



KATHERINE A. KLAUSMEIER
County Executive

January 27, 2025

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

John Hanley – jhanley@bcps.org
530 Belfast Road
Sparks, MD 21152

RE: Petition for Variance
Case No. 2024-0272-A
Property: 530 Belfast Road

Dear Mr. Hanley:

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", written over a circular line.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlm
Enclosure

c: Bruce E. Doak – bdoak@bruceedoaksonstructing.com

IN RE: PETITION FOR VARIANCE

(530 Belfast Road)

8th Election District

3rd Council District

John Hanley

Legal Owner

Petitioner

*

BEFORE THE

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OFFICE OF ADMINISTRATIVE

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HEARINGS OF

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BALTIMORE COUNTY

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CASE NO. 2024-0272-A

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OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by John Hanley (“Petitioner”) for the property located at 530 Belfast Road, (the “Property”). Petitioner is requesting Variance relief from Baltimore County Zoning Regulations (“BCZR”) Section 1A04.3.B.2.b to permit a proposed addition to an existing dwelling with a setback of 40 ft. in lieu of the required 50 ft.

A public hearing was conducted on January 27, 2025 using the virtual platform WebEx in lieu of an in-person hearing. The Petition was properly advertised and posted. The Petitioner attended the hearing and was assisted by Bruce E. Doak of Bruce E. Doak Consulting, LLC, a certified property line surveyor. There were no Protestants or other interested persons in attendance.

Petitioner submitted the following exhibits into the record: (1) Site Plan; (2) SDAT Report; (3) Subdivision Plat; (4) GIS aerial photograph; (5) Site Photographs (A-J); and (6) Elevations & Floor Plans. Zoning Advisory Committee (“ZAC”) comments were received and admitted as exhibits from the following County agencies: (1) Department of Planning (“DOP”); (2) Department of Environmental Protection and Sustainability (“DEPS”); and (3) Development Plans Review/Department of Public Works and Transportation (“DPR/DPWT”). County agency

Comments do not indicate any objections to the requested relief.

Findings of Fact

The Property is approximately 2.133 acres in land area and is zoned RC 5. It is surrounded by mostly residential properties with adjacent agricultural uses and is currently improved with a single-family dwelling with a partial foundation originally constructed in 1916 as well as existing accessory structures. *See* Pet. Exhibits 1, 2, 4 & 5. The proposed two-story addition to the single-family dwelling will be 26 ft. x 26 ft. and will be attached to the southern portion of the structure. Pet. Exhs. 1 & 6. The property is irregularly shaped and the existing single-family dwelling is located in close proximity to the southwestern property line. *Id.* Consideration of the existing floor plan of the home was a strong factor in siting the addition. The property has an existing septic reserve area and forest buffer to the north restricting the buildable areas of the lot and Mr. Doak stated that the proposed location was selected as it best fit the layout of the existing home and the site constraints of the lot. The proposed addition will be constructed using design and materials to compliment and match the existing home. Pet. Exh. 6.

Conclusions of Law

Pursuant to BCZR Section 307.1, "...the [Administrative Law Judge] shall have ... the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship ... Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to public health, safety and general

“welfare...”. 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 this property is unique because of its irregular shape and special circumstances and conditions exist that are peculiar to this land and structure as the existing structure is located in close proximity to the southwest property line and strict compliance with yard setback regulations contained in the Zoning Regulations for Baltimore County would result in practical difficulty. I further find that the requested Variance relief can be granted in harmony with the spirit and intent of BCZR and without injury to the health, safety or general welfare, particularly in light of the lack of opposition, as the property is of sufficient size and location with forest, tree, and fence buffers to mitigate impacts. *See* Pet. Exh. 5.

THEREFORE, IT IS ORDERED, this 27th day of **January, 2025**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR, Section 1A04.3.B.2.b to permit a proposed addition to an existing dwelling with a setback of 40 ft. in lieu of the required 50 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. The Site Plan (Pet. Ex. 1) is attached hereto and incorporated herein in its entirety; and

3. Petitioner must comply with Planning comments, a copy of which is attached hereto.

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/dlm

GENERAL INFORMATION

1. Ownership: John D. Hanley
530 Belfast Road Sparks, MD 21152
2. Address: 530 Belfast Road Sparks, MD 21152
3. Deed reference: DM 201588 / 497 Lot 3 minor subdivision "Hanley Property"
4. Area: 2.133 acres (per deed)
5. Tax Map / Parcel / Tax account #: 34 / 31 / 25-00-003628
6. Election District: 8 Councilmanic District: 3
ADC Map: 021 cde 03481 Position sheet: 909H18
Census tract: 408100 Census block: 24005408301011
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 data 03481 and the information provided by Baltimore County on the internet.
8. Improvements: Single family dwelling (built 1916), shed & parking area. The existing improvements will remain.

OFFICE OF ZONING

Zoning: R-C-5 There are no previous zoning cases on the subject parcels.

R.C. 5 Setbacks for Residential Buildings

Front: 30 feet from the property line
Side / Rear: 30 feet from the property line

ENVIRONMENTAL

Watershed: Loch Raven Reservoir UDL Land type: 1

1. The existing dwelling is currently served by a private well and 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.

