JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

January 2, 2023

Robert I. K. Hastings – rikh812@comcast.net
812 Western Run Road
Cockeysville, MD 21030

RE: Petition for Variance
Case No. 2023-0199-A
Property: 812 Western Run Road

Dear Petitioner:

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,

Maureen E. Murphy

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlm
Enclosure
c: Carly Eisenbrandt – carly@eisenbrandcompanies.com
Bruce E. Doak – bdoak@bruceedoakconsulting.com
Sarah Schweizer – sbcschweiz@icloud.com

IN RE: PETITION FOR VARIANCE	*	BEFORE THE
(812 Western Run Road)		
8th Election District	*	OFFICE OF ADMINISTRATIVE
3rd Council District		
Robert Hastings	*	HEARINGS OF
Legal Owner		
	*	BALTIMORE COUNTY
Petitioner	*	**CASE NO. 2023-0199-A**

* * * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Variance filed by the legal owner, Robert Hastings ("Petitioner") for property located at 812 Western Run Road, Cockeysville (the "Property"). The Petitioner is requesting Variance relief to: (1) to permit an accessory structure (workshop/storage/carport) to be located in the front and side yards in lieu of the required rear yard only, per Baltimore County Zoning Regulations ("BCZR"), §400.1; and (2) to permit an accessory structure (workshop/storage/carport) with a height of 18 ft. in lieu of the required maximum height of 15 ft. per BCZR, §400.3.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. The Petitioner appeared in support of the Petition along with Bruce E. Doak, a licensed surveyor, of Bruce E. Doak Consulting, LLC, who prepared and sealed a site plan (the "Site Plan"). (Pet. Ex. 1). Sarah Schweizer, registered architect, also appeared in support. There were no Protestants or other interested persons who appeared at the hearing.

A Zoning Advisory Committee ("ZAC") comment was received from the Department of Planning ("DOP") dated October 6, 2023 which opposed the Variance relief based on the prohibition in BCZR, §1A08.6.C.2.f which states that accessory structures are not allowed in the

front yard of any primary use within an RC7 zone. However, DOP mentioned that it would be open to moving the proposed structure to a north-east location. DOP was provided and reviewed additional information from the Petitioner as noted in its email dated October 11, 2023. Department of Environmental Protection and Sustainability ("DEPS") provided two (2) ZAC comments both dated October 11, 2023: (1) in regard to required compliance with Forest Conservation Regulations; and (2) to relocate the structure outside the septic reserve area. Department of Plans Review ("DPR") provided a ZAC comment which did not oppose the requested relief.

The Property is 4.706 acres +/- and is improved with a 1,905 sf, 2-story dwelling constructed in or about 1983. It has an attached garage. While the dwelling has access from a driveway off Western Run Rd., it does not sit perpendicular to the road. The dwelling sits on the top of a hill, in the only flat area of the Property, allowing extensive views of Western Run River. That River surrounds the Property on 3 sides. The Site Plan shows extensive steep slopes and the irregular 'dog-bone' shape. (Pet. Exs. 1, 3). The Property is zoned Resource-Preservation (RC 7). (Pet. Ex. 3).

An aerial view photograph shows the Property as wooded and located outside the Special Flood Hazard Area. (Pet. Ex. 4). The nearest property is also surrounded by woods. (Pet. Ex. 4). Street view photographs were submitted showing the extent of the improvements, wooded area and steep slopes. (Pet. Ex. 5A-5K).

Mr. Doak explained that, due to the limited storage space in the dwelling resulting from solar panels installed in the attic, and the absence of a basement, the attached garage is used as storage. He plans to renovate the attached garage for usable living space. For these reasons, Petitioner is in need of a detached garage for storage, as a personal workshop area, and to park his

vehicle or lawn equipment. The proposed garage will measure 24 x 28 ft. and will be located from the driveway. It may or may not have a carport as well. The requested additional 3 ft. in height for the garage will provide for a personal workshop area. The garage will have 2 overhead doors. It will not have any living quarters, kitchen or bathroom, and will connect to electrical lines in the house.

