The easement prevents the Petitioners from proposing any addition to the side of the home and forces the addition to be located in the rear, where a variance is necessary.

DECISION

The threshold issue in this matter is whether the Petitioners have met the test for entitlement to a variance as established in *Cromwell v. Ward*, 102 Md. App. 69 (1995). In order to grant a variance, BCZR § 307.1 states, as relevant:

" ... The County Board of Appeals...shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning regulations for Baltimore County would result in practical difficulty or unreasonable hardship... Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to public health, safety and general welfare... "

Petitioner first must prove the uniqueness of the property and then that such uniqueness results in a practical difficulty for the Petitioner. *Cromwell v. Ward*, *supra* 102 Md. App. at 703-722. The uniqueness element requires that the subject property have an inherent characteristic not shared by other properties in the area, such as shape, topography, sub-surface condition, environmental factors, historical significance, access or non-access to navigable waters, practical restrictions imposed by abutting properties (such as obstructions) or other similar restrictions. *Id.* at 710-11 (citing *North v. St. Mary's County*, 99 Md. App. 502, 514-15 (1994)).

The second step of the variance test examines whether the disproportionate effect of the ordinance, caused by the uniqueness of the property, creates a practical difficulty or unnecessary hardship on the owner of the property. *See Cromwell*, 102 Md. App. at 694-95. With respect to practical difficulty, there is a three-part review: (1) whether compliance with the strict letter of the restrictions governing area, setbacks, etc., would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome; (2) whether a grant of the variance would do substantial justice for the applicant as well as to other property owners in the district, or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners; and (3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured. *Trinity Assembly of God of Baltimore City, Inc. v. People's Counsel*, 407 Md. 53, 83- 84; (2008), citing *McLean v. Soley*, 270 Md. 208, 214-15 (1973). The hardship at issue cannot be self-created. *Cromwell*, 102 Md. App. at 721-22.

The first determination is that of uniqueness of the Property. Based on the evidence presented and the testimony of the Petitioner, the Board is persuaded that the Property is unique. The drainage and utility easement wraps around both the rear and side of the Property. The other properties in this area do not share this condition, and as explained below, the condition creates a practical difficulty for the Petitioners.

Strict enforcement of the regulations would create a practical difficulty in that the owners would not be able to install an addition that will facilitate living arrangements that accommodate the Petitioner's mother and growing family. The site plan and testimony of Mr. O'Carroll reveal that the requested variance is the minimum necessary to alleviate the

practical difficulty for the Petitioner, and the resounding support from neighbors (and complete lack of opposition) demonstrate that substantial justice will be achieved by granting the variance. Finally, the Board finds that the requested variances can be granted in the spirit and intent of the zoning regulation at issue, which is designed to prevent homeowners from installing large and potentially impactful structures close to rear property lines. Here, the addition will maintain the same height and roof level as the existing home and will be placed in a well-kept yard with an existing privacy fence that provides additional screening. The addition will be set back 17 feet from the rear property line, which is sufficient in this case to prevent any impact on the surrounding neighbors.

Conclusion

After consideration of the testimony and evidence presented, the Board finds that the Petition for Variance from BCZR § 1B02.3.C.1 to permit a proposed addition to a single-family dwelling with a rear yard setback of 17 feet in lieu of the required 30 feet should be granted.

ORDER

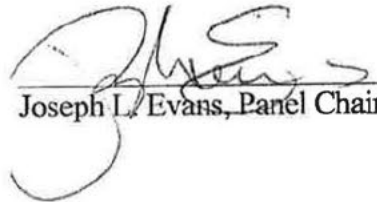
THEREFORE, IT IS THIS 2nd day of November, 2023, by the Board of Appeals of Baltimore County,

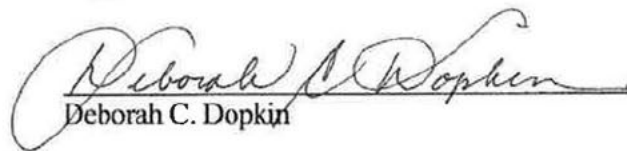
ORDERED, that the Petition for Variance from BCZR § 1B02.3.C.1 to permit a proposed addition to the existing single-family dwelling with a rear yard setback of 17 feet in lieu of the required 30 feet, is hereby **GRANTED**.

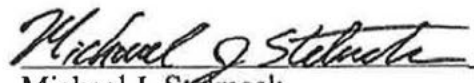
In the matter of: Steven and Mary O'Carroll
Case No.: 23-087-A

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through 7-210 of the *Maryland Rules*.

**BOARD OF APPEALS
OF BALTIMORE COUNTY**



Joseph L. Evans, Panel Chair

Deborah C. Dopkin

Michael J. Stelmack



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

November 2, 2023

Adam M. Rosenblatt, Esquire
Venable LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: In the Matter of: *Steven and Mary O'Carroll*
Case No.: 23-087-A

Dear Mr. Rosenblatt:

Enclosed please find a copy of the final Opinion and Order issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, **WITH A PHOTOCOPY PROVIDED TO THIS OFFICE CONCURRENT WITH FILING IN CIRCUIT COURT.** Please note that all **Petitions for Judicial Review filed from this decision should be noted under the same civil action number.** If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

A handwritten signature in cursive script, reading "Sunny Cannington Hag".

Krysundra "Sunny" Cannington
Legal Administrative Secretary

KLC/taz
Enclosure

c: Steven and Mary O'Carroll
Office of People's Counsel
Paul M. Mayhew, Managing Administrative Law Judge
Stephen Lafferty, Director/Department of Planning
C. Pete Gutwald, Director/PAI
James R. Benjamin, Jr., County Attorney/Office of Law

Board of Appeals

Exhibit List

Case No.: 23-087 A

Case Name: O'Carroll - 3 Moray Ct

Party: Petitioner

Date: 9-19-23

Exhibit No.	Description	ID Only
1	SITE PLAN	
2	PETITION FORM - 2 PAGES	
3	AERIALS - A & B	
4	SITE PHOTOS & KEY SHEET	
5	RECORD PLAT	
6	SUPPORT LETTERS (11)	
	VERIFIED BY: _____	DATE: _____

Tammy Zahner

From: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Sent: Thursday, September 14, 2023 2:52 PM
To: Appeals Board
Subject: Case No. 2023-087-A: Petitioner's Exhibit List
Attachments: Petitioner's Exhibit List.pdf; Exhibit 1 - Site Plan.pdf; Exhibit 2 - Variance Petition.pdf; Exhibit 3A-B Aerial Photo.pdf; Exhibit 4A-G - Site Photos.pdf; Exhibit 5 - Record Plat.pdf; Exhibit 6 - Support Letters.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This message from AMRosenblatt@venable.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

I am attaching Petitioner's Exhibits for this hearing, set on Tuesday.

Thank you.

Adam M. Rosenblatt, Esq. | Venable LLP
t 410.494.6271 | f 410.821.0147 | m 410.294.9430
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

AMRosenblatt@Venable.com | http://secure-web.cisco.com/1OjkusibGMPHspgEVEq3SIN7EAl1TsdH2qd0Hr3X0zdXDATp9pms0aala7cRatrJfosaaNfegz223Woztj7N_4tN3QepRwfnbLOQQKmhVep8dBa5axM8c9Jogkf1PoPP7Nyq1ErUes5LnaqrXptbV3GC8a9cegNorjh30BcXH0WE87zurVxl0CCYbDd5HpFDxwRxogmb2Syj1D-eEgte2oBVzhiHpc_DQAOrjhtxgJZpuyIVvGSBXVmoYJNVFfgyarObcdltvRs1aRDq064GcmzccycDQ8jmVB6o0tc3Xm1_-bFplMUxx2YQp7pcjZdeu7Ltrfpu9773A-juDgPQZ4iSIS01m-4xO4pvCiqZbY_qYGNwi9JymodlxcPFrNtc_37Ntb1FP1xyBve5vid7hMxLAqla2p1F1-YnnU_HMQG6ieTQ0N5WDk1D50miMVd/http%3A%2F%2Fwww.Venable.com

This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

PLAT TO ACCOMPANY PETITION FOR ZONING (X) VARIANCE () SPECIAL HEARING

Site Vicinity Map

PROPERTY ADDRESS 3 MORAY COURT OWNERS(s) NAME(s) STEVEN & MARY O'CARROLL

SUBDIVISION NAME SILVERGATE VILLAGE NORTH

LOT# 13 BLOCK# B SECTION# N/A

PLAT BOOK# 35 FOLIO# 63 10 DIGIT TAX# 1600006086

DEED REFERENCE#22497/00048

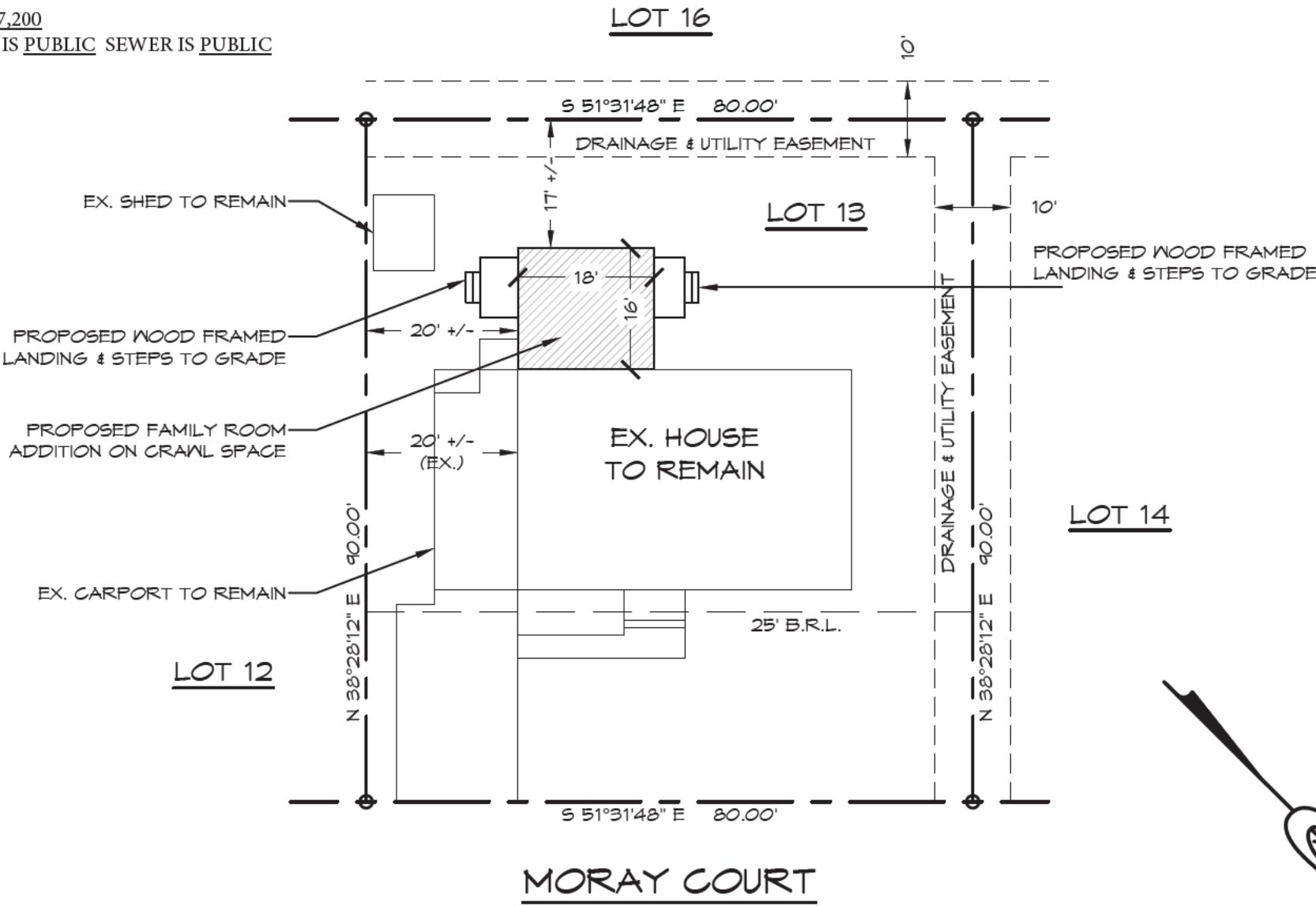
ZONING MAP# 063A3 ZONING DR 3.5

ELECTION DISTRICT 11 COUNCIL DISTRICT 5

LOT AREA ACREAGE .1653 LOT SQUARE FOOTAGE 7,200

HISTORIC NO CBCA NO FLOOD PLAIN NO WATER IS PUBLIC SEWER IS PUBLIC

PRIOR HEARING IS NO



PROJECT ADDRESS:
3 MORAY COURT
NOTTINGHAM, MD. 21236

BALTIMORE COUNTY, MD.

EXISTING SITE CONDITIONS
PROVIDED BY:
RUXTON DESIGN CORPORATION
8422 BELLONA LANE, SUITE 300
TOWSON, MD. 21204

SITE PLAN

SCALE: 1"=20'-0"

**ADDITION TO
THE O'CARROLL RESIDENCE**

FILE: O'CARROLL ADDITION

SCALE: NOTED

DATE: 2/20/25

**GRL CUSTOM HOME
DESIGN INC.**
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320



**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 3 Moray Court, Baltimore, Maryland 21236 Currently Zoned Residential
Deed Reference 22497 / 00048 10 Digit Tax Account # 1 6 0 0 0 0 6 0 8 6
Owner(s) Printed Name(s) STEVEN P O'CARROLL AND MARY L O'CARROLL

(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)

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):

STEVEN P O'CARROLL / MARY L O'CARROLL
Name #1 – Type or Print / Name #2 – Type or Print

Signature #1 / Signature #2
3 MORAY COURT BALTIMORE MARYLAND
Mailing Address City State
21236-1034 / 443-375-7040 AND 410-529-6826 / socarroll1@verizon.net
Zip Code Telephone #'s (Cell and Home) Email Address

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

Name - Type or Print

Signature

Mailing Address City State
Zip Code / Telephone # / Email Address

Representative to be Contacted:

Name - Type or Print

Signature

Mailing Address City State
Zip Code / Telephone # / 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 _____ Filing Date _____ / _____ / _____ Estimated Posting Date _____ / _____ / _____ Reviewer _____

Revised 8/2022

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: 3 MORAY COURT	BALTIMORE	MARYLAND	21236
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)**
85 year old handicapped mother is living with us and requires room for her handicapped equipment. She doesn't handle steps well at all, so we need to increase the 1st floor square footage to accommodate. Also, we have three grandchildren that frequently visit which becomes burdensome to live because of the lack of space. Additionally, our dog has lost most of her sight and needs more open space to move around with us. Lastly, we have several homes in our neighborhood that have built out additions to their property. Some of them have two story additions. The following homes have built out additions: 4 Moray Court, 8 Moray Court, 11 Moray Court, 13 Moray Court, 14 Moray Court, 4007 Baker Lane, and 4023 Baker Lane. I'm sure you will be able to confirm this from the county records and/or Google earth search. This burden effects our quality of life and the disadvantage in property value vs. other neighborhood homes. In conclusion, we are simply asking for a variance to better our quality of life and bring our property value up with the other neighborhood homes.

