



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 1, 2023

James and Patricia Wall – trish@servproteamwall.com
16891 Gorsuch Mill Road
Upperco, MD 21155

RE: Petitions for Special Hearing & Variance
Case No. 2023-0108-SPHA
Property: 16891 Gorsuch Mill Road

Dear Petitioners:

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

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

Sincerely,

A handwritten signature in black ink that reads "Maureen E. Murphy". The signature is written in a cursive style with a large, stylized "M" and "E".

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm
Enclosure

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(16891 Gorsuch Mill Road)	*	OFFICE OF
5 th Election District		
3 rd Council District	*	ADMINISTRATIVE HEARINGS
James and Patricia Wall		
Legal Owners	*	FOR BALTIMORE COUNTY
Petitioners	*	Case No. 2023-0108-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed on behalf of James and Patricia Wall (“Petitioners”) for the property located at 16891 Gorsuch Mill Road, Upperco (the “Property”). The Petition for Special Hearing was filed pursuant to Baltimore County Zoning Regulations (“BCZR”), §500.7 to approve an addition with a garage, full kitchen and full bath as guest quarters. Variance relief was also requested from BCZR, §1A03 and §400.1: (1) to approve an addition (attached garage with living space as guest quarters) to an existing dwelling with a proposed right-side setback of 65 ft., in lieu of the minimum required 100 ft. setback from an RC 2 zone; and (2) to approve an existing pool in the side yard in lieu of the required rear yard.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Petitioner Patricia Wall appeared at the hearing, *pro se* in support of the Petition. There were no Protestants or interested citizens at the hearing.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), Development Plans Review (“DPR”), and Department of Environmental Protection and Sustainability (“DEPS”) which agencies do not oppose the requested relief.

The Property is 3.44 acres +/- (149, 946 sf +/-) and is improved with a 3,568 sf single family home and in-ground pool in the rear on a panhandle lot. (Pet. Exs. 4, 11). Street view

photographs of the existing home were provided. (Pet. Exs. 7A, 7B). The Property is zoned Resource Conservation – Watershed Protection (RC4). (Pet. Ex. 5). The surrounding properties are zoned Resource Conservation – Agricultural (RC2) and are primarily residential. (Pet. Ex. 2).

Petitioner wants to construct a 2,888 sf addition onto the home for use as additional living space, with a 4-car garage, and for use as a pool house. A site plan was submitted showing the proposed improvements and addition. (Pet. Exs. 4, 11). Architectural renderings were provided showing a detail of the addition. (Pet. Exs. 10, 13). The proposed addition will have a bedroom area, full kitchen and full bathroom. (Pet. Ex. 12). The proposed bathroom will also serve to keep water from the pool area confined to the addition and out of the original home. The proposed addition cannot be constructed to the east of the home because the grade is severe and steep. (Pet. Ex. 6).

The proposed addition will be as close as 65 ft. to the nearest property to the west. (Pet. Ex. 4). Because the nearest property is zoned RC2, BCZR, §1A03.4.B.2.d requires a setback of 100 ft. from building face and adjacent RC2 zone. Due to the location of the proposed addition, the pool would now be located on the side of the proposed addition (which will become the side yard of the home). As such Variance relief is needed. Surrounding property owners and specifically the owners of 16823 Gorsuch Mill Rd. which is closest to the addition, do not object to the proposed addition and provided letters to that effect. (Pet. Exs. 9A-9C).

When the Petition was filed, the language for the relief was changed to reflect a ‘guest house’ was being sought. However, at the hearing, Petitioner clarified that the bedroom, kitchen and bathroom are to be used by her immediate and extended family just like any other rooms in the home; there is no intention to use the addition for an accessory apartment under BCZR, §400.4. Petitioner understands that if the use changes to an accessory apartment for a family member, than

the appropriate relief will need to be sought.

SPECIAL HEARING

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

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

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

Based on the evidence, I find that the Special Hearing relief should be granted. The proposed addition is multi-purpose; it has a 4-car garage, a full bathroom, bedroom and full kitchen to be used as additional living space, to park vehicles, and as a pool house. The testimony of the Petitioner is clear that the proposed addition/garage is not being used as an accessory apartment. I find that the uncontroverted evidence supports the Petitioners' request in that it is within the spirit and intent of the BCZR.

The DPR ZAC comment requested a 10-foot highway widening along the Property frontage (Gorsuch Mill Rd). The proposed addition is for a residential use of a family only and

would create an undue burden on the Petitioners to widen Gorsuch Mill Rd. Without evidence to support the request of DPR in this case, I will not impose that recommendation.

VARIANCE

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 (1995).

The Property is unique due to its unusual panhandle shape and steep topography on the eastern side yard. These physical features create a practical difficulty for the Petitioners in being able to construct the addition/garage on the western side and still meet the 100 ft. setback to the RC2 zone. I find that the Petitioners would suffer a practical difficulty and unreasonable hardship if the proposed setback was not granted because they would not be able to construct the addition/garage/pool house. Additionally, the construction of the addition in the western side yard which generates the Variance relief is due to the steep topography in the eastern side yard. Given that the Property is zoned RC4 and surrounding properties are zoned RC2, I also find that the requested Variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the lack of opposition.

THEREFORE, IT IS ORDERED this 1st day of **September, 2023** by this Administrative Law Judge, that the Petition for Special Hearing from the BCZR §500.7 to approve an addition with a garage, full kitchen and full bath as additional living space/pool house be, and it is hereby, **GRANTED**; and

IT IS FURTHER ORDERED that Variance relief from BCZR, §1A03 and §400.1 to approve an addition (attached garage with living space as guest quarters) to an existing dwelling with a proposed right-side setback of 65 ft., in lieu of the minimum required 100 ft., setback from an RC 2 zone and to approve an existing pool in the (new) side yard in lieu of the required rear yard, be and it is, hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. In the future, if the proposed addition/garage will be used as an accessory apartment under BCZR, §400.4, Petitioners shall file for appropriate relief.

