

MEMORANDUM

DATE: October 5, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0330-A - Appeal Period Expired

The appeal period for the above-referenced case expired on October 1, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE *

N side of Ridge Road, 1,600' NE of the
c/line of Greenspring Avenue
8th Election District
2nd Council District
(2206 A Ridge Road)

Douglas and Julie Reh
Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2012-0330-A

* * * * *

ORDER AND OPINION

This matter comes before the Administrative Law Judge as a Petition for Administrative Variance filed by the legal owners of the property, Douglas and Julie Reh. The Petitioners are requesting Variance relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached accessory structure (tennis court) to be located in the side yard of the principal building in lieu of the required rear yard. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 7, 2012, 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. 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

ORDER RECEIVED FOR FILING

Date 8-30-12

By DW

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 B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

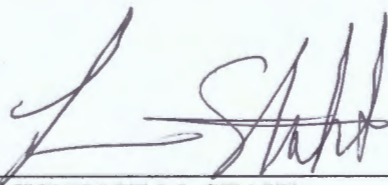
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 30th day of August, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached accessory structure (tennis court) to be located in the side yard of the principal building in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for any 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.

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



LAWRENCE M. STAHL
Managing Administrative Law Judge for
Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 8-30-12

By DW



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

August 30, 2012

Jack Leonard, Principal
JGL Design Associates
Landscape Architects & Planners
29 Chesterfield Court
Monkton, Maryland 21111

RE: Petition for Administrative Variance
Case No. 2012-0330-A
Property: 2206A Ridge Road

Dear Mr. Leonard:

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

In the event any party finds the decision rendered is unfavorable, any party 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 read "L. Stahl", is written over the word "Sincerely,".

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: Douglas and Julie Reh, 1907 Cranbourne Road, Timonium, MD 21093

IN RE: PETITION FOR ADMIN. VARIANCE *

N side of Ridge Road, 1,600' NE of *
Greenspring Avenue *
8th Election District *
2nd Councilmanic District *

(2206 A Ridge Road) *

Douglas and Julie Reh *
Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR

BALTIMORE COUNTY

Case No. 2012-0330-A

* * * * *

AFFIDAVIT

I, Douglas Reh, am over the age of 18 and have personal knowledge of and am competent to testify to the following:

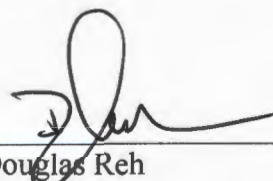
1. My wife (Julie Reh) and I are in the process of constructing our new home at the above address, and we anticipate that construction will be complete by the end of August, 2012.
2. My wife and I will reside year round and actually occupy the property known as 2206 A Ridge Road, and we consider this to be our principal residence.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

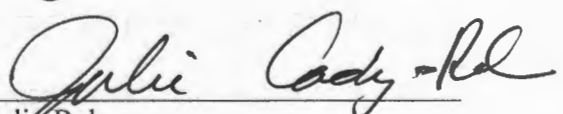
RECEIVED

AUG 29 2012

OFFICE OF ADMINISTRATIVE HEARINGS



Douglas Reh



Julie Reh



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

August 21, 2012

Jack Leonard, Principal
JGL Design Associates
Landscape Architects & Planners
29 Chesterfield Court
Monkton, Maryland 21111

RE: Petition for Administrative Variance
Case No. 2012-0330-A
Property: 2206A Ridge Road

Dear Mr. Leonard:

I am in receipt of your correspondence dated August 8, 2012 regarding the above. It appears that this office, in reliance upon certain Maryland Department of Assessments and Taxation (SDAT) records, determined a public hearing was required in this case because the dwelling is not "owner-occupied." Having reviewed your response, I believe this matter can proceed as an administrative variance, provided your clients sign and return to this Office the enclosed Affidavit.

Should you have further questions or concerns, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the typed name "LAWRENCE M. STAHL".

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure



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 Law of Baltimore County for the property located at:

Address 2206A RIDGE RD (21136)

which is presently zoned RC5

Deed Reference 313A0/00481

10 Digit Tax Account # 2400007516

Property Owner(s) Printed Name(s) DOUGLAS & JULIE REH

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

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s)

Section 400.1 – to permit a proposed detached accessory structure (tennis court) to be located in the side yard of the principal building in lieu of the required rear

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

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space 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, 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

Date

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners:

DOUGLAS REH

Name #1 - Type or Print

Signature #1

Mailing Address

Zip Code

JULIE REH

Name #2 - Type or Print

Signature #2

Mailing Address

Zip Code

Telephone #

Email Address

Representative to be contacted:

JACK LEONARD PLA, AIA, LEED AP BD+C

Name - Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 6 day of July, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

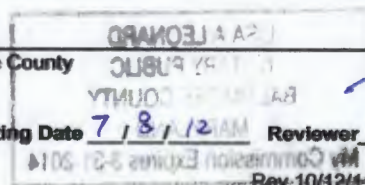
Administrative Law Judge of Baltimore County

CASE NUMBER 2012-0330-A

Filing Date 6/27/12

Estimated Posting Date 7/8/12

Reviewer RD



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 to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 2206A RIDGE RD, REKSTERSTOWN, MD 21136
Print or Type Address of property City State Zip Code

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

THE REQUEST IS TO PLACE A TENNIS COURT IN THE SIDE YARD OF THE PROPERTY (SEE DRAWING). SEVERAL FACTORS REQUIRED THIS LOCATION IN LIEU OF THE BACK YARD. THE SEPTIC RESERVE AREA, DRAINAGE AND UTILITY EASEMENTS, PROPERTY CONFIGURATION, EXISTING TREES (WHICH SCREEN NEIGHBORING PROPERTIES), WELL, PROPANE TANK, AND STORM WATER MANAGEMENT REQUIREMENTS CREATED A LIMITED ENVELOPE FOR LOCATING THE COURT. THE STANDARD TENNIS COURT SIZE (PER THE UNITED STATES TENNIS ASSOCIATION) IS 60' X 120'. THE PROPOSED COURT SIZE WAS REDUCED TO 48' X 108' TO MINIMIZE SITE IMPACT WHILE ALLOWING FOR SAFE PLAY. A BACK YARD LOCATION FOR EVEN THIS REDUCED SIZE COURT IS NOT FEASIBLE. THE PROPOSED LOCATION CREATES MINIMAL SITE IMPACT, MAINTAINS THE MAJORITY OF EXISTING TREE CANOPY, PROVIDES FOR SCREENING, AND SUPPORTS STORM WATER MANAGEMENT.

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

Douglas Reh
Signature of Affiant

Douglas Reh
Name- Print or Type

Julie Reh
Signature of Affiant

Julie Reh
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 BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of June, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Douglas Reh and Julie Reh

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

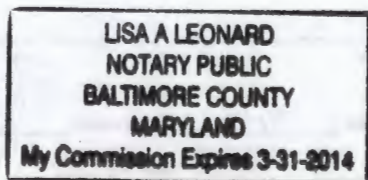
AS WITNESS my hand and Notaries Seal

Lisa A Leonard

Notary Public

March 31-2014

My Commission Expires



**ZONING PROPERTY DESCRIPTION FOR 2206A Ridge Road,
Reisterstown, MD 21136**

Beginning at a point on the north side of Ridge Road which is 60 feet wide at a distance of 1,600 feet northeast of the centerline of Greenspring Avenue which is 22 feet wide.

