



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 17, 2024

Frank & Janet Scarfield – frankscarfieldjr@castlerockrealtyllc.com
1524 Bowleys Quarters Road
Middle River, MD 21220

RE: Petition for Administrative Variance
Case No. 2023-0254-A
Property: 1524 Bowleys Quarters Road

Dear Mr. and Mrs. Scarfield:

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 blue ink, consisting of a series of loops and a long horizontal stroke extending to the right.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw
Enclosure

c: Matthew T. Kotroco, Esq. – mattkotroco@gmail.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(1524 Bowleys Quarters Road)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Frank & Janet Scarfield	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2023-0254-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by Frank and Janet Scarfield, legal owners (“Petitioners”) for the property located at 1524 Bowleys Quarters Road, Middle River (the “Property”). The Petitioner is requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”), Section 400.3, for an accessory structure (carport) with a height of 24 ft. in lieu of the required 15 ft. From BCZR, Section 400.1, to allow a decades old accessory structure (carport) in the rear yard of a waterfront property to have a side yard setback of 0 ft. in lieu of the required 2.5 ft.; an additional variance from BCZR, Section 400.1, for a rear property line setback of 0 ft. in lieu of the required 2.5 ft.; and if necessary, from BCZR, Section 1A04.3.B, to allow a street centerline setback as close as 40 ft. in lieu of the required 75 ft.

The Property and requested relief are more fully depicted on the site plan (the “Site Plan”). (Pet. Ex. 1). Petitioner also submitted street view photographs showing the existing accessory structure (carport). (Pet. Ex. 2A-2C).

There were no adverse Zoning Advisory Committee (“ZAC”) Comments received from any of the County reviewing agencies.

The Petitioners having filed for Administrative Variance and the Property having been posted on December 23, 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. 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. I find that 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.

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 17th day of **January, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (“BCZR”), Section 400.3, for an accessory structure (carport) with a height of 24 ft. in lieu of the required 15 ft.; to allow a decades old accessory structure (carport) in the rear yard of a waterfront property to have a side yard setback of 0 ft. in lieu of the required 2.5 ft.; an additional variance from BCZR, Section 400.1, for a rear property line setback of 0 ft. in lieu of the required 2.5 ft. If necessary, from BCZR, Section 1A04.3.B, to allow a street centerline setback as close as 40 ft. in lieu of the required 75 ft., be and are hereby **GRANTED**.

The relief granted herein shall be subject to the following:

- 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.



DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0254 -A Address: 1524 Bowleys Quarters Road

Contact Person: Mitch Kellman Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/11/2023 Posting Date: 12/24/2023 Closing Date: 1/8/2024

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

- 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.
- 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.
- 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.
- 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 - 0254 -A Address: 1524 Bowleys Quarters Road

Petitioner's Name: Frank Jr & Janet Scarfield Telephone (Cell): 410-262-6060

Posting Date: 12/24/2023 Closing Date: 1/8/2024

Wording for Sign: To Permit an accessory structure (detached carport) height
of 24 feet in lieu of 15 feet ~~and~~, accessory structure setbacks
of 0 feet to the side and rear property lines in lieu of 2.5
feet, and a street centerline setback as close as 40 feet
in lieu of 75 feet.

Revised 1/2022

**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 twenty (20) 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: 2023-0254-A

Property Address: 1524 Bowleys Quarters Road

Property Description: West Side of Bowley's Quarters Road
104 feet South of the centerline of Burke Road

Legal Owners (Petitioners): Frank Jr. & Janet Scarfield

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Timothy Kotroco

Company/Firm (if applicable): Kotroco & Associates, LLC

Address: 305 Washington Ave Suite 502
Towson, MD 21204

Telephone Number: 410 299 2943

Revised 7/9/2015



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 1524 Rowleys Quarters Road Currently Zoned RC5
Deed Reference 40682 / 00092 10 Digit Tax Account # 1512740750
Owner(s) Printed Name(s) Janet and Frank Scarfield JR

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

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

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

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

See Attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

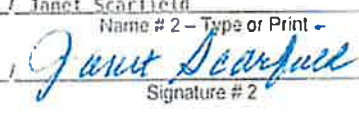
2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

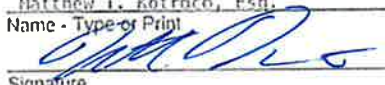
Property is to be posted and advertised as prescribed by the zoning regulations.

