



KATHERINE A. KLAUSMEIER
County Executive

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

February 13, 2025

Steve and Cheree Peirce – scpeirce@verizon.net
6 Mark Meadow Court
Reisterstown, MD 21136

RE: Petition for Administrative Variance
Case No. 2025-0005-A
Property: 6 Mark Meadow Court

Dear Petitioners:

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

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

Sincerely,

A handwritten signature in black ink, appearing to be "DJB", written in a cursive style.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw
Enclosure

c: Matthew Hartley, Tabor Design Build – mhartley@tabordesignbuild.co

| | | |
|--|----------------------------|---|
| IN RE: PETITION FOR ADMIN. VARIANCE (6 Mark Meadow Court) 4 th Election District 4 th Council District Steve & Cheree Peirce Petitioners | * * * * * * | BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY CASE NO. 2025-0005-A |
|--|----------------------------|---|

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Steve and Cheree Peirce (“Petitioners”) for the property located at 6 Mark Meadow Court, Reisterstown (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Sections 400.1 and 400.3, to permit an accessory building (detached garage) to be placed in the side yard and have a height of 25 ft., in lieu of the required rear yard placement and maximum allowed height of 15 ft. The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioners’ Exhibit 1. Street view photographs of the Property were provided. (Petitioners’ Exhibit 2).

A Zoning Advisory Committee (“ZAC”) comment was received from the Department of Environmental Protection and Sustainability (“DEPS”) – Ground Water Management (“GWM”), dated January 27, 2025 and received on February 5, 2025, indicating the following:

1. EPS-GWM does not oppose the Zoning relief requested, but be advised that the following conditions will be required prior to building permit approval from GWM.
 - a. GWM approval must be obtained prior to approval of the building permit.
 - b. Requirements for approval will include submission of a site plan that meets GWM site plan requirements and may require an on-site disposal system (OSDS) inspection report locating all septic system components.

Submission of percolation test application and/or conducting additional percolation testing and potentially installing a new septic system or upgrading the existing septic system may also be required.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on January 25, 2025, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners. I find that there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted.

Although the Department of Planning did not make any recommendations related to the detached garage, I will impose conditions that the detached garage shall not be converted into a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and will not have separate electric or utility connections, or used for commercial purposes.

Pursuant to the posting of the Property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 13th day of **February, 2025**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County

Zoning Regulations (“BCZR”), Sections 400.1 and 400.3, to permit an accessory building (detached garage) to be placed in the side yard and have a height of 25 ft., in lieu of the required rear yard placement and maximum allowed height of 15 ft., be and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioners 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. The Petitioners must comply with the DEPS ZAC comment, dated January 27, 2025 and received on February 5, 2025; a copy of which is attached hereto and made a part hereof.

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



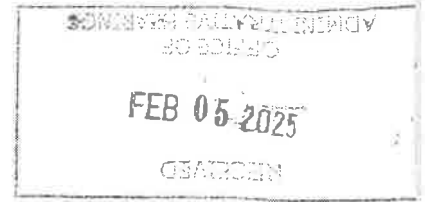
DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw

AV
2/10/25

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: January 27, 2025

SUBJECT: DEPS Comment for Zoning Item # 2025-0005-A
Address: 6 MARK MEADOW COURT
Legal Owner: Steve & Cheree Peirce

Zoning Advisory Committee Meeting of January 31, 2025.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. EPS-GWM does not oppose the Zoning relief requested, but be advised that the following conditions will be required prior to building permit approval from GWM.
 - a. Ground Water Management approval must be obtained prior to approval of the building permit.
 - b. Requirements for approval will include submission of a site plan that meets GWM site plan requirements and may require an on-site disposal system (OSDS) inspection report locating all septic system components. Submission of percolation test application and/or conducting additional percolation testing and potentially installing a new septic system or upgrading the existing septic system may also be required.