Thence the following courses and distances: N.76°24'56"E. 12.09', S.06°29'58"E. 539.64', S.49°02'16"E. 99.73', N.43°40'25"E. 172.81', N.77°23'56"W. 255.71', N.15°27'46"W. 413.54', S.77°54'58"E. 266.00', S.00°53'24"E. 357.17', S.77°23'56"E. 89.64', N.43°40'25"E. 180.59', S.49°02'16"E. 114.76', and S.06°29'58"E. 605.93' back to the point of beginning, as recorded in Deed Liber 31340, Folio 00481, containing 2.124 acres. Located in the 8th Election District and 2nd Council District. Also known as Lot #3 in the minor subdivision of Possident Property (1st Refinement), minor subdivision #90-480-MP, as maintained by the Development Management Division of the Department of Permits, Approvals and Inspections.

Item # 0330

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

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 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 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:

Item Number or Case Number: 2012-0330-A
Petitioner: Douglas + Julie Reh
Address or Location: 2206A Ridge Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Douglas + Julie Reh
Address: 1907 Cranbourne Rd
Timonium
21093
Telephone Number: 443 275 1169

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2012- 0330 -A Address 2206A Ridge RdContact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 6/27/12 Posting Date: 7/8/12 Closing Date: 7/23/12

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) 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.
2. **DEADLINE:** The closing date is the deadline for an 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.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **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 zoning or deputy zoning commissioner), 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.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 2012- 0330 -A Address 2206A Ridge RdPetitioner's Name Douglas Reh Telephone 443 275 1169Posting Date: 7/8/12 Closing Date: 7/23/12Wording for Sign: To Permit a proposed detached accessory structure (tennis court) to be located in the side yard of the principal building in lieu of the required rear

Revised 7/06/11

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

No. **84699**

Date: **6/27/12**

PAID RECEIPT

BUSINESS ACTUAL TIME
6/28/2012 6/27/2012 11:36:00

REG NO.03 WALKIN KODS LRD
>>RECEIPT # 595480 6/27/2012
Dept 5 529 ZONING VERIFICATION
LT NO. 094699

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

Total: **\$75.00**

Rec From:

For:

zoning hearing - case # 2012-0330-A

**CASHIER'S
VALIDATION**

DISTRIBUTION

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

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 07/08/2012

Case Number: 2012-0330-A

Petitioner / Developer: DOUGLAS REH~JACK LEONARD of
JGL DESIGN ASSOCIATES

Date of Hearing (Closing): JULY 23, 2012

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
2206-A RIDGE ROAD

The sign(s) were posted on: JULY 7, 2012



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment7-19

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

NC

DEPS

(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 7-7-12by O'Kage

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any:

* See Ltr. from Jack Leonard re: dilemma
re: house still under construction; therefore, not
owner occupied.

Debra Wiley - Re: Fwd: Administrative Variance - 2012-0330-A - Closing Date: 7/23/12

From: Carl Richards
To: Wiley, Debra
Date: 8/14/2012 11:12 AM
Subject: Re: Fwd: Administrative Variance - 2012-0330-A - Closing Date: 7/23/12
Attachments: Carl Richards.vcf

Debra and ALJ

Application was made with the intention that occupancy would be granted prior to variance granting. If occupancy is denied or delayed the ALJ could dismiss, deny and require another application, hold for occupancy, or grant with a restriction on occupancy. A partial occupancy on the dwelling could be granted which would satisfy the BCZR if accepted by the ALJ. Zoning commissioners have accepted partial occupancies in administrative variance requests. If, prior to any decision, the ALJ would need any additional explanation or clarification of the application procedure, this office would be available.

W. Carl Richards, Jr.
Permits, Approvals and Inspections
Zoning Review, Baltimore County Room 111, County Office Building
111 West Chesapeake Avenue
Towson, MD 21204
410-887-3391; 410-887-3048 (fax)
http://www.baltimorecountymd.gov/agencies/permits/pdm_zoning/index.html

>>> Debra Wiley 8/14/2012 10:22 AM >>>
Good Morning Carl,

Please see attached and advise if you concur with Mr. Leonard's dilemma for the home/property owners and whether this is appropriate to be processed as an administrative variance with regard to the owner occupied issue. Our office has just been handed the file on Thursday, August 9th.

Thanks in advance.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Debra Wiley - Fwd: Administrative Variance - 2012-0330-A - Closing Date: 7/23/12

From: Debra Wiley
To: Richards, Carl
Date: 8/14/2012 10:22 AM
Subject: Fwd: Administrative Variance - 2012-0330-A - Closing Date: 7/23/12
Attachments: Message from "zoneprt1"

Good Morning Carl,

Please see attached and advise if you concur with Mr. Leonard's dilemma for the home/property owners and whether this is appropriate to be processed as an administrative variance with regard to the owner occupied issue. Our office has just been handed the file on Thursday, August 9th.

Thanks in advance.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov



JGL Design Associates
Growing your vision

August 8, 2012

W. Carl Richards, Jr.
Supervisor, Zoning Review Office
Room 111
111 West Chesapeake Ave.
Towson, MD 21204

RECEIVED

AUG 10 2012

OFFICE OF ADMINISTRATIVE HEARINGS

Re: Administrative Variance Case Number 2012-0330-A; Closing Date 7/23/2012
Cc: Lawrence M. Stahl, Managing Administrative Law Judge

Dear Mr. Richards:

This letter is to provide additional information with regards to Administrative Variance Case Number 2012-0330-A, Closing Date 7/23/2012 (2206A Ridge Rd., Reisterstown, MD 21136 owned by Douglas and Julie Reh). The variance request is to permit a tennis court to be located in the side yard of the property. During a recent discussion of the status of the variance request with the Zoning Office, David Duvall stated that the Administrative Variance could not be processed due to the house not being occupied at this time. The house is currently completing construction with the current occupancy date planned for the end of August.

At the time that I was brought into the design and construction process to prepare plans for the tennis court and other landscape features, the issue of the tennis court location being in the side yard and the need for a variance was addressed. Discussions with the Zoning Office concluded that an Administrative Variance application would be the appropriate approach. The fact that the house was still under construction but nearing completion and occupancy was presented at this time. I prepared the variance request submittal documents which included photographs of the site showing clearly that the house was still under construction.

The issue of occupancy has created a dilemma for the home/property owners. The grading permit which was issued for the construction of the home and associated site development included a tennis court on the Grading (sediment and erosion control) Plan. Even though the

Landscape Architects & Planners
29 Chesterfield Ct., Monkton, MD 21111
(410)329-5208 www.jgl.design.com

tennis court is on the plans it cannot be constructed until a variance is granted (requiring occupancy). In order to receive occupancy final grading and site stabilization must be completed and the Grading Permit closed. This would then allow for the Administrative Variance to proceed, but would require new grading plans to be prepared in order to obtain a new Grading Permit. This would also require submittals for storm water permits, which can take several months for the review and approval process. The need to obtain additional permits will increase the cost of the tennis court significantly (both design and construction) as well as delay the completion until next spring instead of this autumn. If this issue had been addressed from the beginning a hearing would have been requested and the variance would probably been resolved at this point. Timing has now become critical.