Based on the DOP ZAC comment opposing the front yard location, the Site Plan was amended and the detached garage was moved outside of the front yard and would now be located entirely in the side yard. (Pet. Exs. 2A-2D). The proposed location in the side yard is partly flat where it meets the driveway, with the rear of the structure built into the slope (i.e., a bank barn) with a walk-out door onto the hill as shown in the renderings on the Site Plan. The immediately adjoining neighbors are in support of the Petition.

With regard to the DEPS/GWM ZAC comment, Mr. Doak stated that the corner of the garage inside the septic reserve area is less than 20 sf. He added that this issue would be resolved at the building permit stage.

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).

I find that the Property is unique due to its irregular 'dog-bone' shape, extensive steep slopes, with 3-sides surrounded by Western Run River. The only flat area is where the home is located. The home is limited in size, does not have a basement and has an attic which is unusable due to the solar panels. The position of the home causes its side to face Western Run Rd. The

driveway is between the home and Western Run Rd. This configuration of improvements along with the steep slopes restricts the area where a detached garage can be located. Even still, in response to DOP ZAC comment, Petitioner moved the garage into the side yard as shown on the Amended Site Plan. Given all of the unique features individually and in combination, I find that the Petitioner would suffer a practical difficulty and unreasonable hardship if the proposed side yard location were not permitted as well as the additional 3 ft. in height beyond the maximum 15 ft. in height which is needed for storage and personal workshop space. The Property is entirely wooded and removed from not only Western Run Rd. but the nearest neighbor. 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 support of the immediate property owners.

THEREFORE, IT IS ORDERED, this **2nd** day of **January 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance to permit an accessory structure (workshop/storage/carport) to be located in the side yard in lieu of the required rear yard only, per Baltimore County Zoning Regulations ("BCZR"), §400.1 and with a height of 18 ft. in lieu of the required maximum height of 15 ft. per BCZR, §400.3, be, and they are each hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is 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. Petitioner and/or subsequent owners shall not convert the accessory structure/garage into a dwelling unit or apartment. The proposed accessory structure/garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

3. The accessory structure/garage shall also not be used for commercial or industrial purposes.

4. The accessory structure/garage shall not have a separate utility or electric connection and shall connect to the electrical/utility in the home. The accessory structure/garage shall not have separate water connection and shall connect to the water in the home.

5. The Petitioner must comply with the DEPS ZAC comments, both dated October 11, 2023, copies of which are attached hereto and made a part thereof.

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

Maureen E. Murphy

MAUREEN E. MURPHY
Chief 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 812 WESTERN RUN ROAD **which is presently zoned** RC 7

Deed References: 45147/198 10 Digit Tax Account # 1900007115

Property Owner(s) Printed Name(s) ROBERT I. K. HASTINGS

(SELECT THE HEARING(S) BY MARKING X 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

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

3. X **a Variance** from Section(s)

SEE ATTACHED PAGE

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 I. K. HASTINGS

Name #1 – Type or Print Name #2 – Type or Print

X Signature #1 Signature # 2

812 WESTERN RUN ROAD COCKEYSVILLE MD

Mailing Address City State

21030 / 443-848-7205 / MJHRVGS@COMCAST.NET

Zip Code Telephone # Email Address

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING, LLC

Name – Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD

Mailing Address City State

21053 / 410-419-4906 / BDOAK@BRUCEEDOAKCONSULTING.COM

Zip Code Telephone # Email Address

CASE NUMBER 2023-0199-A **Filing Date** 9/25/2023 **Do Not Schedule Dates:** ____ **Reviewer** CE

REV. 10/4/11

Zoning Hearing Petitions Being Requested

Variance to permit an accessory structure (workshop/ storage /carport) to be located in the front and side yards per Section 400.1 BCZR

Variance to permit an accessory structure (workshop/storage/carport) with a height of 18 feet in lieu of the required maximum height of 15 feet per Section 400.3 BCZR

2023-0199-A

ZONING PROPERTY DESCRIPTION FOR

812 Western Run Rd

Beginning at a point on the East side of Western Run Rd which is 23 feet wide at a distance of 6,376 feet South of the centerline of the nearest improved intersecting street, Thornton Mill Rd which is 22 feet wide.

