



# 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 4 BUCKLEY COURT which is presently zoned DRI  
Deed References: 98410 / 467 10 Digit Tax Account # 0913555630  
Property Owner(s) Printed Name(s) THOMAS J. ACCIIONE TRUSTEE

(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):

THOMAS J. ACCIIONE TRUSTEE

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

4 BUCKLEY COURT BALTIMORE MD

Mailing Address

City

State

21286

Zip Code

917-807-7351

Telephone #

1

Email Address

TJA115@MSN.COM

## Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING LLC

Name - Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREEWALD MD

Mailing Address

City

State

21053

Zip Code

410-419-4906

Telephone #

1

Email Address

B.DOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2024-0054-A

Filing Date 1/1

Do Not Schedule Dates:                     

Reviewer

## Zoning Hearing Petitions Being Requested

Variance to permit an addition to the existing dwelling to have a side yard setback of 24 feet in lieu of the required 30 feet and a side yard setback sum of 47 feet in lieu of the required sum of 50 feet per Section 1B02.3.C.1. (chart) BCZR



## **Zoning Description**

### **#4 Buckley Court**

Ninth Election District Third Councilmanic District  
Baltimore County, Maryland

Beginning at a point on the northeast side of Buckley Court, being northeasterly 25 feet from the centerline of Buckley Court and westerly 190 feet, more or less, from the centerline of Chatterleigh Circle

Being Lot 12 as shown on the plat entitled "Section 1 Hunt Club Farms" recorded in the Baltimore County Land Records in Plat Book 30, page 136.

Containing 31,097 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

2624-0059-A

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

No. 229825

Date: 3/4/2024

| Fund | Dept | Unit | Sub Unit | Obj  | Sub Obj | Dept | Obj | BS Acct | Amount |
|------|------|------|----------|------|---------|------|-----|---------|--------|
| 601  | 806  | 0000 |          | 0050 |         |      |     |         | 75.00  |
|      |      |      |          |      |         |      |     |         |        |
|      |      |      |          |      |         |      |     |         |        |
|      |      |      |          |      |         |      |     |         |        |
|      |      |      |          |      |         |      |     |         |        |
|      |      |      |          |      |         |      |     |         |        |
|      |      |      |          |      |         |      |     |         |        |
|      |      |      |          |      |         |      |     |         |        |
|      |      |      |          |      |         |      |     |         |        |
|      |      |      |          |      |         |      |     |         |        |

Total: 75.00

Rec From: Thomas Accione

For: Petition for Variance Case # 2024-0054-A

**DISTRIBUTION**

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!

**CASHIER'S  
VALIDATION**

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

3113  
15-3540  
429

2/22/24 Date

Pay to the Order of Baltimore County Maryland \$ 75.00

SEVENTY FIVE AND 00/100 Dollars

Photo  
Safe  
Deposit  
Box

**PNCBANK**

PNC Bank, N.A. 040

For Accione Consulting Fee

B E D

MP  
1:054000030: 533674106718 3113

**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.**

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**For Newspaper Advertising:**

Case Number: 0024-0059-A  
Property Address: 4 BUCKLEY COURT BALTIMORE MD 21286  
Property Description: LOT 12 SECTION 1 HUNT CLUB FARMS PB 30/136  
  
Legal Owners (Petitioners): THOMAS J. ACCIONE TRUSTEE  
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  
FREEMAN MD 21053  
  
Telephone Number: 410-419-4906

[View Map](#)      [View GroundRent Redemption](#)      [View GroundRent Registration](#)

Special Tax Recapture: None  
Account Identifier:      District - 09 Account Number - 0913555630

Owner Information

Owner Name:      ACCHIONE THOMAS J TRUSTEE      Use:      RESIDENTIAL  
Principal Residence: YES  
Mailing Address:      4 BUCKLEY CT      Deed Reference:      /48410/ 00467  
BALTIMORE MD 21286-1701

Location & Structure Information

Premises Address:      4 BUCKLEY CT      Legal Description:      CUL DE SAC  
BALTIMORE 21286-1701      4 BUCKLEY CT  
HUNT CLUB FARMS

