



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

April 4, 2024

Richard & Ella Hall – kibhall@comcast.net
14331 Thornton Mill Road
Sparks, MD 21152

RE: Petition for Administrative Variance
Case No. 2024-0061-A
Property: 14331 Thornton Mill Road

Dear Petitioners:

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

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

Sincerely,

A handwritten signature in blue ink, appearing to be "DJB", is written over a circular stamp.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(14331 Thornton Mill Rd.)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Richard & Ella Hall	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0061-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 the legal owners of the subject property, Richard and Ella Hall (“Petitioners”), for the property located at 14331 Thornton Mill Rd., Sparks (the “Property”). The Petitioners are requesting variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”), Section 400.1, to approve an existing accessory structure (garage/shed) that is in the front and side yard in lieu of the required rear yard placement as well as a proposed accessory structure (garage) in the side yard in lieu of the required rear yard placement. The subject property and requested relief are more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1. Street view photographs were marked and accepted into evidence as Petitioners’ Exhibits 2A-2F.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. A ZAC comment was submitted by the Department of Environmental Protection and Sustainability (“DEPS”), dated March 19, 2024, indicating that development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code). An additional comment from DEPS is as follows: A variance was granted by the Baltimore County

Department of Environmental Protection and Sustainability from the Law for the Protection of Water Quality, Streams, Wetlands and Floodplains (Tracking #03-23-3910) to allow for a 35-foot continued use area surrounding the house and driveway plus a 576 square foot area for shed and access. Conditions were placed on this variance to reduce water quality impacts including posting and protecting the Forest Buffer Easement. The shed is located within the area approved for continued use.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 17, 2024 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 to satisfy the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioners.

Although the Department of Planning did not make any recommendations related to the detached existing garage/shed and proposed garage, I will impose conditions that the detached existing garage/shed and proposed garage shall not be converted into a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and will not have separate electric or utility connections, or used for commercial purposes.

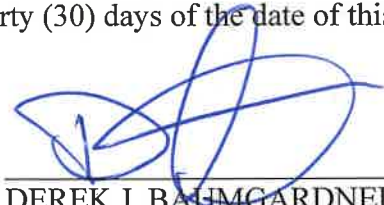
THEREFORE, IT IS ORDERED, this 4th day of **April, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore

County Zoning Regulations ("BCZR"), Section 400.1, to approve an existing accessory structure (detached garage/shed) that is in the front and side yard in lieu of the required rear yard placement as well as a proposed accessory structure (detached garage) in the side yard in lieu of the required rear yard placement, be and is 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.
2. The detached existing garage/shed and proposed garage shall not have a separate utility or electric connection and shall connect all electrical to the home.
3. The detached existing garage/shed and proposed garage shall not be used for commercial or industrial purposes.
4. Petitioners must comply with the DEPS ZAC comment, dated March 19, 2024; a copy of which is attached hereto and made a part hereof.

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

AV

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: March 19, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0061-A
Address: 14331 THORNTON MILL RD
Legal Owner: Richard & Ella Hall

Zoning Advisory Committee Meeting of March 18, 2024.

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

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

A variance was granted by the Baltimore County Department of Environmental Protection and Sustainability from the Law for the Protection of Water Quality, Streams, Wetlands and Floodplains (tracking #03-23-3910) to allow for a 35-foot continued use area surrounding the house and driveway plus a 576 square foot area for shed and access. Conditions were placed on this variance to reduce water quality impacts including posting and protecting the Forest Buffer Easement.

The shed is located within the area approved for continued use.

Reviewer: Marie Brady

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: March 19, 2024

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The shed is located within the area approved for continued use.

Reviewer: Marie Brady

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0061 -A Address 14331 Thornton Mill Road

Contact Person: TYLER COX Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/5/24 Posting Date: 3/17/24 Closing Date: 4/1/24

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: 2024 - 0061 -A Address 14331 Thornton Mill Rd

Petitioner's Name: Richard / Ella Hall Telephone (Cell) _____

Posting Date: 3/17/24 Closing Date: 4/1/24

Wording for Sign: To Permit _____

- BCZR 400.1 to approve an existing accessory structure (garage) that is in the front and side yard in lieu of the required rear yard placement as well as a proposed accessory structure (garage) in the side yard in lieu of the required rear yard placement.
-

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: 2024-0061-A

Property Address: 14331 Thornton Mill Rd

Legal Owners (Petitioners): Richard / Ella Han

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): _____

Address: _____

Telephone Number: _____

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

BALTIMORE COUNTY DEPARTMENTS OF PERMITS APPROVALS & INSPECTIONS

APPROVED SIGN POSTERS

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

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

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

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

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

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

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

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

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

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

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

**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 14331 Thornton Mill Rd Sparks 21152 Currently Zoned R4C
Deed Reference 12617 / 05176 10 Digit Tax Account # 2300001796
Owner(s) Printed Name(s) Richard & Ella Hall

(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)

BCZR 400.1 to approve an existing accessory structure (garage) that is in the front and side yard in lieu of the required rear yard placement as well as a proposed accessory structure (garage) in the side yard in lieu of the required rear yard placement.

of the zoning regulations c

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):

Elle K Hall / Richard Hall
Name #1 – Type or Print / Name #2 – Type or Print
Elle K Hall / Richard Hall
Signature #1 / Signature #2

Mailing Address		City	State
Zip Code	Telephone #'s (Cell and Home)		Email Address

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

Name - Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ / _____ / _____ Email Address _____

Representative to be Contacted:

Richard & Elk Hall
Name - Type or Print
Richard Hall
Signature
14331 Thornton Mill Rd Sparks MD
Mailing Address City State
21152 410/507/7327 kibhall@comcast.net
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 2024-0061-A Filing Date / / Estimated Posting Date 3 / 17 / 24 Reviewer

Closing

3, 17, 24

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: 14331 Thornton Mill Rd Sparks MD 21152
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)

I Built this shed in 2015 when my father passed and I inherited all his tools. In 2018 Mrs Kibler (mother in law) moved in with us and we assumed all her personal belongings which is still stored in this shed. The location of this shed was determined by a Existing concrete block Foundation built in the Late 60's as a pig barn. Raising 2 children on this property was Challenging Limited level ground, now with a Grandchild we'll be facing the same. moving this shed would create a Unnecessary disturbance in a protected Forest buffer and Exposing a block Foundation. A Environmental Variance has been Approved for the use of ground around it

