



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

August 14, 2024

Richard and Cynthia Newton – richard.a.newton@outlook.com
14201 Hanover Pike
Reisterstown, MD 21136

RE: Petition for Administrative Variance
Case No. 2024-0178-A
Property: 14201 Hanover Pike

Dear Mr. and Mrs. Newton:

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 read "Andrew M. Belt", is written over a horizontal line.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(14201 Hanover Pike)		
4 th Election District	*	OFFICE OF ADMINISTRATIVE
4 th Council District		
Richard & Cynthia Newton	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0178-A
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Richard and Cynthia Newton (“Petitioners”) for the property located at 14201 Hanover Pike, Reisterstown (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 400.1, to permit a proposed accessory building (detached garage) in the side yard and an existing accessory building (detached shed) in the front yard both in lieu of the required rear yard.

The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioners’ Amended Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A-2D).

A Zoning Advisory Committee (“ZAC”) comment was received from the Department of Environmental Protection and Sustainability (“DEPS”), dated August 5, 2024, indicating the following:

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, setbacks to wells and septic system components/SRA, and 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.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on July 28, 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 affidavit as required by Section 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed detached garage and existing detached shed, I will impose conditions that the proposed detached garage and existing detached shed 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.

Pursuant to the posting of the Property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 14th day of **August, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County

Zoning Regulations ("BCZR"), Section 400.1, to permit a proposed accessory building (detached garage) in the side yard and an existing accessory building (detached shed) in the front yard both in lieu of the required rear yard, and it is hereby, **GRANTED**; and

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. Petitioners and subsequent owners shall not convert the proposed detached garage and existing detached shed into a dwelling unit or apartment. The proposed detached garage and existing detached shed shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities.
3. The proposed detached garage and existing detached shed shall not have a separate utility or electric connection and shall connect all electrical to the home.
4. The proposed detached garage and existing detached shed shall not be used for commercial or industrial purposes.
5. Petitioners have submitted an Amended Exhibit 1 and the ALJ will defer to the discretion of DEPS as to whether the Amended GWM Plot meets the requirements outlined in the DEPS comments.
6. Petitioners Amended Exhibit 1 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



ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw

code attachment

All

Search

[Home] 0

ne| 0

• 0

Zoom to

27' L X 24' W

Proposed Garage

Area with Reduced Flood Risk Due to Levee

Address Points

Tax Parcel

Interstates

Major Roads

Minor Roads

Well

25'

14201

Septic



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 14201 Hanover Pike Reisterstown MD Currently Zoned RC 2
Deed Reference 07710 10317 10 Digit Tax Account # 2 10 000 1202
Owner(s) Printed Name(s) Richard and Cindy Newton

(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) 400.1 to permit a proposed accessory building (detached garage) in the side yard and an existing accessory building (detached shed) in the front yard both in lieu of the required rear yard.

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

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

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

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

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

Owner(s)/Petitioner(s):

Richard Newton, Cynthia Newton

Name #1 - Type or Print Richard Newton Name #2 - Type or Print Cynthia Newton

Signature #1 Richard Newton Signature #2 Cynthia Newton

Mailing Address 14201 Hanover Pike Reisterstown MD 21136 City MD State 21136
Zip Code 21136 Telephone #'s (Cell and Home) 410-568-5950 Email Address richard.a.newton@outlook.com

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

N/A

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be Contacted:

Richard Newton

Name - Type or Print

Richard Newton

Signature

14201 Hanover Pike Reisterstown MD

Mailing Address City State
21136, 410-568-5950, richard.a.newton@outlook.com

Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for

Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

Case Number 2024-0178-A Filing Date 7/16/24 Estimated Posting Date 7/28/24 Reviewer msk

Revised 8/2022

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 14201 Hanover Pike Reisterstown MD 21136
Print or Type Address of Property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an **Administrative Variance** at the above address. (Clearly state practical difficulty or hardship here)

see attached

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

Richard Newton
Signature of Owner (Affiant)
Richard Newton
Name - Print or Type

Signature of Owner (Affiant)

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 9th day of July, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