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

Signature of Owner (Affiant)
STEVEN P O'CARROLL

Name - Print or Type

Signature of Owner (Affiant)
MARY L O'CARROLL

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 _____ day of _____, _____, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: _____

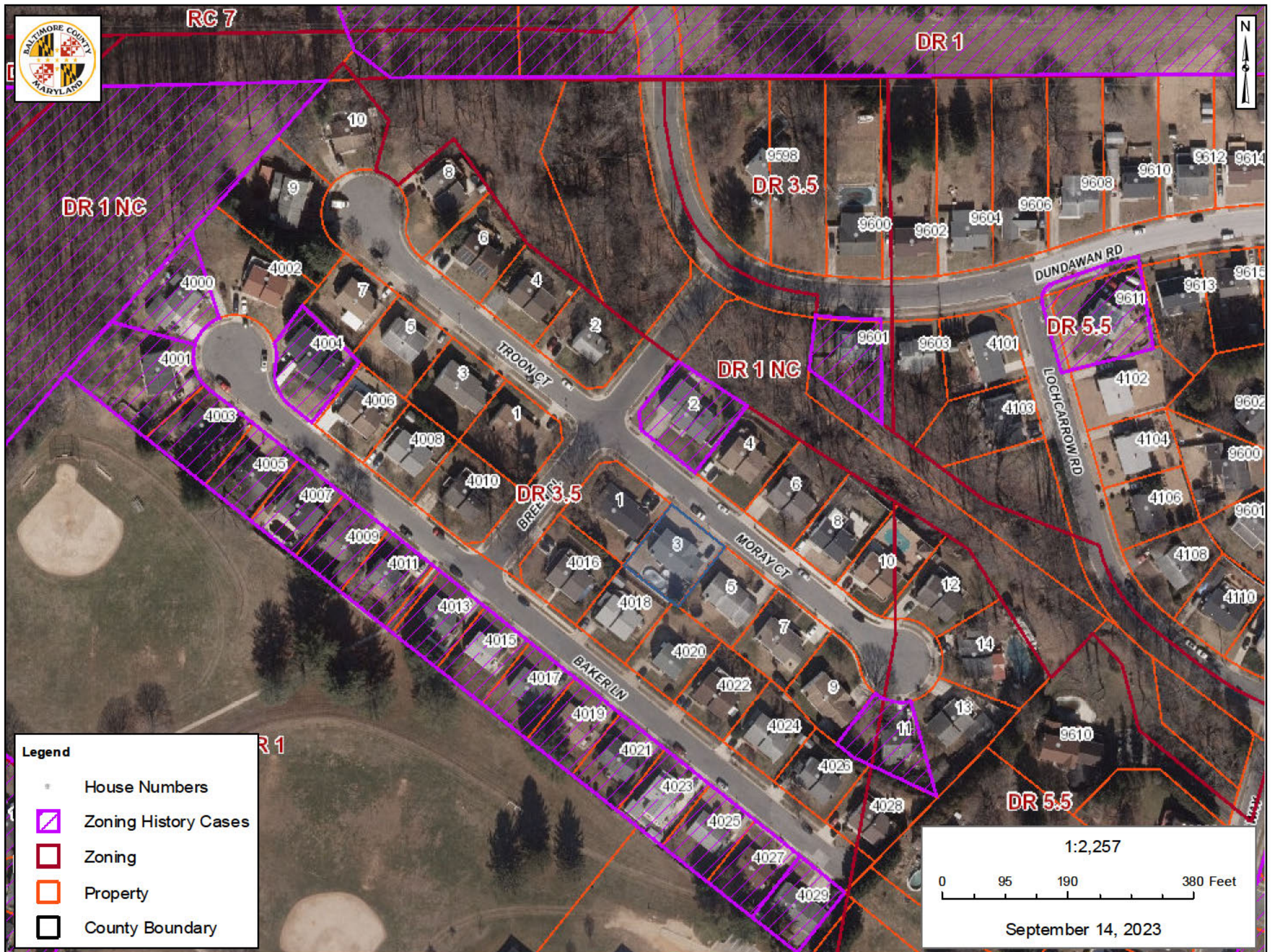
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

Aerial Photo



Legend

- House Numbers
- Zoning History Cases
- Zoning
- Property
- County Boundary

Map Labels:

- DR 3.5
- DR 1 NC
- DR 5.5
- Troon Ct
- Green Pl
- Moray Ct
- Locharrow Rd
- 4016, 4018, 4020, 4022, 4024, 4026, 4023
- 4101, 4103, 4102, 4104, 4106
- 9601, 9603, 9610

Scale: 1:1,128
0 45 90 180 Feet

Date: September 14, 2023



TROON CT

BREEN PL

MORAY CT

LOCHCARROW RD

Legend

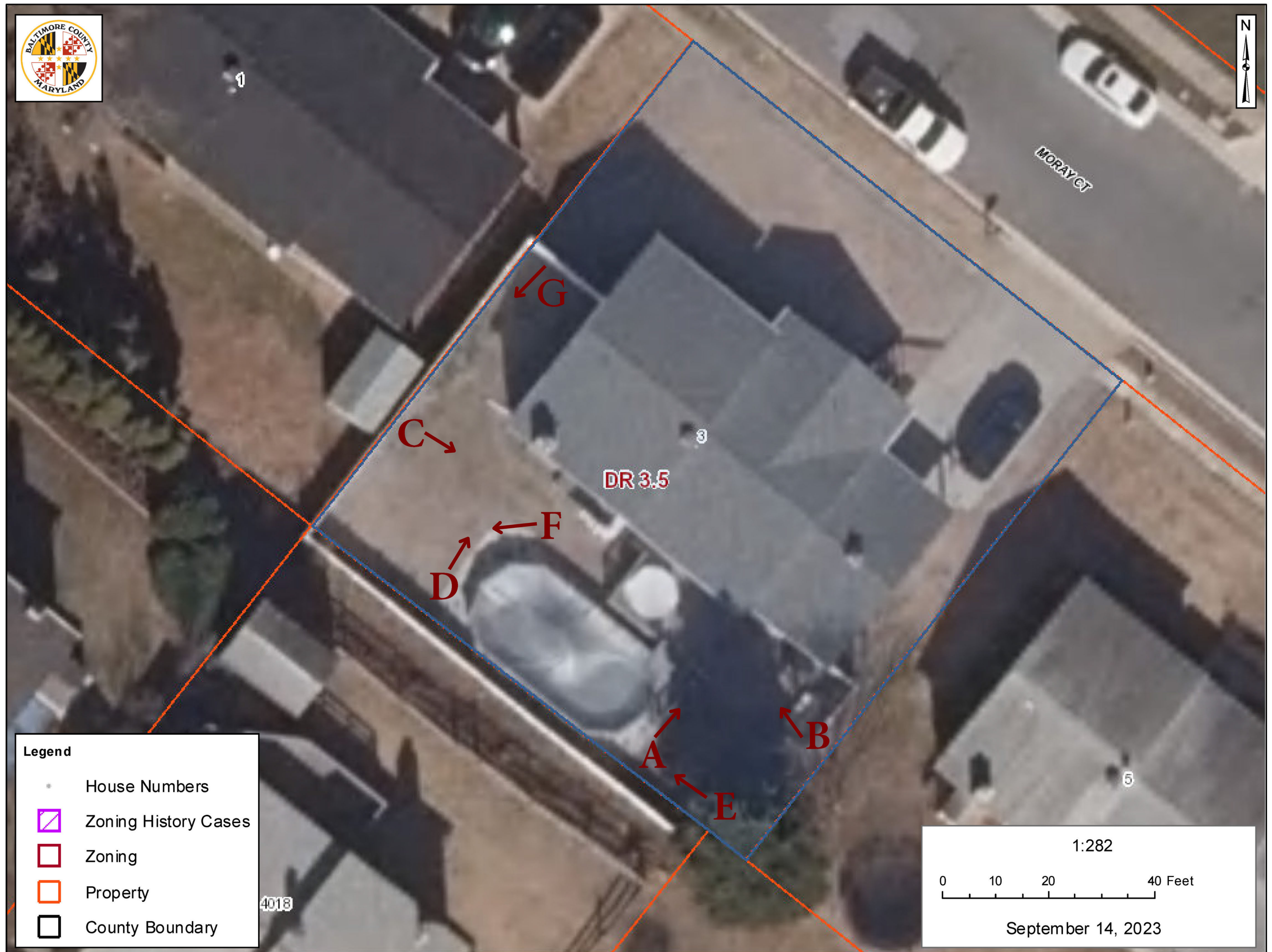
- House Numbers
- Zoning History Cases
- Zoning
- Property
- County Boundary

1:1,128

0 45 90 180 Feet

September 14, 2023

Photo Key



Legend

- House Numbers
- ▨ Zoning History Cases
- ▢ Zoning
- ▢ Property
- ▢ County Boundary

1:282

0 10 20 40 Feet

September 14, 2023

A



B



C



D



E

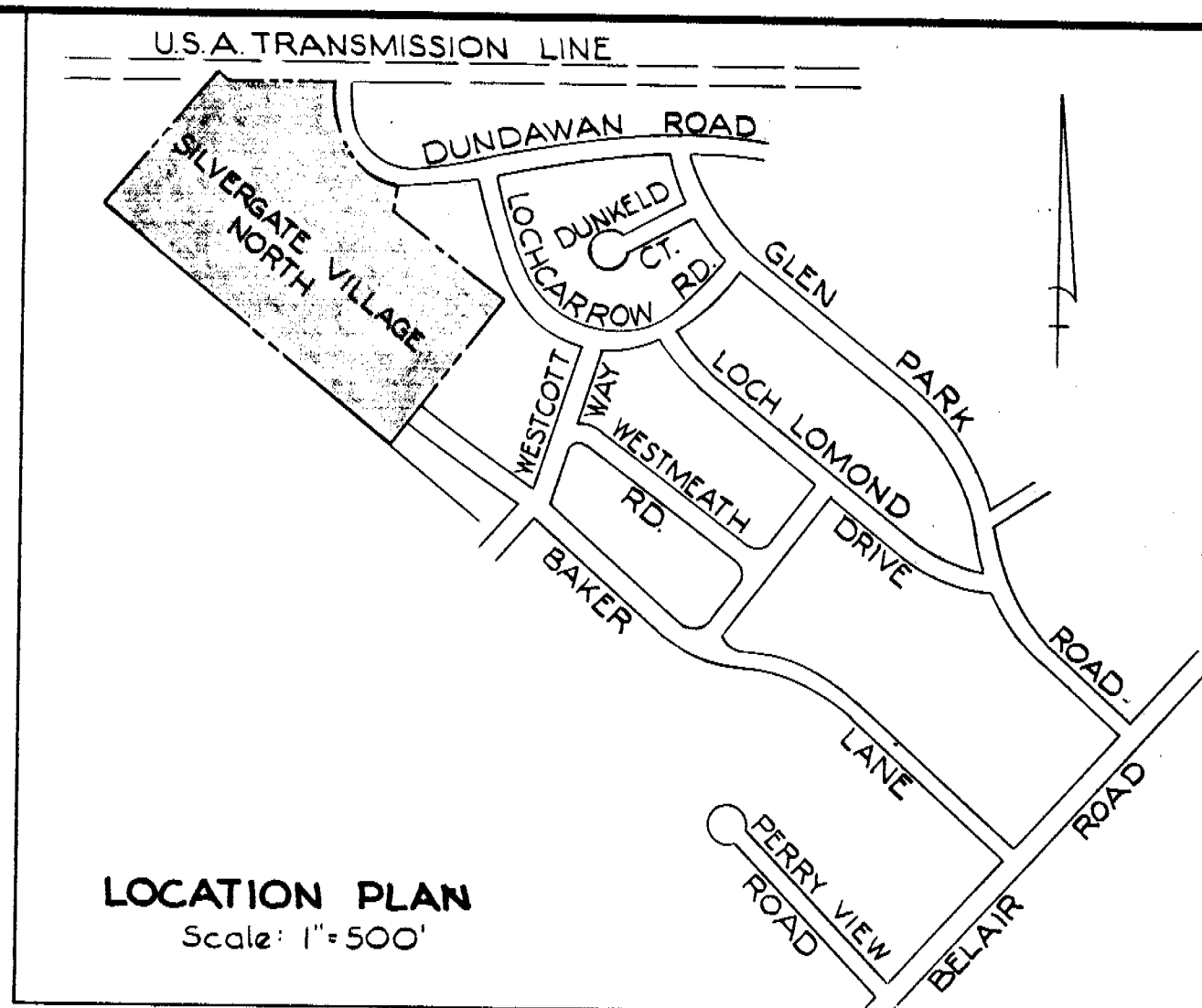
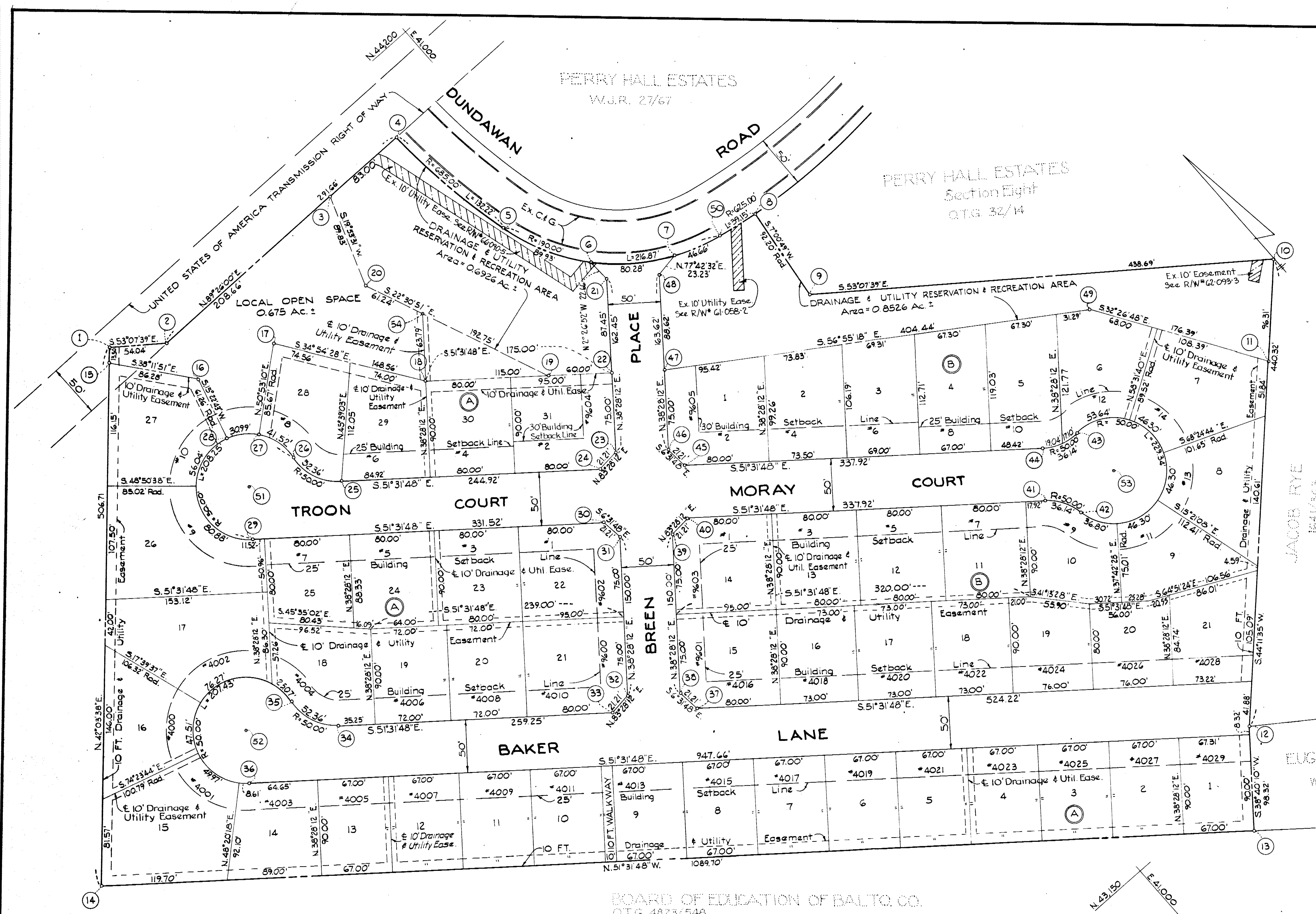
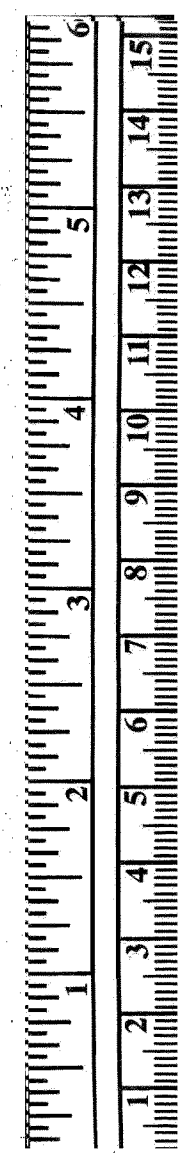


