



Katherine A. Klausmeier
County Executive

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

January 24, 2025

Ian Mack – arbormack2@gmail.com
16227 Hanover Pike
Upperco, MD 21074

RE: Petitions for Special Hearing & Variance
Case No. 2024-0264-SPHA
Property: 16227 Hanover Pike

Dear Mr. Mack:

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 that reads "Maureen E. Murphy". The signature is written in a cursive style.

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlm
Enclosures

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(16227 Hanover Pike)	*	OFFICE OF
5 th Election District		
3 rd Council District	*	ADMINISTRATIVE HEARINGS
Ian Mack		
<i>Legal Owner</i>	*	FOR BALTIMORE COUNTY
Petitioner	*	Case No. 2024-0264-SPHA
	*	
	*	
	*	
	*	
	*	
	*	
	*	

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed by Ian Mack, legal owner (“Petitioner”) for the property located at 16227 Hanover Pike, Upperco (the “Property”). The Petition for Special Hearing was filed pursuant to Baltimore County Zoning Regulations (“BCZR”), Section 500.7 to allow a proposed rear yard accessory building to have a larger footprint than the primary building (home). Variance relief was also filed from the BCZR, Section 400.3 to permit the rear yard accessory building to have a height of 25 ft, in lieu of the maximum allowed height of 15 ft.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing on January 21, 2025. The Petition was properly advertised and posted. Petitioner, Ian Mack appeared *pro se* at the hearing. There were no Protestants or interested citizens who appeared at the hearing.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), Development Plans Review (“DPR”)/Department of Public Works (“DPWT”), and Department of Environmental Protection and Sustainability (“DEPS”) these agencies did not oppose the requested relief.

The Property is 2.25 acres +/- and is improved with a 1,753 sf, 3-story dwelling constructed in 1901, as well as a shed. My Neighborhood zoning map indicates that the Property is zoned

Resource Conservation – Agricultural (RC2). (Pet. Ex. 5). Petitioner sketched the improvements and measurements thereof onto a site plan (the “Site Plan”). (Pet. Ex. 1). An aerial photograph confirmed that the Property is irregularly-shaped and surrounded by other residential uses. (Pet. Ex. 2). The Property previously had a barn which burned down approximately 30 years ago.

Mr. Mack wishes to construct a pre-fabricated, replacement pole barn in the same location as the original barn, in which to store his truck and trailer, the combined length of which is 40 ft. long. The proposed location on the Property is at the end of the existing driveway as shown in the street view photographs. (Pet. Exs. 3A-3E). Architectural renderings of the proposed pole barn show a 2,400 sf (40 ft. by 60 ft.) agriculturally-styled barn, with 3 overhead doors. While the architectural renderings indicate that the barn would be 18 inches in height, Petitioner explained that roof pitch would be over 24 ft. in height which is the reason he requested a 25 ft. height Variance. Additionally, Petitioner may install a lift in the future to enable him to repair/work on personal vehicles. The electricity for the pole barn will connect into the existing meter for the dwelling. There will not be any living space, bathrooms or kitchen installed in the pole barn.

Petitioner added that while he is in the arboriculture business, he has a separate location where he stores commercial equipment used in that business. He acknowledged that the proposed pole barn cannot be used commercially or industrially, that he cannot store commercial equipment in the pole barn, and that he cannot operate a business from the Property.

SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, Section 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).

Based on the facts presented, I find that the proposed replacement pole barn which will exceed the footprint of the existing 1901 dwelling, is compatible with the community and generally consistent with the spirit and intent of the regulations. The Property is zoned Agricultural and the size and appearance of the pole barn are typical for accessory structures in that zone. The size of the original home is common for that time period, and therefore the additional 647 sf requested for the pole barn is not excessive or unusual, particularly given that such agricultural-style buildings are often used to store oversized vehicles. Accordingly, the Special Hearing relief will be granted.

VARIANCE

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).

Based on the aerial photograph and My Neighborhood map, I find that the Property is irregularly-shaped, thus satisfying the uniqueness factor under *Cromwell, supra*. I further find that the requested height Variance is largely driven by the prefabricated nature of the pole barn which has a predetermined height. If the building were smaller, Petitioner would not be able to park his truck and trailer inside. The aerial photograph also confirms that for much of the year, the existing vegetation surrounding the Property, will obscure the view of the pole barn from most adjoining properties. I find that if the height Variance is denied, the Petitioner would suffer a practical difficulty in not being able to construct this reasonably-sized accessory structure which is needed to not only protect his vehicle(s), but also to provide an indoor area for minor, automotive maintenance and repair. I further find that the requested Variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the lack of opposition.

THEREFORE, IT IS ORDERED this 24th day of **January, 2025** by this Administrative Law Judge, that the Petition for Special Hearing from the BCZR, Section 500.7 to allow a rear yard pole barn to have a larger footprint than the primary building (home) be, and it is hereby, **GRANTED**; and

IT IS FURTHER ORDERED that Variance relief from BCZR, Section 400.3 to permit a rear yard accessory building with a height of 25 ft., in lieu of the maximum allowed height of 15 ft., be, and it 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. The Site Plan (Pet. Ex. 1) is attached hereto is incorporated into this Order.
3. Petitioner and/or all subsequent owners shall not convert the pole barn into a dwelling unit or apartment. The proposed barn shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
4. The pole barn shall also not be used for commercial or industrial purposes.
5. The pole barn shall not have a separate utility or electric connection and shall connect to the electrical/utility in the home.
6. Prior to issuance of permits, Petitioners must comply with the DOP and DEPS ZAC comments, which are attached hereto and made a part hereof.