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

Ella K Hall
Signature of Owner (Affiant)

Richard Hall
Signature of Owner (Affiant)

Ella K Hall
Name - Print or Type

Richard Hall
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 26 day of DECEMBER, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

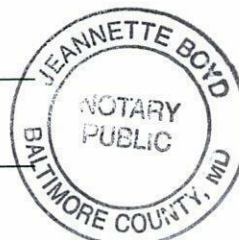
Print name(s) here: RICHARD & ELLA HALL

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

AS WITNESS my hand and Notaries Seal

Jeannette Boyd
Notary Public

10/16/2025
My Commission Expires



2024-0061-A

Variance Request

This application is being made to obtain zoning relief for an existing shed and a proposed garage at the Hall Property located at 14331 Thornton Mill Road, Sparks, Maryland 21152. The property is shown on County tax map 0034 as parcel 403, Lot 2. The property has the tax account # 2300001796, deed reference 12617/00176. The property is 3.93 acres in size and is zoned RC-6.

The zoning relief is being sought to gain approval for the following:

Request 1 - Existing shed is located in the front/side yard within 80 feet of the existing home.

Request 2 - Proposed garage to be located partially within the side yard within 80 feet of the existing home.

Variance Relief Standards

Standard A - Uniqueness Test

The subject property is unique relative to restrictions placed on accessory structures from most typical lots within similar zoning classification in the County based on the topography of the lot and the extent of the forest buffer easement. The subject property was created initially through a minor subdivision process which was performed to convey the lot to the daughter and son-in-law of the original lot owners. The property configuration is defined by moderate to steep slopes adjacent to a stream valley. The forest buffer required from the stream extends to include the majority of the original lot and the subject property. At the time of the subdivision the Department of Environmental Protection and Sustainability granted variances for the continues use of the existing home on Lot 1 and the proposed home and lawn area on Lot 2, the subject property. The variance for Lot 2 defined a narrow use area that extends to only 35 feet from the house and driveway location.

Because Lot 2 occurs on moderate to steep slopes, the house was constructed on a graded terrace near the center of the lot. This resulted in steeper slopes being created both up and down slope of the house. In an effort to minimize environmental impacts the graded terrace provides only a small area of level area around the house.

2024-0061-A

The zoning requirements for accessory structures in the RC-6 zone would permit the shed and garage be constructed within the rear yard of the home or in the side yard of the home beyond 80 feet from the home. These standards are not possible to meet due to the configuration of the lot, the steepness of the slopes on the lot, and the extent of the County Forest Buffer Easement. As such, no accessory structures could practicably be constructed on the lot without either requiring a variance from the zoning, forest buffer regulations, or both.

We believe the unique set of constraints associated with the lot layout, terrain and extensive buffer easements on subject property are such that the zoning provisions impact this lot more than other lots with similar acreage and zoning.

Standard B - Practical Difficulty

(i) Strict compliance with the zoning standards for the location of accessory structures would render conformance unnecessarily burdensome as it would require the property owners to utilize the entire "usable" rear yard of the property to place the requested accessory structures.

The zoning standard is unnecessarily burdensome relative to the existing shed because the shed was in place at the time of the original subdivision but was not addressed at the time. At the time of the original subdivision the structure was utilized as a pig sty. The owner subsequently removed the sty and constructed the shed over the old foundation. It was not until the property owner applied for the building permit for the new garage that the County enforced regulations on the shed and a Forest Buffer Variance for the portion of the shed occurring beyond 35 feet from the house was granted. Strict application of the zoning standard would require that the shed be removed and relocated to the rear of the property. As noted, this would significantly impact the usability of the rear yard of the lot. The cost and loss of usable yard area that would result from relocating the shed would be unnecessary burdensome.

The zoning standard is unnecessarily burdensome relative to the request for the new garage given the topography and limited usable areas on the property as established by the conditions of the Forest Buffer Variance. The configuration of the property boundary, driveway and existing house are such that placing a garage in the rear yard of the home is not practicable. Shifting the garage to the rear yard is not possible without further encroachment in to the forest buffer easement unless the garage was position directly behind the home. This would significantly reduce the usable rear yard of the property and greatly reduce the function of the yard for residential uses.

(ii)

(iii) Issuance of the requested relief from the standards can be issued while still observing

2024-0061-A

the spirit of the ordinance and securing public safety and welfare. The location of the house and proposed accessory structures is such that their position will not be readily visible to the general public and will not adversely impact adjoining properties. The house is located well above the elevation of the nearest road and house and accessory structures are shielded from the road by a wide swath of mature forest.

The shed, which is located in the side yard adjacent to the original Lot 1 is situated in an location that has been utilized for a structure since prior to the subdivision and before the current property owners purchased the lot. The shed is across a forested ravine from the adjacent house and does not adversely impact the usability of that property.

Similarly, the proposed garage location will be to the rear of the home on the adjacent property and at a distance and position that its construction will not adversely impact that property. Both structures adhere to the minimum side yard setback requirement of 2.5'.

The location of the shed and garage are far removed from any publicly accessed areas and therefore the requested zoning relief will not impact the public safety or welfare.

Standard C - Density

The proposed zoning relief will not increase the density of the property beyond that which is permitted by the existing zoning.

Standard D - Spirit and Intent

The requested relief is consistent with the spirit and intent of the regulation because the proposed structures will not adversely impact the rural residential nature of the adjacent properties or the rural residential aesthetic of the property from the public road. The proposed relief will allow the property owner reasonable use of their land without adversely impacting quality of life or value of surrounding properties which is in keeping with the spirit and intent of the zoning regulations.

Standard E - Public Health Safety and Welfare

The issuance of the requested relief will maintain the health, safety and welfare of the public. The proposed variance relief will not have any bearing on the health, safety and welfare of the public due to the location of the proposed accessory structures relative to the property boundary and areas of public use. The issuance of the relief will only benefit the property owners insofar as it will allow them reasonable use of a uniquely constrained property.

