



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 7, 2023

Robert and Kelly Cossaboon
8 Chris Eliot Court
Cockeysville, MD 21030

RE: Petition for Special Hearing
Case No. 2023-0145- SPH
Property: 8 Chris Eliot Court

Dear Petitioners:

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

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

Sincerely,

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

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm
Enclosure

C: Bruce Doak – bdoak@bruceedoakconsulting.com

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(8 Chris Eliot Court)		
8 th Election District	*	OFFICE OF
3rd Council District		
Robert & Kelly Cossaboon	*	ADMINISTRATIVE HEARINGS
<i>Legal Owners</i>		
	*	FOR BALTIMORE COUNTY
Petitioners		
	*	Case No. 2023-0145-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as Petitions for Special Hearing and a Variance filed by the Petitioners Robert C. Cossaboon and Kelly D. Cossaboon for the property located at 8 Chris Eliot Court, Cockeysville. The Special Hearing was filed pursuant to the Baltimore County Zoning Regulations (“BCZR”) § 500.7: to remove Condition #3 of the Opinion and Order in case number 2022-0256-A

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”). They did not oppose the requested relief. There were no Protestants or interested citizens in attendance.

Petitioner, Robert Cossaboon, appeared at the hearing. Bruce E. Doak, a licensed land surveyor, was also present and assisted the Petitioners. The site plan he prepared was admitted as Petitioners’ Exhibit 1.

The subject property is 3.46 acres and is zoned RC 4. Mr. Doak explained that this case came before our office and an Order was issued by Judge Maureen Murphy on January 12, 2023, granting the variance that was requested. ALJ Murphy placed the following four conditions on that approval:

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, Petitioner would be required to return the subject property to its original condition.
2. Petitioners and subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, bathroom, living area, or kitchen facilities.
3. There shall be no second utility and/or electric meter(s). There shall be no separate water line to the garage. All utility, electric and water lines shall connect to the house.
4. The proposed garage shall not be used for commercial purposes. There shall not be any auto repair, auto-body work or auto painting conducted in the garage.

Petitioners now ask that Condition 3 be removed. In support of that request Mr. Doak explained that during construction of the garage in question (which is now nearly completed) the licensed electrician determined that there is not sufficient electric capacity at the principal dwelling to supply the power needed for the garage. Specifically, the car lifts in the garage require this greater capacity. I note that the plan to include car lifts in order to accommodate up to six vehicles was specifically disclosed by the Petitioners in the initial zoning case, as described by ALJ Murphy at page 2 of her Order. Had the Petitioners known at that time that they would need an additional electric service and meter for the garage they would have asked specifically for that and I am confident that ALJ Murphy would have allowed it. Conditions 2 and 4 of the original Order ensure that the garage will never be used for residential or commercial purposes and those are the primary concerns in such cases.

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).

Special Hearing relief has been deemed proper when it is within the spirit and intent of the regulations and does not harm the public health, safety or welfare. Based on the record evidence I find that this is such a case and that the Special Hearing relief should be granted.

THEREFORE, IT IS ORDERED, this 7th day of **September, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing under BCZR § 500.7: to remove Condition #3 of the Opinion and Order for case number 2022-0256-A 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, Petitioner would be required to return the subject property to its original condition.
2. Petitioners and subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, bathroom, living area, or kitchen facilities.
3. The proposed garage shall not be used for commercial purposes. There shall not be any auto repair, auto-body work or auto painting conducted in the garage.

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

Order.



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/dlm

IN RE: PETITION FOR VARIANCE

(8 Chris Eliot Court)

8th Election District

3rd Council District

Robert and Kelly Cossaboon

Legal Owners

Petitioners

*

BEFORE THE

*

OFFICE OF ADMINISTRATIVE

*

HEARINGS OF

*

BALTIMORE COUNTY

*

CASE NO. 2022-0256-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Robert and Kelly Cossaboon legal owners and Petitioners (“Petitioners”) for property located at 8 Chris Eliot Court, Cockeysville, (“Property”). A Petition was filed requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §400.1 to permit an accessory structure (garage) to be located in the front and side yards in lieu of the required rear yard only and from BCZR, §400.3 to permit an accessory structure (garage) with a height of 18 ft in lieu of the required maximum height of 15 ft.

Due to COVID-19, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Petitioners appeared at the hearing along with Bruce E. Doak of Bruce E. Doak Consulting, LLC, licensed surveyor, who prepared a site plan (the “Site Plan”). (Pet. Ex. 1). There were no Protestants or interested citizens that appeared at the hearing.