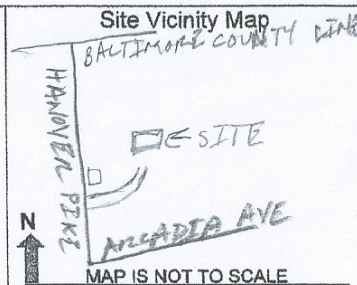
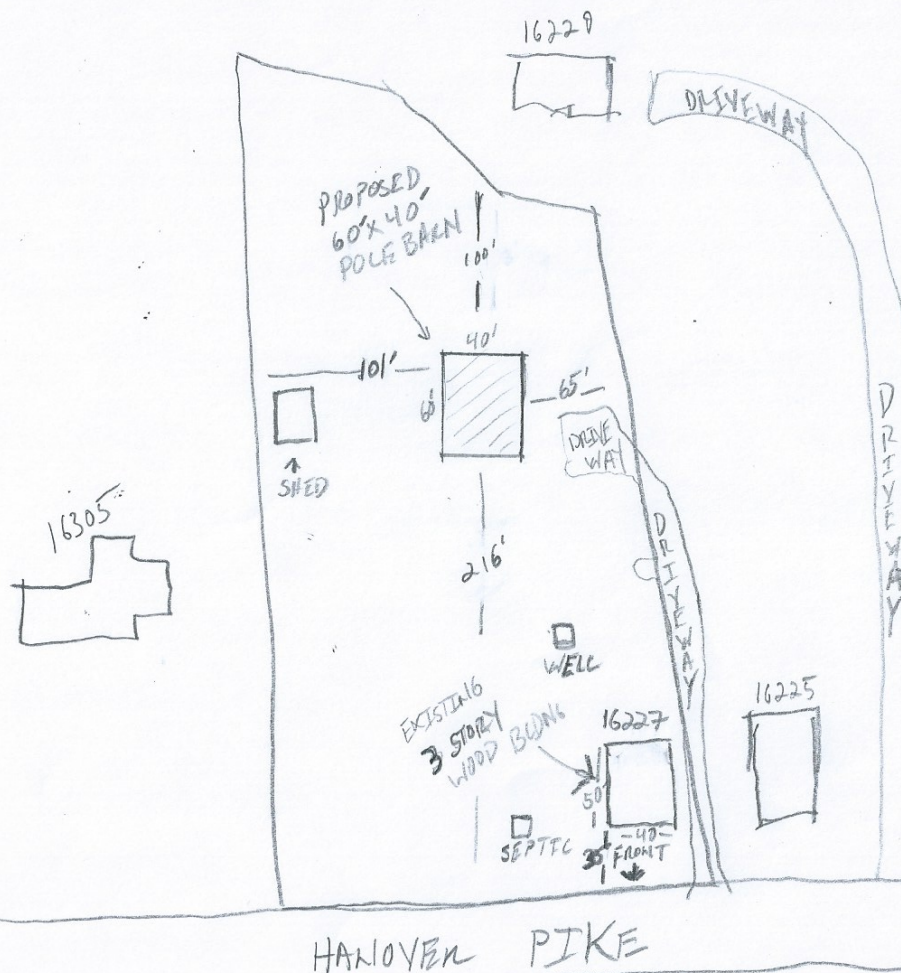
Any appeal of this decision must be filed within thirty (30) days of the date of this Order.



MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlm

Zoning Hearing Plan for Variance _____ for Special Hearing _____ Mark Type Requested with (X)
 Address 16227 HANOVER PIKE Owners(s) Name(s) IAN MACK
 Subdivision Name _____ Lot # _____ Block # _____ Section # _____
 Plat Book # _____ Folio # _____ 10 Digit Tax # 0503047800 Deed Reference# 49371/00185



Zoning Map # 0025
 Zoning RC-2
 Election District 5
 Council District 3
 Lot Area Acreage 2.25
 Lot Square Footage 91,442
 Historic (Yes or No) NO
 CBCA (Yes or 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 IAN MACK Date 12/3/2024 Scale: 1 inch = 100 Feet

1/21

**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

INFORMATION: Case Number: 2024-0264-SPHA
Property Address: 16227 Hanover Pike, Upperco
Petitioner: Ian Mack
Zoning: RC 2
Requested Action: Special Hearing and Variance

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

Special Hearing – Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether the Zoning Commissioner should allow a proposed rear yard accessory building to have a larger footprint than the primary residence.

Variance – Under Section 400.3 of the Zoning Regulations of Baltimore County, to permit a rear yard accessory building with a height of 25 feet in lieu of the maximum allowed height of 15 feet.

The subject site is a 2.25-acre parcel located on Hanover Pike in the rural Upperco area. The site is currently improved with a single-family dwelling. The petitioner proposes to construct a 2,400-square-foot pole barn that is 25 feet high in the rear yard.

The proposed pole barn, as situated on the site plan, does not appear to impede neighboring properties in any way, considering the larger rural lot sizes and setbacks between dwellings. Accessory buildings similar to the proposed pole barn are not uncommon in such a rural area. The only concern with these types of structures is the potential for them to be converted into an additional residence or used for commercial purposes, which is not compatible with the zoning or surrounding neighborhood.

The Department of Planning has no objections to the requested Special Hearing and variance relief under the following condition:

- The building will not be used for commercial or industrial purposes, nor shall it be converted to a residential dwelling.