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



MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 7/27/2023

Case Number: 2023- 0108-SPHA

Petitioner / Developer: MR. & MRS. WALL

Date of Hearing: AUGUST, 16, 2023

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
16891 GORSUCH MILL ROAD

The sign(s) were posted on: JULY 27, 2023

ZONING NOTICE

CASE # 2023-0108-SPHA

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

**DATE AND TIME: WEDNESDAY, AUGUST 16, 2023
AT 11:00 A.M.**

SPECIAL HEARING TO APPROVE AN ADDITION WITH A GARAGE, FULL KITCHEN AND FULL BATH AS GUEST QUARTERS. VARIANCE TO APPROVE AN ADDITION (ATTACHED GARAGE WITH LIVING SPACE AS GUEST QUARTERS) TO AN EXISTING DWELLING WITH A PROPOSED RIGHT SIDE SETBACK OF 65 FEET IN LIEU OF THE MINIMUM REQUIRED 100 FOOT SETBACK FROM AN RC-2 ZONE AND TO APPROVE AN EXISTING POOL IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD.

16891 GORSUCH MILL ROAD

For information on how to participate in the hearings Go to www.baltimorecountymd.gov/adminhearings. You will be asked to provide your contact information and the case number above. You may also call 410-887-3868, ext. 0

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

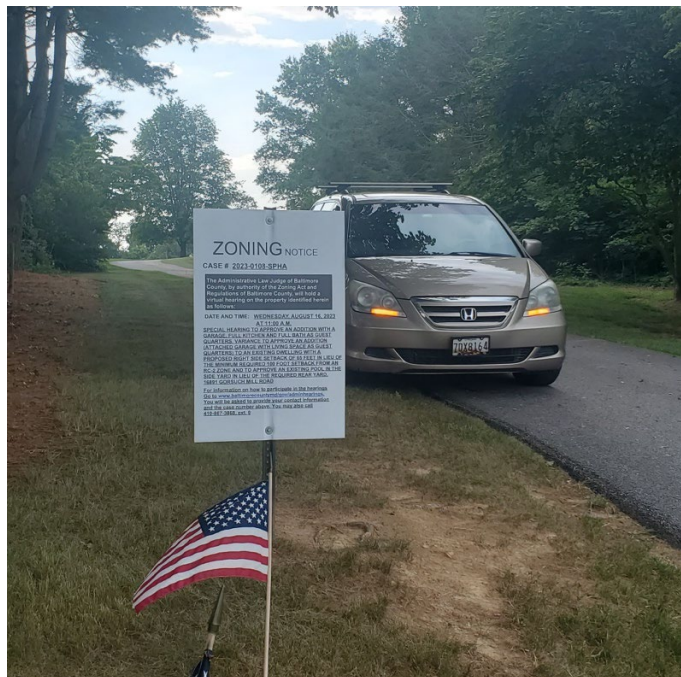
523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)



Background Photo 1st Sign @ 16891 Gorsuch Mill Road ~ 7/27/2023



Background Photo 2nd sign @ 16891 Gorsuch Mill Road ~ 7/27/2023
CASE # 2023-0108-SPHA

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 6/23/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0108-SPHA

INFORMATION:

Property Address: 16891 Gorsuch Mill Road
Petitioner: Patricia and James Wall
Zoning: RC 4
Requested Action: Special Hearing and Variance

The Department of Planning has reviewed the petition for the following:

Special Hearing - Under Section 500.7 BCZR to approve an addition with garage, full kitchen and full bath as quest quarters.

Variance - From BCZR Sections 1A03 and 400.1 to approve an addition (attached garage with living space as quest quarters) to an existing dwelling with a proposed right side setback of 65ft in lieu of the minimum required 100ft setback from an RC2 zone and to approve an existing pool in the side yard in lieu of the rear yard.

The subject property is located directly along Gorsuch Mill Road in the Upperco area of Baltimore County. The property consists of an approximately 3.44 acre parcel zoned RC-4 and RC-2. A slight part of Parcel 16891 bordering Parcel 16823 is zoned RC-2. The property is improved with a two story single Family Detached (SFD) dwelling with a pool. Rural residential dwellings, forest conservation and agricultural uses surround the property.

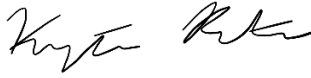
The requested Special Hearing under Section 500.7 BCZR to approve an addition with garage, full kitchen and full bath, as quest quarters neither affects nor violates the intent of the RC-4 zone which protect water supplies in metropolitan Baltimore and neighboring areas.

The requested Variance, which seeks approval for an addition (attached garage with living space as guest quarters) to an existing dwelling with a proposed right side setback of 65ft instead of the minimum required 100ft setback from an RC2 zone, does not pose any risks to either the R.C.4 zoning classifications or the adjacent little RC-2 area bordering 16823 Gorsuch Mill Road. The reason for the reduced setback of 65ft on the right side is due to the location and positioning of the existing dwelling in relation to the RC-2 area.

Considering the circumstances, the requested variance appears to be the most suitable option for the proposed development by the applicants. The Department of Planning has no objections to these requests.

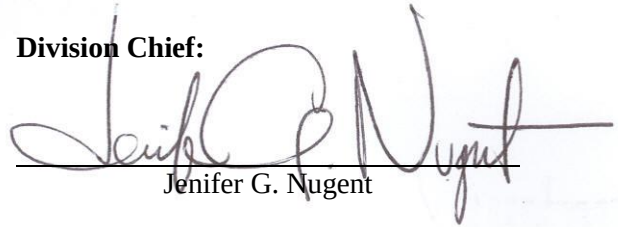
For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN

c: Patricia and James Wall

Joseph Wiley, Megan Benjamin and Abigail Rogers, *Community Planners*

Ngone Seye Diop, *Community Planning Division Chief*

Jeff Perlow, Zoning Review

Kristin Lewis, Zoning Review

Office of Administrative Hearings

People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 20, 2023
Item No. 2023-0108-SPHA

DATE: June 21, 2023

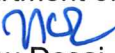
The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

As part of the proposed improvement the County request a 10-foot highway widening along the property frontage (Gorsuch Mill Rd.)