Additional Comments:

Reviewer: Mia Lowery, January 27, 2025



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

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

Address 6 MARK MEADOW CT, REISTERSTOWN, MD 21136 Currently Zoned RC 4
Deed Reference 4 8 1 3 4 / 0 0 0 3 0 10 Digit Tax Account # 2 5 0 0 0 0 1 5 7 7
Owner(s) Printed Name(s) STEVE AND CHEREE PEIRCE

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

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

1. X ADMINISTRATIVE VARIANCE from Section(s)
BCZR: 400.1; 400.3 -> To permit an accessory building (garage) to be placed in the side yard and have a height of 25 feet, in lieu of the required rear yard placement and maximum allowed height of 15 feet.

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

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

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

Property is to be posted and advertised as prescribed by the zoning regulations.
I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

STEVE PEIRCE / CHEREE PEIRCE
Name #1 - Type or Print / Name # 2 - Type or Print
Signature #1 / Signature # 2
6 MARK MEADOW CT / REISTERSTOWN / MARYLAND
Mailing Address / City / State
21136 / 301-525-7456 / SCPEIRCE@VERIZON.NET
Zip Code / Telephone #'s (Cell and Home) / Email Address

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

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

Representative to be Contacted:

MATTHEW HARTLEY, Tabor Design Build
Name - Type or Print
Signature
15740 CRABBS BRANCH WAY / ROCKVILLE / MD
Mailing Address / City / State
20855 / 301-525-3317 / MHARTLEY@TABORDESIGNBUILD.CO
Zip Code / Telephone # / Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for

Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

Case Number 2025-0005-A Filing Date 1, 13, 25 Estimated Posting Date 1, 26, 25 Reviewer JSS

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

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 6 MARK MEADOW CT REISTERSTOWN MARYLAND 21136
 Print or Type Address of Property City State Zip Code

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

#1 - "BUILD BEHIND THE REAR FOUNDATION WALL LINE"

THE NEW PROPOSED GARAGE CANNOT BE BUILT BEHIND THE REAR FOUNDATION WALL LINE BECAUSE THAT WOULD REQUIRE A LARGE EXPANSION OF THE EXISTING DRIVEWAY AS WELL AS A LARGE AMOUNT OF LAND TO BE INFILLED AS THE PROPERTY SLOPES AWAY FROM THE EXISTING HOUSE.

#2 - "HEIGHT LIMITATION OF 15 FEET"

THE PROPOSED GARAGE NEEDS TO MATCH THE EXISTING HOUSE STRUCTURE & ROOFLINES CAUSING THE NEW PROPOSED ROOFLINE TO BE 25' TALL. THE PROPOSED OPTION OF 15' WAS DISAPPROVED BY THE PROPERTIES HOA AS IT DOES NOT FIT THE AESTHETIC OF THE SURROUNDING STRUCTURES.

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

Steve Peirce
 Signature of Owner (Affiant)

STEVE PEIRCE
 Name - Print or Type

Cheree Peirce
 Signature of Owner (Affiant)

CHERE PEIRCE
 Name - Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF Montgomery ~~BALTIMORE~~, to wit:

I HEREBY CERTIFY, this 10th day of January, 2025, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

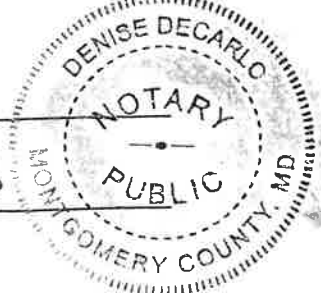
Print name(s) here: Steve & Cheree Peirce

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

AS WITNESS my hand and Notaries Seal

Denise Decarlo
 Notary Public

September 9, 2028
 My Commission Expires



Property Description

6 Mark Meadow Court

25-00-001577

PART A

ZONING PROPERTY DESCRIPTION FOR 6 MARK MEADOW CT, REISTERSTOWN, MD 21136

BEING KNOWN AND DESIGNATED AS LOT NO. 1 AS SHOWN ON PLAT ENTITLED "PLAT OF MARK MEADOW", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK SM NO. 78, FOLIO 187.