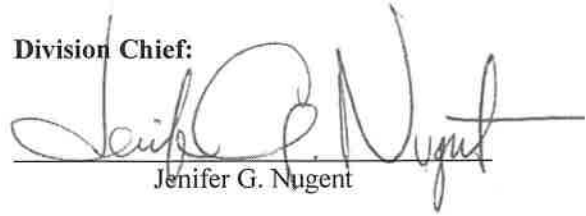
For further information concerning the matters stated herein, please contact Shawn Frankton at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Ian Mack, Petitioner

Joseph Wiley, 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



1/21
DEC 19 2024

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 # 2024-0264-SPHA
Address: 16227 HANOVER PIKE
Legal Owner: Ian Mack

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. The site plan must also include the location of all septic system components with labels and the location of the wells located at 16305, 16225 and 16229 Hanover Pike. If the existing septic system component locations are unknown, an OSDS inspection report locating all septic system components may be necessary to provide this information. After review of the site plan that includes all the information above, submission of perc test application and/or conducting additional percolation testing to establish a septic reserve area and potentially installing a new septic system or upgrading the existing septic system may be required. Review of a revised site plan may be submitted for pre-approval by submitting a consultation using the "Request Ground Water Services" online form found at:
<https://www.baltimorecountymd.gov/departments/environment/groundwater/mgt/index.html>.

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



PETITION FOR ZONING HEARING(S)

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

Address 16227 HANOVER PIKE UPPERLO 21074 Currently Zoned RESIDENTIAL / LOW DENSITY
Deed Reference 49371 1.00185 10 Digit Tax Account # 0503047800
Owner(s) Printed Name(s) IAN MACK

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

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

To allow a proposed rear yard accessory building to have a larger footprint than the primary building (home).

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s)

BCZR: 400.3 → To permit a rear yard accessory building with a height of 25 feet in lieu of the maximum allowed height of 15 feet.

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 attachr

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):

IAN MACK 1
Name #1 - Type or Print Name #2 - Type or Print
BM 1
Signature #1 Signature #2
16227 HANOVER PIKE UPPERLO MD
Mailing Address City State
21074 1 410 419 1102 1 AIRBORNMACK2@GMAIL
Zip Code Telephone #'s (Cell and Home) Email Address

Representative to be contacted:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Case Number 2024-0264-SPH4 Filing Date 12 / 11 / 24 Do Not Schedule Dates _____ Reviewer JS

**16227 Hanover Pike
Property description
For R24-06469**

**Zoning property description for 16227 Hanover Pike
Upperco Md 21074.**

Beginning at a point on the east side of Hanover Pike which is 40ft wide at a distance of 900 ft north of the center line the nearest improved intersecting street Lees Mill Rd which is 20ft wide.

Thence the following courses and distances. N.84° E. 441.4', N13° E. 169' W. 478' S. 1° 30 minutes. 231' Back to the point of beginning as recorded Deed Liber 12431, Folio 050 containing 2.25 acres. Located in 5th Election District and 3rd Council District.

2024-0264-SP4A



**Permits, Approvals and
Inspections**

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

Cashier: Jason S.
04-Dec-2024 11:21:52A

Transaction 102638
1 Petition Before ALJ \$150.00

Total \$150.00
CREDIT CARD SALE \$150.00
VISA 0316

Retain this copy for statement
validation

Station: Permit Processing - Mini

04-Dec-2024 11:21:59A

\$150.00 | Method: EMV

VISA CREDIT

XXXXXXXXXXXX0316

IAN MACK

Reference ID: 433900573488

Auth ID: 09564G

MID: *****2995

AID: A0000000031010

AthNtwkNm: VISA

SIGNATURE

lover ID: 0AV52FB0THAS0
yment 43A15MCXEYVAJ

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



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 16227 HANOVER PIKE UPPERLO 21074 Currently Zoned RESIDENTIAL / LOW DENSITY
Deed Reference 49371 1.00185 10 Digit Tax Account # 0503047800
Owner(s) Printed Name(s) IAN MACK

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

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

To allow a proposed rear yard accessory building to have a larger footprint than the primary building (home).

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s)

BCZR: 400.3 → To permit a rear yard accessory building with a height of 25 feet in lieu of the maximum allowed height of 15 feet.

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

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):

IAN MACK

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

16227 HANOVER PIKE UPPERLO MD
Mailing Address City State

21074 410 419 1102 AIRBORNE MACK 206MACK
Zip Code Telephone #'s (Cell and Home) Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Case Number 2024-0264-SPH4 Filing Date 12/1/24 Do Not Schedule Dates JS Reviewer JS

**16227 Hanover Pike
Property description
For R24-06469**

**Zoning property description for 16227 Hanover Pike
Upperco Md 21074.**

Beginning at a point on the east side of Hanover Pike which is 40ft wide at a distance of 900 ft north of the center line the nearest improved intersecting street Lees Mill Rd which is 20ft wide.

Thence the following courses and distances. N.84° E. 441.4', N13° E. 169' W. 478' S. 1° 30 minutes. 231' Back to the point of beginning as recorded Deed Liber 12431, Folio 050 containing 2.25 acres. Located in 5th Election District and 3rd Council District.

2024-0264-SP4A

**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

INFORMATION: Case Number: 2024-0264-SPHA

Property Address: 16227 Hanover Pike, Upperco

Petitioner: Ian Mack

Zoning: RC 2

Requested Action: Special Hearing and Variance

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

Special Hearing – Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether the Zoning Commissioner should allow a proposed rear yard accessory building to have a larger footprint than the primary residence.

Variance – Under Section 400.3 of the Zoning Regulations of Baltimore County, to permit a rear yard accessory building with a height of 25 feet in lieu of the maximum allowed height of 15 feet.

The subject site is a 2.25-acre parcel located on Hanover Pike in the rural Upperco area. The site is currently improved with a single-family dwelling. The petitioner proposes to construct a 2,400-square-foot pole barn that is 25 feet high in the rear yard.

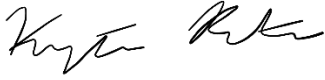
The proposed pole barn, as situated on the site plan, does not appear to impede neighboring properties in any way, considering the larger rural lot sizes and setbacks between dwellings. Accessory buildings similar to the proposed pole barn are not uncommon in such a rural area. The only concern with these types of structures is the potential for them to be converted into an additional residence or used for commercial purposes, which is not compatible with the zoning or surrounding neighborhood.