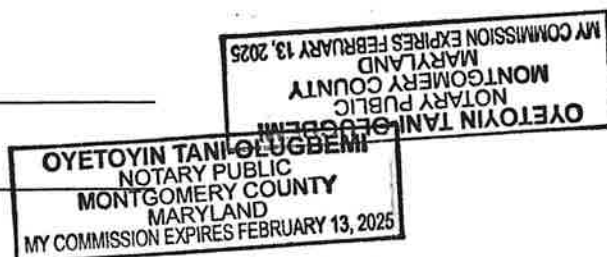
Print name(s) here: Richard Newton

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires



We would like to be considered for an administrative variance to erect a garage beside our house, not behind our house as the existing code requires. Following the existing code and placing the garage behind our house affords us no discernable advantage and offers several practical difficulties and unreasonable hardships. A nearby house at 15433 Dover Road Upperco, Md. 21155, zoned RC 2, was permitted and zoned in 2023, and a large garage was built in 2024 in front and alongside the house.

Our macadam driveway ends at the front of our house and thus, if variance is allowed, would provide an existing paved access to the garage. Positioning the garage alongside the house provides reasonable use of our property and proximity, via the side door of our house, to the garage. In our mid-sixties, my wife and I are best accommodated from unreasonable hardship by having a garage as close as possible to the house. This will minimize our exposure to ice and snow, when accessing the garage in cold months. In a rural area, on 8 acres zoned RC 2, 150 feet east from route 30, well inside our property line, the garage will be obscured from view by neighbors.

With distance and numerous trees, the garage will also be unseen by car traffic. The area alongside our house is flat and at the same grade as the driveway and house and offers no practical difficulties, requiring minimal grading, and simplifying the construction and cost of the garage's foundation.

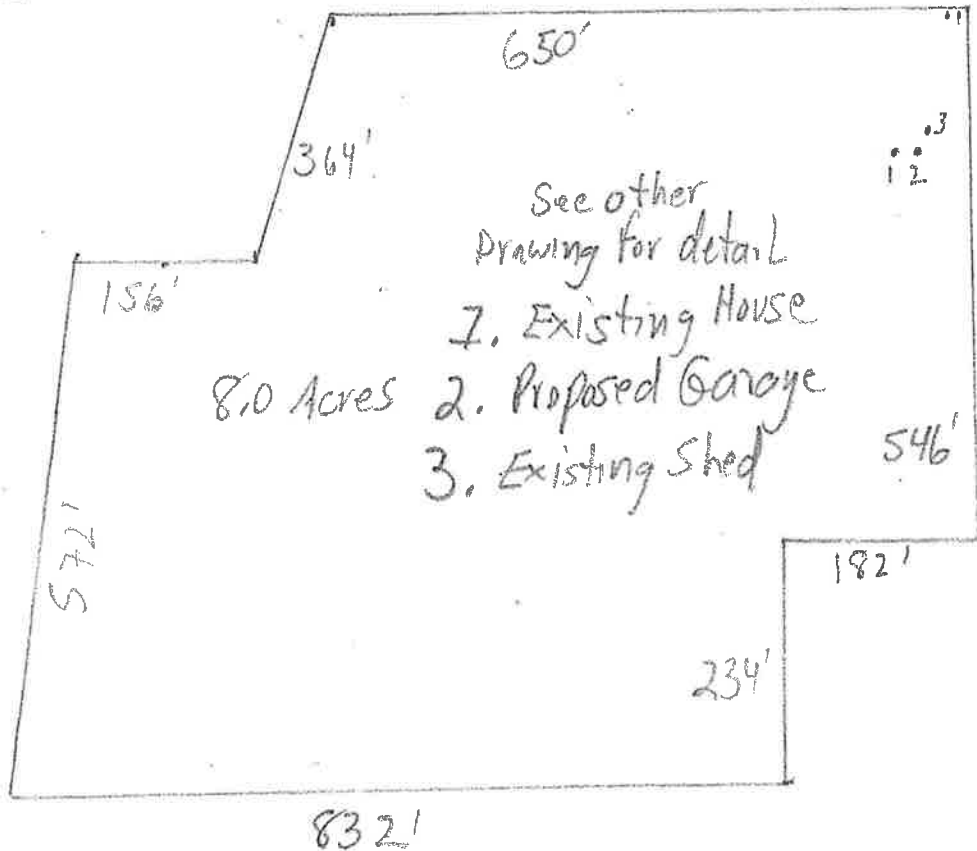
The area just behind our house, where the existing code requires the garage be built, renders conformance unnecessarily burdensome. The area just behind our house has a steep downward grade and introduces the practical difficulty of proximal access for us in icy conditions. Additionally, there is the unreasonable hardship of building the garage below the existing grade of the driveway and house would necessitate additional runoff management to prevent water from entering the garage. Moreover, the existing driveway would need to be extended and graded to reach the garage. The area behind our house also has recently installed hardscape walkways that would need to be removed and re-built to accommodate building a garage behind our house. Additionally, the area behind our house is enclosed by a fence needed to secure our in-ground pool. Reconfiguring the walkways, fence, and extending the driveway would add considerable cost to the garage and in our view is unnecessarily burdensome.

