



Katherine Klausmeier
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

January 17, 2025

Deidre Bosley – dabosle@gmail.com
2633 Monkton Road
Monkton, MD 21111

RE: Petition for Variance
Case No. 2024-0263-A
Property: 2633 Monkton Road

Dear Petitioner:

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 or seal.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB;dlm
Enclosure

c: Bruce E. Doak – bdoak@bruceedoakconsulting.com
Ethan edonoh1@gmail.com

IN RE: PETITION FOR VARIANCE
(2633 Monkton Road)
10th Election District
3rd Council District
Deidre Bosley
Legal Owner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS OF
* BALTIMORE COUNTY
* **CASE NO. 2024-0263-A**

Petitioner

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Deidre Bosley (“Petitioner”) for the property located at 2633 Monkton Road, Monkton, Maryland (the “Property”). Petitioner requests Variance relief from Baltimore County Zoning Regulations (“BCZR”) Section 400.1 to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard, and from BCZR Section 400.3 to permit an accessory structure (garage) with a height of 17 ft., in lieu of the maximum permitted height of 15 ft.

A public hearing was conducted on January 15, 2025, using the virtual platform WebEx in lieu of an in-person hearing. The Petition was properly advertised and posted. Petitioner appeared at the hearing and was assisted by Bruce Doak of Bruce E. Doak Consulting, LLC, a licensed surveyor. There were no Protestants or other interested persons at the hearing.

Petitioner submitted the following exhibits into the record: (1) Site Plan; (2) SDAT report; (3) GIS aerial photograph; (4) Site photographs; (5) Location detail; (6) Architectural elevations; and (7) Letter of Support. The following Zoning Advisory Committee (“ZAC”) comments were received from county agencies: (1) Department of Planning (“DOP”); (2) Department of Environmental Protection Sustainability (“DEPS”) and; (3) Development Plans Review (“DPR”)

on behalf of DPR/DPW-T/Rec & Parks. County agency comments do not indicate objection to the requested relief.

Findings of Fact

The Property is approximately 3.417 acres in land area and is zoned RC-2. *See* Pet. Exh. 1. The Property is improved by a detached ranch-style single-family dwelling that was constructed in 1953 and enjoys 2,772 of above-ground living area. Pet. Exh. 2. Accessory structures on the property have since been razed. An access easement traverses the lot from north to south on the western portion of the lot to provide ingress/egress to a separately deeded and owned adjacent lot. Pet. Exh. 1. The existing single-family home complies with all setbacks and zoning regulations and the proposed accessory structure also complies with all setback regulations. Well service is provided at the rear of the property directly behind the single-family dwelling and a 6' privacy fence is currently erected and will remain between 2633 Monkton Road and 2701 Monkton Road. *See* Pet. Exh. 4. The proposed one-story garage is sited on the parking area where vehicles currently park. *Id.*

Mr. Doak described the physical contours of the property and home including the limitation on the buildable envelope because of well siting, the access easement, the interior configuration of the home with a bedroom located at the eastern corner, and driveway access. Mr. Doak further stated that the siting of the proposed accessory building (garage) with shed was the only practical place to construct the garage given the limitations of the lot and in concert with the existing floor plan of the home. Petitioner, Ms. Bosley, testified that the purpose of the garage with shed was to provide needed storage for her vehicle and yard maintenance equipment and to generally make the home more livable for long-term home ownership. She further testified that the rear door of the property was used as the primary entrance to the home and constructing a detached structure

instead of an attached addition would maintain rear yard access from the driveway and thus maintain use of the rear door as the primary entrance to the home. The minimal height variance requested of 17 ft. in lieu of the maximum permitted height of 15 ft., is necessary to enable construction of the garage to better match the architectural framework of the home with a roof slope that better facilitates rain and snow runoff. *See* Pet. Exh. 6. Petitioner submitted a letter of support from the adjacent neighbors, Mr. & Mrs. Gill, who reside at 2701 Monkton Road, who would be the most impacted by the proposed garage. Pet. Exh. 7.

