



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

July 18, 2024

Justin Witkowski – jwmechanicalserv@gmail.com
3332 Baker Schoolhouse Road
Freeland, MD 21053

RE: Petition for Variance
Case No. 2024-0130-A
Property: 3332 Baker Schoolhouse Road

Dear Mr. Witkowski:

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 blue stamp.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlm
Enclosure

IN RE: PETITION FOR VARIANCE
(3332 Baker Schoolhouse Road)
6th Election District
3rd Council District
Justin Witkowski
Legal Owner

Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS OF
* BALTIMORE COUNTY
* **CASE NO. 2024-0130-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance relief filed by legal owner, Justin Witkowski (“Petitioner”), for the property located at 3332 Baker Schoolhouse Road, Freeland, Baltimore County, Maryland (the “Property”). The Petitioner is requesting variance relief from Baltimore County Zoning Regulations (“BCZR”) § 400.3 to allow an accessory structure with a height of 25 ft. in lieu of the maximum permitted height of 15 ft.

A public hearing was conducted on July 9, 2024, using the web-based platform WebEx in lieu of an in-person hearing. The Petition was properly advertised and posted. The Petitioner, Justin Witkowski, appeared *pro se*. There were no Protestants or other interested persons at the hearing.

Petitioner submitted a Site Plan prepared, signed, and sealed by Patrick Richardson of Richardson Engineering. *See* Petitioner’s Exhibit 1. The original Site Plain is dated October 30, 2023, with the revised version dated and sealed on May 10, 2024. *Id.* The following reports were submitted by county agencies and were admitted into the record: (1) Zoning Advisory Committee (“ZAC”) comments from the Department of Planning (“DOP”); (2) Department of Environmental Protection & Sustainability (“DEPS”) comments; and (3) Building Plans Review (“BPR”) comments; and (4) Development Plans Review (“DPR”) comments. Agency comments do not

indicate any objections to the requested relief.

Findings of Fact

The property is approximately 31.994 acres in land area and is split-zoned RC-2/RC-8. The eight-sided lot is partially agricultural and partially forested and is improved with several agricultural buildings. Petitioner is currently constructing a single-family home on the site. The lot is accessed from a residential driveway on Baker Schoolhouse Road. Petitioner requests variance relief to permit the construction of a 1.5-story accessory building to be used for residential storage, personal vehicles, and personal farm machinery. The requested additional height is to accommodate the second-floor walk-up storage area. The accessory building will not be served by electric or water and it will not have bathroom or other living facilities.

Conclusions of Law

Pursuant to BCZR § 307.1, "...the [Administrative Law Judge] shall have ...the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to public health, safety and general welfare...". A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

I find that the Property is unique due to its size, shape, and lack of residential structures proximate to the proposed accessory building that may be impacted by the variance. I further find that special circumstances or conditions exist that are peculiar to this property and strict compliance with the accessory maximum building height of 15 feet would result in practical difficulty. I also find that the requested variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the lack of opposition, indicating the purposes of BCZR are generally satisfied. The Site Plan indicates that neighboring residential homes are several hundred yards from the proposed accessory building and the requested height variance will have no impact on neighboring properties.

THEREFORE, IT IS ORDERED, this 18th day of **July 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR, § 400.3 to allow an accessory structure height of 25 ft., in lieu of the required maximum 15 ft., be and is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is 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. Petitioner and subsequent owners shall not convert the accessory building into a dwelling unit or apartment except under proper permit. The accessory building shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities;

3. The accessory building shall not have separate utility or electric connections or meters and shall connect all utilities, electric, or other services to the home unless for reasons of capacity, safety, or other similar reasons separate connections or meters are required or recommended by a utility or service provider;
4. The accessory building shall not be used for commercial or industrial purposes and shall remain accessory to the single-family dwelling; and
5. Petitioner must comply with DEPS ZAC comment 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/dlm

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: June 4, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0130-A
Address: 3332 BAKER SCHOOLHOUSE RD
Legal Owner: Justin Witkowski

Zoning Advisory Committee Meeting of June 4, 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).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

The plan provided with the petition does not show the proposed garage in relation to the existing Forest Buffer and Forest Conservation Easements. The proposed garage may not be placed in any such easement.

Reviewer: Glenn Shaffer

-
1. If the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:

- a. The site plan submitted would not be acceptable for building permit approval by Ground Water Management.
- b. Ground Water Management approval must be obtained prior to approval of the building permit. Requirements for approval will include submission of a site plan that meets GWM site plan requirements, GWM well and septic setbacks, an OSDS inspection report locating all septic system components, and may also include submission of perc test application and/or conducting additional percolation testing and potentially installing a new septic system or upgrading the existing septic system.