I am hopeful that it is possible to complete the variance process in time to avoid this situation. Please provide me (and the Reh's) with guidance on steps necessary to keep moving forward. If you have any questions regarding the Administrative Variance package or information contained in this letter please contact me.

Sincerely,



Jack Leonard RLAASLALEEDAPBD-C

Principal

(410) 329-5208 office

(410) 591-6454 cell

jack@JGLDesign.com

Account Identifier: District - 08 Account Number - 2400007516

Owner Information

Owner Name: REH DOUGLAS
REH JULIE
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 1907 CRANBOURNE RD
LUTH-TIMONIUM MD 21093-
Deed Reference: 1) /31340/ 00481
2)

Location & Structure Information

Premises Address 2206A RIDGE RD
0-0000
Legal Description 2.124 AC
2206 A RIDGE RD NS
1713FT E GREENSPRING AVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	MS
0050	0014	0515		0000			3	2		

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built **Enclosed Area** **Property Land Area** **County Use**
2.1200 AC 04

Stories **Basement** **Type** **Exterior**

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2011	07/01/2012
Land	268,000	184,600		
Improvements:	0	0		
Total:	268,000	184,600	184,600	184,600
Preferential Land:	0			0

Transfer Information

Seller: TAPLOW GROUP INC	Date: 10/31/2011	Price: \$295,000
Type: ARMS LENGTH IMPROVED	Deed1: /31340/ 00481	Deed2:
Seller: POSSIDENT PASQUAL J	Date: 11/03/2004	Price: \$400,000
Type: ARMS LENGTH MULTIPLE	Deed1: /20921/ 00629	Deed2:
Seller: POSSIDENT PASQUEL/PATRICIA	Date: 08/23/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /20581/ 00337	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: No Application

Item #0330

Debra Wiley - ZAC Comments - Distribution Mtg. of 7/16

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 7/25/2012 3:51 PM
Subject: ZAC Comments - Distribution Mtg. of 7/16

Good Afternoon,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0286-A - 2 Adil Court
No hearing date in data base as of today

2012-0298-A - 25 Offspring Court
Administrative Variance - Closing Date: 7/30

2012-0329-SPH - 7827 Babikow Road
No hearing date in data base as of today

2012-0330-A - 2206 A Ridge Road
Administrative Variance - Closing Date: 7/23

2012-0331-A - 3801 Schnaper Drive
No hearing date in data base as of today

2012-0332-A - 536 Piccadilly Road
Administrative Variance - Closing Date: 7/30

2013-0001-A - 2112 Riverview Road
Administrative Variance - Closing Date: 8/6

2013-0002-A - 1005 Rolandvue Road
Administrative Variance - Closing Date: 8/6

2013-0003-A - 6 Brierleigh Court
Administrative Variance - Closing Date: 8/6

2013-0004-SPHA - 1236 E. Riverside Road - **CRITICAL AREA**
No hearing date in data base as of 7/25

Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Subject: ZAC Comments - Distribution Mtg. of 7/16
Created By: dwiley@baltimorecountymd.gov
Scheduled Date:
Creation Date: 7/25/2012 3:51 PM
From: Debra Wiley

Recipient	Action	Date & Time	Comment
To: Curtis Murray (cjmurray@baltimorecountymd.gov)	Delivered	7/25/2012 3:51 PM	
To: David Lykens (dlykens@baltimorecountymd.gov)	Delivered	7/25/2012 3:51 PM	
To: Dennis Kennedy (DKennedy@baltimorecountymd.gov)	Delivered	7/25/2012 3:51 PM	
To: Don Muddiman (dmuddiman@baltimorecountymd.gov)	Delivered	7/25/2012 3:51 PM	
To: Jeffrey Livingston (jlivingston@baltimorecountymd.gov)	Delivered	7/25/2012 3:51 PM	
To: Lynn Lanham (mlanham@baltimorecountymd.gov)	Delivered	7/25/2012 3:51 PM	



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

August 7, 2012

Douglas & Julie Reh
1907 Cranbourne Road
Timonium MD 21093

RE: Case Number: 2012-0330 A, Address: 2206 A Ridge Road, 21136

Dear: Mr. & Ms. Reh:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 27, 2012. 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. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

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 that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Jack Leonard, JGL Design Associates, 29 Chesterfield Court, Monkton MD 21111

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: July 19, 2012

FROM: *DAK*
Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For July 30, 2012
Item Nos. 2012-0286, 0298, 0327, 0328, 0329, 0330, 0331, 0332.
Item Nos. 2013-0002, 0003, 0004.

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK: ~~CEN~~

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-07302012-NO COMMENTS.doc

Memo to file

This should have been a regular variance. This case was filed inadvertently as an administrative variance even though the residence is not owner occupied as is required by BCZR. The submitted site plan shows 2206A Ridge Road as an "existing dwelling," but the house is apparently still under construction and the owners are residing elsewhere in the interim. The representative, Jack Leonard, was made aware of this but asked that the petition continue forward.



JGL Design Associates
Growing your vision

August 8, 2012

W. Carl Richards, Jr.
Supervisor, Zoning Review Office
Room 111
111 West Chesapeake Ave.
Towson, MD 21204

Re: Administrative Variance Case Number 2012-0330-A; Closing Date 7/23/2012
Cc: Lawrence M. Stahl, Managing Administrative Law Judge

Dear Mr. Richards:

This letter is to provide additional information with regards to Administrative Variance Case Number 2012-0330-A, Closing Date 7/23/2012 (2206A Ridge Rd., Reisterstown, MD 21136 owned by Douglas and Julie Reh). The variance request is to permit a tennis court to be located in the side yard of the property. During a recent discussion of the status of the variance request with the Zoning Office, David Duvall stated that the Administrative Variance could not be processed due to the house not being occupied at this time. The house is currently completing construction with the current occupancy date planned for the end of August.

At the time that I was brought into the design and construction process to prepare plans for the tennis court and other landscape features, the issue of the tennis court location being in the side yard and the need for a variance was addressed. Discussions with the Zoning Office concluded that an Administrative Variance application would be the appropriate approach. The fact that the house was still under construction but nearing completion and occupancy was presented at this time. I prepared the variance request submittal documents which included photographs of the site showing clearly that the house was still under construction.

The issue of occupancy has created a dilemma for the home/property owners. The grading permit which was issued for the construction of the home and associated site development included a tennis court on the Grading (sediment and erosion control) Plan. Even though the

Landscape Architects & Planners
29 Chesterfield Ct., Monkton, MD 21111
(410)329-5208 www.jgldesign.com

tennis court is on the plans it cannot be constructed until a variance is granted (requiring occupancy). In order to receive occupancy final grading and site stabilization must be completed and the Grading Permit closed. This would then allow for the Administrative Variance to proceed, but would require new grading plans to be prepared in order to obtain a new Grading Permit. This would also require submittals for storm water permits, which can take several months for the review and approval process. The need to obtain additional permits will increase the cost of the tennis court significantly (both design and construction) as well as delay the completion until next spring instead of this autumn. If this issue had been addressed from the beginning a hearing would have been requested and the variance would probably been resolved at this point. Timing has now become critical.