Conclusions of Law

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 the limitations imposed by the existing floor plan of the home, the location of the well in the rear yard, the access easement on the western portion of the lot, and the current driveway configuration. These unique constraints limit the buildable area of the property such that Petitioner would experience practical difficulty in complying with the requirements under BCZR §§ 400.1 & 400.3 in siting the accessory structure in the rear yard and for limiting the height of the building to 15 ft. With respect to height, the intent is to match the profile of the garage with the profile and roof angle of the existing home, thus providing a feature to enhance the value of the property and the surrounding community. 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 support

offered by the owners of the adjacent lot at 2701 Monkton Road.

THEREFORE, IT IS ORDERED, this 17th day of **January, 2025**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR, Section 400.1 to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard be and is hereby **GRANTED**; and

IT IS FURTHER ORDERED, that the Petition for Variance relief pursuant to BCZR Section 400.3 to permit an accessory structure (garage) with a height of 17 ft., in lieu of the required maximum height of 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 detached garage into a dwelling unit or apartment. The detached garage shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities;
3. The detached garage shall not have a separate utility or electric connection and shall connect all electrical to the home;
4. The detached garage shall not be used for commercial or industrial purposes;
5. Petitioner's Site Plan (Pet. 1) is attached hereto and incorporated herein;
6. Petitioner shall comply with DEPS ZAC comments which are attached hereto and incorporated herein.

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

A handwritten signature in blue ink, consisting of stylized, overlapping loops and a horizontal line extending to the right.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB/dlm

GENERAL SITE INFORMATION

- Ownership: Deirdre Bosley
2633 Monkton Road Monkton, MD 21111
- Address: 2633 Monkton Road Monkton, MD 21111
- Deed references: JLE 47766/ 179
Lots 1 & 2 "Minor Subdivision Eaglelumps 2623 & 2633 Monkton Road"
- Area: 3.003 acres (per SOAT)
- Tax Map / Parcel / Tax account #: 29 / 11 / 10-08-030460
- Election District: 10 Councilmanic District: 3
ADC Map: GIS tile: 02982 Position sheet: 99NE6
Census tract: 410100 Census block: 240054101002021
Schools: Jacksonville ES Herford MS Herford HS
- The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tiles 02982 and the information provided by Baltimore County on the Internet.
- Improvements: Single family dwelling, driveway & parking area. The existing dwelling, driveway and parking area will remain.

OFFICE OF ZONING

Zoning: R.C. 2
There are no previous zoning cases on the subject parcels.

R.C. 2 Setbacks for Residential Buildings

Front: 75 feet from the center line of the road
Side: 35 feet from the property line
Rear: 35 feet from the property line

Accessory buildings: 2.5 feet from the property line

ENVIRONMENTAL IMPACT

Watershed: Jones Falls

- The existing dwelling is currently served by a private well & a private septic system.
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.
- The subject property is not located within a 100 year flood plain.