2023-0199-A

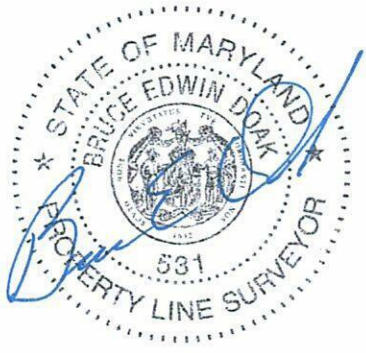
Zoning Description

812 Western Run Road- 4.704 Acre Parcel
Eighth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point on the eastern side of Western Run Road, approximately 2,400 feet southerly of the centerline of Western Road. said point being the northwestern most corner of Lot 1 as shown on the plat entitled "Hastings Property" which is recorded in the land records of Baltimore County in Plat Book EHK Jr 49, page 78.

Containing 4.704 acres of land, more or less.

This description is part of a zoning 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

2023-0199-A

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: 2023-0199-A

Property Address: 812 WESTERN RUN ROAD

Property Description: LOT 1 "HASTINGS PROPERTY" PB 49/78

Legal Owners (Petitioners): ROBERT I. K. HASTINGS

Contract Purchaser/Lessee: N/A

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, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 221265

Date: 9-25-2023

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	2020		6150				75.00
							Total:	75.00

Rec From: 812 Western Run Rd

For: 2023-0199-A

RC7

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

CASHIER'S VALIDATION

CF-23-0845

BRUCE E DOAK 12-12
BRUCE E DOAK CONSULTING
3801 BAKER SCHOOLHOUSE RD
FREELAND, MD 21053-9738

3037
15-3/540
429

9/07/23
Date

Pay to the Order of BALTIMORE COUNTY MARYLAND $ 75.00

SEVENTY FIVE AND 00/100 Dollars

Photo Safe Deposit® Details on back

PNCBANK
PNC Bank, N.A. 040

For HASTINGS ZONING PET FEE

MP

⑆054000030⑆ 533674106?⑈ 3037

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: October 11, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0199-A
Address: 812 WESTERN RUN RD.
Legal Owner: Robert Hastings

Zoning Advisory Committee Meeting of October 10, 2023.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

This property is over 40,000-sf; therefore, the Forest Conservation Law applies. However, since less than 20,000-sf of forest will be cleared on site, a Single Lot Declaration of Intent may be completed in order to satisfy the forest conservation requirement.

Reviewer: Jannifer Anderson

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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Legal Owner: Robert Hastings

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__X__ The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. If the zoning variance is granted, Ground Water Management requests that the location of the proposed workshop/storage/carport be relocated outside of the approved septic reserve area. The proposed work must comply with all Groundwater Management policy and regulation.

Additional Comments:

Reviewer: Mia Lowery, L.E.H.S.

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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Reviewer: Jannifer Anderson

BALTIMORE COUNTY, MARYLAND

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Additional Comments:

Reviewer: Mia Lowery, L.E.H.S.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald **DATE:** 10/6/2023
Director, Department of Permits, Approvals and Inspections

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 2023-0199-A

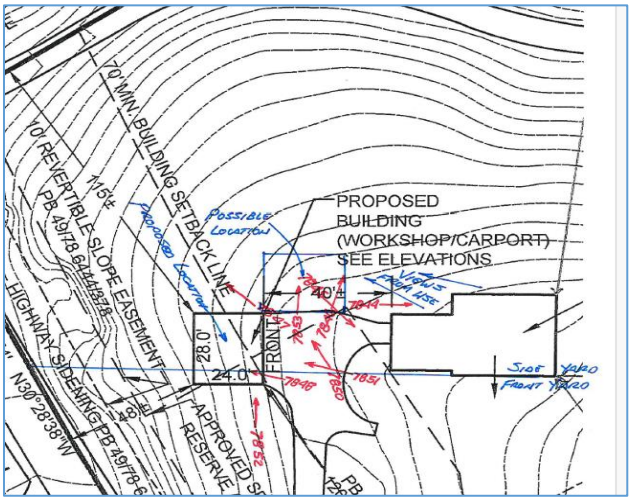
INFORMATION:
Property Address: 812 Western Run Road
Petitioner: Robert I.K. Wastings
Zoning: RC 7
Requested Action: Variance