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 20, 2023
Item No. 2023-0124-A

DATE: June 21, 2023

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

DPW&T Comments:

The proposed deck, sunroom, landing and steps are to be constructed within an existing Baltimore City easement for an emergency underground water tunnel. Permission must be obtained from Baltimore City for development within the easement. If Baltimore City approves of the development, DPWT has no exception to the approval of the administrative variance. No Building permits may be granted until Baltimore City approval.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 20, 2023
Item No. 2023-0125-A

DATE: June 21, 2023

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

Landscape: If zoning relief is granted a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: June 21, 2023

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 20, 2023
Item No. 2023-0123-A, 2023-0126-A, 2023-0127-SPHA, 2023-0128-A, 2023-0129-A, 2023-0130-SPHA, and 2023-0131-A

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

VKD: JK
cc: file

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: June 16, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0108-SPHA
Address: 16891 GORSUCH MILL RD
Legal Owner: James and Patricia Wall

Zoning Advisory Committee Meeting of June 20, 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 Variance Petition

Administrative Variance for Setback Distance of RC-4 Zoned Property

16891 Gorsuch Mill Road Upperco, MD 21155

Owner 1 Name: Patricia Wall

Owner 1 Email: trish@servproteamwall.com

Owner 1 Phone: 610-248-6156

Owner 2 Name: James Wall

Owner 2 Email: jim@servproteamwall.com

Owner 3 Phone: 443-909-9215

2023-01-08-SDHA

 Maryland.gov

Account Identifier:		District - 05 Account Number - 2500004998									
Owner Information											
Owner Name:		WALL JIM WALL PATRICIA				Use: Principal Residence:		RESIDENTIAL YES			
Mailing Address:		16891 GORSUCH MILL RD UPPERCO MD 21155-				Deed Reference:		/34533/ 00356			
Location & Structure Information											
Premises Address:		16891 GORSUCH MILL RD UPPERCO 21155-				Legal Description:		3.443AC 16891 GORSUCH MILL RD 2600FT S OF MT CARMEL RD			
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	MS	
0020	0024	0305	5040004.04	0000			2	2023		Plat Ref:	
Town: None											
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use			
2017		3,568 SF				3,4400 AC		04			
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements				
2	YES	STANDARD UNIT	FRAME/	5	3 full/ 1 half						
Value Information											
		Base Value		Value		Phase-in Assessments					
				As of 01/01/2023		As of 07/01/2022		As of 07/01/2023			
Land:		117,500		123,100							
Improvements		528,300		630,100							
Total:		645,800		753,200		645,800		681,600			
Preferential Land:		0		0							
Transfer Information											
Seller: MARX EDWARD F				Date: 12/18/2013				Price: \$202,500			
Type: ARMS LENGTH VACANT				Deed1: /34533/ 00356				Deed2:			
Seller: MARX EDWARD F/ANGELA G				Date: 11/25/2008				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /27473/ 00075				Deed2:			

2023-0108-SPAA

The most practical and cost-effective solution to the placement of the addition would be to locate it to the right of the existing structure where the grade allows for a slab foundation. This would mean encroaching past the 100-foot setback requirement for an RC-4 property bordering an RC-2 zoned property, but again, we believe the RC-4 zoning of 16891 Gorsuch Mill Road is an outlier and this property is more closely tied to the RC-2 zoning that all but one of its neighboring properties encompass. We believe a setback zoning variance in this situation is practical and reasonable.

Residential Zoning Variance – Additional Requirements

“No increase in residential density beyond that allowed by the zoning regulations shall be permitted.”

The proposed addition is meant to provide a covered parking area for vehicles, additional storage for outdoor and recreational equipment, additional living area for our family, and larger entertainment space for the summer months. The proposed addition will not be adding to the residential density of the property at 16891 Gorsuch Mill Road.

Summary

We thank you for your time and attention to this administrative variance petition in regard to the setback variance for an RC-4 property surrounded by RC-2 zoned properties. We hope that you can see the two-step test as outlined in *Cromwell v. Ward*, 100 Md. App. 691 (1995) has been met with the criteria, facts, and examples given above.

Should you need any further information or clarification, please do not hesitate to reach out.

Sincerely,

James and Patricia Wall

2023-0108-SPHA

March 12, 2022

Craig and Danielle Miller
16817 Gorsuch Mill Road
Upperco, MD 21155

Re: No Objection for 16891 Gorsuch Mill Road – Setback Variance for Home Addition for RC 4 Property

To Whom It May Concern:

James and Patricia Wall are planning to build a two-story addition to their home. Their property is zoned as RC 4 while all of the surrounding properties are zoned RC 2. This requires them to build an addition within a 100-foot setback. All properties around them are RC 2 which requires a 35-foot setback. My wife and I were provided the benefit of information from Patricia, specifically seeing the design plans and walking her property to see where she plans to have the addition located. It is our understanding that she will be filing a variance for approval, since the addition she wishes to build will be closer to the property line than the required 100-foot setback currently zoned for Baltimore County with an RC 4 property neighboring an RC 2 property.

We do not object to Patricia's plan to build the addition and are available for any more information that might be necessary.

Sincerely,

Craig Miller
Danielle E Miller

Craig and Danielle Miller / sgbaseball015@gmail.com / 410-371-1760

2023-0108-SPHA

March 17, 2022

Pamela Monacelli
16823 Gorsuch Mill Road
Upperco, MD 21155

Re: No Objection for 16891 Gorsuch Mill Road – Setback Variance for Home Addition for RC 3 Property

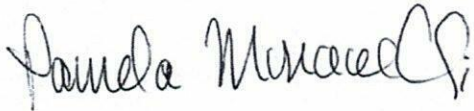
To Whom It May Concern:

My neighbors, James and Patricia Wall, have explained to me their intent to place an addition on their home. I had the opportunity to see where the placement of the structure would be located. They explained they would be seeking a variance in order to build the addition closer than the 100-foot property line setback required by Baltimore County zoning law for an RC 4 property bordered by RC 2 properties. Their structure would be 75 feet from my property line.

