



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, 2024

John and Molly Halleron – Molly.halleron@yahoo.com
719 Chapel Ridge Road
Lutherville, MD 21093

RE: Petition for Administrative Variance
Case No. 2023-0247-A
Property: 719 Chapel Ridge Road

Dear Mr. and Mrs. Halleron:

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, flowing style.

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

c: Patrick D. Jarosinski – patrick@pdjassociates.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(719 Chapel Ridge Road)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
John & Molly Halleron	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0247-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, John and Molly Halleron (“Petitioners”) for the property located at 719 Chapel Ridge Road, Lutherville (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 1B02.3.B, to approve a rear dwelling addition with a rear yard setback of 37.67 ft. in lieu of the minimum required 50 ft. The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioners’ Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A-2C).

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

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on December 9, 2023 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. The Site Plan shows the Property as irregularly shaped which physical feature precludes the ability to meet the required 50 ft. setbacks for the RC5 zone. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the Property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested Variance should be granted.

THEREFORE, IT IS ORDERED, this 2nd day of **January, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), Section 1B02.3.B, to approve a rear dwelling addition with a rear yard setback of 37.67 ft. in lieu of the minimum required 50 ft, be, and they are each hereby, **GRANTED.**

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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


MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw



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

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

Address 719 Chapel Ridge Road Lutherville, Maryland 21093 Currently Zoned RC-5

Deed Reference 16616 / 00161 10 Digit Tax Account # 0816076860

Owner(s) Printed Name(s) John T and Molly M Halleron

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

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

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

☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1A04 of the BCZR of the zoning regulations of Baltimore County.

BCZR 1B02.3.B To approve a rear addition with a rear yard setback of 37.67 ft in lieu of the minimum required 50 ft

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

County.

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

Owner(s)/Petitioner(s):

John T Halleron

/Molly M. Halleron

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

719 Chapel Ridge Road

Lutherville

Maryland

Mailing Address

City

State

21093

410-935-4622

/Molly.halleron@yahoo.com

Zip Code

Telephone #'s (Cell and Home)

Email Address

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

Name - Type or Print

Signature

Mailing Address

City

State

Representative to be Contacted:

Patrick D. Jarosinski

Name - Type or Print

Signature

PO Box 234

Riderwood

Maryland

Mailing Address

City

State

21139/

410-494-1017/ patrick@pdjassociates.com

Zip Code

Telephone #

Email Address

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

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

Administrative Law Judge for Baltimore County

Case Number 2023-0247-A Filing Date 11/29/2023 Estimated Posting Date 12/10/2023 Reviewer CP

Revised 8/2022

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

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

Address: 719 Chapel Ridge Road Lutherville Maryland 21093
Print or Type Address of Property City State Zip Code

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

The petitioner requests an administrative variance at the above noted address to construct a one story frame addition with the overall distance of 37' from the rear property line in lieu of 50' allowed by the zoning laws. The addition will include a family room and the owner desires to maintain the structure in the rear in order to tie into other form and functions of the house.

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

* 
Signature of Owner (Affiant)

John T. Halleron

Name - Print or Type Name

* 
Signature of Owner (Affiant)

Molly M. Halleron

Print or Type - Name

The following information is to be completed by a Notary Public of the State of Maryland

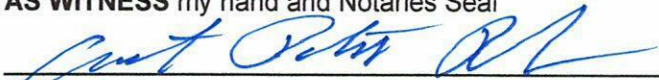
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20 day of November, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: John T. Halleron & Molly M. Halleron

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

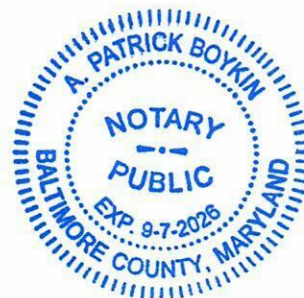
AS WITNESS my hand and Notaries Seal


Public

Notary

9/7/2026
Commission Expires

My



2023-0247-A

ZONING DESCRIPTION FOR
719 Chapel Ridge Road, Lutherville, Maryland 21903
8th Election District
3rd Councilmanic District

Beginning at a point on the south side of 719 Chapel Ridge Road, which is 30' wide at the distance of 1324' southwest of the centerline of the nearest improved street Mays Chapel Road, then running 1) N 88 degree 03'00" E 188.46', 2) N 01 degree 57'0" W 150.00' 3) S 88 degree 03'00" E 231.25", 4) S 16 degree 48'43" E 172.49', containing .77 acres of land, as recorded in Baltimore County Plat Book referenced #0029/0077.