PART B:

OPTION 2: (Subdivision Lot – lot is part of record plat):

Being Lot #0048, Block 0020, Section #1020 in the subdivision of 0000 as recorded in Baltimore County Plat Book #0078, Folio #0187, containing 14.5900 AC. Located in the 4TH Election District and 4TH COUNCIL DISTRICT.

2025-0005-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/ neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.*

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2025-0005-A
Property Address: 6 MARK MEADOW COURT
Legal Owners (Petitioners): STEVE + CHEREE PEIRCE
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): TABOR REGION BUILD
Address: 15740 CRABBS BRANCH WAY
ROCKVILLE, MD 20855

Telephone Number: 301-417-6570

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2025-0005 -A Address 6 MARK MEADOW COURT

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/13/25 Posting Date: 1/26/25 Closing Date: 2/10/25

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2025-0005 -A Address 6 MARK MEADOW COURT

Petitioner's Name: STEVE + CHREE PEACE Telephone (Cell) MATHEW HARTLEY

Posting Date: 1/26/25 Closing Date: 2/10/25 301-525-3317

Wording for Sign: To Permit _____

To permit an accessory building (garage) to be placed in the side yard and have a height of 25 feet, in lieu of the required rear yard placement and maximum allowed height of 15 feet.



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections
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 Deed Reference 4 8 1 3 4 / 0 0 0 3 0 10 Digit Tax Account # 2 5 0 0 0 0 1 5 7 7
 Owner(s) Printed Name(s) STEVE AND CHEREE PEIRCE

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

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1. **ADMINISTRATIVE VARIANCE** from Section(s)
 BCZR: 400.1; 400.3 → To permit an accessory building (garage) to be placed in the side yard and have a height of 25 feet, in lieu of the required rear yard placement and maximum allowed height of 15 feet.

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

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Property is to be posted and advertised as prescribed by the zoning regulations.
 I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

| | | |
|-------------------------|-------------------------------|--------------------------|
| STEVE PEIRCE | / | CHERE PEIRCE |
| Name #1 – Type or Print | | Name # 2 – Type or Print |
| | | |
| Signature #1 | | Signature # 2 |
| 6 MARK MEADOW CT | | REISTERSTOWN MARYLAND |
| Mailing Address | | City State |
| 21136 / 301-525-7456 | | SCPEIRCE@VERIZON.NET |
| Zip Code | Telephone #'s (Cell and Home) | Email Address |

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

 Name - Type or Print

 Signature

 Mailing Address City State

 Zip Code Telephone # Email Address

Representative to be Contacted:

MATTHEW HARTLEY, Tabor Design Build
 Name - Type or Print

 Signature

15740 CRABBS BRANCH WAY ROCKVILLE MD
 Mailing Address City State

20855 / 301-525-3317 / MHARTLEY@TABORDESIGNBUILD.CO
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, It is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

 Administrative Law Judge for Baltimore County

Case Number 2025-0005-A Filing Date 1, 13, 25 Estimated Posting Date 1, 26, 25 Reviewer JSS

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

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 Print or Type Address of Property City State Zip Code

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

Steve Peirce
 Signature of Owner (Affiant)

STEVE PEIRCE
 Name - Print or Type

Cheree Peirce
 Signature of Owner (Affiant)

CHEREE PEIRCE
 Name - Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF Montgomery ~~BALTIMORE~~, to wit:

I HEREBY CERTIFY, this 10th day of January, 2025, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

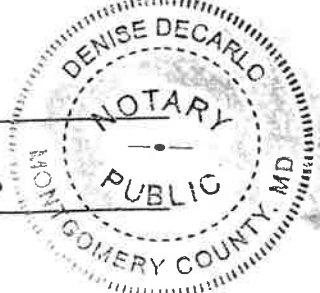
Print name(s) here: Steve & Cheree Peirce

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

AS WITNESS my hand and Notaries Seal

Denise Decarlo
 Notary Public

September 9, 2028
 My Commission Expires



Property Description

6 Mark Meadow Court

25-00-001577

PART A

ZONING PROPERTY DESCRIPTION FOR 6 MARK MEADOW CT, REISTERSTOWN, MD 21136

BEING KNOWN AND DESIGNATED AS LOT NO. 1 AS SHOWN ON PLAT ENTITLED "PLAT OF MARK MEADOW", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK SM NO. 78, FOLIO 187.