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

Owner(s)/Petitioner(s):

Frank Scarfield JR Name #1 – Type or Print	/ Janet Scarfield Name # 2 – Type or Print
 Signature #1	 Signature # 2
1524 Rowleys Quarters Road Mailing Address	Hiddle River MD City State
21220 / 410-282-6060 Zip Code Telephone #s (Cell and Home)	/ frankscarfield@castlerockrealtyllc.com Email Address

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

Matthew T. Kotroco, Esq.
Name - Type or Print

Signature
305 Washington Ave STE 502 Towson MD
Mailing Address City State
21204 / 410-299-9453 / mattkotroco@gmail.com
Zip Code Telephone # Email Address

Representative to be Contacted:

Matthew T. Kotroco, Esq.
Name - Type or Print

Signature
305 Washington Ave STE 502 Towson MD
Mailing Address City State
21204 / 410-299-9453 / mattkotroco@gmail.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 2023-0254-A Filing Date 12/11/2023 Estimated Posting Date 12/24/23 Reviewer msk

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: 1524 Bowleys Quarters Road Middle River MD 21220
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)

See Attached

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

Frank Scarfield Jr.
Signature of Owner (Affiant)

Frank Scarfield Jr.
Name - Print or Type

Janet Scarfield
Signature of Owner (Affiant)

Janet Scarfield
Name - Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of November, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Frank Scarfield Jr. and Janet Scarfield

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

AS WITNESS my hand and Notaries Seal

Beverly Skalski
Notary Public

My Commission Expires



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

No. 229437

Date: 12/11/2023

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		8150					\$ 75.00
Total:									\$ 75.00

Rec

From:

Timothy M. Kotroco

For:

Administrative Zoning Variance
Zoning Case 2023-0254-A
1524 Bowley Quarters Road

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

[Signature]

CERTIFICATE OF POSTING

CASE NO. 2023-0254-A

PETITIONER/DEVELOPER

Matthew

Kotroco Esq.

DATE OF HEARING/CLOSING

January 8, 2023

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

1524 Bowley's Quarters Road

Sign 1



THE SIGN(S) POSTED ON December 23, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: January 22, 2024

SUBJECT: DEPS Comment for Zoning Item # 2023-0254-A
Address: 1524 BOWLEYS QUARTERS RD
Legal Owner: Frank & Janet Scarfield

Zoning Advisory Committee Meeting of January 9, 2024.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The applicant is seeking approval to permit an existing accessory structure with a height of 24 feet in lieu of the required 15 feet. In addition, if necessary, the applicant is seeking relief from side yard, rear property line, and street centerline setback requirements for the accessory structure. The proposed development must meet LDA requirements and the 15% afforestation requirement. Adding a second story to the existing accessory structure, a carport, will not add any additional lot coverage to the property. If the proposed development can comply with the lot coverage restrictions and the 15% afforestation requirement, the relief requested can result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This is a waterfront lot with a 100-foot Critical Area buffer extending onto the property from Galloway Creek. The buffer consists of maintained grass lawn and hard surfaces/structures including the existing house, walkways, and a pool. The proposed second story addition will be located on top of an existing carport, which is located outside the buffer. The second story addition will have the same dimensions as the first story, so no new lot coverage will be added to the property. Meeting the MBA requirements, lot coverage requirements, and the 15% afforestation requirement will aid in the conservation of fish, plant, and wildlife habitat in the watershed.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

If the proposed development can be designed to meet the MBA, lot coverage, and afforestation requirements, the relief requested will be consistent with established land-use policies.

Additional Comments:

Based on aerial photos, it appears the applicant has added a pool to the property without permits and compliance with the Chesapeake Bay Critical Area (CBCA) regulations. This will be field verified during the permitting process. A permit for the second story addition will not be approved by Environmental Impact Review if a CBCA violation is found onsite during permit review.

Reviewer: Gris Batchelder

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: January 9, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 9, 2024
Item No. 2023-0254-A

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

DPW&T: The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=8.5) per panel FIRM 2400100445F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 40-15 (the latest edition of the Baltimore County Code) and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended. The LiMWA is not on the property.