2023-0247-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0247 -A Address 719 Chapel Bridge Rd

Contact Person: Christina Fink Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11-29-2023 Posting Date: 12-10-2023 Closing Date: 12-25-2023

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2023 - 0247 -A Address 719 Chapel Bridge Rd

Petitioner's Name: John Halleron / Molly Halleron Telephone (Cell) 410-935-4622

Posting Date: 12-10-2023 Closing Date: 12-25-2023

Wording for Sign: To Permit a rear addition with a rear yard setback of 37.67 ft in lieu of the minimum required 50 ft

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

No. 228950

Date: 11/20/23

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		650				\$ 75.00

Total: \$ 75.00

Rec From: HALLERON

For: VARIANCE (CASE # TBD)

DISTRIBUTION

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

CASHIER'S
VALIDATION

PATRICK D JAROSINSKI & ASSOCIATES INC

7800 OVERBROOK RD
BALTIMORE, MD 21204-3655

01-06

1412

7-163/520 MD
5354

Pay To The
Order of

Date 11/20/23

Baltimore County
Seventy five 00/100
BANK OF AMERICA

\$ 75.00

Dollars



ACH R/T 052001633

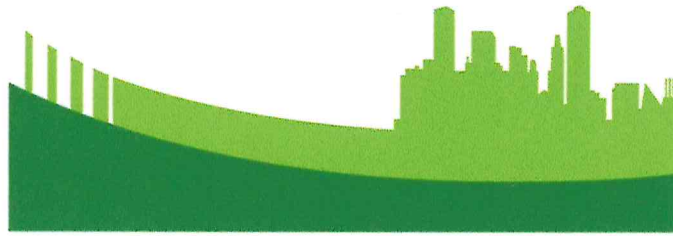
For

HALLERON VARIANCE REQUEST

Patrick Jarosinski

⑈001412⑈ ⑈052001633⑈ 004467534209⑈

2023-0247-A



CERTIFICATE OF POSTING

December 09, 2023

_____ amended for second inspection

Re:

Zoning Case No. 2023-0247-A

Legal Owner: John Halleron & Molly Halleron

Closing date: December 25, 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 **719 Chapel Ridge Road**.

The signs were initially posted on **December 09, 2023**.

The subject property was also inspected on _____.

Sincerely,

A handwritten signature in blue ink that reads "Bruce E. Doak".

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

ADMINISTRATIVE VARIANCE

CASE NO. 2023-0247-A

719 Chapel Ridge Road

**REQUEST: A REAR ADDITION WITH A REAR
YARD SETBACK OF 37.67 FEET IN LIEU OF
THE MINIMUM REQUIRED 50 FEET.**

PUBLIC HEARING?

**PURSUANT TO SECTION 26-127(b)(1) BALTIMORE
COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
MAY REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN
THE ZONING OFFICE BEFORE DECEMBER 25, 2023.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2023-0247-A

719 Chapel Ridge Road

**REQUEST: A REAR ADDITION WITH A REAR
YARD SETBACK OF 37.67 FEET IN LIEU OF
THE MINIMUM REQUIRED 50 FEET.**

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THE ZONING OFFICE BEFORE DECEMBER 25, 2023.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391**

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 December 12, 2023
Item No. 2023-0247-A

DATE: December 12, 2023

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

DPW-T: N/C

DPR: N/C

Landscape: N/C

Rec & Parks: N/C & No Greenways affected

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: December 7, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0247-A
Address: 719 CHAPEL RIDGE RD.
Legal Owner: John & Molly Halleron

Zoning Advisory Committee Meeting of December 12, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

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 - 0816076860

Owner Information

Owner Name: HALLERON JOHN T
HALLERON MOLLY M

Use: RESIDENTIAL
Principal Residence: YES

Mailing Address: 719 CHAPEL RIDGE RD
LUTH-TIMONIUM MD 21093-1807

Deed Reference: /16116/ 00161

Location & Structure Information

Premises Address: 719 CHAPEL RIDGE RD
LUTH-TIMONIUM 21093-1807

Legal Description: 719 CHAPEL RIDGE RD
CHAPEL RIDGE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0060 0002 0564 8080160.04 0000 A 11 2023 Plat Ref: 0029/ 0077