I am hopeful that it is possible to complete the variance process in time to avoid this situation. Please provide me (and the Reh's) with guidance on steps necessary to keep moving forward. If you have any questions regarding the Administrative Variance package or information contained in this letter please contact me.

Sincerely,



Jack Leonard RLAASLALEEDAFBD+C

Principal

(410) 329-5208 office

(410) 591-6454 cell

jack@JGLDesign.com

2206A Ridge Road - Photographs



1 - Front of house



2 - Side of house from center of court



3 - View from entry drive



4 - Proposed court location

Item #0330

2206A Ridge Road - Photographs



5 – View from 32 Mansel Circle



6 – View from 2210 Ridge Rd. (back of lot)



7 – View from 2210 Ridge Rd. (back of lot)



8 – View from 2210 Ridge Rd. (back of house)

Item #0330

2206A Ridge Road - Photographs



9 – View from court to driveway



10 – View from court to 2210 Ridge Rd.



11 – View from court along front of house



12 – View from court to back toward 30 Mansel Circle

Item #0330

2206A Ridge Road - Photographs



13 – View from court along back of house



14 – View from court to back (2210 Ridge Rd. back of lot)

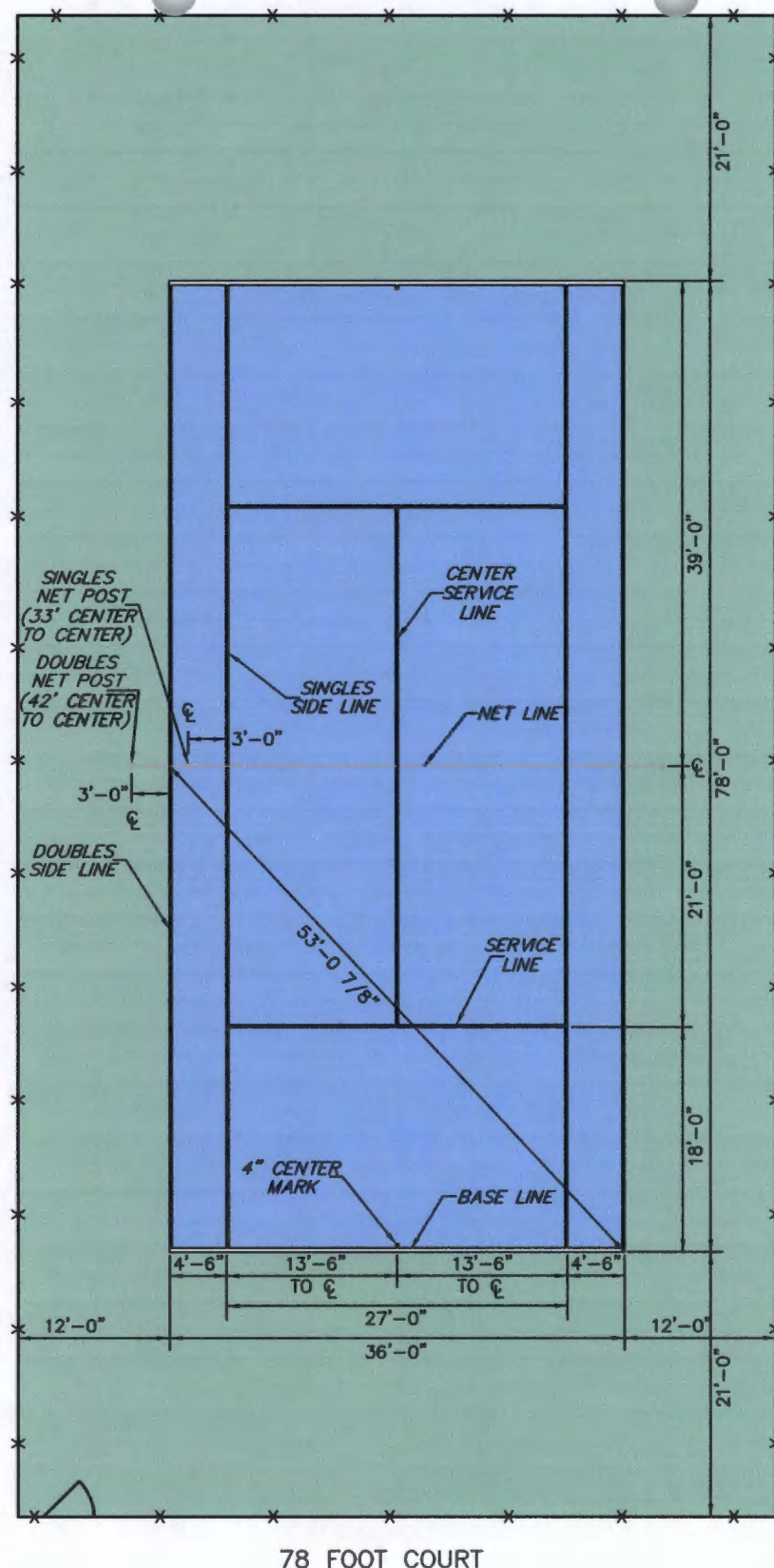


15 – View from court toward 27 Mansel Circle



16 – View form court toward 2208 Ridge Rd.

Item #0330



STANDARD
TENNIS
COURT
DIMENSIONS
PER
US TENNIS
ASSOCIATION

78 FOOT COURT

Item #0330

NOTES:

1. ALL DIMENSIONS ARE TO THE OUTSIDE EDGE OF THE PLAYING LINES, WITH THE EXCEPTION OF THE CENTER LINES WHICH ARE MEASURED OUT TO CENTER.
2. THE CENTER SERVICE LINE AND CENTER MARKS SHALL BE 2 INCHES WIDE. OTHER LINES SHALL BE BETWEEN 1" AND 2" WIDE, EXCEPT THE BASE LINES MAY BE UP TO 4 INCHES WIDE.