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

2023-0145-SP4

Mr. Doak explained that the Property is 3.46 acres +/- and is improved with a single family dwelling with an attached garage constructed in or about 1988. (Pet. Ex. 2). In the rear yard there is also an in-ground pool, a gazebo and a soccer field. The Property was created as Lot 11 on the Resubdivision of Section 1, Ivy Hill Plat recorded in Land Records of Baltimore County at SM 56, folio 148. (Pet. Ex. 3). It is zoned Resource Conservation - Watershed Protection (RC 4). (Pet. Ex. 4). An aerial photograph of the Property shows that it is accessed via a panhandle driveway. (Pet. Ex. 5).

As depicted in the street view photographs, the topography of the Property is steep in the front on the approach to the driveway which shields the house from view of Chris Eliot Court. (Pet. Ex. 6A- 6C). As shown on the Site Plan, the topography is also steep in the rear yard. Petitioners propose to construct a 1-story, 864 sf, 3-car detached garage partly in the front yard but mostly in the side yard. (Pet. Exs. 6E-6J). Mr. Doak explained that the garage will be built into the side yard hill as depicted in the architectural rendering. (Pet. Ex. 7). While the initial location for the proposed garage was in the rear yard, the septic reserve area prevented use of that area. The rear yard location would have required removing the pool and removing trees. Due to the construction into the side yard hill, and the need to stack vehicles, Petitioner is requesting 3 additional feet in height beyond the maximum of 15 ft.

The proposed garage would be able to store 6 cars if an electric/hydraulic lift is installed. Petitioner will not be repairing or restoring the cars or doing any type of auto body work or painting. There will not be any living space, kitchen or bathroom in the garage; it will also connect to the existing utility line in the house. The architectural details on the garage will match that on the house including asphalt shingles and stucco.

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 the steep topography in the front and rear yards. I find that, due to the unique features, the Petitioners would suffer a practical difficulty and unreasonable hardship if the proposed garage is not constructed partly in the front/side yards, because construction in the rear yard would require removing the pool, removing trees and doing more grading than in the side yard. 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 12TH day of **January 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR §400.1 to permit an accessory structure (garage) to be located in the front and side yards in lieu of the required rear yard only and from the BCZR, §400.3 to permit an accessory structure (garage) with a height of 18 ft in lieu of the required maximum height of 15 ft, be, and they are each 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, Petitioner would be required to return the subject property to its original condition.

2. Petitioners and subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, bathroom, living area, or kitchen facilities.
3. There shall be no second utility and/or electric meter(s). There shall be no separate water line to the garage. All utility, electric and water lines shall connect to the house.
4. The proposed garage shall not be used for commercial purposes. There shall not be any auto repair, auto-body work or auto painting conducted in the garage.

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/dlm



PETITION FOR ZONING HEARING(S)

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

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

Address #8 CHRIS ELIOT COURT which is presently zoned RC4
Deed References: 46299/259 10 Digit Tax Account # 2000007380
Property Owner(s) Printed Name(s) ROBERT C. COSSABOON & KELLY D. COSSABOON

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

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

1. ☒ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED PAGE

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☐ a Variance from Section(s)

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

TO BE PRESENTED AT THE HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

ROBERT C. COSSABOON / KELLY D. COSSABOON

Name #1 - Type or Print

Name #2 - Type or Print

[Signature]
Signature #1

[Signature]
Signature #2

#8 CHRIS ELIOT COURT COCKEYSVILLE MD

Mailing Address City State

21030 / 410 916 5255 / ROB@SKILLFORCE.COM

Zip Code Telephone # Email Address

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC

Name - Type or Print

[Signature]
Signature

3801 BAUER SCHOOLHOUSE ROAD FREELAND MD

Mailing Address City State

21053 / 410-919-9906 / BD@BRUCE-DOAKCONSULTING.COM

Zip Code Telephone # Email Address

CASE NUMBER 2023-0145-SPH Filing Date / /

Do Not Schedule Dates: / /

Reviewer TC

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

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

For Newspaper Advertising:

Case Number: 2023-0145-5 PH

Property Address: 8 CHRIS ELIOT COURT

Property Description: LOT #11 RESUBDIVISION OF SECTION 1 NW HILL
PB 56 / 148

Legal Owners (Petitioners): ROBERT & KELLY COSSABOON

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRUCE E. DOAK

Company/Firm (if applicable): BRUCE E. DOAK CONSULTING, LLC

Address: 3801 BAKER SCHOOLHOUSE ROAD
FREELAND MD 21053

Telephone Number: 410-419-4906

Revised 5/20/2014

BALTIMORE COUNTY DEPARTMENTS OF PERMITS APPROVALS & INSPECTIONS

APPROVED SIGN POSTERS

John Altmeyer
Cell: 410-382-6580
jaltmeyer@aol.com

J. Lawrence Pilson, R.S.
Cell: 443-834-8162
lpilson@hotmail.com

Richard Hoffman
Cell: 443-243-7360
dick_e@comcast.net

Linda O'Keefe
Work: 410-666-5366
Cell: 443-604-6431
lucky linda1954@yahoo.com

Eric Hadaway
Work: 410-296-3333
ehadaway@dmw.com

Bruce E. Doak
Work: 443-900-5535
Cell: 410-419-4906
bdoak@bruceedoakconsulting.com

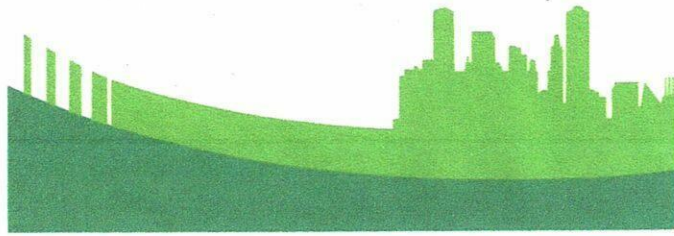
David Billingsley
Work: 410-679-8719
dwb0209@yahoo.com

Martin Ogle
Cell: 443-629-3411
mert1114@aol.com

Sgt. Robert A. Black
Cell: 410-499-7940
1opie@comcast.net

The petitioner must use one of the sign posters on this approval list. Any reposting must also be done by one of these approved posters. If you wish to select a poster not listed on the list above, prior approval by the Department of Permits, Approvals and Inspections/Zoning is required.

This department is not associated with any of the above posters, nor do we recommend any specific one. We do suggest that you contact a number of them to compare prices, since their charges may vary.



Zoning Description

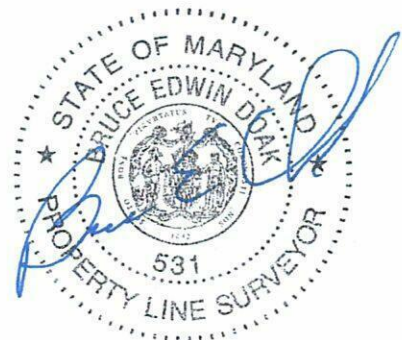
8 Chris Eliot Court
Eighth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point on the north side of Chris Eliot Court, 1,511 feet, more or less, westerly of the centerline of Ivy Hill Road,

Being Lot #11 as shown on the plat entitled "Resubdivision of Section 1 Ivy Hill" dated June 10, 1987 and recorded in the land records of Baltimore County in Plat Book 56, page 148.

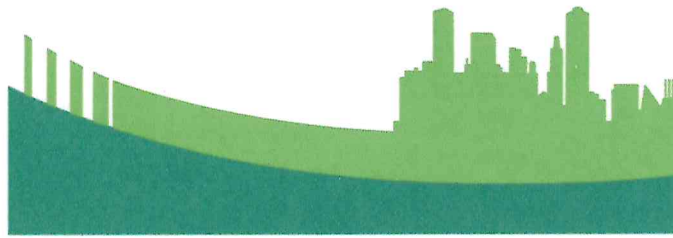
Containing 3.4601 acres of land, more or less.

This description is part of a zoning hearing petition and is not intended for any conveyance purposes.



Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

2023-0145-SPH



CERTIFICATE OF POSTING

August 17, 2023

_____ amended for second inspection

Re:
Zoning Case No. 2023-0145-SPH
Legal Owner: Robert & Kelly Cossaboon
Hearing date: September 7, 2023

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Jeff Perlow

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **8 Chris Eliot Court**.

The signs were initially posted on **August 17, 2023**.

The subject property was also inspected on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2023-0145-SPH

8 Chris Eliot Court

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.

DATE & TIME: THURSDAY SEPTEMBER 7, 2023 10:00 AM

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS
PLEASE GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS.
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION
AND THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-887-3868, EXT. 0.