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 1  
J070 0005 0901    9100109.04    0000    1    B    12    2023      Plat Ref: 0030/ 0136  
Town: None

| Primary Structure Built Above Grade Living Area | Finished Basement Area | Property Land Area | County Use      |
|-------------------------------------------------|------------------------|--------------------|-----------------|
| 1966                                            | 1,549 SF               | 700 SF             | 31,097 SF    04 |

| Stories | Basement | Type          | Exterior | Quality | Full/Half Bath | Garage    | Last Notice of Major Improvements |
|---------|----------|---------------|----------|---------|----------------|-----------|-----------------------------------|
| 1       | YES      | STANDARD UNIT | BRICK/ 5 |         | 3 full         | 1 Carport | FRAME                             |

Value Information

|                    | Base Value | Value      | Phase-in Assessments |            |
|--------------------|------------|------------|----------------------|------------|
|                    |            | As of      | As of                | As of      |
|                    |            | 01/01/2023 | 07/01/2023           | 07/01/2024 |
| Land:              | 159,200    | 180,000    |                      |            |
| Improvements       | 260,000    | 358,900    |                      |            |
| Total:             | 419,200    | 538,900    | 459,100              | 499,000    |
| Preferential Land: | 0          | 0          |                      |            |

Transfer Information

|                             |                      |                  |
|-----------------------------|----------------------|------------------|
| Seller: MOSES KATHALEEN     | Date: 09/25/2023     | Price: \$580,000 |
| Type: ARMS LENGTH IMPROVED  | Deed1: /48410/ 00467 | Deed2:           |
| Seller: DENT JANICE M       | Date: 06/25/2020     | Price: \$469,000 |
| Type: ARMS LENGTH IMPROVED  | Deed1: /43054/ 00077 | Deed2:           |
| Seller: JONES ANNA PALMER   | Date: 02/01/2010     | Price: \$340,000 |
| Type: NON-ARMS LENGTH OTHER | Deed1: /29149/ 00211 | 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

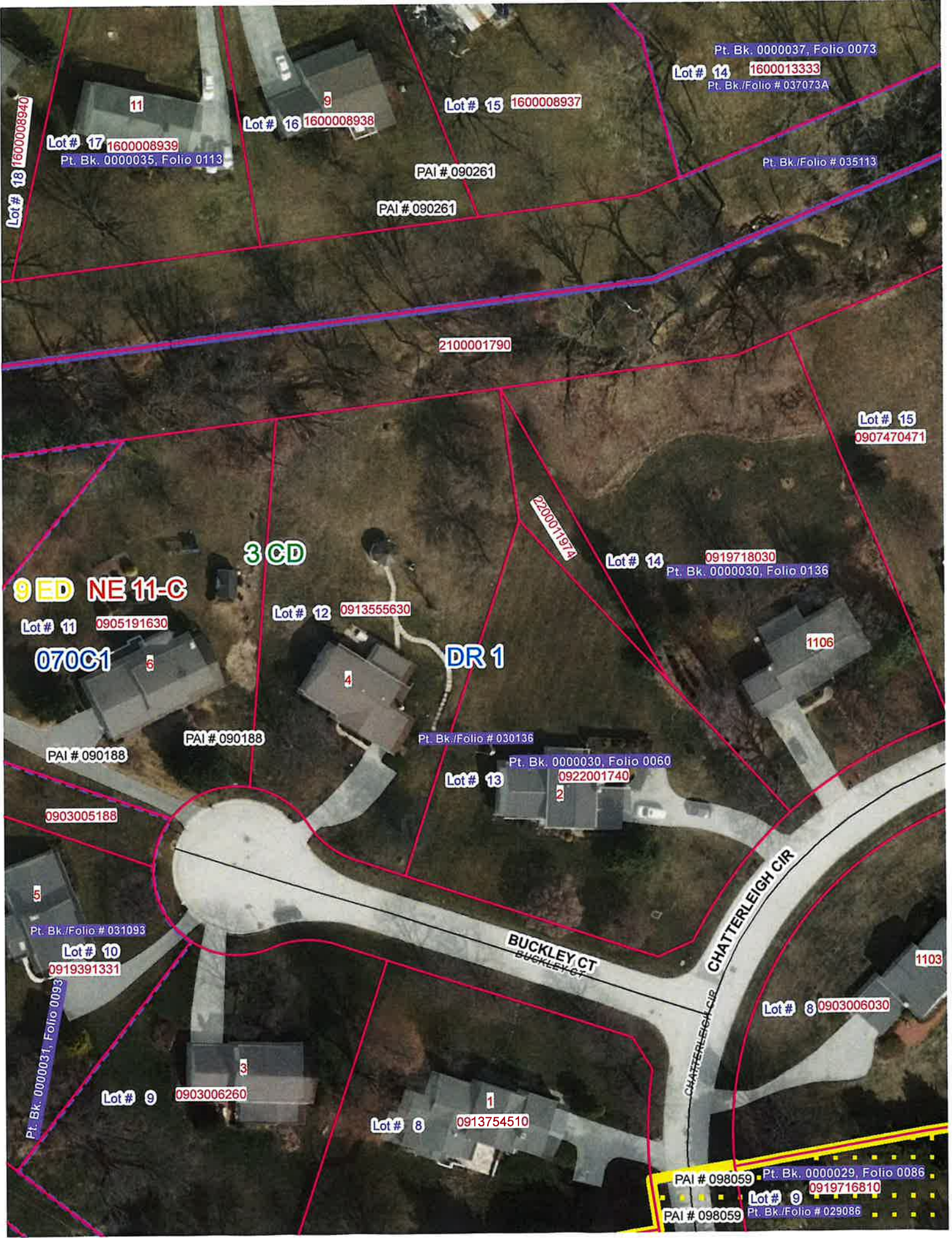
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application      Date:





Pt. Bk. 0000037, Folio 0073

Lot # 14 1600013333

Pt. Bk./Folio # 037073A

Lot # 15 1600008937

Lot # 16 1600008938

Lot # 17 1600008939  
Pt. Bk. 0000035, Folio 0113

PAI # 090261

Pt. Bk./Folio # 035113

PAI # 090261

2100001790

Lot # 15  
0907470471

3 CD

9 ED NE 11-C

Lot # 11 0905191630

070C1

Lot # 12 0913555630

DR 1

Lot # 14 0919718030  
Pt. Bk. 0000030, Folio 0136

PAI # 090188

PAI # 090188

Pt. Bk./Folio # 030136

Lot # 13

Pt. Bk. 0000030, Folio 0060

0922001740

0903005188

Pt. Bk./Folio # 031093

Lot # 10

0919391331

Pt. Bk. 0000031, Folio 0093

Lot # 9

0903006260

Lot # 8

0913754510

BUCKLEY CT  
BUCKLEY CT

CHATTERLEIGH CIR  
CHATTERLEIGH CIR

Lot # 8 0903006030

PAI # 098059 Pt. Bk. 0000029, Folio 0086

Lot # 9 0919716810

PAI # 098059 Pt. Bk./Folio # 029086





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## 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):

THOMAS J. ACCIIONE TRUSTEE

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

4 BUCKLEY COURT BALTIMORE MD

Mailing Address

City

State

Zip Code

21286 | 917-807-7351 |

Telephone #

Email Address

TJA115@MSN.COM

## Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING LLC

Name - Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREEWALD MD

Mailing Address

City

State

Zip Code

21053 | 410-419-4906 |

Telephone #

Email Address

B.DOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2024-0059-A

Filing Date 1/1

Do Not Schedule Dates:                     

Reviewer



## Zoning Hearing Petitions Being Requested

Variance to permit an addition to the existing dwelling to have a side yard setback of 24 feet in lieu of the required 30 feet and a side yard setback sum of 44 feet in lieu of the required sum of 50 feet per Section 1B02.3.C.1. (chart) BCZR

2024-0059-X



## **Zoning Description**

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Baltimore County, Maryland

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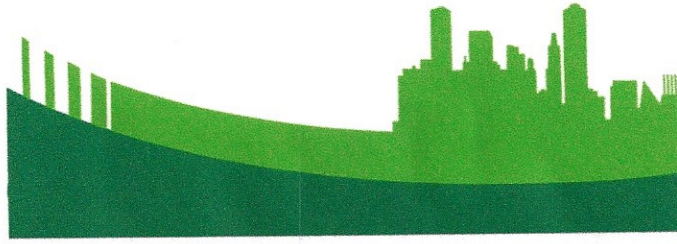
Containing 31,097 acres of land, more or less.