DPR: N/C

Landscape: N/C

Rec & Parks: N/C & No Greenways affected

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 15 Account Number - 1512740750

Owner Information

Owner Name: SCARFIELD FRANK D JR Use: RESIDENTIAL
SCARFIELD JANET L Principal Residence: YES
Mailing Address: 1524 BOWLEYS QUARTERS RD Deed Reference: /40682/ 00092
MIDDLE RIVER MD 21220-0000

Location & Structure Information

Premises Address: 1524 BOWLEYS QUARTERS RD Legal Description:
MIDDLE RIVER 21220-0000
Waterfront BOWLEYS QUARTERS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	1
0098	0004	0004	15030020.04	0000			159	2024	Plat Ref:	

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1934	3,360 SF		21,105 SF	34

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNIT	BRICK/	5	3 full	1 Carport	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2023	07/01/2024
Land:	264,200	264,200		
Improvements	298,100	298,100		
Total:	562,300	562,300	562,300	
Preferential Land:	0			

Transfer Information

Seller: GROVER BRENDA	Date: 09/19/2018	Price: \$140,000
Type: NON-ARMS LENGTH OTHER	Deed1: /40682/ 00092	Deed2:
Seller: GROVER BRENDA	Date: 08/28/2018	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /40612/ 00381	Deed2:
Seller: SCARFIELD DEBORAH A	Date: 08/28/2018	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /40612/ 00377	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

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:

2023-0254-A

Matthew T. Kotroco, Esq.

Kotroco & Associates, LLC
305 Washington Avenue, Suite 502
Towson, Maryland 21204
410-299-9453
mattkotroco@gmail.com

Relief Requested

- A variance from BCZR §400.3 for an accessory structure with a height of 24' in lieu of the required 15 feet.
- Should it be necessary: a variance from BCZR §400.1 to allow a decades old accessory structure in the rear yard of a waterfront property to have a side yard setback of 0' in lieu of the required 2.5'; and an additional variance from BCZR §400.1 for a rear property line setback of 0' in lieu of the required 2.5'.
- If necessary, a variance from BCZR §1A04.3.B to allow a street centerline setback as close as 40' in lieu of the required 75'.
- And for such further relief as the matter of the cause may necessitate

Practical Difficulty or Hardship

The accessory structure in question has existed on the site in some form since the 1930s. The structure as it sits and is constructed today was built in the 1970s and served as a covered parking area or "carport". The property owner wishes to raise the ceiling of the existing carport and finish the 2nd floor as a storage area/workout room. Waterfront property development regulations requires newly built structures to be elevated out of the flood plain. The ground floor is not permitted to be "finished" or have any kind of furnishings. This often leads to waterfront property owners lacking storage space.

Mr. and Mrs. Scarfield live in the home at 1524 Bowley's Quarters Road. The home itself was constructed in 1934 and does not have a basement, consequently the home is lacking in available space for storage or workout equipment. Additionally, to avoid further lot coverage, the Scarfields are seeking merely to add a second floor to the existing carport vertically rather than construct an addition to the home horizontally that would add to the lot coverage. If the proposed 2nd floor to the carport is not permitted, the petitioner would suffer hardship as there is no other option on the property to build additional space.

Additionally, should it be necessary, the petitioner requests variance relief for the existing garage now being added to to have a side yard setback of 0' in lieu of the required 2.5' and a street centerline setback as close as 40' in lieu of the required 75'. The garage has been on the property for several decades without issue. Having to move the garage's foundation and masonry support pillars now would be very difficult and create a significant hardship for the petitioner. Additionally, the garage itself is non-conforming lot coverage, something extremely valuable on waterfront properties. Having to move the garage laterally would abandon the existing non-conforming lot coverage and create issues with Environmental Review during permitting.

Matthew T. Kotroco

Kotroco & Associates, LLC
305 Washington Avenue, Suite 502
Towson, Maryland 21204
410-299-9453
mattkotroco@gmail.com

November 28, 2023

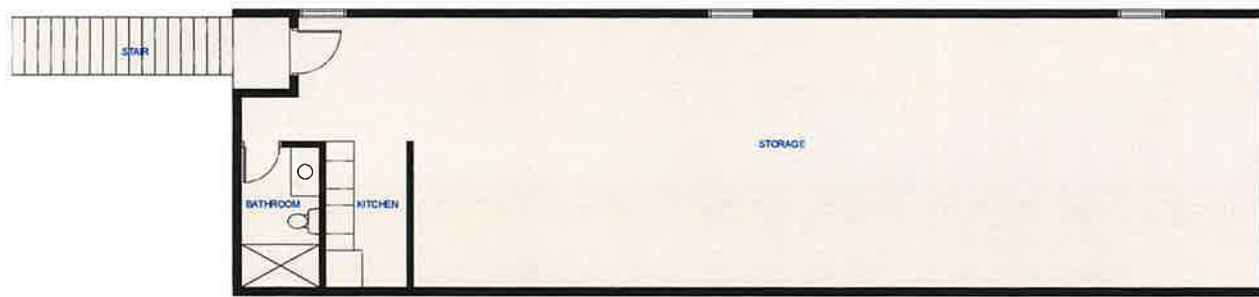
Zoning Property Description for 1524 Bowley's Quarters Road:

Beginning at a point on the west side of Bowley's Quarters Road which is 20 feet wide at approximately the distance of 104 feet south of the centerline of the nearest improved intersecting street Burke Road which is 20 feet wide.

