



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

October 30, 2024

Eben & Joan Eck – ebeneck@americanlube.com
3106 W. Golf Course Road
Owings Mills, MD 21117

RE: Petition for Administrative Variance
Case No. 2024-0218-A
Property: 3106 W. Golf Course Road

Dear Petitioners:

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

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

Sincerely,

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

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw
Enclosure

c: Amber Milwee – amber@smithouse.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(3106 W. Golf Course Road)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Eben & Joan Eck	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0218-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, Eben and Joan Eck (“Petitioners”) for the property located at 3106 W. Golf Course Road, Owings Mills (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 400.3, to approve a proposed accessory building (pool house replacement) with a height of 18 ft. in lieu of the maximum allowed 15 ft. The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioners’ Exhibit 1. Photographs of the Property were provided. (Pet. Exs. 2-A-2E). A Zoning Advisory Committee (“ZAC”) comment was received from the Department of Environmental Protection & Sustainability (“DEPS”), dated October 22, 2024, indicating the following:

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

Additional Comments:

1. If the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:
 - a. If any plumbing will be proposed in the proposed new pool house, an OSDS inspection report locating all septic system components, and a submission of perc test application to

conduct percolation testing to establish a septic repair area and potentially installing a new septic system or upgrading the existing septic system will be required prior to building permit approval.

- b. Additional requirements for building permit approval will include submission of a site plan that meets GWM site plan requirements.”

In addition, a “clarification letter” was contained in the case file from Petitioners. The letter clarifies their intended use of the pool house to include a full bathroom, and that the pool house will not be utilized as an accessory dwelling in any way.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on October 11, 2024 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. There was no opposition filed by any adjoining land owners. 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. I find that 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.

THEREFORE, IT IS ORDERED, this 30th day of **October, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 400.3, to approve a proposed accessory building (pool

house replacement) with a height of 18 ft. in lieu of the maximum allowed 15 ft., be and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

- 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.
- Petitioners and subsequent owners shall not convert the pool house into a dwelling unit or apartment. The pool house shall not contain any sleeping quarters, living area, or kitchen facilities.
- Petitioners must comply with the DEPS ZAC comment, dated October 22, 2024; a copy of which is attached hereto and made a part hereof.

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



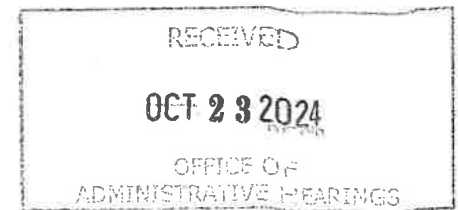
DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw

(AV) 10-28-24

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 22, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0218-A
Address: 3106 W GOLF COURSE ROAD
Legal Owner: Eben & Joan Eck

Zoning Advisory Committee Meeting of October 16, 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).

Reviewer: Jan Anderson, Environmental Impact Review

Additional Comments:

1. If the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:
 - a. If any plumbing will be proposed in the proposed new pool house, an OSDS inspection report locating all septic system components, and a submission of perc test application to conduct percolation testing to establish a septic repair area and potentially installing a new septic system or upgrading the existing septic system will be required prior to building permit approval.
 - b. Additional requirements for building permit approval will include submission of a site plan that meets GWM site plan requirements.

Reviewer: Mia Lowery, L.E.H.S., Ground Water Management



ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 3106 W. Golf Course Road, Owings Mills MD 21117 Currently Zoned RC5
Deed Reference 34311 / 00190 10 Digit Tax Account # 0 3 0 2 0 4 8 7 7 0
Owner(s) Printed Name(s) _____

(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)

See attached

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):

Eben C. Eck / Joan K. Eck
Name #1 – Type or Print / Name #2 – Type or Print
[Signature] / [Signature]
Signature #1 / Signature #2
3106 W. Golf Course Road, Owings Mills MD
Mailing Address / City / State
21117 / 443-541-1666 / ebeneck@americanlube.com
Zip Code / Telephone #'s (Cell and Home) / Email Address

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

Name - Type or Print

Signature

Mailing Address / City / State

Zip Code / Telephone # / Email Address

Representative to be Contacted:

