



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

November 14, 2024

Barbara Zadek
Thomas A. Moses – moses.ta@gmail.com
6200 Gentry Lane
Baltimore, MD 21210

RE: Petition for Special Hearing
Case No: 2024-0213-SPH
Property: 6200 Gentry Lane

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

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlm
Enclosure

c: Mark Walker – mark@luminasolar.com
Kurt Bradshaw – kbradshaw@luminasolar.com

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(6200 Gentry Lane)		
9 th Election District	*	OFFICE OF
2 nd Council District		
Barbara Zadek & Thomas Moses	*	ADMINISTRATIVE HEARINGS
<i>Legal Owners</i>		
Petitioners	*	FOR BALTIMORE COUNTY
	*	Case No. 2024-0213-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 the legal owners, Barbara Zadek and Thomas Moses (the “Petitioners”) for the property located at 6200 Gentry Lane (the “Property”). The Petition for Special Hearing was filed pursuant to Baltimore County Zoning Regulations (“BCZR”), § 500.7 to determine whether or not the Administrative Law Judge (“ALJ”) for Baltimore County should approve installation of a ground mount solar array (accessory structure) on a lot that is separately deeded and currently contains a fenced-in area used for agriculture.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing on October 29, 2024. The Petition was properly advertised and posted. Petitioners, Barbara Zadek and Thomas Moses, attended the hearing along with Mark Walker and Kurt Bradshaw of Lumina Solar who assisted the Petitioners. No Protestants or interested citizens attended the hearing.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) and from Development of Environmental Protection and Sustainability (“DEPS”) which comments will be addressed in the Order.

The property is approximately 1.634 acres and is zoned DR 1. It is surrounded by residential uses and Lake Roland to the north. Mr. Walker explained that the Petitioners are

proposing the installation of 60 solar panels in a 60' x 20' area located on a separately deeded parcel adjacent to the Petitioners' principal dwelling. This parcel is currently utilized for agricultural purposes and is surrounded by a wire fence. (Pet. Ex. 5-10) Mr. Walker further explained that due the positioning of the principal residence and its surrounding topography and shading, it is impractical to install a functioning solar array on the roof of the residence. (Pet. Ex. 1-3) Both Mr. Walker and Mr. Bradford clarified that the installation of the proposed solar array does not involve any grading or soil disturbance and that the proposed system does not require a converter that would generate noise. The parcel at issue is only visible to the residents of 6102 Gentry Lane. In keeping with DOP comments, Petitioners have communicated with their neighbors at 6102 Gentry Lane who have agreed to share in the cost of the planting of landscaping that will shield the proposed solar array from view. (Pet. Ex. 4)

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).

The Baltimore County Zoning Policy Manual (“ZPM”) (2023) states the following regarding accessory structures on vacant lots:

**A-3 Accessory Structures, Buildings, or Uses on Vacant Lots
Reference Sections 101, 400, and 500 of the BCZR**

Accessory buildings, structures, or uses are not permitted on vacant lots (see Sections 400 and Section 101 of the Baltimore County Zoning Regulations) except by the following procedure: If two or more lots are under the same ownership, one lot is improved with a dwelling, and an accessory structure is proposed on an adjacent lot, the vacant lot with the dwelling lot must be combined through a zoning lot merger process (by deed consolidation or by subdivision as defined in BCC Section 32-4-101). When two lots are combined for the purpose of building an accessory structure, the owner must have exclusive use of all of the property between the dwelling and the accessory structure, with no easements or rights of-way between the lots.

The ZPM also identifies permissible accessory uses or structures that are not subject to conditions enumerated in BCZR § 400.

**A-18 Miscellaneous Residential Accessory Uses or Structures
Reference Sections 400 and 500 of the BCZR**

For single-family attached and detached residences, flagpoles, birdbaths, children’s play equipment, basketball poles, moveable lawn furniture, air conditioning and heating and cooling units are permitted in any yard and are not subject to Section 400 of the BCZR. Other miscellaneous accessory uses or structures associated with single-family attached or detached residences will be subject to the following: Tree houses, playhouses, and permanent barbecues are subject to the provisions of Section 400 of the BCZR and must be located in the rear yard. Other uses not customarily found as accessory to a dwelling (such as a skateboard ramp or racetrack), if permitted, will also be required to meet Section 400 of the BCZR. Structures, including basketball poles and sport goals, may not be permanently placed within or interfere with the public right-of-way. If temporary or movable structures are placed within or near the

right-of-way, such structures will be required to be removed at any time.