PART B:

OPTION 2: (Subdivision Lot – lot is part of record plat):

Being Lot #0048, Block 0020, Section #1020 in the subdivision of 0000 as recorded in Baltimore County Plat Book #0078, Folio #0187, containing 14.5900 AC. Located in the 4TH Election District and 4TH COUNCIL DISTRICT.

2025-0005-A

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

No. 235055

Date: 1/13/25

| 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: TABOR DESIGN BUILDS, INC.

For: 2025-0005-A

PEIRCE, 6 MARK MEADOW COURT

JSS 25-0026

**CASHIER'S
 VALIDATION**

DISTRIBUTION

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

4949

TABOR DESIGN BUILD, INC.
 15740 CRABBS BRANCH WAY
 ROCKVILLE, MD 20855
 (301) 417-6570

M&T Bank
 7-11/520

1/7/2025

PAY TO THE ORDER OF Baltimore County, MD

\$ **75.00

Seventy-Five and 00/100*****

Baltimore County, MD

VOID AFTER 90 DAYS

MEMO Peirce

AUTHORIZED SIGNATURE

DOLLARS

Security features. Details on back.

CERTIFICATION OF POSTING

RE: Case No. 2025-0005-A

Petitioner: Steve & Cheree Peirce

Closing Date: 2/10/25

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign
was posted conspicuously on the property located at _____

6 Mark Meadow Court – front of property

6 Mark Meadow Court – close up of sign wording

on 1/25/25

Sincerely,

Richard E. Hoffman (signed) 1/25/25

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

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: January 27, 2025

SUBJECT: DEPS Comment for Zoning Item # 2025-0005-A
Address: 6 MARK MEADOW COURT
Legal Owner: Steve & Cheree Peirce

Zoning Advisory Committee Meeting of January 31, 2025.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. EPS-GWM does not oppose the Zoning relief requested, but be advised that the following conditions will be required prior to building permit approval from GWM.
 - a. Ground Water Management approval must be obtained prior to approval of the building permit.
 - b. Requirements for approval will include submission of a site plan that meets GWM site plan requirements and may require an on-site disposal system (OSDS) inspection report locating all septic system components. Submission of percolation test application and/or conducting additional percolation testing and potentially installing a new septic system or upgrading the existing septic system may also be required.

Additional Comments:

Reviewer: Mia Lowery, January 27, 2025

Certification of Posting

Case No 2025-0005-A



6 Mark Meadow Court (1 of 2)

Richard E. Hoffman (signed) 1/25/25

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: January 27, 2025

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2025-0005-A

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

DPR: No Comment.

DPW-T: No Exception taken.

Landscaping: No comment.

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

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 04 Account Number - 2500001577

Owner Information

Owner Name: PEIRCE STEVEN JAMES Use: RESIDENTIAL
PEIRCE CHEREE L Principal Residence: YES
Mailing Address: 6 MARK MEADOW CT Deed Reference: /48134/ 00030
REISTERSTOWN MD 21136-5851

Location & Structure Information

Premises Address: 6 MARK MEADOW CT Legal Description: 14.5887AC CONSERV LT
REISTERSTOWN 21136-5851 6 MARK MEADOW CT
MARK MEADOW

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0048 0020 1020 4020017.04 0000 1 2025 Plat Ref: 0078/ 0187

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
2007 4,614 SF 1000 SF 14.5900 AC 04

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
2 YES STANDARD UNITSIDING/6 6 full/ 3 half 1 Attached