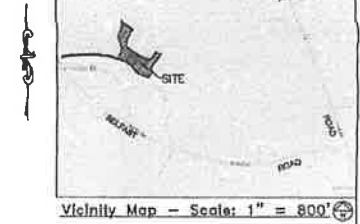
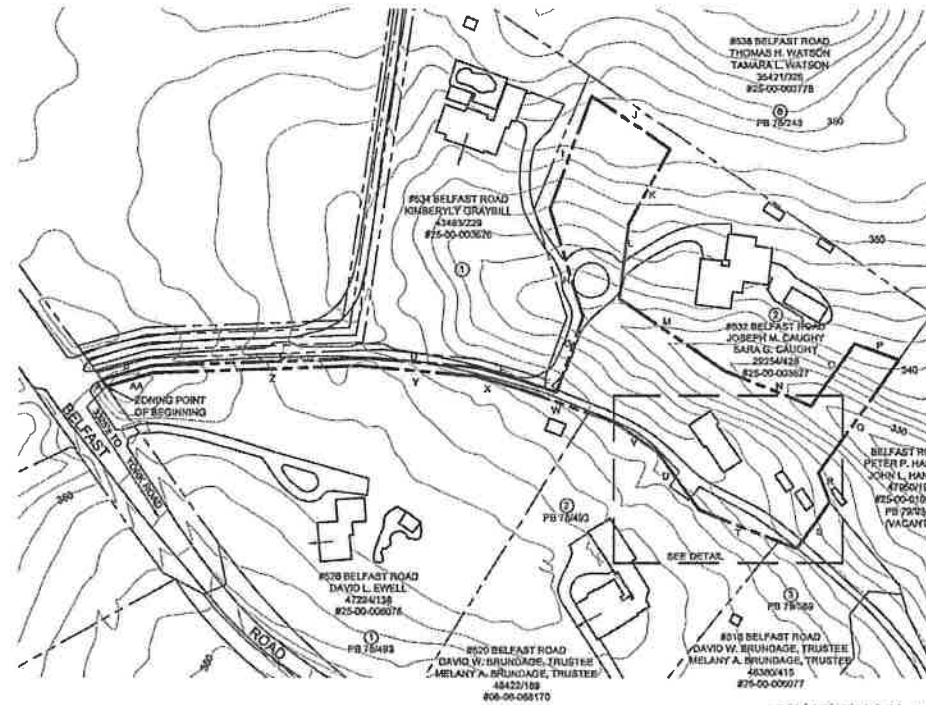
OFFICE OF PLANNING

Regional Planning District: Sparks District Code: 304 Growth Tier: 4

1. The subject dwelling is not historic. The subject property is not in a Historic district.

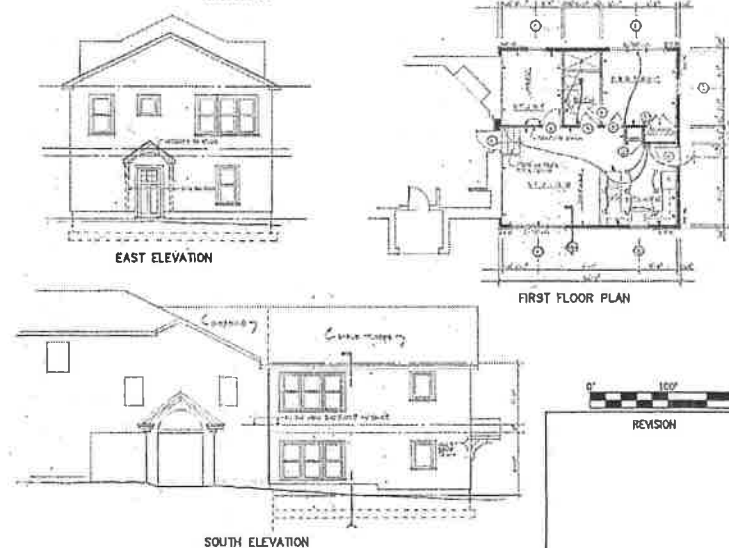
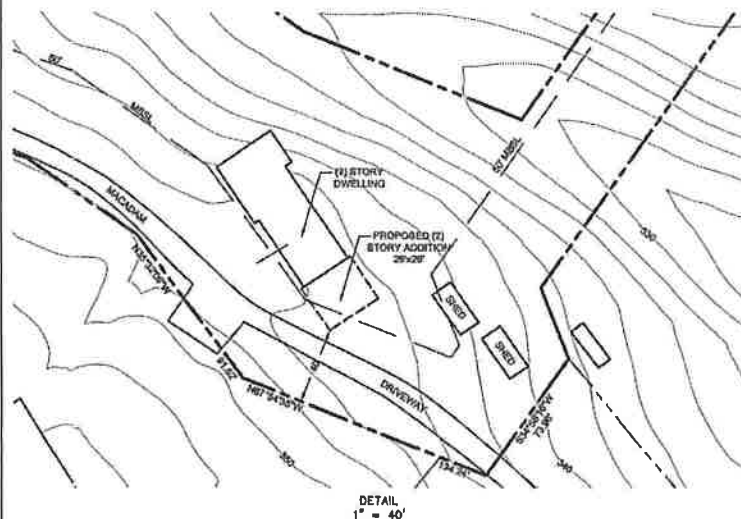
PROPOSED DEVELOPMENT