78 FOOT TENNIS

TYPICAL STRIPING PLAN

NOVEMBER 4, 2010



Case No.: 2012-0330-A

Exhibit Sheet

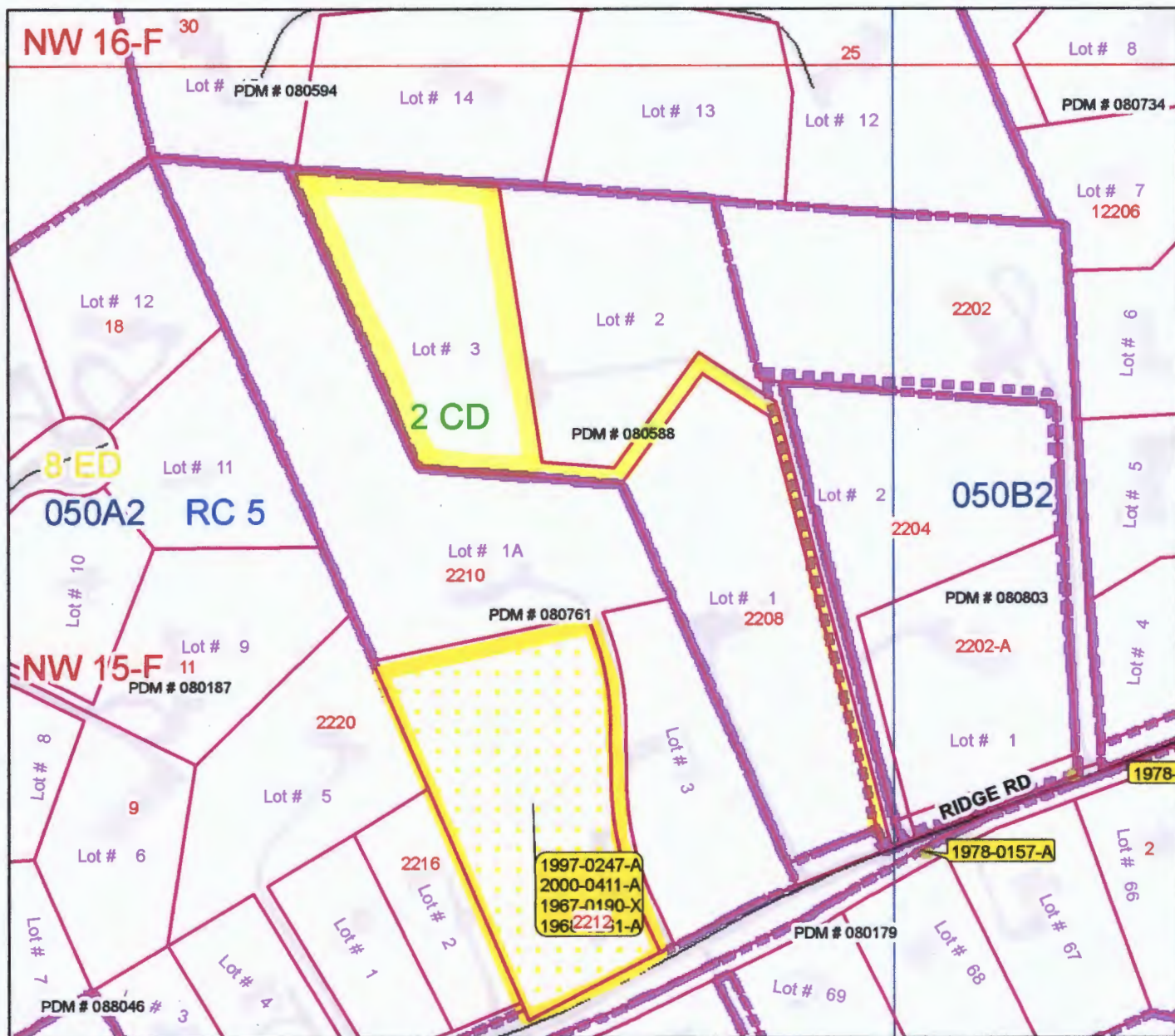
Petitioner/Developer

Protestant

19W10-5-12
AW 8/30/12

No. 1	Site Plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

2206A Ridge Road



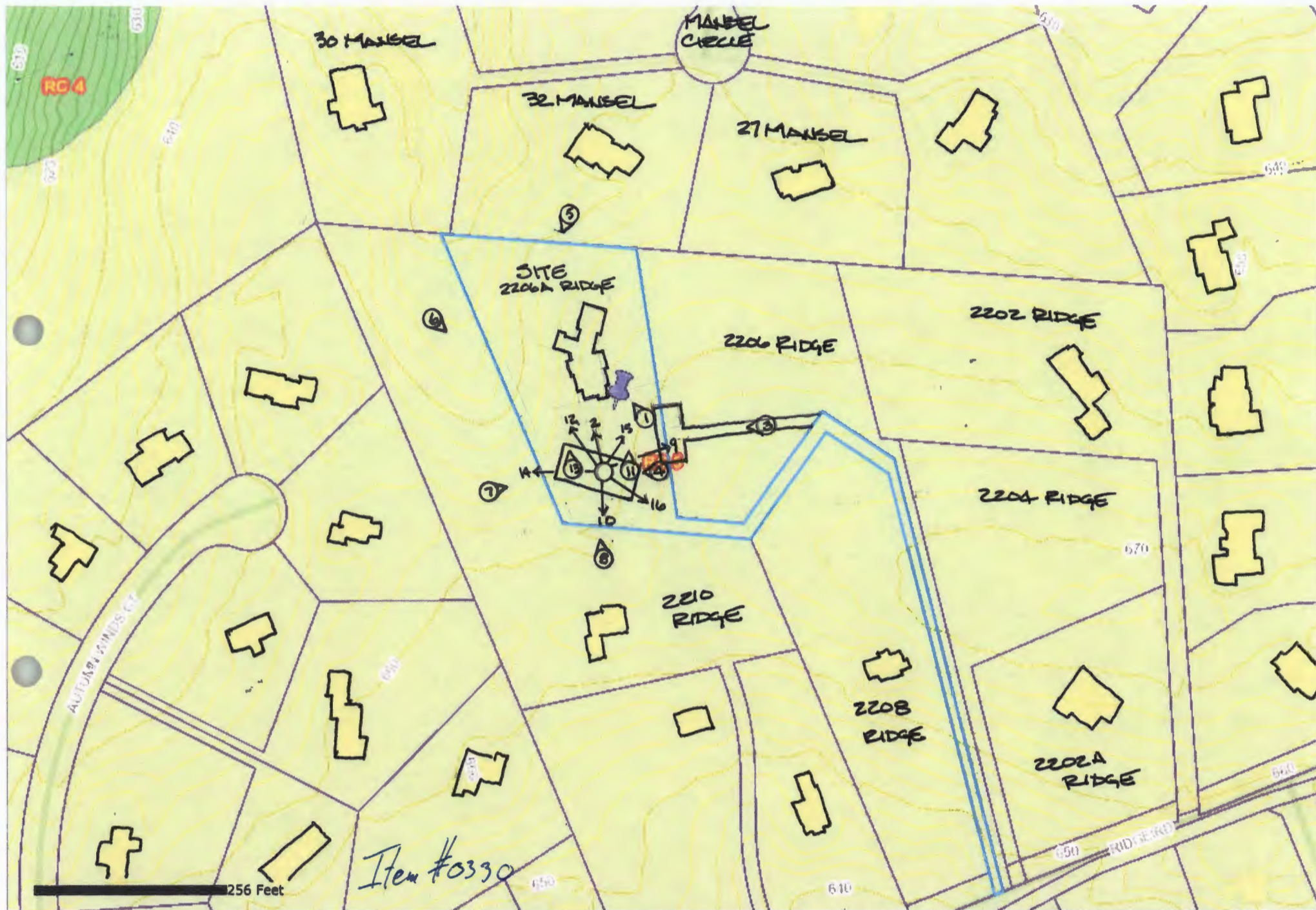
Publication Date: June 27, 2012
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



A horizontal scale bar with markings at 0, 200, and 400 feet. The bar is divided into segments, with the first segment (0 to 200 feet) being black and the subsequent segments (200 to 400 feet) being white.