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1971 3,307 SF 648 SF 33,541 SF 04

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
2 YES STANDARD UNITFRAME/5 2 full/ 1 half 1 Attached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2023	07/01/2024
Land:	197,300	197,300		
Improvements	259,000	528,500		
Total:	456,300	725,800	546,133	635,967
Preferential Land:	0	0		

Transfer Information

Seller: THOMAS WILLIAM L	Date: 02/15/2002	Price: \$420,000
Type: ARMS LENGTH IMPROVED	Deed1: /16116/ 00161	Deed2:
Seller: FREY WALTER S.3RD	Date: 10/21/1985	Price: \$190,000
Type: ARMS LENGTH IMPROVED	Deed1: /07025/ 00026	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: Approved 10/01/2013

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0247-A

Halleron Residence Administrative Variance Photo Log
710 Chapel Ridge Road, Lutherville, Maryland 21093



1 – View towards Chapel Ridge Road from side of addition



2 - View looking North from South property line towards proposed addition

Halleron Residence Administrative Variance Photo Log
710 Chapel Ridge Road, Lutherville, Maryland 21093



3 - View North from proposed addition



4 - View West towards rear property line from proposed addition

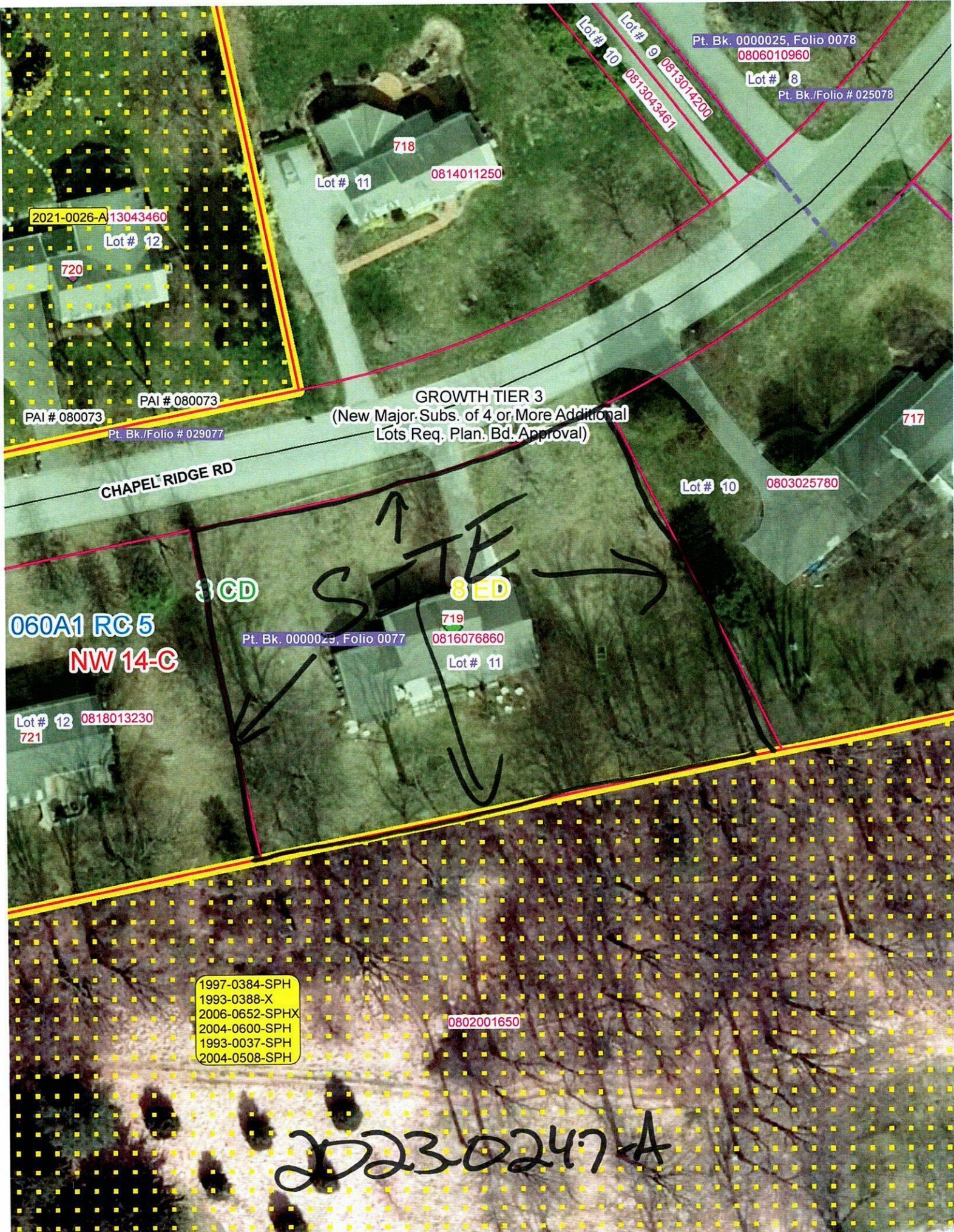
Halleron Residence Administrative Variance Photo Log
710 Chapel Ridge Road, Lutherville, Maryland 21093