The Department of Planning has no objections to the requested Special Hearing and variance relief under the following condition:

- The building will not be used for commercial or industrial purposes, nor shall it be converted to a residential dwelling.

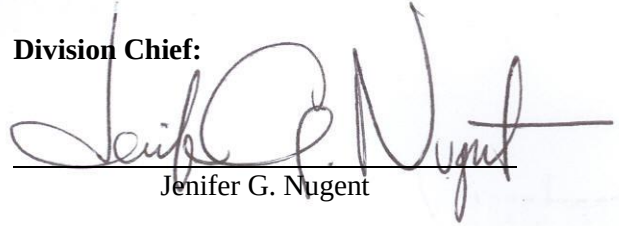
For further information concerning the matters stated herein, please contact Shawn Frankton at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Ian Mack, Petitioner

Joseph Wiley, Community Planner

Jeff Perlow, Zoning Review

Kristen Lewis, Zoning Review

Office of Administrative Hearings

People's Counsel for Baltimore County

CERTIFICATE OF POSTING

Date 12-29-24

Case Number: 2024-0264-SPHA

Petitioner/Developer: MACK

Date of Hearing/Closing: 1-21-25 10AM

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 16227 Hanover Pike

The signs(s) were posted on 12-29-24
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON

(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
Parkton, Md 21120

443-834-8162

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 # 2024-0264-SPHA
Address: 16227 HANOVER PIKE
Legal Owner: Ian Mack

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. The site plan must also include the location of all septic system components with labels and the location of the wells located at 16305, 16225 and 16229 Hanover Pike. If the existing septic system component locations are unknown, an OSDS inspection report locating all septic system components may be necessary to provide this information. After review of the site plan that includes all the information above, submission of perc test application and/or conducting additional percolation testing to establish a septic reserve area and potentially installing a new septic system or upgrading the existing septic system may be required. Review of a revised site plan may be submitted for pre-approval by submitting a consultation using the "Request Ground Water Services" online form found at:
<https://www.baltimorecountymd.gov/departments/environment/groundwatermgmt/index.html>.

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 2024-0264-SPHA

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.

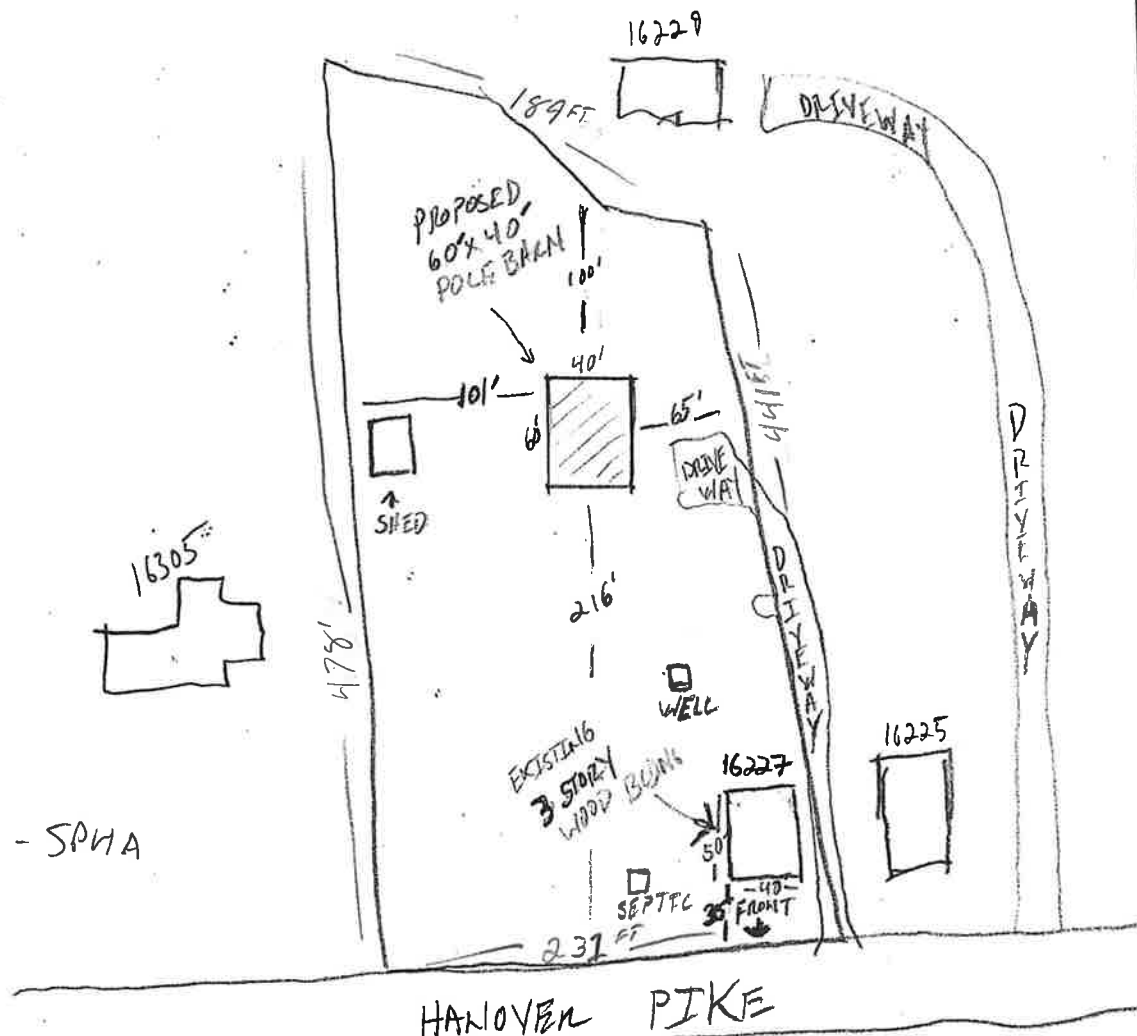
Landscaping: No comment.