To construct an addition on the side of the existing dwelling



Subject Property Courses

- A) North 35 degrees 36 minutes 10 seconds West 10.62 feet
- B) North 74 degrees 08 minutes 30 seconds East 66.70'
- C) North 87 degrees 48 minutes 50 seconds East 281.77'
- D) South 84 degrees 30 minutes 52 seconds East 136.08'
- E) South 74 degrees 23 minutes 50 seconds East 61.07'
- F) South 70 degrees 52 minutes 10 seconds East 45.86'
- G) North 19 degrees 52 minutes 05 seconds East 104.33'
- H) North 16 degrees 58 minutes 37 seconds West 145.03'
- I) North 19 degrees 47 minutes 41 seconds East 156.22'
- J) South 54 degrees 51 minutes 15 seconds East 122.07'
- K) South 28 degrees 52 minutes 15 seconds West 109.41'
- L) South 07 degrees 07 minutes 50 seconds West 96.72'
- M) South 54 degrees 52 minutes 37 seconds East 164.34'
- N) South 67 degrees 41 minutes 16 seconds East 119.91'
- O) North 35 degrees 08 minutes 45 seconds East 97.15'
- P) South 69 degrees 31 minutes 23 seconds East 59.78'
- Q) South 35 degrees 04 minutes 30 seconds West 177.91'
- R) South 20 degrees 38 minutes 22 seconds East 39.34'
- S) South 34 degrees 58 minutes 16 seconds West 73.96'
- T) North 67 degrees 54 minutes 35 seconds West 134.24'
- U) North 25 degrees 52 minutes 09 seconds West 91.62'
- V) North 54 degrees 53 minutes 30 seconds West 68.74'
- W) North 70 degrees 52 minutes 10 seconds West 126.12'
- X) North 74 degrees 23 minutes 50 seconds East 59.63'
- Y) North 84 degrees 30 minutes 52 seconds West 149.19'
- Z) South 87 degrees 48 minutes 50 seconds West 264.92'
- AA) South 74 degrees 08 minutes 30 seconds West 61.92'



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
1301 Baker Schoolhouse Road
Frederick, MD 21703
P 443-200-1525 F 410-413-4400
info@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#530 BELFAST ROAD

BALTIMORE COUNTY, MARYLAND
8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 12/2/2024

Scale: 1"=100'

PET. EX. #1

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 1/7/2025

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0272-A

INFORMATION:

Property Address: 530 Belfast Road
Petitioner: John D. Hanley
Zoning: RC 5
Requested Action: Variance

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

Variance – To permit a proposed addition to an existing dwelling with a setback of 40 feet in lieu of the required 50-foot setback per Section 1A04.3.B.2.b.

The proposed site is a 2.133-acre property zoned RC 5. It is surrounded by mostly residential properties and is currently improved with existing structures. The applicant proposes an addition to the existing residential home.

The existing land use is currently a residence with ancillary structures zoned RC 5. The addition is proposed to be a 26X26 two-story addition. The requested zoning relief, as said in above request, appears to have minimal impact on adjacent properties and the public right of way. It does not encroach upon or impede vehicle's ability to utilize the existing access. It is understood that all the structures on site are existing and are to remain. The proposal does not counter the current fabric and character of the existing neighborhood and achieves a desired design with the assistance of minimal relief.

Planning has no objections to the requested setback relief as the new addition's location does not present any adverse impacts on the health, safety, and wellness of the community.

The Department is in support of the requested relief conditioned upon the following:

- Final architectural designs are submitted upon applying for permits to ensure the addition will meet the RC 5 performance standards outlined in the Baltimore County Zoning Regulations Section 1 A04.4.
- The development meets all applicable regulations for RC 5 zoned properties.
- Any additional relief deemed necessary by the Administrative Law Judge.

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

Prepared by:



Krystle Patchak

Division Chief:



Jennifer G. Nugent

SL/JGN/KP

c: Bruce E. Doak
Joseph Wiley, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County



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 530 BELFAST ROAD which is presently zoned RC5
Deed References: 26588/497 10 Digit Tax Account # 2500003628
Property Owner(s) Printed Name(s) JOHN D. HANLEY

(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 _____

Legal Owners (Petitioners):

JOHN D. HANLEY
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 _____ Signature #2 _____
530 BELFAST ROAD SPARKS MD
Mailing Address _____ City _____ State _____
21152 410-456-5212
Zip Code _____ Telephone # _____ Email Address _____
JHANLEY@BCPS.ORG

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC
Name - Type or Print _____
Signature _____
3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
Mailing Address _____ City _____ State _____
21053 410-419-4906
Zip Code _____ Telephone # _____ Email Address _____
BDOAK@BRUCEEDOAKCONSULTING.COM

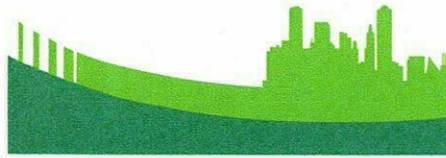
CASE NUMBER 2024-0222-A Filing Date 12/20/2024

Do Not Schedule Dates: _____ Reviewer CF

Zoning Hearing Petitions Being Requested

Variance to permit a proposed addition to an exiting dwelling with a setback of 40 feet in lieu of the required 50 foot setback per Section 1A04.3.B.2.b BCZR

2024.0272-A



Zoning Description
530 Belfast Road- 2.133 Acres
Eighth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point on the northeastern most right of way line of Belfast Road, said point being 3,325 feet, more or less, lying along said right of way line from the centerline of York Road, (66' wide) ^(VARIABLE WIDTH) _{WEST}

thence running on said right of way line and running with and binding on the outlines of the subject property 1) North 35 degrees 36 minutes 10 seconds West 10.62 feet, thence leaving Belfast Road and continuing to run with and bind on the outlines of the subject property, the twenty-six following courses and distances, viz.