5- View South from proposed addition towards North property line



6 – View South towards proposed addition from North property line



Pt. Bk. 0000025, Folio 0078
0806010960

Lot # 8
Pt. Bk./Folio # 025078

Lot # 9 0813014200
Lot # 10 0813043461

718
Lot # 11 0814011250

2021-0026-A 13043460

Lot # 12

720

PAI # 080073
Pt. Bk./Folio # 029077

GROWTH TIER 3
(New Major Subs. of 4 or More Additional
Lots Req. Plan. Bd. Approval)

CHAPEL RIDGE RD

Lot # 10 0803025780

060A1 RC 5
NW 14-C

3CD

8ED

Pt. Bk. 0000025, Folio 0077

719
0816076860
Lot # 11

Lot # 12 0818013230
721

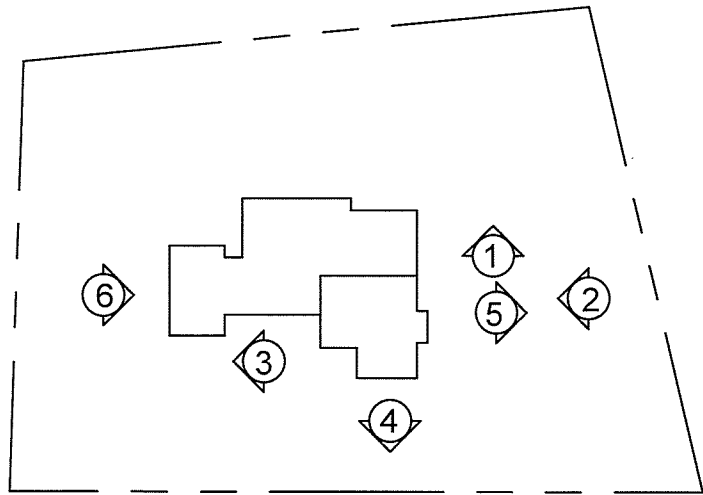
1997-0384-SPH
1993-0388-X
2006-0652-SPHX
2004-0600-SPH
1993-0037-SPH
2004-0508-SPH