2024-0061-A

February 08, 2024

94028

Zoning Property Description for 14331 Thornton Mill Road
Sparks, Maryland

Beginning for the same at a point on the east side of Thornton Mill Road which is 50' wide at the distance of 1500' south of the centerline of the nearest improved intersecting street Quaker Bottom Road No. 2 which is 50' wide; thence the following courses and distances: 1) N 33° 38' 12" E 57.37'; 2) N 48° 53' 17" E 319.23'; 3) S 38° 40' 14" E 308.44'; 4) N 45° 55' 35" E 117.42'; 5) S 59° 13' 32" E 82.19'; 6) S 06° 37' 25" E 257.91'; 7) S 69° 18' 07" W 220.00'; 8) N 42° 25' 57" W 165.00' and 9) N 64° 55' 01" W 367.25' back to the point of beginning, as recorded in Deed Liber 12617, folio 176, containing 3.9315 acres. Located in the 8th Election District and 4th Councilmanic District. Also known as Lot #2 in the minor subdivision of the Kibler Property (M96-083), as maintained by the Development Management Division of the Department of Permits, Approvals and Inspections.

2024-0061-A

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: March 14, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0061-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 DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0061 -A Address 14331 Thornton Mill Road

Contact Person: TYLER COX Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/5/24 Posting Date: 3/17/24 Closing Date: 4/1/24

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2024 - 0061 -A Address 14331 Thornton Mill Rd

Petitioner's Name: Richard / Ella Hall Telephone (Cell) _____

Posting Date: 3/17/24 Closing Date: 4/1/24

Wording for Sign: To Permit _____

- BCZR 400.1 to approve an existing accessory structure (garage) that is in the front and side yard in lieu of the required rear yard placement as well as a proposed accessory structure (garage) in the side yard in lieu of the required rear yard placement.
-
-

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

For Newspaper Advertising:

Case Number: 2024-0061-A
Property Address: 14331 Thornton Mill Rd
Legal Owners (Petitioners): Richard / Ella Han
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): _____
Address: _____

Telephone Number: _____

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

BALTIMORE COUNTY DEPARTMENTS OF PERMITS APPROVALS & INSPECTIONS

APPROVED SIGN POSTERS

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

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

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

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

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

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

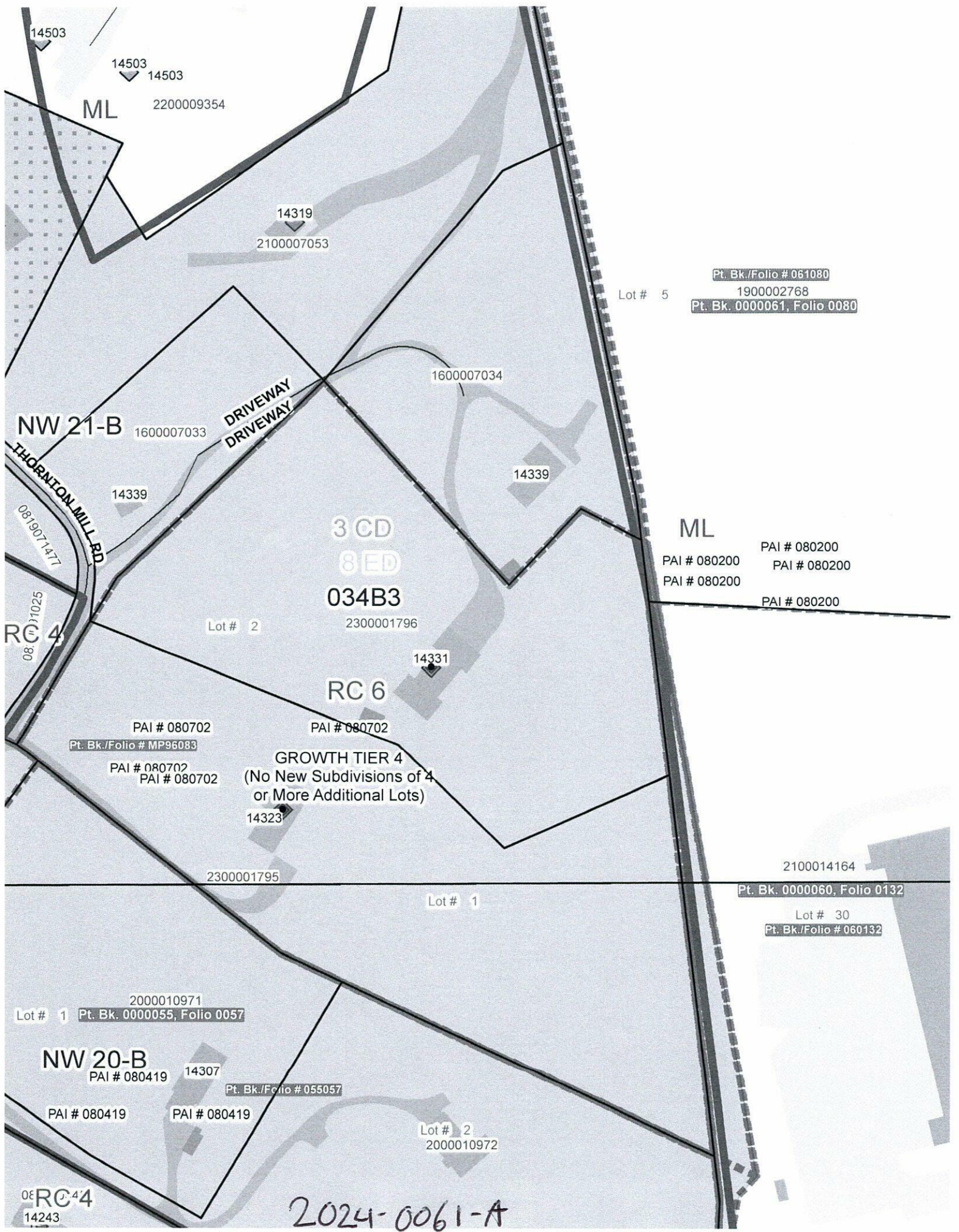
David Billingsley
Work: 410-679-8719
dwb0209@yahoo.com

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

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

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

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



14503

14503
14503

ML

2200009354

14319

2100007053

Pt. Bk./Folio # 061080

1900002768

Pt. Bk. 0000061, Folio 0080

Lot # 5

1600007034

14339

NW 21-B

1600007033

DRIVEWAY
DRIVEWAY

14339

3 CD

8 ED

034B3

2300001796

Lot # 2

ML

PAI # 080200

PAI # 080200

PAI # 080200

PAI # 080200

PAI # 080200

RC 4

RC 6

14331

PAI # 080702

Pt. Bk./Folio # MP96083

PAI # 080702

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

PAI # 080702
PAI # 080702

14323

2300001795

Lot # 1

2100014164

Pt. Bk. 0000060, Folio 0132

Lot # 30

Pt. Bk./Folio # 060132

2000010971

Lot # 1 Pt. Bk. 0000055, Folio 0057

NW 20-B

PAI # 080419

14307

Pt. Bk./Folio # 055057

PAI # 080419

PAI # 080419

Lot # 2
2000010972

RC 4
14243

2024-0061-A

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 - 2300001796

Owner Information

Owner Name: HALL ELLA K Use: RESIDENTIAL
HALL RICHARD A Principal Residence: YES
Mailing Address: 14331 THORNTON MILL RD Deed Reference: /12617/ 00176
SPARKS MD 21152-9652