- 2) North 74 degrees 08 minutes 30 seconds East 66.70 '
- 3) North 87 degrees 48 minutes 50 seconds East 281.77'
- 4) South 84 degrees 30 minutes 52 seconds East 136.08'
- 5) South 74 degrees 23 minutes 50 seconds East 61.07'
- 6) South 70 degrees 52 minutes 10 seconds East 45.86'
- 7) North 19 degrees 12 minutes 05 seconds East 104.23'
- 8) North 16 degrees 53 minutes 37 seconds West 145.03'
- 9) North 19 degrees 47 minutes 41 seconds East 156.22'
- 10) South 54 degrees 51 minutes 15 seconds East 122.07'
- 11) South 28 degrees 52 minutes 34 seconds West 109.45'
- 12) South 07 degrees 07 minutes 50 seconds West 96.72'
- 13) South 54 degrees 52 minutes 37 seconds East 164.14'
- 14) South 67 degrees 41 minutes 16 seconds East 119.91'
- 15) North 35 degrees 08 minutes 45 seconds East 97.15'
- 16) South 69 degrees 31 minutes 23 seconds East 59.76'
- 17) South 35 degrees 04 minutes 30 seconds West 177.91'
- 18) South 20 degrees 38 minutes 22 seconds East 39.38'
- 19) South 34 degrees 58 minutes 16 seconds West 73.96'
- 20) North 67 degrees 54 minutes 35 seconds West 134.24'
- 21) North 35 degrees 32 minutes 09 seconds West 91.62'
- 22) North 54 degrees 55 minutes 30 seconds West 68.74'
- 23) North 70 degrees 52 minutes 10 seconds West 126.32'
- 24) North 74 degrees 23 minutes 50 seconds West 59.63'
- 25) North 84 degrees 30 minutes 52 seconds West 149.19'
- 26) South 87 degrees 48 minutes 50 seconds West 264.92' and
- 27) South 74 degrees 08 minutes 30 seconds West 61.92' to the point of beginning.

Containing 2.133 acres of land, more or less.

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

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



2024-0272-A

**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/neighborhood 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: 2024-0272-A
Property Address: 530 BELFAST ROAD
Property Description: 2.133 ACRE PARCEL OF LAND - NORTHSIDE OF
BELFAST ROAD 3100'± WEST OF YORK ROAD
Legal Owners (Petitioners): JOHN D. HANLEY
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
FREELAND MO 21053

Telephone Number: 410-419-4906

Revised 5/20/2014

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

3231
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 HANLEY - ZONING PET. FEE

 Photo
Safe
Deposit®
Details on back

MP

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map View GroundRent Redemption View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 08 Account Number - 2500003628

Owner Information

Owner Name: HANLEY JOHN D Use: RESIDENTIAL
Principal Residence: YES

Mailing Address: 530 BELFAST RD Deed Reference: /26588/ 00497
SPARKS MD 21152-9100

Location & Structure Information

Premises Address: 530 BELFAST RD Legal Description: 2.133AC
SPARKS 21152-9100 530 BELFAST RD
3100FT W OF YORK RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: MS
0034 0003 0037 8040089.04 0000 3 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1916 2,869 SF 2.1300 AC 04

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
2 NO STANDARD UNITFRAME/3 1 full

Value Information

	Base Value	Phase-in Assessments		
		As of 01/01/2023	As of 07/01/2024	As of 07/01/2025
Land:	194,700	194,700		
Improvements	127,100	178,200		
Total:	321,800	372,900	355,867	372,900
Preferential Land:	0	0		

Transfer Information

Seller: HANLEY JOHN LAWRENCE	Date: 01/18/2008	Price: \$275,000
Type: ARMS LENGTH IMPROVED	Deed1: /26588/ 00497	Deed2:
Seller: HANLEY JOHN LAWRENCE TRUSTEE ET AL	Date: 01/18/2008	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /26588/ 00480	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 12/04/2012

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0272-A

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: December 30, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0272-A

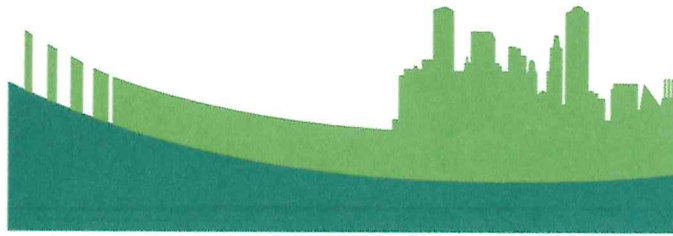
The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No comment.

DPW-T: No Exception taken.

Landscaping: No comment

Recreations & Parks: No comment LOS & No Greenways affected.