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 - 05 Account Number - 0503047800		
Owner Information		
Owner Name:	MACK IAN	Use: RESIDENTIAL
Mailing Address:	16227 HANOVER PIKE HAMPSTEAD MD 21074-3005	Principal Residence: YES Deed Reference: /49371/ 00185
Location & Structure Information		
Premises Address:	16227 HANOVER PIKE HAMPSTEAD 21074-3005	Legal Description: 2.158 AC 16227 HANOVER PIKE ES 3300 FT N ARCADIA AVE
Map: 0025	Grid: 0004	Parcel: 0081
Neighborhood: 5040004.04	Subdivision: 0000	Section: 0000
Block: 0000	Lot: 0000	Assessment Year: 2023
Town: None		Plat No: 04 Plat Ref:
Primary Structure Built: 1901	Above Grade Living Area: 1,753 SF	Finished Basement Area: 2,2500 AC
Property Land Area: 2,2500 AC	County Use: 04	
Stories: 2	Basement Type: YES	Exterior: STANDARD UNIT
Quality: Full	Half Bath: 1	Garage: 4
Last Notice of Major Improvements		
Value Information		
	Base Value	Value
		As of 01/01/2023
Land:	106,300	111,300
Improvements:	109,000	161,300
Total:	215,300	272,600
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2024
		As of 07/01/2025
		253,500
		272,600
Transfer Information		
Seller: HARRIS RICHARD J TRUSTEE	Date: 08/30/2024	Price: \$250,000
Type: ARMS LENGTH IMPROVED	Deed1: /49371/ 00185	Deed2:
Seller: HARRIS RICHARD J	Date: 06/05/2020	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /42934/ 00362	Deed2:
Seller: HARRIS RICHARD J	Date: 06/23/1993	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /09842/ 00401	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2024
County:	000	0.00
State:	000	0.00
Municipal:	000	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:		

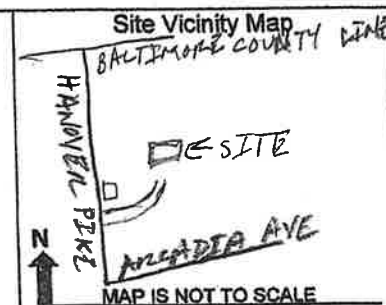
Zoning Hearing Plan for Variance _____ for Special Hearing _____ Mark Type Requested with (X)
Address 16227 HANOVER PIKE Owners(s) Name(s) IAN MACK
Subdivision Name _____ Lot # _____ Block # _____ Section # _____
Plat Book # _____ Folio # _____ 10 Digit Tax # 0503047800 Deed Reference# 49371100125



2024-0264-SPHA



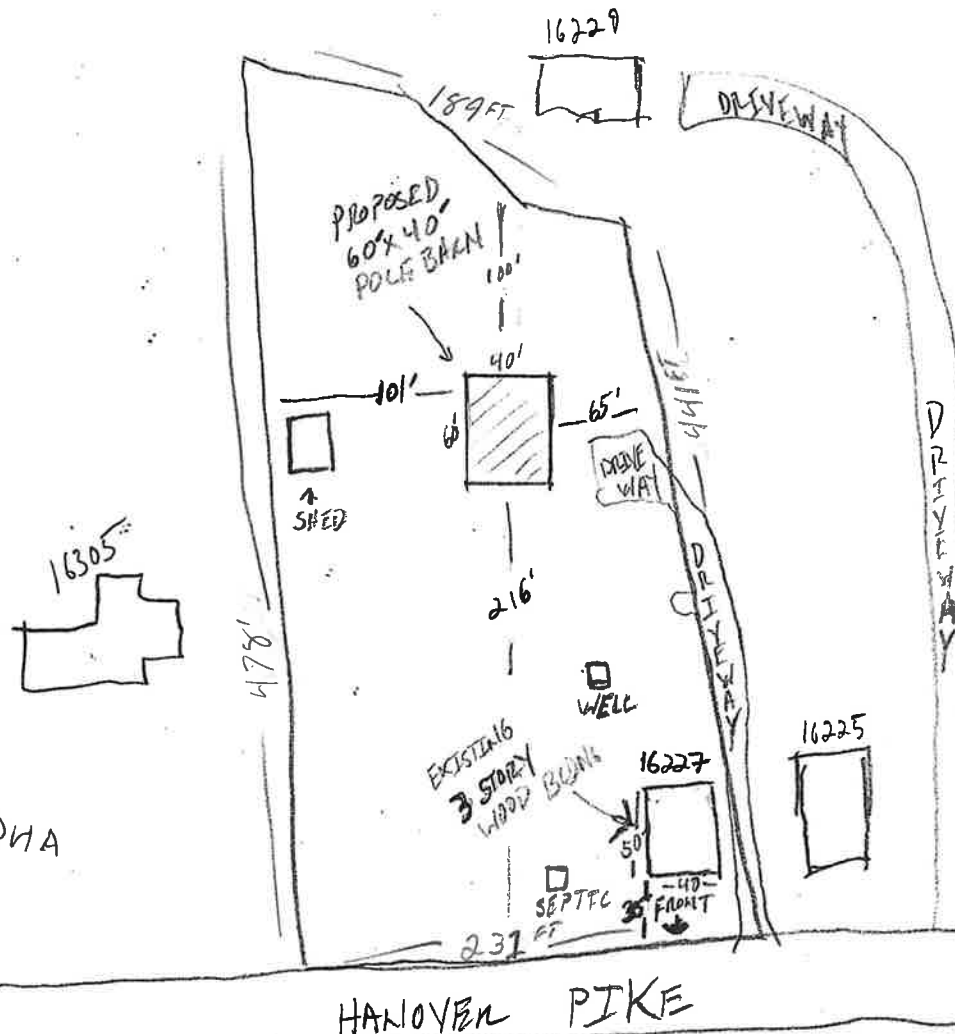
Plan Drawn By IAN MACK = Date 12/3/2024 Scale: 1 inch = 100 Feet