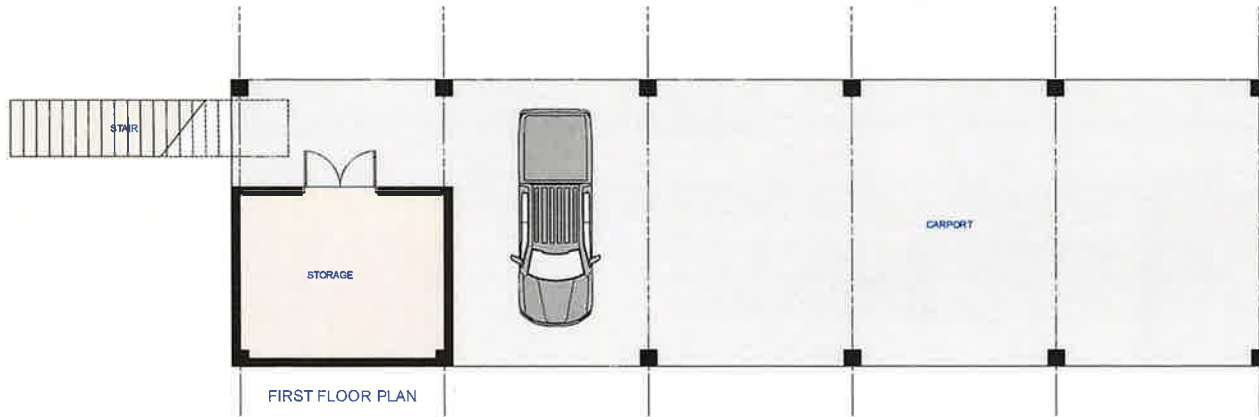
Subdivision Lot – lot is part of record plat:

Being Lot #159 in the plat labeled "Bowley's Quarters Plat No.1" recorded in Baltimore County Plat Book #007, Folio #012, containing 15,490 sq. ft. Located in the 15th Election District and 5th Councilmanic District

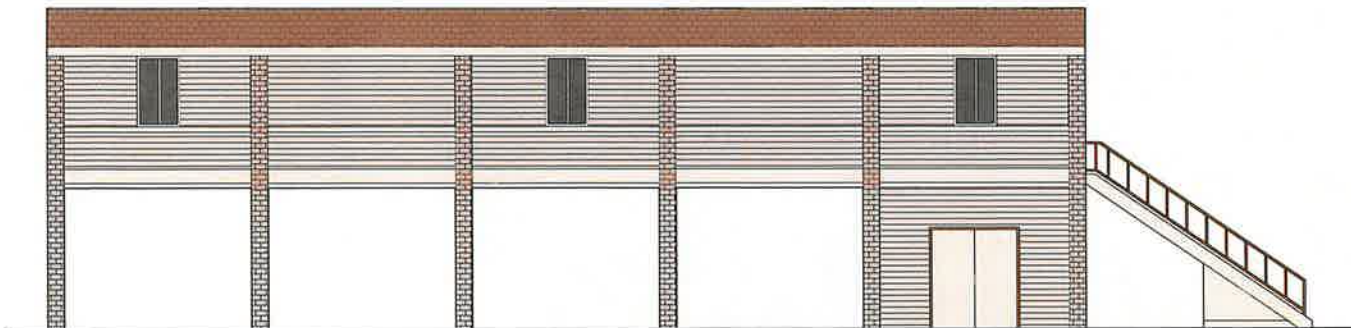
2023-0254-A



SECOND FLOOR PLAN



FIRST FLOOR PLAN



ELEVATION

NEW STORAGE FACILITY
FOR THE
SCARFIELD FAMILY
1524 BOWLEYS QUARTERS ROAD

MACKLIN & KAMHI ARCHITECTS, LLC
MARCH 2021
SCHEMATIC DESIGN
SCALE: 1/4" 1'-0"