CERTIFICATE OF POSTING

January 07, 2025

_____ amended for second inspection

Re:

Zoning Case No. 2024-0272-A

Legal Owner: John Hanley

Hearing date: January 27, 2025

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 **530 Belfast Road**.

The signs were initially posted on **January 2, 2025**.

The subject property was also inspected on _____.

Sincerely,

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

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 30, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0272-A
Address: 53 BELFAST ROAD
Legal Owner: John Hanley

Zoning Advisory Committee Meeting of December 30, 2024.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Additional Comments:

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 1/7/2025

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0272-A

INFORMATION:

Property Address: 530 Belfast Road
Petitioner: John D. Hanley
Zoning: RC 5
Requested Action: Variance

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

Variance – To permit a proposed addition to an existing dwelling with a setback of 40 feet in lieu of the required 50-foot setback per Section 1A04.3.B.2.b.

The proposed site is a 2.133-acre property zoned RC 5. It is surrounded by mostly residential properties and is currently improved with existing structures. The applicant proposes an addition to the existing residential home.

The existing land use is currently a residence with ancillary structures zoned RC 5. The addition is proposed to be a 26X26 two-story addition. The requested zoning relief, as said in above request, appears to have minimal impact on adjacent properties and the public right of way. It does not encroach upon or impede vehicle's ability to utilize the existing access. It is understood that all the structures on site are existing and are to remain. The proposal does not counter the current fabric and character of the existing neighborhood and achieves a desired design with the assistance of minimal relief.

Planning has no objections to the requested setback relief as the new addition's location does not present any adverse impacts on the health, safety, and wellness of the community.

The Department is in support of the requested relief conditioned upon the following:

- Final architectural designs are submitted upon applying for permits to ensure the addition will meet the RC 5 performance standards outlined in the Baltimore County Zoning Regulations Section 1 A04.4.
- The development meets all applicable regulations for RC 5 zoned properties.
- Any additional relief deemed necessary by the Administrative Law Judge.

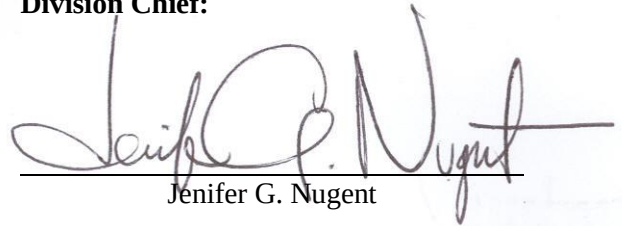
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Bruce E. Doak
Joseph Wiley, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

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 #: 2024-0272-A

530 Belfast Road

(N/east side of Belfast Road, 3,325 ft west of York Road)

Council District 3, Election District 8

Legal Owners: John Hanley

VARIANCE: To permit a proposed addition to an existing dwelling with a setback of 40 ft in lieu of the required 50 ft per Baltimore County Zoning Regulation ("BCZR"), Section 1A04.3.B.2.b

Hearing Date: Monday, January 27, 2024 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 410-887-3868, ext.0

Email: administrativehearings@baltimorecountymd.gov

HANDICAPPED ACCESSIBLE

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 #: 2024-0272-A

530 Belfast Road

(N/east side of Belfast Road, 3,325 ft west of York Road)

Council District 3, Election District 8

Legal Owners: John Hanley

VARIANCE: To permit a proposed addition to an existing dwelling with a setback of 40 ft in lieu of the required 50 ft per Baltimore County Zoning Regulation ("BCZR"), Section 1A04.3.B.2.b

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HANDICAPPED ACCESSIBLE

GENERAL INFORMATION

1. Ownership: John D. Hanley
530 Belfast Road Sparks, MD 21152
2. Address: 530 Belfast Road Sparks, MD 21152
3. Deed references: SM 26588/ 497 Lot 3 minor subdivision "Hanley Property"
4. Area: 2.133 acres (per deed)
5. Tax Map / Parcel / Tax account #: 34 / 37 / 25-00-003628
6. Election District: 8 Councilmanic District: 3
ADC Map: GIS tile: 034B1 Position sheet: 90NW8
Census tract: 408100 Census block: 240054081001011
Schools: Sparks ES Hereford MS Hereford 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 034B1 and the information provided by Baltimore County on the internet.
8. Improvements: Single family dwelling (built 1916), sheds & parking area. The existing improvements will remain.

OFFICE OF ZONING

Zoning: R.C. 5 There are no previous zoning cases on the subject parcels.

R.C. 5 Setbacks for Residential Buildings

Front: 50 feet from the property line
Side / Rear: 50 feet from the property line

ENVIRONMENTAL

Watershed: Loch Raven Reservoir URDL land type: 1

1. The existing dwelling is currently served by a private well and 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.