Value Information

| | Base Value | Value | | |
|--------------------|------------|------------------|---------------------------------------|------------------|
| | | As of 01/01/2025 | Phase-In Assessments As of 07/01/2024 | As of 07/01/2025 |
| Land: | 251,900 | 236,200 | | |
| Improvements | 828,600 | 1,051,500 | | |
| Total: | 1,080,500 | 1,287,700 | 1,080,500 | 1,149,567 |
| Preferential Land: | 0 | 0 | | |

Transfer Information

Seller: COHEN ANDREW M Date: 06/14/2023 Price: \$1,350,000
Type: ARMS LENGTH IMPROVED Deed1: /48134/ 00030 Deed2:
Seller: PRESTIGE DEVELOPMENT INC Date: 01/19/2007 Price: \$450,000
Type: ARMS LENGTH VACANT Deed1: /25092/ 00406 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: No Application

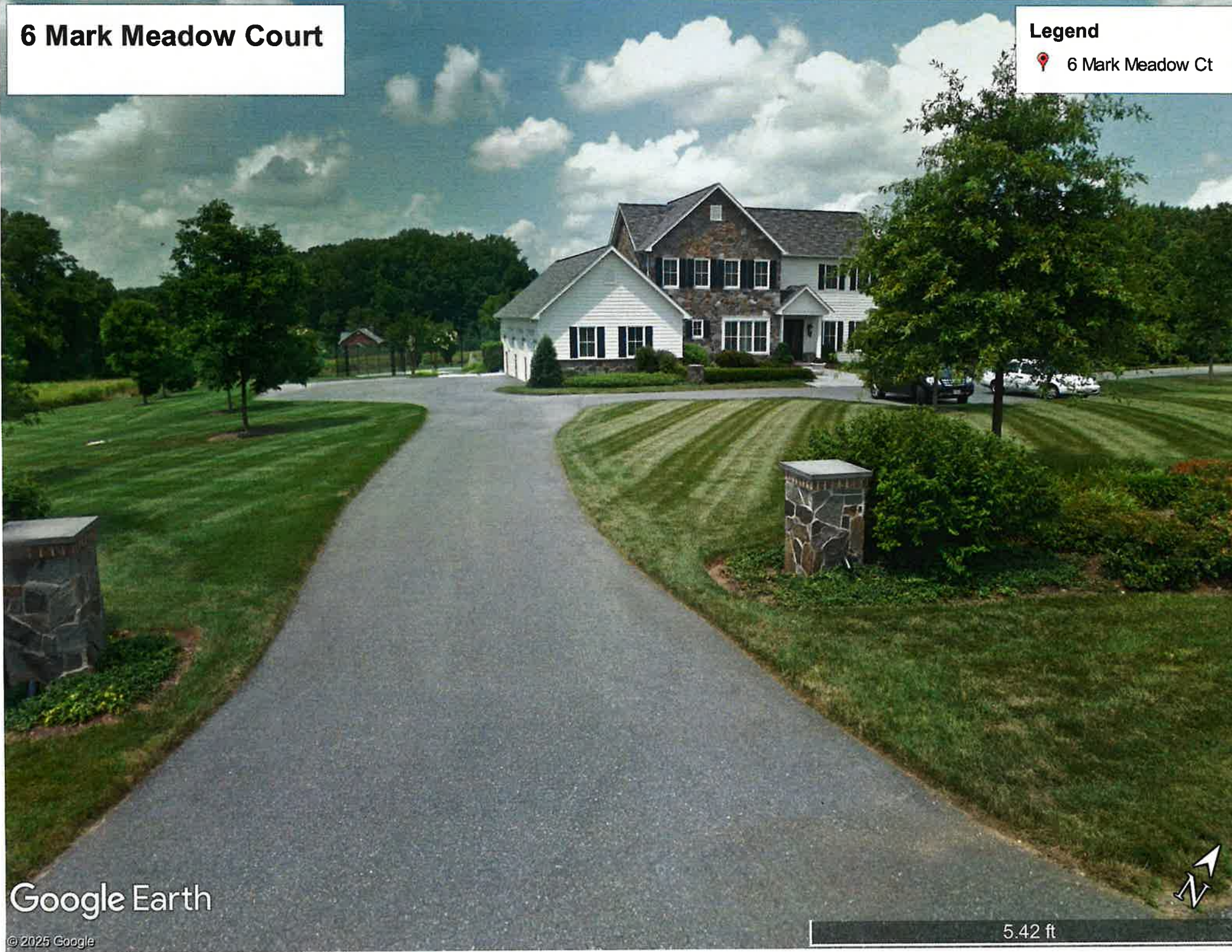
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