Amber Milwee
Name - Type or Print
[Signature]
Signature
232 Cockeysville Road Cockeysville MD
Mailing Address / City / State
21030 / 410-329-1262 / amber@smithhouse.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 2024-0218-A Filing Date 10 / 2 / 2024 Estimated Posting Date 10 / 13 / 2024 Reviewer JK
Closing Date 10 / 28 / 2024 Revised 8/2022

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

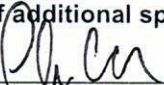
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in 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: 3106 W. Golf Course Road, Owings Mills MD 21117
Print or Type Address of Property City State Zip Code

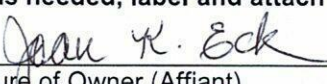
Based upon personal knowledge, the following are the facts upon which I/we base the request for an **Administrative Variance** at the above address. **(Clearly state practical difficulty or hardship here)**

The existing pool house is in disrepair. We are seeking to build a new pool house which aligns with the architecture and details of the historic nature of the home. In keeping with the details of the existing home, we are seeking to build the new pool house with a height of 18' rather than the 15' per BCZR.

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


Signature of Owner (Affiant)

Eben C. Eck
Name - Print or Type


Signature of Owner (Affiant)

Joan K. Eck
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 14th day of AUGUST, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

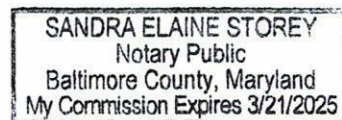
Print name(s) here: SANDRA ELAINE STOREY

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

AS WITNESS my hand and Notaries Seal


Notary Public

3/28/2025
My Commission Expires



Attachment

To permit an administrative variance from 400.3, BCZR to approve a proposed accessory building (pool house) with a height of 18 feet in lieu of the maximum allowed 15 feet.



Zoning Property Description for

Eck Residence

3106 W Golf Course Road, Owings Mills MD 21117

Beginning at a point on the north side of West Golf Course Road, approximately 5 feet +/- north of the centerline of the road and 245 feet +/- westerly from the center line of Golf Course Road, thence running on the north side of West Golf Course Road and running with and binding the outlines of the subject property, the following course distance viz 1) North 66 degrees 17 minutes 40 seconds West 503.00 feet, thence leaving said road and continuing to run and bind on the outlines of the subject property, the nine following courses and distances, viz. 2) North 21 degrees 40 minutes 31 seconds East 955.07 feet, 3) South 60 degrees 19 minutes 18 seconds East 301.76 feet, 4) South 22 degrees 13 minutes 10 seconds West 195.03, 5) South 12 degrees 59 minutes 20 seconds West 136.82 feet, 6) South 20 degrees 15 minutes 30 seconds West 141.51 feet, 7) South 22 degrees 45 minutes 20 seconds West 157.01 feet, 8) South 27 degrees 10 minutes 20 seconds West 117.42 feet, 9) South 21 degrees 09 minutes 55 seconds East 90.42 feet and 10) South 26 degrees 46 minutes 30 seconds East 179.40 feet to the point of beginning

Containing 7.06 acres of land, more or less.

www.smithouse.com

O: 410.329.126

232 Cockeysville Road
Suite B200
Cockeysville, MD 21030
MHIC# 90373

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0218 -A Address 3106 W. Golf Course Rd

Contact Person: Jesse Krout Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/2/2024 Posting Date: 10/13/2024 Closing Date: 10/28/2024

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 - 0218 -A Address 3106 W. Golf Course Rd

Petitioner's Name: Eben Eck Telephone (Cell) 443-541-1666

Posting Date: 10/13/2024 Closing Date: 10/28/2024

Wording for Sign: To Permit an administrative variance from 400.3, BCZR to approve a proposed accessory building (pool house) with a height of 18 feet in lieu of the maximum allowed 15 feet.



Baltimore County
Permits, Approvals and Inspections
111 W. Chesapeake Ave. Room 124
Towson, MD 21204

To Whom It May Concern,

I am writing to clarify the intended use of the pool house located on my property at 3106 West Golf Course Road. I understand there are concerns that, because there will be a full bathroom in the pool house, it could be used as an accessory dwelling.