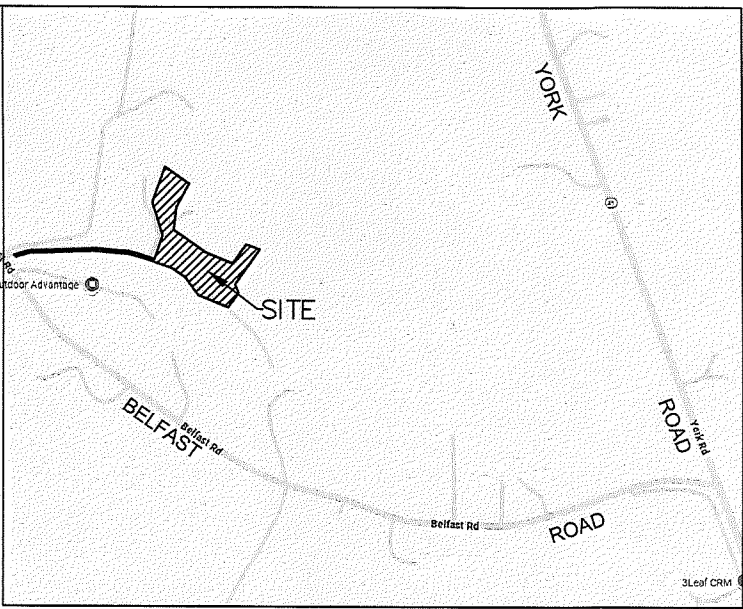
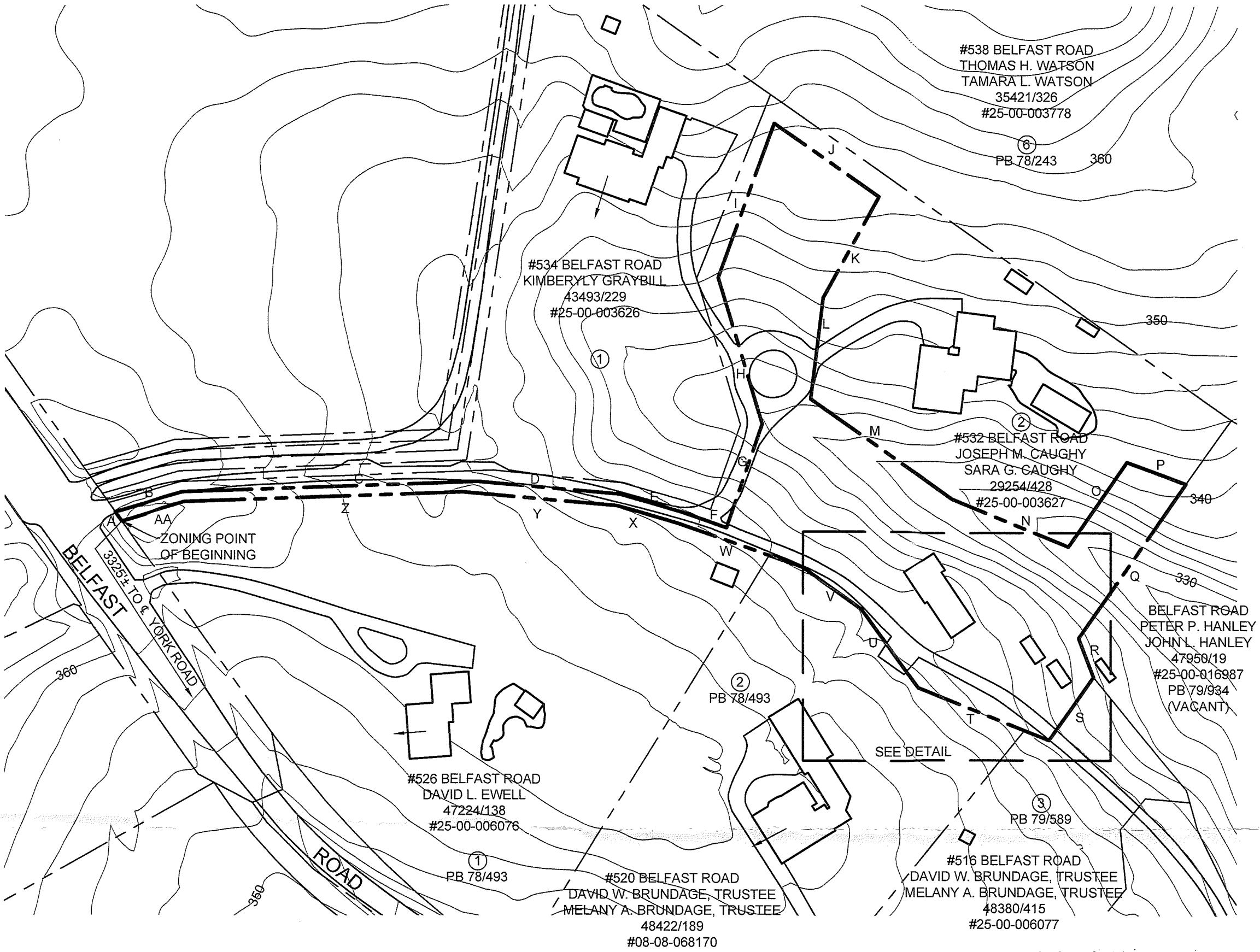
OFFICE OF PLANNING