While solar arrays are not listed specifically in this section of the ZPM an argument can be made that they are similar in purpose to heating and air conditioning units that are listed. In keeping with the requirements of § A-5 of the ZPM, while a solar array may be considered a permitted accessory structure, merger for the purposes of zoning must still occur before the solar array can be located on a vacant lot, in this case, that is also owned by the Petitioners. The reasoning behind such merger is outlined in the holding in *Friends of Ridge, et al. v. BGE*, 352 Md. 645, 724 A.2d 34 (1999) which states the following:

We shall hold that a landowner who clearly desires to combine or merge several parcels or lots of land into one larger parcel may do so. One way he or she may do so is to integrate or utilize the contiguous lots in the service of a single structure or project, as respondent proposes in the instant case. Although this is not the general application of the doctrine of merger as it relates to zoning, we perceive no rational objection to applying the same principles to the circumstances of this case, resulting in a larger parcel. For title purposes, the platted lot lines may remain, but by operation of law a single parcel emerges for zoning purposes.

Id. at 40. (see also *Remes v. Montgomery County*, 387 Md. 52, 874 A.2d 470 (2005), (noting that when zoning merger occurs, the lots remain divided, and the doctrine simply operates as an adjustment of zoning requirements. *Id.* at 478. However, once that occurs, one cannot later sell off a parcel. To hold otherwise would allow the original owner to "flip-flop between his or her adjacent parcels, thwarting the intent of the land development regulations and, perhaps more egregiously skirting [the] County's exacting requirements for subdivision." *Id.* at 489.)

Due to the fact that the proposed solar array will be adequately screened from surrounding properties, is compatible with the community, and generally consistent with the spirit and intent of the zoning regulations, the Petitioners' Petition for Special Hearing is granted subject to the

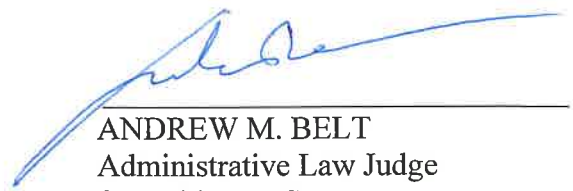
conditions outlined by DOP and attached to this Order. Additionally, in keeping with the requirement of the ZPM and the holding in *Friends of Ridge and Remes*, I find that the two contiguous parcels owned by the Petitioners and at issue in this matter are merged for zoning purposes.

THEREFORE, IT IS ORDERED this 14th day of **November, 2024** by this Administrative Law Judge, that the Petition for Special Hearing from the BCZR, § 500.7 to determine whether or not the ALJ for Baltimore County should approve installation of a ground mount solar array (accessory structure) on a lot that is separately deeded and currently contains a fenced-in area used for agriculture be, and it 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 its 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, Petitioners would be required to return the subject property to its original condition.
2. Prior to issuance of permits, Petitioners must comply with the following portions of the ZAC comments submitted by DOP and DEPS, copies of which are 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:dlm

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS-Revised
Case Number: 2024-0213-SPH

DATE: 10/21/2024

INFORMATION:

Property Address: 6200 Gentry Lane
Petitioner: Barbara E. Zadek & Thomas A. Moses
Zoning: DR 1
Requested Action: Special Hearing

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

Special Hearing -

1. To approve installation of a ground mount solar array (accessory structure) on a lot that is separately-deeded and currently contains a fenced-in area used for agriculture.

The proposed site is a 1.643-acre property that is primarily surrounded by residential uses and Robert E. Lee Park to the north. The project has a previous Zoning Case (No. 2004-0431-A) to allow for reduced setbacks for an addition, which was granted. The property is also located in the Lake Roland National Register Historic District.