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

Variance(s) -

1. To permit an accessory structure (workshop / storage / carport) to be located in the front and side yards per section 400.1 BCZR
2. To permit an accessory structure (workshop / storage / carport) with a height of 18 feet in lieu of the required maximum height of 15 feet per Section 400.3 BCZR

The property under consideration is located on the west of Interstate 83N along Western Run Road by the Western Run River in the Cockeysville area of Baltimore County. Spanning approximately 4.70 acres +/-, the property is zoned as RC 7 and it's improved with a two-story residential dwelling. Residential dwellings, farms and forest conservation characterize the surrounding area. The practical hardship and reason given by the applicant for the proposed location of the building are as follows (Refer to the image below, where relevant locations are marked in red numbers).



The applicant has built patios, decks (7844), and gardens (7846 & 7853) with an emphasis on the Western Run view (7847). When deciding on the building's location, preserving these views was crucial. Positioning the proposed accessory building at the back would obstruct these views and disrupt the gardens. Moreover, the applicant prefers not to set the building (7850) as the first thing seen when entering the driveway. The applicant also believes that the proposed site is ideal for the project, given that the driveway paving will align with the front of the proposed building (7851). There's a plateau (7852) beneath the left side of the driveway, which will substantially minimize the necessary grading for the building's placement there. No gardens or distinctive trees exist along the driveway's left side (7848), ensuring the accessory building won't be prominently visible from this suggested spot.

If necessary, the applicant is open to relocating from the current proposed location (7848) to the north-east side (7845) relative to the primary dwelling.

The plan submitted by the applicant indicates that the proposed accessory building encroaches upon the “70 ft minimum building set back line.” Section 1A08.6.C.2.f BCZR states that accessory structures, such as solar panels, antennas, and storage sheds, are not allowed in the front yard of any primary use within an R.C.7 Zone. Consequently, the Department of Planning does not support the variance relief request for the proposed site (7852). However, the Department is open to the applicant's idea to move the development from the proposed location (7848) to a new location, north-east (7845) of the proposed location.

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 E. Doak, Bruce E. Doak Consulting LLC
Joe Wiley and Abigail Rogers, Community Planners
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

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** - 1900007115

Owner Information

Owner Name:	HASTINGS ROBERT IK	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	812 WESTERN RUN RD COCKEYSVILLE MD 21030-1314	**Deed Reference:**	/45147/ 00098

Location & Structure Information

Premises Address:	812 WESTERN RUN RD COCKEYSVILLE 21030-1314	**Legal Description:**	4.704 AC 812 WESTERN RUN RD HASTING PROPERTY

Map	Grid	Parcel	Neighborhood	Subdivision	Section	Block	Lot	Assessment Year	Plat No:
0042	0001	0153	8040089.04	0000			1	2023	Plat Ref: 0049/ 0078

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1983	1,905 SF		4.7000 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	SPLIT LEVEL	FRAME/4		2 full	1 Attached	

Value Information

	Base Value	Value As of 01/01/2023	Phase-in Assessments As of 07/01/2023	As of 07/01/2024
Land:	239,700	239,700		
Improvements	121,200	186,100		
Total:	360,900	425,800	382,533	404,167
Preferential Land:	0	0		

Transfer Information

Seller: HASTINGS MARGUERITE J TRUSTEE	**Date:** 07/21/2021	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /45147/ 00098	**Deed2:**
Seller: HASTINGS MARGUERITE J	**Date:** 06/02/1999	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /13787/ 00347	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: None