Regional Planning District: Sparks District Code: 304 Growth Tier: 4

1. The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

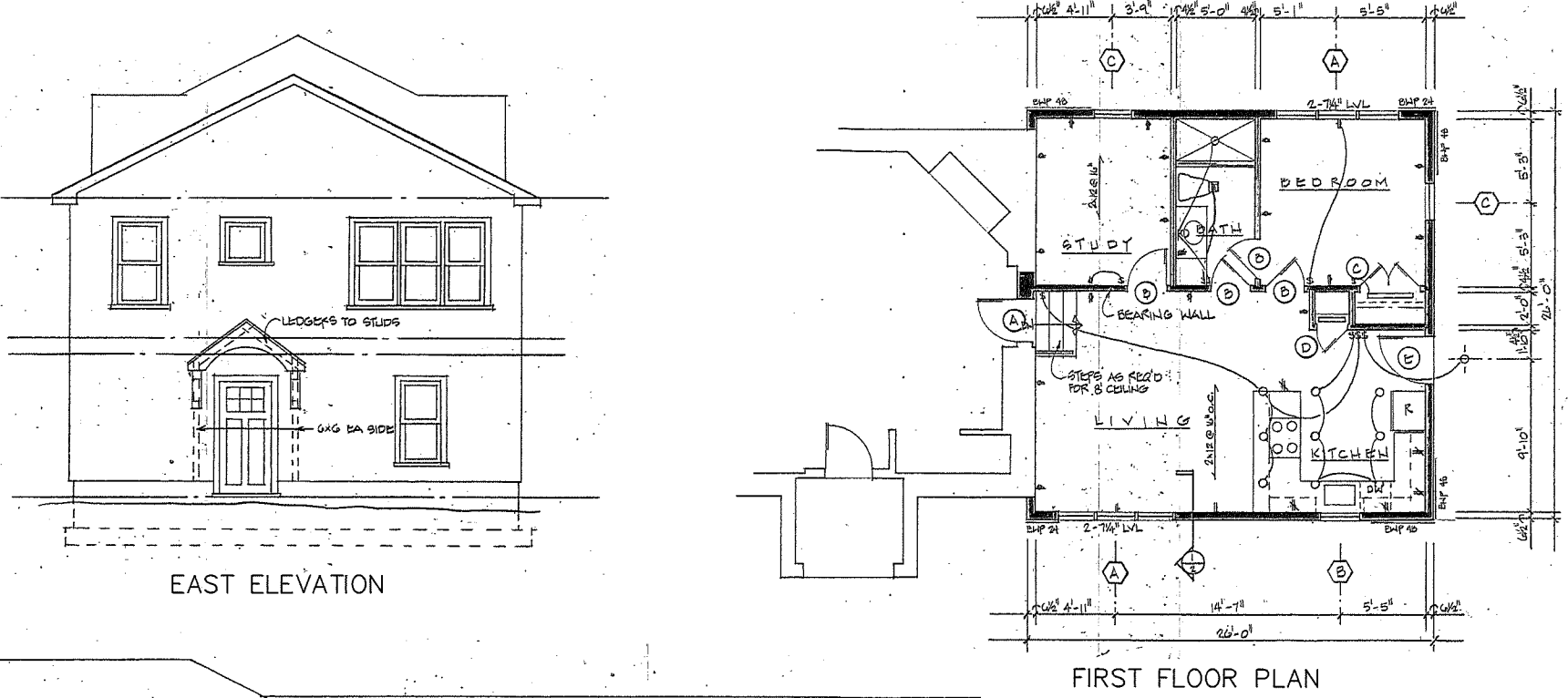
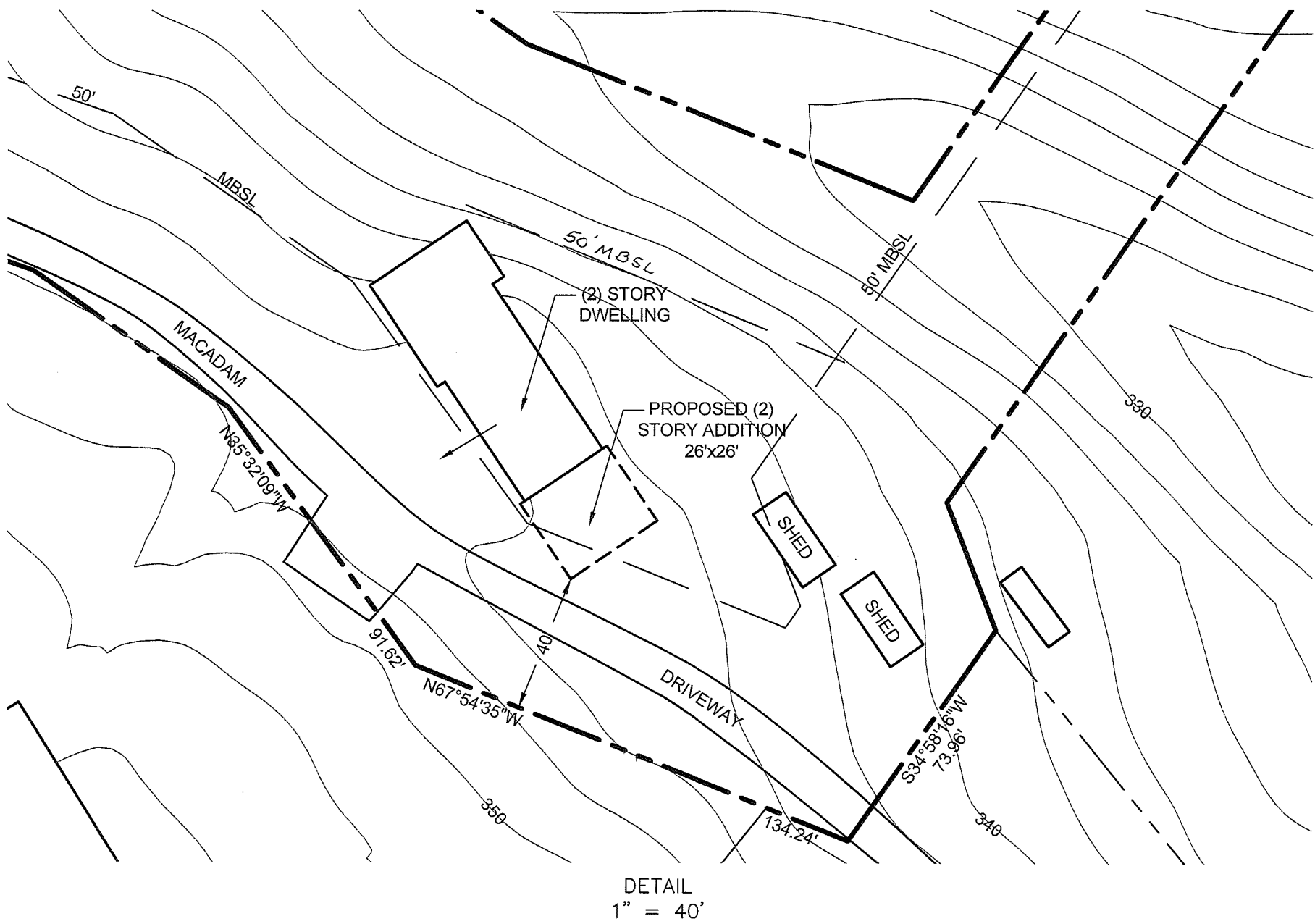
To construct an addition on the side of the existing dwelling