F



G





O.T.G. 35 FOLIO 63

RECORDED for Record
MAR 23 1972 at
O.T.G. 35 folio 63
One of the Baltimore County and
Annapolis, per

Eugene Jacob Rye
EUGENE JACOB RYE
ET UX
W.J.R. 3020-504

COORDINATE			SCHEDULE		
NO.	NORTH	EAST	NO.	NORTH	EAST
1	44,161.83	40,592.69	2	44,129.40	40,635.92
3	44,131.47	40,844.56	4	44,132.29	40,927.56
5	44,001.71	40,947.00	6	43,922.73	40,988.22
7	43,875.07	41,051.94	8	43,854.94	41,135.08
9	43,763.43	41,123.83	10	43,500.20	41,474.77
11	43,431.15	41,407.64	12	43,184.49	41,167.83
13	43,107.72	41,106.39	14	43,785.63	40,253.23
15	44,151.81	40,583.65	16	44,084.00	40,637.00
17	44,062.31	40,712.76	18	43,940.48	40,797.77
19	43,868.94	40,887.81	20	44,047.00	40,814.00
21	43,900.08	40,989.19	22	43,831.61	40,934.78
23	43,772.89	40,888.12	24	43,770.48	40,867.05
25	43,922.84	40,675.30	26	43,969.35	40,656.95
27	44,008.26	40,646.29	28	44,024.93	40,620.75
29	43,937.57	40,576.39	30	43,731.33	40,835.94
31	43,710.26	40,838.36	32	43,592.82	40,745.04
33	43,590.40	40,723.96	34	43,751.75	40,520.91
35	43,798.26	40,502.56	36	43,766.48	40,422.00
37	43,540.64	40,786.60	38	43,561.71	40,784.19
39	43,679.16	40,877.50	40	43,681.57	40,898.58
41	43,471.35	41,163.14	42	43,440.99	41,181.26
43	43,499.71	41,227.92	44	43,510.49	41,194.25
45	43,720.71	40,929.68	46	43,741.79	40,927.21
47	43,800.74	40,974.11	48	43,870.12	41,029.24
49	43,580.00	41,313.00	50	43,860.93	41,096.40
51	43,976.72	40,607.49	52	43,805.62	40,453.11
53	43,449.77	41,230.48	54	43,990.42	40,837.45

CURVE DATA					
FROM	TO	R	Δ	L	CHORD
4	5	685.00'	11°03'33"	132.22'	S 8°28'15" E. 132.01'
5	50	190.00'	65°23'51"	216.87'	S 46°41'56" E. 205.28'
50	8	625.00'	3°35'20"	39.15'	S 81°11'32" E. 39.14'
25	26	50.00'	60°00'00"	52.36'	N 21°31'48" W. 50.00'
26	29	50.00'	240°00'00"	208.25'	
34	35	50.00'	60°00'00"	52.36'	N 21°31'48" W. 50.00'
35	36	50.00'	240°00'00"	207.43'	
41	42	50.00'	41°24'35"	36.14'	S 30°49'30" E. 35.36'
42	43	50.00'	262°49'00"	229.34'	
43	44	50.00'	41°24'35"	36.14'	N 72°14'05" W. 35.36'

TABULATION

Total Area D.R. 3.5 ----- 12.81 Ac.
Total Area D.R. 3.5 ----- 1.35 Ac.
Total Area of Tract ----- 14.14 Ac.
No. Units Allowed:
12.81 Ac. @ 3.5 Un./Ac. ----- 44.8
1.35 Ac. @ 5.5 Un./Ac. ----- 7.5
Total ----- 52.1
No. Units Proposed ----- 52
Local Open Space Req'd. 12.81 Ac. @ 3% = 0.38 Ac. ----- 0.46 Ac.
Local Open Space Provided ----- 1.45 Ac.
No. Parking Spaces Req'd.: 44.8 Units @ 2/Unit ----- 89.6
No. Parking Spaces Provided ----- 104

LEGEND

Building Setback Lines
Easement Lines
Public Roads
Block Nos.
House Nos.
Property Outline
Coordinate References
Lot Nos.

SILVERGATE VILLAGE NORTH

BALTO. CO., MD
SCALE: 1" = 50'
ELECT. DIST. 11
JAN. 1972

OWNER - DEVELOPER

SILVERGATE VILLAGE, INC.
8403 LOCH RAVEN BLVD.
TOWSON, MARYLAND 21204

NOTE:

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRANSVERSE STATIONS:

*87 N 42,023.62
E 42,875.79
*88 N 43,623.90
E 44,325.45

NOTE:

THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FREE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

OWNERS CERTIFICATE:

CERTIFICATION IS HEREBY MADE THAT ALL THE REQUIREMENTS OF SECTION 72.8 ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND 1947 AND ALL SUPPLEMENTS THERETO HAVE BEEN COMPLIED WITH ON THIS PLAT.

Eugene Jacob Rye
DATE 2/3/72

SURVEYORS CERTIFICATE:

CERTIFICATION IS HEREBY MADE THAT THIS PLAT WAS COMPILED BY G. W. STEPHENS, JR. & ASSOCIATES, INC. AND THAT IT MEETS THE REQUIREMENTS OF SECTION 72.8 ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND 1947, SUPPLEMENT AND ALL SUPPLEMENTS THERETO.

George E. Jacobellis
REG. NO. 2286
DATE 2/3/72



APPROVED BY BALTIMORE COUNTY HEALTH DEPARTMENT

Donald J. Rogers
DEPUTY STATE & COUNTY HEALTH OFFICER
DATE 2/12/72

APPROVED BY BALTIMORE COUNTY PLANNING BOARD

George E. Jacobellis
DIRECTOR
DATE 3/2/72

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

TOWSON, MARYLAND 21204

CIVIL ENGINEERS & LAND SURVEYORS

BEL AIR, MARYLAND 21014

APPROVED AS TO ALIGNMENT AND LOCATION OF STREETS

Donald J. Rogers
ROADS ENGINEER OF BALTIMORE CO., MD.
DATE 3/2/72

P.W.A. COMPLETED 11/20/72

FINAL PLAT CHECKER
PLANNING BOARD
ENGINEERING
DATE 3/6/72

COMPUTED BY: H.K. CHECKED BY: H.F.S.

DRAWN BY: E.L.M. W.O. NO.: 2454

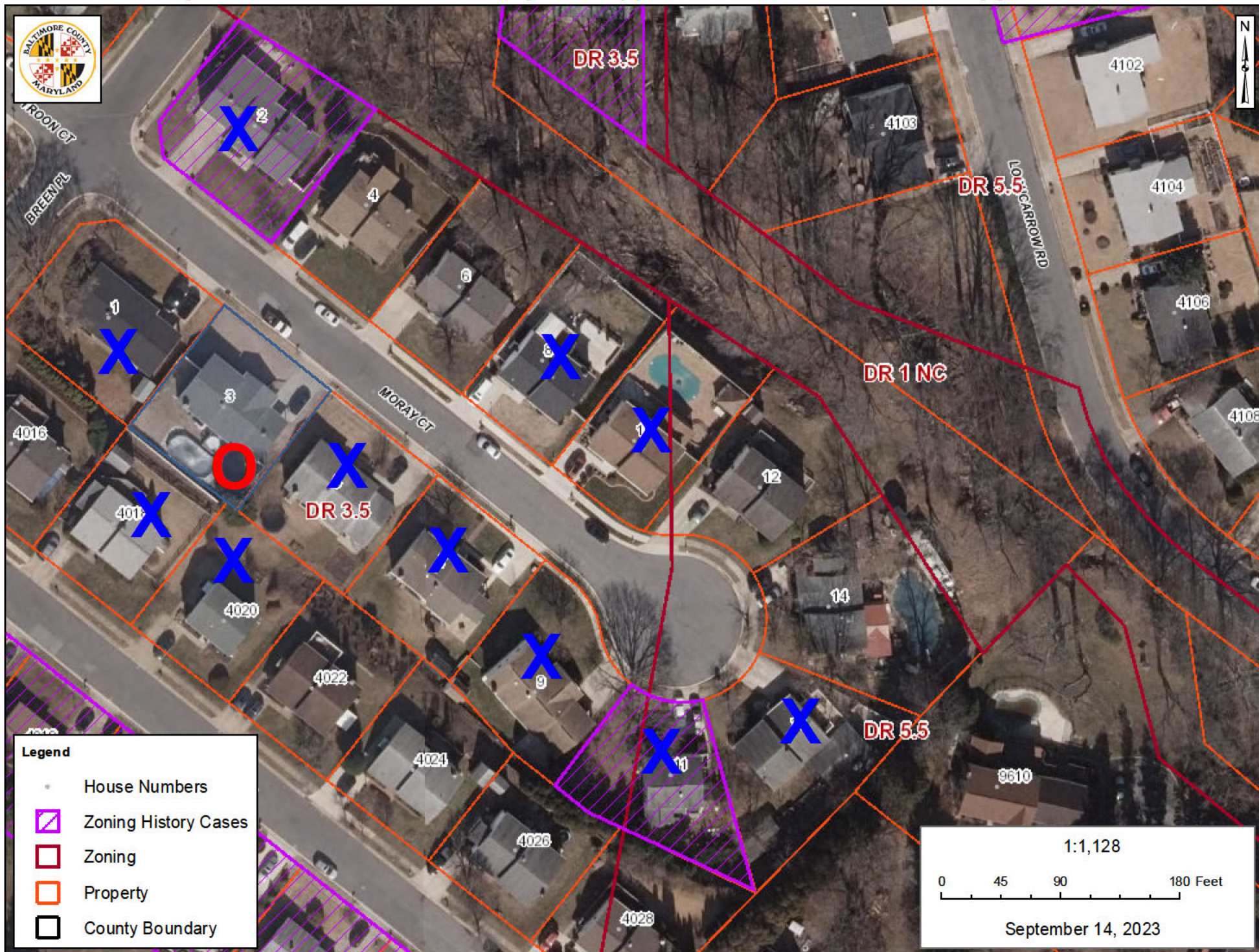
MSA 55W 1036-5347

669407

O = Proposed Addition

Key for Support Letters

X = Support Letters



Charles W Clark
Rosalie B Clark
4018 Baker Lane
Baltimore, MD 21236-1003

June 22, 2023

Re: Addition to be built at 3 Moray Court

To whom it may concern,

We live at 4018 Baker Lane behind and overlooking the back yard of Steve and Mary O'Carroll who live at 3 Moray Court. We understand that they are proposing to build an addition to the back of their house, and we do not object to a variance to permit this addition.

Regards,


Charles Clark

Rosalie Clark

Jacqueline C Sparks
4020 Baker Lane
Baltimore, MD 21236-1003

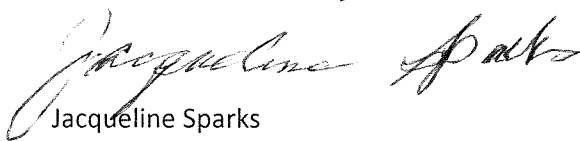
June 23, 2023

Re: Addition to be built at 3 Moray Court

To whom it may concern,

I live at 4020 Baker Lane behind and overlooking the back yard of Steve and Mary O'Carroll who live at 3 Moray Court. We understand that they are proposing to build an addition to the back of their house, and I do not object to a variance to permit this addition.

Regards,



Jacqueline Sparks

Patricia Shanklin
13 Moray Court
Baltimore, MD 21236-1034

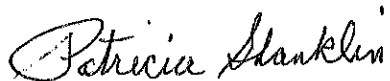
July 1, 2023

Re: Addition to be built at 3 Moray Court

To whom it may concern,

I live at 13 Moray Court near to Steve and Mary O'Carroll who live at 3 Moray Court. I understand that they are proposing to build an addition to the back of their house, and I do not object to a variance to permit this addition.

Regards,

A handwritten signature in cursive script that reads "Patricia Shanklin".

Patricia Shanklin

Joan C Wagner
11 Moray Court
Baltimore, MD 21236-1034

July 1, 2023

Re: Addition to be built at 3 Moray Court

To whom it may concern,

I live at 11 Moray Court near to Steve and Mary O'Carroll who live at 3 Moray Court. I understand that they are proposing to build an addition to the back of their house, and I do not object to a variance to permit this addition.

Regards,

A handwritten signature in cursive script that reads "Joan Wagner". The signature is written in dark ink and extends horizontally across the page.

Joan Wagner

Joseph P Mistretta, Jr.
Dorothy A Mistretta
10 Moray Court
Baltimore, MD 21236-1034

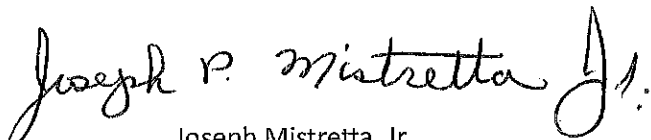
July 1, 2023

Re: Addition to be built at 3 Moray Court

To whom it may concern,

We live at 10 Moray Court near to Steve and Mary O'Carroll who live at 3 Moray Court. We understand that they are proposing to build an addition to the back of their house, and we do not object to a variance to permit this addition.

Regards,


Joseph Mistretta, Jr.


Dorothy Mistretta

Stephen A Connor
Anne M Connor
9 Moray Court
Baltimore, MD 21236-1034

July 1, 2023

Re: Addition to be built at 3 Moray Court

To whom it may concern,

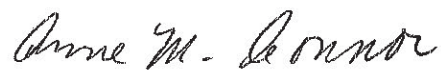
We live at 9 Moray Court near to Steve and Mary O'Carroll who live at 3 Moray Court. We understand that they are proposing to build an addition to the back of their house, and we do not object to a variance to permit this addition.

Regards,

Stephen Connor

A handwritten signature in black ink, appearing to read 'S.A. Connor', with a stylized flourish at the end.

Anne Connor

A handwritten signature in black ink, appearing to read 'Anne M. Connor', written in a cursive style.

Erin Thate
John Thate
8 Moray Court
Baltimore, MD 21236-1034

July 1, 2023

Re: Addition to be built at 3 Moray Court

To whom it may concern,

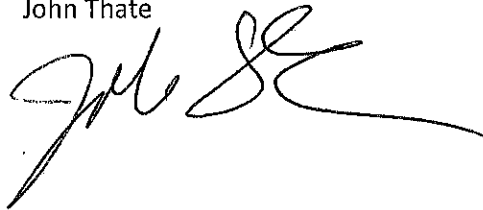
We live at 8 Moray Court near to Steve and Mary O'Carroll who live at 3 Moray Court. We understand that they are proposing to build an addition to the back of their house, and we do not object to a variance to permit this addition.

Regards,

Erin Thate

A handwritten signature in cursive script, appearing to read "E Thate".

John Thate

A handwritten signature in cursive script, appearing to read "John Thate".

Janet E Campbell
Gerald A Campbell
7 Moray Court
Baltimore, MD 21236-1034

July 1, 2023

Re: Addition to be built at 3 Moray Court

To whom it may concern,

We live at 7 Moray Court near to Steve and Mary O'Carroll who live at 3 Moray Court. We understand that they are proposing to build an addition to the back of their house, and we do not object to a variance to permit this addition.