We are unable to discern Baltimore County's interest in maintaining the current zoning and public safety and welfare concerns, of having a garage behind our house relative to a modest garage alongside our house. The garage is well within our property lines in this rural location. Public safety is properly preserved, and the general welfare is rightly maintained with our garage constructed beside our house. Hence, we sincerely hope the administrative variance will be granted and we are able to build our garage beside our house. It will improve our access to the garage as we age, carries no impact on the neighborhood, and greatly reduces the complexity, expense, and unnecessary burden of our proposed construction project.

2024-0178-A

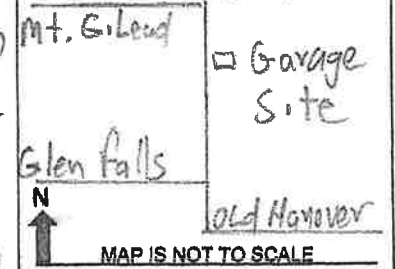
Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
Address 14201 Hanover Pike Reisterstown Owners(s) Name(s) Richard & Cynthia Newton
Subdivision Name N/A Lot # N/A Block # N/A Section # N/A
Plat Book # 7 Folio # 135 10 Digit Tax # 8100001202 Deed Reference # 07710100317

Route 30 (Hanover Pike)



Tim & Melissa Stump
14207 Hanover Pike
Reisterstown, MD
9.0 Acres

Site Vicinity Map



Zoning Map # 0031
Zoning BC2
Election District 4
Council District 4
Lot Area Acreage 8.0
Lot Square Footage 348480
Historic (Yes or No) No
CBCA (Yes or No) No
Flood Plain (Yes or No) No
Utilities - Mark with (X)
Water is:
Public _____ Private X
Sewer is:
Public _____ Private X
Prior Hearing (Yes or No) No
If (Yes) list Case Number(s)
and order result(s) below:

Violation Case Number(s)

N/A



Plan Drawn By Richard Newton Date 7-11-24 Scale: 1 inch = 200 Feet

2024-0178-A

Sheet 1 of 2

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
Address 14201 Hanover Pike Reisterstown Owners(s) Name(s) Richard & Cynthia Newton
Subdivision Name N/A Lot # N/A Block # N/A Section # N/A
Plat Book # 7 Folio # 135 10 Digit Tax # 2109001202 Deed Reference# 07710100317

Route 30

Existing Property
8.0 acres shown
on other drawing

150'

Existing Driveway

Property Line

w/ Tim & Melissa Stump

14207 Hanover Pike

9.0 Acres

Existing Shed

14' (NTS)

13' hgt

24'

24'

25'

* Proposed Garage
13' in height

Existing House
1.5 stories

54'

38'

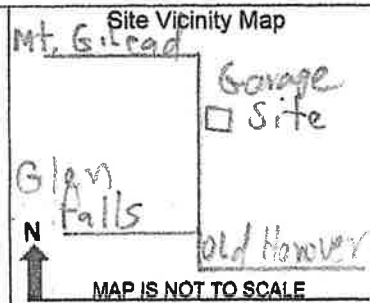
N

Plan Drawn By

Richard Newton

Date 07-11-24

Scale: 1 inch = 40' Feet



Zoning Map # 0031
Zoning RC 2
Election District 4
Council District 4
Lot Area Acreage 8.0
Lot Square Footage 348,480
Historic (Yes or No) NO
CBCA (Yes or No) NO
Flood Plain (Yes or No) NO
Utilities - Mark with (X)
Water is:
Public _____ Private X
Sewer is:
Public _____ Private X
Prior Hearing (Yes or No) NO
If (Yes) list Case Number(s)
and order result(s) below:

Violation Case Number(s)