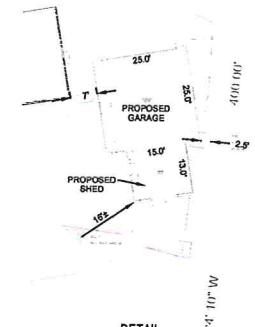
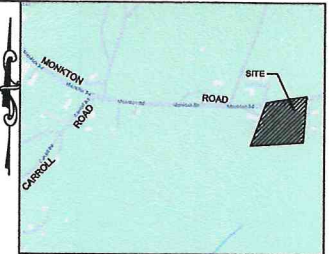
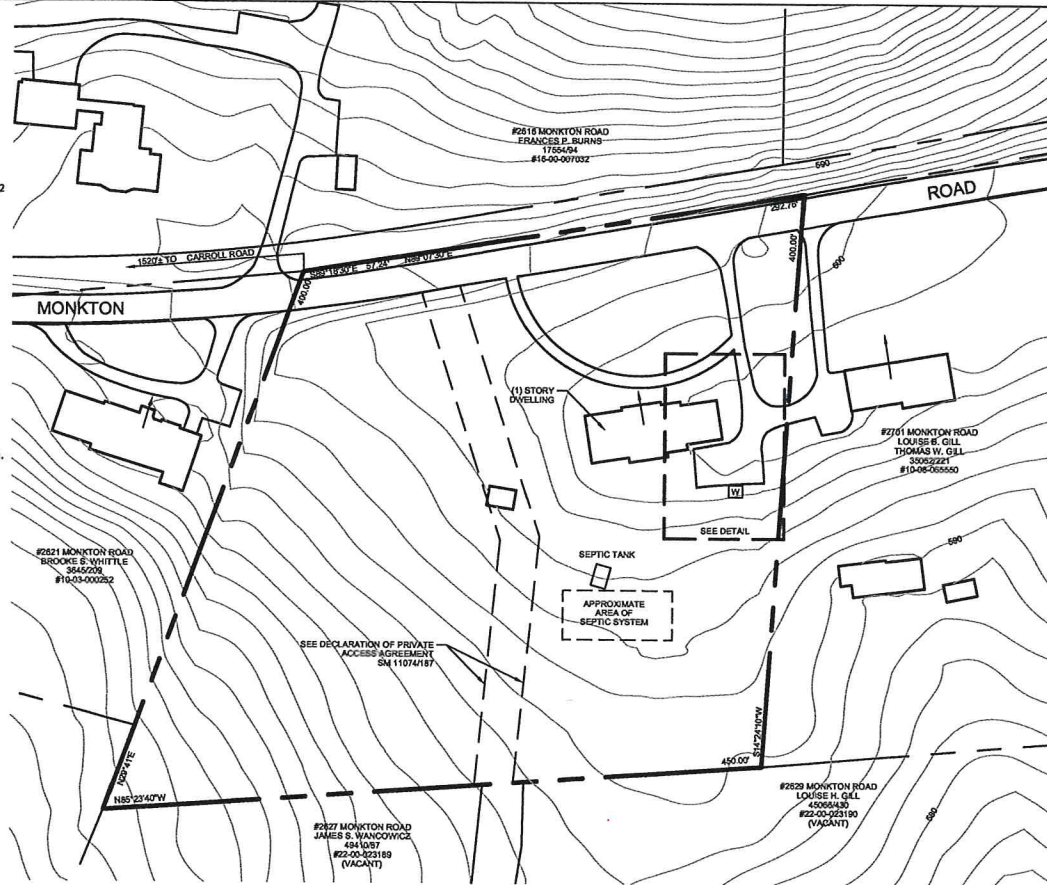
OFFICE OF PLANNING

Regional Planning District: Jacksonville District Code: 305 Growth Tier: 4

1. The subject dwelling is not historic. The subject property is located in the My Lady's Manor National Register Historic District.

PROPOSED DEVELOPMENT

To construct a detached garage in the side and rear yards.



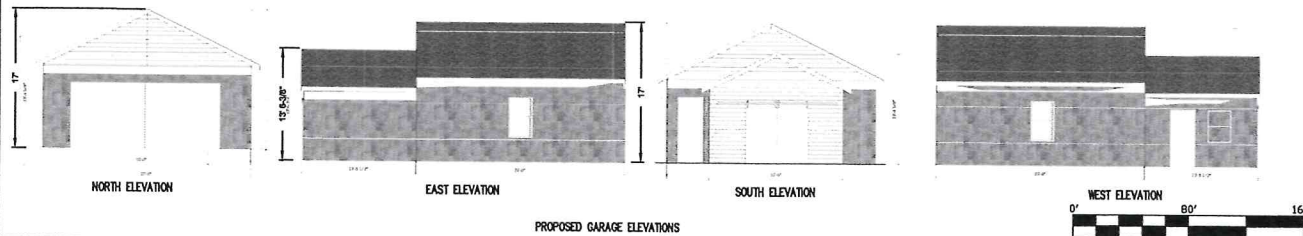
Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Pineville, MD 21133
o 443-900-5535 m 410-419-4936
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#2633 MONKTON ROAD

BALTIMORE COUNTY, MARYLAND
10th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 11/21/2024

Scale: 1"=80'



Pet. Ex. #1

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: December 19, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0263-A
Address: 2623 MONKTON ROAD
Legal Owner: Deidre Bosley

Zoning Advisory Committee Meeting of December 20, 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. An OSDS inspection report locating all septic system components will be required if any plumbing is proposed in the proposed garage. Depending on the functionality of the existing septic system as determined by the OSDS inspection, submission of perc test application and/or conducting additional percolation testing and potentially installing a new septic system or upgrading the existing septic system may be required.