Location & Structure Information

Premises Address: 14331 THORNTON MILL RD Legal Description: 3.9315 AC
SPARKS 21152-9652 14331 THRNTN MILL RD ES
4900FT S QUAKER BTOM RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: MS
0034 0021 0403 8040089.04 0000 2 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
2000 2,672 SF 3.9300 AC 04

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
1 YES STANDARD UNITSIDING/4 2 full 1Att/1Det

Value Information

	Base Value	Value As of 01/01/2023	Phase-in Assessments As of 07/01/2023 As of 07/01/2024	
Land:	213,700	213,700		
Improvements	355,100	449,900		
Total:	568,800	663,600	600,400	632,000
Preferential Land:	0	0		

Transfer Information

Seller: KIBLER KAZUKO L	Date: 01/20/1998	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /12617/ 00176	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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 05/07/2008

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No ApplicationDate:

2024-0061-A



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204

4108873353
WWW.BALTIMORECOUNTYMD.GO
V

Cashier: Jason S.

18-Jan-2024 9:03:19A

Transaction **102121**
1 Petition Before ALJ \$75.00

Total **\$75.00**

DEBIT CARD SALE \$75.00
VISA 1979

Retain this copy for statement
validation

Station: Permit Processing - Mini

18-Jan-2024 9:03:39A

\$75.00 | Method: EMV

US DEBIT XXXXXXXXXXXX1979

RICHARD HALL

Reference ID: 401800555468

Auth ID: 002572

MID: *****2995

AID: A0000000980840

AthNtwNm: INTERLINK

RtInd: DEBIT

PIN VERIFIED

Clover ID: MWZYYVVSBEQDR

Payment NB72P1F05YB9P

Clover Privacy Policy

2024-0061-A

Richard & Ella Hall
14331 Thornton Mill Rd Sparks Md 21152

Email Address kibhall@comcast.net

Permit # R23-05191

Request for Zoning Variance

In the Pictures attached there are photos from Thornton Mill rd to the shed in question and is not visible from the road frontage. The first site of the shed is in my driveway approaching the house.