REQUEST:

**SPECIAL HEARING TO REMOVE CONDITION #3 OF THE
OPINION AND ORDER FOR CASE 2022-0256-A**

EAGAN
ENTERPRISE
INC.
EST. 1987
CONTRACTORS
410-357-9232
www.eaganent.com
MHC # 278
MANS # 678

ZONING NOTICE

**CASE NO. 2023-0145-SPH
8 Chris Eliot Court**

**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.**

DATE & TIME: THURSDAY SEPTEMBER 7, 2023 10:00 AM

**FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS
PLEASE GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS.
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION
AND THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-887-3868, EXT. 0.**

REQUEST:

**SPECIAL HEARING TO REMOVE CONDITION #3 OF THE
OPINION AND ORDER FOR CASE 2022-0256-A**

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: July 31, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0145-SPH
Address: 8 CHRIS ELIOT CT
Legal Owner: Robert & Kelly Cossaboon

Zoning Advisory Committee Meeting of July 31, 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 MEMORANDUM

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

DATE: 7/28/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0145-SPH

INFORMATION:

Property Address: 8 Chris Eliot Court
Petitioner: Robert & Kelly Cossaboon
Zoning: RC 4
Requested Action: Special Hearing

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

Special Hearing - Under Section 500.7 BCZR to remove Condition #3 of the Opinion and Order for Case 2022-0256-A.

The subject property is located directly along Chris Eliot Court in the Cockeysville area of Baltimore County. The property consists of an approximately 3.46 acre parcel zoned RC-4. The property is improved with a four bedroom residential dwelling with a pool, gazebo, stone patio, soccer field and a pond. Rural residential dwellings, forest conservation and agricultural uses surround the property.

Case 2022-0256 petitioned for:

1. To permit an accessory structure (garage) to be located in the front and side yards; and
2. To permit an accessory structure (garage) with a height of 18 feet in lieu of the required maximum height of 15 feet.

The Department raised no objections to the request for Variance relief, allowing for the placement of an accessory structure (garage) in both the front and side yards, as well as permitting a height of 18 feet instead of the mandated maximum height of 15 feet. However, with the condition that the proposed garage structure cannot be utilized as a commercial garage or auto repair facility.

On January 12, 2023, the Administrative Law Judge issued an order granting the Petition for Variance, in accordance with BCZR Section 400.1, to allow for the placement of an accessory structure (garage) in the front and side yards, deviating from the usual requirement of being placed only in the rear yard. Additionally, the variance was granted under BCZR Section 400.3, permitting an accessory structure (garage) to have a height of 18 ft, instead of the normally required 15 ft. These variances were approved with four conditions.

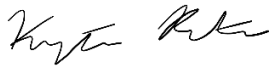
The petitioner requests the removal of Condition number three from the Opinion and Order for case 2022-0256-A. Condition #3 reads as follows: "***There shall be no second utility and/or electric meter(s). There***

shall be no separate water line to the garage. All utility, electric, and water lines shall connect to the house."

The Department of Planning defers its decision on this matter to the Administrative Law Judge. The reason for referring this decision to the Administrative Law Judge is that, in Case 2022-0156-A, the department had already approved the Petitioned Variance requests independently of the condition stated in number three of the order. Consequently, the Department believes that it is appropriate for the Administrative Law Judge, who initially imposed the condition in her order, to make the final decision regarding this request

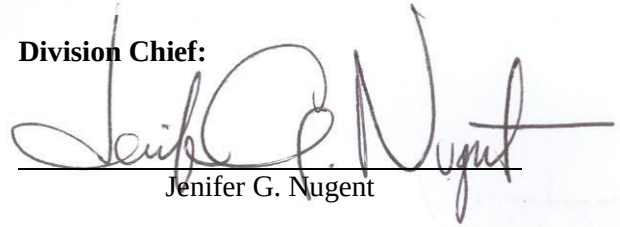
For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Bruce Doak

Joseph Wiley, Megan Benjamin and Abigail Rogers, Community Planners

Ngone Seye Diop, Community Planning Division Chief

Jeff Perlow, Zoning Review

Kristin Lewis, Zoning Review

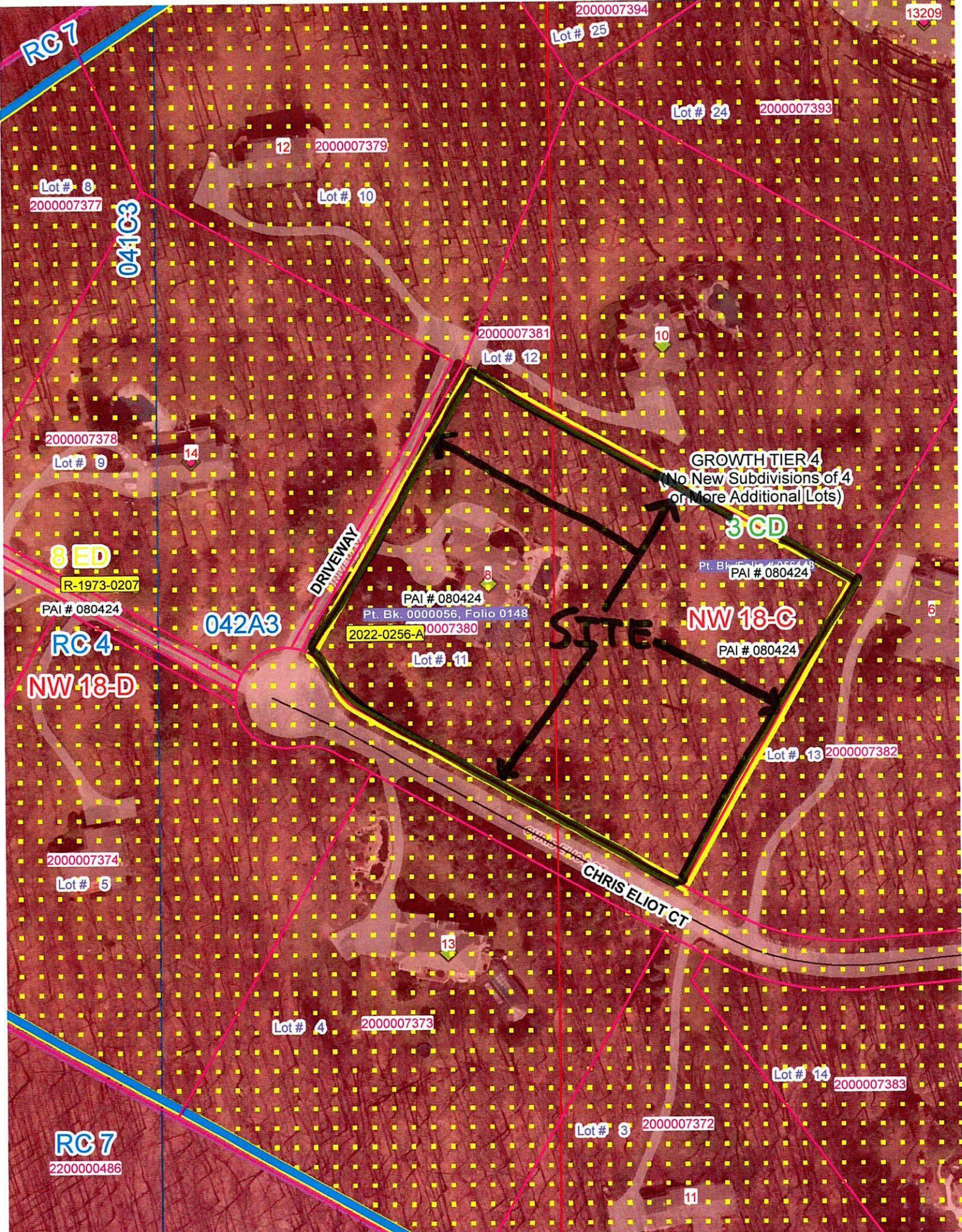
Office of Administrative Hearings

People's Counsel for Baltimore County

Zoning Hearing Petitions Being Requested

Special hearing to remove Condition #3 of the Opinion and Order for Case 2022-0256-A.

2023-0145-SPH



Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
--------------------------	--	--

Special Tax Recapture: None

Account Identifier: District - 08 Account Number - 2000007380

Owner Information

Owner Name:	COSSABOON ROBERT C SR COSSABOON KELLY D	Use:	RESIDENTIAL
Mailing Address:	8 CHRIS ELIOT CT COCKEYSVILLE MD 21030-	Principal Residence:	YES
		Deed Reference:	/46299/ 00259

Location & Structure Information

Premises Address:	8 CHRIS ELIOT CT COCKEYSVILLE 21030-	Legal Description:	3.4601 AC 8 CHRIS ELIOT CT IVY HILL
-------------------	---	--------------------	---

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0042 0019 0473 8080165.04 0000 1 11 2023 Plat Ref: 0056/ 0148

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1988	3,437 SF	3000 SF	3.4600 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	STANDARD UNIT	STUCCO	7	5 full/ 2 half	1 Attached	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2022	07/01/2023
Land:	373,800	373,800		
Improvements	573,900	907,800		
Total:	947,700	1,281,600	947,700	1,059,000
Preferential Land:	0	0		

Transfer Information

Seller: CLARK DEAN G	Date: 01/28/2022	Price: \$1,738,000
Type: ARMS LENGTH IMPROVED	Deed1: /46299/ 00259	Deed2:

Seller: BOND BARON F	Date: 11/01/2016	Price: \$800,000
Type: ARMS LENGTH IMPROVED	Deed1: /38194/ 00276	Deed2:

Seller: RAMIREZ OSCAR M	Date: 07/31/2009	Price: \$1,101,000
Type: ARMS LENGTH IMPROVED	Deed1: /28468/ 00181	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 01/23/2023

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0145-SPH

SITE INFORMATION

- 1. Ownership: Robert C. Cossaboon Sr & Kelly D. Cossaboon
- 2. Address: 8 Chris Eliot Court Cockeysville, MD 21030
- 3. Deed reference: JLE 46299/ 259
- 4. Property area: 3.4601 Acres (per PB 56/148)
- 5. Election District: 8th Councilmanic District: 3rd
- 6. Tax Map 42 Grid 19 Parcel 473 Lot 11 Tax Acc. # 20-00-007380
- 7. ADC Map Grid: 4460B3 Position Sheet: 69NW12
- 8. GIS Tile Number: 042A3
- 9. Regional Planning District: Chestnut Ridge Regional Planning Dist. Code: 307
- 10. Growth Tier: 4 Growth Tier Description: Preservation & Conservation Areas
- 11. Watershed Name: Loch Raven Reservoir
- 12. URDL Land Type: 1
- 13. School Districts: Mays Chapel ES Cockeysville MS Dulaney HS
- 14. Census Block: 24005408304 Census Tract: 408304
- 15. The boundary shown hereon is from PB 56/148
- 16. The topography shown hereon is from GIS tile 042A3.

GROUND WATER MANAGEMENT

- 1. The subject property is currently improved with a dwelling.
- 2. The proposed dwelling will utilize the existing private well and a new septic system.
- 3. There are no underground fuel tanks on the subject property.

ENVIRONMENTAL IMPACT

- Forest Conservation
- 1. No forest will be disturbed in the construction of the garage. A Single Lot Declaration of Intent will be prepared and submitted to Baltimore County for review and approval.

Forest Buffer

- 1. Wetlands do not exist on the subject lot.
- 2. No flood plain is located on the subject lot.
- 3. The subject lot is not located within a 100 year flood plain.
- 4. The subject lot is not in the Chesapeake Bay Critical Area.

OFFICE OF ZONING

- Current Zoning RC 4
- Zoning History
- There have been no zoning hearings concerning the subject property.
- R.C. 4 Setbacks for Residential Accessory Structures

Front / Side / Rear: 2.5 feet from any lot line

Accessory Building Heights

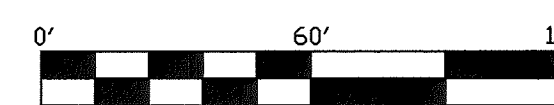
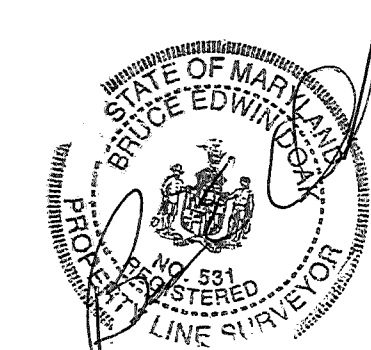
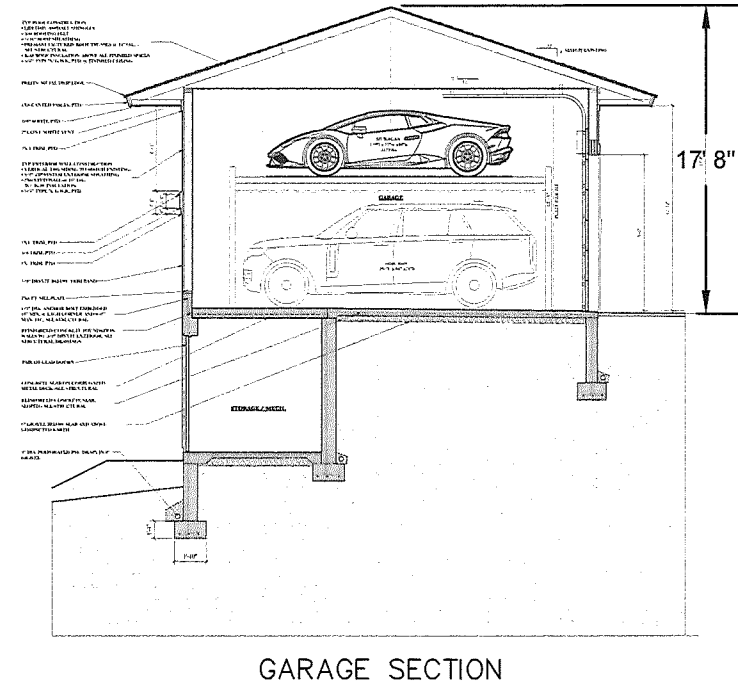
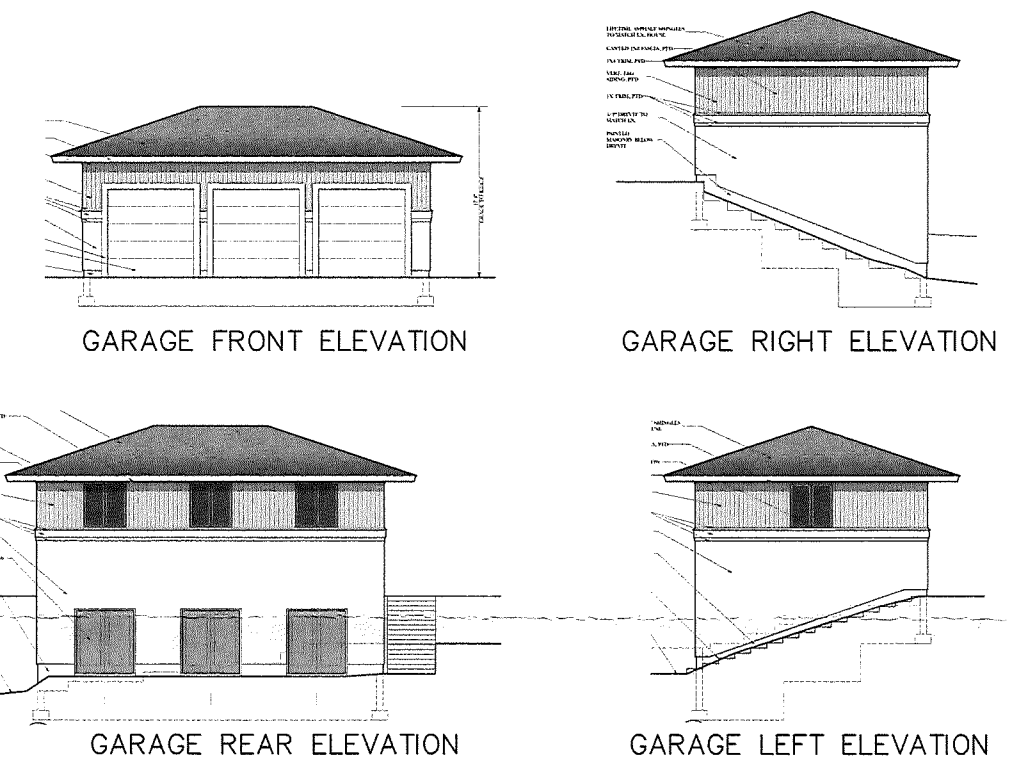
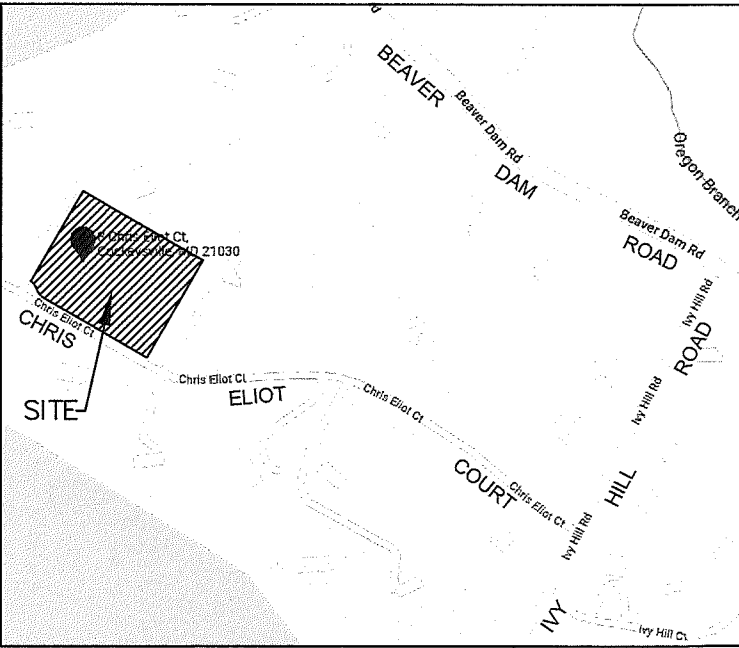
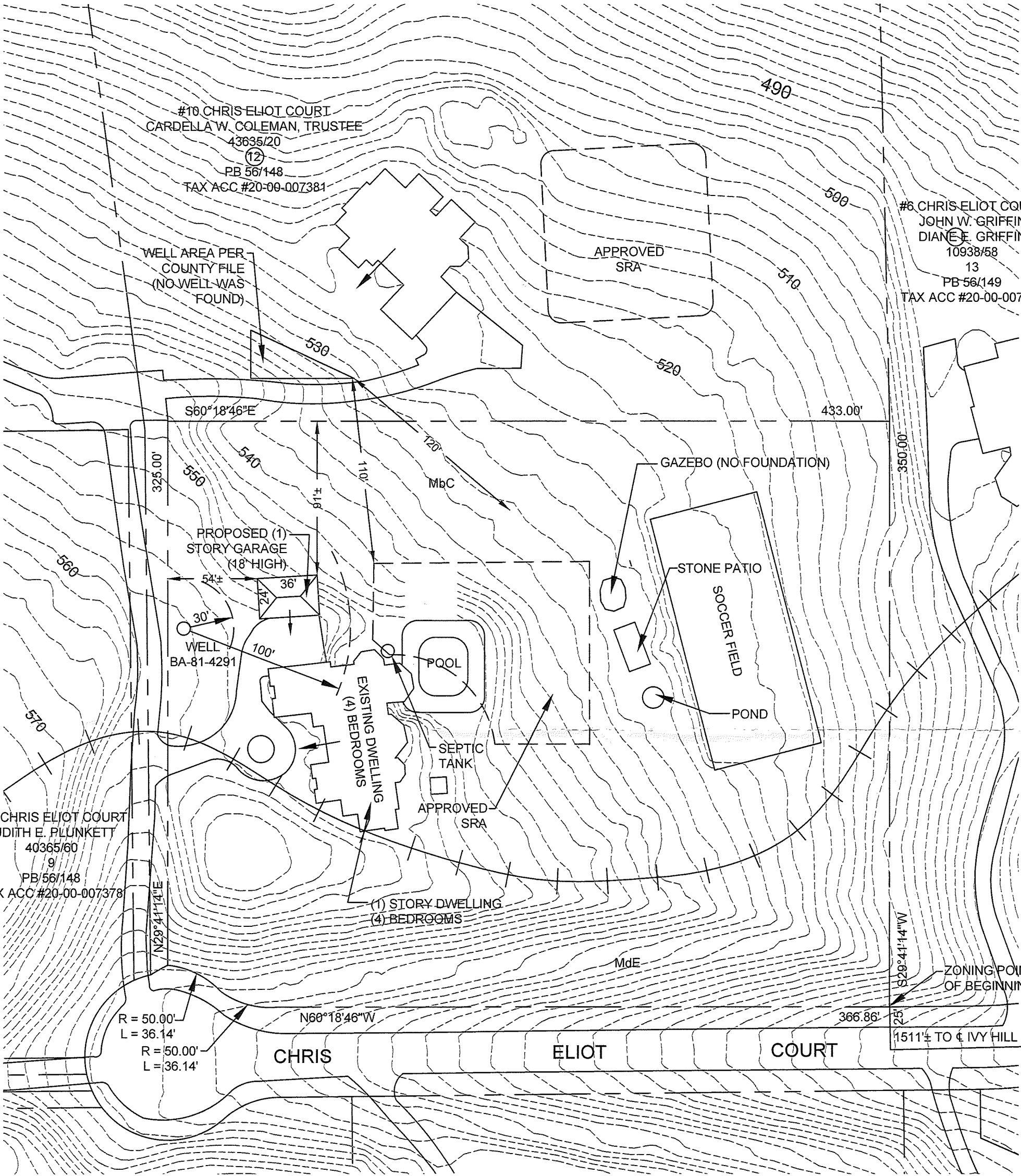
The proposed garage will have a height of 18 feet.

OFFICE OF PLANNING

- 1. The subject property is not located in a National Register Historic District.
- 2. Chris Eliot Court is not designated as a Baltimore County scenic route.

PROPOSED DEVELOPMENT

To construct a garage for residential use.



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com



PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#8 CHRIS ELIOT COURT

BALTIMORE COUNTY, MARYLAND
8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 10/26/22
Scale: 1"=60'