Additional Comments:

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 Law of Baltimore County for the property located at:

Address 2633 MONKTON ROAD which is presently zoned RC2
 Deed References: 47766/179 10 Digit Tax Account # 1008030460
 Property Owner(s) Printed Name(s) DEIDRE BOSLEY

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

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 PAGE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded 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

CASE NUMBER 2024-0263-A Filing Date 12/11/24

Legal Owners (Petitioners):

DEIDRE BOSLEY

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING LLC

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

BD@BRUCEEDOAKCONSULTING.COM
 Do Not Schedule Dates: _____ Reviewer JS

Zoning Hearing Petitions Being Requested

Variance to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard per Section 400.1 BCZR

Variance to permit an accessory structure (garage) with a height of 17 feet in lieu of the required maximum height of 15 feet per Section 400.3 BCZR

2024-0263-A

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

No. 235037

Date: 12/11/24

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

Rec From: DEIRDRE BOSLEY / BRUCE DOAK

For: 2024-0263-A

8633 MONKTON ROAD

JSS 24-1115

DISTRIBUTION

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

CASHIER'S
VALIDATION

BRUCE E DOAK 12-12
BRUCE E DOAK CONSULTING
3801 BAKER SCHOOLHOUSE RD
FREELAND, MD 21053-9738

3230
15-3/540
427

12/02/24

Date

Pay to the Order of BALTIMORE COUNTY MARYLAND \$ 75.00

SEVENTY FIVE AND 00/100

Dollars



PNC BANK

PNC Bank, N.A. 040

For BOSLEY ZONING PET. FEE

BE DOAK

MP



Zoning Description

2633 Monkton Road

Tenth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point in Monkton Road, said point being 1520 feet, more or less, easterly from the centerline of Carroll Road, thence running in Monkton Road and running with and binding on the outlines of the subject property, the two following courses and distances, viz.

- 1) South 89 degrees 18 minutes 30 seconds East 57.24 feet and
- 2) North 89 degrees 07 minutes 30 seconds East 292.76 feet, thence leaving Monkton Road and running with and binding on the outlines of the subject property, the three following courses and distances, viz.
 - 3) South 14 degrees 24 minutes 10 seconds West 400.00 feet,
 - 4) North 85 degrees 23 minutes 40 seconds West 450.00 feet and
 - 5) North 29 degrees 41 minutes 00 seconds East 400.00 feet to the point of beginning.

Containing 3.417 acres of land, more or less.

This description is part of a zoning hearing petition and is not intended for any conveyance purposes.

2024-0263-A



Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

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

Address 2633 MONKTON ROAD which is presently zoned RC2
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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 2024-0263-A Filing Date 12/11/24

Legal Owners (Petitioners):

DEIDRE BOSLEY

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING LLC

Name - Type or Print

Signature

Mailing Address

City

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Zip Code

Telephone #

Email Address

BD0AK@BRUCEEDOAKCONSULTING.COM
 Do Not Schedule Dates: _____ Reviewer JS

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2024-0263-A



Zoning Description

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Tenth Election District Third Councilmanic District
Baltimore County, Maryland

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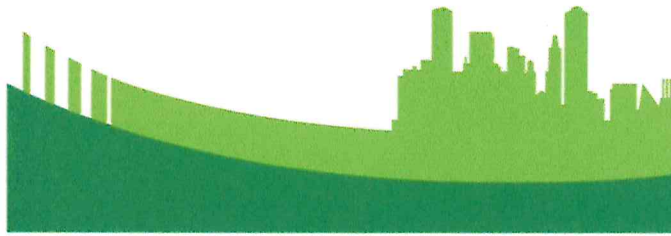
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2024-0263-A



Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com



CERTIFICATE OF POSTING

December 26, 2024

_____ amended for second inspection

Re:

Zoning Case No. 2024-0263-A

Legal Owner: Deidre Bosley

Hearing date: January 15, 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 **2623 Monkton Road**.

The signs were initially posted on **December 24, 2024**.

The subject property was also inspected on _____.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bruce E. Doak". The signature is stylized with large, flowing letters.

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

**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 fifteen (15) 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: 2024-0263-A
Property Address: 2633 MONKTON ROAD
Property Description: 3.002 ACRE PARCEL OF LAND - SOUTH SIDE OF
MONKTON ROAD, 1500' EAST OF CARROLL ROAD
Legal Owners (Petitioners): DEIDRE BASLEY
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRUCE E. DOAK
Company/Firm (if applicable): BRUCE E. DOAK CONSULTING LLC
Address: 3801 BAKER SCHOOLHOUSE ROAD
FRIEGLAND MD 21053

Telephone Number: 410-419-9906

ZONING HEARING

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

Case #: 2024-0263-A

2633 Monkton Road

(SS of Monkton Rd. 1500'+_ of Carroll Rd.)