6 Mark Meadow Court

Legend

 6 Mark Meadow Ct



Google Earth

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5.42 ft

0408065475

PAI # 040090 Pt. Bk. 0000051, Folio 0138
1900014123

Lot # 27 PAI # 040090
Pt. Bk./Folio # 051138

PAI # 040090

1900014111

Lot # 12

Lot # 2
2500001578

Lot # 1 Pt. Bk. 0000078, Folio 0187

2500001577

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

Pt. Bk./Folio # 078187

NW 15-L

PAI # 040668
PAI # 040668
PAI # 040668

RC 4
048A3
4 CD

PAI # 040668

4 ED

Lot # 3

2500001579

0413056750

12001

0406010700

MARK MEADOW CT

Lot # 4

2500001580

Pt. Bk. 0000036, Folio 0025

1979-012

1979-0256-A 000009927

Pt. Bk./Folio # 030023

1600009629

Lot # 3

048A2

1996-0066-A
2006-0215-A

12045

12101

PAI # 040060 PAI # 040060 PAI # 040060
Pt. Bk. 0000039, Folio 0019
Pt. Bk. 0000039, Folio 0019
PAI # 040060

PAI # 040630

2007-0394-S

PAI # 040630

PAI # 040630

Pt. Bk. 0000045, Folio 0100

PAI # 040721

Pt. Bk./Folio # MP09037

12039

1972-0099-X
1988-0210-SPH
1971-0253-X

Pt. Bk. 0000051, Folio 0138

1997-0438-A

12033

Pt. Bk./Folio # 051138

26

31

25

23

12036 PAI # 040395

PAI # 040090,90

PAI # 040090

PAI # 040090

PAI # 040395 Pt. Bk./Folio # MPXX229

24

29

27

PAI # 040395

12027

NW 15-L

4 CD

4 ED

DRIVEWAY

048A3

Pt. Bk. 0000078, Folio 0187

Pt. Bk./Folio # 078187

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)
PAI # 040668

PAI # 040668

PAI # 040668

22

21

CLARKSON

12032 PAI # 040385

RC 4

PAI # 040385 PAI # 040385

Pt. Bk./Folio # 067017

PAI # 040668

20

Pt. Bk. 0000067, Folio 0017