I do not object to this project and find no reason to contest this structure. I support my neighbor's initiative and openly share, per this letter.

I am available for any questions and can be contacted by phone or email as provided below.

Sincerely,

A handwritten signature in cursive script that reads "Pamela Monacelli". The signature is written in dark ink and is positioned above the printed name and email address.

Pamela Monacelli / pmonacelli9@comcast.net

2023-0108-3PHA

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

No. 220070

Date: 5/11/23

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 75.00
Total:									\$ 75.00

Rec From: WALL

For: VARIANCE CASE # TJD

2023-0108-A

JSS

DISTRIBUTION

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

CASHIER'S
VALIDATION

JAMES R. WALL, JR.

10-09

534

TRICIA WALL

91 GORSUCH MILL RD.
UPPERCO, MD 21155-9439

15-3/540
405

5/11/23

Date

Pay to the Order of Baltimore County \$ 75.00

Seventy five and 00/100 Dollars



PNC Bank, N.A. 040

For Administrative Zoning Variance Fee Pat Wall NP

054000030 5561258303 0534

2023-0108-A

23.0443
24

Christina Y Frink

From: noreply@baltimorecountymd.gov
Sent: Friday, May 12, 2023 2:42 PM
To: Trish Wall
Subject: Baltimore County Payment

Thank you for submitting your Permit/License payment online. Your Transaction Number is PMT-23-00983.

Type: Zoning Review Fee

Reference: Receipt 220076

Payment Amt: 75

Please save this email for your reference. This is a system generated email. DO NOT REPLY



Get your COVID-19 vaccine today.

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

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

No. 220076

Date: 5-12-2023

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0020		6150					75.00

Total: 75.00

Rec From: 16891 Gorsebrook Rd

For: 2023-0108-SPHA

RLY

DISTRIBUTION

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

GOLD - ACCOUNTING

CASHIER'S
VALIDATION

CP - 23-0443

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 05 Account Number - 2500004998

Owner Information

Owner Name:

WALL JIM
WALL PATRICIAUse: RESIDENTIAL
Principal Residence: YES

Mailing Address:

16891 GORSUCH MILL RD
UPPERCO MD 21155-

Deed Reference: /34533/ 00356

Location & Structure Information

Premises Address:

16891 GORSUCH MILL RD
UPPERCO 21155-Legal Description: 3.443AC
16891 GORSUCH MILL RD
2600FT S OF MT CARMEL RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: MS
0020 0024 0305 5040004.04 0000 2 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
2017 3,568 SF 3.4400 AC 04

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
2 YES STANDARD UNIT FRAME/5 3 full/ 1 half

Value Information

	Base Value	Phase-in Assessments		
		Value As of 01/01/2023	As of 07/01/2022	As of 07/01/2023
Land:	117,500	123,100		
Improvements	528,300	630,100		
Total:	645,800	753,200	645,800	681,600
Preferential Land:	0	0		

Transfer Information

Seller: MARX EDWARD F Date: 12/18/2013 Price: \$202,500
Type: ARMS LENGTH VACANT Deed1: /34533/ 00356 Deed2:

Seller: MARX EDWARD F/ANGELA G Date: 11/25/2008 Price: \$0
Type: NON-ARMS LENGTH OTHER Deed1: /27473/ 00075 Deed2:

Seller: Date: Price:
Type: Deed1: Deed2:

Exemption Information

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

Special Tax Recapture: None

Homestead Application Information

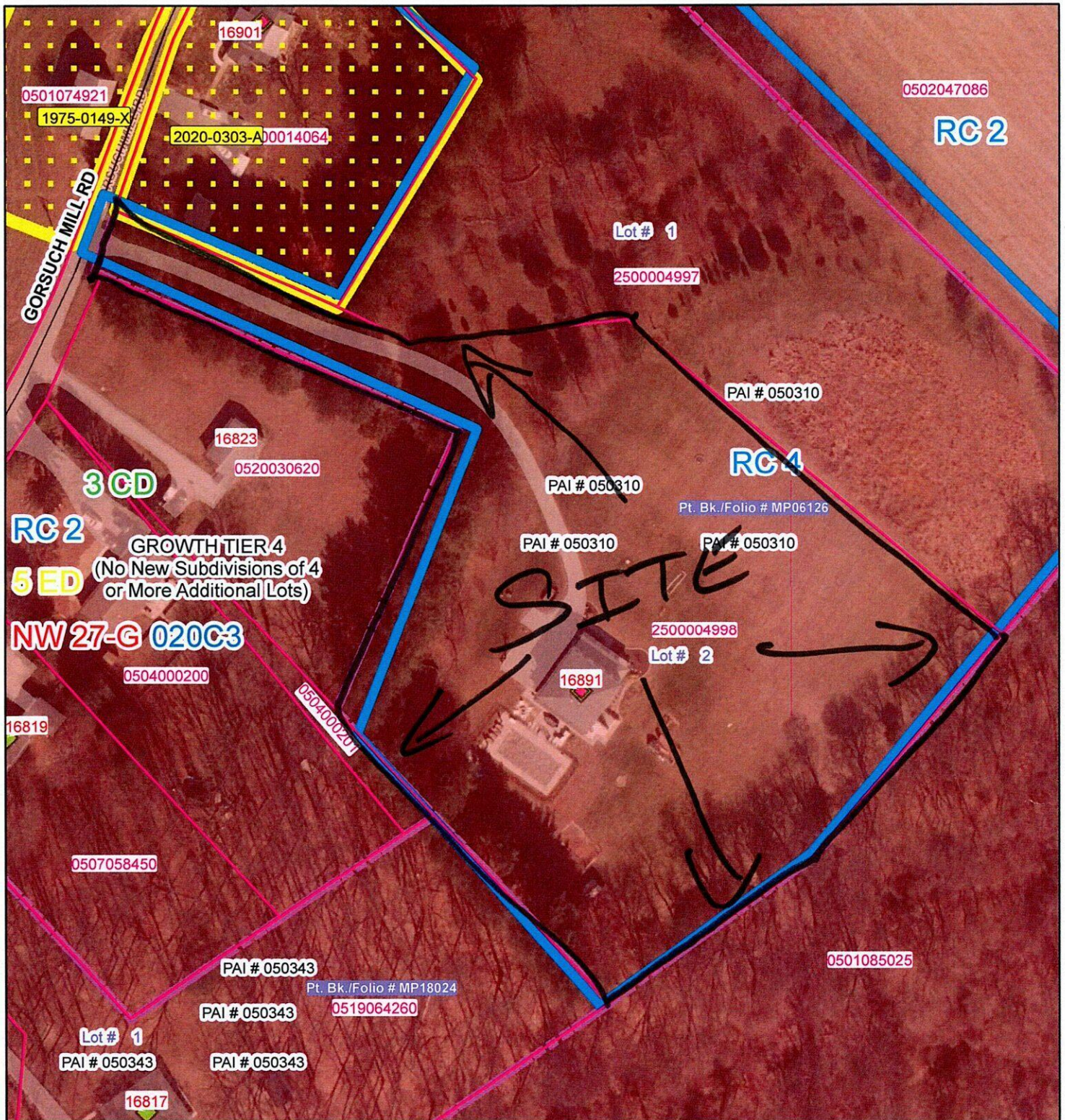
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0108-SPHA