I would like to formally state that the pool house will not be utilized as an accessory dwelling in any way. It will be used solely for personal purposes, to accommodate and accentuate the use of our existing pool. The pool house will include recreational and storage space, as well as provide a convenient place for my family and our guests to be able to change and use bathroom facilities poolside, without the need to come all the way into our home. Nobody will be living in the pool house. If you have any questions or require further information regarding this matter, please do not hesitate to contact me.

Thank you for your attention to this matter.

Sincerely,

Eben Eck & Joan Eck

www.smithouse.com

O: 410.329.126

232 Cockeysville Road
Suite B200
Cockeysville, MD 21030
MHIC# 90373



ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 3106 W. Golf Course Road, Owings Mills MD 21117 Currently Zoned RC5
Deed Reference 34311 / 00190 10 Digit Tax Account # 0 3 0 2 0 4 8 7 7 0
Owner(s) Printed Name(s) _____

(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)

See attached

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

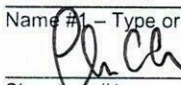
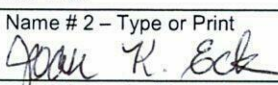
2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

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):

Eben C. Eck		Joan K. Eck	
Name #1 – Type or Print		Name #2 – Type or Print	
			
Signature #1		Signature #2	
3106 W. Golf Course Road,		Owings Mills	MD
Mailing Address		City	State
21117	443-541-1666	ebeneck@americanlube.com	
Zip Code	Telephone #'s (Cell and Home)	Email Address	

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

Name - Type or Print

Signature

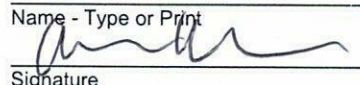
Mailing Address City State

Zip Code Telephone # Email Address

Representative to be Contacted:

Amber Milwee

Name - Type or Print


Signature

232 Cockeysville Road Cockeysville MD

Mailing Address City State

21030 410-329-1262 amber@smithouse.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 2024-0218-A Filing Date 10 / 2 / 2024 Estimated Posting Date 10 / 13 / 2024 Reviewer JK
Closing Date 10 / 28 / 2024 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: 3106 W. Golf Course Road, Owings Mills MD 21117
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)**

The existing pool house is in disrepair. We are seeking to build a new pool house which aligns with the architecture and details of the historic nature of the home. In keeping with the details of the existing home, we are seeking to build the new pool house with a height of 18' rather than the 15' per BCZR.

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

Eben C. Eck
Signature of Owner (Affiant)

Eben C. Eck
Name - Print or Type

Joan K. Eck
Signature of Owner (Affiant)

Joan K. Eck
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 14th day of AUGUST, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

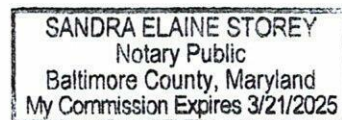
Print name(s) here: SANDRA ELAINE STOREY

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

AS WITNESS my hand and Notaries Seal

Sandra Elaine Storey
Notary Public

3/28/2025
My Commission Expires



Attachment

To permit an administrative variance from 400.3, BCZR to approve a proposed accessory building (pool house) with a height of 18 feet in lieu of the maximum allowed 15 feet.



Zoning Property Description for

Eck Residence

3106 W Golf Course Road, Owings Mills MD 21117

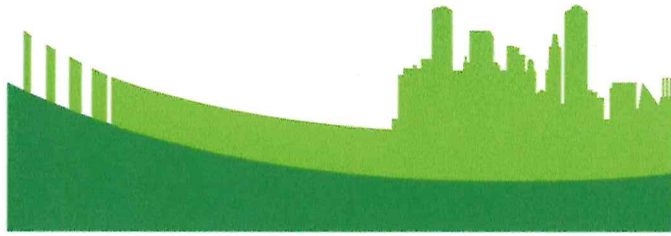
Beginning at a point on the north side of West Golf Course Road, approximately 5 feet +/- north of the centerline of the road and 245 feet +/- westerly from the center line of Golf Course Road, thence running on the north side of West Golf Course Road and running with and binding the outlines of the subject property, the following course distance viz 1) North 66 degrees 17 minutes 40 seconds West 503.00 feet, thence leaving said road and continuing to run and bind on the outlines of the subject property, the nine following courses and distances, viz. 2) North 21 degrees 40 minutes 31 seconds East 955.07 feet, 3) South 60 degrees 19 minutes 18 seconds East 301.76 feet, 4) South 22 degrees 13 minutes 10 seconds West 195.03, 5) South 12 degrees 59 minutes 20 seconds West 136.82 feet, 6) South 20 degrees 15 minutes 30 seconds West 141.51 feet, 7) South 22 degrees 45 minutes 20 seconds West 157.01 feet, 8) South 27 degrees 10 minutes 20 seconds West 117.42 feet, 9) South 21 degrees 09 minutes 55 seconds East 90.42 feet and 10) South 26 degrees 46 minutes 30 seconds East 179.40 feet to the point of beginning