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

2624-0059-A



May 21, 2024

Baltimore County Office of Zoning  
111 W. Chesapeake Avenue  
Towson, MD 21204

Re: Case # 2024- 0059- A

To whom it may concern,

I am writing this letter to request that Case #2024- 0059- A be withdrawn. I would like to pick up the submitted items when possible.

Thank you for your attention to this request.

With regards,

A handwritten signature in blue ink, appearing to read "Bruce E. Doak", with a stylized flourish at the end.

Bruce E. Doak

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

## 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: April 29, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0059-A  
Address: 4 BUCKLEY CT  
Legal Owner: Thomas Acchione, Trustee

Zoning Advisory Committee Meeting of April 26, 2024.

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**

**INTEROFFICE CORRESPONDENCE**

**TO:** Peter Gutwald, Director  
Department of Permits, Approvals

**DATE:** April 22, 2024

**FROM:** Vishnu Desai, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
Case 2024-0059-A

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

**DPR:** No comment

**DPW-T:** No Exception taken

**Landscaping:** No comment.

**Recreations & Parks:** No Greenways affected.

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

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

**DATE:** 4/26/2024

**FROM:** Steve Lafferty  
Director, Department of Planning

**SUBJECT:** ZONING ADVISORY COMMITTEE COMMENTS  
Case Number: 2024-0059-A

**INFORMATION:**

**Property Address:** 4 Buckley Court  
**Petitioner:** Thomas J. Acchione Trustee  
**Zoning:** DR 1  
**Requested Action:** Variance

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

*Variance -*

1. To permit an addition to the existing dwelling to have a side yard setback of 24' in lieu of the required 30' and a side yard setback sum of 44' in lieu of the required sum of 50' per Section 1B02.3.C.1.(chart) of the Baltimore County Zoning Regulations (BCZR).

The subject site is an approximately 31,097 square foot parcel in the Towson/Hampton area. It is improved with a one-story single family detached dwelling and an asphalt driveway. Uses surrounding the subject site are primarily single family detached residential dwellings, with the exception of immediately north of the property, which is a Baltimore County storm drainage right of way. Buckley Court has six dwellings, all of which are on somewhat unusually shaped lots compared to the rest of the neighborhood.

The site is not within the boundary of any adopted Community Plans, does not have any past Code Enforcement violations, and does not have any pending Building Permit applications.

Per the site plan submitted with the Petition, the Petitioner wishes to add multiple additions on to the home to reconfigure the interior spaces and add additional living/bedroom space. A floor plan showing the proposed improvements and architectural drawings for the front, side, and rear elevations were provided on the site plan. Based on the site plan, the addition on the east side of the east side of the dwelling, which triggered the Variance request, is set further in from the property line than the existing carport.

The requested relief is minimal, the provided building elevations appear well done and in keeping with the neighborhood, and the setbacks are increased from that of the existing carport. As such, the Department of Planning has no objections to the requested relief.

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

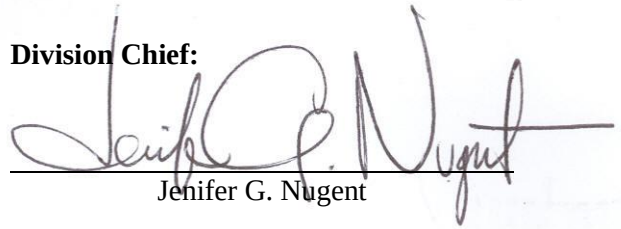
**Prepared by:**



---

Krystle Patchak

**Division Chief:**



---

Jenifer G. Nugent

SL/JGN/KP

c: Bruce E. Doak  
David Birkenthal, Community Planner  
Jeff Perlow, Zoning Review  
Kristen Lewis, Zoning Review  
Office of Administrative Hearings  
People's Counsel for Baltimore County

1. Ownership: Thomas J. Acchione, Trustee  
4 Buckley Court, Baltimore, MD 21286  
2. Address: 4 Buckley Court  
3. Deed references: 48410/ 467 Lot 12 "Hunt Club Farms" PB 30/136  
4. Area: 31,097 square feet (per SDAT)  
5. Tax Map / Parcel / Tax account #: 70 / 901 / 09-13-555630  
6. Election District: 9 Councilmanic District: 3  
ADC Map: GIS title: 070C1 Position sheet: 42NE9  
Census tract: 490100 Census block: 24005490100  
Schools: Hampton ES Ridgely MS Loch Raven HS  
7. The boundary shown hereon is from the deed recorded in the Land  
other information shown hereon was taken from Baltimore County  
information provided by Baltimore County on the internet.  
8. Improvements: 1 story dwelling. The dwelling will remain.