Reviewer: Mia Lowery, L.E.H.S.



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 3332 Baker Schoolhouse Rd Currently Zoned RC2 - RC8
Deed Reference 46550 1 00248 10 Digit Tax Account # 0602085153
Owner(s) Printed Name(s) Justin D Witkowski & Jenna L Witkowski

(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. 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

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)

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):

Justin Witkowski
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Jenna L Witkowski
Signature #1 _____ Signature #2 _____
3332 Baker Schoolhouse Rd Freeland MD
Mailing Address _____ City _____ State _____
21053 4435205347 Justinmechanicalserv@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 2024-0130 A Filing Date 5, 17, 2024 Do Not Schedule Dates _____ Reviewer [Signature]

To request a variance from section 400.3 in the BCZR to allow a accessory structure height of 25 feet instead of the maximum 15-foot height limit.

Property Description

Beginning at a point on the North West side of baker schoolhouse rd which is 64 feet wide at the distance of 1171 feet southwest of the centerline of the nearest improved intersecting street Middletown and baker schoolhouse which is 20 feet wide .

Exhibit A

All that piece or parcel of land situate, lying and being in the Sixth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at an iron pipe, heretofore set, at the end of the first or North 80 degrees 42 minutes 30 seconds West 623.01 foot line of a parcel of land which by a deed dated April 29, 2008 and recorded among the Land Records of Baltimore County in Liber S.M. No. 27012 folio 325 was conveyed by John G. Black, Jr., Remainderman, to John G. Black, Jr., running thence with and binding on the second through eleventh lines and on a part of the twelfth line of said deed, as the courses are now referred to the Maryland Coordinate system NAD 83/91, the eleven following courses and distances, viz: (1) North 03 degrees 59 minutes 49 seconds East 664.09 feet to an iron pipe, heretofore set, (2) North 85 degrees 45 minutes 13 seconds East 226.38 feet to an iron pipe, heretofore set, (3) North 72 degrees 44 minutes 54 seconds West 265.08 feet to a concrete monument, heretofore set, (4) North 11 degrees 46 minutes 14 minutes West 280.46 feet to a concrete monument, heretofore set, (5) North 82 degrees 17 minutes 25 seconds East 379.52 feet to an iron pipe, heretofore set, (6) North 64 degrees 18 minutes 16 seconds East 904.82 feet to a concrete monument heretofore set, (7) North 71 degrees 47 minutes 32 seconds East 108.89 feet to a concrete monument, heretofore set, (8) South 15 degrees 14 minutes 34 seconds East 32.99 feet to an iron pipe, heretofore set, (9) South 12 degrees 45 minutes 15 seconds East, crossing over the paving of Baker Schoolhouse Road, 679.24 feet to an angle iron, heretofore set, southeast of the paving of said road, (10) South 33 degrees 25 minutes 36 seconds West, re-crossing Baker Schoolhouse Road, 553.65 feet to an iron pipe, heretofore set, northwest of the paving of said road, and (11) South 33 degrees 28 minutes 03 seconds West 241.64 feet to an iron bar and cap, now set, northwest of the paving of Baker Schoolhouse Road, thence leaving said twelfth line and road and running for lines of division, the three following courses and distances, viz: (12) North 66 degrees 04 minutes 55 seconds West 280.63 feet to an iron bar and cap, now set, (13) Due West 206.27 feet to an iron bar and cap, now set, and (14) South 01 degree 10 minutes 34 seconds East 261.84 feet to an iron bar and cap, now set, in the aforesaid first line of the deed from Black to Black, thence running with and binding on a part of said first line, (15) South 89 degrees 35 minutes 22 seconds West 519.51 feet to the place of beginning.

Containing 31.994 Acres of land, more or less.

The above described 31.994 Acres of land, more or less, being known as Lot 1 on a plat title "PDM #06-309 Minor Subdivision of the Black Property" filed in the Office of Permits and Development Management of Baltimore County, Maryland.

****FOR INFORMATIONAL PURPOSES ONLY****

The improvements thereon being known as: 3332 Baker School House Road, Freeland, MD 21053,
Tax ID#: 06-0602085153

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

No. 230432

Date: 5/14/23

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	800	0000		0150				75.00

Total: 75.00

Rec From: J.W. Mechanical Services

For: 3332 Baker Schoolhouse Rd

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

J.W. Mechanical Services 20810 Keeney Mill Road Freeland, MD 21053 443-520-5347		0307
DATE 4/23/24		60-1809/433
PAY TO THE ORDER OF Baltimore County	\$ 75.00	
Seventy five	00/100 DOLLARS	
FOR Loring		
000307		



Baltimore County
Department of Permits, Approvals & Inspections

**SHEDS AND ACCESSORY STORAGE STRUCTURES:
FOUNDATION REQUIREMENTS**

Accessory storage buildings of *light frame construction up to 400 sf in area:**

No permanent foundation is required, but the building must be anchored. Eave height must not exceed 10 feet.

