



KATHERINE A. KLAUSMEIER
County Executive

C. PETE GUTWALD, AICP
*Director, Department of Permits,
Approvals and Inspections*

December 1, 2025

James Pitcher
12826 Dover Road
Reisterstown, MD 21136

RE: Spirit and Intent Request
Zoning Case 2025-0185-A
12826 Dover Road
Tax ID 25-00-000934

Mr. Pitcher,

This refers to your November 21, 2025 letter to Mr. Pete Gutwald, Director of Permits, Approvals & Inspections. You requested in your letter permission to enlarge the footprint of a garage in which the intended use is to store a motor home. Zoning Case 2025-0185-A granted a "height variance" to allow a 40' X 60' garage to have a height of 24 feet. Now you would like to increase the footprint of the proposed garage to 40' X 75', but still at the granted, variances height of 24 feet.

In Zoning Case 2025-0185-A, Law-Judge Andrew Belt determined that "the property is unique due to its low grade and the fact that it is bordered by adult evergreen trees of considerable height. I find that these features assist in shielding the proposed garage from public view." Further,

the Zoning Office recognizes that the footprint of the proposed garage was not the subject of case 2025-0185-A, only the height.

As such, the Zoning Office believes that your request does indeed fall within the spirit and intent of Zoning Case 2025-0185-A, and grants you permission to apply for your necessary permits to build the proposed 40' X 75' garage at a height of 24 feet.

This letter is strictly limited to the application of the BCZR as applied to the S&I request presented in your letter, and does not represent verification or approvals for any other Local, State or other Regulations that may apply to this property.

Sincerely,



Jason Seidelman
Zoning Review

JSS/25-1230

Peter Gutwald, Director
Baltimore County Department of Permits, Approvals & Inspections
111 West Chesapeake Avenue
Towson, Md 21204

November 21, 2025

Re: Spirit and Intent Request

Dear Mr. Gutwald,

The subject of this request is a proposed garage to store a motor home that was approved in Case 2025-0185-A to be 24 feet high in lieu of the required 15 feet.

On petitioner's exhibit #1 (the plan) and in the testimony given, the proposed garage is intended to be constructed 40' x 60' and located on the surface of an existing tennis court.

I have discovered that a 15' extension to 75' deep will greatly benefit the use of the garage with the length of the motor home I have. The extension will be on the rear of the proposed garage and will remain on the tennis court surface. The height will not change.


As stated in the testimony and as shown in exhibit #5 (site photos), the existing mature trees will restrict the view of the proposed garage, even at 75' deep.

No interested people attended the zoning hearing and the case was not appealed.

It is my believe that the proposed extension will not impact any of the surrounding property owners.

I ask for your approval for the expansion of the garage and provide an amended case opinion.

Sincerely,


James Pitcher
12826 Dover Road
Reisterstown, MD 21136
443-562-0187

Enclosures: Case order, Exhibits #1 & #5

GENERAL SITE INFORMATION

1. Ownership: James Pilcher
12826 Dover Road Reisterstown, MD 21136
2. Address: 12826 Dover Road Reisterstown, MD 21136
3. Deed references: S0593/361
4. Area: 3.00 acres (per S0193/361)
5. Tax Map / Parcel / Tax account #: 50 / 46 / 24-00-009806
6. Election District: 4 Councilmanic District: 2
ADC Map: G15 file: 050A1 Position sheet: 65HW22
Census tract: 408303 Census block: 24050408301003
Schools: Franklin ES Franklin MS Franklin 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 files 050A1 and the information provided by Baltimore County on the internet.
8. Improvements: Single family dwelling, pool, garages and parking area. All of the improvements will remain.

OFFICE OF ZONING

Zoning: R.C. 5

Zoning history: None

R.C. 5 Setbacks for Residential Buildings

- Front: 150 feet from the property line or road right of way line
- Side: 30 feet from the property line
- Rear: 35 feet from the property line (PB 77/144)

Accessory Building Setback: 2.5 feet from the property line

ENVIRONMENTAL IMPACT

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.
5. Water Master Plan W-7 Sewer Master Plan S-7

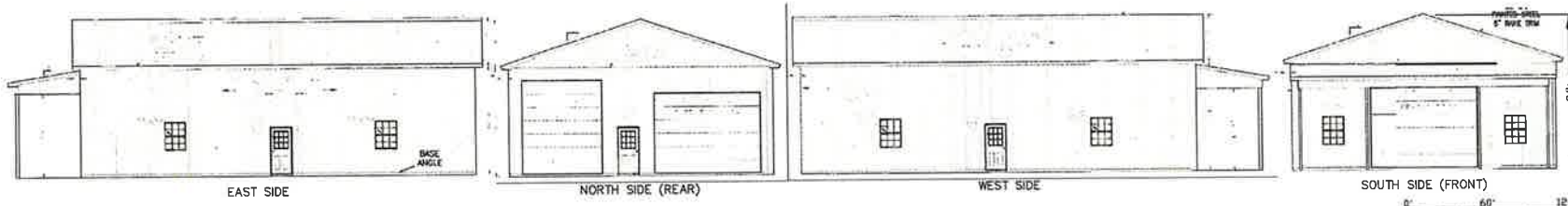
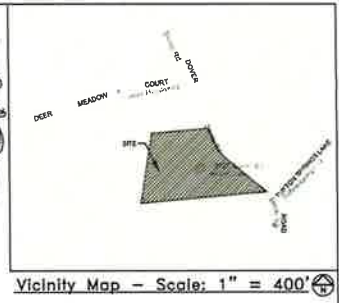
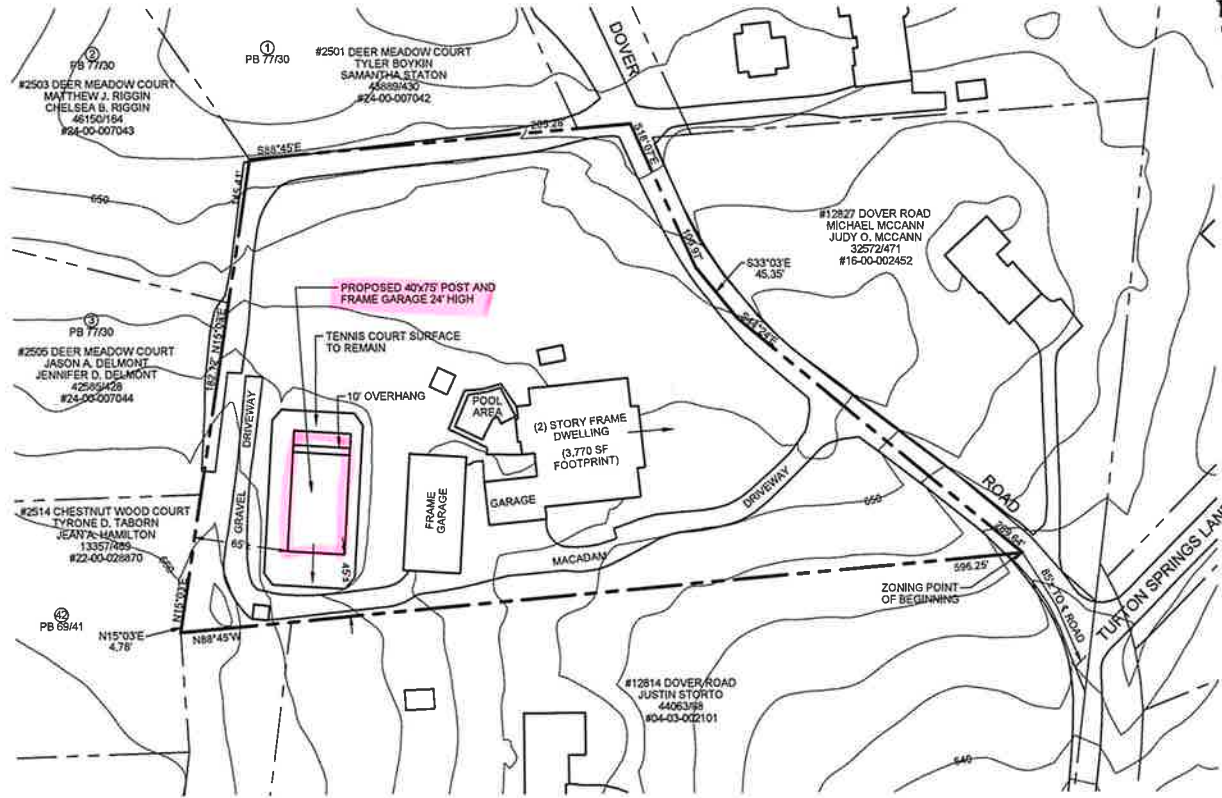
OFFICE OF PLANNING

Regional Planning District: Chestnut Ridge District Code: 307

1. The subject dwelling is not historic. The subject property is not in a National Register Historic District.

PROPOSED DEVELOPMENT

To construct a garage in the rear yard with a height of 24 feet.



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21058
o 443-800-5535 m 410-412-1906
cdoak@bruceedoakconsulting.com

PLAT TO ACCOMPANY
A ZONING PETITION
FOR
#12826 DOVER ROAD

BALTIMORE COUNTY, MARYLAND
4th ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT

REVISION
12/01/2025 AMEND SIZE OF PROPOSED GARAGE

Date: 8/1/2025
Scale: 1"=60'



KATHERINE A. KLAUSMEIER
County Executive

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

October 15, 2025

James Pitcher pitcherjimg@gmail.com
12826 Dover Road
Reisterstown, MD 21136

RE: Petition for Variance
Case No. 2025-0185-A
Property: 12826 Dover Road

Dear Mr. Pitcher:

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrew M. Belt", is written over a horizontal dashed line.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlm
Enclosure

c: Bruce E. Doak bdoak@bruceedoakconsulting.com; doakfarm@gmail.com
Sara Vita sarapvita@gmail.com

IN RE: PETITION FOR VARIANCE
(12826 Dover Road)
8th Election District
3rd Council District
James Pitcher
Legal Owner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS OF
* BALTIMORE COUNTY
*
* **CASE NO. 2025-0185-A**

Petitioner

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by the legal owner, James Pitcher (“Petitioner”) for property located at 12826 Dover Road, Reisterstown, (the “Property”). The Petitioner is requesting Variance relief from Baltimore County Zoning Regulations (“BCZR”), §400.3 to permit an accessory building (garage) of 24 ft., in lieu of the required 15 ft.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing on October 8, 2025. The Petition was properly advertised and posted. The Petitioner, James Pitcher, appeared at the hearing in support of the Petition along with Bruce E. Doak, licensed surveyor of Bruce E. Doak Consulting, LLC who prepared a site plan (the “Site Plan”). (Pet. Ex. 1). There were no Protestants, however an interested person, and nearby neighbor, Sara Vita attended the hearing.

A Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”). The agency did not oppose the requested relief.

The Property is 3.0 acres +/- and is zoned RC-5. Mr. Doak explained that the Petitioner is requesting variance relief for a detached garage with a height of 24 feet in order to accommodate the height needed to store the Petitioner’s R.V. No other variance relief is required for the construction of the proposed structure. Mr. Doak testified that the property is surrounded by adult

evergreen trees, which at some points exceeded 30 ft. in height. (Pet. Ex. 5) He noted that the subject property is at a lower elevation of surrounding properties, causing the majority of the structures on the property to be unseen by neighboring properties and travelers along Dover Road. (Pet. Ex. 1, 3 & 4) Mr. Doak offered into evidence a letter from adjacent neighbor Tyler Boykin at 2501 Deer Meadow Court who did not oppose the requested relief. (Pet. Ex. 9) Mr. Doak explained that the proposed garage will be constructed on top of an existing tennis court, this eliminating the creation of additional impervious surfaces. Mr. Pitcher testified that he has been an avid R.V. traveler for many years and that similar variance relief was granted at his prior residence to construct a structure which housed his R.V. (Pet., Ex. 8) Mr. Pitcher explained while he cannot build the proposed structure in the log-cabin type material of existing structures on the property, the color of the proposed garage will match the existing building as closely as practically possible. He further clarified that there will be no bathroom or other plumbing in the proposed building and that there is not a second floor in the structure's design. (Pet. Ex. 6)

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).

In light of the testimony provided, I find that the Property is unique due to its low grade and the fact that it is bordered by adult evergreen trees of considerable height. I find that these features assist in shielding the proposed garage from public view. I further find that the Petitioner would suffer practical difficulty if variance relief were to be denied in that storage for the Petitioner's R.V. could not be provided. Additionally, I find that variance relief can be provided

without injury to the health, safety or general welfare, particularly in the lack of opposition.

THEREFORE, IT IS ORDERED, this 15th day of **October 2025**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief pursuant to BCZR §400.3 to permit an accessory building (garage) with a height of 24 ft, in lieu of the maximum 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. Petitioner and subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The detached garage shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities.
3. The detached garage shall not be used for commercial or industrial purposes.
4. The Petitioner and all subsequent owners shall maintain the existing trees, vegetation and landscaping surrounding the detached garage including replacement of same when necessary.
5. The Site Plan (Pet. Ex. 1), a copy of which is attached hereto, is incorporated herein in its entirety.
6. Petitioner will make best efforts to paint the proposed garage in a color matching existing structures on the subject property.

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



ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB/dlm

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: September 12, 2025

SUBJECT: DEPS Comment for Zoning Item # 2025-0185-A
Address: 12826 DOVER ROAD
Legal Owner: James Pitcher

Zoning Advisory Committee Meeting of September 16, 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. Requirements for approval will include submission of a revised site plan that meets GWM site plan requirements.
 - b. **If any plumbing is proposed in the proposed accessory structure**, an on-site disposal system (OSDS) inspection report locating all septic system components and verifying its functionality will be required. The septic inspection report must be dated within the last 12 months. **Depending on the functionality, condition and capacity of the existing system, perc tests, additional trenches and/or repairs to the septic system may be required.**
 - c. **If any plumbing is proposed in the proposed accessory structure**, requirements for approval may include submission of percolation test application to conduct percolation testing and potentially installing a new septic system or upgrading the existing septic system may also be required.

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



PETITION FOR ZONING HEARING(S)

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

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

Address 12826 DOVER ROAD which is presently zoned RC5
Deed References: 50193 / 361 10 Digit Tax Account # 2500000934
Property Owner(s) Printed Name(s) JAMES PITCHER

(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. 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):

JAMES PITCHER
 Name #1 - Type or Print _____ Name #2 - Type or Print _____
 Signature #1 _____ Signature #2 _____
12826 DOVER ROAD REISTERSTOWN MD
 Mailing Address _____ City _____ State _____
21136 443 562 0187
 Zip Code _____ Telephone # _____ Email Address _____
PITCHJIM6@GMAIL.COM

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING, LLC
 Name - Type or Print _____
 Signature _____
3801 BAKER SCHOOLHOUSE ROAD FREEBANK MD
 Mailing Address _____ City _____ State _____
21053 410-49-4906
 Zip Code _____ Telephone # _____ Email Address _____
BD0AK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2025-0185-A Filing Date 8/25/25 Do Not Schedule Dates: _____ Reviewer R

Petitions Requested
For Case # 2025-0185-A
#12826 Dover Road

Variance

- 1) To permit the height of an accessory building (garage) of 24 feet in lieu of the required 15 feet per Section 400.3 BCZR



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 12826 DOVER ROAD which is presently zoned RCS
Deed References: 50193 / 361 10 Digit Tax Account # 2500000934
Property Owner(s) Printed Name(s) JAMES PITCHER

(SELECT THE HEARING(S) BY MARKING 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:

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SEE ATTACHED PAGE

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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):

JAMES PITCHER
 Name #1 - Type or Print _____ Name #2 - Type or Print _____
 Signature #1 [Signature] Signature #2 _____
 Mailing Address 12826 DOVER ROAD REISTERSTOWN MD
 City _____ State _____
 Zip Code 21136 Telephone # 443 562 0187 Email Address PITCHJIMG@GMAIL.COM

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING, LLC
 Name - Type or Print _____
 Signature [Signature]
 Mailing Address 3801 BAKER SCHOOLHOUSE ROAD FREEBANK MD
 City _____ State _____
 Zip Code 21053 Telephone # 410-49-4906 Email Address BDOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2025-0185-A Filing Date 8/25/25 Do Not Schedule Dates: _____ Reviewer R

Petitions Requested
For Case # 2025-0185-A
#12826 Dover Road

Variance

1) To permit the height of an accessory building (garage) of 24 feet in lieu of the required 15 feet per Section 400.3 BCZR

**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: 2025-0185-1
Property Address: 12826 DOVER ROAD REISTERSTOWN MD 21136
Property Description: 3.0 AC ON WEST SIDE OF DOVER ROAD
85' NORTH OF TUFTS SPRINGS LANE
Legal Owners (Petitioners): JAMES PITCHER
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 MD 21053
Telephone Number: 410-419-4906

BALTIMORE COUNTY DEPARTMENTS OF PERMITS APPROVALS & INSPECTIONS

APPROVED SIGN POSTERS

John Altmeyer
Cell: 410-382-6580
jaltmeyer@aol.com

J. Lawrence Pilson, R.S.
Cell: 443-834-8162
lpilson@hotmail.com

Troy Slevin, LEED AP, BD+C®
Work Direct 443.589.2442
Main Office 443.589.2400
tslevin@kleinfelder.com

Richard Hoffman
Cell: 443-243-7360
dick_e@comcast.net

Linda O'Keefe
Work: 410-666-5366
Cell: 443-604-6431
lucky linda1954@yahoo.com

Bruce E. Doak
Work: 443-900-5535
Cell: 410-419-4906
bdoak@bruceedoakconsulting.com

Eric Hadaway
Work: 410-296-3333
ehadaway@dmw.com

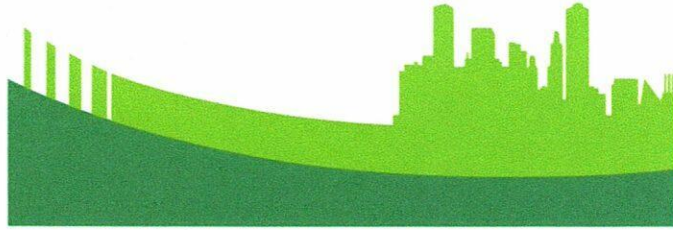
David Billingsley
Work: 410-679-8719
dwb0209@yahoo.com

Martin Ogle
Cell: 443-629-3411
mert1114@aol.com

Sgt. Robert A. Black
Cell: 410-499-7940
1opie@comcast.net

The petitioner must use one of the sign posters on this approval list. Any reposting must also be done by one of these approved posters. If you wish to select a sign poster not shown on the list above, prior approval by the Department of Permits, Approvals and Inspections, Zoning Review Office, is required.

This department is not associated with any of the above posters, nor do we recommend any specific one. We do suggest that you contact a number of them to compare prices, since their charges may vary.



Zoning Description

12826 Dover Road- 3.0 acres
Fourth Election District Second Councilmanic District
Baltimore County, Maryland

Beginning at a point in Dover Road, 85 feet+_ northwesterly along the western edge of Dover Road from the centerline extension of Tufts Springs Lane, thence leaving Dover Road and running with and binding on the outlines of the subject property, the four following courses and distances, viz.

1. North 88 degrees 45 minutes West 596.25 feet
2. North 15 degrees 03 minutes East 182.12 feet
3. North 15 degrees 03 minutes East 145.41 feet and
4. South 88 degrees 45 minutes East 269.28 feet to the centerline of Dover Road, thence continuing to run and bind on the outlines of the subject property and binding in or near the centerline of Dover Road, the three following courses and distances, viz.
5. South 18 degrees 07 minutes East 109.97 feet
6. South 33 degrees 03 minutes East 45.35 feet and
7. South 44 degrees 24 minutes East 259.64 feet to the point of beginning

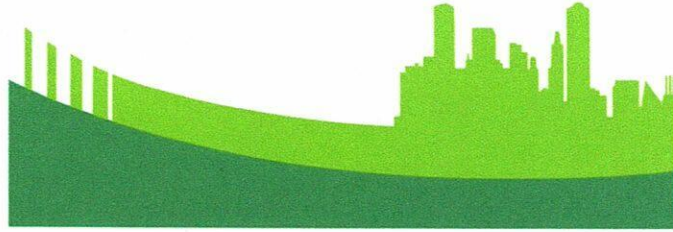
Containing 3.0 acres of land, more or less.

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

2025-0185-A

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





Zoning Description

12826 Dover Road- 3.0 acres
Fourth Election District Second Councilmanic District
Baltimore County, Maryland

Beginning at a point in Dover Road, 85 feet+_ northwesterly along the western edge of Dover Road from the centerline extension of Tufts Springs Lane, thence leaving Dover Road and running with and binding on the outlines of the subject property, the four following courses and distances, viz.

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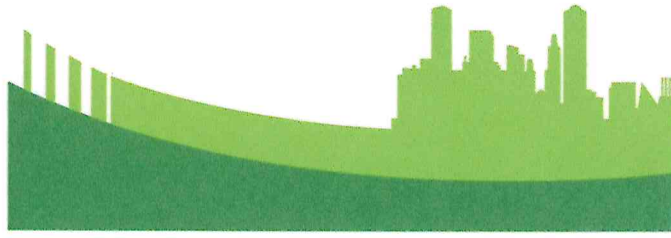
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2025-0185-A

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





CERTIFICATE OF POSTING

September 16, 2025

_____ amended for second inspection

Re:

Zoning Case No. 2025-0185-A

Legal Owner: James Pitcher

Hearing date: October 08, 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 **12826 Dover Road**.

The signs were initially posted on **September 15, 2025**.

The subject property was also inspected on _____.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bruce E. Doak".

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
 OFFICE OF BUDGET AND FINANCE
 MISCELLANEOUS CASH RECEIPT

No. 241018

Date: 8/22/25

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					2000 75.00

Total: 75.00

Rec From: BRUCE E DOAK

For: 2025-0185-A

DISTRIBUTION

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

CASHIER'S
 VALIDATION

TC

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

3358
 15-3/540
 427

Date 8/05/25

Pay to the Order of BALTIMORE COUNTY MO \$ 75.00
SEVENTY FIVE AND 00/100 Dollars

PNC BANK
 PNC Bank, N.A. 040

For BRUCE E DOAK CONSULTING P.C. BE DOAK

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 #: 2025-0185-A

12826 Dover Road

(85 ft n/westerly along the western edge of Dover Road)
Council District 3, Election District 8
Legal Owner: James Pitcher

VARIANCE:

TO PERMIT THE HEIGHT OF AN ACCESSORY BUILDING (GARAGE) OF 24 FEET IN LIEU OF THE REQUIRED 15 FEET PER BALTIMORE COUNTY ZONING REGULATION ("BCZR"), SECTION 400.3.

Hearing Date: Wednesday, October 08, 2025 at 10:00 a.m.

If an in-person hearing has been requested in writing and granted, the hearing location is: The Jefferson Building, 105 W. Chesapeake Ave., Hearing Room 205, Towson, MD 21204. Please contact the Office of Administrative Hearings a few days prior to the hearing to confirm the hearing format at the phone number or email address shown below. Office of Administrative Hearings, 105 West Chesapeake Avenue, Suite 103 / Towson, Maryland 21204 / Phone 410-887-3868, 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 #: 2025-0185-A

12826 Dover Road

(85 ft n/westerly along the western edge of Dover Road)

Council District 3, Election District 8

Legal Owner: James Pitcher

VARIANCE:

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HANDICAPPED ACCESSIBLE

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: September 10, 2025

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2025-0185-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 - Residential Open Space & No Greenways affected.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 9/19/2025

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2025-0185-A

INFORMATION:

Property Address: 12826 Dover Road
Petitioner: James Pitcher
Zoning: RC 5
Requested Action: Variance

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

Variance -

- To permit the height of an accessory building (garage) of 24 feet in lieu of the required 15 feet per Section 400.3 of the Baltimore County Zoning Regulations.

The proposed site is an approximately 3.00-acre property zoned RC 5. It is surrounded by predominantly rural residential uses. The site has a previous Zoning petition (ZAC 1999-0218-SPH) for special hearing relief to approve the First Amended Final Development Plan for the subdivision Chestnut Woods. The property is not located in a historic district.

The existing land use is currently a residential property. The requested zoning relief, as said in the above request, does not adversely impact the public right-of-way or the surrounding dwellings. All structures on the property are set back from the public right-of-way and visual impacts will be minimized. The applicant indicated that the accessory structure will be a 40'x60' post and frame garage that will be used to store a motor home (RV). The garage will be tucked away in the far southwest corner of the property and will sit on top of a tennis court surface, which will remain. There is dense tree and vegetation presence that will mitigate its impact on to the neighboring properties to the west and south. Elevations were submitted to the Planning Department and it should be reflected that Planning recommends that the petitioner design the garage with the same architectural theme as the principal building on the site, providing consistency in materials, colors, roof pitch, and style pursuant to BCZR Section 1A04.4.G.1.d. The Department feels the requested relief has low impact on the existing neighborhood and provides the ideal site design.

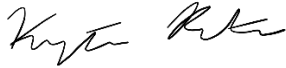
The Department of Planning has no objection to the requested relief conditioned upon the following:

1. The garage will not be converted into living quarters.
2. That no more than 15 percent of any lot in an R.C.5 Zone may be covered by buildings pursuant to BCZR Section 1A04.3.B.3.

3. That no more than one dwelling is permitted on any lot in an R.C.5 Zone, but not excluding additional dwellings for bona fide tenant farmers pursuant to BCZR Section 1A04.3.B.5.
4. That no structure hereafter erected in an R.C. 5 Zone shall exceed a height of 35 feet pursuant to the Baltimore County Zoning Regulations (BCZR) Section 1A04.3.A
5. This property is subject to the R.C.5 Performance Standards of BCZR Section 1A04.4. Elevations demonstrating how the addition will ensure that it conforms to a quality of design that maintains and reflects the rural character of the County pursuant to BCZR Section 1A04.4.B.3 should be submitted for review and approval at the time of permitting.
6. All other accessory structure requirements outlined in BCZR Section 400 are met.
7. Any additional conditions set forth by the Administrative Law Judge.

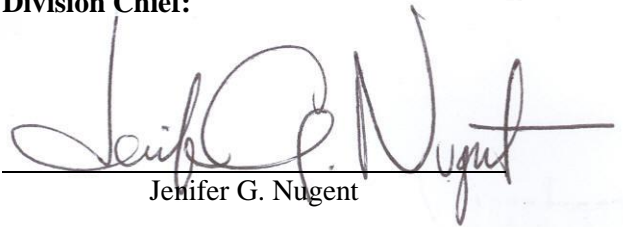
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Bruce E. Doak
Sydnie Cooper, Community Planner
John Krach, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

GENERAL SITE INFORMATION

1. Ownership: James Pitcher
12826 Dover Road Reisterstown, MD 21136
2. Address: 12826 Dover Road Reisterstown, MD 21136
3. Deed references: 50193/361
4. Area: 3.00 acres (per 50193/361)
5. Tax Map / Parcel / Tax account #: 50 / 46 / 24-00-009806
6. Election District: 4 Councilmanic District: 2
ADC Map: GIS tile: 050A1 Position sheet: 65NW22
Census tract: 408303 Census block: 240054083031003
Schools: Franklin ES Franklin MS Franklin 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 050A1 and the information provided by Baltimore County on the internet.
8. Improvements: Single family dwelling, pool, garages and parking area. All of the improvements will remain.

OFFICE OF ZONING

Zoning: R.C. 5
Zoning history: None
R.C. 5 Setbacks for Residential Buildings

Front: 150 feet from the property line or road right of way line
Side: 50 feet from the property line
Rear: 35 feet from the property line (PB 77/144)

Accessory Building Setback: 2.5 feet from the property line

ENVIRONMENTAL IMPACT

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.
5. Water Master Plan W-7 Sewer Master Plan S-7

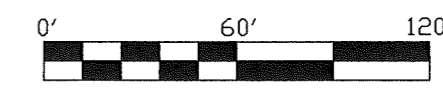
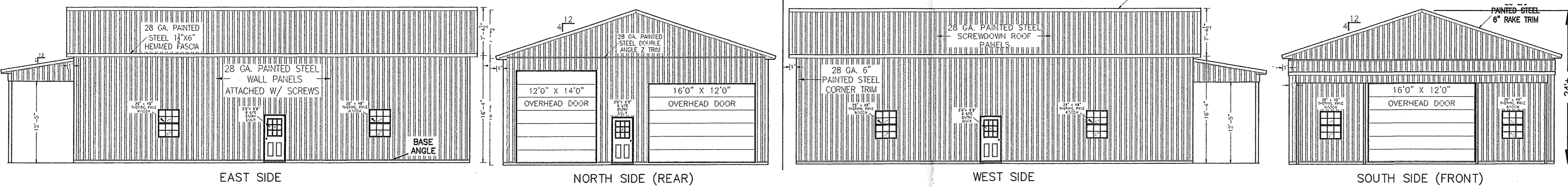
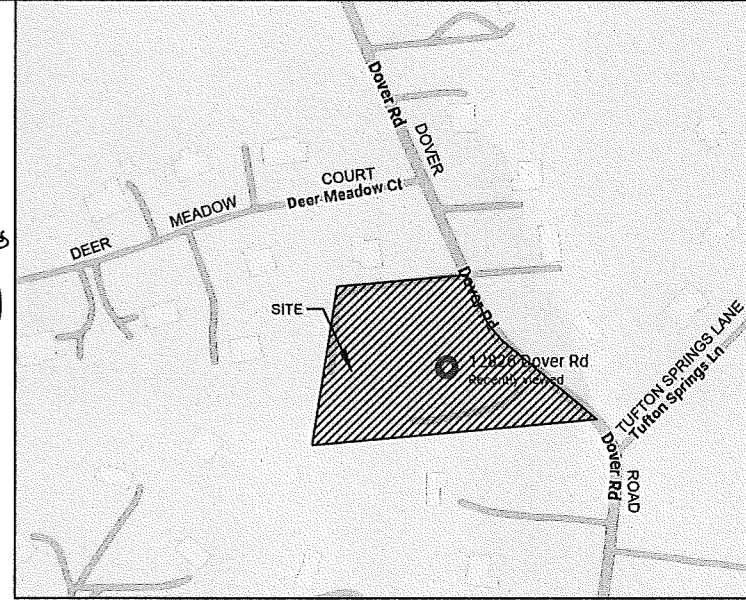
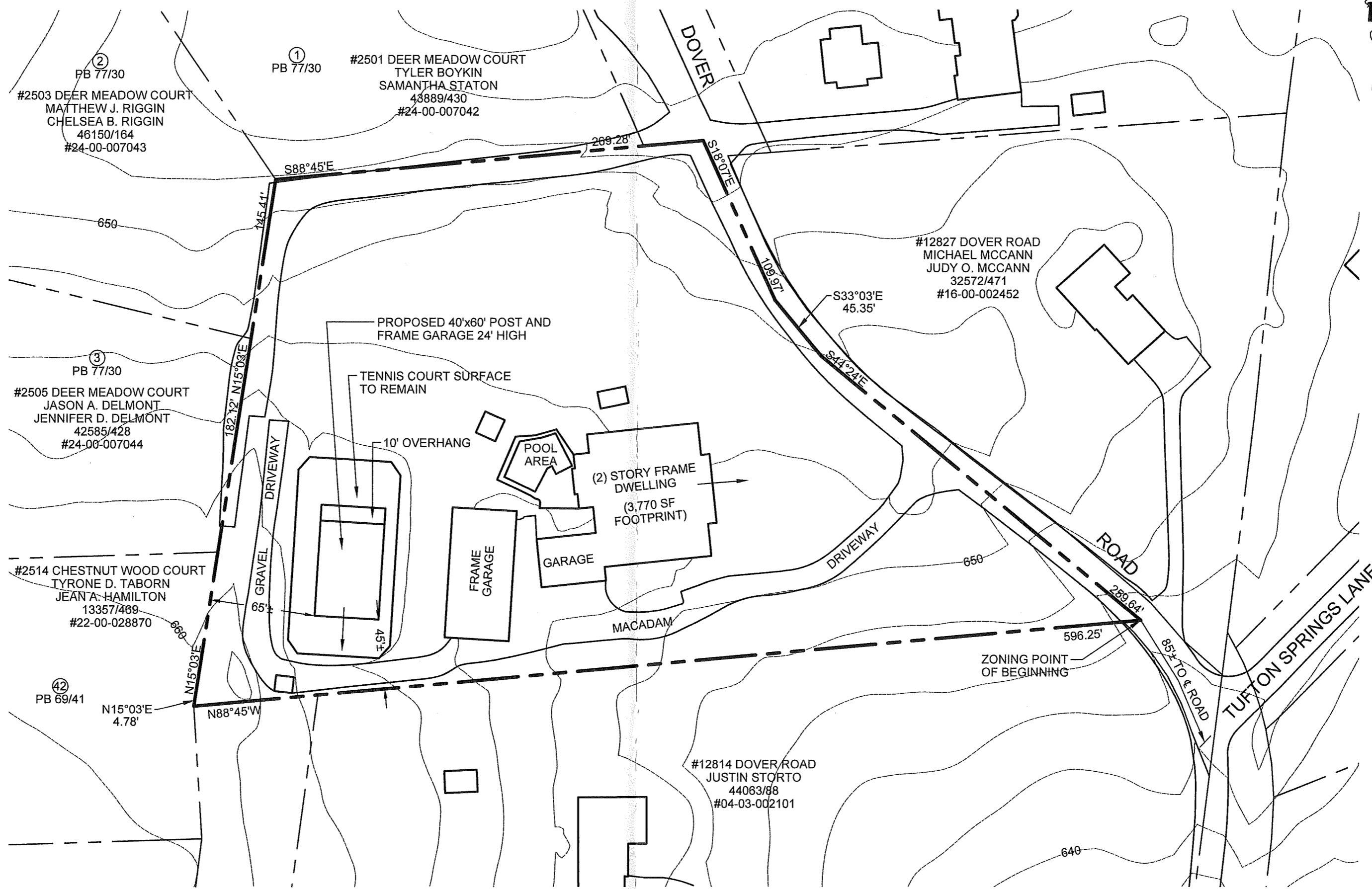
OFFICE OF PLANNING

Regional Planning District: Chestnut Ridge District Code: 307

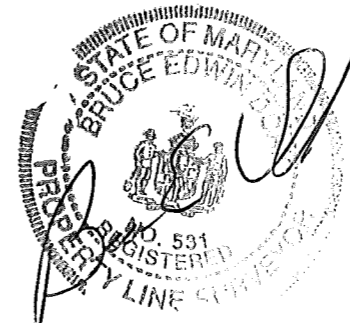
1. The subject dwelling is not historic. The subject property is not in a National Register Historic District.

PROPOSED DEVELOPMENT

To construct a garage in the rear yard with a height of 24 feet.



REVISION



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

PLAT TO ACCOMPANY
A ZONING PETITION
FOR
#12826 DOVER ROAD

BALTIMORE COUNTY, MARYLAND
4th ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT

Date: 8/1/2025
Scale: 1"=60'

2025-0185-A