Zoning Map # 0025
Zoning RL-2
Election District 5
Council District 3
Lot Area Acreage 2.25
Lot Square Footage 91,442
Historic (Yes or No) NO
CBCA (Yes or 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)

Zoning Hearing Plan for Variance _____ for Special Hearing _____ Mark Type Requested with (X)
 Address 16227 HANOVER PIKE Owners(s) Name(s) IAN MACK
 Subdivision Name _____ Lot # _____ Block # _____ Section # _____
 Plat Book # _____ Folio # _____ 10 Digit Tax # 0503047800 Deed Reference# 4937100185



2024-0264-SPHA

Site Vicinity Map



Zoning Map # 0025
 Zoning RL-2
 Election District 5
 Council District 3
 Lot Area Acreage 2.25
 Lot Square Footage 91,442
 Historic (Yes or No) NO
 CBCA (Yes or 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 IAN MACK Date 12/3/2024 Scale: 1 inch = 100 Feet

CARROLL COUNTY

PAI # 050098

16315

Pt. Bk./Folio # 045131A Pt. Bk. 0000045, Folio 0131

1800012995

PAI # 050098

Lot # 1

PAI # 050098

PAI # 050098

16310

2300001794

16325

0513021730

16306

0416075430

NW 26-K

16305

1700006265

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

1700012755

5 ED

0503047800

3 CD

2300000467

0520030326

16227

RC 2

16229

2200024477

16225

025B1

2000005052

16223

4 ED

4 CD

0412040773

16221

0503077225

NW 25-K

0519051260

0520030327

2003-0527-SPHX
2006-0042-SPH
1997-0156-SPHA

00004090

2000011098

BL CR

R-1958-4442

CARROLL COUNTY

PAI # 050098

16315

Pl. Bk./Folio # 045131A Pl. Bk. 0000045, Folio 0131