2024-0061-A



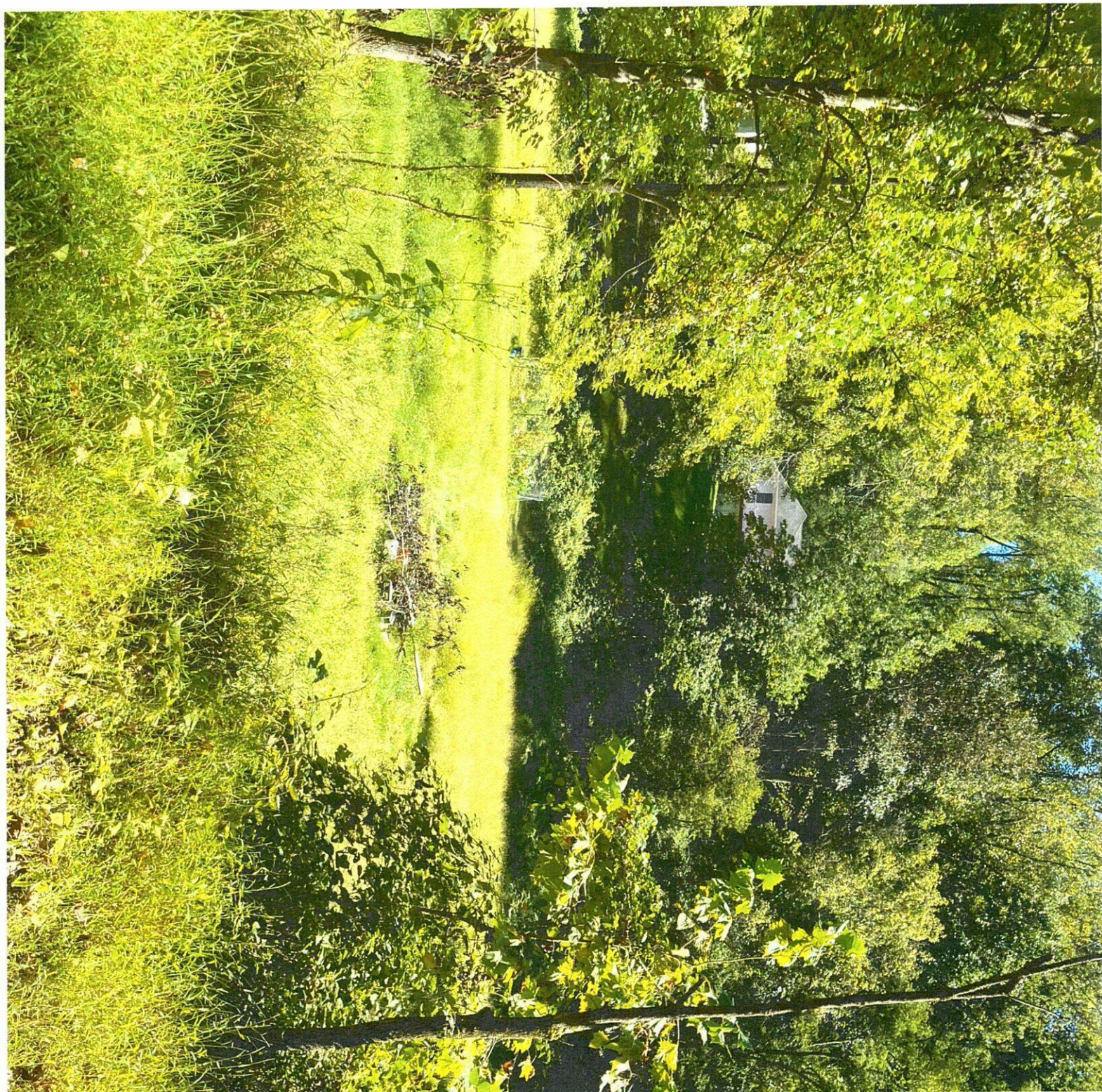
2024-0061-A



2024-006-A



2024-0061-A



2024-0061-A



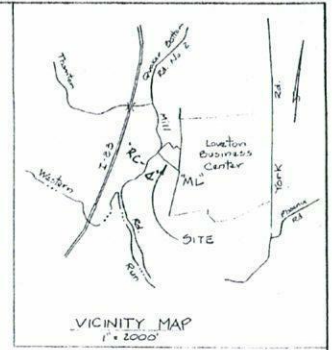
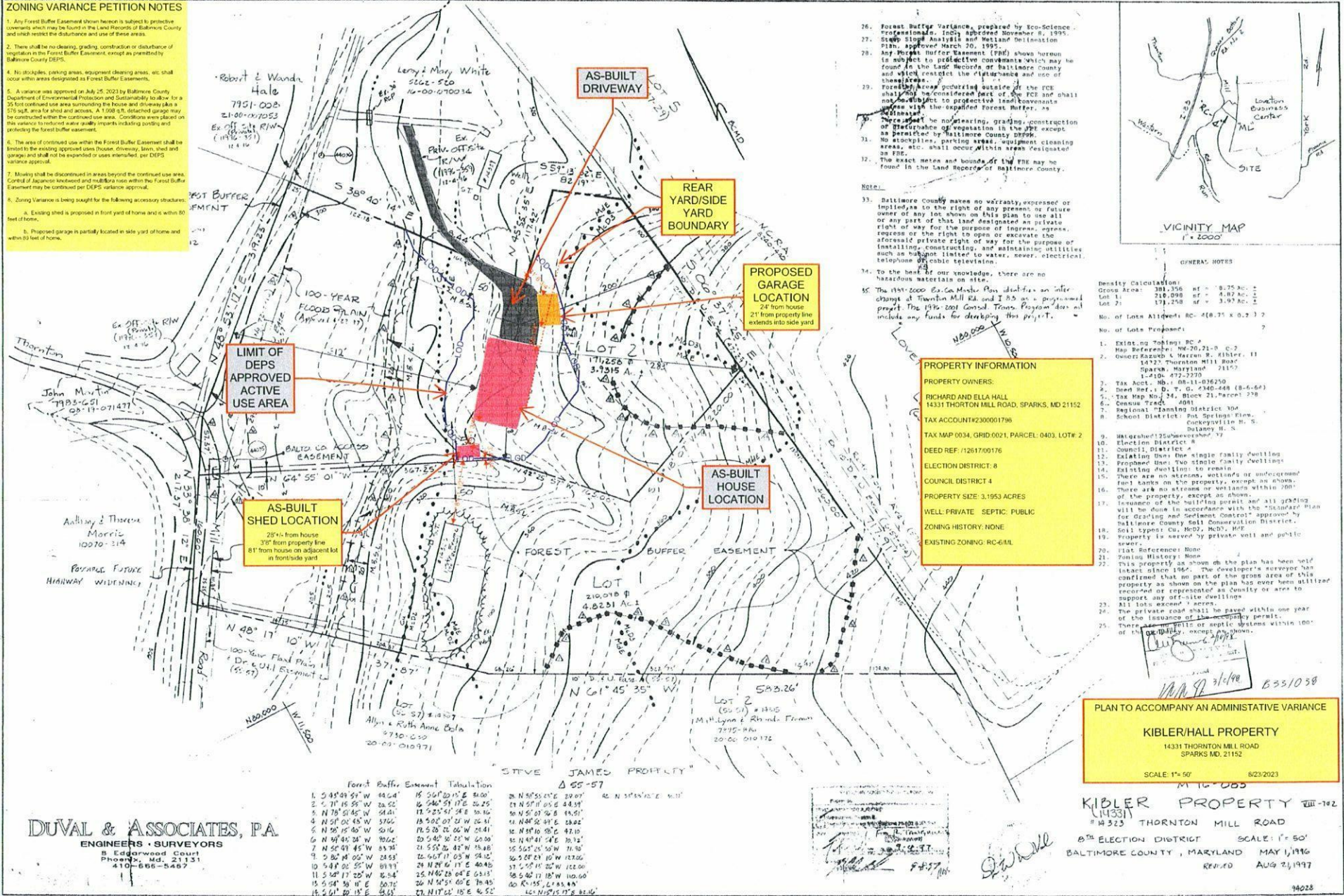
2024-0061-A



2024-0061-A

ZONING VARIANCE PETITION NOTES

- Any Forest Buffer Easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict the disturbance and use of these areas.
- There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement, except as permitted by Baltimore County DEPS.
- No stockpiles, parking areas, equipment cleaning areas, etc. shall occur within areas designated as Forest Buffer Easements.
- A variance was approved on July 25, 2023 by Baltimore County Department of Environmental Protection and Sustainability to allow for a 25 foot continued use area surrounding the house and driveway (aka a 575 sq ft area for shed and access). A 1,000 sq ft detached garage may be constructed within the continued use area. Conditions were placed on this variance to restrict water quality impacts including ponding and protecting the forest buffer easement.
- The area of continued use within the Forest Buffer Easement shall be limited to the existing approved uses (house, driveway, lawn, shed and garage) and shall not be expanded or uses intensified, per DEPS variance approval.
- Mooring shall be discontinued in areas beyond the continued use area. Control of aquatic herbicide and mulch use within the Forest Buffer Easement may be continued per DEPS variance approval.
- Zoning Variance is being sought for the following accessory structures:
 - Existing shed is proposed in front yard of home and is within 80 feet of home.
 - Proposed garage is partially located in side yard of home and within 80 feet of home.



- Forest Buffer Variance, prepared by Geo-Science Professional, Inc., approved November 8, 1995.
 - Swamp Slope Analysis and Wetland Delineation Plan, approved March 20, 1995.
 - Any Forest Buffer Easement (FBE) shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict the disturbance and use of these areas.
 - Forestry areas occurring outside of the FBE shall not be considered part of the FBE and shall not be subject to protective land covenants unless with the expanded Forest Buffer, as delineated.
 - There shall be no clearing, grading, construction or disturbance of vegetation in the FBE except as permitted by Baltimore County DEPS.
 - No stockpiles, parking areas, equipment cleaning areas, etc. shall occur within areas designated as FBE.
 - The exact notes and bounds of the FBE may be found in the Land Records of Baltimore County.
- Notes:**
- Baltimore County makes no warranty, expressed or implied, as to the right of any present or future owner of any lot shown on this plan to use all or any part of that land designated as a private right of way for the purpose of ingress, egress, or the right to open or excavate the aforesaid private right of way for the purpose of installing, constructing, and maintaining utilities such as but not limited to water, sewer, electrical, telephone or cable television.
 - To the best of our knowledge, there are no hazardous materials on site.
 - The 1991-2000 Es. Co. Map identifies an interchange at Thornton Mill Rd and I 83 as a programmed project. The 1975-2001 Control Trans. Program does not include any funds for developing this project.