N/A

2024-0178-A

Sheet 2 of 2

THE ZONING PETITION PROPERTY DESCRIPTION

PART A

ZONING PROPERTY DESCRIPTION FOR – Being on the east side of Hanover Pike near Woodensburg and according to a survey thereof made on May 29, 1987, by A.L. Snyder containing 8.03591 acres of land more or less. The improvements thereon being known as 14201 Hanover Pike, Reisterstown, Md 21136. (993 feet South of the centerline of Mt. Gilead Road)

PART B

All those lots or parcels situate and lying in the fourth election district of Baltimore County, Maryland, and being known and designated as part of Lot No. 34, all of Lots 35 and 36 and a part of 37, 38, and 39, as shown on a plat entitled "Plat of Property belonging to Florence R. Heffner," which plat is recorded among the Lands Records of Baltimore County in Plat Book No. 7 & folio 135 containing 8.03591 acres. Located in the 4th Election District, 4th Councilmanic District.

richard.a.newton@outlook.com

~~410-568-5950~~
410-568-5950

2024-0178-A



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353

WWW.BALTIMORECOUNTYMD.GO
V

Cashier: Tyler C.

Transaction **102417**

Total **\$75.00**

CREDIT CARD SALE **\$75.00**
MASTERCARD 3198

Retain this copy for statement
validation

Station: Permit Processing - Mini

09-Jul-2024 9:00:16A

\$75.00 | Method: EMV

Mastercard XXXXXXXXXXXX3498

RICHARD A NEWTON

Reference ID: 419100565481

Auth ID: 00998P

MID: *****2995

AID: A0000000041010

AthNtwkNm: MASTERCARD

SIGNATURE

***** REPRINT *****

Payment H6863PZGYZN7G

Privacy Policy
www.baltimorecountymd.gov/privacy

2024-0178-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024-0178-A Address 14201 Hanover Pike

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

Filing Date: 7/16/2024 Posting Date: 7/28/2024 Closing Date: 8/12/2024

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

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: 2024-0178-A Address 14201 Hanover Pike

Petitioner's Name: Richard & Cynthia Newton Telephone (Cell): 410-568-5950

Posting Date: 7/28/2024 Closing Date: 8/12/2024

Wording for Sign: To Permit a proposal accessory building (detached garage) in the side yard and an existing accessory building (detached shed) in the front yard both in lieu of the required rear yard.

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: 2024-0178-A
Property Address: 14201 Hanover Pike, Reisterstown, MD. 21136
Legal Owners (Petitioners): Richard & Cynthia Newton
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Richard Newton
Address: 14201 Hanover Pike, Reisterstown, MD. 21136

Telephone Number: 410-568-5950

*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, 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: August 5, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0178-A
Address: 14201 HANOVER PIKE
Legal Owner: Richard & Cynthia Newton

Zoning Advisory Committee Meeting of August 5, 2024.

- X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:
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, setbacks to wells and septic system components/SRA, and 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: July 30, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0178-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.

2024-0178-A

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 - 04 **Account Number -** 2100001202

Owner Information

Owner Name: NEWTON CYNTHIA B **Use:** AGRICULTURAL
NEWTON RICHARD A **Principal Residence:** YES
Mailing Address: 14201 HANOVER PIKE **Deed Reference:** /07710/ 00317
REISTERSTOWN MD 21136-4106

Location & Structure Information

Premises Address: 14201 HANOVER PIKE **Legal Description:** 8.035AC LT36 PT34-37
REISTERSTOWN 21136-4106 ES HANOVER PK
FLORENCE R HEFFNER PROP

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0031 0022 0121 4020022.04 0000 35 2022 Plat Ref: 0007/ 0135
Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1987	2,130 SF		8.0000 AC	33

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2023	07/01/2024
Land:	92,600	92,600		
Improvements	281,200	335,600		
Total:	373,800	428,200	410,067	428,200
Preferential Land:	2,600	2,600		

Transfer Information

Seller:	Date:	Price:
BIEMILLER EDWARD H	10/29/1987	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /07710/ 00317	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: AGRICULTURAL TRANSFER TAX