The existing land use is currently residential. The applicants would like to install a ground mount solar array. The solar array will be used to service the dwelling. The applicant indicated that the option to place the array on the roof was considered, but was not feasible due to the existing tree coverage on the property. The requested relief as stated above, appears to have a low impact on the existing area. Gentry Lane is not a Baltimore County Designated Scenic Route. The solar array will be located near Gentry Lane, inside an existing wire fence that is designed to keep deer and other animals out. It will still be visible from the adjacent property to the south. Planning would like to see landscaping along the southern portion of the site to reduce visibility from the adjacent neighbor's property view.

The Department of Planning finds that the proposed improvements are not detrimental to the health, safety, or wellness of vehicles or pedestrians. The Department has no objections in granting the relief as requested above conditioned upon the following:

1. Provide, at minimum, 6 to 8 feet of landscaping along the southern portion of the proposed site to help mitigate visual impacts created by the solar array. Proposed landscaping should not encroach on to adjacent properties unless permitted by easement(s).
2. Any additional relief deem necessary by the Administrative Law Judge.

For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Mark Waller

Sydney Cooper, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

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: October 1, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0213-SPH
Address: 6200 GENTRY LANE
Legal Owner: Barbara Zadek, Thomas Moses

Zoning Advisory Committee Meeting of October 1, 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 meets the requirements of Ground Water Management.

Reviewer: Rochelle V. Underwood



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 6200 Gentry Lane, Baltimore, MD 21210 Currently Zoned DR1
Deed Reference /46989 / 00043 10 Digit Tax Account # 2500018000
Owner(s) Printed Name(s) Barbara E. Zadek & Thomas A. Moses

(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 installation of a ground mount solar array (*accessory structure*) on a lot that is separately-deeded and currently contains a fenced-in area used for agriculture.
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) Between both lots, 250001800 and 190002896 there is a total of 4.78 deeded acres (4.24 calculated acres). Of the calculated acres 3.71 acres are deciduous forest and .17 acres is mixed forest, and .36 acres in developed open space of which the house takes up 5834 sq ft (.13 acres) leaving a fraction of the remaining .23 acres on south end as viable space for the ground mounted solar. MORE TO BE PRESENTED 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):

Barbara E. Zadek , Thomas A. Moses
Name #1 - Type or Print Name #2 - Type or Print
Signature #1 Signature #2
6200 Gentry Lane Baltimore MD
Mailing Address City State
21210 / 443-388-0882 / moses.ta@gmail.com
Zip Code Telephone #'s (Cell and Home) Email Address

Representative to be contacted:

Mark Walker
Name - Type or Print
Signature
3600 Commerce Dr. Suite 601 B.H. MD
Mailing Address City State
21227 / 410 336 6924 / mark@luminasolar.com
Zip Code Telephone # Email Address

Case Number 2024-0213-SPH Filing Date 9/20/24 Do Not Schedule Dates Reviewer JK

THE ZONING PETITION PROPERTY DESCRIPTION

ZONING PROPERTY DESCRIPTION FOR 6200 Gentry Ave, Baltimore, MD 21210

*Beginning at a point (500 ft) North West of Lakehurst Drive North side of Gentry Ln on which property fronts which is (18' wide ~~right of way~~) at the distance of (513') North West of the centerline of the nearest improved intersecting street Lakehurst Dr which is (50') wide.

(Subdivision Lot - lot is part of record plat):

Being Lot# (Adjusted Parcel 2), Map (79), Section/Parcel ID# (2500018000) in the subdivision of (Gentry Lane LLC) as recorded in Baltimore County Plat Book# (S.M. 24646), Folio # (21), containing (1.634 (+/-) acres in lot). Located in the (09) District.