**Accessory storage buildings greater than 400 sf in area that
are not of *light frame construction**:**

A permanent foundation supported at least 30" below finished grade is required.

**light frame construction:* structural elements are primarily formed from a system of repetitive wood or cold-formed steel framing members.

NOTE: Permits are required for all accessory structures over 120 square feet

Explanatory Notice to Applicants: When soil freezes, entrapped moisture expands, lifting anything built on top of it. This movement, known as frost heave, can severely damage a building whose foundation is not deep enough. Damage from frost heave is directly proportional to the size and complexity of the structure. The smaller the shed, the more likely it will rise and fall as a unit without differential movement. The addition of windows and doors decreases the likelihood of unity of movement, causing portions of the structure to move out of balance with other portions and thus decrease building function.

For further information, contact Building Inspection at 410-887-3953.

Applicant

Justin Witkowski

Date

4/24/24



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To the Office of Administrative Hearings for Baltimore County for the property located at:

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

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3. X a **Variance** from Section(s)

See attached

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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.

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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

Case Number 2024-0130 A Filing Date 5

Legal Owners (Petitioners):

Justin Witkowski

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

3332 Baker Schoolhouse Rd Freeland MD
Mailing Address City State

21053 4435205347 1Jwmechanicalserv@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

Do Not Schedule Dates 17, 2024 Reviewer [Signature]

To request a variance from section 400.3 in the BCZR to allow a accessory structure height of 25 feet instead of the maximum 15-foot height limit.

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****FOR INFORMATIONAL PURPOSES ONLY****

The improvements thereon being known as: 3332 Baker School House Road, Freeland, MD 21053,
Tax ID#: 06-0602085153