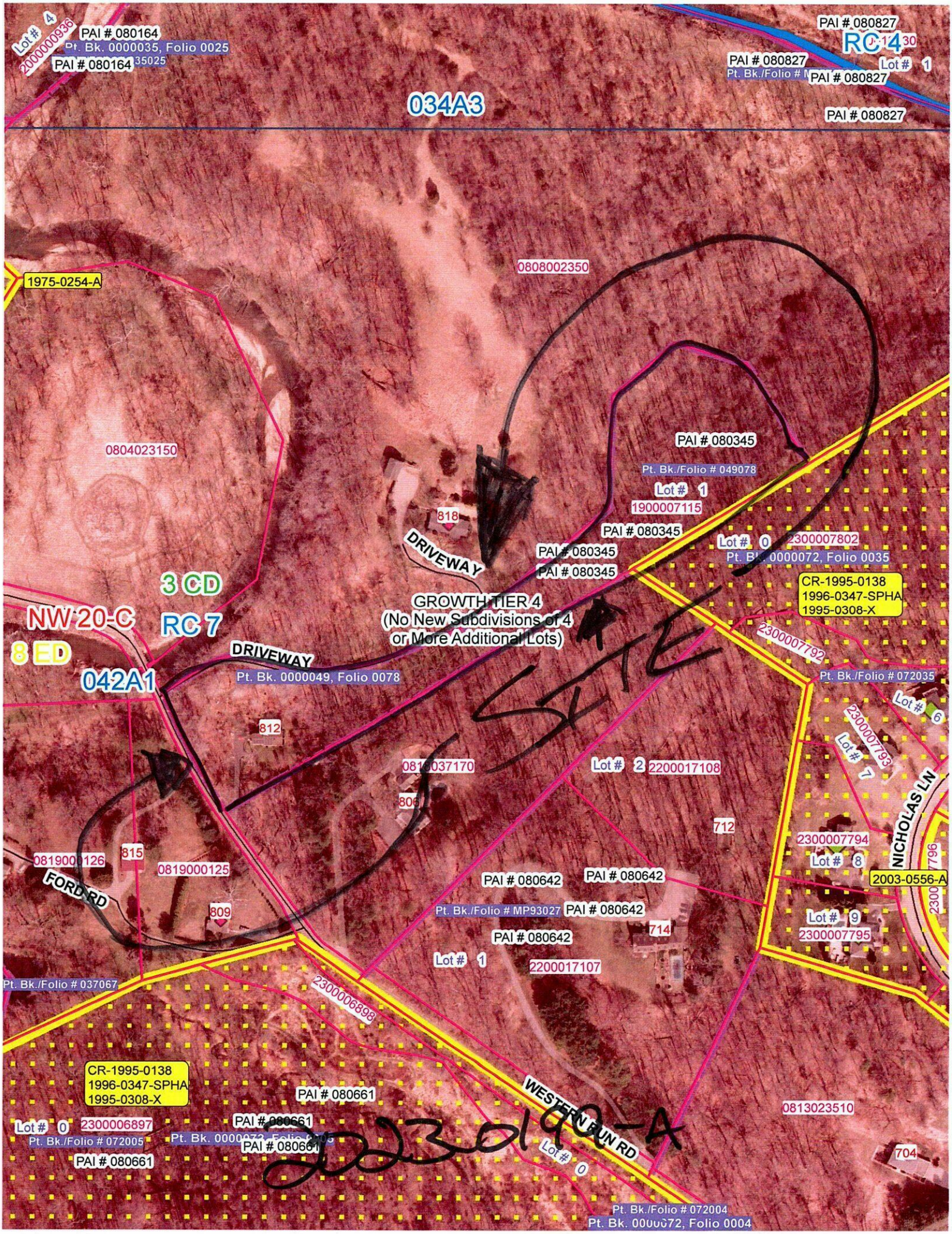
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