1 inch = 200 feet

Item #0330



2206A Ridge Road,
Reisterstown, MD
21136

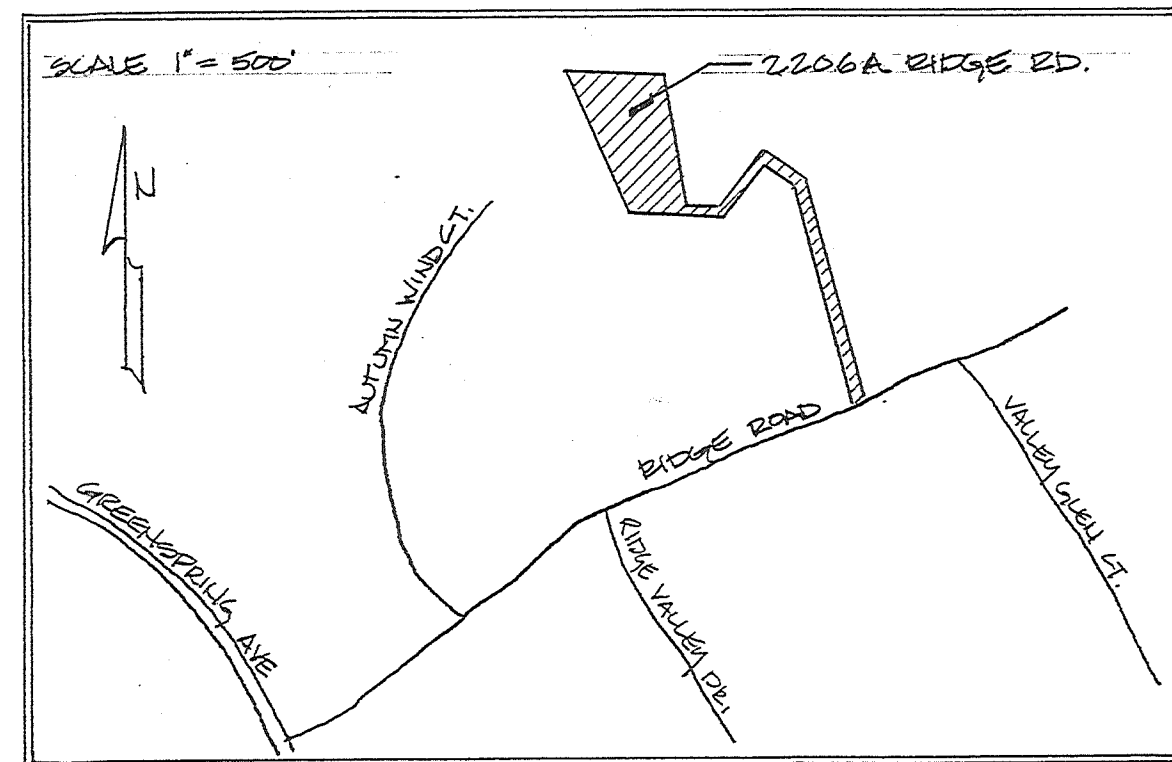
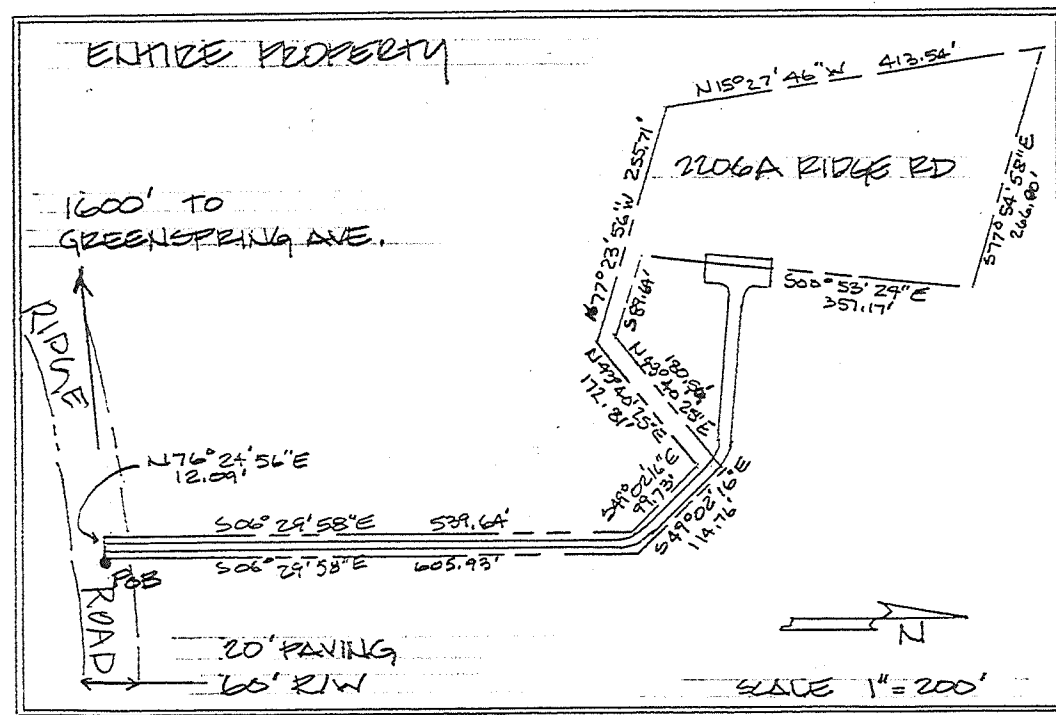
Created By
Baltimore County
My Neighborhood