0802001650

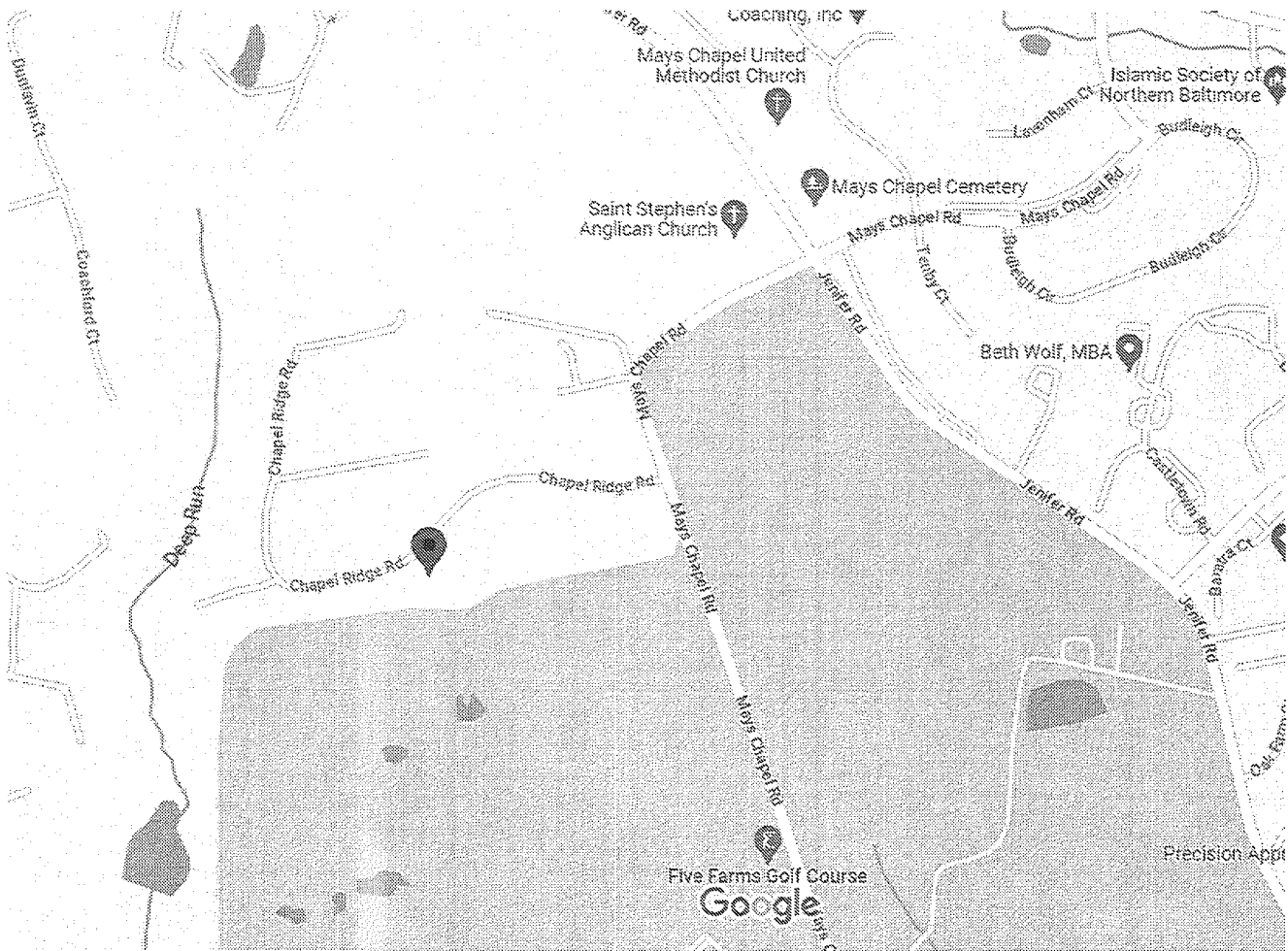
20230247-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS: 719 CHAPEL RIDGE ROAD OWNER(S) NAME(S): JOHN T & MOLLY M HALLERON
SUBDIVISION NAME: 0000 LOT # 11 BLOCK # A SECTION #
PLAT BOOK # 0029/0077 FOLIO # - 10 DIGIT TAX # 0816076860 DEED REF. # /16116/00161