Regards,


Janet Campbell


Gerald Campbell

Santo E Salemi
2 Moray Court
Baltimore, MD 21236-1034

July 1, 2023

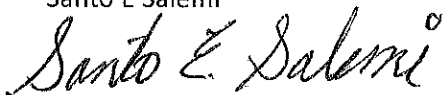
Re: Addition to be built at 3 Moray Court

To whom it may concern,

I live at 2 Moray Court across the street from Steve and Mary O'Carroll who live at 3 Moray Court. I understand that they are proposing to build an addition to the back of their house, and I do not object to a variance to permit this addition.

Regards,

Santo E Salemi

A handwritten signature in cursive script that reads "Santo E. Salemi". The signature is written in black ink and is positioned below the printed name "Santo E Salemi".

Robert Lewis Jr.
Trinity Lewis
1 Moray Court
Baltimore, MD 21236-1034

June 22, 2023

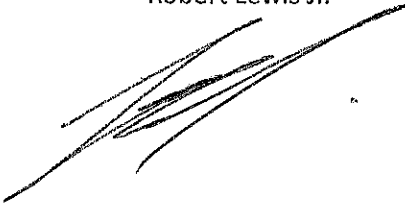
Re: Addition to be built at 3 Moray Court

To whom it may concern,

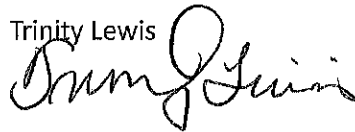
We live at 1 Moray Court next to Steve and Mary O'Carroll who live at 3 Moray Court. We understand that they are proposing to build an addition to the back of their house, and we do not object to a variance to permit this addition.

Regards,

Robert Lewis Jr.

A handwritten signature in black ink, consisting of several overlapping, sweeping strokes that form a stylized representation of the name Robert Lewis Jr.

Trinity Lewis

A handwritten signature in black ink, written in a cursive style that clearly shows the first letters of the first and last names, Trinity and Lewis.

Ian Del Rosario
Meaghan Simonton
5 Moray Court
Baltimore, MD 21236-1034

June 22, 2023

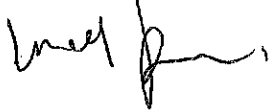
Re: Addition to be built at 3 Moray Court

To whom it may concern,

We live at 5 Moray Court next to Steve and Mary O'Carroll who live at 3 Moray Court. We understand that they are proposing to build an addition to the back of their house, and we do not object to a variance to permit this addition.

Regards,

Ian Del Rosario

A handwritten signature in black ink, appearing to read 'Ian Del Rosario', with a stylized flourish at the end.

Meaghan Simonton

A handwritten signature in black ink, appearing to read 'Meaghan Simonton', with a long, flowing horizontal line extending to the right.



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

July 13, 2023

NOTICE OF ASSIGNMENT

IN THE MATTER OF: Steven and Mary O'Carroll
3 Moray Court
23-087-A 10th Election District; 5th Council District

Re: Petition for Variance relief from BCZR §1B02.C.3.C.1 to permit a proposed dwelling addition with a rear yard setback of 17 ft. in lieu of the required 30 ft. rear yard setback.

5/23/23 Opinion and Order of the Administrative Law Judge wherein the Petition for Variance was DENIED.

ASSIGNED FOR: **SEPTEMBER 19, 2023, AT 10:00 A.M.**

The above scheduled hearing will be held remotely using WebEx for audio and video participation. **Call-in information and a link to the hearing will be posted on our web calendar at www.baltimorecountymd.gov/departments/appeals the night before.**

A complete set of **exhibits must be emailed** at least **48 hours before the hearing to appealsboard@baltimorecountymd.gov** in a format that complies with MDEC (Maryland Electronic Court) standards.

NOTICE:

- This appeal is an evidentiary hearing. Parties should consider the advisability of retaining an attorney.
- Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.
- No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).
- If you require special accommodations, please contact this office at least one week prior to hearing date.

Notice of Assignment
In the matter of: Steven and Mary O'Carroll
Case number: 23-087-A
July 13, 2023
Page 2

If you do not have access to a computer or smart device, please contact our office for the call-in information the day before the scheduled hearing.

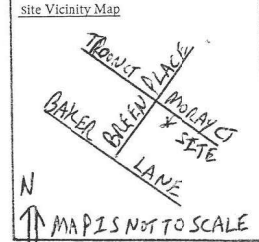
Krysundra Cannington
Legal Administrative Secretary

c.	Counsel for Petitioner/Appellant	: Adam M. Rosenblatt, Esquire
	Petitioner/Appellant	: Steven and Mary O'Carroll

Office of People's Counsel
Paul M. Mayhew, Managing Administrative Law Judge
Stephen Lafferty, Director/Department of Planning
C. Pete Gutwald, Director/PAI
James R. Benjamin, Jr., County Attorney/Office of Law

PLAT TO ACCOMPANY PETITION FOR ZONING (X) VARIANCE () SPECIAL HEARING
 PROPERTY ADDRESS 3 MORAY COURT OWNERS(S) NAME(S) STEVEN & MARY O'CARROLL
 SUBDIVISION NAME SILVERGATE VILLAGE NORTH
 LOT# 13 BLOCK# B SECTION# N/A
 PLAT BOOK# 35 FOLIO# 63 10 DIGIT TAX# 1600006086
 DEED REFERENCE# 22497/00048
 ZONING MAP# 063A3 ZONING DR 3.5
 ELECTION DISTRICT 11 COUNCIL DISTRICT 5
 LOT AREA ACREAGE .1653 LOT SQUARE FOOTAGE 7,200
 HISTORIC NO CBCA NO FLOOD PLAIN NO WATER IS PUBLIC SEWER IS PUBLIC
 PRIOR HEARING IS NO

CHARLES & ROSALIE CLARK
 4018 BAKER LANE
 LOT 16



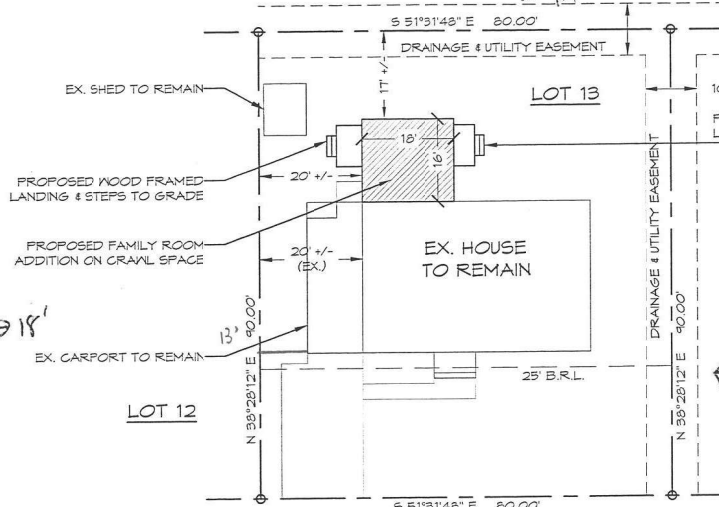
IAN DEL ROSARIO
 MAEGHAN SIMONTON

#5 MORAY CT

26.5' +/-
 TO ROAD

PROJECT ADDRESS:
 3 MORAY COURT
 NOTTINGHAM, MD. 21236
 BALTIMORE COUNTY, MD.

EXISTING SITE CONDITIONS
 PROVIDED BY:
 RUXTON DESIGN CORPORATION
 8422 BELLONA LANE, SUITE 300
 TOWSON, MD. 21204



MORAY COURT

Robert & Trinity Lewis

#1 MORAY CT
 LOT 14

26.7' +/-
 TO ROAD

SITE PLAN

SCALE: 1"=20'-0"

ADDITION TO
 THE O'CARROLL RESIDENCE

FILE O'CARROLL ADDITION

DATE NOTED JAN 2/2023	GBL CUSTOM HOME DESIGN, INC. PO BOX 100 PHONE 410-831-8302
--------------------------	---

Pet. Exh. 1

2023.0087A



LOT 13

3 MORAY COURT
Front of house

Pet 24





LOT 12
SMOKEY →
CT

Front of
houses

MORAY
CT
VIEW

3 Moray
Court
LOT 13

8/22/20

5 money
CT
from
back of
3 money CT.
Lot 13



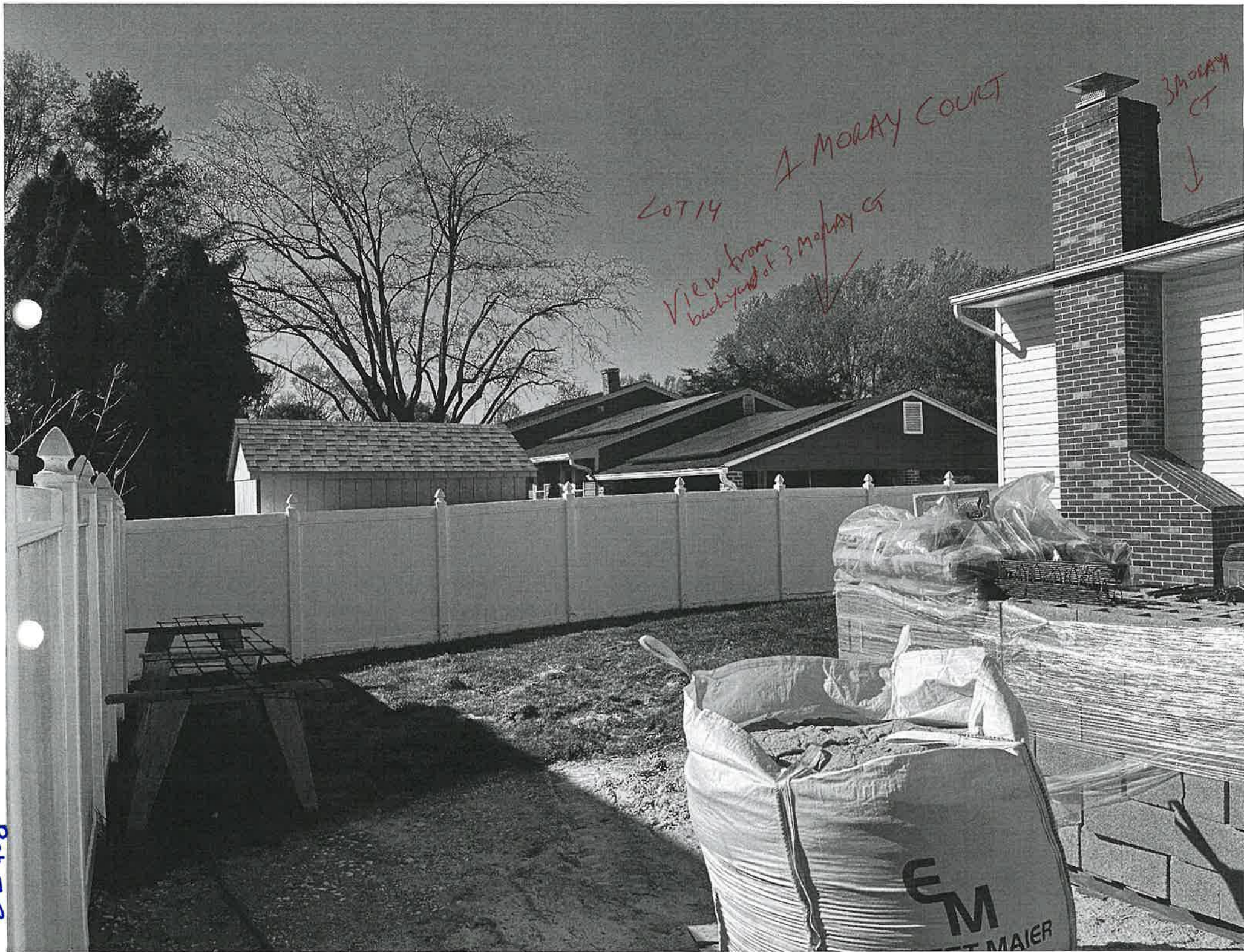
Pct 2D

LOT 13
3 MORAY CT
↓

LOT 12
5 MORAY CT
↓

3 MORAY COURT
BACK YARD

Ref 22



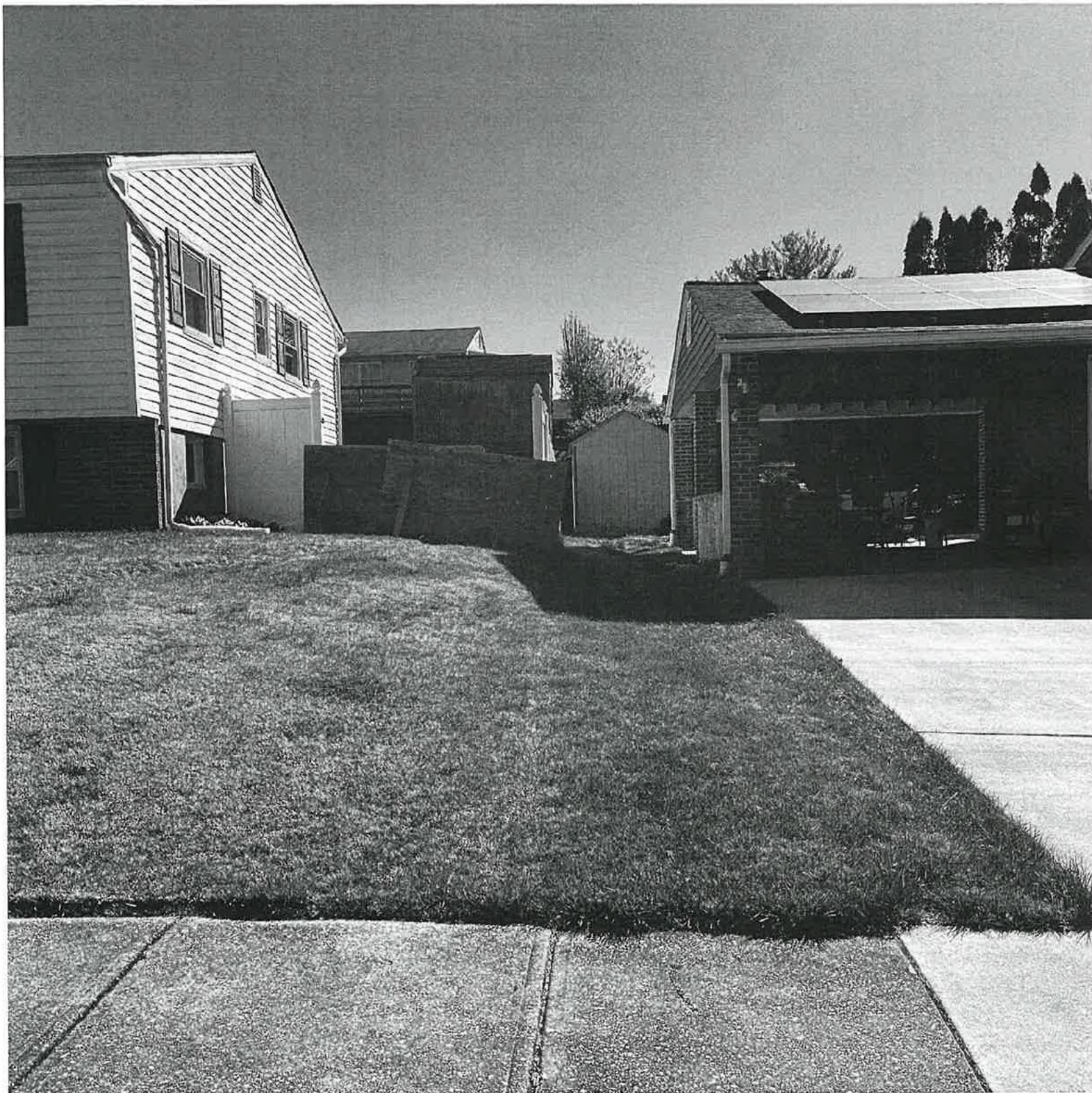
LOT 14 1 MORAY COURT
View from
backyard of 3 MORAY CT
3 MORAY CT
↓