Containing 7.06 acres of land, more or less.

www.smithouse.com

O: 410.329.126

232 Cockeysville Road
Suite B200
Cockeysville, MD 21030
MHIC# 90373



CERTIFICATE OF POSTING

October 11, 2024

_____ amended for second inspection

Re:

Zoning Case No. 2024-0218-A

Legal Owner: Eben Eck

Closing date: October 28, 2024

Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Jeff Perlow

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **3106 W. Golf Course Road**.

The signs were initially posted on **October 11, 2024**.

The subject property was also inspected on _____.

Sincerely,

A handwritten signature in blue ink that reads "Bruce E. Doak". The signature is stylized with a large "B" and "D".

Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

410-419-4906 cell / 443-900-5535 office

bdoak@bruceedoakconsulting.com

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2024-0218-A

3106 West Golf Course Road

REQUEST: TO PERMIT AN ADMINISTRATIVE VARIANCE FROM 400.3, BCZR TO APPROVE A PROPOSED ACCESSORY BUILDING (POOL HOUSE) WITH A HEIGHT OF 18 FEET IN LIEU OF THE MAXIMUM ALLOWED 15 FEET.

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 IT IS DONE IN THE ZONING OFFICE BEFORE OCTOBER 28, 2024.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W. CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2024-0218-A

3106 West Golf Course Road

REQUEST: TO PERMIT AN ADMINISTRATIVE VARIANCE FROM 400.3, BCZR TO APPROVE A PROPOSED ACCESSORY BUILDING (POOL HOUSE) WITH A HEIGHT OF 18 FEET IN LIEU OF THE MAXIMUM ALLOWED 15 FEET.

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 IT IS DONE IN THE ZONING OFFICE BEFORE OCTOBER 28, 2024.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W. CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391

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 22, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0218-A
Address: 3106 W GOLF COURSE ROAD
Legal Owner: Eben & Joan Eck

Zoning Advisory Committee Meeting of October 16, 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).

Reviewer: Jan Anderson, Environmental Impact Review

Additional Comments:

1. If the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:
 - a. If any plumbing will be proposed in the proposed new pool house, an OSDS inspection report locating all septic system components, and a submission of perc test application to conduct percolation testing to establish a septic repair area and potentially installing a new septic system or upgrading the existing septic system will be required prior to building permit approval.
 - b. Additional requirements for building permit approval will include submission of a site plan that meets GWM site plan requirements.

Reviewer: Mia Lowery, L.E.H.S., Ground Water Management

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: October 9, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0218-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.

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 03 Account Number - 0302048770

Owner Information

Owner Name: ECK EBEN C Use: RESIDENTIAL
ECK JOAN K Principal Residence: YES
Mailing Address: 3106 W GOLF COURSE RD Deed Reference: /34311/ 00190
OWINGS MILLS MD 21117-4116

Location & Structure Information

Premises Address: 3106 W GOLF COURSE RD Legal Description: 7.06 AC NES 30 FT RD
OWINGS MILLS 21117-4116 2640 E CHATTOLANEE RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0067 0006 0323 3020014.04 0000 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1898 7,041 SF 7.0600 AC 04

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
2 1/2 YES STANDARD UNITSIDING/6 5 full/ 2 half 1 Detached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2023	As of 07/01/2024	As of 07/01/2025
Land:	378,900	360,700		
Improvements	791,100	996,300		
Total:	1,170,000	1,357,000	1,294,667	1,357,000
Preferential Land:	0	0		