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Printed 6/26/2012

PHOTOGRAPH LOCATIONS



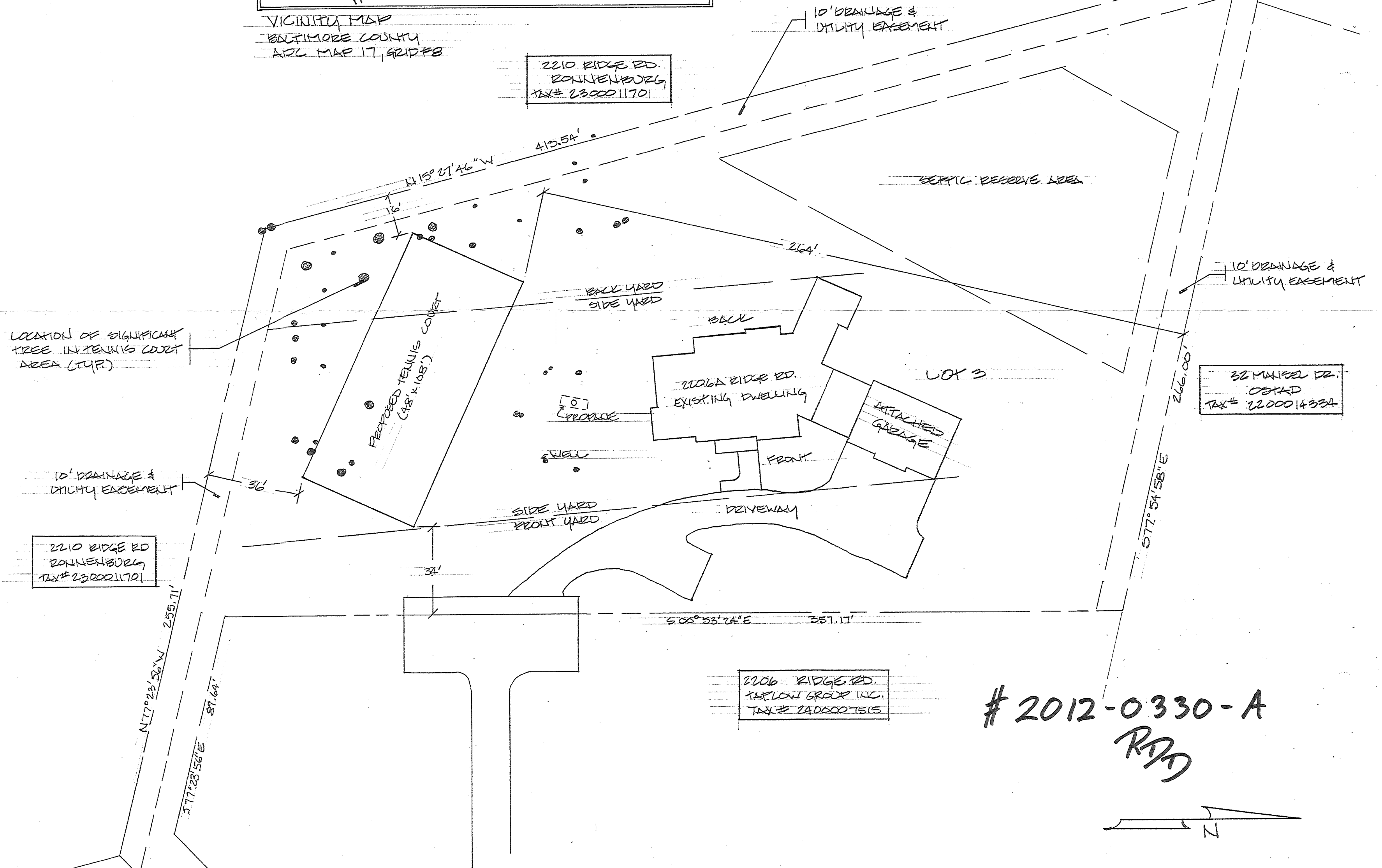
VICINITY MAP
BALTIMORE COUNTY
ARC MAP 17, 8/12/08

PROPERTY INFORMATION

ADDRESS: 2206A RIDGE RD, REISTERSTOWN, MD 21136
OWNERS: DOUGLAS & JUNE REH
ZONING: RC-5
LOT SIZE: 2.24 ACRES
ELECTION DISTRICT: 08
CONGRESSIONAL DISTRICT: 2
TAX # 2400007516
DEED REF: 31340/00481
ZONING MAP # 050B2
HISTORIC: NO
LCA: NO
FLOOD PLAIN: NO
PRIVATE WATER
PRIVATE SEWER
PRIOR HEARINGS: NO

32 MANUEL DR.
FIRM
TAX # 2200014335

2210 RIDGE RD.
BONNENBURG
TAX # 2300011701



32 MANUEL DR.
FIRM
TAX # 2200014334

2206 RIDGE RD.
TAYLOR GROUP INC.
TAX # 2400007515

2208 RIDGE RD.
POSSIDENT
TAX # 2400007514

2012-0330-A
RD

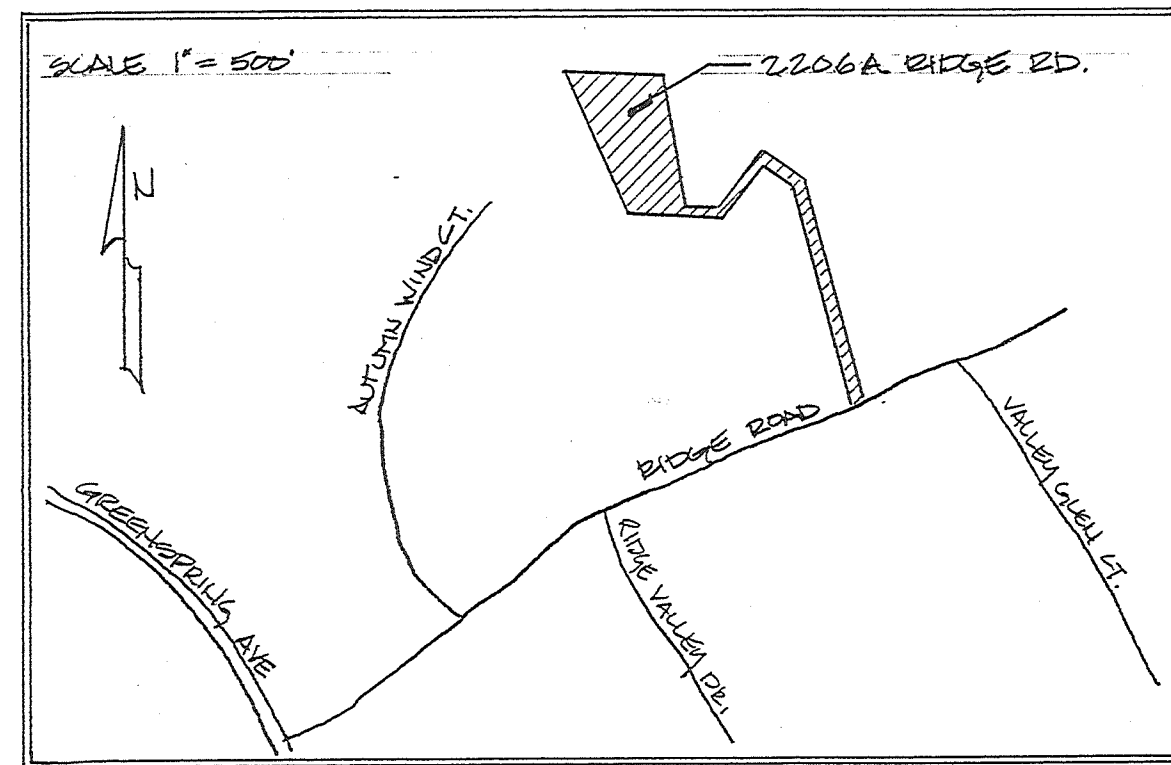
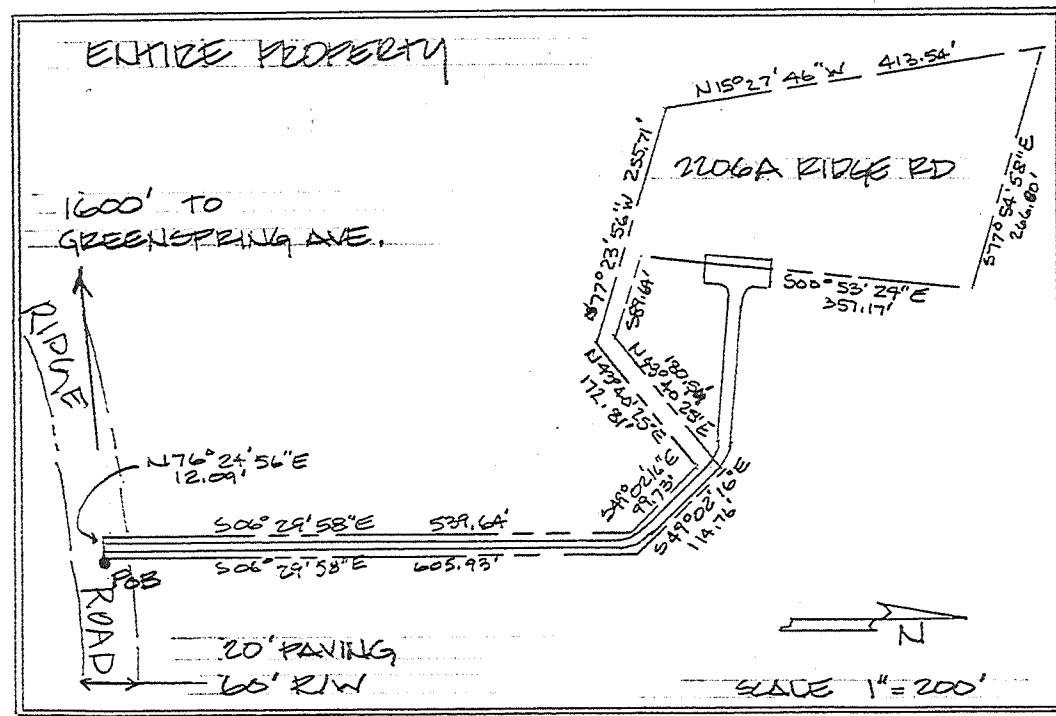