2023-0199-A


Lot # 4
2000000936
PAI # 080164
Pt. Bk. 0000035, Folio 0025
PAI # 080164
035025
034A3
PAI # 080827
RC 14
30
PAI # 080827
Pt. Bk./Folio # M
Lot # 1
PAI # 080827
PAI # 080827
1975-0254-A
0808002350
0804023150
PAI # 080345
Pt. Bk./Folio # 049078
Lot # 1
1900007115
818
DRIVEWAY
PAI # 080345
PAI # 080345
PAI # 080345
Lot # 0
2300007802
Pt. Bk. 0000072, Folio 0035
CR-1995-0138
1996-0347-SPHA
1995-0308-X
3 CD
NW 20-C
RC 7
8 ED
042A1
GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)
DRIVEWAY
Pt. Bk. 0000049, Folio 0078
SITE
2300007792
Pt. Bk./Folio # 072035
Lot # 6
2300007793
Lot # 7
812
0819037170
Lot # 2
2200017108
806
712
NICHOLAS LN
2300007794
Lot # 8
2003-0556-A
0819000126
815
0819000125
FORD RD
PAI # 080642
PAI # 080642
Pt. Bk./Folio # MP93027
PAI # 080642
809
714
Lot # 9
2300007795
PAI # 080642
Lot # 1
2200017107
Pt. Bk./Folio # 037067
2300006898
CR-1995-0138
1996-0347-SPHA
1995-0308-X
PAI # 080661
0813023510
Lot # 0
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PAI # 080661
Pt. Bk./Folio # 072005
Pt. Bk. 0000072, Folio 0035
PAI # 080661
WESTERN RUN RD
PAI # 080661
Lot # 0
704
Pt. Bk./Folio # 072004
Pt. Bk. 0000072, Folio 0004

GENERAL INFORMATION

1. Ownership: Robert I. K. Hastings
   812 Western Run Road Cockeysville MD 21030 443-848-7205
2. Address: 812 Western Run Road
3. Deed references: JLE 45147/98
4. Area: 4.704 acres (per SDAT)
5. Tax Map / Parcel / Tax account #: 42 / 153 / 19-00-007115
6. Election District: 8 Councilmanic District: 3
   ADC Map: GIS tile: 042A1 Position sheet: 78NW11
   Census tract: 408200 Census block: 24005408200
   Schools: Mays Chapel ES Cockeysville MS Dulaney HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 042A1 and the information provided by Baltimore County on the internet.
8. Improvements: 2 story dwelling & macadam parking area. All of the improvements will remain.

OFFICE OF ZONING

Zoning: RC 7 There are no previous zoning cases on the subject property.

RC 7 Setbacks for Dwellings

Front: 35 feet from right of way of public or private interior streets
Side / Rear: 80 feet from any principal building and 50 feet from the rear lot line

RC 7 Setbacks for Accessory Structures: 2.5 feet from a property line

ENVIRONMENTAL

Watershed: Loch Raven Reservoir URDL land type: 1

1. The subject property is served by a private well & septic system
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. A portion of the subject property is located within a 100 year flood plain.