Transfer Information

Seller: BLUE RICHARD F,TRUSTEE	Date: 10/08/2013	Price: \$1,410,000
Type: ARMS LENGTH MULTIPLE	Deed1: /34311/ 00190	Deed2:
Seller: BLUE RICHARD F	Date: 01/31/2011	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /30440/ 00077	Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /03454/ 00139	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

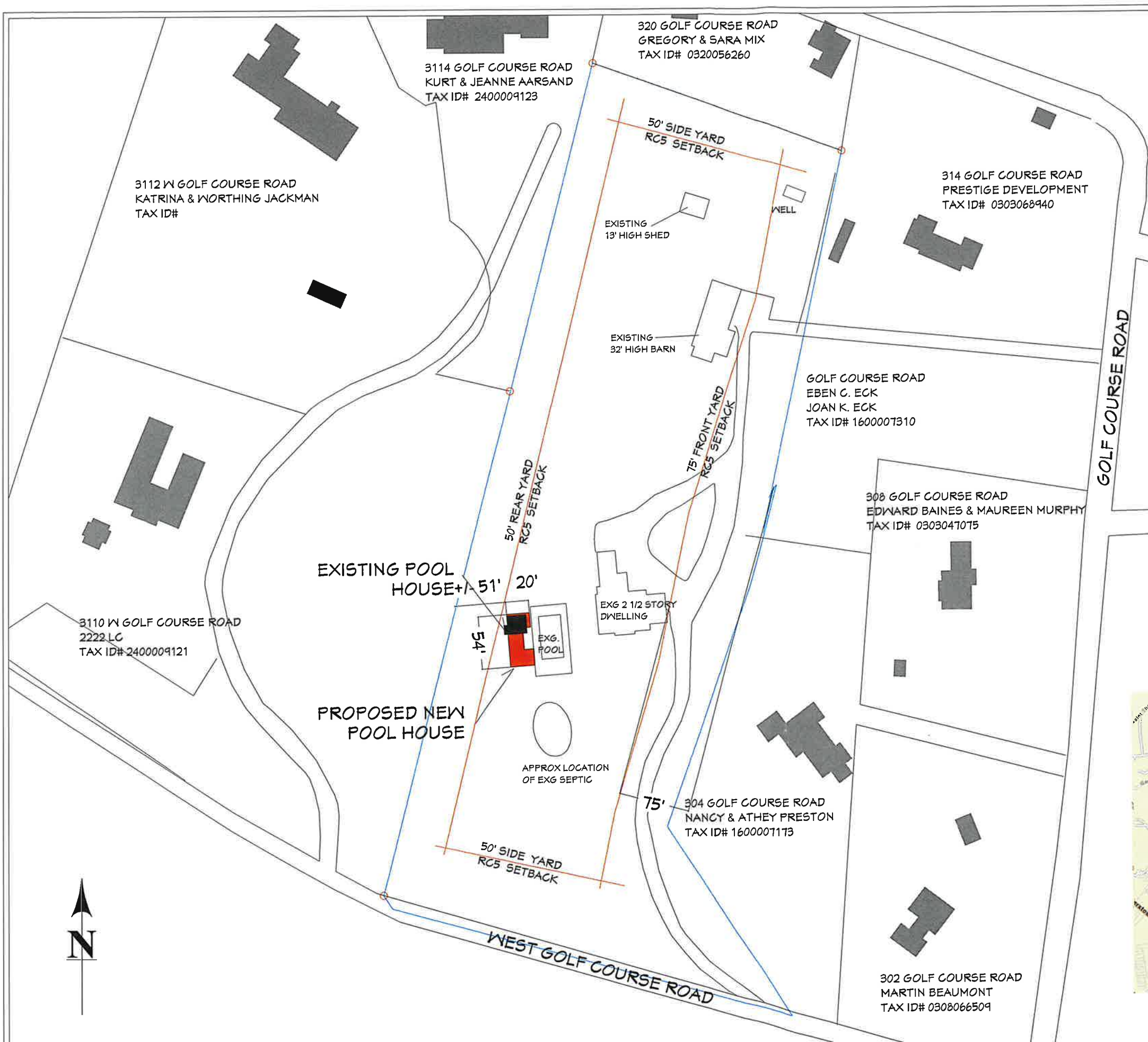
Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 11/21/2013