Enter Property Address Here



Publication Date: 5/12/2023



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

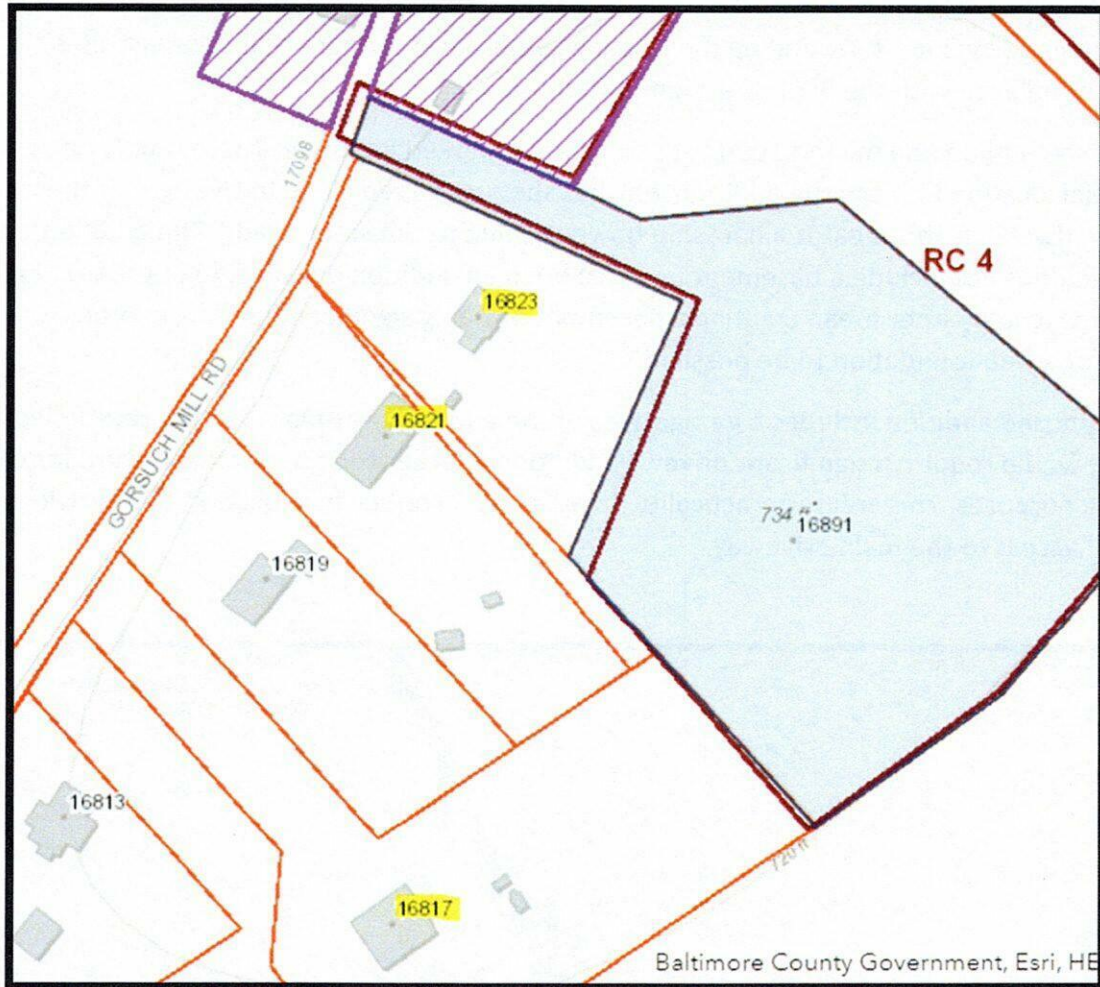


0 25 50 100 150 200
Feet

1 inch = 100 feet

2023-0108-SPHA

To further the legitimacy of our request, we have included letters of recognition and approval for the proposed additions by neighboring properties potentially affected by the addition to the residential dwelling at 16891 Gorsuch Mill Road. These are included in **Appendix A** to this Administrative Variance Petition.