7 MORAY
CT →

front
houses

MORAY
COURT
View
LOT 13

Feb 26

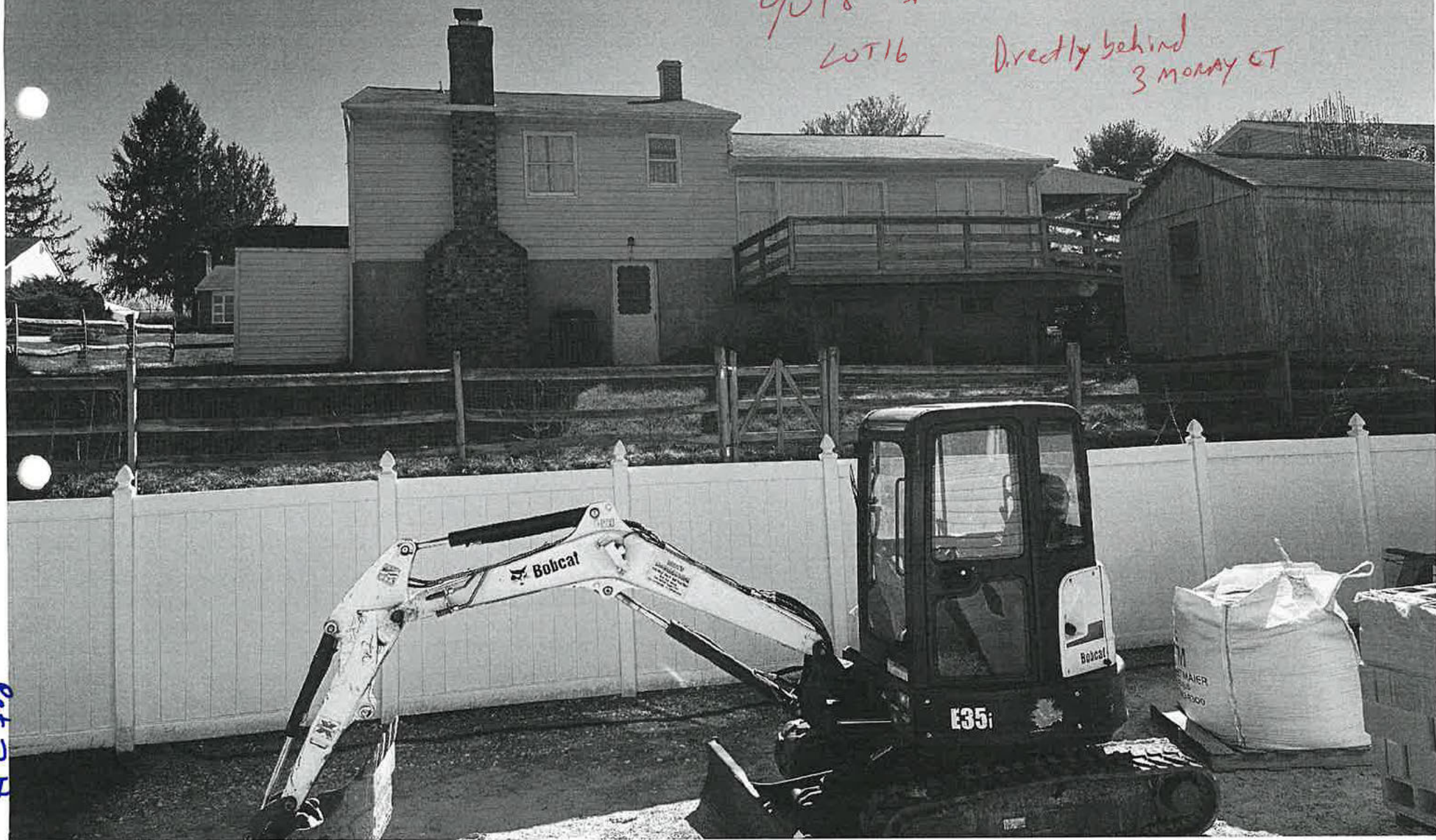


71
MORAY
CT.
LOT 14

4018 BAKER LANE

LOT 16

Directly behind
3 MORAY CT



pet 27

4018 BAKER LANE
Another 3 MONTH CT
backyard view
LOT 16

Proposed
burial
LOT 13



21



JOHN A. OLSZEWSKI, JR.
County Executive

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

June 22, 2023

Adam Rosenblatt, Esquire – amrosenblatt@venable.com
Venable, LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, MD 21204



RE: **APPEAL TO BOARD OF APPEALS**
Petition for Variance
Case No. 2023-0087-A
Property: 3 Moray Court

Dear Mr. Rosenblatt:

Please be advised that an appeal of the above-referenced case was filed in this Office on June 22, 2023. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

Sincerely,

A handwritten signature in black ink that reads "Paul M. Mayhew".

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Attachment

c: Steven P. and Mary L. O'Carroll – socarroll1@verizon.net
Board of Appeals
People's Counsel

APPEAL

Petition for Administrative Variance
Steven and Mary O'Carroll
Case No.: 2023-0087-AV
3 Moray Court
10th Election District, 5th Council District

Petition for Administrative Variance – 4/21/23

Zoning Description of Property – 1 sheet

Notice of Zoning Hearing (Webex) – N/A

Certification of Publication – (Daily Record) – N/A

Certification of Posting by Martin Ogle on April 29, 2023 and May 14, 2023

Entry of Appearance by People's Counsel – N/A

Attendance Report – N/A

Zoning Advisory Committee Comments: None

Petitioner's Exhibits: N/A

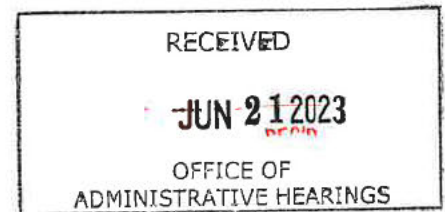
Miscellaneous: -SDAT, ZAC Agenda, pictures, plan,

Cover Letter and Administrative Law Judge Murphy's Opinion and Order – May 23, 2023 –
DENIED –

Notice of Appeal – Received on June 2, 2023 from Adam Rosenblatt/Steven and Mary O'Carroll
– Check number# 4589 in the amount of \$300.00

Cash Receipt No: 223606

Contents of File delivered to the Board of Appeals on June 22, 2023



**IN RE: PETITION
FOR VARIANCE**

(3 Moray Court)

**10th Election District
5th Council District**

**Steven and Mary O'Carroll
Owners/Petitioners**

* **BEFORE THE**
* **OFFICE OF**
* **ADMINISTRATIVE HEARINGS**
* **FOR BALTIMORE COUNTY**
*
* **Case No. 2023-0087-A**

* * * * *

NOTICE OF APPEAL

Owners/Petitioners, Steven and Mary O'Carroll, by undersigned counsel, feeling aggrieved by the May 23, 2023 Opinion and Order in the above-captioned matter, which is attached hereto and incorporated herein as Exhibit A, hereby note an appeal to the Baltimore County Board of Appeals. The review by the County Board of Appeals from the final decision of the Office of Administrative Hearings shall be a *de novo* hearing pursuant to the Baltimore County Zoning Regulations and Charter. Petitioners contact information is as follows:

1231 Lake Falls Road
410-627-6800
socarroll1@verizon.net

Filed concurrently with this Notice of Appeal is a check made payable to Baltimore County, Maryland to cover the costs of the appeal.

Respectfully submitted

Adam M. Rosenblatt
Venable LLP
210 W. Pennsylvania Ave., Suite 500
Towson, Maryland 21204
(410) 494-6200
amrosenblatt@venable.com
Attorney for Petitioner

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

No. 223606

PAID RECEIPT

Date: 6-21-23

BUSINESS ACTUAL TIME DGM
6/23/2023 6/22/2023 09:54:35 5

WALKIN LRB
RECEIPT 044275 6/22/2023 OFLN

528 ZONING VERIFICATION

Fund	Dept	Unit	Sub-Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
501	806	0000		6150				300.00

Rec'd Tot \$ 300.00

300.00 OK .00 CA

Baltimore County, Maryland

Total: 300.00

Rec

From: Adam Rosenblatt Esq. / Steven + Mary O'Carroll

For:

CAH - Appeal

Case No. 2023-0087-A

3 Moray Court

Hearing Date -

Check no. 4589

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

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

No. 223606

Date: 6-21-23

✓ recorded

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					300.00

Total: 300.00

Rec From: Adam Rosenthal, Esq. / Steven + Mary O'Carroll

For: OAH - Appeal
Case No. 2023-0087-A
3 Moray Court
Hearing Date - AV - Closing Date - 5-15-23
Check No. 4589

DISTRIBUTION

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

CASHIER'S
VALIDATION

		STEVEN P. O'CARROLL MARY L. O'CARROLL 3 MORAY COURT BALTIMORE, MD 21236		7-11-520	4589
Pay to the order of		BALTIMORE COUNTY, MD		JUNE 20, 2023	
Three hundred and				\$ 300.00	
				720 Dollars	
For: Appeal		[Signature]		MP	

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(3 Moray Court)		
10 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Steven & Mary O'Carroll	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0087-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Administrative Variance filed by the legal owners of the property, Steven and Mary O'Carroll ("Petitioners") for the property located at 3 Moray Court, Baltimore, Maryland (the "Property"). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations ("BCZR"), §1B02.C.3.C.1 to permit a proposed dwelling addition with a rear yard setback of 17 ft. in lieu of the required 30 ft. rear yard setback. The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A-I). There were no adverse Zoning Advisory Committee ("ZAC") comments contained in the case file from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on April 29, 2023 and May 14, 2023 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

BCZR, §307.1 states as follows:

The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations...only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance

request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship.... Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area...regulations, and only in such manner as to grant relief without injury to public health, safety, and general welfare...."

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

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

Cromwell v. Ward, 102 Md. App. 691, 651 A.2d 424 (1995). The general rule is that "the authority to grant a variance should be exercised sparingly and only under exceptional circumstances." *Mueller v. People's Counsel for Baltimore County*, 177 Md. App. 43, 71(2007). This is because "a variance is an authorization for that which is prohibited by a zoning ordinance." *Cromwell* at 699. And because "citizens [of a given county or municipality] are entitled to strict enforcement of the existing zoning regulations." *Salisbury Bd. Of Zoning Appeals v. Bounds*, 240 Md. 547, 555-56 (1965). Therefore, "[t]he burden is on the applicant to show facts to warrant a variance," and "the specific need for the variance must be substantial and urgent and not merely for the convenience of the applicant." *Mueller* at 70.

Cromwell, supra, requires a showing of 'uniqueness' in that the subject property must be unique and unusual in a manner different from the nature of the surrounding properties such that the uniqueness or peculiarity of the property causes the zoning provision to have a disproportionate impact on the property. *Id.* at 710. In the zoning context the "unique" aspect of a variance requirement does not refer to the extent of improvements upon the property, or upon neighboring property. *Id.* "Uniqueness" of a property for zoning purposes requires that the subject property have an inherent characteristic not shared by other properties in the area, i.e., its shape, topography,

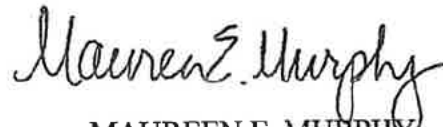
subsurface condition, environmental factors, historical significance, access or non-access to navigable waters, practical restrictions imposed by abutting properties (such as obstructions) or other similar restrictions. *Id.*

In this case, there has been no showing of 'uniqueness' as required by *Cromwell, supra*, and none can be inferred from the Site Plan or the My Neighborhood Map. The Property is square in shape, equal size without any topographic features similar to other properties in the neighborhood. Accordingly, because of the lack of uniqueness, the Petition must be denied. Petitioner highlights that the following properties constructed additions so as to suggest that those properties were granted Variance relief. In fact, none of those properties were granted Variance relief with the exception of 11 Moray Court which is irregularly shaped as compared to other properties in the neighborhood. If the properties at 4 Moray Ct., 8 Moray Ct., 13 Moray Ct. or 14 Moray Ct. constructed additions, those properties may have been permitted to do so by-right, or, the additions were illegally constructed. In regard to 4007 Baker Lane and 4023 Baker Lane, it appears that in 1972, the entire row of homes along Baker Lane was granted Variance relief to construct windows in the rear of the homes. Nonetheless, uniqueness has not been established for the Property here, and, as a result, the Petition for Variance must be denied for that reason.

Additionally, while the Petition requests a 17 ft. rear yard setback in lieu of 30 ft. the Site Plan shows a 5 ft. Drainage and Utility Easement which cannot have any improvements located therein. As such, in reality, the actual setback from the proposed addition would be 12 ft. which is less than one-half the required setback. While I sympathize with the Petitioner's circumstances, the size of the Property is limiting.

THEREFORE, IT IS ORDERED, this 23rd day of **May, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), §1B02.C.3.C.1: To permit a proposed dwelling addition with a rear yard setback of 17 ft. in lieu of the required 30 ft. rear yard setback, be and it is hereby, **DENIED.**

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

A handwritten signature in black ink that reads "Maureen E. Murphy". The signature is written in a cursive, flowing style.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw



JOHN A. OLSZEWSKI, JR.
County Executive

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

May 23, 2023

Steven P. and Mary L. O'Carroll – socarroll1@verizon.net
3 Moray Court
Baltimore, MD 21236

RE: Petition for Administrative Variance
Case No. 2023-0087-A
Property: 3 Moray Court

Dear Mr. and Mrs. O'Carroll:

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

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

Sincerely,

A handwritten signature in black ink that reads "Maureen E. Murphy". The signature is written in a cursive style.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

Donria Mignon

From: Steven Carroll <socarroll1@verizon.net>
Sent: Tuesday, May 23, 2023 11:14 AM
To: Administrative Hearings
Subject: Re: Case No; 2023-0087-A 3 Moray court

CAUTION: This message from socarroll1@verizon.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Thank you for clarifying.

Regards,

Steve

On Tuesday, May 23, 2023 at 11:08:17 AM EDT, Administrative Hearings <administrativehearings@baltimorecountymd.gov> wrote:

Good Morning Mr. Carroll,

Unfortunately, you're misreading the paragraph. Originally, you requested a 17 ft. setback even though it's a 12 ft. setback due to the Drainage and Utility Easement. The judge denied your request for the 17 ft. so a 12 ft., which is 5 ft. less, cannot be granted. Your property is limited.

Thank you.

From: Steven Carroll <socarroll1@verizon.net>
Sent: Tuesday, May 23, 2023 8:54 AM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Cc: Debra Wiley <dwiley@baltimorecountymd.gov>; County Council <countycouncil@baltimorecountymd.gov>; Henry Ayakwah <hayakwah@baltimorecountymd.gov>; PAI Zoning <paizoning@baltimorecountymd.gov>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>; Peter Max Zimmerman <pzimmerman@baltimorecountymd.gov>; Rebecca Wheatley <rwheatley@baltimorecountymd.gov>; Vishnubhai K Desai <vdesai@baltimorecountymd.gov>
Subject: Re: Case No; 2023-0087-A 3 Moray court

CAUTION: This message from socarroll1@verizon.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hello all,

If I'm reading the Opinion and Order correctly, the last paragraph on page 3 states that an allowable 12 ft. addition would be acceptable? Could I modify the the 16 ft. build out to 12 ft.? And if so, re apply the permit for said build out?

Thank you for your consideration and assistance in this matter.

Sincerely,

Steve and Mary O'Carroll

443-375-7040

On Tuesday, May 23, 2023 at 08:08:44 AM EDT, Administrative Hearings
<administrativehearings@baltimorecountymd.gov> wrote:

Good Morning,

Please find attached ALJ Murphy's Opinion and Order in reference to the above matter.

Have a great and safe day.

Baltimore County Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 103

Towson, Maryland 21204

410-887-3868



Get your COVID-19 vaccine today.