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/17/2024

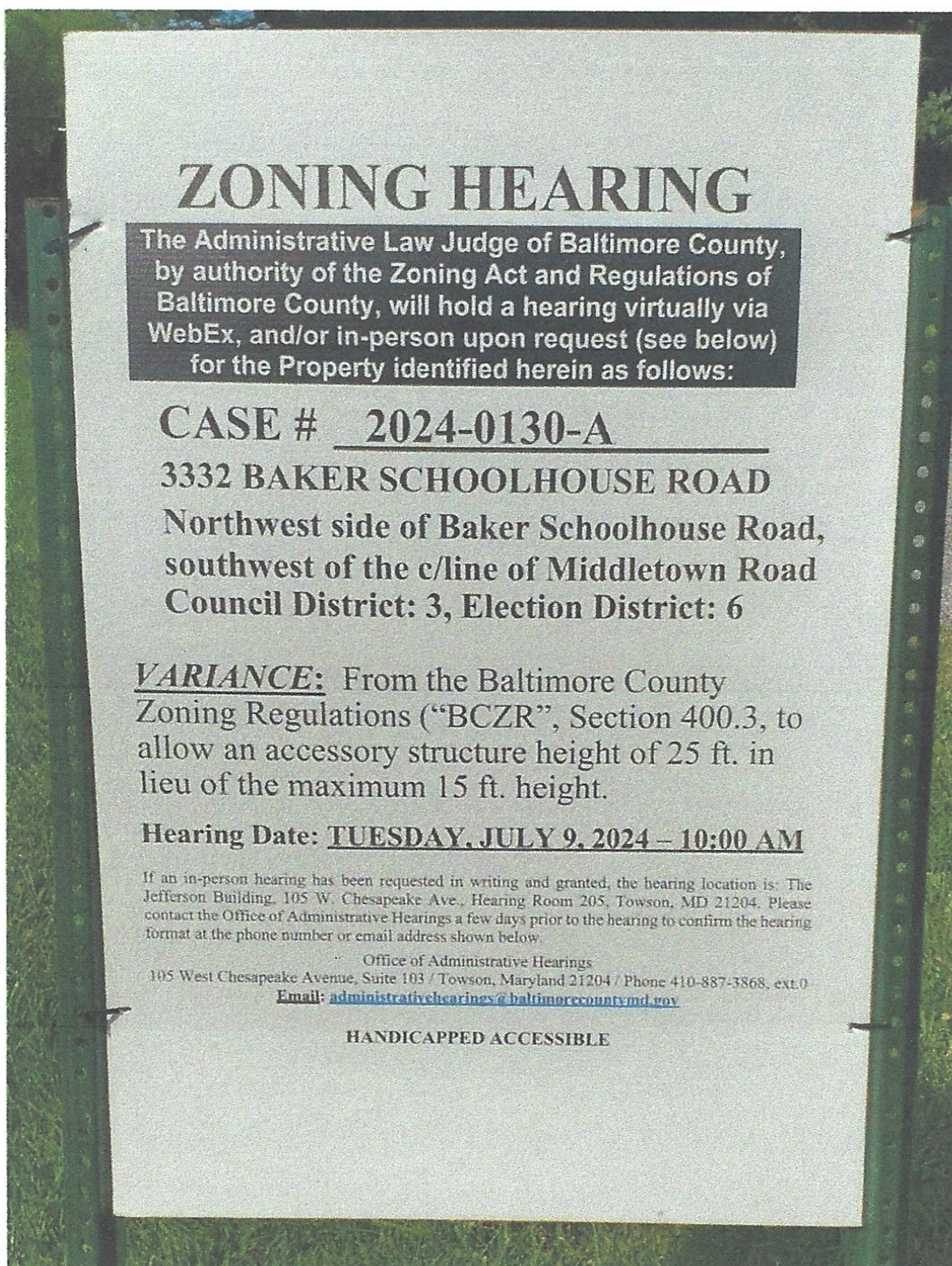
Case Number: 2024-0130-A

Petitioner / Developer: JUSTIN WITKOWSKI

Date of Hearing: JULY 9, 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:
3332 BAKER SCHOOLHOUSE ROAD

The sign(s) were posted on: JUNE 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)

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: June 4, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0130-A
Address: 3332 BAKER SCHOOLHOUSE RD
Legal Owner: Justin Witkowski

Zoning Advisory Committee Meeting of June 4, 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).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

The plan provided with the petition does not show the proposed garage in relation to the existing Forest Buffer and Forest Conservation Easements. The proposed garage may not be placed in any such easement.

Reviewer: Glenn Shaffer

-
1. If the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:

- a. The site plan submitted would not be acceptable for building permit approval by Ground Water Management.
- b. Ground Water Management approval must be obtained prior to approval of the building permit. Requirements for approval will include submission of a site plan that meets GWM site plan requirements, GWM well and septic setbacks, an OSDS inspection report locating all septic system components, and may also include submission of perc test application and/or conducting additional percolation testing and potentially installing a new septic system or upgrading the existing septic system.

Reviewer: Mia Lowery, L.E.H.S.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: May 30, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0130-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 comment LOS & No Greenways affected.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director **DATE:** May 29, 2024
Department of Permits, Approval, and Inspections

FROM: Derek M. Chastain
Bureau of Building Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0130-A

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

BPR: No comments

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 6/5/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0130-A

INFORMATION:

Property Address: 3332 Baker Schoolhouse Road
Petitioner: Justin & Jenna Witkowski
Zoning: RC-2/RC-8
Requested Action: Variance

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

Variance - From section 400.3 in the BCZR to allow an accessory structure height of 25 feet instead of the maximum 15-foot height limit.

The subject property is located at 3332 Baker Schoolhouse Road, the property consists of 32 acres zoned RC-2 to the north-east making up the largest portion of the property and RC – 8 to the west in the Freeland part of Baltimore County. The 32 acres property is improved with a residential dwelling. Rural residential dwellings, forest conservations and agricultural purposes surround the property.

The RC-2 zone is a zoning district established to preserve the rural character of the area and promote low-density residential development. This district is intended to maintain the natural beauty and peacefulness of the surrounding countryside, while providing for compatible land uses and development patterns. Therefore, the proposed use must ensure that the rural character of the area remains uncompromised. The relief must maintain the low-density residential character of the area and upholds the requirements of the Section 1A01 BCZR.

The legislative goals for the R.C.8 Zone seek to protect and preserve the area's natural resources and character. The Section aim to safeguard the ecosystem's functioning and maintain water quality, forests, and historic sites. Additionally, the goals strive to provide quality recreational experience and preserve remaining prime soils. The regulation also promotes sustainable development practices, limit traffic growth, and enhance local character and environmental protection. The intent of the R.C.8 Zone is that the unique characteristics are maintained, and its natural, historic, cultural, and recreational resources must be conserved. Compliance with state and federal mandates for protecting natural resources and rural legacy must be prioritized, and building locations should be harmonized with site conditions.

The above RC – 2 and RC - 8 objectives have been considered in this evaluation to ensure they align with the goals and protect the area's resources for future generations.

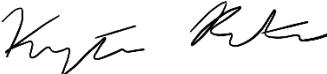
The petitioner has indicated that they intend to present a demonstration of unreasonable hardship or practical difficulty as required to grant this variance at the hearing for this request. No such unreasonable hardship or practical difficulty is readily identifiable through provided documents or accessible information. Yet, the information gathered through the review of potentially relevant guidance does not suggest that the requested variance be denied.