Council District 3, Election District 10

Legal Owner: Deidre Bosley

VARIANCE: To permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard per Section 400.1 BCZR. To permit an accessory structure (garage) with a height of 17 ft. in lieu of the required maximum height of 15 ft. per Section 400.3 BCZR.

Hearing Date: Wednesday, January 15, 2025 at 10:00 a.m.

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

Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 105 / Towson, Maryland 21204 / Phone 410-887-3868, ext.0

Email: administrativehearings@baltimorecountymd.gov

HANDICAPPED ACCESSIBLE

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Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 103 / Towson, Maryland 21204 / Phone 410-887-3868, ext. 0

Email: administrativehearings@baltimorecountymd.gov

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Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 105, Towson, Maryland 21204 | Phone 410-387-3868, ext.0

Email: administrativehearings@baltimorecountymd.gov

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VARIANCE: To permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard per Section 400.1 BCZR. To permit an accessory structure (garage) with a height of 17 ft. in lieu of the required maximum height of 15 ft. per Section 400.3 BCZR.

Hearing Date: Wednesday, January 15, 2025 at 10:00 a.m.

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

Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103 / Towson, Maryland 21204 / Phone 410-587-5868, ext 0

Email: administrativehearings@baltimorecountymd.gov

HANDICAPPED ACCESSIBLE

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: December 19, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0263-A
Address: 2623 MONKTON ROAD
Legal Owner: Deidre Bosley

Zoning Advisory Committee Meeting of December 20, 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. An OSDS inspection report locating all septic system components will be required if any plumbing is proposed in the proposed garage. Depending on the functionality of the existing septic system as determined by the OSDS inspection, submission of perc test application and/or conducting additional percolation testing and potentially installing a new septic system or upgrading the existing septic system may be required.

Additional Comments:

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: December 16, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0263-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

INTER-OFFICE MEMORANDUM

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

DATE: 12/17/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0263

INFORMATION:

Property Address: 2633 Monkton Road

Petitioner: Deidre Bosley

Zoning: RC-2

Requested Action: Variance

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

Variance(s)-

1. To permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard per Section 400.1 BCZR.
2. To permit an accessory structure (garage) with a height of 17 feet in lieu of the required maximum height of 15 feet per Section 400.3. BCZR.

The subject property is approximately 3.4 acres in the Northern area of Baltimore County with a single-family dwelling currently existing on the site. The property is surrounded by other farm uses and residential dwellings.

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.

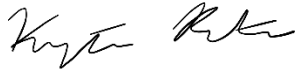
The proposed garage will sit close to the existing SFD on the site. Although it appears close to the neighboring property line, according to Google images it does not appear that this structure will be visible from the street or neighboring property due to an existing fence that runs along the property line.

The Department of Planning has no objections to this request pending the following condition is met:

1. The accessory structure should not be used for commercial, industrial, or residential uses.

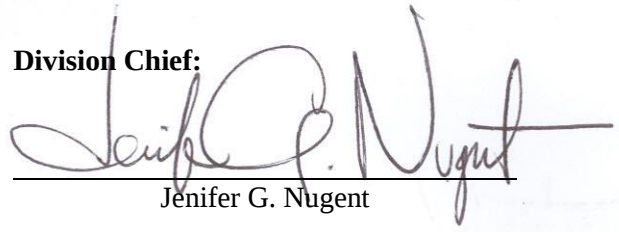
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Bruce Doak, Bruce Doak Consulting LLC
Joseph Wiley, 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
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Special Tax Recapture: None

Account Identifier: District - 10 Account Number - 1008030460

Owner Information

Owner Name:	BOSLEY DEIDRE	Use:	RESIDENTIAL
Mailing Address:	2633 MONKTON RD MONKTON MD 21111	Principal Residence:	YES
		Deed Reference:	/47766/ 00179

Location & Structure Information

Premises Address:	2633 MONKTON RD MONKTON 21111-	Legal Description:	3.002 AC 2633 MONKTON MANOR RD SS 1500 E CARROLL RD
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0029	0009	0011	10040045.04	0000				2023	
									Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1953	2,772 SF	400 SF	3.0020 AC	04

