



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

May 8, 2024

Thomas L. Baker – bakerthomas@gmail.com
Montserrat I. Ferrer
17746 Big Falls Road
Whitehall, MD 21161

RE: Petition for Special Hearing
Case No. 2024-0091-SPH
Property: 17746 Big Falls 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 blue ink signature of Andrew M. Belt, written in a cursive style.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlm
Enclosure

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(17746 Big Falls Road)		
7 th Election District	*	OFFICE OF
3 rd Council District		
Thomas Baker and Montserrat Ferrer	*	ADMINISTRATIVE HEARINGS
<i>Legal Owners</i>		
	*	FOR BALTIMORE COUNTY
Petitioners		
	*	Case No. 2024-0091-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Hearing filed on behalf of Thomas Baker and Montserrat Ferrer (“Petitioners”) for the property located at 17746 Big Falls Road, White Hall (the “Property”). The Petition for Special Hearing from the Baltimore County Zoning Regulations (“BCZR”) §§ 400.4(B)(1) and 500.7, to allow an accessory apartment within a pre-existing accessory building on the same owner-occupied property as the principal single-family detached dwelling; to be occupied by a blood related family member.

A hearing was conducted remotely via WebEx on May 6, 2024. The Petition was advertised and posted as required by the BCZR. The Petitioner, Thomas Baker appeared *pro se*. There were no Protestants or interested citizens at the hearing.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), Building Permits Review (“BPR”), State Highway Administration (“SHA”) and Development Plans Review (“DPR”) these agencies did not oppose the requested relief.

The property is approximately 4 acres and is zoned RC 4. The Petitioner explained that he and his wife had executed the required Declaration of Understanding with the Department of Permits, Approvals and Inspections, ("PAI") as required by BCZR, § 400.4(B)(3) and BCZR § 400.4(B)(1) in regards to his wife's mother, Alison Moore, residing in an accessory barn-type structure already existing on the subject property.

The subject barn being a two- level, approximately 832 sq. ft structure. (Less than 1,200 ft.) The barn will be converted into a one -bedroom living area, using the existing utility meter and septic area for the principal dwelling. Mr. Baker testified that the subject barn is approximately 175 ft. from the nearest neighboring dwelling and has existed on the property since 1974. No exterior alteration is proposed to the existing barn and there is to be no driveway leading to the barn. Mr. Baker further confirmed that the proposed accessory apartment conformed with the Special Exception standards found in BCZR, § 502.1

SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, § 500.7 as follows:

The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, "the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would

be compatible with the community and generally consistent with the spirit and intent of the regulations.” *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016).

As prospective tenant, Alison Moore meets the definition of a “immediate family member” as defined by BCZR, § 101 and as required by BCZR, § 400.4(C)(1)(b), and as the Petitioners’ plans to convert their accessory garage into an apartment are consistent with the requirements of BCZR, § 400.4(B), the Petitioners’ Request for Special Hearing is granted subject to conditions.

THEREFORE, IT IS ORDERED this 8th day of **May, 2024** by this Administrative Law Judge, that the Petition for Special Hearing from the BCZR §§ 400.4(B)(1) and 500.7, to allow an accessory apartment within a pre-existing accessory building on the same owner-occupied property as the principal single-family detached dwelling; to be occupied by a blood related family member be and is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. The accessory apartment shall not be used for commercial purposes.
3. The accessory apartment shall not be converted into a second dwelling beyond the scope of BCZR, § 400.4. The accessory apartment shall only be utilized by the persons named in the use permit who are immediate family members as defined in BCZR, § 101.1, and may not be used by any persons not named in the use permit for any other reason (including family members not otherwise named). When the accessory apartment is no longer occupied by the persons named in the use permit, or if the Property is sold, the use permit shall terminate. Upon termination, the renovations constructed for the accessory apartment will be removed and the accessory building will be restored to its original condition.

4. The accessory apartment shall not have separate utility, gas and electric and/or water/sewerage connections or services. All services shall connect to the house.

5. Prior to the issuance of the use permit, Petitioners shall file and record at their expense, an executed and notarized Declaration of Understanding, along with a property description and a site plan showing the proposed improvements, along with a copy of this Order, in the Land Records of Baltimore County, and file a copy of the same with the Department of Permits, Approvals and Inspections.

6. Petitioners shall renew the use permit with Department of Permits, Approvals and Inspections every two (2) years by filing a renewal on a form approved by Department of Permits, Approvals and Inspections, to be dated from the month of the Order herein, and shall list the name of any person(s) occupying the accessory apartment.

7. Petitioners must comply with the DPR and BPR ZAC comments, copies of which are attached hereto and made a part thereof.

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



ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlm

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: April 10, 2024

FROM: Derek M. Chastain
Bureau of Building Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0091-A

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

BPR: Please provide building permit showing compliance with the IRC, 2015 edition.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals
MD
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0091-SPH

DATE: April 8, 2024

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: Need to address additional Residential Development Unit and 1,000 square feet of open space required or fee in lieu. No greenways affected.

24-0212 TC



PETITION FOR ZONING HEARING(S)

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 17746 Big Falls Road, White Hall, MD 21161 Currently Zoned RC 4
Deed Reference 45037 / 239 10 Digit Tax Account # 16-00-007802
Owner(s) Printed Name(s) Thomas Lanier Baker and Montserrat Isabel Ferrer

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

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 a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
an accessory apartment, within a pre-existing accessory building on the same owner-occupied property as the principal single-family detached dwelling, to be occupied by a blood-related family member.
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. a **Variance** from Section(s)

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 present at hearing

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.
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 Lanier Baker / Montserrat Isabel Ferrer
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 _____ Signature #2 _____
17746 Big Falls Road White Hall MD
Mailing Address _____ City _____ State _____
21161 / 443-858-8333 / bakerthomas@gmail.com
Zip Code Telephone #'s (Cell and Home) Email Address

Representative to be contacted:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Case Number 2024-0091-SPH Filing Date 4 / 1 / 24 Do Not Schedule Dates _____ Reviewer [Signature]

ZONING DESCRIPTION FOR 17746 Big Falls Road, White Hall, MD 21161

Beginning at a point at the center of Big Falls Road, which is 26 feet wide at the distance of 236 feet south west of the centerline of the nearest improved intersecting street, Hicks Road, which is 24 feet wide. Thence the following courses and distances: S.88 20' 18" W 811.50', S.04 02' 00" E 294.44', S.85 49' 28" E 579.59, N.19 50' 02" W 350.52, N.88 20' 18" E 308.23, N.48 20' 18" E 31.11, back to the point of beginning as recorded in Deed Liber JLE 43475, Folio 114, containing 4.003 acres. Located in 4 Election District and 3 Council District.

2024-0091-S PH

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 21 day of December 2023, by and between Thomas Baker/Montserrat Ferrer (hereinafter referred to as the "Declarant") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

17746 Big Falls Road, White Hall MD 21161 7
Address Zip Code Council District / Election District

Accessory apartments submitted: 1 Addition ☐ Detached Accessory Building ☒
Special Hearing/Variances Case No(s): _____ Approved: Yes ☐ No ☐
_____ Approved: Yes ☐ No ☐
_____ Approved: Yes ☐ No ☐
Will owner receive compensation? Yes ☐ or No ☒

Recitals

A. The Declarant(s) who is/are also the owner(s) of this property has/have filed an application for a use permit and/or special hearing to:

permit temporary use of accessory apartment by mother/mother-in-law

2024-0091-SPH

**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: 2024-0091-SPH

Property Address: 17746 Big Falls Rd, White Hall MD, 21161

Legal Owners (Petitioners): Thomas Baker / Montserrat Ferrer

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Thomas Baker

Address: 17746 Big Falls Rd, White Hall MD 21161

Telephone Number: 443-858-8333

*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.

Revised 3/2022

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.

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

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Legal Owners (Petitioners): Thomas Baker / Montserrat Ferrer
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Revised 3/2022

BALTIMORE COUNTY DEPARTMENTS OF PERMITS APPROVALS & INSPECTIONS

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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
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mert1114@aol.com

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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.

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

No. 229504

Date: 4/1/24

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total: 75.00

Rec From: Thomas L. Baker

For: 17746 Big Falls Road

24-0212

DISTRIBUTION

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

CASHIER'S
VALIDATION

TZ

MEMO Special Agency Fee

JP Morgan Chase Bank, N.A.
www.Chase.com

CHASE

PAY TO THE ORDER OF Baltimore County

Seventy-Five and 00/100

\$ 75.00

DATE 3/4/24

THOMAS L BAKER
17746 BIG FALLS RD
WHITE HALL, MD 21161-9216

1343

25-3/440

MP

5396551501343

00440000370

2024-0091-SPH

ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a hearing virtually via WebEx, and/or in-person upon request (see below) for the Property identified herein as follows:

CASE # 2024-0091-SPH

Address 17746 BIG FALLS RD. LOCATION: CENTER OF BIGFALLS RD,
SW OF E OF HICKS ROAD

PETITION REQUEST: SPECIAL HEARING: PER BALTO. CO
ZONING REGS (BCZR), SECTIONS 400.4.B.1 AND 500.7, FOR AN

ACCESSORY APARTMENT, WITHIN A PRE-EXISTING ACCESSORY BUILDING
ON THE SAME OWNER-OCCUPIED PROPERTY AS THE PRINCIPAL SINGLE-

FAMILY DETACHED DWELLING, TO BE OCCUPIED BY A BLOOD-RELATED FAMILY
MEMBER

Hearing Date: MONDAY 05/06/2024 11AM

If an in-person hearing has been requested in writing and granted, the hearing location is: The Jefferson Building, 105 W. Chesapeake Ave., Hearing Room 205, Towson, MD 21204. Please contact the Office of Administrative Hearings a few days prior to the hearing to confirm the hearing format at the phone number or email address shown below.

Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103 / Towson, Maryland 21204 / Phone 410-887-3868, ext.0
Email: administrativehearings@baltimorecountymd.gov

HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 4-13-24

RE: Case Number: 2024-0091-SPH

Petitioner/Developer: Baker

Date of Hearing/Closing: 5/6/24 11AM

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 17746 Big Falls Rd

The signs(s) were posted on 4-13-24
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Special Tax Recapture: None

Account Identifier: District - 07 Account Number - 1600007802

Owner Information

Owner Name:	BAKER THOMAS LANIER FERRER MONTSERRAT ISABEL	Use:	RESIDENTIAL
Mailing Address:	17746 BIG FALLS RD WHITE HALL MD 21161-9207	Principal Residence:	YES
		Deed Reference:	/45037/ 00239

Location & Structure Information

Premises Address:	17746 BIG FALLS RD WHITE HALL 21161-9207	Legal Description:	4.003 AC WS BIG FALL RER 308 FT 1700 S BERNOUDY RD
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0017	0023	0414	7030017.04	0000				2023	
									Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1973	2,496 SF	400 SF	4.0000 AC	04

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	STANDARD UNITS	SIDING/4	2 full	1 Detached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2023	07/01/2024
Land:	117,000	128,700		
Improvements	398,900	499,800		
Total:	515,900	628,500	553,433	590,967
Preferential Land:	0	0		

Transfer Information

Seller: PATERAKIS SHAWN NICHOLAS	Date: 06/30/2021	Price: \$645,000
Type: ARMS LENGTH IMPROVED	Deed1: /45037/ 00239	Deed2:
Seller: OBRIEN DONNA K TRUSTEE	Date: 10/16/2020	Price: \$575,000
Type: NON-ARMS LENGTH OTHER	Deed1: /43475/ 00114	Deed2:
Seller: OBRIEN DONNA K	Date: 10/17/2013	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /34343/ 00410	Deed2:

Exemption Information

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

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 10/19/2023

Homeowners' Tax Credit Application Information

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

2024-0891-SPH

2024-0391-SPH

1600007257

17748

017C3

0701035450

Pl. Bk./Folio # MP90295

Lot # 1

PAI # 070261

2200011171

PAI # 070261 PAI # 070261

NW 29-A RC 4
3 CD 7 ED

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

1600007802

022C1

RC 7 0719072338

0704050202

1998-0421-A

17730

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: April 10, 2024

FROM: Derek M. Chastain
Bureau of Building Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0091-A

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

BPR: Please provide building permit showing compliance with the IRC, 2015 edition.

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 9, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0091-SPH
Address: 17746 BIG FALLS RD.
Legal Owner: Thomas Baker, Montserrat Ferrer

Zoning Advisory Committee Meeting of April 9, 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 8, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0091-SPH

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: Need to address additional Residential Development Unit and 1,000 square feet of open space required or fee in lieu. No greenways affected.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 4/10/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0091-SPH

INFORMATION:

Property Address: Thomas Lanier Baker
Petitioner: 17746 Big Falls Road
Zoning: RC 4
Requested Action: Special Hearing

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

Special Hearing -

- a. To approve an accessory apartment, within a pre-existing accessory building on the same owner-occupied property as the principal single-family detached dwelling, to be occupied by a blood-related family member

The subject property is located along Big Falls Road in the White Hall area of Baltimore County. The property consists of an approximately 4.0-acre parcel zoned RC-4 and improved with a dwelling unit and a barn. The property is surrounded by forest, and farms including rural residential neighborhoods.

The applicant intends to renovate the interior of an accessory structure on the property where the owner resides. The purpose of this renovation is to house a family member (mother in-law). The specific structure in question is a barn, the applicant intends to change the use of the barn to a dwelling unit. According to the applicant, there will be no alterations to the barn's existing footprint, height, or overall dimensions.

The Department finds that the requested relief does not pose any risk to the R.C.4 zoning classification and does not have any objections to the request. A Declaration of Understanding was submitted with the request.

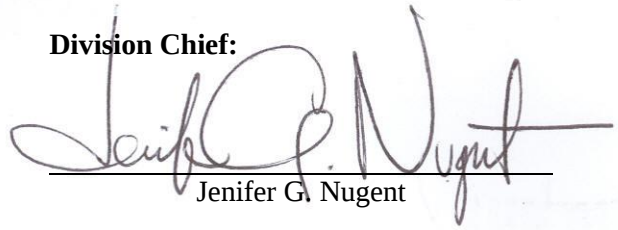
For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Thomas Lanier Baker
Abigail Rogers, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County