The Department of Planning does not object to the requested relief to allow an accessory structure height of 25 feet in lieu of the maximum 15-foot with the following conditions:

1. A sufficient demonstration of unreasonable hardship or practical difficulty is presented as determined by the Administrative Law Judge.
2. The Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area or kitchen facilities.
3. The accessory structure shall not be used for commercial or industrial purposes.

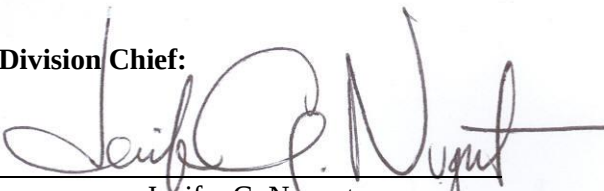
For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Justin Witkowski
Joseph Wiley and Abigail Rogers, Community Planners
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Account Identifier: District - 06 Account Number - 0602085153

Owner Information

Owner Name: WITKOWSKI JUSTIN D Use: AGRICULTURAL
WITKOWSKI JENNA L Principal Residence:NO
Mailing Address: 3332 BAKER SCHOOLHOUSE RDDeed Reference: /46550/ 00248
FREELAND MD 21053-9757

Location & Structure Information

Premises Address: 3332 BAKER SCHOOLHOUSE RDLegal Description: 31.994AC
FREELAND 21053-9757 3332 BAKER SCHHSE RD
1050 SW MIDDLETOWN RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: MS
0001 0021 0037 6010001.04 0000 1 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
32.0000 AC 05

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
/

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2023	07/01/2024
Land:	90,800	103,500		
Improvements	19,200	24,800		
Total:	110,000	128,300	116,100	122,200
Preferential Land:	9,800	9,800		

Transfer Information

Seller: LOGAN ROBERT MERRITT	Date: 03/14/2022	Price: \$475,000
Type: ARMS LENGTH VACANT	Deed1: /46550/ 00248	Deed2:
Seller: BLACK JOHN G JR FMLY REV LVNG TRST	Date: 01/04/2018	Price: \$330,000
Type: ARMS LENGTH IMPROVED	Deed1: /39815/ 00415	Deed2:
Seller: BLACK JOHN G,JR	Date: 11/05/2009	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /28838/ 00228	Deed2:

Exemption Information

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

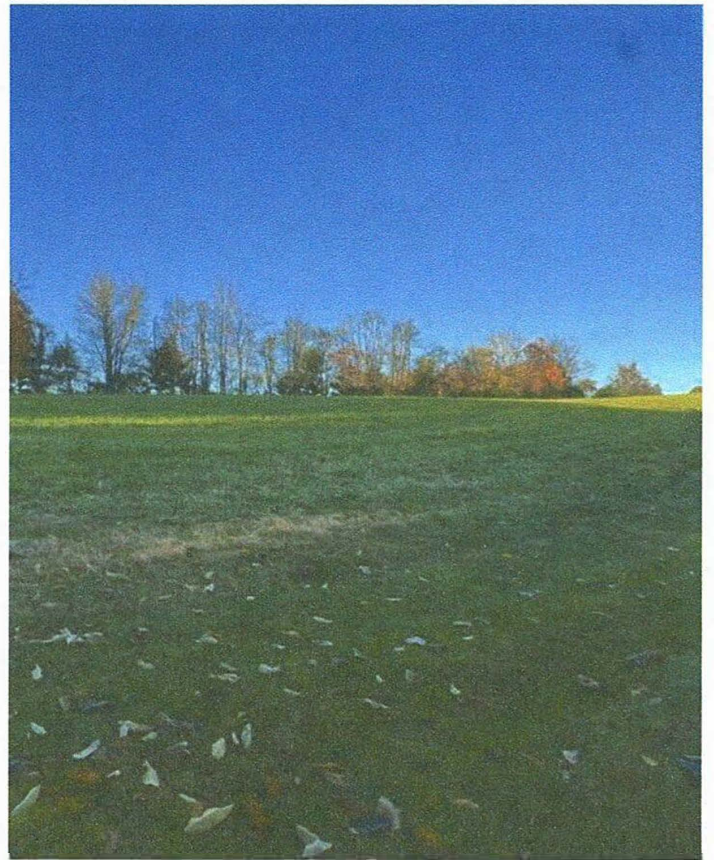
Special Tax Recapture: AGRICULTURAL TRANSFER TAX

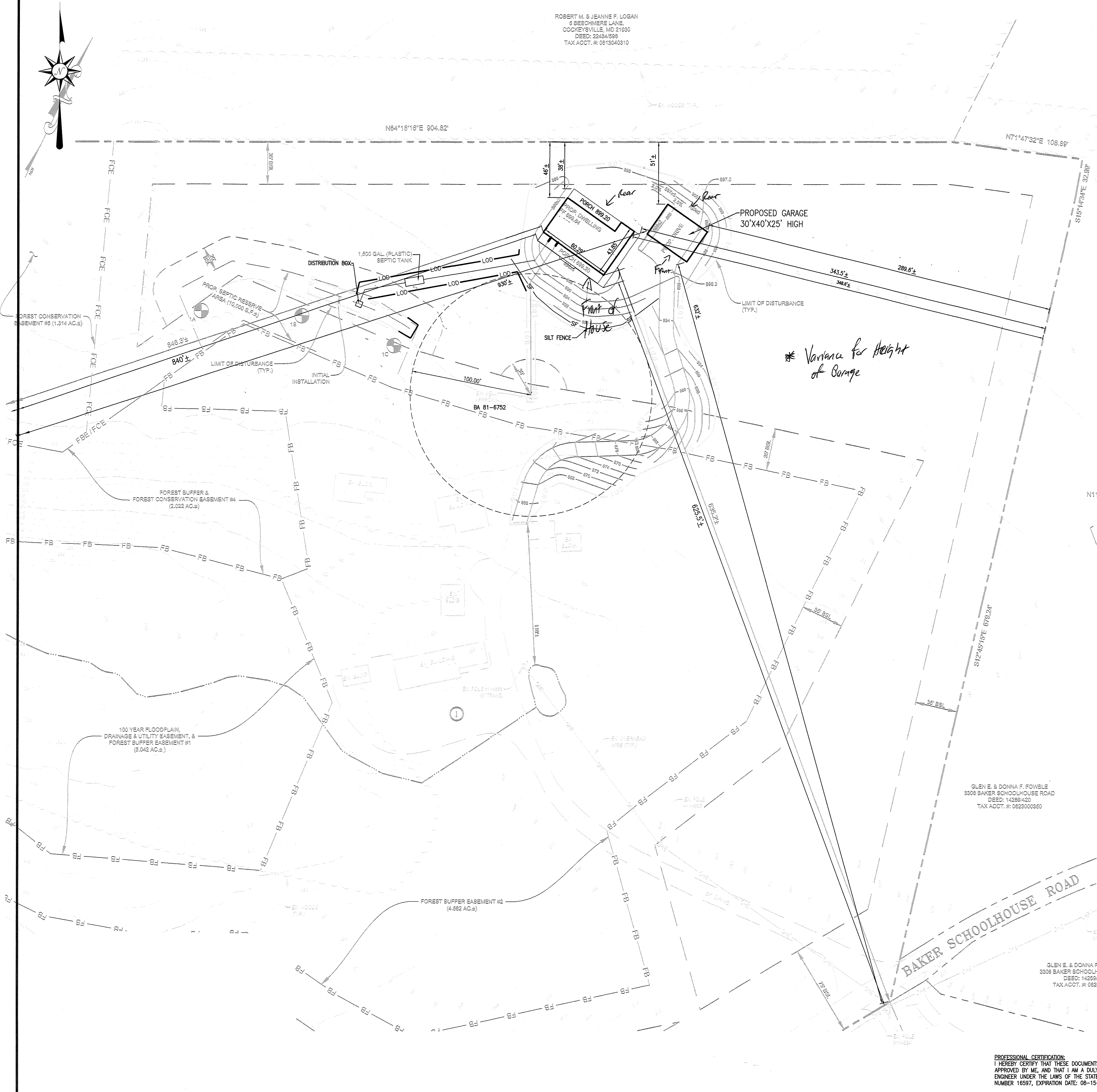
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