Stories Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	STANDARD UNIT	STONE/ 4	3 full/ 1 half

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2024	07/01/2025
Land:	194,400	270,000		
Improvements	276,400	403,600		
Total:	470,800	673,600	606,000	673,600
Preferential Land:	0	0		

Transfer Information

Seller: EAGLEUMPS LLC	Date: 02/07/2023	Price: \$1,100,000
Type: ARMS LENGTH IMPROVED	Deed1: /47766/ 00179	Deed2:
Seller: HOFFECKER THOMAS W	Date: 12/09/2020	Price: \$620,000
Type: ARMS LENGTH MULTIPLE	Deed1: /43766/ 00283	Deed2:
Seller: HOFFECKER M SHIRLEY	Date: 04/23/1997	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /12140/ 00626	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: No Application

Homeowners' Tax Credit Application Information

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

1022045075

1600012893
Pt Bk/Folio # 037051 Lot # 7

00007441

Lot # 5

PAI # 10007979

Pt. Bk./Folio # 035090

Lot # 4 1600013353

029B1

Lot # 3 1600007032
Pt. Bk. 0000035, Folio 0090

Lot # 2 1600007440

Lot # 1 1700000304

2710

2017-0327-X
2018-0076-SPH
2019-0541-SPH

MONKTON RD
MONKTON RD

NE 25-B
10 ED

RC 2621
1003000252

3 CD

PAI # 100478

2623

PAI # 100478

1008030460

Pt. Bk./Folio # MP21007

PAI # 100478

GROWTH TIER 4

(No New Subdivisions of 4 or More Additional Lots)

1008065550

PAI # 1003233

Pt. Bk./Folio # MP93098

PAI # 100323

Lot # 1 2200023189

2627

PAI # 100323

2022-0133-SPH

Lot # 2 2200023190

PA# 100323 2629

1009015035

029B2

1022045075

1009015040

GENERAL SITE INFORMATION

1. Ownership: Deldre Bosley
2633 Monkton Road Monkton, MD 21111
2. Address: 2633 Monkton Road Monkton, MD 21111
3. Deed references: JLE 47766/ 179
Lots 1 & 2 "Minor Subdivision Eagleumps 2623 & 2633 Monkton Road"
4. Area: 3.002 acres (per SDAT)
5. Tax Map / Parcel / Tax account #: 29 / 11 / 10-08-030460
6. Election District: 10 Councilmanic District: 3
ADC Map: GIS tile: 029B2 Position sheet: 99NE6
Census tract: 410100 Census block: 240054101002021
Schools: Jacksonville ES Herford MS Herford HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tiles 029B2 and the information provided by Baltimore County on the Internet.
8. Improvements: Single family dwelling, driveway & parking area. The existing dwelling, driveway and parking area will remain.

OFFICE OF ZONING

Zoning: R.C. 2
There are no previous zoning cases on the subject parcels.

R.C. 2 Setbacks for Residential Buildings

Front: 75 feet from the center line of the road
Side: 35 feet from the property line
Rear: 35 feet from the property line

Accessory buildings: 2.5 feet from the property line

ENVIRONMENTAL IMPACT

Watershed: Jones Falls

1. The existing dwelling is currently served by a private well & a private septic system.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