1800012995

PAI # 050098

Lot # 1

PAI # 050098

PAI # 050098

2300001794

16325

0513021730

NW 26-K

16305
1700006265

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

HANOVER PIKE

5 ED

0503047800

3 CD

0520030326

RC 2

025B1

HANOVER PIKE

16227

2200024477

16225

16223

2000005052

16221

0503077225

0412040773

4 B
4 CD

NW 25-K

0519051260

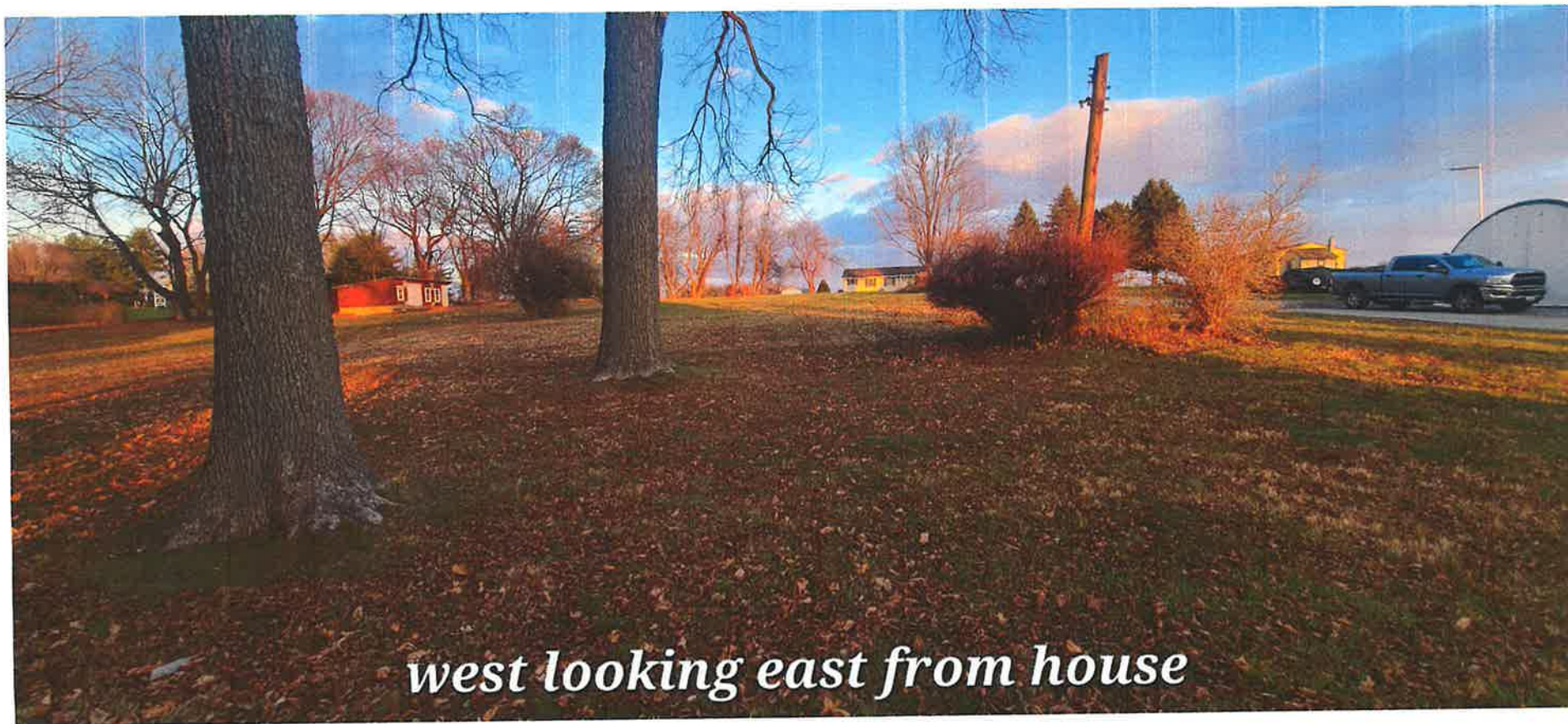
0520030327

2003-0527-SPHX
2006-0042-SPH 00004090
1997-0156-SPHA

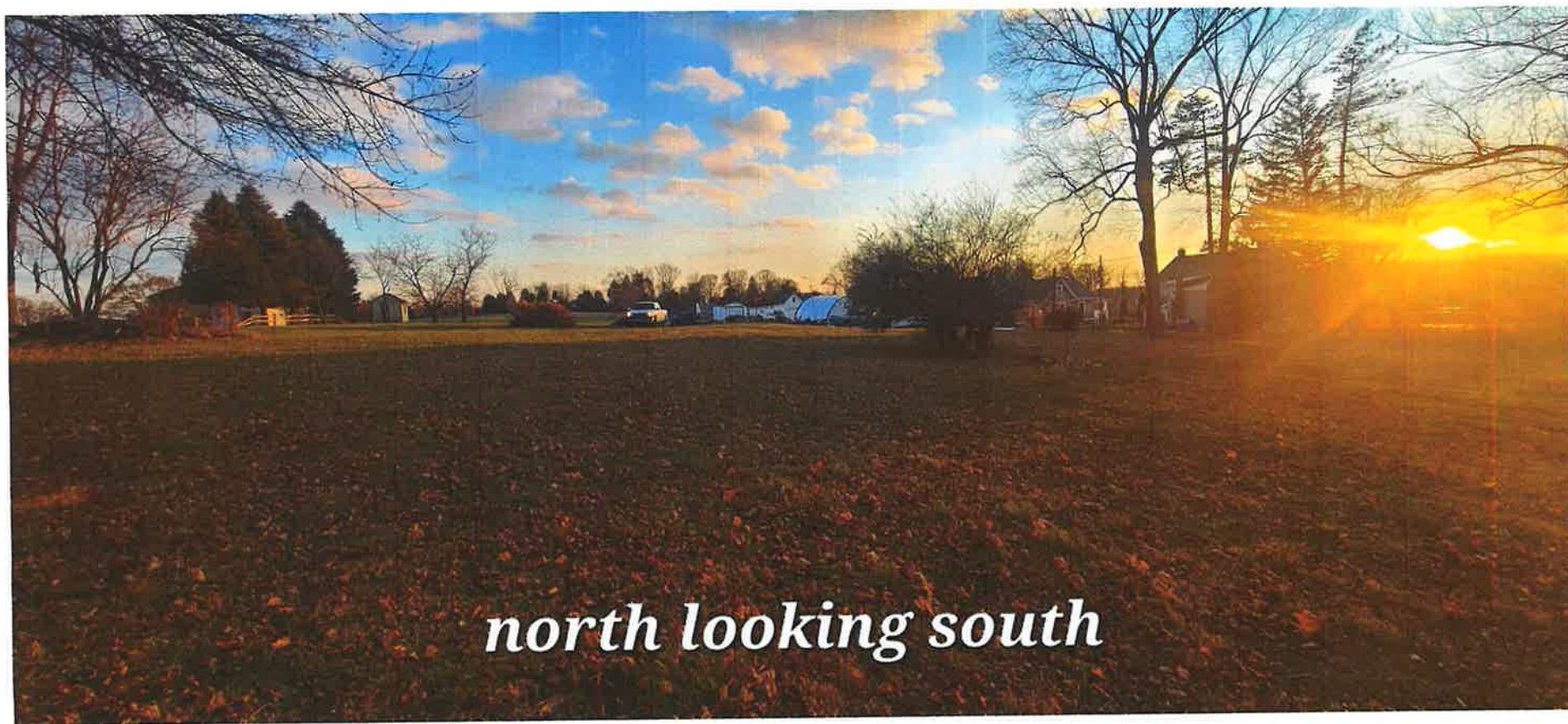
2000011098

BL CR

R-1958-4442



2024-0264-SP4A

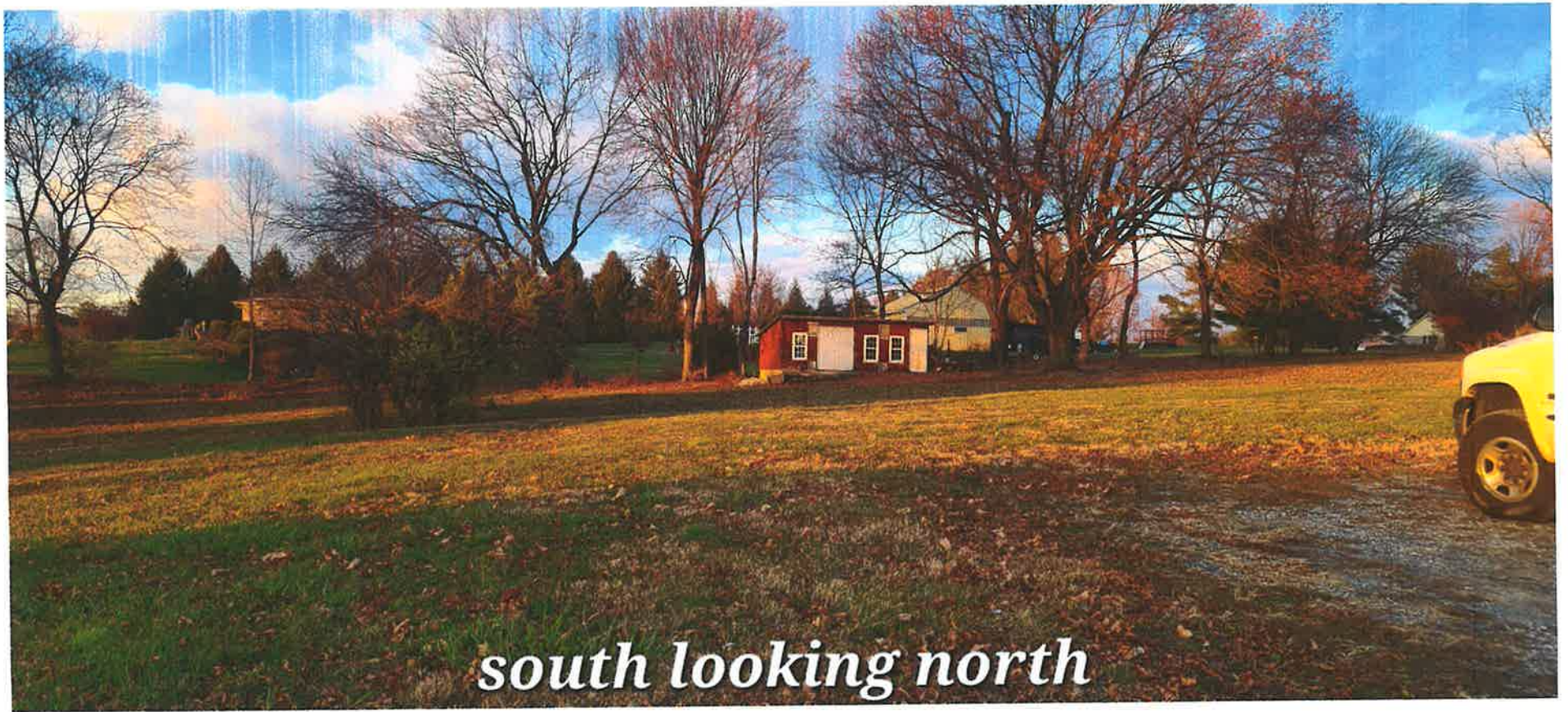


north looking south

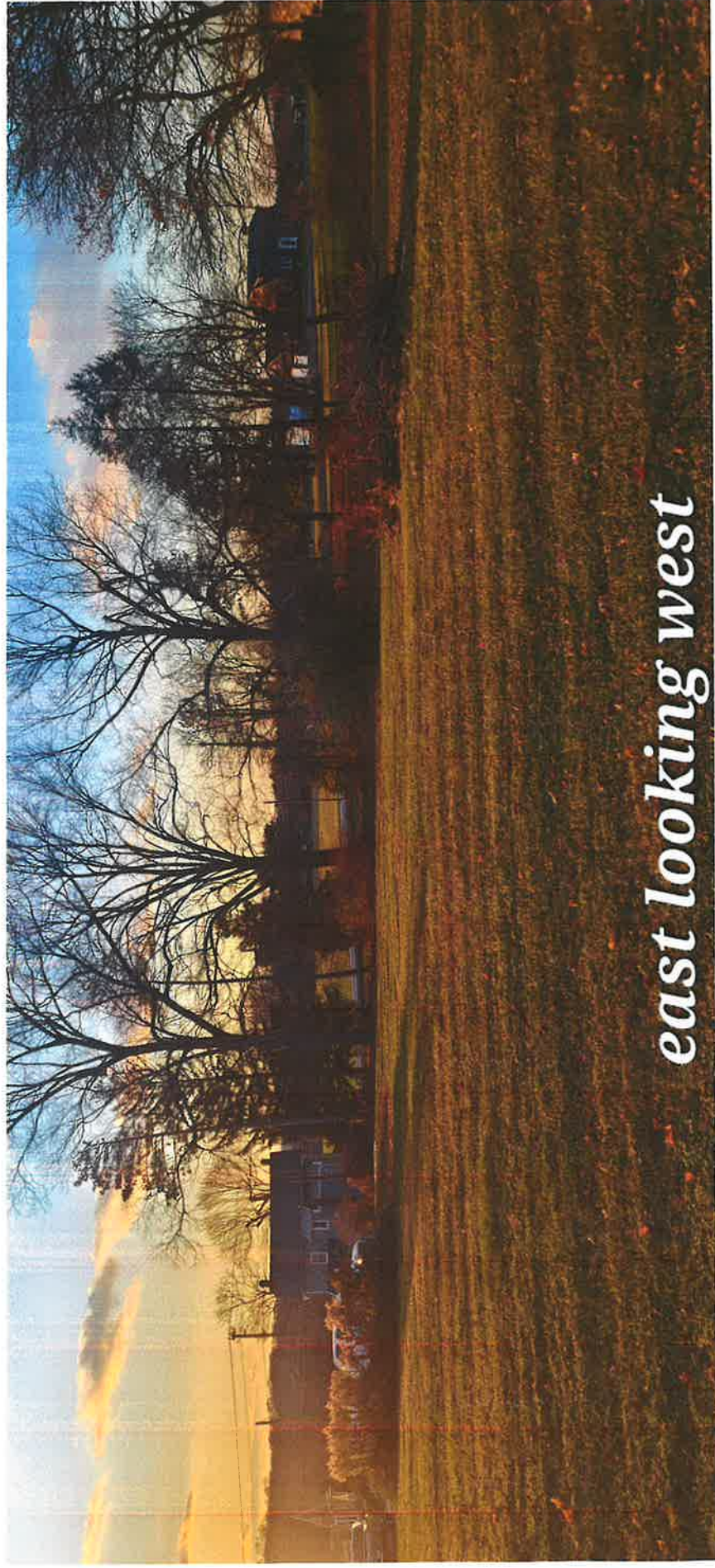
2024-0264-SPHA



2024-0264-SPHA



2024-0264-SP4A



2024-0264-SPA