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Donna Mignon

From: Administrative Hearings
Sent: Tuesday, May 23, 2023 8:09 AM
To: 'socarroll1@verizon.net'
Cc: Debra Wiley; County Council (countycouncil@baltimorecountymd.gov); Henry Ayakwah; PAI; Peoples Counsel; Peter Max Zimmerman (pzimmerman@baltimorecountymd.gov); Rebecca Wheatley (rwheatley@baltimorecountymd.gov); Vishnubhai K Desai (vdesai@baltimorecountymd.gov)
Subject: Case No; 2023-0087-A 3 Moray court
Attachments: 2023-0087-AV.pdf

Good Morning,

Please find attached ALJ Murphy's Opinion and Order in reference to the above matter.

Have a great and safe day.

Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Debra Wiley

From: ad <mert1114@aol.com>
Sent: Monday, May 15, 2023 9:37 AM
To: Administrative Hearings
Subject: 2nd set of certificates
Attachments: Steve Carroll 3 Moray Ct 1 A.docx; Steve Carroll 3 Moray Ct 2 A.docx

CAUTION: This message from mert1114@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Good morning, have a good day, Martin Ogle.

CERTIFICATE OF POSTING

CASE NO. 2023-0087-A

PETITIONER/DEVELOPER

Steve & Mary

Carroll

DATE OF HEARING/CLOSING

May 15, 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

3 Moray Court

Sign 1



THE SIGN(S) POSTED ON April 29, 2023 May 14, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2023-0087-A

PETITIONER/DEVELOPER

Steve & Mary

Carroll

DATE OF HEARING/CLOSING

May 15, 2023

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

ATTENTION:

LADIES AND GENTLEMEN:

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THE PROPERTY LOCATED AT

3 Moray Court

Sign 2



THE SIGN(S) POSTED ON April 29, 2023 May 14, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

A handwritten signature in black ink, appearing to read 'Martin Ogle', written over a horizontal line.

CERTIFICATE OF POSTING

CASE NO. 2023-0087-A

PETITIONER/DEVELOPER

Steve & Mary

Carroll

DATE OF HEARING/CLOSING

May 15, 2023

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

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(MONTH, DAY, YEAR)

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MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411



CERTIFICATE OF POSTING

CASE NO. 2023-0087-A

PETITIONER/DEVELOPER

Steve & Mary

Carroll

DATE OF HEARING/CLOSING

May 15, 2023

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

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ATTENTION:

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THE PROPERTY LOCATED AT

3 Moray Court Sign 2

THE SIGN(S) POSTED ON April 29, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411



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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0087 -A Address 3 MORAY CT

Contact Person: Shaun Crawford Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/21/23 Posting Date: 4/30/23 Closing Date: 5/15/23

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 - 0087 -A Address 3 MORAY COURT

Petitioner's Name: STEVE & MARY CARROLL Telephone (Cell) 443-375-7090

Posting Date: 4/30/23 Closing Date: 5/15/23

Wording for Sign: To Permit _____

a proposed dwelling addition with a rear yard setback
of 17' in lieu of the required 30' rear yard setback

ZAC AGENDA

Case Number: 2023-0087-A **Reviewer:** Shaun Crawford

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Steven & Mary O'Carroll

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 10 **Council Dist:** 5

Property Address: 3 MORAY CT

Location: South side of Moray Court at a distance of 115 ft. east of Breen Place

Existing Zoning: DR 3.5

Area: 7,200 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed dwelling addition with a rear yard setback of 17 ft. in lieu of the required 30 ft. rear yard setback.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 05/15/2023

Miscellaneous Notes:

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 - 1600006086

Owner Information

Owner Name: OCARROLL STEVEN P
OCARROLL MARY L

Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: /22497/ 00048

Mailing Address: 3 MORAY CT
BALTIMORE MD 21236-1034

Location & Structure Information

Premises Address: 3 MORAY CT
BALTIMORE 21236-1034

Legal Description: 85 SE BREEN PLACE
SILVERGATE VILLAGE NORT

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0063 0020 0495 11050044.04 0000 B 13 2021 Plat Ref: 0035/ 0063

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1975	1,958 SF	470 SF	7,200 SF	04

Stories	Basement Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	SPLIT LEVEL ASBESTOS SHINGLE/3	2 full/ 1 half	1	Carport	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2022	07/01/2023
Land:	98,200	98,200		
Improvements	174,100	219,200		
Total:	272,300	317,400	302,367	317,400
Preferential Land:	0	0		

Transfer Information

Seller: SMITH THOMAS H	Date: 09/06/2005	Price: \$335,000
Type: ARMS LENGTH IMPROVED	Deed1: /22497/ 00048	Deed2:
Seller: FRANCE JAMES T	Date: 09/30/1996	Price: \$145,000
Type: ARMS LENGTH IMPROVED	Deed1: /11822/ 00671	Deed2:
Seller: KOCH RAYMOND J, JR	Date: 06/26/1987	Price: \$119,000
Type: ARMS LENGTH IMPROVED	Deed1: /07587/ 00726	Deed2:

Exemption Information

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

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 01/27/2009

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0087-A

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(3 Moray Court) *
10th Election District * OFFICE OF ADMINISTRATIVE
5th Council District * HEARINGS FOR
Steven & Mary O'Carroll * BALTIMORE COUNTY
*
Petitioners * CASE NO. 2023-0087-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Administrative Variance filed by the legal owners of the property, Steven and Mary O'Carroll ("Petitioners") for the property located at 3 Moray Court, Baltimore, Maryland (the "Property"). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations ("BCZR"), §1B02.C.3.C.1 to permit a proposed dwelling addition with a rear yard setback of 17 ft. in lieu of the required 30 ft. rear yard setback. The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A-I). There were no adverse Zoning Advisory Committee ("ZAC") comments contained in the case file from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on April 29, 2023 and May 14, 2023 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

BCZR, §307.1 states as follows:

The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations...only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance

ORDER RECEIVED FOR FILING

Date 5/23/23
By Dmugan

request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship.... Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area...regulations, and only in such manner as to grant relief without injury to public health, safety, and general welfare...."

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

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

Cromwell v. Ward, 102 Md. App. 691, 651 A.2d 424 (1995). The general rule is that "the authority to grant a variance should be exercised sparingly and only under exceptional circumstances." *Mueller v. People's Counsel for Baltimore County*, 177 Md. App. 43, 71(2007). This is because "a variance is an authorization for that which is prohibited by a zoning ordinance." *Cromwell* at 699. And because "citizens [of a given county or municipality] are entitled to strict enforcement of the existing zoning regulations." *Salisbury Bd. Of Zoning Appeals v. Bounds*, 240 Md. 547, 555-56 (1965). Therefore, "[t]he burden is on the applicant to show facts to warrant a variance," and "the specific need for the variance must be substantial and urgent and not merely for the convenience of the applicant." *Mueller* at 70.

Cromwell, supra, requires a showing of 'uniqueness' in that the subject property must be unique and unusual in a manner different from the nature of the surrounding properties such that the uniqueness or peculiarity of the property causes the zoning provision to have a disproportionate impact on the property. *Id.* at 710. In the zoning context the "unique" aspect of a variance requirement does not refer to the extent of improvements upon the property, or upon neighboring property. *Id.* "Uniqueness" of a property for zoning purposes requires that the subject property have an inherent characteristic not shared by other properties in the area, i.e., its shape, topography,

ORDER RECEIVED FOR FILING

Date 5/23/23
By D. Wignar

subsurface condition, environmental factors, historical significance, access or non-access to navigable waters, practical restrictions imposed by abutting properties (such as obstructions) or other similar restrictions. *Id.*

In this case, there has been no showing of 'uniqueness' as required by *Cromwell, supra*, and none can be inferred from the Site Plan or the My Neighborhood Map. The Property is square in shape, equal size without any topographic features similar to other properties in the neighborhood. Accordingly, because of the lack of uniqueness, the Petition must be denied. Petitioner highlights that the following properties constructed additions so as to suggest that those properties were granted Variance relief. In fact, none of those properties were granted Variance relief with the exception of 11 Moray Court which is irregularly shaped as compared to other properties in the neighborhood. If the properties at 4 Moray Ct., 8 Moray Ct., 13 Moray Ct. or 14 Moray Ct. constructed additions, those properties may have been permitted to do so by-right, or, the additions were illegally constructed. In regard to 4007 Baker Lane and 4023 Baker Lane, it appears that in 1972, the entire row of homes along Baker Lane was granted Variance relief to construct windows in the rear of the homes. Nonetheless, uniqueness has not been established for the Property here, and, as a result, the Petition for Variance must be denied for that reason.

Additionally, while the Petition requests a 17 ft. rear yard setback in lieu of 30 ft. the Site Plan shows a 5 ft. Drainage and Utility Easement which cannot have any improvements located therein. As such, in reality, the actual setback from the proposed addition would be 12 ft. which is less than one-half the required setback. While I sympathize with the Petitioner's circumstances, the size of the Property is limiting.

ORDER RECEIVED FOR FILING

Date

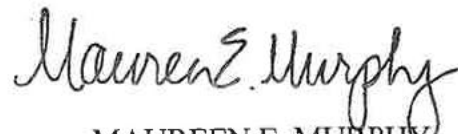
5/23/23

By

D. M. Mughan

THEREFORE, IT IS ORDERED, this 23rd day of **May, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), §1B02.C.3.C.1: To permit a proposed dwelling addition with a rear yard setback of 17 ft. in lieu of the required 30 ft. rear yard setback, be and it is hereby, **DENIED.**

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



MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

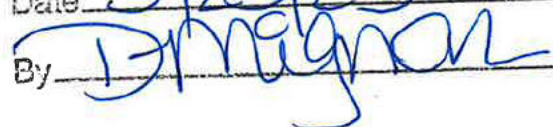
MEM:dlw

ORDER RECEIVED FOR FILING

Date

5/23/23

By





JOHN A. OLSZEWSKI, JR.
County Executive

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

May 23, 2023

Steven P. and Mary L. O'Carroll – socarroll1@verizon.net
3 Moray Court
Baltimore, MD 21236

RE: Petition for Administrative Variance
Case No. 2023-0087-A
Property: 3 Moray Court

Dear Mr. and Mrs. O'Carroll:

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

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

Sincerely,

A handwritten signature in black ink that reads "Maureen E. Murphy". The signature is written in a cursive style.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure



May 16, 2023

Steven O'Carroll
Mary O'Carroll
3 Moray Court
Baltimore, MD 21236

RE: Case Number: 2023-0087-A, 3 Moray Court

To Whom It May Concern:

The above referenced petition was accepted for processing ONLY by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 21, 2023. This letter is not an approval, but only a NOTIFICATION.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. There have not been any comments submitted from these agencies. If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink that reads "Jeffrey Perlow". The signature is written in a cursive, flowing style.

Jeff Perlow
Supervisor
Department of Zoning

K1

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: April 24, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0087-A
Address: 3 MORAY CT
Legal Owner: Steven and Mary O'Carroll

Zoning Advisory Committee Meeting of May 1, 2023.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Additional Comments:

Reviewer: Earl D. Wrenn



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: April 24, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0087-A
Address: 3 MORAY CT
Legal Owner: Steven and Mary O'Carroll

Zoning Advisory Committee Meeting of May 1, 2023.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Additional Comments:

Reviewer: Earl D. Wrenn



**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 3 Moray Court, Baltimore, Maryland 21236 Currently Zoned Residential DR 3.5
Deed Reference 22497 / 00048 10 Digit Tax Account # 1 6 0 0 0 0 6 0 8 6
Owner(s) Printed Name(s) STEVEN P O'CARROLL AND MARY L O'CARROLL

(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)

BCZR 1B02.C.3.C.1: To permit a proposed dwelling addition with a rear yard setback of 17' in lieu of the required 30' rear yard setback

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):

STEVEN P O'CARROLL		MARY L O'CARROLL	
Name #1 – Type or Print	<u>Steven P O'Carroll</u>	Name #2 – Type or Print	<u>Mary L O'Carroll</u>
Signature #1	<u>[Signature]</u>	Signature #2	<u>[Signature]</u>
3 MORAY COURT	BALTIMORE	MARYLAND	
Mailing Address	443-375-7040 AND 410-529-6826	City	State
21236-1034,	socarroll1@verizon.net		
Zip Code	Telephone #'s (Cell and Home)	Email Address	

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

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Representative to be Contacted:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ 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 2023-0087-2 Filing Date 4/21/23 Estimated Posting Date 4/30/23 Reviewer SK

Revised 8/2022

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: 3 MORAY COURT BALTIMORE MARYLAND 21236
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)**

85 year old handicapped mother is living with us and requires room for her handicapped equipment. She doesn't handle steps well at all, so we need to increase the 1st floor square footage to accommodate. Also, we have three grandchildren that frequently visit which becomes burdensome to live because of the lack of space. Additionally, our dog has lost most of her sight and needs more open space to move around with us. Lastly, we have several homes in our neighborhood that have built out additions to their property. Some of them have two story additions. The following homes have built out additions: 4 Moray Court, 8 Moray Court, 11 Moray Court, 13 Moray Court, 14 Moray Court, 4007 Baker Lane, and 4023 Baker Lane. I'm sure you will be able to confirm this from the county records and/or Google earth search. This burden effects our quality of life and the disadvantage in property value vs. other neighborhood homes. In conclusion, we are simply asking for a variance to better our quality of life and bring our property value up with the other neighborhood homes.

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

Steven P. O'Carroll
Signature of Owner (Affiant)

STEVEN P O'CARROLL

Name - Print or Type

Mary L. O'Carroll
Signature of Owner (Affiant)

MARY L O'CARROLL

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 13th day of April, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Steven P. O'Carroll and Mary L. O'Carroll

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

AS WITNESS my hand and Notaries Seal

Regina L. Morgan
Notary Public

2-10-2025

My Commission Expires





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 3 Moray Court, Baltimore, Maryland 21236 Currently Zoned Residential DR 3.5
Deed Reference 22497 / 00048 10 Digit Tax Account # 1 6 0 0 0 0 6 0 8 6
Owner(s) Printed Name(s) STEVEN P O'CARROLL AND MARY L O'CARROLL

(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)

BCZR 1B02.C.3.C.1: To permit a proposed dwelling addition with a rear yard setback of 17' in lieu of the required 30' rear yard setback

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):

STEVEN P O'CARROLL		MARY L O'CARROLL	
Name #1 – Type or Print		Name #2 – Type or Print	
Signature #1		Signature #2	
3 MORAY COURT	BALTIMORE	MARYLAND	
Mailing Address	City	State	
21236-1034,	443-375-7040 AND 410-529-6826	socarroll1@verizon.net	
Zip Code	Telephone #'s (Cell and Home)	Email Address	

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

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Representative to be Contacted:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ 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 2023-00874 Filing Date 4/21/23 Estimated Posting Date 4/30/23 Reviewer SE

Revised 8/2022

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: 3 MORAY COURT BALTIMORE MARYLAND 21236
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)**
85 year old handicapped mother is living with us and requires room for her handicapped equipment. She doesn't handle steps well at all, so we need to increase the 1st floor square footage to accommodate. Also, we have three grandchildren that frequently visit which becomes burdensome to live because of the lack of space. Additionally, our dog has lost most of her sight and needs more open space to move around with us. Lastly, we have several homes in our neighborhood that have built out additions to their property. Some of them have two story additions. The following homes have built out additions: 4 Moray Court, 8 Moray Court, 11 Moray Court, 13 Moray Court, 14 Moray Court, 4007 Baker Lane, and 4023 Baker Lane. I'm sure you will be able to confirm this from the county records and/or Google earth search. This burden effects our quality of life and the disadvantage in property value vs. other neighborhood homes. In conclusion, we are simply asking for a variance to better our quality of life and bring our property value up with the other neighborhood homes.