2023-0254-A

Google Maps 1401 Burke Rd

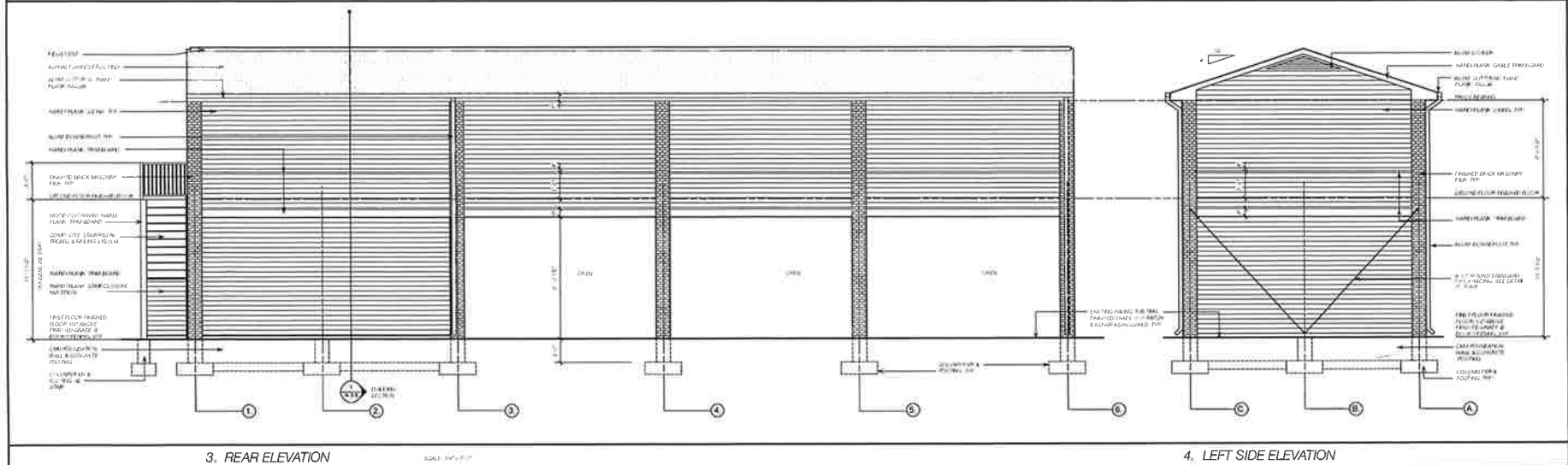
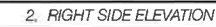
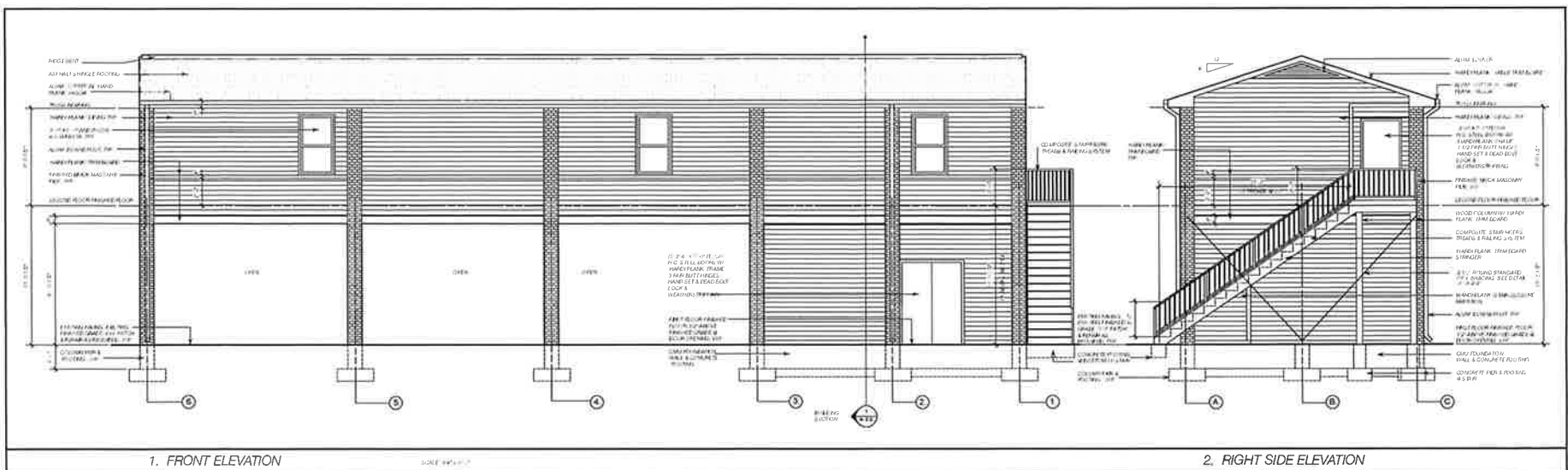
Middle River, Maryland
Google Street View
May 2023 See more dates