Vicinity Map — Scale: 1" = 800'

Subject Property Courses

- A) North 35 degrees 36 minutes 10 seconds West 10.62 feet
B) North 74 degrees 08 minutes 30 seconds East 66.70'
C) North 87 degrees 48 minutes 50 seconds East 281.77'
D) South 84 degrees 30 minutes 52 seconds East 136.08'
E) South 74 degrees 23 minutes 50 seconds East 61.07'
F) South 70 degrees 52 minutes 10 seconds East 45.86'
G) North 19 degrees 12 minutes 05 seconds East 104.23'
H) North 16 degrees 53 minutes 37 seconds West 145.03'
I) North 19 degrees 47 minutes 41 seconds East 156.22'
J) South 54 degrees 51 minutes 15 seconds East 122.07'
K) South 28 degrees 52 minutes 34 seconds West 109.45'
L) South 07 degrees 07 minutes 50 seconds West 96.72'
M) South 54 degrees 52 minutes 37 seconds East 164.14'
N) South 67 degrees 41 minutes 16 seconds East 119.91'
O) North 35 degrees 08 minutes 45 seconds East 97.15'
P) South 69 degrees 31 minutes 23 seconds East 59.76'
Q) South 35 degrees 04 minutes 30 seconds West 177.91'
R) South 20 degrees 38 minutes 22 seconds East 39.38'
S) South 34 degrees 58 minutes 16 seconds West 73.96'
T) North 67 degrees 54 minutes 35 seconds West 134.24'
U) North 35 degrees 32 minutes 09 seconds West 91.62'
V) North 54 degrees 55 minutes 30 seconds West 68.74'
W) North 70 degrees 52 minutes 10 seconds West 126.32'
X) North 74 degrees 23 minutes 50 seconds West 59.63'
Y) North 84 degrees 30 minutes 52 seconds West 149.19'
Z) South 87 degrees 48 minutes 50 seconds West 264.92'
AA) South 74 degrees 08 minutes 30 seconds West 61.92'



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
#530 BELFAST ROAD

BALTIMORE COUNTY, MARYLAND
8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 12/2/2024
Scale: 1"=100'

2024-0272-A

028A3

028B3

Lot # 7
2500003779

PAI # 080805

2019-0140-A

Pt. Bk. 0000078, Folio 0243

PAI # 080805

538

PAI # 080805

Pt. Bk./Folio # 078243

2004-0512-A

2500003778

Lot # 6

1962-5518-X
1900003386

PAI # 080805

2500003626

Lot # 1

PAI # 080807

PAI # 080807

Pt. Bk./Folio # MP04010

PAI # 080807

NW 23-C
RC 5

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

8 ED

Lot # 2

2500003627

NW 23-B
3 CD

Lot # 3 2500003628

530

2500016987

Lot # 1
2500006076

Pt. Bk. 0000078, Folio 0493

526

PAI # 080804

Pt. Bk./Folio # 078493

1968-0002-X

PAI # 080804

PAI # 080804

PAI # 080804

PAI # 080804

516

Pt. Bk./Folio # 079934

Pt. Bk./Folio # 079589

2500006077

2500006078

Lot # 4

RC 2

PAI # 080810

Lot # 2 2400007178
PAI # 080810

521

PAI # 080810

Pt. Bk./Folio # MP04037

525

PAI # 080810

BELFASTRD

Lot # 2

Lot # 3

Pt. Bk. 0000079, Folio 0589

Pt. Bk. 0000077, Folio 0934

Lot # 5 2500006079

510

RC

2000-0304-SPH

2024-0222-A