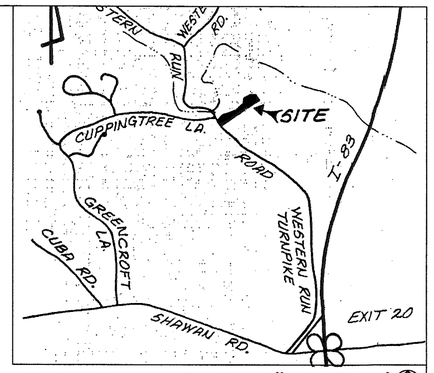
OFFICE OF PLANNING

Regional Planning District: Sparks District Code: 304

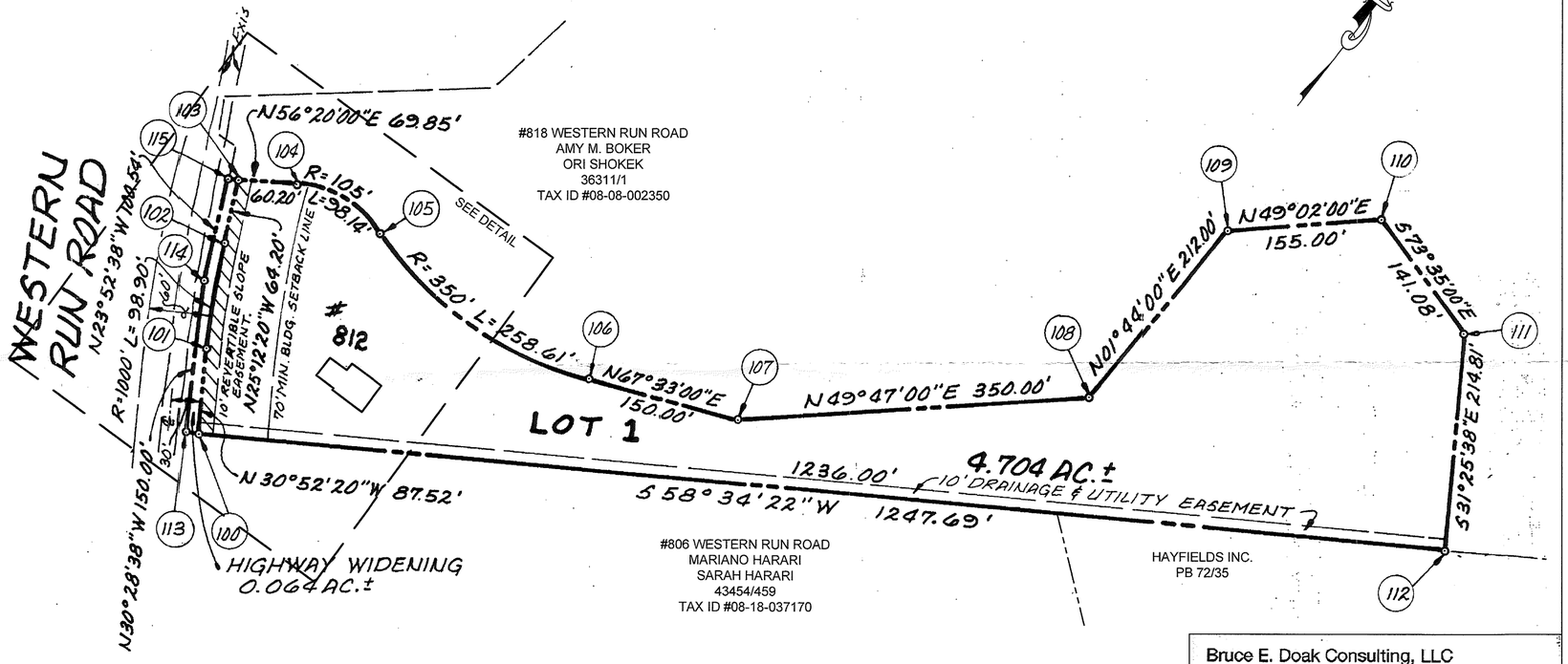
1. The subject property is in the Western Run-Belfast National Register Historic District