GENERAL NOTES

Density Calculations:
Gross Area: 381,356 sq ft = 8.75 Ac. ±
Lot 1: 218,098 sq ft = 5.00 Ac. ±
Lot 2: 173,258 sq ft = 3.95 Ac. ±

No. of Lots Acreage: RC-48(7.75 x 0.2) = 7.75
No. of Lots Proposed: 7

- Existing Telling: RC-4
- Map Reference: MD-20, 21-D, C-2
- Owner: Richard & Ella Hall, 14331 Thornton Mill Road, Sparks, Maryland 21152
- Parcel: 0403, LOT 2
- Tax Acct. No.: 04-11-036250
- Deed Ref.: D. T. G. 2340-448 (8-6-64)
- Tax Map No.: 24, Block 21, Parcel 278
- Census Tract: 4081
- Regional Planning District: 104
- School District: Fox Springs Elem., Cockeysville H. S., Baltimore H. S.
- Water: 125th Ave. & 125th St.
- Election District: 8
- Council District: 4
- Existing Use: One single family dwelling.
- Proposed Use: Two single family dwellings.
- Existing Zoning: to remain
- There are no streams, wetlands or underground fuel tanks on the property, except as shown.
- There are no streams or wetlands within 200' of the property, except as shown.
- Issuance of the building permit and all grading will be done in accordance with the "Standard Plan for Grading and Soilwork Control" approved by Baltimore County Soil Conservation District.
- Soil types: Ck, M2, M3, M4, M5
- Property is served by private well and public sewer.
- Flat Reference: None
- Zoning History: None
- This property as shown on the plan has been held intact since 1967. The Developer's surveyor has confirmed that no part of the gross area of this property as shown on the plan has ever been utilized, recorded or represented as a quality or area to support any off-site dwellings.
- All lots exceed 1 acre.
- The private road shall be paved within one year of the issuance of the building permit.
- There are no wells or septic systems within 100' of the property, except as shown.

PROPERTY INFORMATION

PROPERTY OWNERS:
RICHARD AND ELLA HALL
14331 THORNTON MILL ROAD, SPARKS, MD 21152

TAX ACCOUNT # 02300001796

TAX MAP 0034, GRID 0021, PARCEL 0403, LOT 2

DEED REF: 1251700176

ELECTION DISTRICT: 8

COUNCIL DISTRICT: 4

PROPERTY SIZE: 3.1953 ACRES

WELL: PRIVATE, SEPTIC: PUBLIC

ZONING HISTORY: NONE

EXISTING ZONING: RC-6(M)

PLAN TO ACCOMPANY AN ADMINISTRATIVE VARIANCE

KIBLER/HALL PROPERTY
14331 THORNTON MILL ROAD
SPARKS, MD 21152

SCALE: 1" = 50'
8/23/2023

KIBLER PROPERTY
14331 THORNTON MILL ROAD
SPARKS, MD 21152

8th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'
MAY 1, 1996
REVISED AUG 23, 1997

Forest Buffer Easement Calculation

1. 54°49'49" W 44.64'	16. 50°02'15" E 81.00'	28. N 55°55' E 29.00'	42. N 55°40' E 50.12'
2. 5°17'15" S 26.55'	17. 50°51'17" E 26.25'	29. N 57°11'05" E 44.59'	
3. N 78°51'45" W 51.01'	18. 52°51'58" S 30.16'	30. N 57°01'40" E 43.51'	
4. N 50°04'45" W 37.02'	19. 50°01'01" W 26.41'	31. N 54°48'48" E 38.02'	
5. N 58°15'40" W 20.16'	20. 54°20'22" W 25.41'	32. N 57°11'05" E 44.59'	
6. N 48°41'24" W 20.62'	21. 55°20'42" W 25.00'	33. N 47°41'48" E 30.12'	
7. N 50°01'45" W 33.75'	22. 55°20'42" W 25.00'	34. 50°20'22" W 25.41'	
8. 2°02'10" S 28.53'	23. 55°20'42" W 25.00'	35. 50°20'22" W 25.41'	
9. 54°49'49" W 44.64'	24. N 57°11'05" E 44.59'	36. 50°20'22" W 25.41'	
10. 54°49'49" W 44.64'	25. N 57°11'05" E 44.59'	37. 55°11'05" E 44.59'	
11. 54°49'49" W 44.64'	26. N 57°11'05" E 44.59'	38. 54°49'49" W 44.64'	
12. 54°49'49" W 44.64'	27. N 57°11'05" E 44.59'	39. N 55°55' E 29.00'	
13. 54°49'49" W 44.64'	28. N 57°11'05" E 44.59'	40. N 55°55' E 29.00'	
14. 54°49'49" W 44.64'	29. N 57°11'05" E 44.59'	41. N 55°55' E 29.00'	
15. 54°49'49" W 44.64'	30. N 57°11'05" E 44.59'	42. N 55°55' E 29.00'	

DUVAL & ASSOCIATES, P.A.
ENGINEERS • SURVEYORS
B Edgewood Court
Phoenix, MD 21131
410-666-5467

2024-0061-A

ZONING VARIANCE PETITION NOTES

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4. No stockpiles, parking areas, equipment cleaning areas, etc. shall occur within areas designated as Forest Buffer Easements.
5. A variance was approved on July 25, 2023 by Baltimore County Department of Environmental Protection and Sustainability to allow for a 35 foot continued use area surrounding the house and driveway plus a 576 sq.ft. area for shed and access. A 1,008 sq.ft. detached garage may be constructed within the continued use area. Conditions were placed on this variance to reduced water quality impacts including posting and protecting the forest buffer easement.
6. The area of continued use within the Forest Buffer Easement shall be limited to the existing approved uses (house, driveway, lawn, shed and garage) and shall not be expanded or uses intensified, per DEPS variance approval.
7. Mowing shall be discontinued in areas beyond the continued use area. Control of Japanese knotweed and multiflora rose within the Forest Buffer Easement may be continued per DEPS variance approval.
8. Zoning Variance is being sought for the following accessory structures:
 - a. Existing shed is proposed in front yard of home and is within 80 feet of home.
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2024-0061-A

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2024-0061-A

Richard & Ella Hall
14331 Thornton Mill Rd Sparks Md 21152

Email Address kibhall@comcast.net

Permit # R23-05191

Request for Zoning Variance

In the Pictures attached there are photos from Thornton Mill rd to the shed in question and is not visible from the road frontage. The first site of the shed is in my driveway approaching the house.