PAI # 040385

12009

12001

12001

MARK MEADOW CT

GORES MILL RD

Pt. Bk. 0000036, Folio 0025
Pt. Bk./Folio # 036025

1979-0125-A

1979-0256-A

Pt. Bk. 0000052, Folio 0033

12020

1979-0256-A

SEILER CT

1312

1314

1310

PAI # 040209

PAI # 040209

Pt. Bk./Folio # 052033

1400

1324

1320

Pt. Bk. 0000063, Folio 0088

PAI # 040209

1406

1315

Pt. Bk. 0000040, Folio 0109

11905

1500

1410

NICODEMUS RD

1401

Pt. Bk./Folio # 040109

NW 14-L

1407

PAI # 040303

Pt. Bk./Folio # 058001A

Pt. Bk. 0000058, Folio 0001

PAI # 040303

PAI # 040142

PAI # 040142

Pt. Bk./Folio # 064059

PAI # 040303

1405-A

PAI # 040142

2023-0104-SPH

PAI # 040139

048A2

PAI # 040721

1996-0066-A
2006-0215-A

12045

PAI # 040060 PAI # 1976-0212 PAI # 040060 PAI # 040630

Pt. Bk. 0000039, Folio 0019

Pt. Bk. 0000039, Folio 0019

2007-0394-S

PAI # 040630

PAI # 040630

Pt. Bk. 0000045, Folio 0100

Pt. Bk./Folio # MP09037

12039

1972-0099-X
1988-0210-SPH
1971-0253-X

Pt. Bk. 0000051, Folio 0138

1997-0438-A

12033

Pt. Bk./Folio # 051138

26

31

12036 PAI # 040395

PAI # 040395

Pt. Bk./Folio # MPXX229

PAI # 040395

PAI # 040395

NW 15-L
4 CD

12027

PAI # 040090

PAI # 040090

PAI # 040090

24

29

27

23

21

048A3

12032

PAI # 040385

RC 4

Pt. Bk. 0000078, Folio 0187

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

Pt. Bk./Folio # 078187

PAI # 040668

PAI # 040668

7

PAI # 040668

22

20

PAI # 040385 PAI # 040385

Pt. Bk./Folio # 087017

12030

PAI # 040385

12009

12001

12001

MARK MEADOW CT

5

7

5

3

Pt. Bk. 0000067, Folio 0017

12028