**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: 2024-0213-SPH
Property Address: 6200 Gentry Ln
Legal Owners (Petitioners): Barbara Zadek & Thomas Moses
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Barbara Zadek & Thomas Moses
Address: 6200 Gentry Ln Baltimore Md 21210

Telephone Number: 410-336-6924

*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



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353
WWW.BALTIMORECOUNTYMD.GO
V

Cashier: Jason S.
12-Sep-2024 3:52:43P

Transaction **102516**
1 Petition Before ALJ \$75.00

Total **\$75.00**

CREDIT CARD SALE \$75.00
MASTERCARD 7860

Retain this copy for statement
validation

Station: Permit Processing - Mini

12-Sep-2024 3:52:59P
\$75.00 | Method: EMV
Mastercard XXXXXXXXXXXX7860
Reference ID: 425600569714
Auth ID: 028867
MID: *****2995
AID: A0000000041010
AthNtwkNm: MASTERCARD
SIGNATURE

Clover ID: 59JA3A1C230C2
Payment PG0SMHHWP94NG

Clover Privacy Policy
<https://clover.com/privacy>



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Zip Code Telephone # Email Address

Attorney for Petitioner:

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Mailing Address City State
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Barbara E. Zadek , Thomas A. Moses
Name #1 - Type or Print Name #2 - Type or Print
Signature #1 Signature #2
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Mailing Address City State
21210 / 443-388-0882 / moses.ta@gmail.com
Zip Code Telephone #'s (Cell and Home) Email Address

Representative to be contacted:

Mark Walker
Name - Type or Print
Signature
3600 Commerce Dr. Suite 601 BtH MD
Mailing Address City State
21227 / 410 336 6924 / mark@luminasolar.com
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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: October 1, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0213-SPH
Address: 6200 GENTRY LANE
Legal Owner: Barbara Zadek, Thomas Moses

Zoning Advisory Committee Meeting of October 1, 2024.

- X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:
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Reviewer: Rochelle V. Underwood

Baltimore COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: September 24, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0213-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: No comment LOS & No Greenways affected.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 10/21/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS-Revised
Case Number: 2024-0213-SPH

INFORMATION:

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Petitioner: Barbara E. Zadek & Thomas A. Moses
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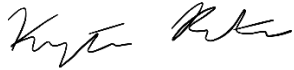
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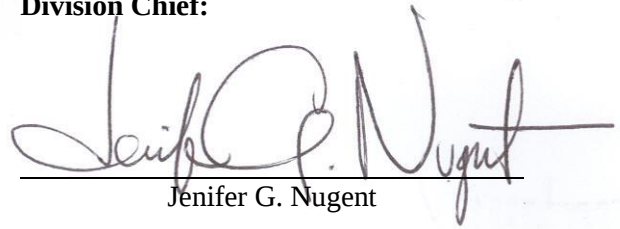
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Mark Waller
Sydnie Cooper, Community Planner
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: None

Account Identifier: District - 09 Account Number - 1900002896

Owner Information

Owner Name:	ZADEK BARBARA MOSES THOMAS	Use:	RESIDENTIAL
Mailing Address:	6200 GENTRY LN BALTIMORE MD 21210-1040	Principal Residence:	YES
		Deed Reference:	/18290/ 00667

Location & Structure Information

Premises Address:	6200 GENTRY LN BALTIMORE 21210-1040	Legal Description:	LTS 16-17 3.152 AC 6200 GENTRY LA LAKERIDGE
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Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0079 0005 0152 9020032.04 0000 16 2023 Plat Ref: 0007/ 0148

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1981	3,834 SF	2000 SF	3.1500 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half	Bath	Garage	Last Notice of Major Improvements
1	YES	STANDARD UNIT	FRAME/6	3 full/	1 half	1 Attached		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2024	07/01/2025
Land:	637,800	581,400		
Improvements	964,900	1,205,300		
Total:	1,602,700	1,786,700	1,725,367	1,786,700
Preferential Land:	0	0		

Transfer Information

Seller: RIEHL JOHN H,3RD	Date: 06/26/2003	Price: \$749,000
Type: ARMS LENGTH IMPROVED	Deed1: /18290/ 00667	Deed2:
Seller: KNOTT HENRY J	Date: 01/21/1981	Price: \$9,456
Type: ARMS LENGTH IMPROVED	Deed1: /06253/ 00149	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