2024-0061-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/17/2024

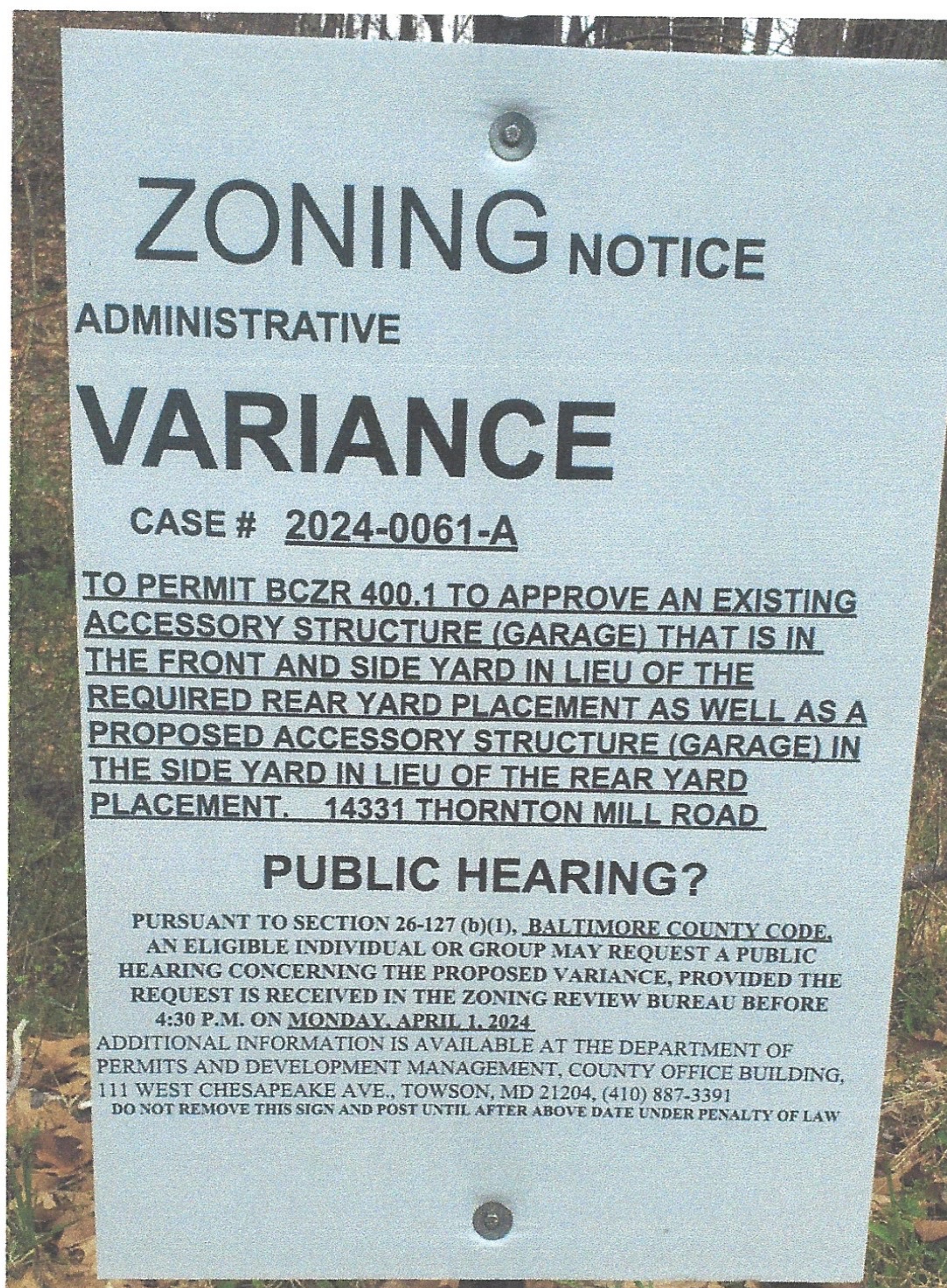
Case Number: 2024-0061-A

Petitioner / Developer: RICHARD & ELLA HALL

Date of Closing: APRIL 1, 2024

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
14331 THORNTON MILL ROAD

The sign(s) were posted on: MARCH 17, 2024



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

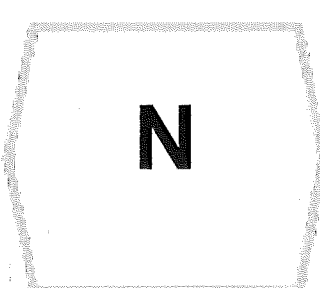
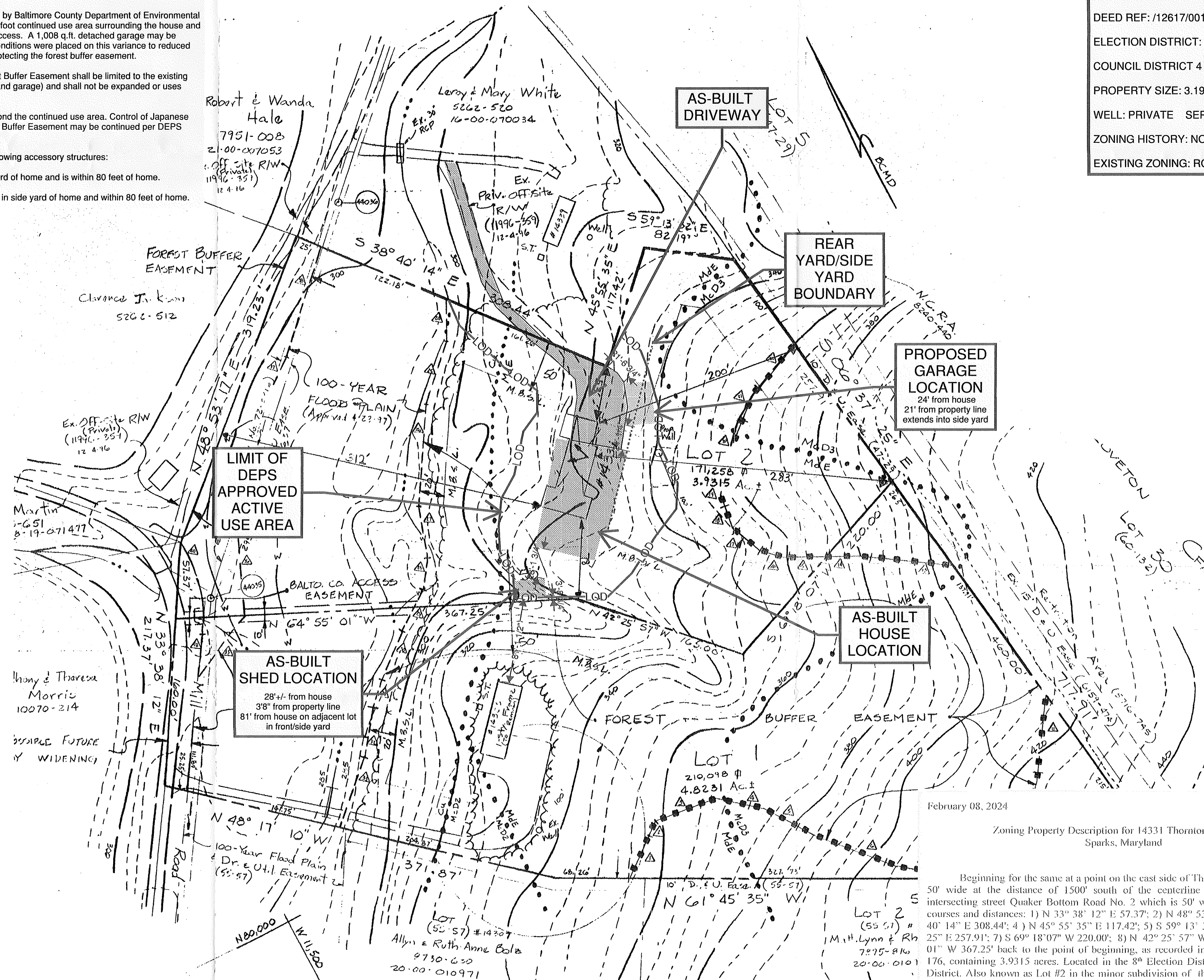
2024-0061-A

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
Address 14331 THORNTON MILL ROAD, SPARKS MD 21152 Owners(s) Name(s) RICHARD AND ELLA HALL
Subdivision Name KIBLER PROPERTY - MINOR SUBDIVISION Lot # 2 Block # NA Section # NA
Plat Book # NA Folio # NA 10 Digit Tax # 2300001796 Deed Reference# 12617 / 00176

ZONING VARIANCE PETITION NOTES

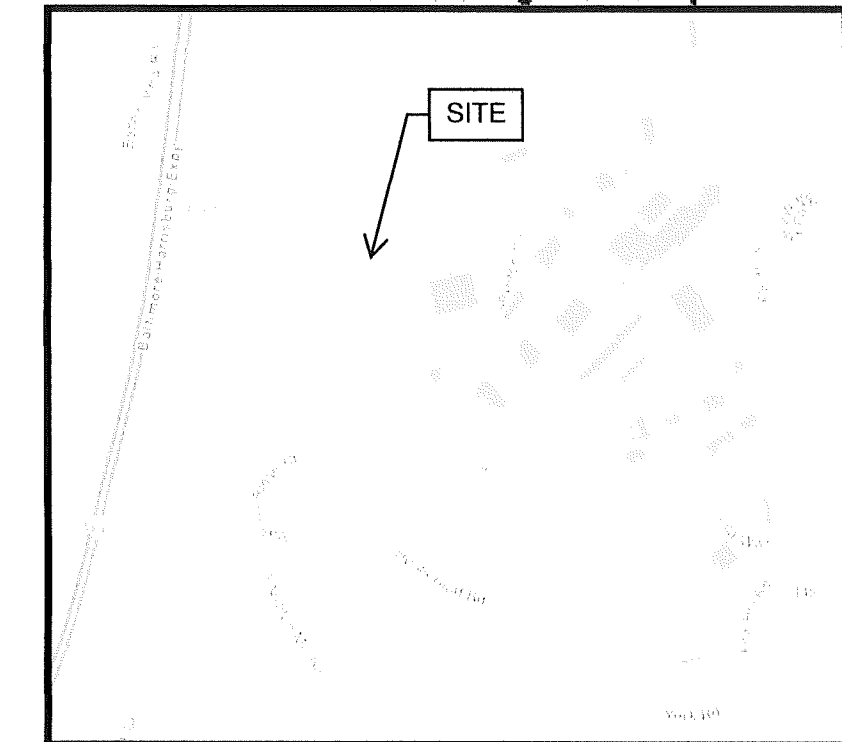
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PROPERTY OWNERS:
RICHARD AND ELLA HALL
14331 THORNTON MILL ROAD, SPARKS, MD 21152
TAX ACCOUNT#2300001796
TAX MAP 0034, GRID:0021, PARCEL: 0403, LOT#: 2
DEED REF: /12617/00176
ELECTION DISTRICT: 8
COUNCIL DISTRICT 4
PROPERTY SIZE: 3.1953 ACRES
WELL: PRIVATE SEPTIC: PUBLIC
ZONING HISTORY: NONE
EXISTING ZONING: RC-6/ML



Plan Drawn By Base Plan prepared by DuVall & Associates, updated by Richard Hall Date 1/31/24 Scale: 1 inch = 60' Feet

Site Vicinity Map



MAP IS NOT TO SCALE

Zoning Map # _____

Zoning RC6/ML

Election District 8

Council District 4

Lot Area Acreage 3.1953

Lot Square Footage 139,087.1

Historic (Yes or No) NO

CBCA (Yes or No) NO

Flood Plain (Yes or No) YES

Utilities – Mark with (X)

Water is:

Public _____ Private X

Sewer is:

Public _____ Private X

Prior Hearing (Yes or No) X

If (Yes) list Case Number(s)

and order result(s) below:

Violation Case Number(s)