12024

1998-0385-A

Pt. Bk. 0000052, Folio 0033

12020

1979-0256-A

Pt. Bk. 0000036, Folio 0025

Pt. Bk./Folio # 036025

4

2

1

PAI # 040209

Pt. Bk./Folio # 063089

PAI # 040209

Pt. Bk./Folio # 052033

1400

Pt. Bk. 0000063, Folio 0089

PAI # 040209

1406

1324

1320

1312

1310

1314

1315

Pt. Bk. 0000040, Folio 0109

11905

1500

1410

NICODEMUS RD

1401

1321

1313

NW 14-L

1407

1405

PAI # 040303

Pt. Bk./Folio # 058001A

PAI # 040303

Pt. Bk. 0000058, Folio 0001

1405-A

PAI # 040303

PAI # 040142

Pt. Bk./Folio # 064059

PAI # 040142

2020-0123-S

2023-0104-SPH

1313

2020-0123-S

1313

2020-0123-S

1313

2020-0123-S

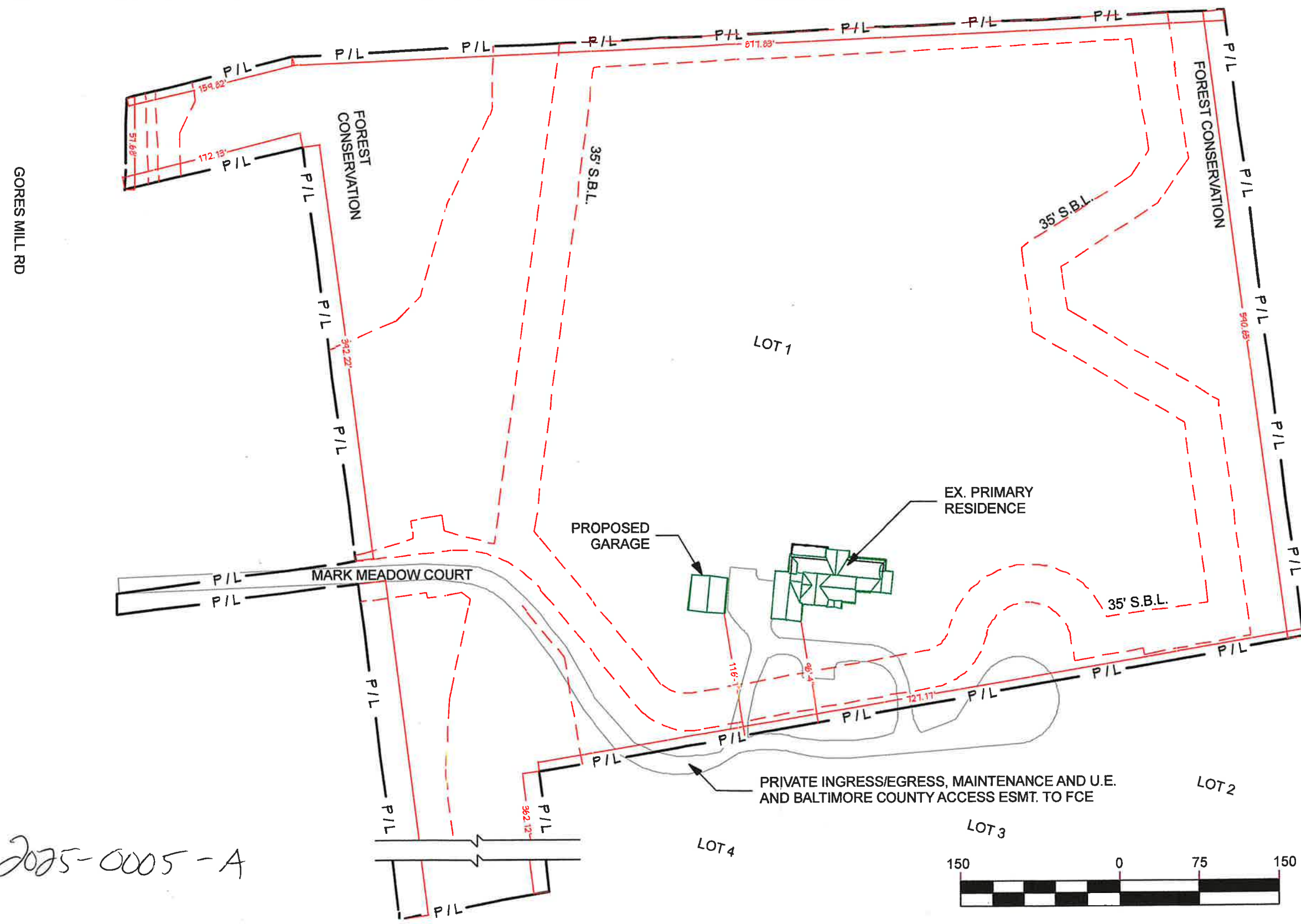
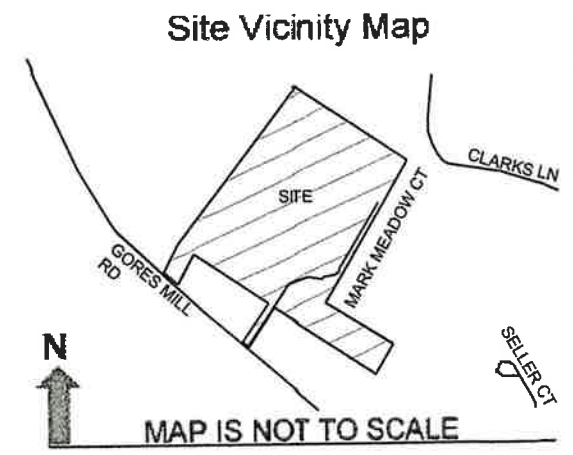
1313

2020-0123-S

1313

2020-0123-S

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
 Address 6 MARK MEADOW CT, REISTERSTOWN, MD 21136 Owners(s) Name(s) STEVE AND CHEREE PEIRCE
 Subdivision Name RC 4 Lot # 1 Block # N/A Section # N/A
 Plat Book # 0078 Folio # 0187 10 Digit Tax # 2 5 0 0 0 0 1 5 7 7 Deed Reference# 4 8 1 3 4 / 0 0 0 3 0



Zoning Map # 0048
 Zoning RC 4
 Election District 4TH
 Council District 4TH
 Lot Area Acreage .007
 Lot Square Footage 635,500
 Historic (Yes or No) NO
 CBCA (Yes or No) NO
 Flood Plain (Yes or No) NO
 Utilities – Mark with (X)
 Water is:
 Public _____ Private X
 Sewer is:
 Public _____ Private X
 Prior Hearing (Yes or No) NO
 If (Yes) list Case Number(s)
 and order result(s) below:

 Violation Case Number(s)



2025-0005-A

Plan Drawn By TABOR DESIGN BUILD Date 1/10/24 Scale: 1 inch = 100 Feet