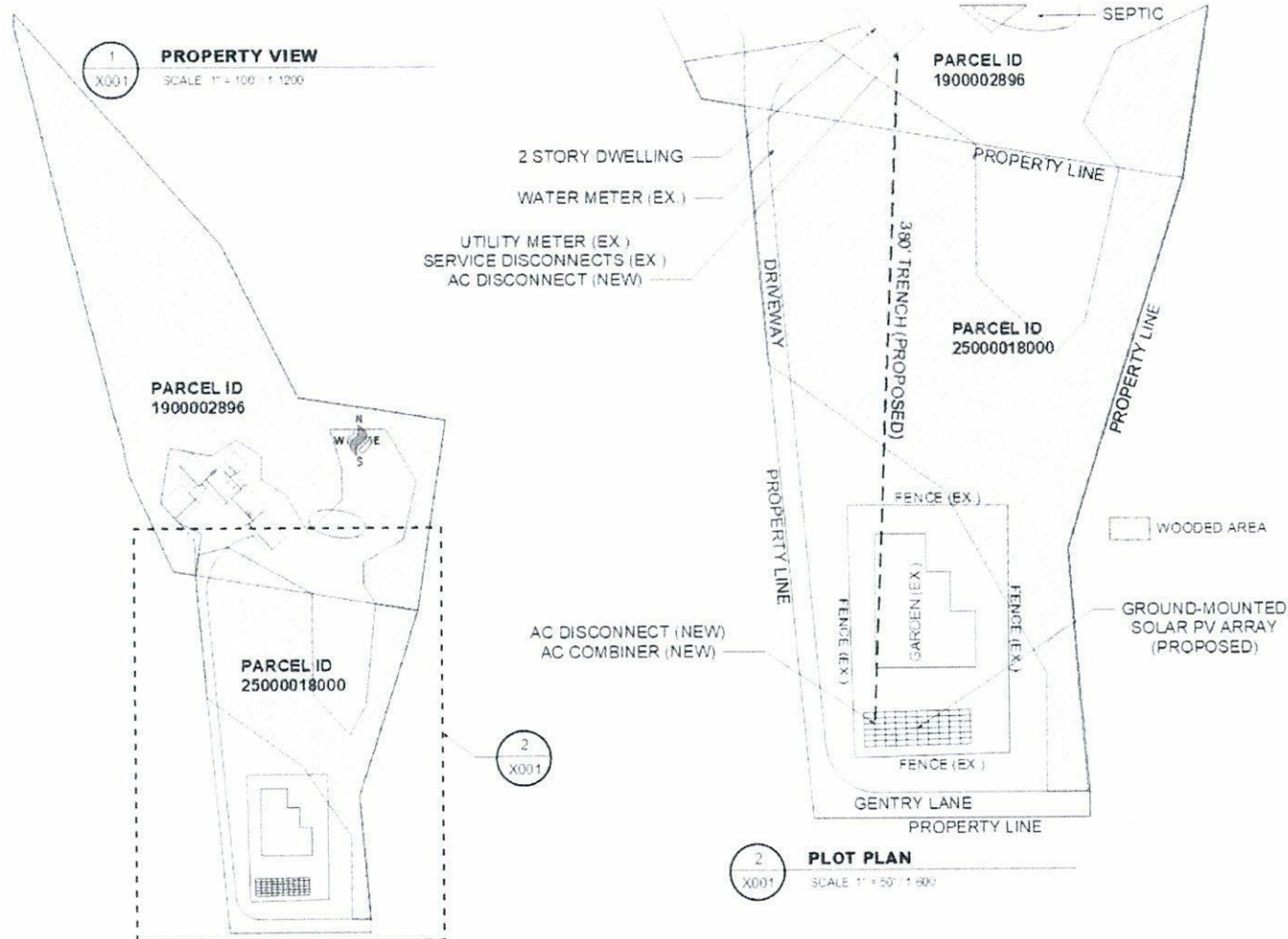
Homestead Application Information

Homestead Application Status: Approved 01/11/2011

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

Zoning Hearing Plan for Variance _____ for Special Hearing X Mark Type Requested with (X)
 Address 6200 Gentry Lane, Baltimore, MD Owners(s) Name(s) ZADEK, BARBARA E AND MOSES THOMAS A
 Subdivision Name 0000 Lot # 16 Block # _____ Section # _____
 Plat Book # 0007 Folio i. 0148 10 Digit Tax # 2500018000 Deed Reference# 46989/ 00043
 S.M. 24646