JGL DESIGN ASSOCIATES
LANDSCAPE ARCHITECTS & PLANNERS
29 CHESTERFIELD CT, MONKTON, MD 21111
(410) 329-5208

REH RESIDENCE
2206A RIDGE RD, REISTERSTOWN, MD 21136

SHEET TITLE TENNIS COURT - ADMINISTRATIVE ZONING PETITION
PROJECT # REH SHEET 1 OF 1 DATE JUNE 19, 2012
SCALE 1"=50'-0" DRAWN BY JGL APPROVED BY JGL
THIS DRAWING & ASSOCIATED WRITTEN MATERIALS MAY NOT BE USED OR
DUPLICATED WITHOUT THE WRITTEN CONSENT OF JGL DESIGN ASSOC.
REL. 6/16/12

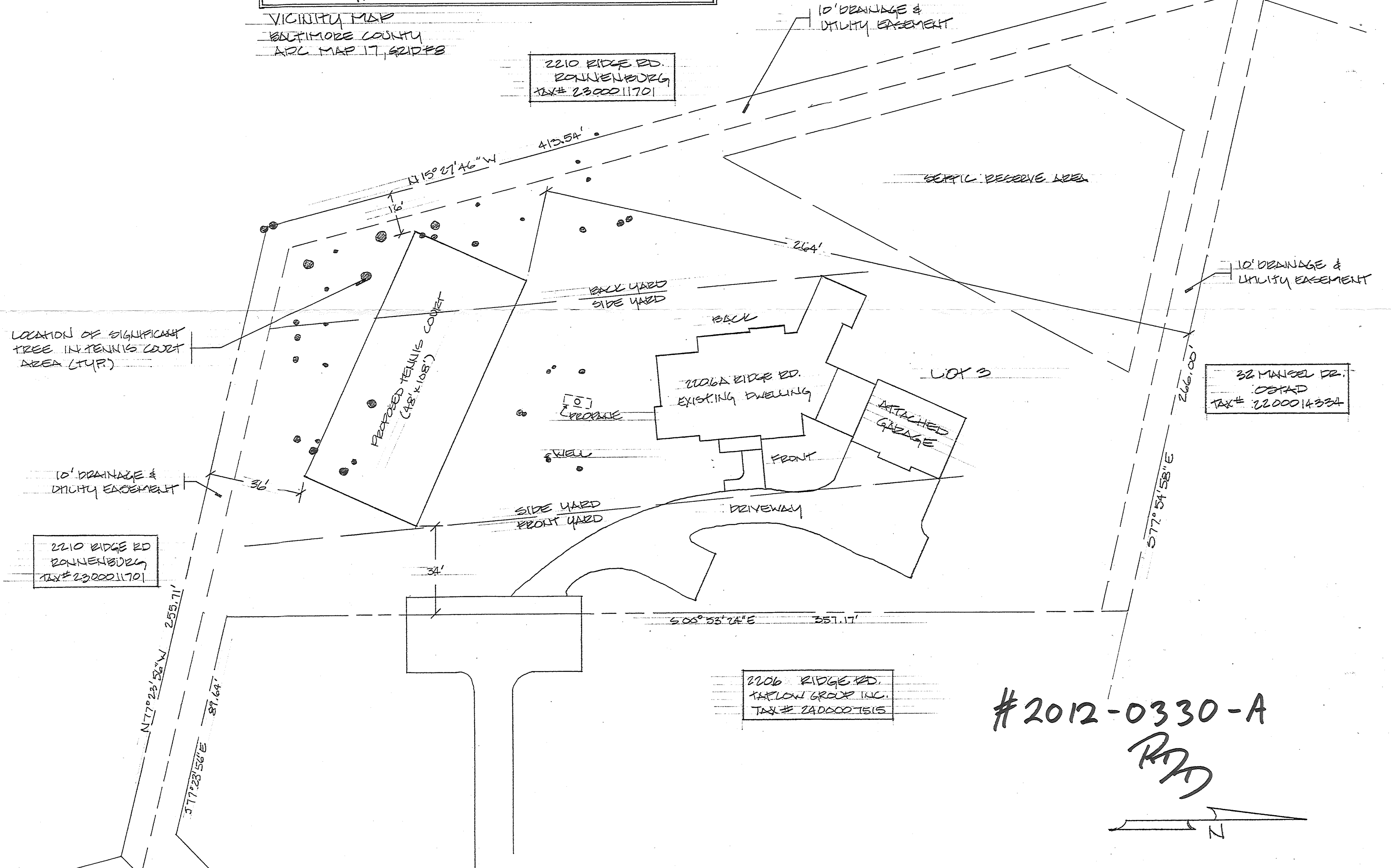
Ref. #1



PROPERTY INFORMATION

ADDRESS: 2206A RIDGE RD, REISTERSTOWN, MD 21136
 OWNERS: DOUGLAS & JUNE REH
 ZONING: EC-5
 LOT SIZE: 2.124 ACRES
 ELECTION DISTRICT: 08
 CONGRESSIONAL DISTRICT: 2
 TAX # 2400007516
 LOT 3 OF MINOR SUBDIVISION OF POSSIDENT PROPERTY (1ST REFINEMENT)
 DEED REF: 31340/00481
 ZONING MAP # 050B2
 HISTORIC: NO
 CBQA: NO
 FLOOD PLAIN: NO
 PRIVATE WATER
 PRIVATE SEWER
 PRIOR EASEMENTS: NO

30 MANGEL DR.
 FINAL
 TAX # 2200014335



#2012-0330-A
 REH



JGL DESIGN ASSOCIATES
 LANDSCAPE ARCHITECTS & PLANNERS
 29 CHESTERFIELD CT., MONKTON, MD 21111
 (410) 329-5208

REH RESIDENCE
 2206A RIDGE RD, REISTERSTOWN, MD 21136

SHEET TITLE TENNIS COURT - ADMINISTRATIVE ZONING PETITION
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