*OFFICE OF ZONING*

Zoning: DR 1 There are no previous zoning cases on the subject parcels.

DR 5-5 Setbacks for Dwellings (R40 1966)

ADC Map: GIS tile: 070C1  
Position sheet: 42NE9  
Census tract: 490100  
Schools: Hampton ES  
Ridgely MS Loch Raven HS  
The boundary shown hereon is from the deed recorded in  
other information shown hereon was taken from Baltimore  
information provided by Baltimore County on the internet.  
Improvements: 1 story dwelling. The dwelling will remain.

Zoning: DR 1 There are no previous zoning cases on the subject parcels.

DR 5.5 Setbacks for Dwellings (R40 1966)

Front: 50 feet from the property line or street right of way  
Side: 20 feet min. / 50 feet sum from a property line

Rear: 50 feet from a property line

Watershed: Lower Gunpowder Falls URDL land type: 1

1. The subject property is served by public water and sewer
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

## Regional Planning District: Towson District Code: 315

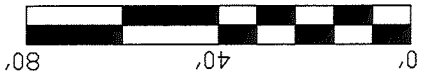
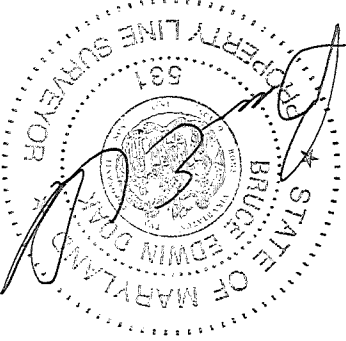
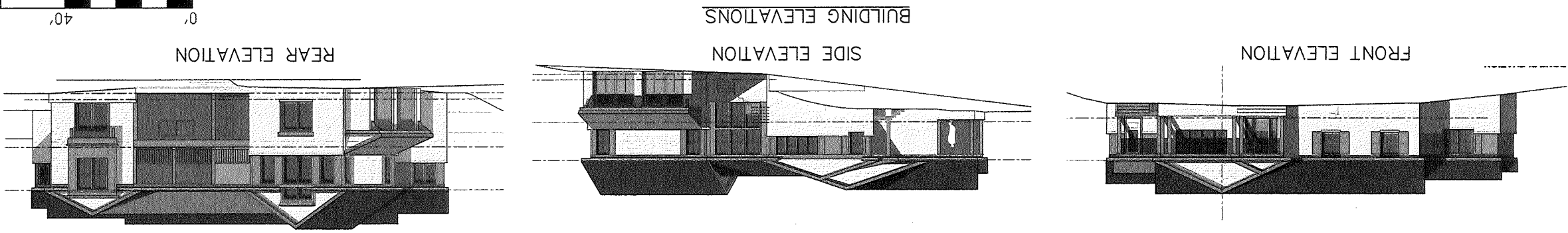
1. The subject property is not in a National Register Historic District

To construct additions to the existing dwelling

**PROPOSED IMPROVEMENTS**

**LEGEND**

- PROPOSED
- EXISTING
- SETBACK
- DRIVEWAY
- OPEN PORCH
- 30' TO PL.
- 22.8'
- 130' TO PL.
- 24.2'
- 43'±
- 37.5' REQ. SETBACK
- 1ST FLOOR PLAN



#4 BUCKLEY COURT

FOR

PLAN TO ACCOMPANY A  
ZONING PETITION

**Bruce E. Doak Consulting, LLC**  
Land Use Expert and Surveyor  
3801 Baker Schoolhouse Road  
Freeland, MD 21053  
o 443-990-5535 m 410-419-4906  
bdoak@bruceedoakconsulting.com