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:



OWNER: EBEN & JOAN ECK
3106 GOLF COURSE ROAD
OWINGS MILLS, MD 21117

TAX MAP: 0067
PARCEL: 0323
TAX ACCOUNT NUMBER: 0302048770
DEED REF #: /34311/00190

ZONING MAP #:
SITE ZONED: RC5 RESIDENTIAL RURAL
ELECTION DISTRICT: 03
COUNCILMAN DISTRICT: 02
LOT AREA ACREAGE: 7.0600 AC
HISTORIC?: NO
IN CBCA?: NO
IN FLOOD PLAIN?: NO

WATER: WELL
SEWER: SEPTIC
PRIOR ZONING HEARING: 2015-0225-A



HEARING PLAN

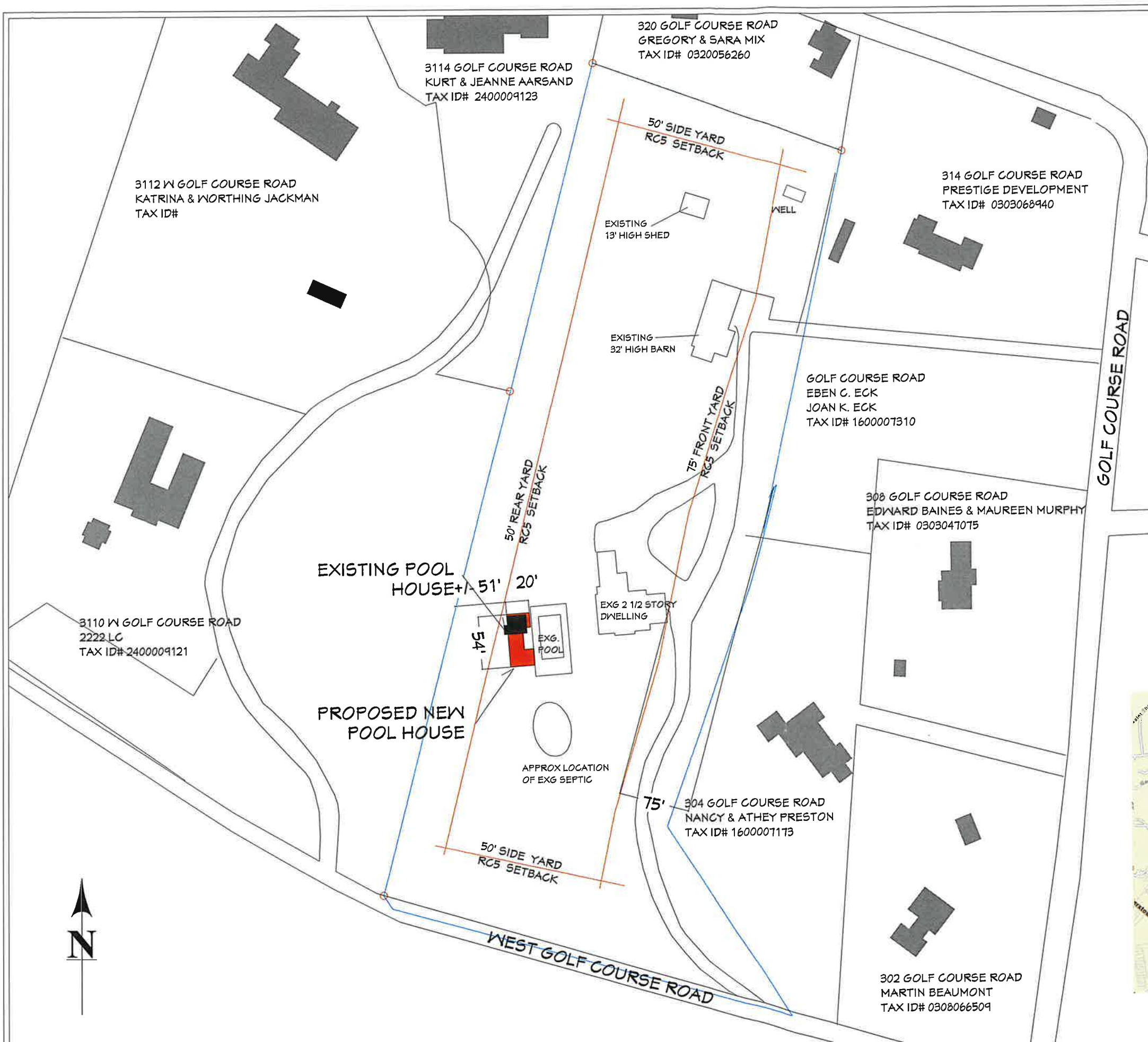
ECK RESIDENCE
3106 GOLF COURSE ROAD
OWINGS MILLS, MARYLAND

REVISIONS:

DATE:
7/18/2024

SCALE:
1:100

SHEET:
2