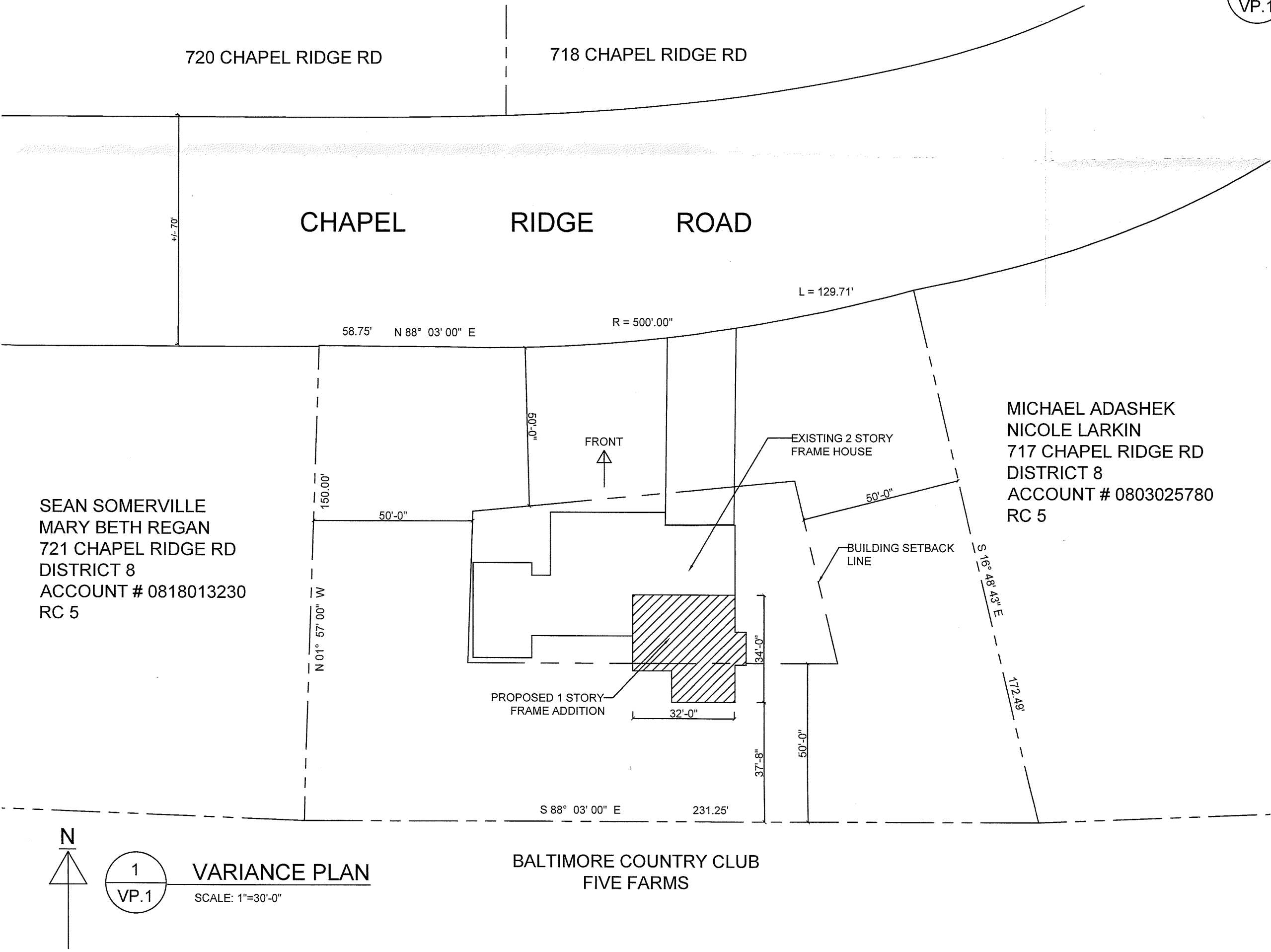
BUILDING INFORMATION: DESCRIPTION	HEIGHT
EXISTING FRAME 2 STORY HOUSE	26'
PROPOSED ADDITION	18'



PHOTOLOG KEY



2
VP.1
VICINITY MAP
SCALE: 1"=500'



ZONING MAP: 060A1
SITE ZONED: RC-5
ELECTION DISTRICT: 8
COUNCIL DISTRICT: 3
LOT AREA ACREAGE .7699
OR SQUARE FEET 33541
HISTORIC? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC PRIVATE X
SEWER IS:
PUBLIC PRIVATE X
PRIOR HEARING?
IF SO GIVE CASE NUMBER
AND ORDER RESULT
BELOW

N/A

Patrick D. Jarosinski & Associates

ARCHITECTURE ■ PLANNING ■ INTERIORS

P.O. BOX 234 ■ Ridewood, Maryland ■ 21139

O. 410-494-1017 C. 410-262-6708

www.pdjassociates.com

DO NOT SCALE DRAWINGS: In the event that a dimension is inadvertently left off a drawing or the Contractor is unable to determine a dimension by a mathematical process, contact the Architect. PDJ Associates, Inc. will not be held responsible for any assumptions arising from the scaling of a drawing by the Contractor.

COPYRIGHT 2014 by Patrick D. Jarosinski & Assoc., Inc. These drawings and related specifications are the property of the Patrick D. Jarosinski & Associates Inc. and cannot be reproduced, transferred or sold without prior approval.

ADDITION/ RENOVATION OF

THE HALLERON RESIDENCE

719 CHAPEL RIDGE ROAD

LUTHERVILLE, MARYLAND 21093

REVISION DATE:

11/28/23

DESIGN DEVELOPMENT/ PRICING	DRAWING TITLE:	DATE:
SHEET NO.:	VARIANCE PLAN	1/20/2023
VP.1		AS NOTED

2023-0247-A