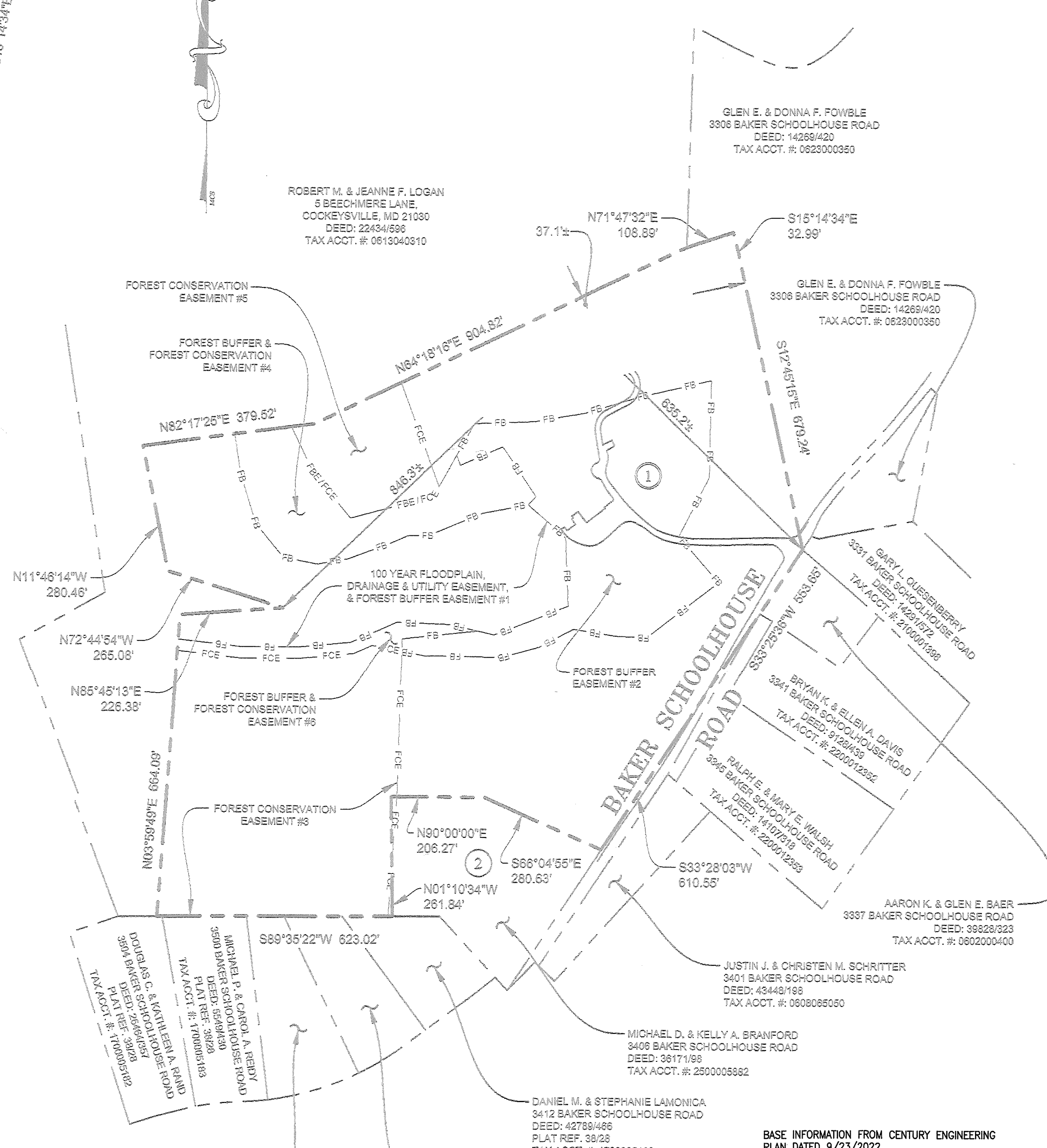
Homeowners' Tax Credit Application Status: No Application Date:



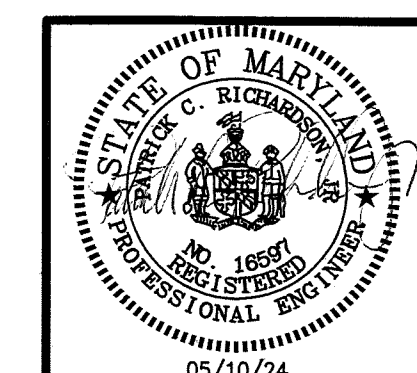


LIMIT OF DISTURBANCE	
29.824 S.F. 0.887 AC.±	
CONVENTIONAL OSDS DESIGN PARAMETERS	
NUMBER OF BEDROOMS: 4	DESIGN FLOW: 600
SEPTIC TANK SIZE: 1500 GAL	PUMP CHAMBER SIZE: N/A GAL (IF APPLICABLE)
SOIL LOADING RATE: 1.2 GAL/FT² /DAY	EFFECTIVE SIDEWALL DEPTH: 6 - 10 FT
NUMBER OF TRENCHES: 2	TRENCH LENGTH: 45 FT
TRENCH DEPTH: 10 FT	DEPTH OF #2 STONE: 8.5 FT
LICENSED OSDS DESIGNER: PATRICK C. RICHARDSON, JR.	
LICENSE #:	

GENERAL NOTES
OWNERSHIP: JUSTIN D. & JENNA L. WITKOWSKI
20810 KEENEY MILL ROAD
FRIELAND, MD 21053
465501245
1. DEED REF: DEED: 142691420
2. SITE AREA: 32.00 AC±



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 16597, EXPIRATION DATE: 08-15-2025