Site Vicinity Map



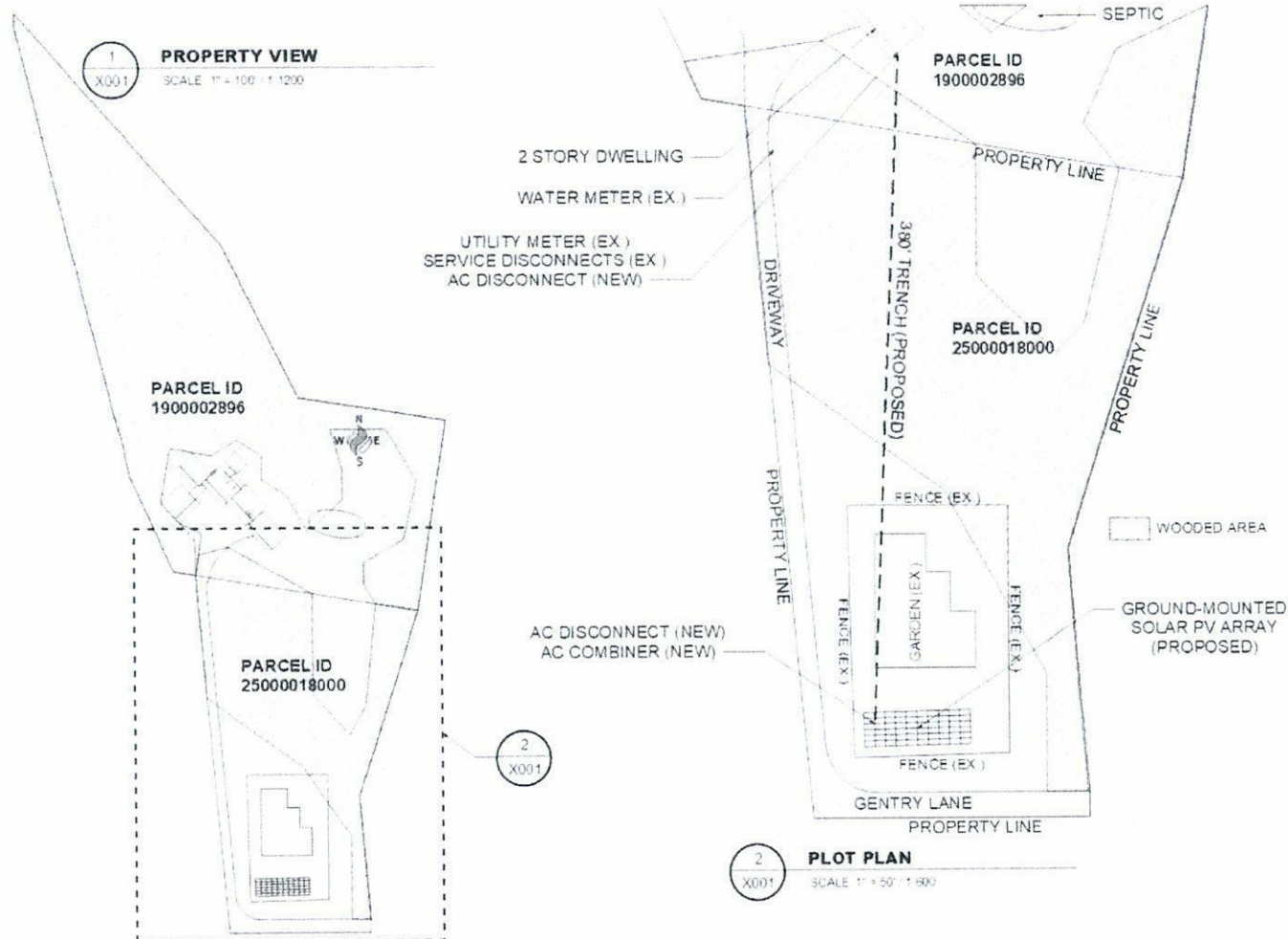
MAP IS NOT TO SCALE

Zoning Map # 079C1
 Zoning DR1
 Election District 09
 Council District 2
 Lot Area Acreage 1.634
 Lot Square Footage 71163
 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)

Plan Drawn By _____ Date _____ Scale: 1 inch = 50 Feet

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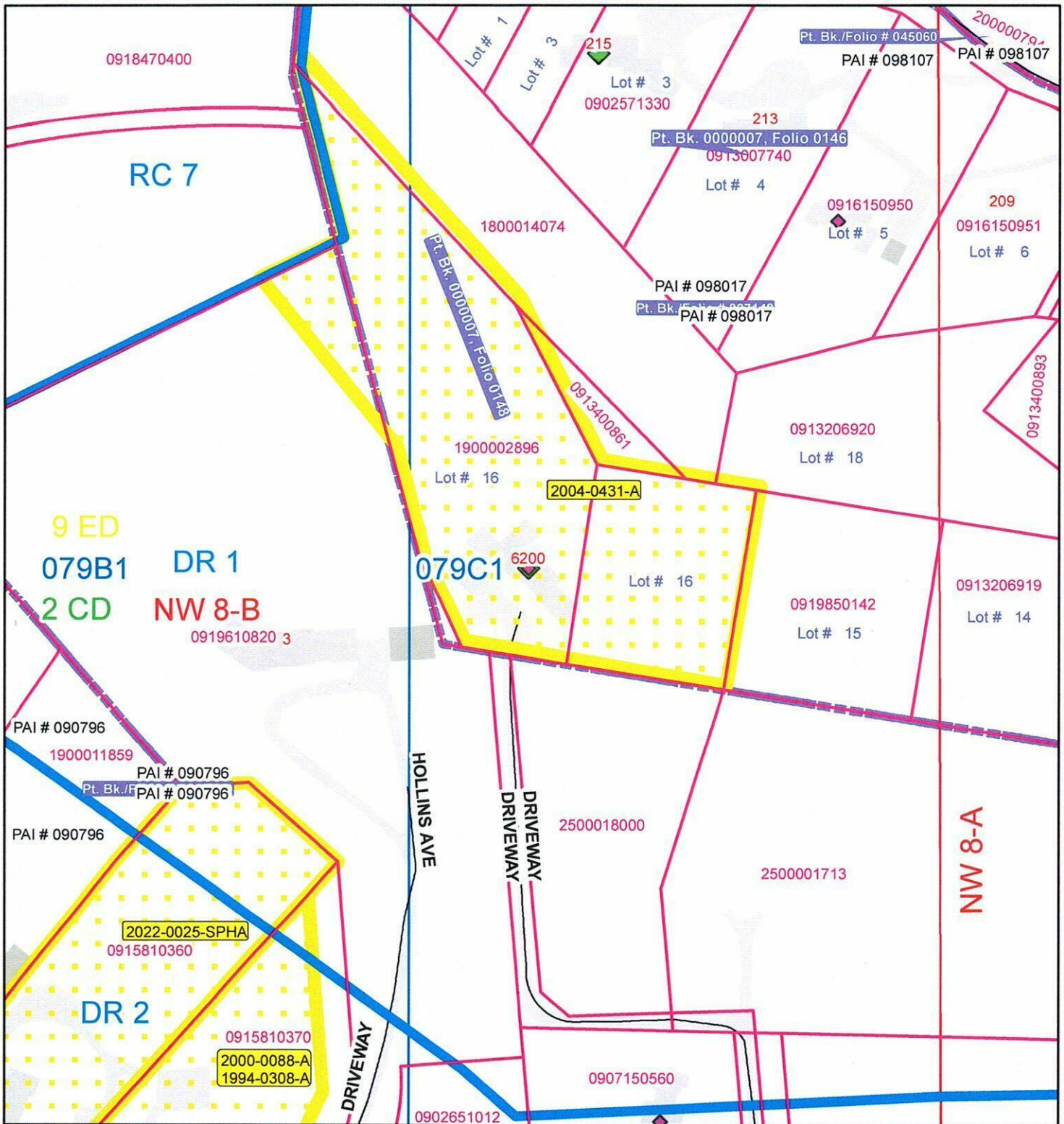
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6200 Gentry Lane



Publication Date: 9/17/2024



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



0 40 80 160 240 320 Feet

1 inch = 146.514402 feet