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

Steven P. O'Carroll
Signature of Owner (Affiant)

STEVEN P O'CARROLL

Name - Print or Type

Mary L. O'Carroll
Signature of Owner (Affiant)

MARY L O'CARROLL

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 13th day of April, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Steven P. O'Carroll and Mary L. O'Carroll

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

AS WITNESS my hand and Notaries Seal

Regina L. Morgan
Notary Public

2-10-2025

My Commission Expires



THE ZONING PETITION PROPERTY DESCRIPTION
3 MORAY COURT BALTIMORE, MD 21236

PART A

Beginning at a point on the south side of Moray Court which has 50 feet right-of-away width wide at the distance of 115 feet east of the centerline of the nearest improved intersecting street, Breen Place, which also has 50 feet of right-of-way width wide.

PART B

Being Lot # 13, Block B, Section# 0000 in subdivision of SILVERGATE VILLAGE NORTH as recorded in Baltimore County Plat Book# 0035, Folio# 0063, containing 7,200SF in lot. Also known as 3 Moray Court and located in the 11th Election District and 5th Councilmanic District.

In addition, I have provided maps from the Baltimore County – My Neighborhood site.

2023.0087.A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0087 -A Address 3 MORAY CT

Contact Person: Shaun Crawford Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/21/23 Posting Date: 4/30/23 Closing Date: 5/15/23

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 - 0087 -A Address 3 MORAY COURT

Petitioner's Name: STEVE & Mary Carroll Telephone (Cell) 443-375-7090

Posting Date: 4/30/23 Closing Date: 5/15/23

Wording for Sign: To Permit _____

a proposed dwelling addition with a rear yard setback
of 17' in lieu of the required 30' rear yard setback

7-11-820 4577


STEVEN P. O'CARROLL
MARY L. O'CARROLL
 3 MORAY COURT
 BALTIMORE, MD 21236

April 13, 2023

Pay to the order of Baltimore County \$ 75.00
Security fees and
 [Redacted]
 For Maryland zoning petition St P O'Carroll
 [Redacted]

100 Dollars

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

No. **220041**

Date: 4/21/23

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0006		6150				\$75

Total: \$75

Rec From: Steven & Mary O'Carroll

For: Maryland # 2023-0087-A

3 Moray Ct

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

[Signature]

CERTIFICATE OF POSTING

CASE NO. 2023-0087-A

PETITIONER/DEVELOPER

Steve & Mary

Carroll

DATE OF HEARING/CLOSING

May 15, 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

3 Moray Court

Sign 1



THE SIGN(S) POSTED ON April 29, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

Handwritten signature of Martin Ogle in black ink.

CERTIFICATE OF POSTING

CASE NO. 2023-0087-A

PETITIONER/DEVELOPER

Steve & Mary

Carroll

DATE OF HEARING/CLOSING

May 15, 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

3 Moray Court

Sign 2



THE SIGN(S) POSTED ON April 29, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

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 - 1600006086

Owner Information

Owner Name: OCARROLL STEVEN P Use: RESIDENTIAL
OCARROLL MARY L Principal Residence: YES
Mailing Address: 3 MORAY CT Deed Reference: /22497/ 00048
BALTIMORE MD 21236-1034

Location & Structure Information

Premises Address: 3 MORAY CT Legal Description: 85 SE BREEN PLACE
BALTIMORE 21236-1034 SILVERGATE VILLAGE NORT

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0063 0020 0495 11050044.04 0000 B 13 2021 Plat Ref: 0035/ 0063

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1975	1,958 SF	470 SF	7,200 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	SPLIT LEVEL <td>ASBESTOS SHINGLE/3</td> <td>2 full/ 1 half</td> <td>1 Carport</td> <td></td> <td></td>	ASBESTOS SHINGLE/3	2 full/ 1 half	1 Carport		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2022	07/01/2023
Land:	98,200	98,200		
Improvements	174,100	219,200		
Total:	272,300	317,400	302,367	317,400
Preferential Land:	0	0		

Transfer Information

Seller: SMITH THOMAS H	Date: 09/06/2005	Price: \$335,000
Type: ARMS LENGTH IMPROVED	Deed1: /22497/ 00048	Deed2:
Seller: FRANCE JAMES T	Date: 09/30/1996	Price: \$145,000
Type: ARMS LENGTH IMPROVED	Deed1: /11822/ 00671	Deed2:
Seller: KOCH RAYMOND J, JR	Date: 06/26/1987	Price: \$119,000
Type: ARMS LENGTH IMPROVED	Deed1: /07587/ 00726	Deed2:

Exemption Information

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

Special Tax Recapture: None

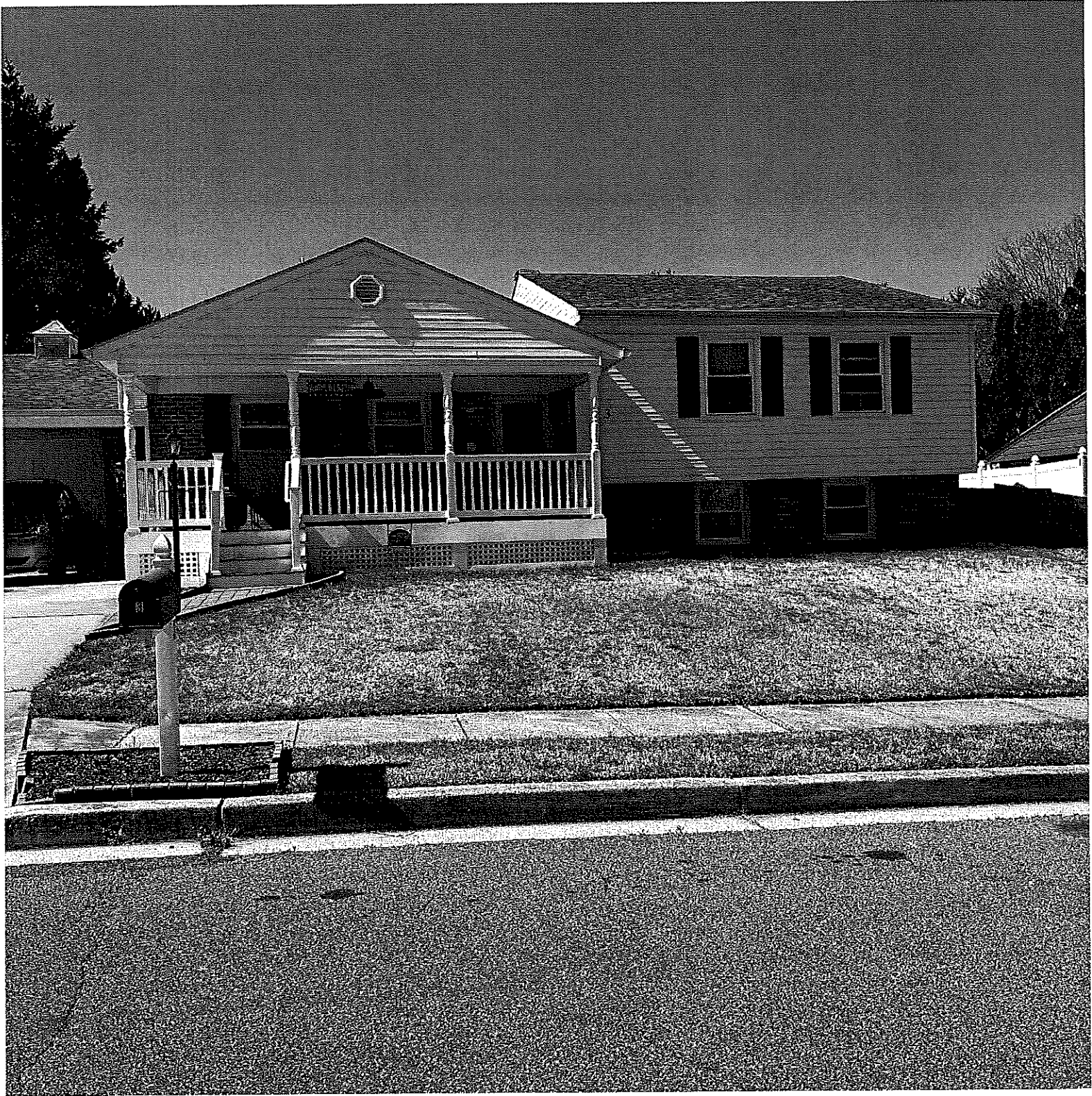
Homestead Application Information

Homestead Application Status: Approved 01/27/2009

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0087-A



LOT 13 3 MURRAY COURT
Front of house



LOT 12
MORAY →
CT

Front of
houses

MORAY
CT
VIEW



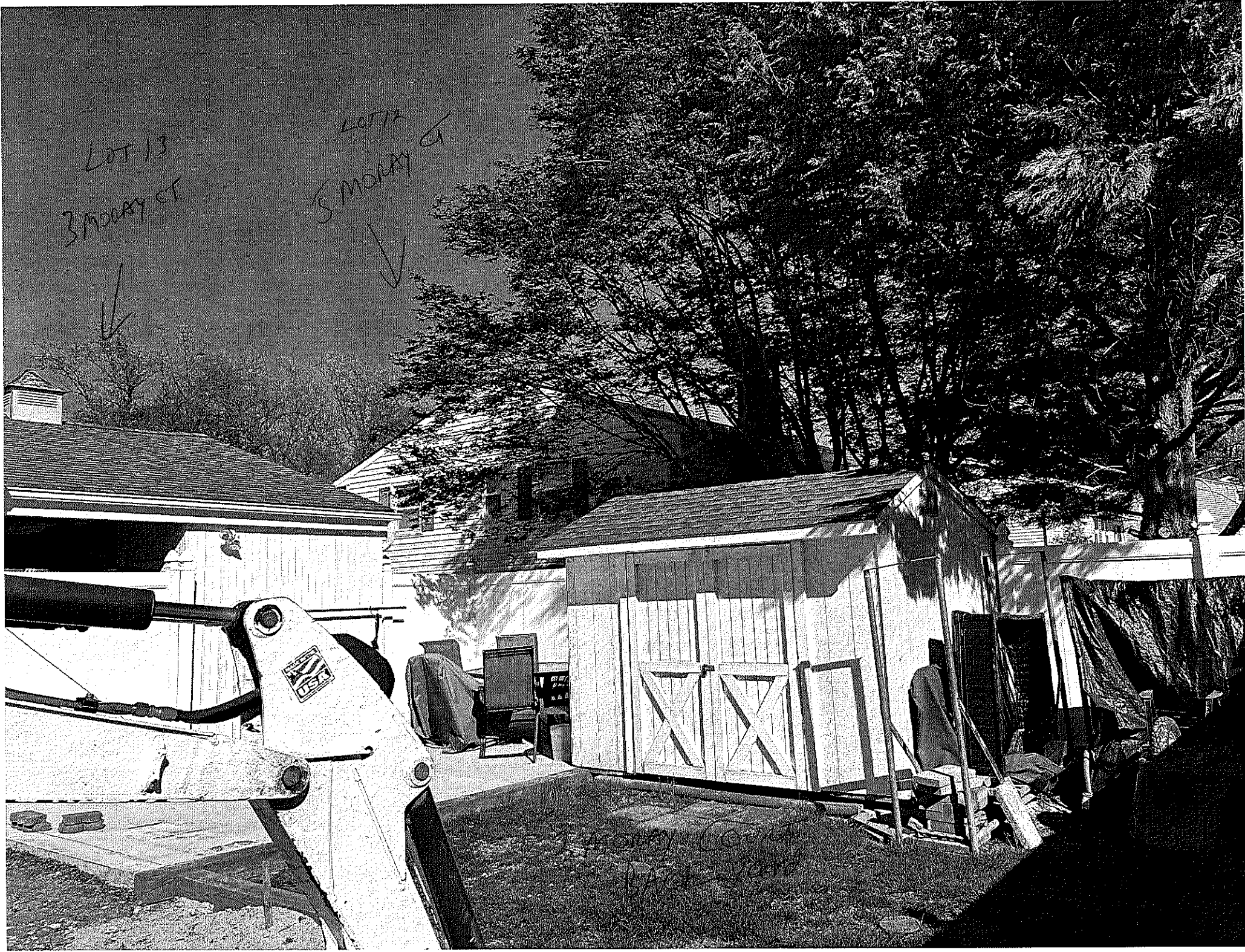
← } Moray
Court
LOT 13

5 MERRY
CT
from
back of
3 MERRY CT.
Lot 13



LOT 13
3 MOURAY CT
↓

LOT 12
5 MOURAY CT
↓

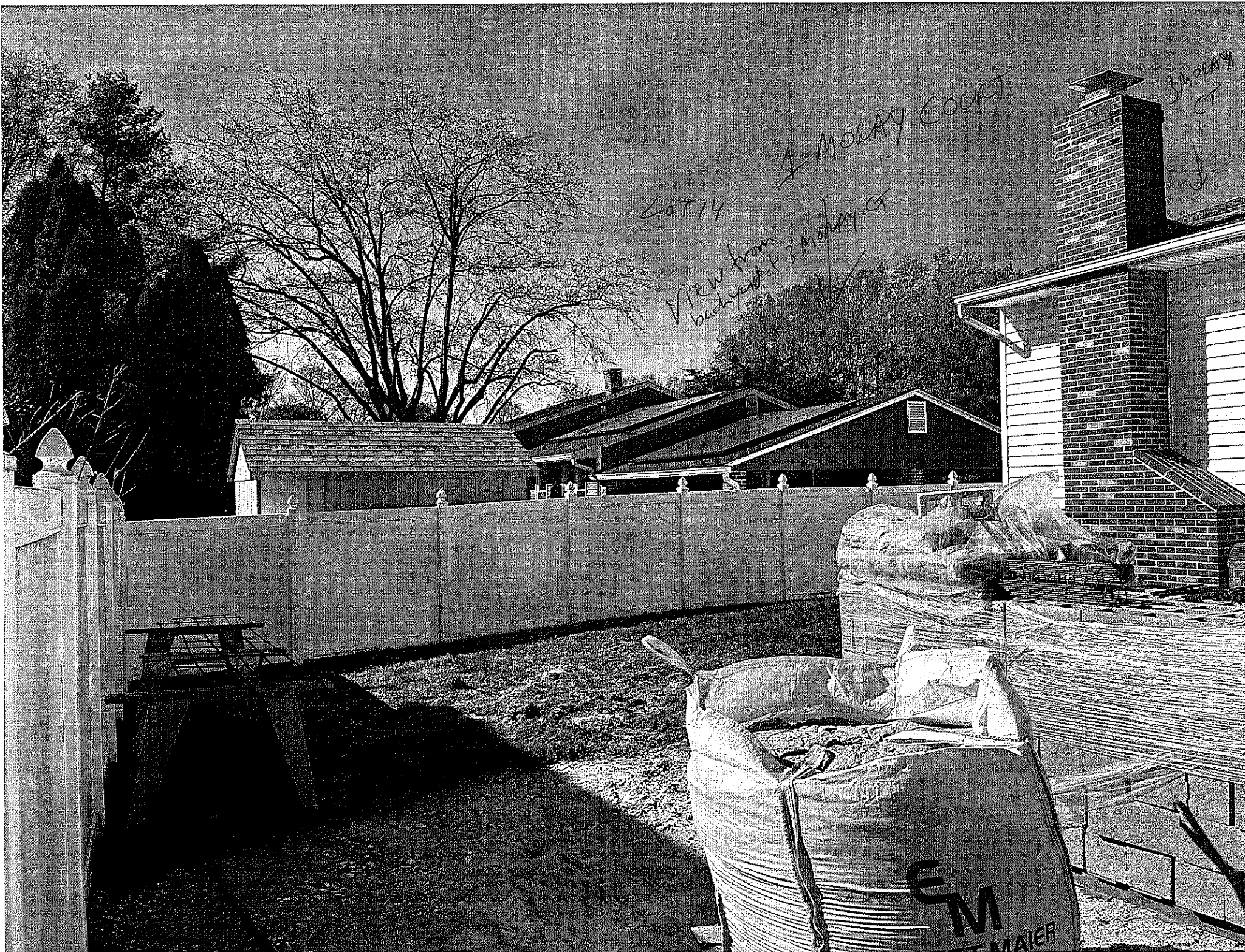


LOT 14

1 MORAY COURT

View from
backyard of 3 Moray Ct

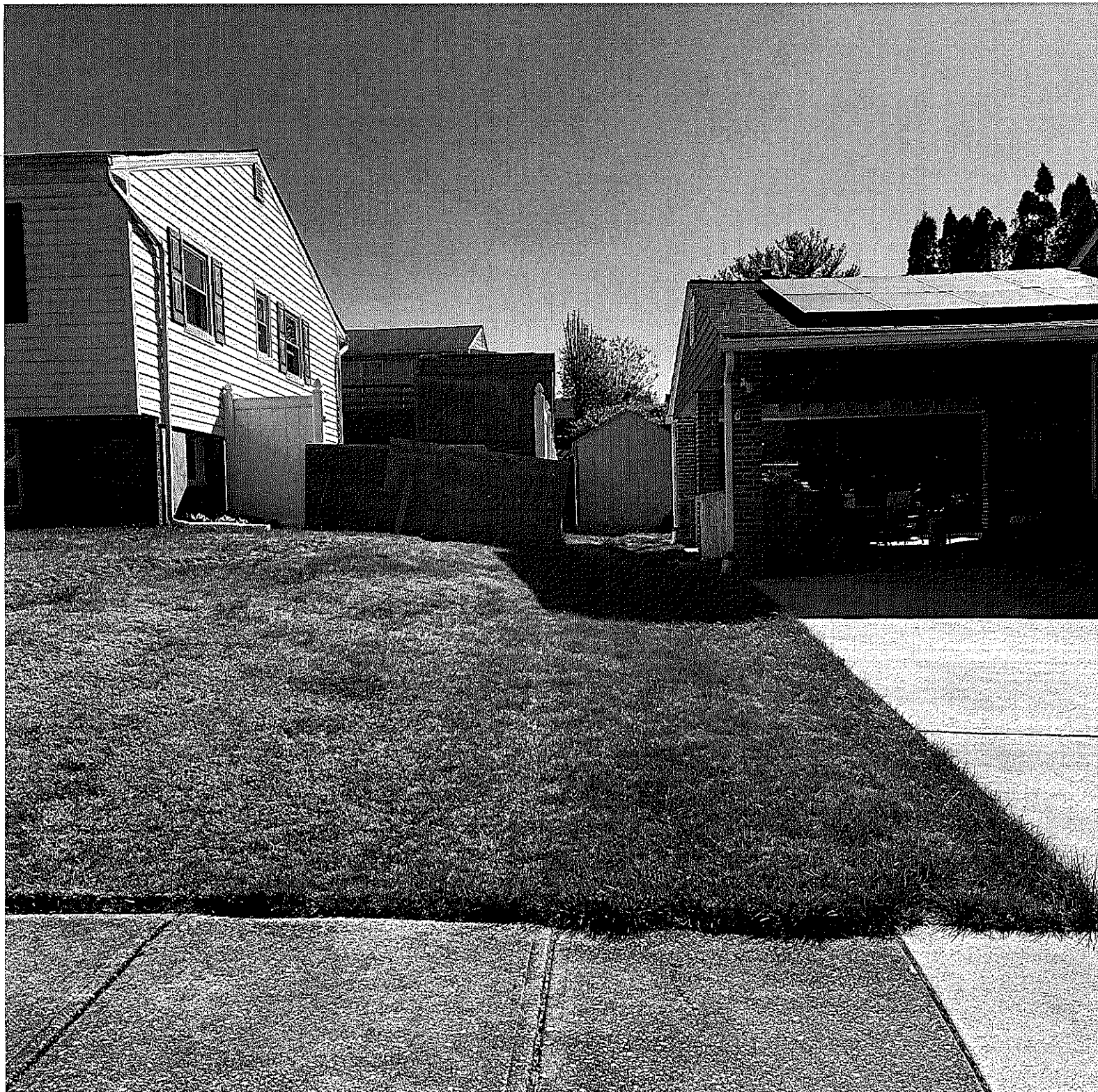
3 MORAY
CT
↓



3 MORAY
CT →

Front of
houses

MORAY
COURT
View
LOT 13



← 1
MORAY
CT.
LOT 14

4018 BAKER LANE

LOT 16

Directly behind
3 MORAY CT



4018 Baker Lane
Another 3MORAY CT
backyard view
LOT 16

Proposed bulboot
LOT 13





Lot # 29
1600006068

Lot # 30
1600006069

Lot # 31
1600006070

Lot # 23
1600006062

Lot # 22
1600006061

Lot # 21
1600006060

Pt. Bk./Folio # 035063

NE 11-G

063A3

DR 3.5

Lot # 9
1600006048

Lot # 8
1600006047

Lot # 7
1600006046

Lot # 6
1600006045
1972-0294-A

Lot # 5
1600006044

Lot # 4
1600006043

Lot # 3
1600006042

Lot # 2
1600006041

1990-0496-A

1600006072

Lot # 31
1108004530
Pt. Bk./Folio # 027067

Lot # 30
1115040020
Pt. Bk. 0000027, Folio 0067

DUNDAN RD DR 3.5

PAI # 110092

DR 1 NC

Pt. Bk. 0000035, Folio 0063

1600006095

Lot # 1
1600006074
1990-0100-A

Lot # 2
1600006075

Lot # 3
1600006076

Lot # 4
1600006077

Lot # 5
1600006078

PAI # 110274

Lot # 12
1600006085

Lot # 16
1600006089

Lot # 17
1600006090

Lot # 18
1600006091

Lot # 11
1600006084

Pt. Bk. 0000036, Folio 0037
1600009361

Lot # 10

Lot # 19
1600009362
Pt. Bk./Folio # 035037

Lot # 20
1600009363

Lot # 21
1600009364

2000-01430

1102019023

1102057850

2023-08-23

DR 5.5

CHARLES ROSALIE CLARK
4018 BAKER
LANE

site Vicinity Map

THOMAS PLACE
BAKER BAKEN MOLAY CT
LANE * SITE

N
↑ MAP IS NOT TO SCALE

#5 MORAY CT

↓
26.5' +/-
TO ROAD

[illegible]

Robert & Trinity Lewis

#1 MORAY CT

LOT 14

↓
26.7' +/-
TO ROAD

MORAY COURT

SITE PLAN

SCALE: 1"=20'-0"

ADDITION TO
THE O'CARROLL RESIDENCE

FILE: O'CARROLL, ADDITION

PAGE 2/2023

**GBL CUSTOM HOME
DESIGN INC.**
PO BOX 237 FORTSMITH, MO 21048
TEL: 417-336-2111 FAX: 417-336-2112

2023.0087.10

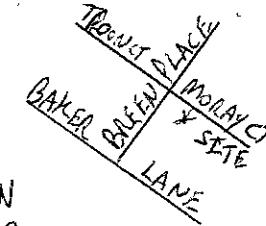
PLAT TO ACCOMPANY PETITION FOR ZONING (X) VARIANCE () SPECIAL HEARING
 PROPERTY ADDRESS 3 MORAY COURT OWNERS(S) NAME(S) STEVEN & MARY O'CARROLL
 SUBDIVISION NAME SILVERGATE VILLAGE NORTH
 LOT# 13 BLOCK# B SECTION# N/A
 PLAT BOOK# 35 FOLIO# 63 10 DIGIT TAX# 1600006086
 DEED REFERENCE# 22497/00048
 ZONING MAP# 063A3 ZONING DR 3.5
 ELECTION DISTRICT 11 COUNCIL DISTRICT 5
 LOT AREA ACREAGE .1653 LOT SQUARE FOOTAGE 7,200
 HISTORIC NO CBCA NO FLOOD PLAIN NO WATER IS PUBLIC SEWER IS PUBLIC
 PRIOR HEARING IS NO

CHARLES & ROSALIE CLARK

4018 BAKER LANE

LOT 16

Site Vicinity Map



N
MAP IS NOT TO SCALE

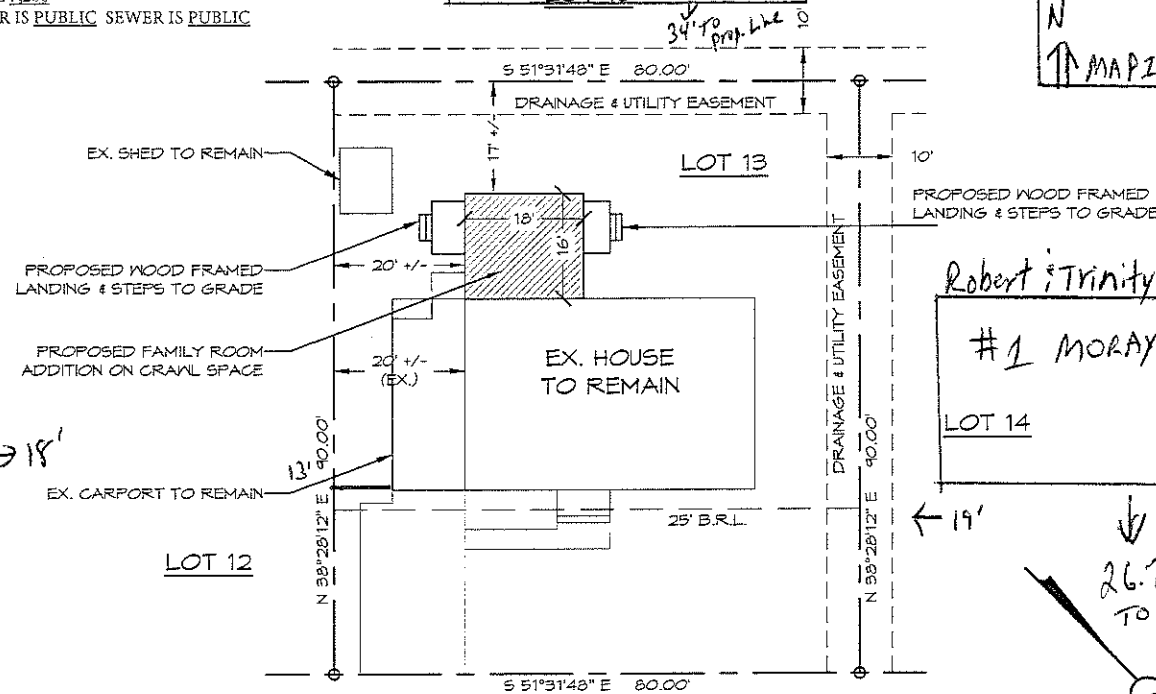
IAN DEL ROSARIO
MAEGHAN SIMONTON

#5 MORAY CT

26.5' +/-
TO ROAD

PROJECT ADDRESS:
3 MORAY COURT
NOTTINGHAM, MD. 21236
BALTIMORE COUNTY, MD.

EXISTING SITE CONDITIONS
 PROVIDED BY:
 RUXTON DESIGN CORPORATION
 8422 BELLONA LANE, SUITE 300
 TOWSON, MD. 21204



MORAY COURT

SITE PLAN

SCALE: 1"=20'-0"

Robert & Trinity Lewis

#1 MORAY CT

LOT 14

26.7' +/-
TO ROAD

ADDITION TO
THE O'CARROLL RESIDENCE

FILE: O'CARROLL ADDITION

SCALE NOTED
DATE: 2/2/2023

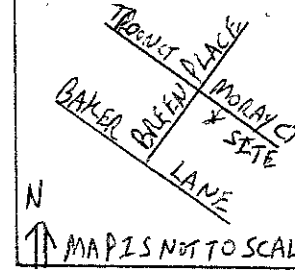
GRL CUSTOM HOME
DESIGN INC.
PO BOX 100000
PH: 410-351-1000

2023-0087-A

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 HISTORIC NO CBCA NO FLOOD PLAIN NO WATER IS PUBLIC SEWER IS PUBLIC
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CHARLES & ROSALIE CLARK
 4018 BAKER LANE
 LOT 16

Site Vicinity Map



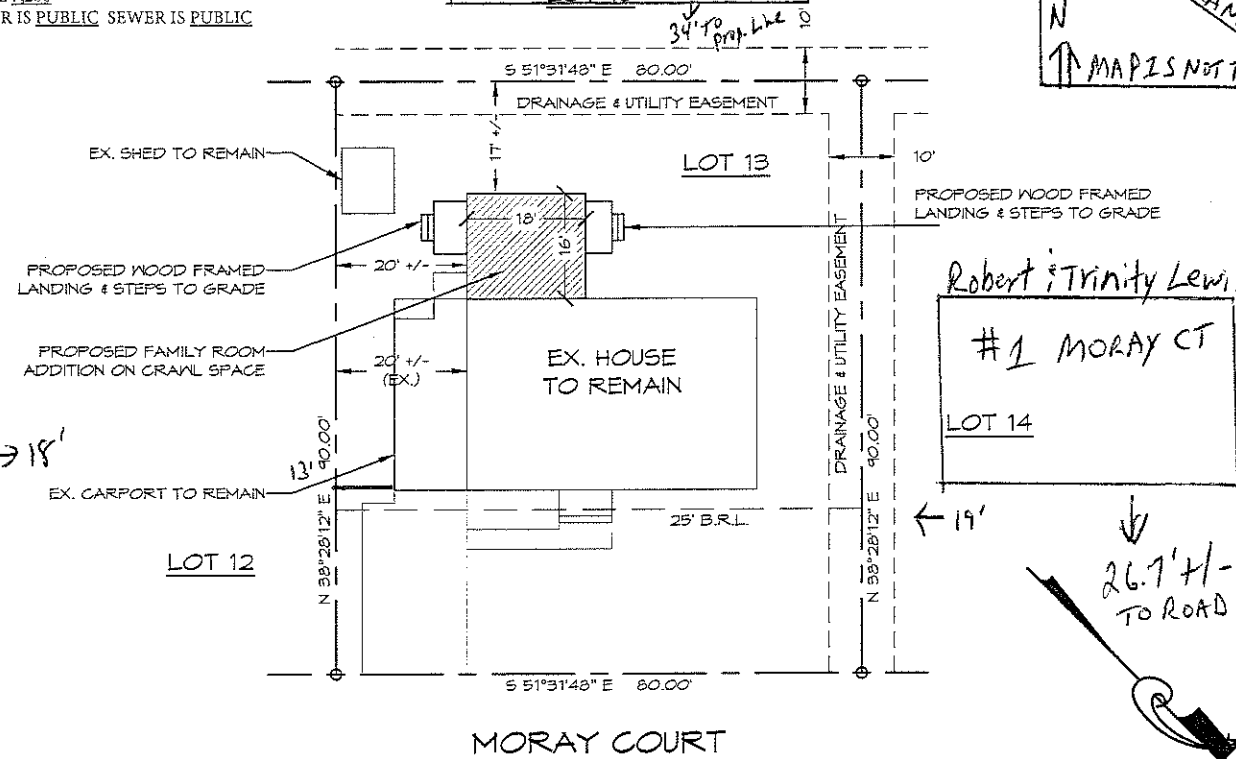
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 MAEGHAN SIMONTON

#5 MORAY CT

26.5' +/-
 TO ROAD

PROJECT ADDRESS:
 3 MORAY COURT
 NOTTINGHAM, MD. 21236
 BALTIMORE COUNTY, MD.

EXISTING SITE CONDITIONS
 PROVIDED BY:
 RUXTON DESIGN CORPORATION
 8422 BELLONA LANE, SUITE 300
 TOWSON, MD. 21204



SITE PLAN

SCALE: 1"=20'-0"

ADDITION TO
 THE O'CARROLL RESIDENCE

FILE: O'CARROLL ADDITION

SCALE NOTED	DATE: 2/2/2023
GRL CUSTOM HOME DESIGN INC. PO BOX 1000000 PHONE: 410-355-1000	

2023-0087-A