Richardson
ENGINEERING

7 Deneison Street
Timonium, Maryland 21093
Phone: 410-560-1502, info@richardsonengineering.net

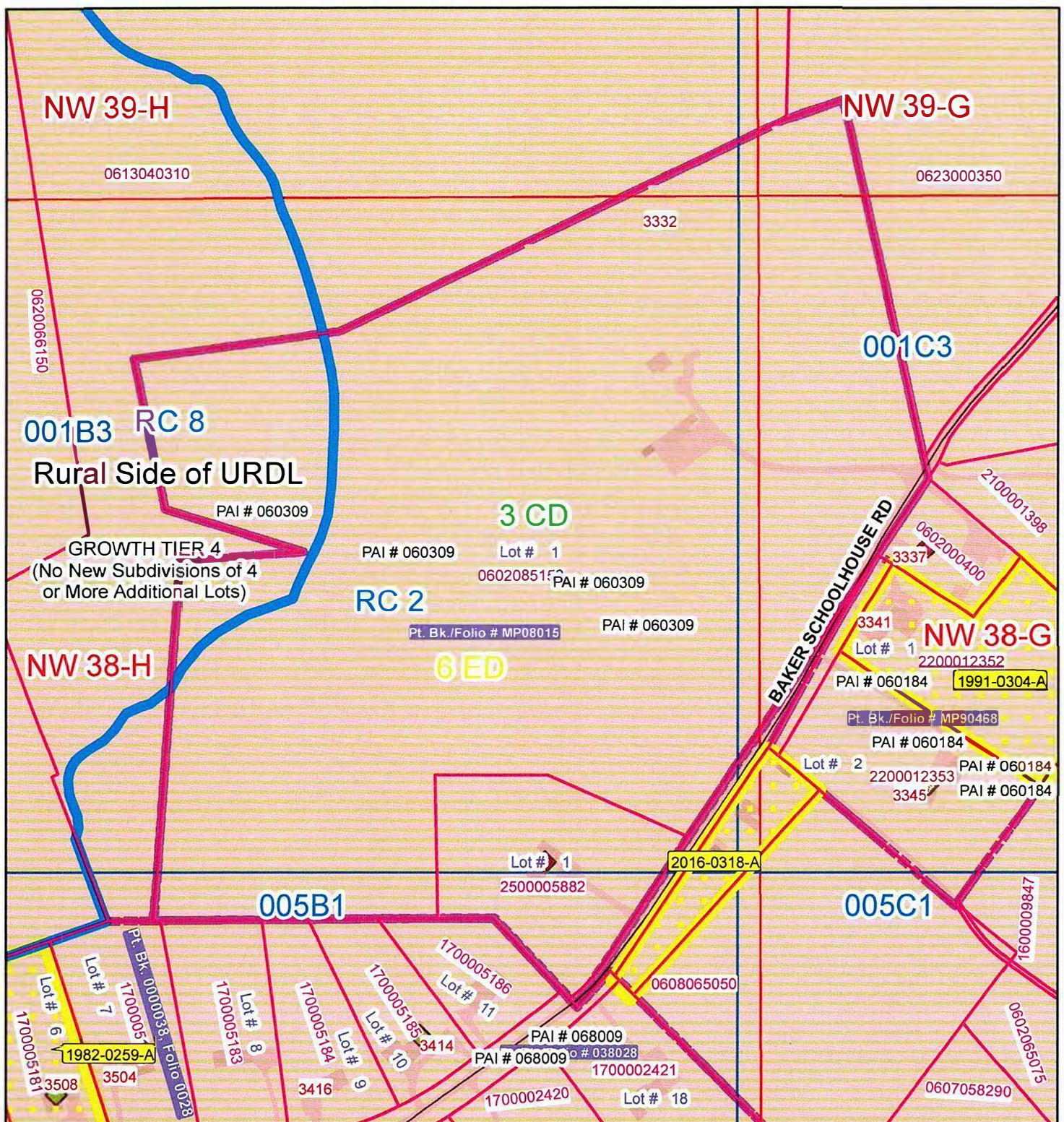
PLAN TO ACCOMPANY BUILDING PERMIT
FOR
WITKOWSKI RESIDENCE

3332 BAKER SCHOOLHOUSE ROAD
BALTIMORE COUNTY
6TH ELECTION DISTRICT

MARYLAND
3RD COUNCILMANIC DISTRICT

REVISIONS		DRAWN BY:	CHECKED BY:	SCALE:
5/10/24 ADDED GARAGE		CEN	PCR	1" = 40'
DATE:	10/30/23	JOB NO.:	23189	SHEET NO.:
				1 OF 1

3332 Baker Schoolhouse rd



Publication Date: 5/17/2024



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 70 140 280 420 560 Feet

1 inch = 253.211462 feet