Homestead Application Information

Homestead Application Status: Approved 12/31/2012

Homeowners' Tax Credit Application Information

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

Baltimore County - My Neighborhood 2024-0178-A





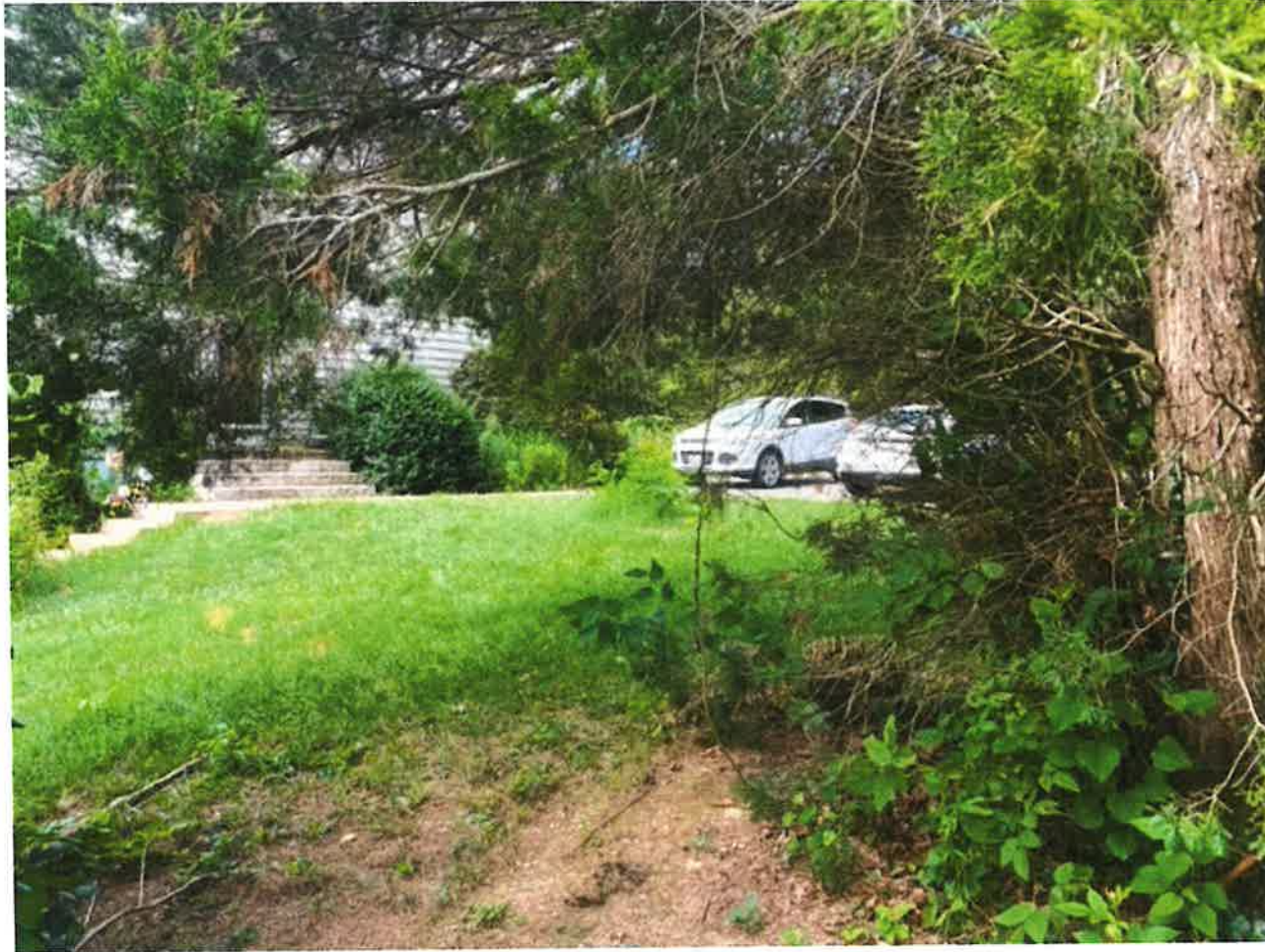
Garage site looking north west

2024-0178-A



Garage site. Looking east

2024-0178-A



Garage site looking South west

2024-0178-A



Garage site Looking South

2024-0178-A

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2024-0178-A

TO PERMIT A PROPOSED ACCESSORY BUILDING (DETACHED
GARAGE) IN THE SIDE YARD AND AN EXISTING ACCESSORY
BUILDING (DETACHED SHED) IN THE FRONT YARD BOTH
IN LIEU OF THE REQUIRED REAR YARD

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

4:30 P.M. ON 8/12/24

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE