



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 the opinion of the Administrative Law Judge, the information, sketches, and Affidavit submitted provide sufficient facts that comply with the requirements of BCZR, §307.1. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners. I find that there is evidence in the file to indicate that the Variance for the requested setback from the public right of way, will not adversely affect the health, safety or general welfare of the public, particularly in light of the lack of opposition.

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 reduced setback will be granted.

THEREFORE, IT IS ORDERED, this 11th day of **February, 2026**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), §1B01.2.C.1.b, to permit a proposed addition to an existing dwelling with a setback of 26 ft 6 in in lieu of the required 30 ft setback, be and they are each 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.

ORDER RECEIVED FOR FILING

Date

2-11-26

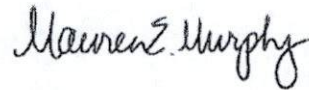
2

By

lw

2. The Site Plan (Pet. Ex. 1) a copy of which is attached hereto, is incorporated herein.

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



MAUREEN E. MURPHY  
Chief Administrative Law Judge  
for Baltimore County

MEM:dlw

ORDER RECEIVED FOR FILING

Date 2-11-26

By aw



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 11, 2026

Kyle & Lisa Parsons [kyleparsons107@gmail.com](mailto:kyleparsons107@gmail.com)  
2210 Stryker Court  
Lutherville-Timonium, MD 21093

RE: Petition for Administrative Variance  
Case No. 2026-0010-A  
Property: 2210 Stryker 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 cursive script that reads "Maureen E. Murphy".

MAUREEN E. MURPHY  
Chief Administrative Law Judge  
for Baltimore County

MEM:dlw  
Enclosure

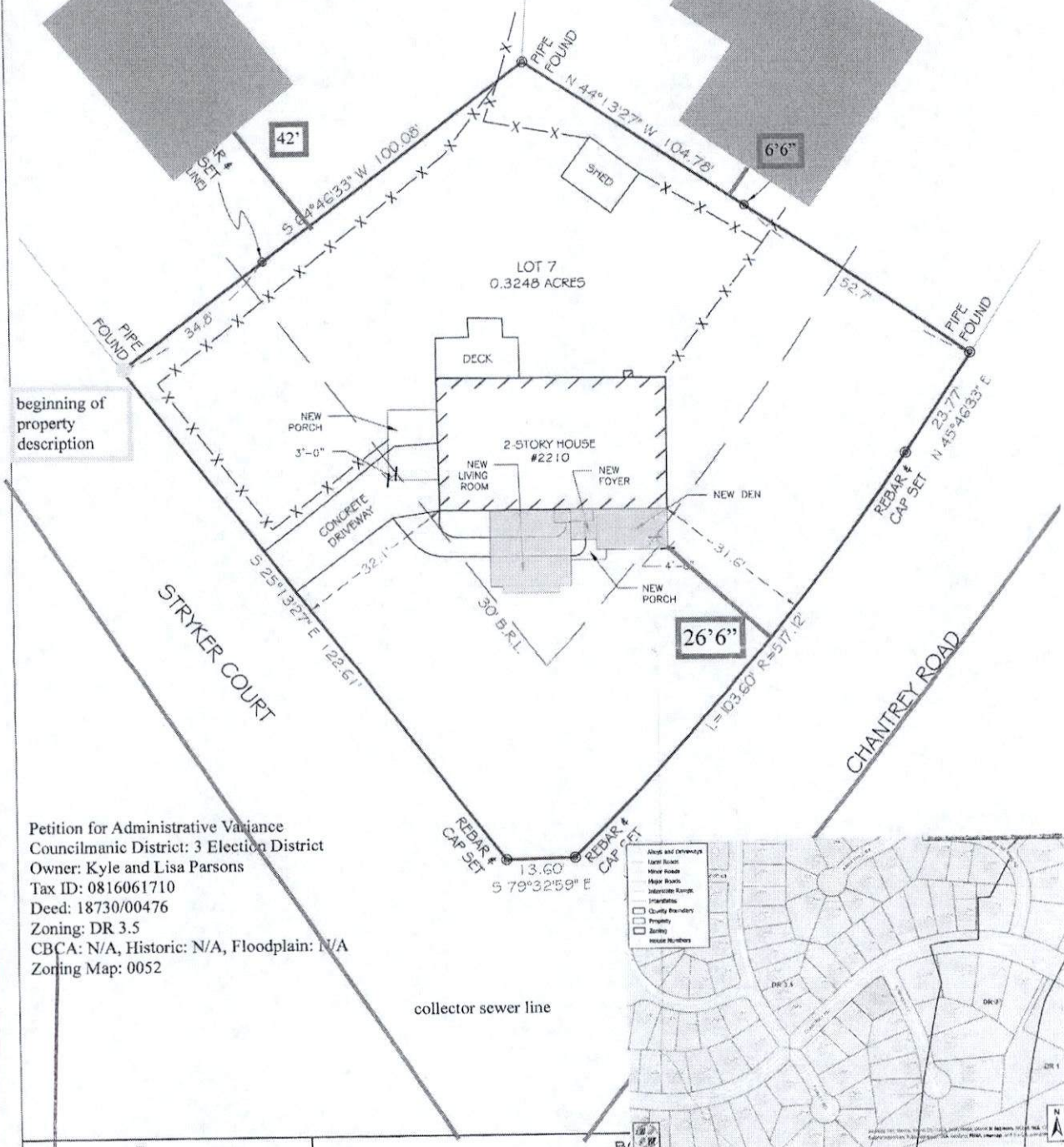
c: Matthew T. Kotroco, Esq. [matt@kotrocolaw.com](mailto:matt@kotrocolaw.com)

Office of Administrative Hearings  
105 West Chesapeake Avenue, Suite 103 / Towson, Maryland 21204 / Phone 410-887-3868  
[www.administrativehearings@baltimorecountymd.gov](http://www.administrativehearings@baltimorecountymd.gov)



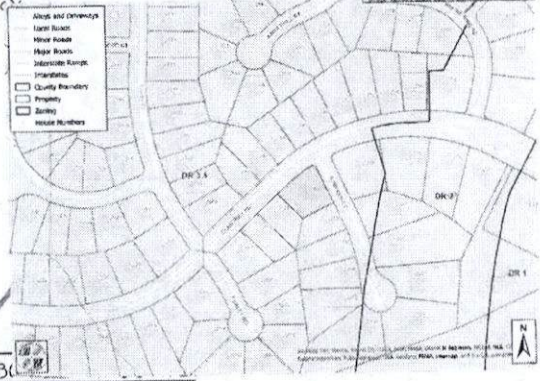
2208 Stryker Court  
Spring Lake Lot #6  
45473 / 0073  
0808006060  
Carly Huss and Michael Stierstorfer

241 Chantrey Road  
Spring Lake Lot #8  
48140 / 0349  
0813007180  
Johnathan Sipes and Kristin Holste



beginning of  
property  
description

Petition for Administrative Variance  
Councilmanic District: 3 Election District  
Owner: Kyle and Lisa Parsons  
Tax ID: 0816061710  
Deed: 18730/00476  
Zoning: DR 3.5  
CBCA: N/A, Historic: N/A, Floodplain: N/A  
Zoning Map: 0052



**CLEARLINE**  
LAND SURVEYORS

10250 Old Columbia Road, Suite 210, Columbia, MD 21046  
Email: Contact@ClearLineLS.com  
Phone: (410) 264-1090

2210 STRYKER COURT  
BALTIMORE COUNTY, MARYLAND  
LOT 7, BLOCK C, "SPRINGLAKEM PLAT NO. 4..."  
PLAT BOOK 27, PAGE 9

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT IN MY PROFESSIONAL KNOWLEDGE, OPINION, AND BELIEF, THAT THIS BOUNDARY SURVEY IS AN ACCURATE REPRESENTATION OF THE FIELD SURVEY PERFORMED AND THAT THE HORIZONTAL LOCATION OF THE PHYSICAL STRUCTURES AND FEATURES AS SHOWN HEREON ARE CORRECT. THIS BOUNDARY SURVEY WAS EITHER PERSONALLY PREPARED BY ME, OR I WAS IN RESPONSIBLE CHARGE OVER IT'S PREPARATION. THIS SURVEY IS IN COMPLIANCE WITH COMAR SECTIONS 09.13.06.03 AND 09.13.06.12 OF THE MINIMUM STANDARDS OF PRACTICE AS ADOPTED BY THE MARYLAND BOARD FOR PROFESSIONAL LAND SURVEYORS. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND SHOWS ONLY THOSE EASEMENTS, RESTRICTIONS OR ENCUMBRANCES PER RECORD AS KNOWN TO THE SURVEYOR AT THE TIME. THE PROPERTY LINE AND RIGHT-OF-WAY INFORMATION IS BASED ON PLATS, DEEDS OF RECORD AND FIELD MEASUREMENTS. THE BEARINGS AS SHOWN ARE BASED ON MARYLAND STATE PLANE COORDINATE SYSTEM NAD83(2011).

**LEGEND**

	BOUNDARY LINE
	ADJOINING LOT LINE
	FENCE LINE
	BUILDING RESTRICT
	BOUNDARY MARKER

SCALE: 1" = 20'      JULY 7, 2025      FILE #: 25-1126

ROBERT J. JEDLANEK  
MD PROFESSIONAL LAND SURVEYOR  
LIC# 21996-1892-2-27

OF FILED FOR FILING  
 Date 2-11-26

2026.0010-A

**Debra L Wiley**

---

**From:** Debra L Wiley  
**Sent:** Wednesday, February 11, 2026 1:03 PM  
**To:** 'kyleparsons1071@gmail.com'  
**Cc:** Donna L. Mignon  
**Subject:** FW: DECISION - Administrative Variance - Case No. 2026-0010-A - 2210 Stryker Ct. - Kyle & Lisa Parsons  
**Attachments:** 2026-0010-A - Order.pdf

Good Afternoon,

Please find attached ALJ Murphy's Opinion and Order in reference to the above matter.

Have a great and safe day.

Debra Wiley  
Executive Secretary  
Baltimore County Office of Administrative Hearings  
Jefferson Building  
105 W. Chesapeake Avenue, Suite 103  
Towson, MD 21204  
410-887-3868

## Debra L Wiley

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**From:** Mail Delivery System <postmaster@baltimorecountymd.gov>  
**To:** kyleparsons107@gmail.com  
**Sent:** Wednesday, February 11, 2026 1:01 PM  
**Subject:** Undeliverable: DECISION - Administrative Variance - Case No. 2026-0010-A - 2210 Stryker Ct. - Kyle & Lisa Parsons

The following message to <kyleparsons107@gmail.com> was undeliverable.

The reason for the problem:

5.1.0 - Unknown address error 550-"5.1.1 The email account that you tried to reach does not exist. Please try\n5.1.1 double-checking the recipient's email address for typos or\n5.1.1 unnecessary spaces. For more information, go to\n5.1.1 [https://support.google.com/mail/?p=NoSuchUser af79cd13be357-8cb2b1b7483si262015285a.171 - gsmt](https://support.google.com/mail/?p=NoSuchUser%20af79cd13be357-8cb2b1b7483si262015285a.171-gsmtp)"

**Debra L Wiley**

---

**From:** Debra L Wiley  
**Sent:** Wednesday, February 11, 2026 1:01 PM  
**To:** Kyle & Lisa Parsons  
**Cc:** Matthew T. Kotroco, Esq.; County Council; Donna L. Mignon; Jeffrey W Livingston; Jenifer G Nugent; Krystle A Moore; PAI Zoning Advisory Committee; Peoples Counsel; Taylor Bensley Komar; Vishnubhai K Desai  
**Subject:** DECISION - Administrative Variance - Case No. 2026-0010-A - 2210 Stryker Ct. - Kyle & Lisa Parsons  
**Attachments:** 2026-0010-A - Order.pdf

Good Afternoon,

Please find attached ALJ Murphy's Opinion and Order in reference to the above matter.

Have a great and safe day.

Debra Wiley  
Executive Secretary  
Baltimore County Office of Administrative Hearings  
Jefferson Building  
105 W. Chesapeake Avenue, Suite 103  
Towson, MD 21204  
410-887-3868

**CHECKLIST**

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/Conditions/Comments/No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	DPW AND/OR DPWT	<u>NC</u>
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	OTHER	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT Date: \_\_\_\_\_

SIGN POSTING (1<sup>st</sup>) Date: 1/24/20 by M Ogle

SIGN POSTING (2<sup>nd</sup>) Date: \_\_\_\_\_ by \_\_\_\_\_

PEOPLE'S COUNSEL APPEARANCE Yes  No

PEOPLE'S COUNSEL COMMENT LETTER Yes  No

Comments, if any: \_\_\_\_\_



**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 2210 Stryker Court, Lutherville Timonium, MD 21093 Currently Zoned DR 3,5

Deed Reference 18730 / 00476 10 Digit Tax Account # 0016051710

Owner(s) Printed Name(s) Kyle and Lisa Parsons

(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.  **ADMINISTRATIVE VARIANCE** from Section(s)

SEE ATTACHED

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):**

Kyle and Lisa Parsons

Name #1 – Type or Print \_\_\_\_\_ Name #2 – Type or Print \_\_\_\_\_

Kyle P. Parsons , Lisa D. Parsons  
 Signature #1 \_\_\_\_\_ Signature #2 \_\_\_\_\_

2210 Stryker Court \_\_\_\_\_ Lutherville-Timonium \_\_\_\_\_ MD  
 Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

21093 / \_\_\_\_\_ / kyleparsons1071@gmail.com  
 Zip Code \_\_\_\_\_ Telephone #'s (Cell and Home) \_\_\_\_\_ Email Address \_\_\_\_\_

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

Matthew T. Kotroco, Esq.  
 Name - Type or Print \_\_\_\_\_

[Signature]  
 Signature \_\_\_\_\_

210 Allegheny AVE STE 100 \_\_\_\_\_ Towson \_\_\_\_\_ MD  
 Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

21204 / 410-299-9453 / matt@kotrocolaw.com  
 Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

**Representative to be Contacted:**

Matthew T. Kotroco, Esq.  
 Name - Type or Print \_\_\_\_\_

[Signature]  
 Signature \_\_\_\_\_

210 Allegheny AVE STE 100 \_\_\_\_\_ Towson \_\_\_\_\_ MD  
 Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

21204 / 410-299-9453 / Matt@kotrocolaw.com  
 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 2026-0010-A Filing Date 1 / 12 / 26 Estimated Posting Date 1 / 25 / 26 Reviewer TC

Closing 2 9 26

Revised 8/2022

ORDER RECEIVED FOR FILING

Date 2-11-26

By [Signature]



# KOTROCO & ASSOCIATES, LLC

Attorneys at Law  
210 Allegheny Avenue, Suite 100  
Towson, Maryland 21204  
410-299-2943

Timothy M. Kotroco, Esq.  
Matthew T. Kotroco, Esq.  
Paul M. Mayhew, Esq.  
Of Counsel:  
John E. Beverungen, Esq.

Email Reply to: Tim@kotrocolaw.com  
Telephone: 410-299-2943

## 2210 Stryker Court Variance Justification

### A. Uniqueness

This is a corner lot bounded by two public streets which meet at an angle directly in front of the existing dwelling (see Site Plan). Having two frontages along two different streets pinches the required setbacks on this property more intensely than on surrounding properties. The location of the existing dwelling on the site necessitates the requested variance because the proposed addition protrudes slightly into the required 30 foot setback due to the angles described above and illustrated on the Site Plan.

### B. Practical Difficulty or Hardship

Petitioners' parent is moving in with them and will need to reside exclusively on the ground level due to age limitations. The house is built into a slope with the 2<sup>nd</sup> floor having a walkout deck into the backyard. The only available space for an addition that can either avoid or minimally infringe on required setbacks is the front of the house.

As depicted in the attached floor plan the parental bedroom will occupy the floorspace of what is now the den. The proposed den addition at the front right of the residence can only logically be constructed there due to the rest of the floorplan layout. Without the requested relief this corner of the house is essentially wasted.

There will still be substantial distance between the face of the proposed addition and the street, as well as from the dwelling on the adjoining lot, the relief requested is minimal.

It is respectfully submitted that the requested Variance from section 1B01.2.C1.b is proper and will not harm the public health or safety.

2026-0010-A

## Description of Variance

BCZR 1B01.2.C1.B to permit an proposes addition to an existing dwelling with a setback of 26' 6" in lieu of the required 30 foot setback.

# KOTROCO & ASSOCIATES, LLC

Attorneys at Law  
210 Allegheny Avenue, Suite 100  
Towson, Maryland 21204  
410-299-2943

Timothy M. Kotroco, Esq.  
Matthew T. Kotroco, Esq.  
Paul M. Mayhew, Esq.  
Of Counsel:  
John E. Beverungen, Esq.

Email Reply to: Tim@kotrocolaw.com  
Telephone: 410-299-2943

Zoning Property Description for 2210 Stryker Court, Lutherville-Timonium, MD 21093

Beginning at a point on the west side of Stryker Court which is 50 feet wide at the distance of 157 feet south of the centerline of the nearest improved intersecting street Chantrey Road which is 60 feet wide.

Being Lot #7, block C, section 2 in the subdivision of Spring Lake as recorded in Baltimore County platbook #27, folio #9, containing 13,572 square feet. Located in the 8<sup>th</sup> election district and 3<sup>rd</sup> councilmanic district.

2026-0010-A

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

No. **241810**

Date: **1/12/25**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
501	806	0000		6150					75.00

Total: **75.00**

Rec From: **Kotroco & Associates**

For: **2026-0010-A**

**DISTRIBUTION**

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

**CASHIER'S VALIDATION**

**TC**

**KOTROCO & ASSOCIATES, LLC**

210 ALLEGHENY AVENUE, SUITE 100  
TOWSON, MD 21204

1096

7-163/520 MD  
215

Date \_\_\_\_\_

Pay To The Order Of **Baltimore County MD**

**\$ 75.00**

**Seventy five and 00/100**

Dollars



**BANK OF AMERICA**

ACH R/T 052001633

For **Admi-variace**

**[Signature]**



CERTIFICATE OF POSTING

CASE NO. 2026-0010-A

PETITIONER/DEVELOPER

Matt

Kotroco

DATE OF HEARING/CLOSING

February 9, 2026



BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING ROOM 111  
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE  
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT

2210 Stryker Court

THE SIGN(S) POSTED ON: January 24, 2026

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE 

MARTIN OGLE  
9912 MAIDBROOK RD.  
PARKVILLE, MD 21234  
443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2026-0010-A

PETITIONER/DEVELOPER

Matt

Kotroco

DATE OF HEARING/CLOSING

February 9, 2026

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING ROOM 111  
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

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THE PROPERTY LOCATED AT

2210 Stryker Court



THE SIGN(S) POSTED ON January 24, 2026

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

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

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number: 2026 -0010 -A Address 2210 Stryker CT

Contact Person: Tyler Cox Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 1/12/26 Posting Date: 1/25/26 Closing Date: 2/9/26

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: 2026 -0010 -A Address 2210 Stryker CT

Petitioner's Name: \_\_\_\_\_ Telephone (Cell) \_\_\_\_\_

Posting Date: \_\_\_\_\_ Closing Date: \_\_\_\_\_

Wording for Sign: To Permit BCZR Section 1B01.2.A-b TO Permit a proposed  
addition to an existing dwelling with a set back of 26'6" in lieu  
of the normal 30' set back.



February 10, 2026

Matthew Kotroco, Esq.  
210 Allegheny Ave. Ste 100  
Towson, MD 21204

RE: Case Number: 2026-0010-A, 2210 Stryker Court

To Whom It May Concern:

The above referenced petition was accepted for processing ONLY by the Zoning Review Office, Department of Permits, Approvals, and Inspection (PAI) on January 12, 2026. This letter is not an approval, but only a NOTIFICATION.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. Please see attached comments submitted from these agencies. If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "C. Pete Gutwald", with a long horizontal flourish extending to the right.

C. Pete Gutwald  
Director  
Zoning Review Office, PAI

ALR  
CC: Kyle and Lisa Parsons

**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: February 6, 2026

SUBJECT: DEPS Comment for Zoning Item # 2026-0010-A  
Address: 2210 STRYKER COURT  
Legal Owner: Kyle & Lisa Parsons

Zoning Advisory Committee Meeting of February 6, 2026.

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

Reviewer: Earl D. Wrenn

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Peter Gutwald, Director  
Department of Permits, Approvals

**DATE:** February 6, 2026

**FROM:** Vishnu Desai, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
Case 2026-0010-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 comment

**Landscaping:** No comment.

**Recreations & Parks:** No comment - Residential Open Space & No Greenways affected.

# ZAC AGENDA

---

**Case Number:** 2026-0009-A      **Reviewer:** Jesse Krout  
**Existing Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL  
**Type:** VARIANCE  
**Legal Owner:** Hilary Fosler  
**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 10    **Council Dist:** 3

**Property Address:** 1 ANSARI COURT  
**Location:** N/side of Ansari Lane, e/side of Ansari Court

**Existing Zoning:** RC 5      **Area:** 1.2700 AC

**Proposed Zoning:**

VARIANCE:

per BCZR, Section 1A04.3.B.1.a to permit a lot area of 1.27 ac in lieu of the required minimum 1.50 ac for an existing lot of record.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:**

**Miscellaneous Notes:**

SHA has no Objection

**REVIEWED**

*By Richard Diamond at 12:16 pm, Feb 05, 2026*

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**Case Number:** 2026-0010-A      **Reviewer:** Tyler Cox  
**Existing Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL  
**Type:** ADMINISTRATIVE VARIANCE  
**Legal Owner:** Kyle & Lisa Parsons  
**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 8    **Council Dist:** 3

**Property Address:** 2210 STRYKER COURT  
**Location:** W/side of Stryker Court, south of Chantrey Road

**Existing Zoning:** DR 3.5      **Area:** 13,572 SQ. FT.

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

per BCZR, Section 1B01.2.C1.B to permit an proposed addition to an existing dwelling with a setback of 26 ft. 6 in. in lieu of the required 30 ft. setback.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:** 02/09/2026

**Miscellaneous Notes:**

SHA has no Objection

**REVIEWED**

*By Richard Diamond at 12:16 pm, Feb 05, 2026*

---

AV

**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: February 6, 2026

SUBJECT: DEPS Comment for Zoning Item # 2026-0010-A  
Address: 2210 STRYKER COURT  
Legal Owner: Kyle & Lisa Parsons

Zoning Advisory Committee Meeting of February 6, 2026.

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

Reviewer: Earl D. Wrenn

View Map      No Ground Rent Redemption on File      Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 08 Account Identifier - 0816061710

**Owner Information**

Owner Name: PARSONS KYLE P      Use: RESIDENTIAL  
 PARSONS LISAD      Principal Residence: YES  
 Mailing Address: 2210 STRYKER CT      Deed Reference: /18730/ 00476  
 LUTHERVILLE TIMONIUM MD 21093-2649

**Location & Structure Information**

Premises Address: 2210 STRYKER CT      Legal Description: 2210 STRYKER CT  
 LUTHERVILLE TIMONIUM 21093-2649      SPRINGLAKE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 4  
 0052 0019 0056 8010003.04 0000 2 C 7 2026 Plat Ref: 0027/ 0009

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1960	2,430 SF	500 SF	13,572 SF	04

Stories Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2 NO	STANDARD UNIT SIDING/ 4	2 full/ 1 half		

**Value Information**

	Base Value	Value		
		As of 01/01/2026	Phase-in Assessments As of 07/01/2025	As of 07/01/2026
Land:	112,300	141,500		
Improvements	287,300	270,600		
Total:	399,600	412,100	399,600	403,767
Preferential Land:	0	0		

**Transfer Information**

Seller: FREEDOM VENTURES I LLC	Date: 09/05/2003	Price: \$295,000
Type: NON-ARMS LENGTH OTHER	Deed1: /18730/ 00476	Deed2:
Seller: POWELL RICHARD W, TRUSTEE	Date: 10/29/2002	Price: \$168,500
Type: NON-ARMS LENGTH OTHER	Deed1: /17009/ 00728	Deed2:
Seller: POWELL RICHARD W	Date: 12/18/1991	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /09003/ 00681	Deed2:

**Exemption Information**

Partial Exempt Assessments: Class		07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

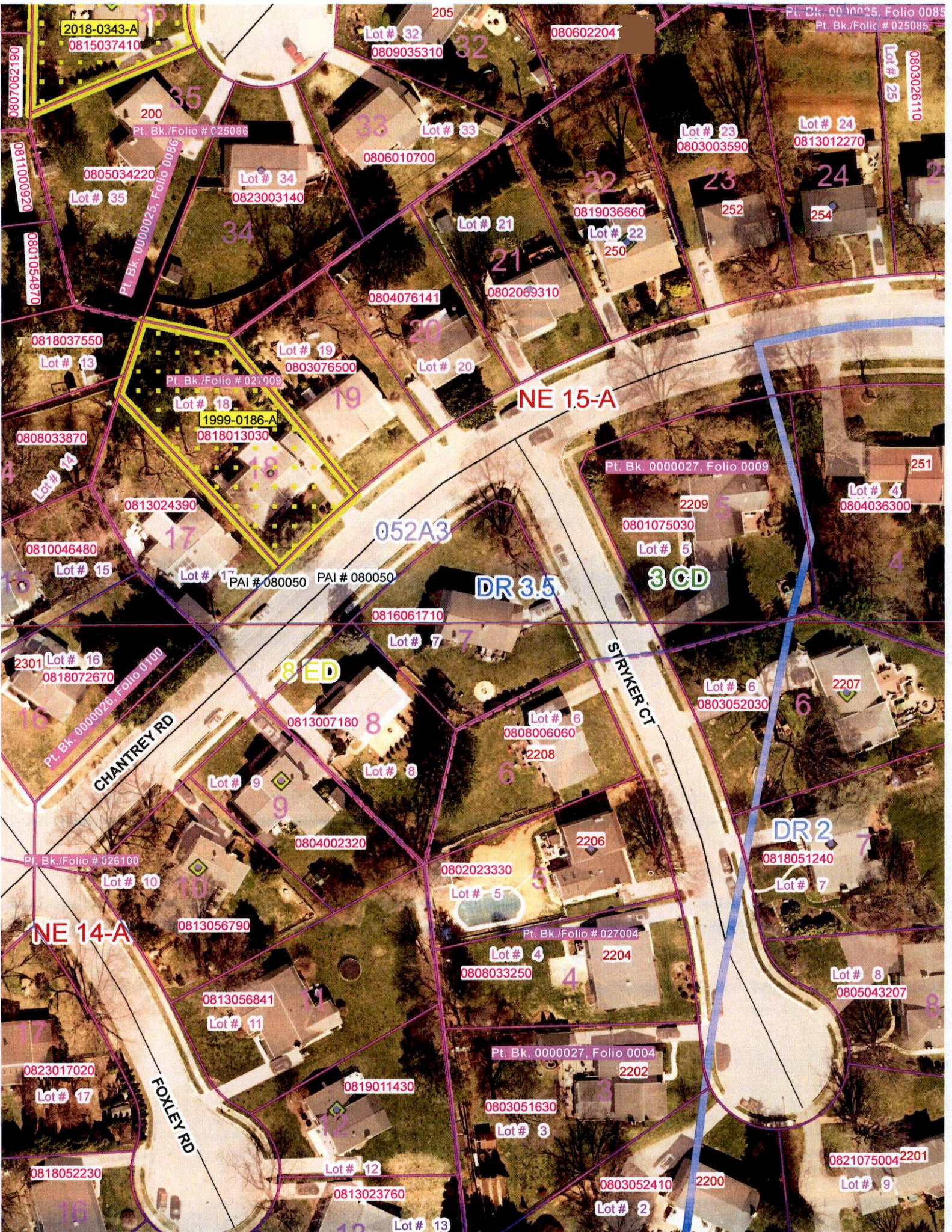
Special Tax Recapture: None

**Homestead Application Information**

Homestead Application Status: Approved 05/20/2008

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application      Date:



Pt. Bk. 000025, Folio 0085  
Pt. Bk./Folio # 025085

2018-0343-A  
0815037410

Lot # 32  
0809035310

0806022041

Lot # 25  
0803026110

Pt. Bk./Folio # 025086

Lot # 33  
0806010700

Lot # 23  
0803003590

Lot # 24  
0813012270

Lot # 35  
0805034220

Lot # 34  
0823003140

Lot # 21  
0802069310

Lot # 22  
0819036660

252

254

0811000920  
0801064870

Pt. Bk. 000025, Folio 0086

0804076141

0802069310

Lot # 13  
0818037550

Lot # 19  
0803076500

Lot # 20

NE 15-A

Pt. Bk./Folio # 027009

Lot # 18  
1999-0186-A  
0818013030

Pt. Bk. 0000027, Folio 0009

Lot # 4  
0804036300

Lot # 14  
0808033870

Lot # 17  
0813024390

052A3

Lot # 5  
0801075030

Lot # 15  
0810046480

Lot # 17  
PAI # 080050 PAI # 080050

DR 3.5

3 CD

Lot # 16  
0818072670

0816061710

Lot # 7

Pt. Bk. 000026, Folio 0109  
CHANTREY RD

8 ED

STRYKER CT

Lot # 6  
0803052030

Lot # 9

Lot # 8

Lot # 6  
0808006060  
2208

Lot # 6  
2207

Pt. Bk./Folio # 026100

Lot # 10

Lot # 8  
0813007180

Lot # 8  
0804002320

Lot # 5  
0802023330

DR 2  
Lot # 7  
0818051240

NE 14-A

Lot # 10  
0813056790

Pt. Bk./Folio # 027004

Lot # 4  
0808033250

Lot # 4  
2204

Lot # 11  
0813056841

Lot # 12  
0819011430

Lot # 3  
0803051630

Lot # 8  
0805043207

Lot # 17  
0823017020

FOXLEY RD

Pt. Bk. 0000027, Folio 0004

Lot # 4  
2202

Lot # 17  
0818052230

Lot # 12  
0813023760

Lot # 2  
0803052410

Lot # 9  
0821075004 2201


Lot # 13

2200




















# Baltimore County - My Neighborhood

Source: Baltimore County Government - Produced on: 12/11/2025

## Plats

 Plat of Survey

## Contours

-  HIDDEN CONTOUR LINE
-  INDEX CONTOUR LINE
-  INDEX DEPRESSION CONTOUR LINE
-  INTERMEDIATE CONTOUR LINE
-  INTERMEDIATE DEPRESSION CONTOUR LINE
-  OBSCURED CONTOUR LINE
-  OBSCURED INDEX DEPRESSION CONTOUR LINE
-  OBSCURED INTERMEDIATE CONTOUR LINE
-  OBSCURED INTERMEDIATE DEPRESSION CONTOUR LINE
-  Alleys and Driveways
-  Local Roads
-  Minor Roads
-  Major Roads
-  Interstate Ramps
-  Interstates
-  County Boundary
-  Property
-  Zoning
-  House Numbers



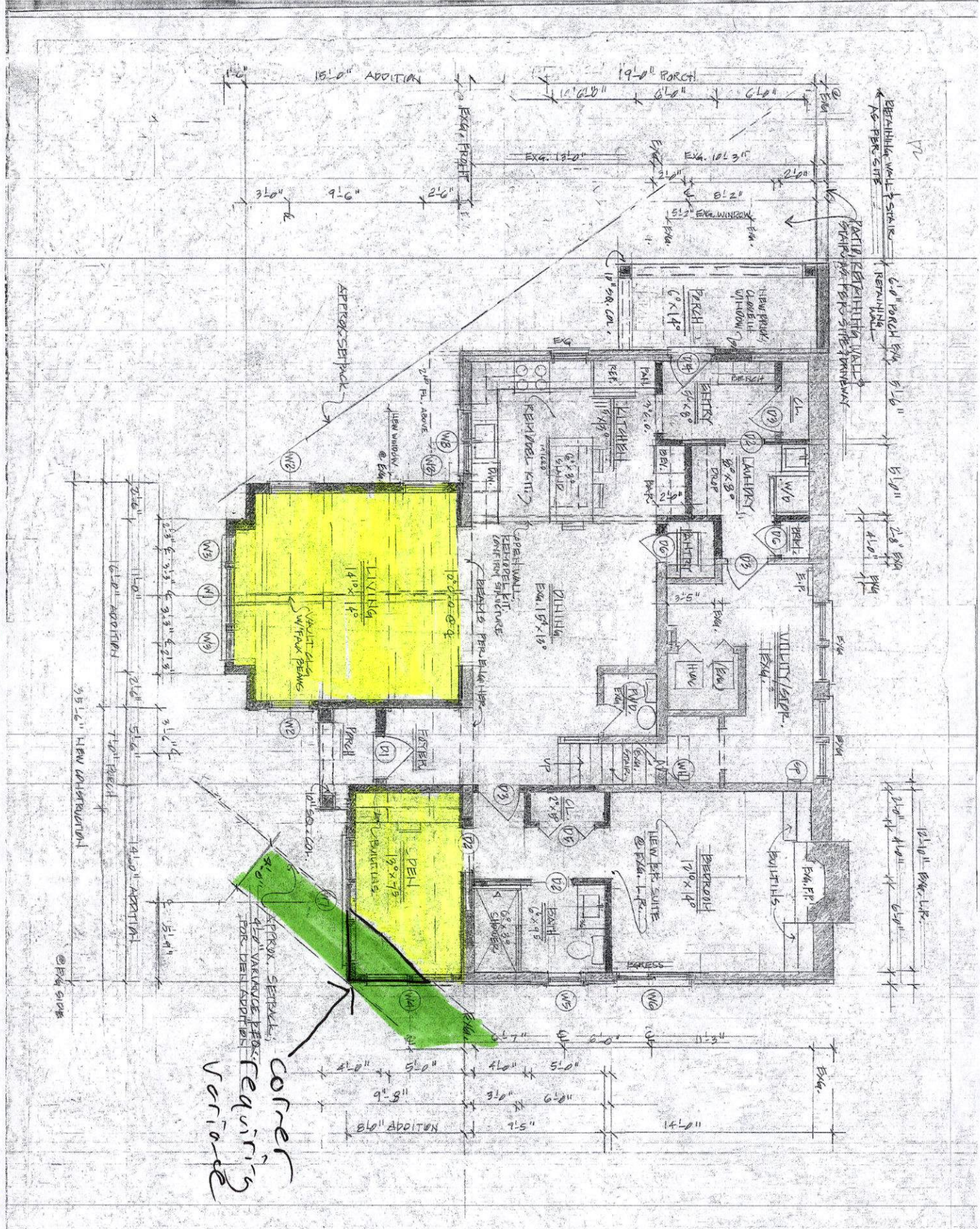
Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



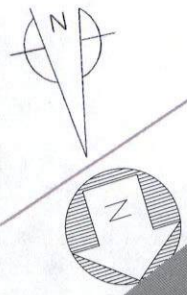
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2026-0510-A

Pg 24

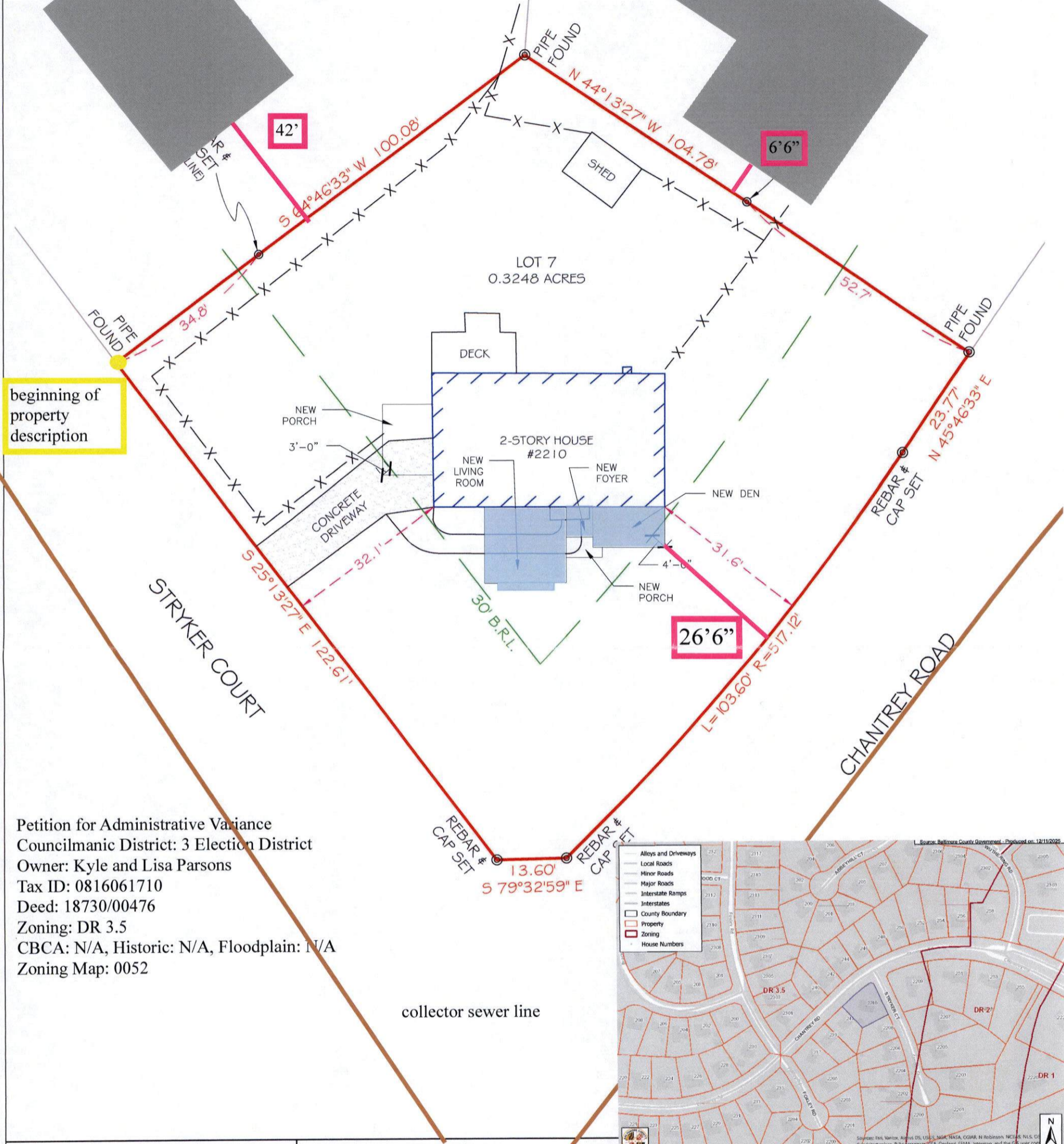






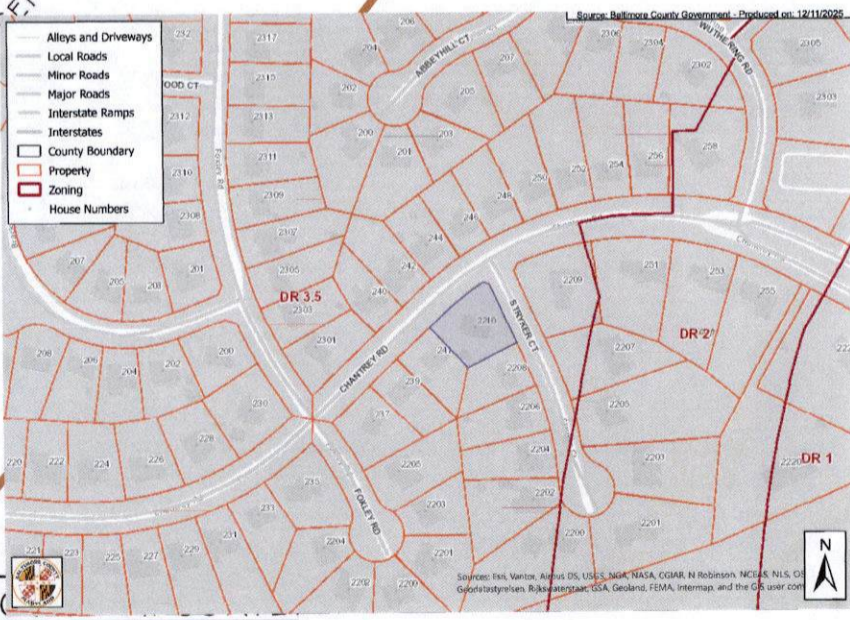
2208 Stryker Court  
Spring Lake Lot #6  
45473 / 0073  
0808006060  
Carly Huss and Michael Stierstorfer

241 Chantrey Road  
Spring Lake Lot #8  
48140 / 0349  
0813007180  
Johnathan Sipes and Kristin Holste



beginning of property description

Petition for Administrative Variance  
Councilmanic District: 3 Election District  
Owner: Kyle and Lisa Parsons  
Tax ID: 0816061710  
Deed: 18730/00476  
Zoning: DR 3.5  
CBCA: N/A, Historic: N/A, Floodplain: N/A  
Zoning Map: 0052



**CLEARLINE**  
LAND SURVEYORS

10280 Old Columbia Road, Suite 210, Columbia, MD 21046  
Email: Contact@ClearLineLS.com  
Phone: (410) 264-1888

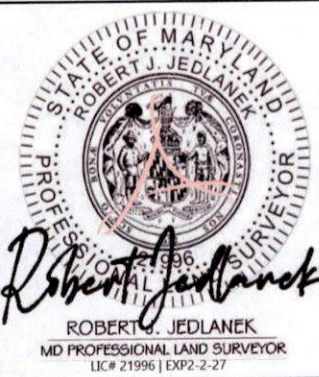
2210 STRYKER COURT  
BALTIMORE COUNTY, MARYLAND  
LOT 7, BLOCK C, "SPRINGLAKEM PLAT NO. 4..."  
PLAT BOOK 27, PAGE 9

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT IN MY PROFESSIONAL KNOWLEDGE, OPINION, AND BELIEF, THAT THIS BOUNDARY SURVEY IS AN ACCURATE REPRESENTATION OF THE FIELD SURVEY PERFORMED AND THAT THE HORIZONTAL LOCATION OF THE PHYSICAL STRUCTURES AND FEATURES AS SHOWN HEREON ARE CORRECT. THIS BOUNDARY SURVEY WAS EITHER PERSONALLY PREPARED BY ME, OR I WAS IN RESPONSIBLE CHARGE OVER IT'S PREPARATION. THIS SURVEY IS IN COMPLIANCE WITH COMAR SECTIONS 09.13.06.03 AND 09.13.06.12 OF THE MINIMUM STANDARDS OF PRACTICE AS ADOPTED BY THE MARYLAND BOARD FOR PROFESSIONAL LAND SURVEYORS. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND SHOWS ONLY THOSE EASEMENTS, RESTRICTIONS OR ENCUMBRANCES PER RECORD AS KNOWN TO THE SURVEYOR AT THE TIME. THE PROPERTY LINE AND RIGHT-OF-WAY INFORMATION IS BASED ON PLATS, DEEDS OF RECORD AND FIELD MEASUREMENTS. THE BEARINGS AS SHOWN ARE BASED ON MARYLAND STATE PLANE COORDINATE SYSTEM NAD83(2011).

LEGEND

- BOUNDARY LINE
- ADJOINING LOT LINE
- x-x-x-x- FENCE LINE
- B.R.L. BUILDING RESTRICT
- ⊙ BOUNDARY MARKER



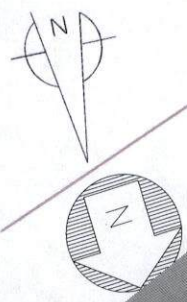
SCALE: 1" = 20'

JULY 7, 2025

FILE #: 25-1126

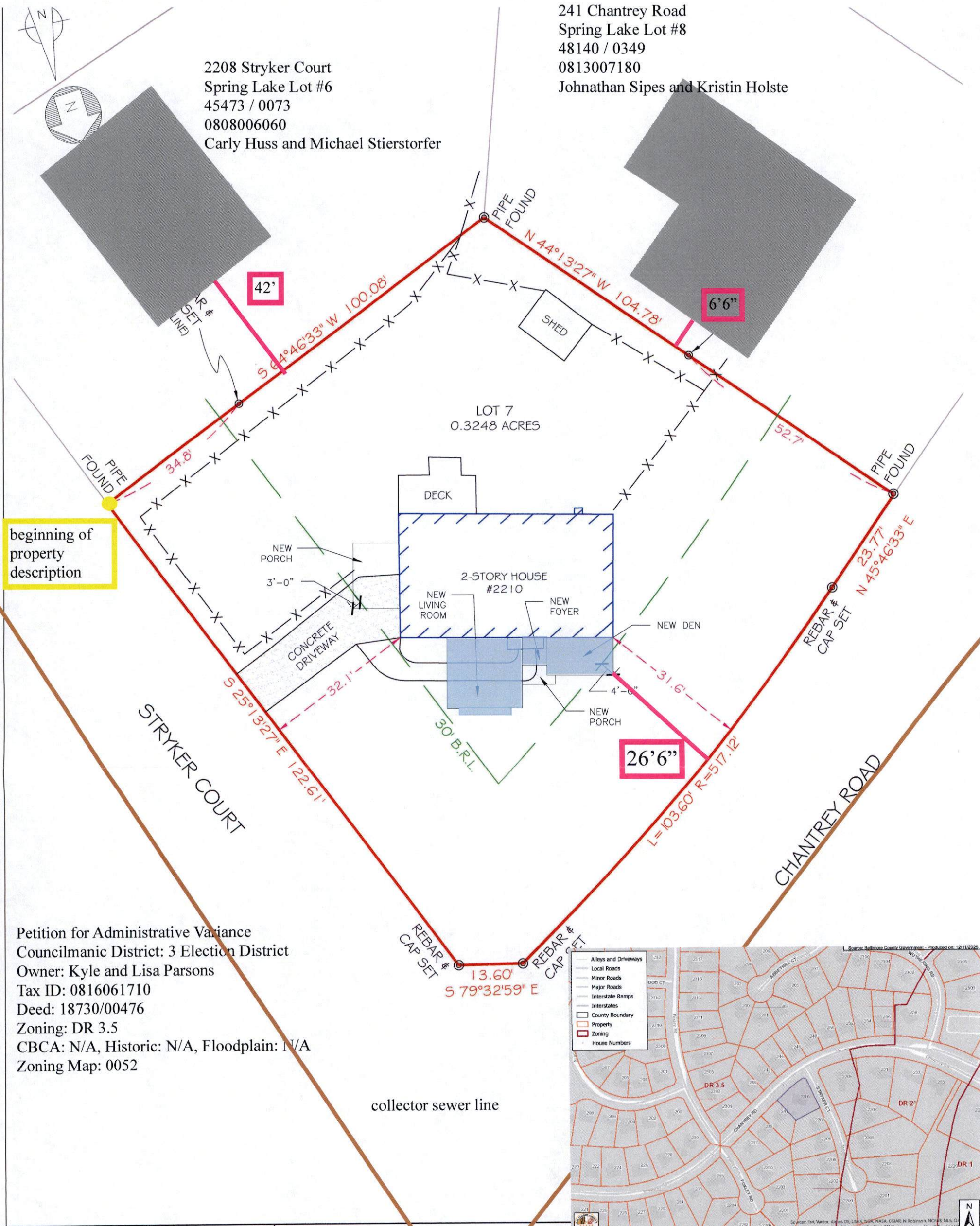
2026 0010-A

Pet. Ex. 1



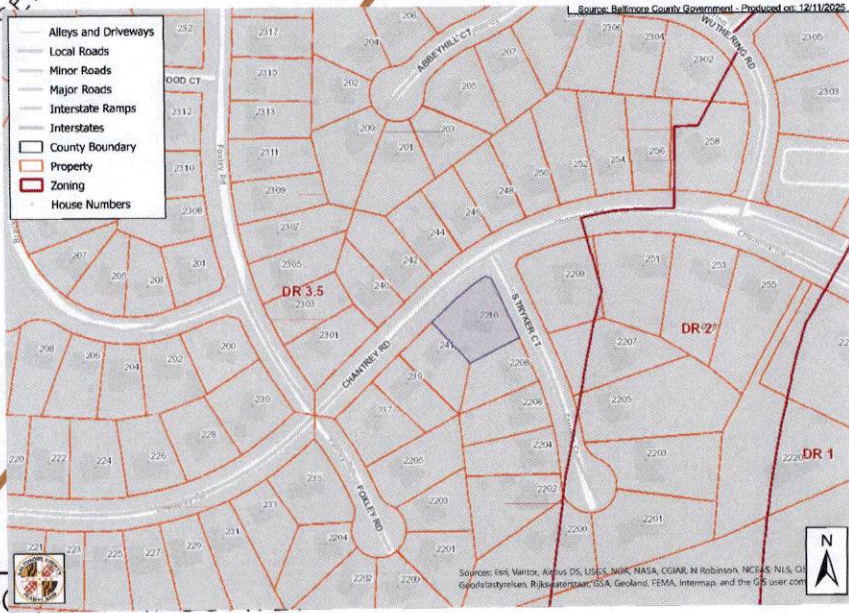
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property  
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Zoning: DR 3.5  
CBCA: N/A, Historic: N/A, Floodplain: N/A  
Zoning Map: 0052



collector sewer line

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Email: Contact@ClearLineLS.com  
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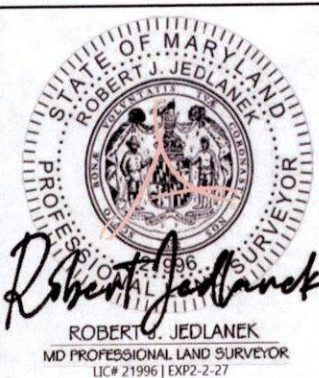
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LEGEND

	BOUNDARY LINE
	ADJOINING LOT LINE
	FENCE LINE
	BUILDING RESTRICT
	BOUNDARY MARKER



SCALE: 1" = 20'

JULY 7, 2025

FILE #: 25-1126