Image capture: May 2023 © 2023 Google

ate Goose

2023-0254-A



MACKLIN & KAMHI
ARCHITECTS LLC

406 BANGS FIELD ROAD BALTIMORE, MD 21215
410 593 1875 410 282 5779 FAX 410 761 154
STANTCHEVAY@GUM.BGZ KAMCHAYAY@GUM.BGZ

NEW RESIDENTIAL STORAGE SHED
FOR THE SCARFIELD FAMILY
1524 BOWLEYS QU
BALTIMORE COUNTY MD

1/25/01
DRAWN BY: S/M
JOB NUMBER
SC-1

STREET NUMBER

A-2.0

2023-0254-A



1444

1522

153

1521

RC 5

5.15

1528

1530

2023-0254-4

Zoning History Cases

Property

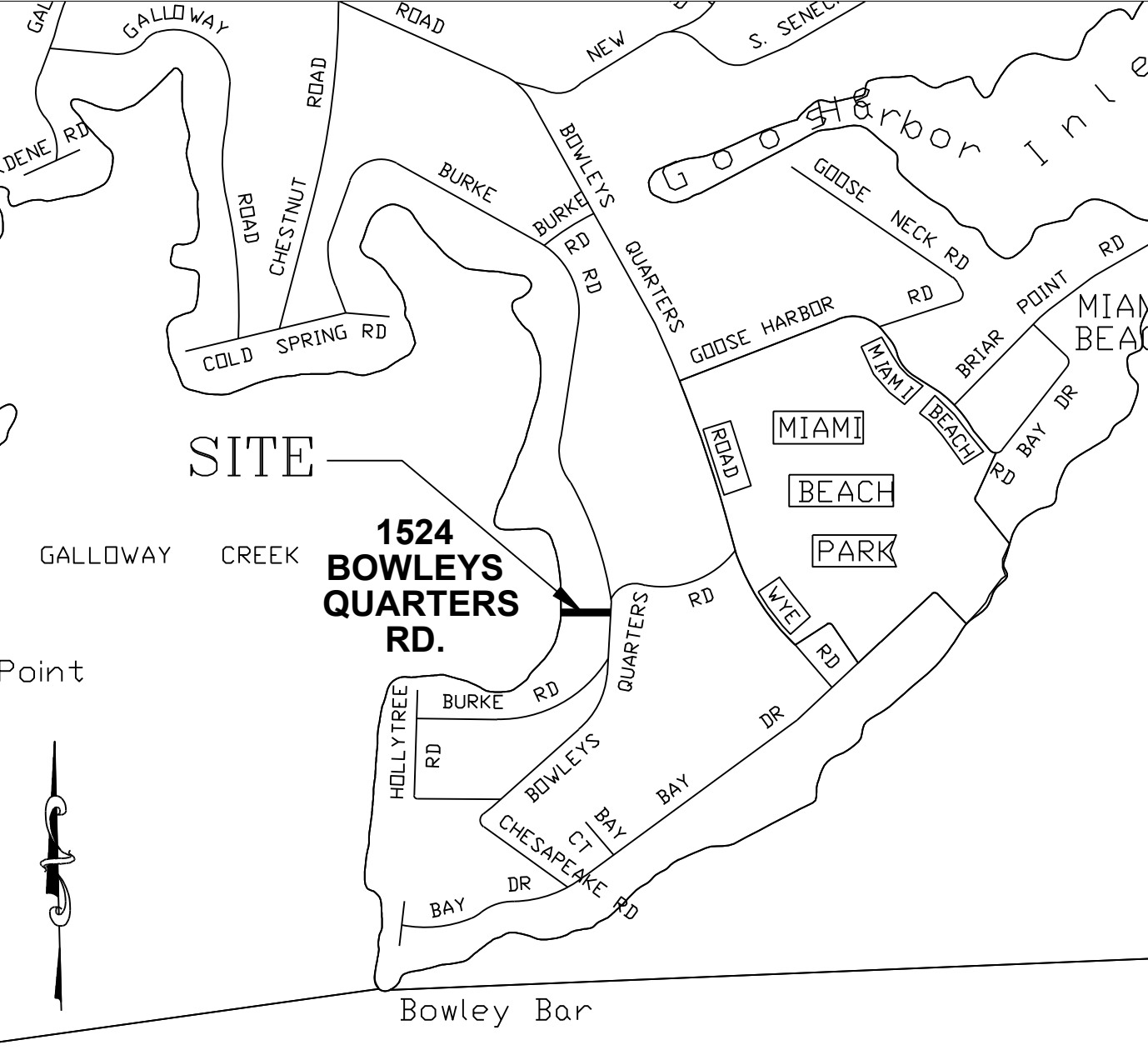
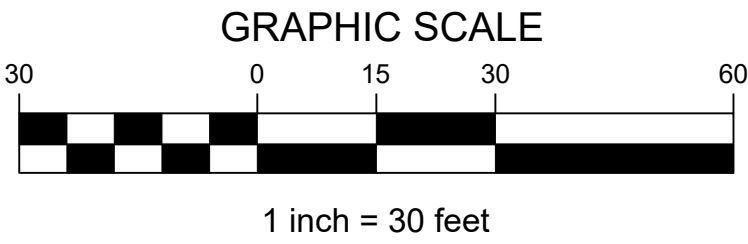
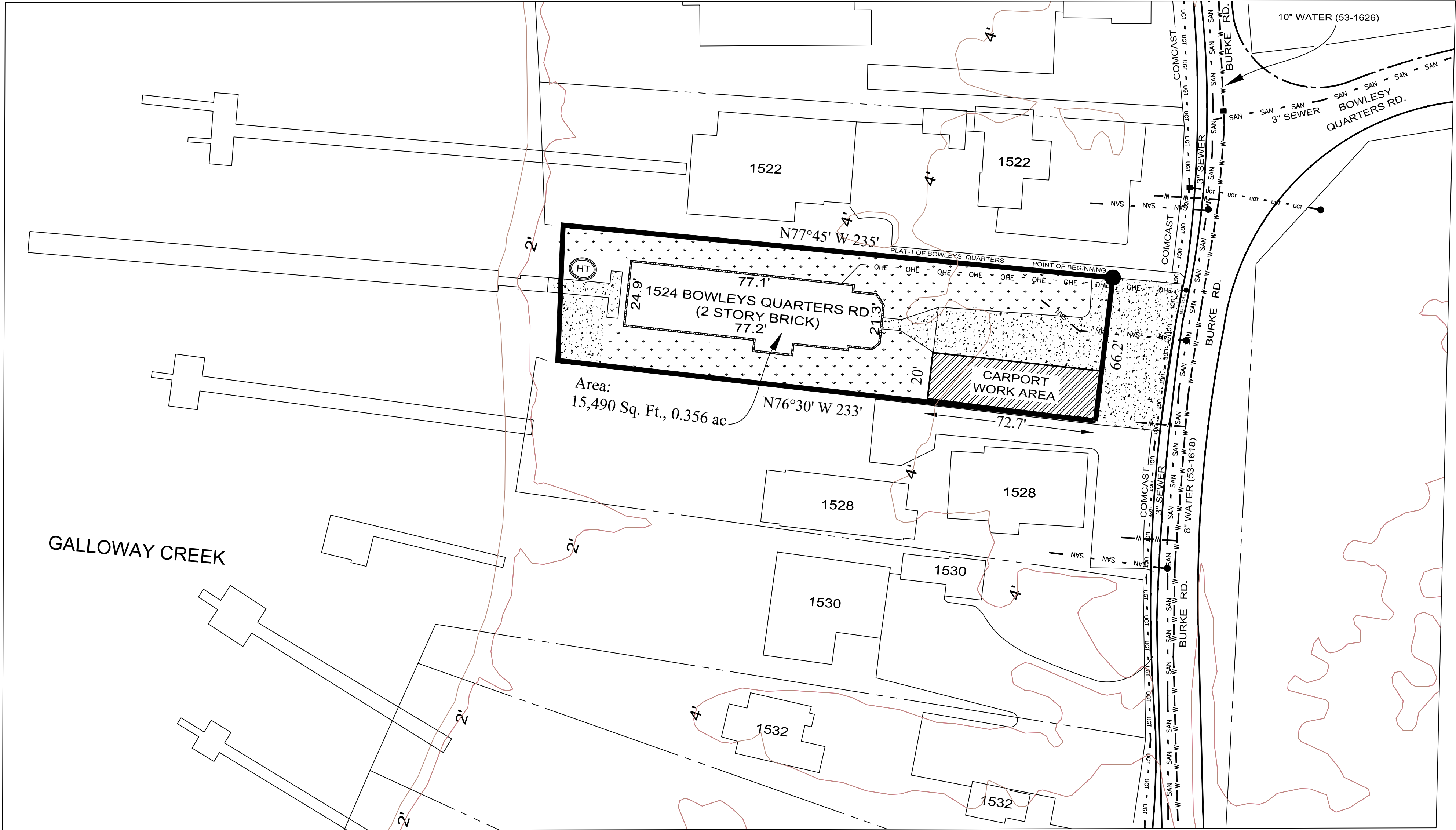
County Boundary

A vertical scale bar labeled "Feet" with markings at 0, 45, 90, and 180.