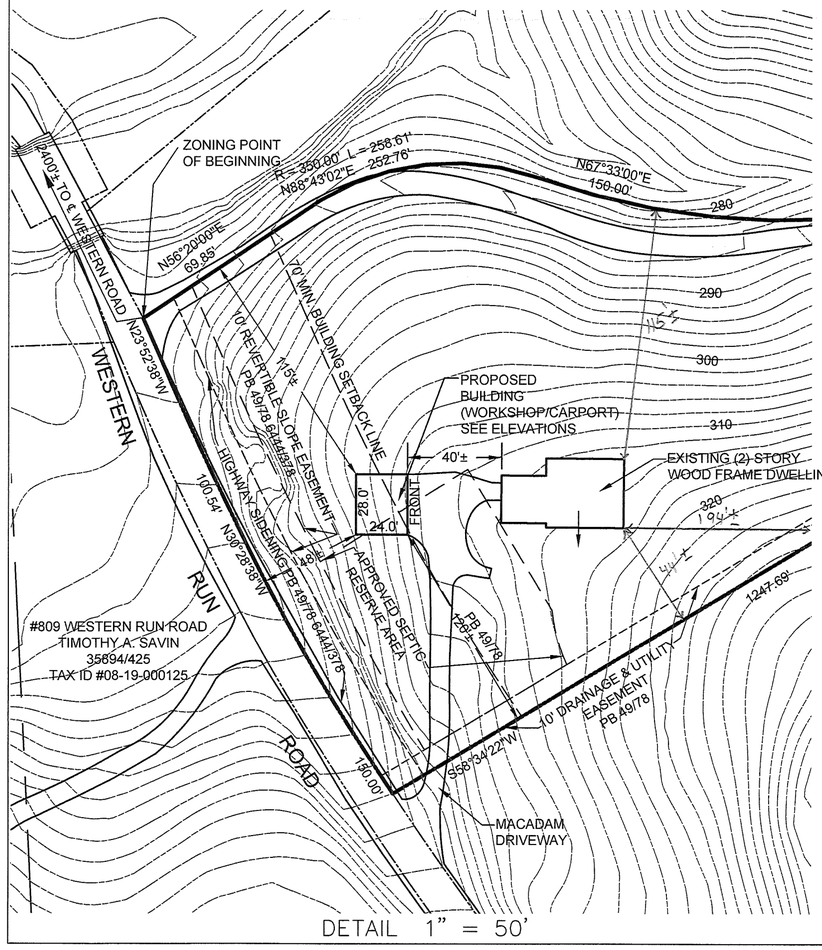
PROPOSED DEVELOPMENT

To construct a detached garage for residential use only.

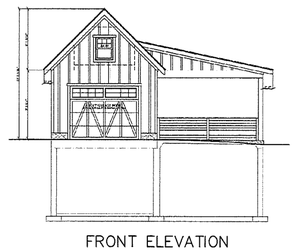


Vicinity Map – Scale: 1" = 3000'

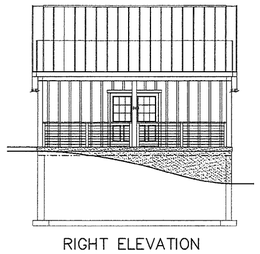




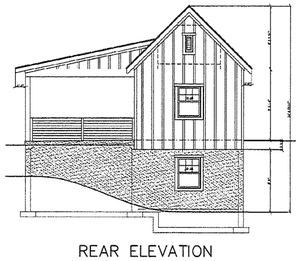
DETAIL 1" = 50'



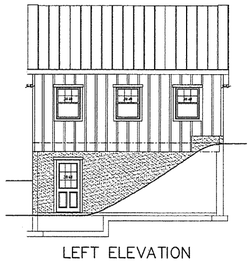
FRONT ELEVATION



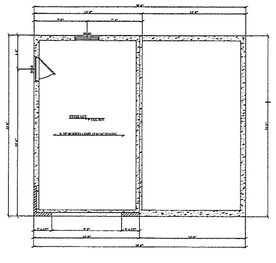
RIGHT ELEVATION



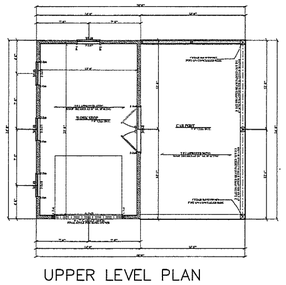
REAR ELEVATION



LEFT ELEVATION



LOWER LEVEL PLAN



UPPER LEVEL PLAN

0' 100' 200'

STATE OF MARYLAND BRUCE EDWIN DOAK NO. 21053 REGISTERED PROFESSIONAL LAND SURVEYOR

REVISION	
9/21/23	Address Zoning Review Comments

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 #812 WESTERN RUN ROAD

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

Date: 9/11/23
Scale: 1"=100'

2023-0199-A