OFFICE OF PLANNING

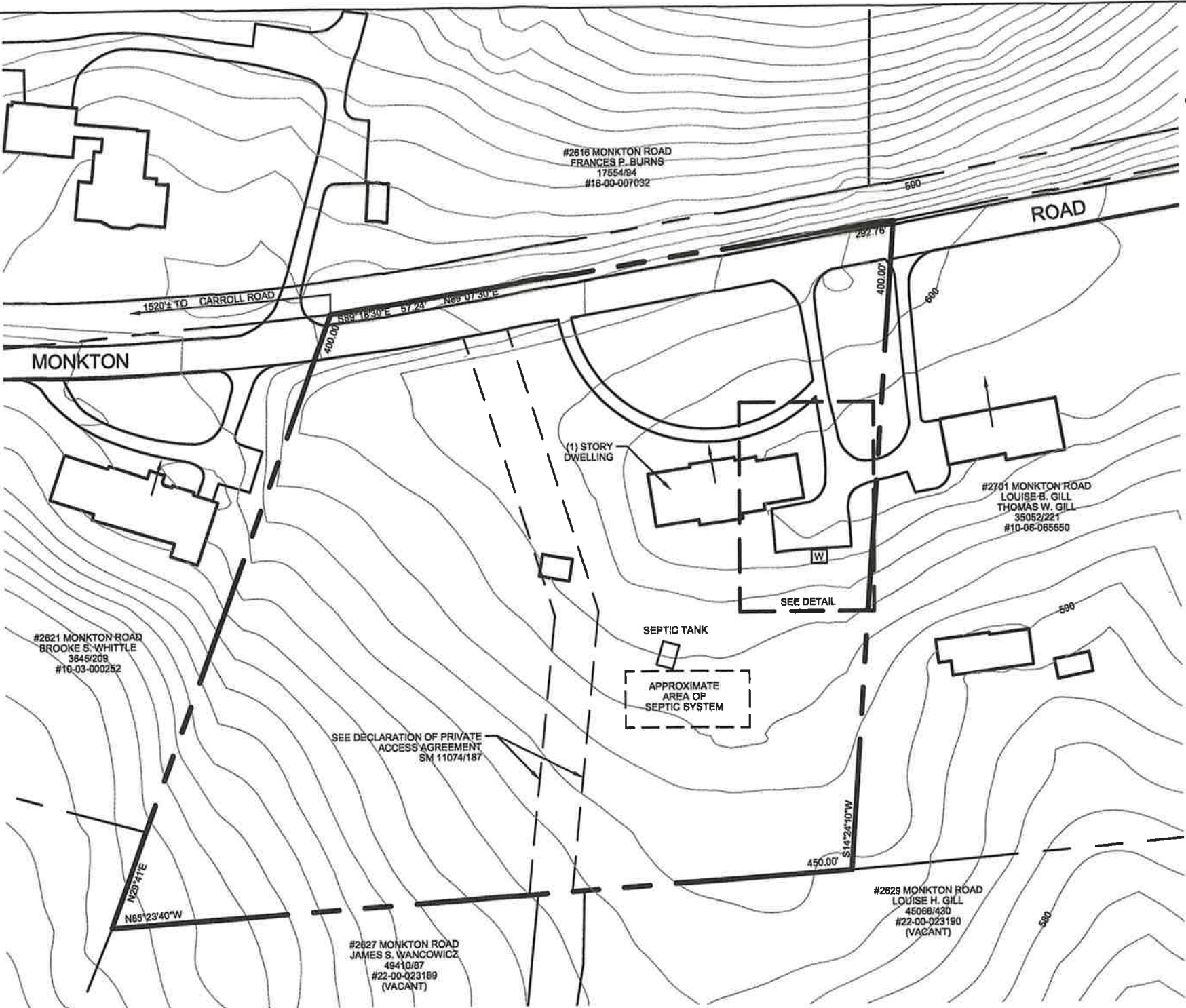
Regional Planning District: Jacksonville District Code: 305 Growth Tier: 4

1. The subject dwelling is not historic. The subject property is located in the My Lady's Manor National Register Historic District.

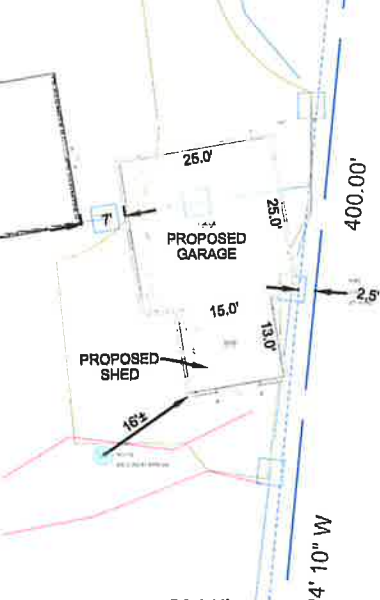
PROPOSED DEVELOPMENT

To construct a detached garage in the side and rear yards.

2024-0263-A



Vicinity Map - Scale: 1" = 1000'



DETAIL 1" = 30'

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#2633 MONKTON ROAD

BALTIMORE COUNTY, MARYLAND
10th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 11/21/2024
Scale: 1"=80'