December 12, 2023

Sources: Esri, HERE, Garmin, Intermap, increment P, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri, DeLorme, NAVTEQ, Swisstopo, UGC, OpenStreetMap contributors, and the GIS User Community

Baltimore County Government, Harford County Government, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, I



VICINITY MAP
1" = 1,000'

GENERAL NOTES

ROPERTY ADDRESS

1524 BOWLEYS QUARTERS ROAD

MIDDLE RIVER, MD 21220-4410

ZONING: RC-5 (RESIDENTIAL)

GIS MAP NUMBER: GRID 091C1

ZONING VIOLATIONS: NONE

PRIOR ZONING CASES: NONE

TAX ACCOUNT NUMBER: 1512740750

LOT NO.: 159

SUBDIVISION NAME: BOWLEYS QUARTERS

DEED REFERENCE: 40682/00092

ELECTION DISTRICT: 15

COUNCILMANIC DISTRICT: 5

HEARING TYPE: TIDAL

OWNERS: SCAREFIELD FRANK D JR AND SCALREFIELD JANET L

ADJACENT PROPERTY (NORTH)

1522 BOWLEYS QUARTERS ROAD

ZONING: RC-5 (RESIDENTIAL)

GIS MAP NUMBER: GRID 091C1

ZONING VIOLATIONS: NONE

OWNERS: LYNCH JAMES G. JR TRUSTEE

AND LYNCH THERESA J. TRUSTEE

TAX ACCOUNT NUMBER: 1519073520

LOT NO.: 158

SUBDIVISION NAME: BOWLEYS QUARTERS

DEED REFERENCE: 40971/00262

ADJACENT PROPERTY (SOUTH)

1528 BOWLEYS QUARTERS ROAD

ZONING: RC-5 (RESIDENTIAL)

GIS MAP NUMBER: GRID 091C1

OWNER: TRIANTAFILOS NICHOLAS C

TAX ACCOUNT NUMBER: 1504350650

LOT NO.: 160

SUBDIVISION NAME: BOWLEYS QUARTERS

DEED REFERENCE: 14686/00686

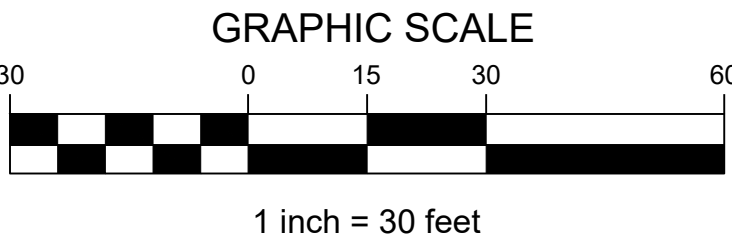
PRIOR ZONING CASE: 1991-0131-SPH

THE PETITIONER REQUESTED A SPECIAL HEARING TO APPROVE THE NONCONFORMING USE OF THE SUBJECT PROPERTY AS A MULTIPLE-FAMILY DWELLING ON A SINGLE LOT IN AN RC-5 ZONE. ON NOVEMBER 27, 1991, THE BALTIMORE COUNTY ZONING COMMISSIONER GRANTED THE PETITION WITH NO RESTRICTIONS ATTACHED.

EXISTING BUILDING ELEVATIONS

- A) (3.4') TOP OF BOTTOM OF FLOOR, INCLUDING BASEMENT, CRAWSPACE, OR ENTRANCE FLOOR.
- B) (10.2') TOP OF NEXT HIGHER FLOOR.

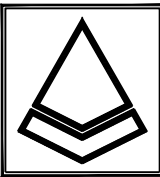
PLAN TO ACCOMPANY SPECIAL
HEARING FOR TIDAL FLOOD
1524 BOWLEY'S QUARTERS ROAD
MIDDLE RIVER, MD 21220-4410



Colbert Matz Rosenfelt

Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209

Telephone: (410) 653-3838
Facsimile: (410) 653-7953



SCALE: 1" = 30
DATE: 11-21-2023
JOB NO.: 2017-070
DESIGNED: AMK
DRAWN: AMK
CHECKED: CAS
FILE:
DRAWING NUMBER:

NO.	DATE	REVISIONS:	BY	SHEET 1 OF 1
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Baltimore County - My Neighborhood



Legend 2023-0254-A

	House Numbers
	Zoning History Cases
	Zoning
	Property
	County Boundary