OWNER: EBEN & JOAN ECK
3106 GOLF COURSE ROAD
OWINGS MILLS, MD 21117

TAX MAP: 0067
PARCEL: 0323
TAX ACCOUNT NUMBER: 0302048770
DEED REF #: /34311/00190

ZONING MAP #:
SITE ZONED: RC5 RESIDENTIAL RURAL
ELECTION DISTRICT: 03
COUNCILMAN DISTRICT: 02
LOT AREA ACREAGE: 7.0600 AC
HISTORIC?: NO
IN CBCA?: NO
IN FLOOD PLAIN?: NO

WATER: WELL
SEWER: SEPTIC
PRIOR ZONING HEARING: 2015-0225-A



HEARING PLAN

ECK RESIDENCE
3106 GOLF COURSE ROAD
OWINGS MILLS, MARYLAND

REVISIONS:

DATE:
7/18/2024

SCALE:
1:100

SHEET:
2



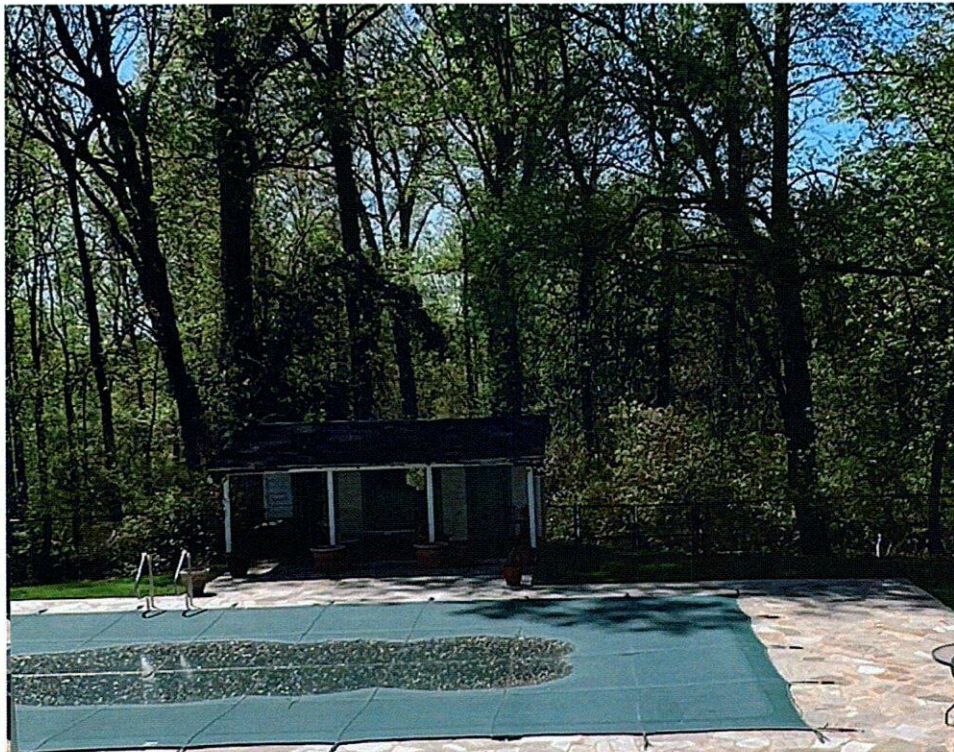
Aerial view of the existing pool, pool house and back ½ of the main house