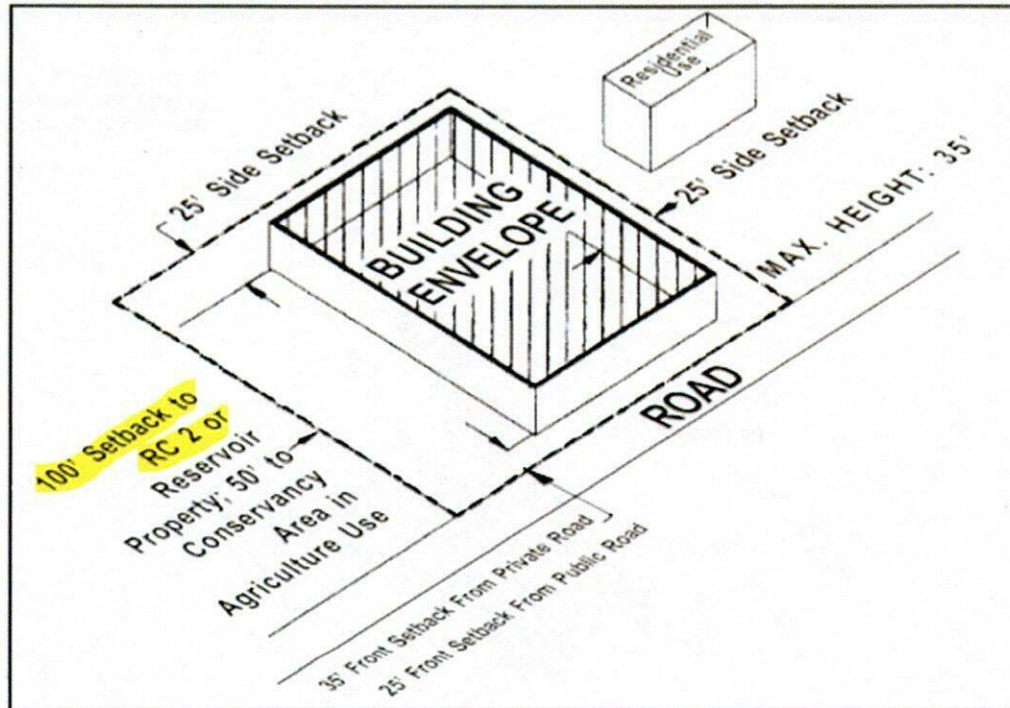
16817 Gorsuch Mill Road: Craig and Danielle Miller

16821 Gorsuch Mill Road: Lenny and Wendy Pryor

16823 Gorsuch Mill Road: Pamela Lee Monacelli and Thomas Page Patterson

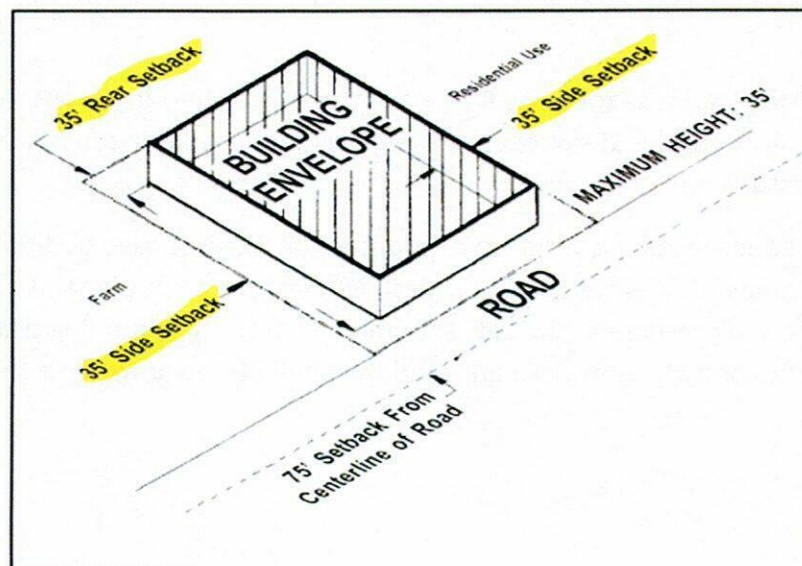
2023-0108-SPHA

The implications of 16891 Gorsuch Mill Road being zoned as RC-4 and surrounded by RC-2 zoned properties means that there must be a 100-foot setback from any structure built bordering an RC-2 property. A diagram describing this zoning law is below:



Height and Area Requirements

Had 16891 Gorsuch Mill Road been zoned as RC-2 - as all of the surrounding properties within a one-mile radius are - the setback requirement would only be 35 feet from the bordering RC-2 property line. A diagram outlining the RC-2 setback law is below:



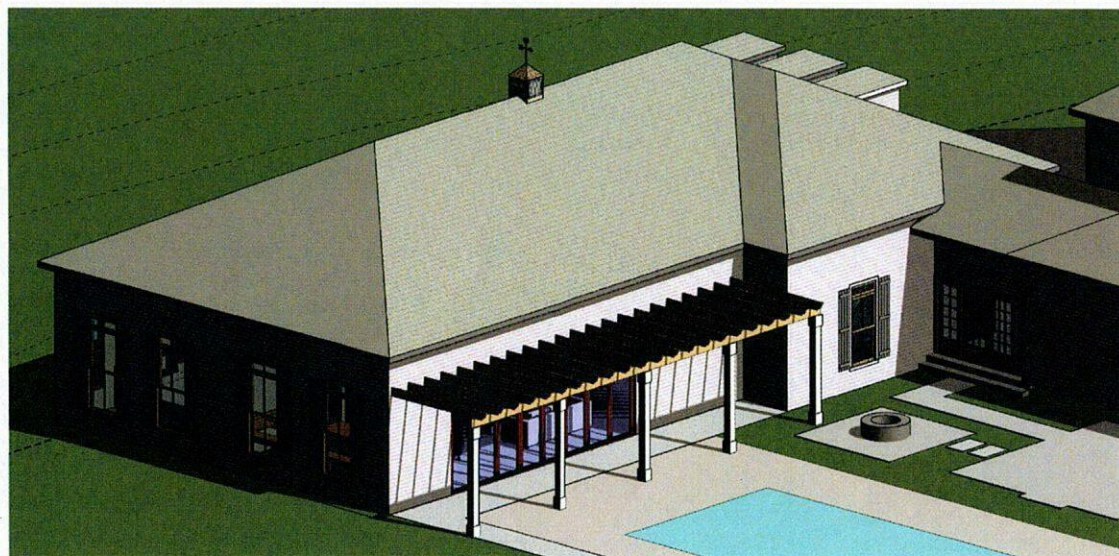
Height and Area Requirements

2023-0108-SPAA

2023-0108-SHA



1 East



2 South

DRAWING TITLE 3D Views	SCALE	DATE 03/12/23
	PROJECT NAME Wall Residence Addition	PROJ. NO. 22021
PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License No. 7243-A Expiration date: 8-21-2024.	DRAWN BY: DRC	CHECKED BY: DRC
	DRAWING NO. SK0	
NOTE: Information shown on this drawing is proprietary and remains the property of Dean Robert Camlin & Associates, Inc. Use of this drawing is prohibited without written permission from the Architect.	Dean Robert Camlin & Associates, Inc. 8 N. Calvert Street, Suite 211 Baltimore, Maryland 21103 410.538.6900 FAX: 410.576.5268 drcamlin.com www.drcamlin.com	
FOR DESIGN REVIEW ONLY NOT FOR CONSTRUCTION	DATE/TIME ISSUED: 3/13/2023 9:51:06 AM	

To see this more visually, included below are pictures of the existing structure from each angle.

Front of Existing Structure:



Left Side of Existing Structure (Showing Downhill Grade)

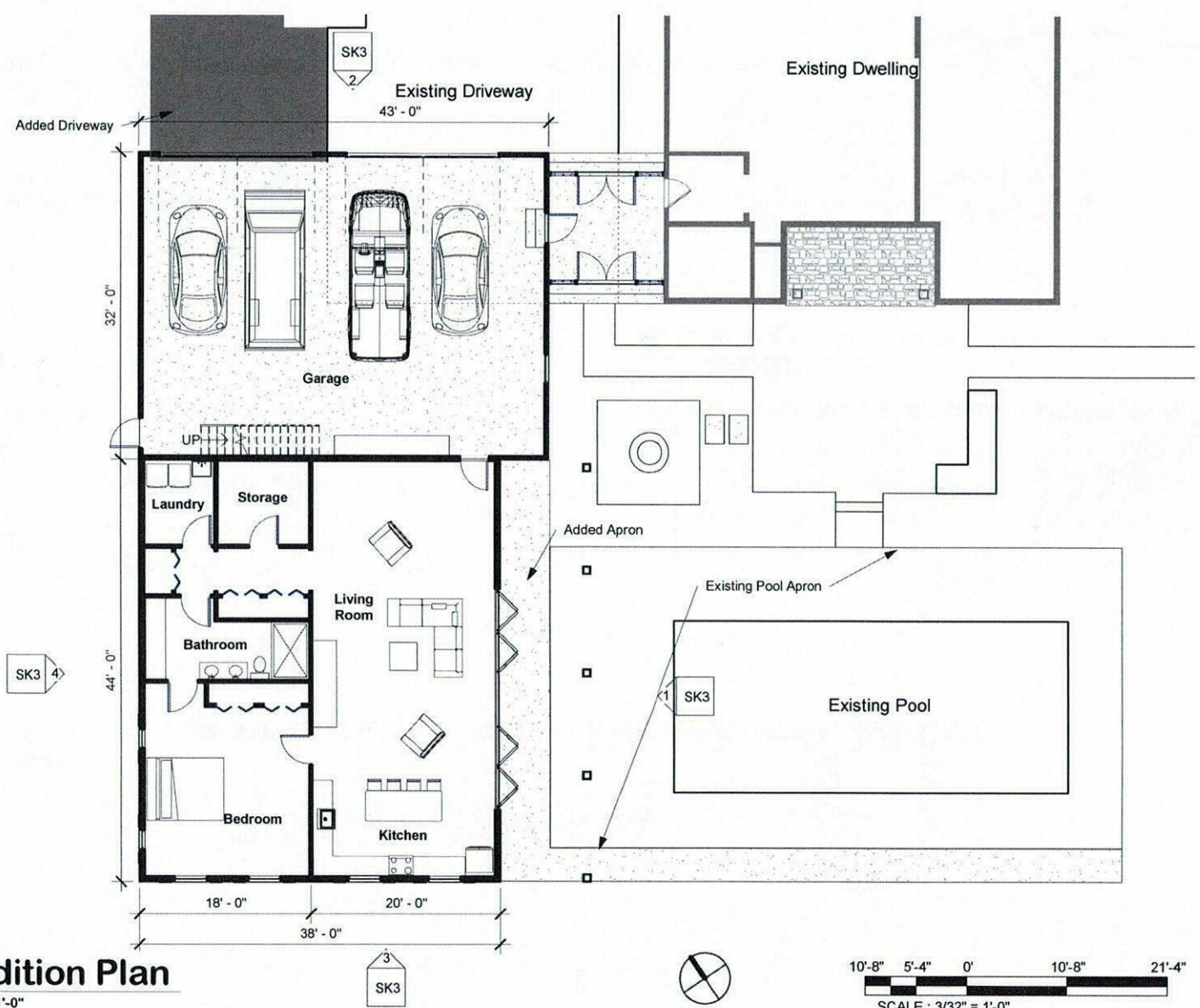


2020-0108-SPHA

2023-0108-SHA

1 Addition Plan

3/32" = 1'-0"



SCALE: 3/32" = 1'-0" DATE: 03/12/23 PROJ. NO: 22021 DRAWN BY: DRC CHECKED BY: DRC DRAWING NO: SK2	DRAWING TITLE Addition Plan	PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License No. 7243-A. Expiration date: 8-21-2024.
PROJECT NAME Wall Residence Addition	NOTE: Information shown on this drawing is proprietary and remains the property of Dean Robert Camlin & Associates, Inc. Use of this drawing is prohibited without written permission from the Architect.	FOR DESIGN REVIEW ONLY NOT FOR CONSTRUCTION
Dean Robert Camlin ARCHITECT & Assoc., Inc. 8 N. Calverton Rd., Suite 200, Annapolis, Maryland 21107 410.491.6900 FAX: 410.576.5268 dcamlin.com www.drcamlin.com	C:\Users\Dean\OneDrive - Dean R...	DATE/TIME ISSUED: 3/15/2023 9:41:07 AM

GORSUCH MILL ROAD

Zoning Hearing Plan For: Variance

Address: 16891 Gorsuch Mill Road
Upperco, MD 21155

Owner(s) Name: James and Patricia Wall
Subdivision Name: Marx Property

Lot#: 2

Block #: N/A

Section #: N/A

Folio #: 75

10 Digit Tax #: 2500004998

Deed Reference #: 34533/0356

Zoning Map #: 0020C3

Zoning: RC 4, ~~RC 2~~

Election District: 5

Council District: 3

Lot Area Acreage: 3.44

Lot Square Footage: 149,946

Historic: No

CBCA: No

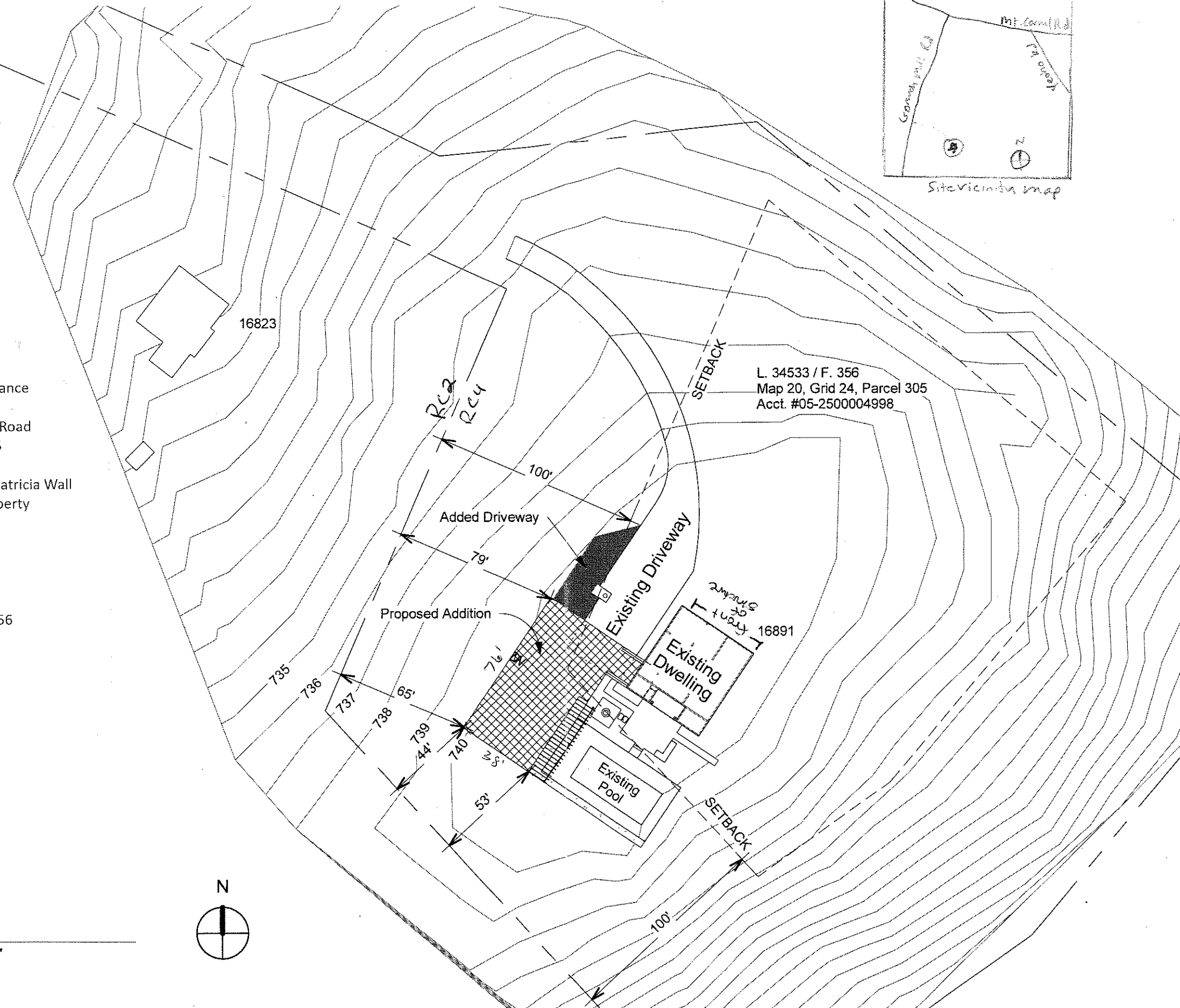
Flood Plain: No

Utilities - Water: Private

Utilities - Sewer: Private

Prior Hearing: No

1 Site
1" = 50'-0"



DRAWING TITLE
Site Plan

PROJECT NAME
Wall Residence Addition

SCALE: 1" = 50'-0"
DATE: 05/01/23
PROJ. NO. 22021
DRAWN BY: DRC
CHECKED BY: DRC
DRAWING NO. SK1

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Users\DeanCamlin\OneDrive - Dean Robert Camlin & Associates\Company Documents\CAD Files\2221 - WallWall4.rvt

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