Pool house taken from the left side of the yard



Right side of the existing pool house

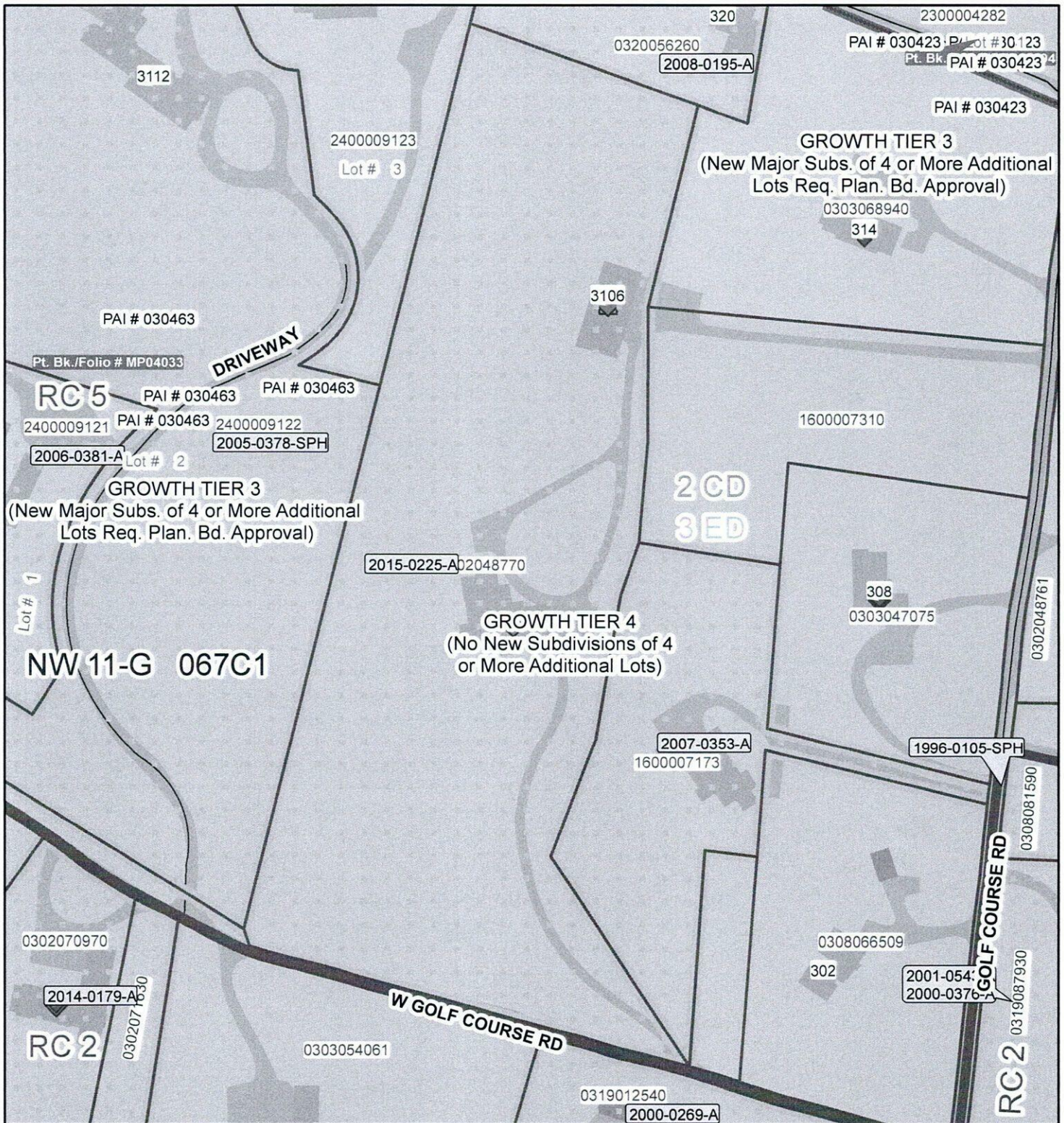


Front view of the existing pool house



Left side view of the existing Pool house

3106 Golf Course Rd



Publication Date: 9/27/2024



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



0 37.5 75 150 225 300 Feet

1 inch = 139.714203 feet