



KEVIN KAMENETZ
County Executive

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

October 11, 2012

Sarah L.D. Woods
6523 Darnall Road
Ruxton, Maryland 21204

Re: Petition for Administrative Variance
Case No. 2013-0058-A
Property: 6523 Darnall Road

Dear Ms. Woods:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file with the Department of Permits, Approvals and Inspections an appeal within thirty (30) days from 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 "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Patrick D. Jarosinski, P.O. Box 234, Riderwood, MD 21139

IN RE: PETITION FOR ADMIN. VARIANCE *
(6523 Darnall Road)
Sarah L.D. Woods
Petitioner

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0058-A

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Sarah L.D. Woods. The Petitioner is requesting Variance relief pursuant to Section 1B02.3.C.1, to permit a proposed addition (garage) with a side yard setback of 9.5' and a combination of side yard setbacks of 47.5' in lieu of the required 20' and 50 ft.' respectively. Or in the alternative: From Sections 400.1 and 400.3, to permit an accessory structure (proposed garage) in the side yard with a height of 20' in lieu of the required rear yard and 15' maximum height. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS) on October 2, 2012, indicating that a future building permit for an addition or garage will need review by Groundwater Management, since the house is served by private septic. In addition, a Revised ZAC comment was received from the Department of Planning on September 20, 2012, indicating the following:

The Department of Planning has reviewed the petitioner's request and accompanying site plan and has the following comments:

ORDER RECEIVED FOR FILING

Date 10-11-12

By 103

1. The property is within the Ruxton Riderwood / Lake Roland Design Review Panel area.
2. A new dwelling proposed for a residential single lot of record within a designated residential design review area is reviewed by the design review panel (DRP). An addition to a dwelling that is more than 50% of the gross square footage of the existing dwelling is also to be reviewed. The gross square footage calculation includes an attached garage, storage areas and/or the basement, if present.
3. The applicant's architect, Patrick D. Jarosinski, submitted a revised site plan and letter to the Department of Planning on September 20, 2012 certifying by his architectural seal that the addition and proposed garage are 1001 square feet, which is under 50% of the existing 2484 square feet. Therefore, review by the DRP is not required.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 16, 2012, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 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 Petitioner.

Although the Office of Planning did not make any recommendations related to the garage usage, I will impose conditions that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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
ORDER RECEIVED FOR FILING

Date 10-11-12

2

By DW

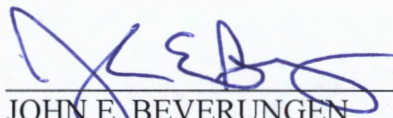
requested variance should be granted.

THEREFORE, IT IS ORDERED, this 11th day of October, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 1B02.3.C.1, to permit a proposed addition (garage) with a side yard setback of 9.5' and a combination of side yard setbacks of 47.5' in lieu of the required 20' and 50 ft.' respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for her building permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner or subsequent owner(s) shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.
4. The Petitioner must comply with the ZAC comments submitted from DEPS that a future building permit for an addition or garage will need review by Groundwater Management.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 10-11-12

By aw



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 6523 Darnall Road which is presently zoned DR-1

Deed Reference 429 H&ED 30957/00310 Digit Tax Account # 0919910150

Property Owner(s) Printed Name(s) Sarah L.D. Woods

(SELECT THE HEARING(S) BY MARKING **X** 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)

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 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

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Sarah L.D. Woods

Name #1 – Type or Print

Name #2 – Type or Print

Sarah L.D. Woods

Signature #1

Signature #2

6523 Darnall Road Pkton Md

Mailing Address City State

21204 443-253-7818 sarahldwoods@comcast.net

Zip Code

Telephone #

Email Address

Representative to be contacted:

Patrick D. Jarosinski

Name - Type or Print

Patrick D. Jarosinski

Signature

PO Box 234 Ridderwood Md

Mailing Address City State

21139 410 262-6708 patrickdjarosinski@comcast.net

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 10-11-12 day of 10-11-12 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 2013-0058-A Filing Date 9/6/12 Estimated Posting Date 9/16/12 Reviewer BK

1B02.3.C.1 to permit a proposed addition (garage) with a side yard setback of 9.5 ft. and a combination of side yard setbacks of 47.5 ft. in lieu of the required 20 ft. and 50 ft., respectively.

Or in the alternative

Section 400.1 and 400.3 to permit an accessory structure (proposed garage) in the side yard with a height of 20 ft. in lieu of the required rear yard and 15 ft. maximum height.

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: 6523 Darvall Road Ruxton Md 21204
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)

See 'Attachment A'

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

* Sarah L. D. Woods
Signature of Affiant

Signature of Affiant

Sarah L. D. Woods
Name- Print or Type

Name- Print or Type

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

HARFORD
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5 day of Sept., 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

SARAH WOODS
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

Marie E. Schenck
Notary Public

9-1-2014
My Commission Expires

Attachment 'A' – 6523 Darnall Road, Ruxton, Maryland 21204

I request an administrative variance at the above noted address because I would like to build an attached Garage to the side of the house which would be encroaching into the side setback zoning requirements for a DR-1 property. The side setback requirements are 20' minimum or a combined 50'. I am requesting a 9'-6" side setback for the garage, or a combined total side setback of 47'-6". The architect is suggesting that the garage be built partially to the side of the house because of the access requirements for the cars and the steep grade directly to the rear. There have been a few other houses on Darnall Road that have done the same as the properties are narrow parallel to the front of the house, but very deep perpendicular to it.

In addition, if the construction cost for connecting the garage is over my budget, I would like to request a variance for construction a detached garage. The architect designed the garage with a roof height of 20' (feet) taken from the front of the garage facing Darnall Road, 5' (feet) greater than the allowable 15' (feet) per the zoning requirements. The new garage will also be partially on the side yard. The architect has designed the proposed Garage so that it matches the pitch of the existing house, keeping with the design integrity of the structures on the neighboring properties. In he was to keep the roof pitch at 15' (feet) or less, it would appear that the roof was too flat. The architect would like to set the garage partially to the side but mostly to the rear of the house due to the large drop in grade directly to the rear.

PROPERTY DESCRIPTION FOR - 6523 Darnall Road, Ruxton, Maryland 21204

Beginning at a point on the west side of Darnall Road with a right-of-way which is 40 feet wide at the distance of 147 feet south of the centerline of the nearest improved intersecting street (Skyline Drive) which has a right-of-way of 40 feet wide. As recorded in Deed Liber 30557, Folio 31, N08 degrees 57' 0" W 133.96', N81 degrees 46' 0" E 289.08', N10 degrees 18' 30" W 134.04', N81 degrees 46' 0" E 285.90' and in the deed reference #439HSEB, containing 0.944 acres. Also known as 6523 Darnall Road, Ruxton, Maryland 21204 and located in the 9th Election District, 2nd Councilmanic District.

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

No. **87788**

Date: **9/6/12**

PAID-RECEIPT

BUSINESS ACTUAL TIME INW
 9/06/2012 9/06/2012 09:57:35 2

REC MSG2 WALKIN JOHN JEE
 >>> RECEIPT # 794715 10/31/2012 OFLH

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
201	806	0000		6150				\$ 75.00

Dept 5 528 ZONING VERIFICATION
 CR NO. 087788

Recpt Tot: \$75.00
 \$75.00 CR: \$1.00 CA
 Baltimore County, Maryland

Total: **\$ 75.00**

Rec From: **Patrick D. Jarosinski & Associates.**

For: **Zoning Variance**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

2013-0058-A

**CASHIER'S
 VALIDATION**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013 0058 -A Address 6523 Darnall Rd.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/6/12 Posting Date: 9/16/12 Closing Date: 10/1/12

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 2013 0058 -A Address 6523 Darnall Rd.

Petitioner's Name Sarah Woods Telephone 443-253-7818

Posting Date: 9/16/12 Closing Date: 10/1/12

Wording for Sign: To Permit

a proposed addition (garage) with a side yard setback of 9.5 ft. and a combination of side yard setbacks of 47.5 ft. in lieu of the required 20 ft. and 50 ft., respectively.

Or in the alternative

to permit an accessory structure (proposed garage) in the side yard with a height of 11 20 ft. in lieu of the required rear yard and 15 ft. maximum height.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

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: 2013-0058-A
Petitioner: Sarah Woods
Address or Location: 6523 Darnall Road Ruxton, Md 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: Sarah Woods
Address: 6523 Darnall Road
Ruxton, Md 21204
Telephone Number: 443-253-7818

CERTIFICATE OF POSTING

RE: Case No 2013-0058-A

Petitioner/Developer SARAH
WOODS

Date Of Hearing/Closing: 10/1/12

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
at 6523 DARNALL RD

This sign(s) were posted on September 14, 2012
Month, Day, Year

Sincerely,

Martin Ogle 9/16/12
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2013-0058-A
TO PERMIT A PROPOSED ADDITION WITH A
SIDE YARD SETBACK OF 9.5 FT. AND A COMBINATION
OF SIDE YARD SETBACKS OF 4 FT. 6 IN. OF THE
REAR AND 4 FT. 6 IN. OF THE FRONT.
OR IN THE ALTERNATIVE

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE)
IN THE SIDE YARD WITH A HEIGHT OF 20 FT. 11 IN.
OF THE REAR YARD AND 15 FT. 11 IN. OF THE FRONT.

PUBLIC HEARING ?

PURSUANT TO SECTION 16-103 OF THE BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC
HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED
IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 P.M. ON

MONDAY OCTOBER 1, 2012

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 W. CHESAPEAKE AVE., THURSDON MD, 21204
TEL. 410-807-3391

NOTICE: PLEASE TURN OFF YOUR CELL PHONE AFTER THE DATE UNDER PENALTY OF LAW

WEBSITE IS HANDICAP ACCESSIBLE

myalms 9/16/12

9/24/12
TO

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: September 14, 2012

original comment

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 6528 Darnall Road

INFORMATION:

Item Number: 13-058

Petitioner: Sarah L.D. Woods

Zoning: DR 1

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan and has the following comments:

1. The property is within the Ruxton Riderwood / Lake Roland Design Review Panel area.
2. A new dwelling proposed for a residential single lot of record within a designated residential design review area is reviewed by the DRP. An addition to a dwelling that is more than 50% of the gross square footage of the existing dwelling is also to be reviewed. The gross square footage calculation includes an attached garage, storage areas and/or the basement, if present.
3. The application does not include the square footage calculations. It appears that the addition with an attached garage would exceed 50% of the existing house. Please note that a freestanding garage is not subject to DRP review.

For further information concerning the matters stated here in, please contact Lynn Lanham or Jenifer Nugent at 410-887-3480.

Prepared by:

Division Chief:
AVA/LL: CM

MEMORANDUM

DATE: November 13, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0058-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 9, 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

Woods Residence Administrative Variance Photo Log
6523 Darnall Road
Ruxton, Maryland 21204



1 - View east from Darnall Road towards front of Garage



2 - View west from front of Garage towards Darnall Road

Woods Residence Administrative Variance Photo Log
6523 Darnall Road
Ruxton, Maryland 21204



3 - View north from side of Garage



4 - View east from rear of Garage towards Circle Road

*SDAT owner
different than
petition*

CASE NO. 2013- 0058-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9-17</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>10-2</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
<u>9-20</u>	PLANNING (if not received, date e-mail sent _____)	<u>Amended comments to DPR req'd</u>
<u>9-11</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>9-16-12</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Debra Wiley - Fwd: Re: Administrative Variance

From: John Beverungen
To: Debra Wiley
Date: 10/12/2012 9:45 AM
Subject: Fwd: Re: Administrative Variance
Attachments: Deed 20120817112408000000_102699922207000.pdf

Deb, can you please put my email to her, and her response, in the case file. Thanks, John.

>>> <sarahldwoods@comcast.net> 10/11/12 3:40 PM >>>
Dear John,

Susannah Wittich is the previous owner. I purchased the property from her on August 13, 2012. Attached is a copy of the deed. Please let me know if you have further questions.

Thank you,
Sarah Woods

From: "John Beverungen" <jbeverungen@baltimorecountymd.gov>
To: sarahldwoods@comcast.net
Cc: "Debra Wiley" <dwiley@baltimorecountymd.gov>
Sent: Thursday, October 11, 2012 12:22:07 PM
Subject: Administrative Variance

Dear Ms. Woods,

I am in the process of reviewing your request for an administrative variance. In doing so, I noticed that State records show the owner as Susannah Wittich. The zoning regulations permit administrative variances to be filed only by the legal owner of the property.

Can you please respond to this email and indicate whether you recently purchased this property, or provide another brief explanation as to why your name is not reflected on State records as the legal owner.

John Beverungen
Administrative Law Judge

Homesale Settlement Services
File No. 439HSEB
Tax ID # 09-0919910150

This Deed, made this 16th day of August, 2012, by and between Susannah C. Wittich, GRANTOR, and Sarah Louise Dolby Woods, GRANTEE.

Witnesseth —

That in consideration of the sum of Five Hundred Eighty Thousand and 00/100 Dollars (\$580,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, as sole owner, her personal representatives and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

Being known and designated as all that piece or parcel of land situate, lying and being in the 9th Election District of Baltimore County, State of Maryland, and described as follows, that is to say: Beginning for the same in the center of Darnall Road at the end of the first line of a parcel of land which by Deed dated December 19, 1950 and recorded among the Land Records of Baltimore County in Liber G.L.B. #1917, Folio 258 was conveyed by The Ruxton Company to L. Gatewood Segar and wife, and running thence and binding in the center of Darnall Road, South 8 degrees 57 minutes East 133.96 feet to the beginning of the third line of a parcel of land which by a Deed dated November 17, 1950, and recorded among the Land Records of Baltimore County in Liber T.B.S. #1885, Folio 445, was conveyed by the Ruxton Company to Edward E. Steiner and wife, thence leaving said Road and running with and binding on said third line North 81 degrees 46 minutes East 309.08 feet to interest the eight or South 9 degrees 53 minutes East 2370.90 feet line of a parcel of land which by a Deed dated December 29, 1924 and recorded among the Land Records of Baltimore County in Liber W.P.C. #605, Folio 472 was conveyed by a part of the Rockland Bleach and Dye Works to the Ruxton Company, thence binding reversely on said eighth line North 10 degrees 18 minutes 30 seconds West 134.04 feet to the end of the second line of the aforesaid parcel of land which was conveyed by the Ruxton Company to Segar, and thence binding reversely on the said second line South 81 degrees 46 minutes West 305.90 feet to the place of beginning. Containing .944 of an Acre of land more or less.

Being the same lot of ground which by deed dated February 24, 2011 and recorded among the Land Records of Baltimore County, Maryland in Liber 30557 folio 31 was granted and conveyed by David F. Clinnin and Susan P. Clinnin, by her Attorney-in-Fact David F. Clinnin unto Susannah C. Wittich, as sole owner.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

**EXHIBIT
ATTACHED TO DEED OF CONVEYANCE**

OCCUPANCY AFFIDAVIT

Grantee(s), in the attached Deed from Susannah C. Wittich hereby certify under the penalties of perjury, that the land conveyed in said Deed, known as 6523 Darnall Road, Towson, MD 21204 is residentially improved, owner-occupied real property and that the residence thereon will be occupied by me/us for at least 7 of the next 12 months.

WITNESS:

As to All

S. Woods (SEAL)
Sarah L. D. Woods

____ (SEAL)

STATE OF MD, City/County of Baltimore, to wit:

I HEREBY CERTIFY, that on this 16 day of August, 2012, before me, the subscriber, a Notary Public of the State of MD, City/County of Baltimore, personally appeared Sarah L. D. Woods, the party herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing to be her act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



[Signature]
Notary Public

My Commission Expires: _____

File No. 439HS

Woods Residence Administrative Variance Photo Log
6523 Darnall Road
Ruxton, Maryland 21204



5 - View south from side of Garage/Breezeway towards House



6 - View northwest from corner of Garage towards the closest neighbor

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier:

District - 09 Account Number - 0919910150 ✓

Owner InformationOwner Name:

WITTICH SUSANNAH C

Use:

RESIDENTIAL

Principal Residence:

YES

Mailing Address:6523 DARNALL RD
BALTIMORE MD 21204-6424Deed Reference:1) /30557/ 00031
2)**Location & Structure Information**Premises Address6523 DARNALL RD
0-0000Legal Description0.944 AC ES DARNALL
6523 DARNALL RD
1200 S OF RUXTON RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0069	0015	0818		0000				2	

Plat Ref:Special Tax AreasTown

NONE

Ad ValoremTax ClassPrimary Structure Built

1953

Enclosed Area

2,484 SF

Property Land Area

32,230 SF

County Use

04

Stories

1.500000

Basement

NO

Type

STANDARD UNIT FRAME

Exterior**Value Information**

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
<u>Land</u>	304,550	304,500		
<u>Improvements:</u>	366,120	257,600		
<u>Total:</u>	670,670	562,100	562,100	562,100
<u>Preferential Land:</u>	0			0

Transfer InformationSeller: CLINNIN DAVID FDate: 02/28/2011Price: \$595,000Type: ARMS LENGTH IMPROVEDDeed1: /30557/ 00031Deed2:Seller: SWOMLEY LAWRENCE CDate: 06/29/2004Price: \$606,000Type: ARMS LENGTH IMPROVEDDeed1: /20341/ 00651Deed2:Seller:Date:Price:Type:Deed1:Deed2:**Exemption Information**Partial Exempt AssessmentsClass

07/01/2012

07/01/2013

County

000

0.00

State

000

0.00

Municipal

000

0.00

0.00

Tax Exempt:Special Tax Recapture:Exempt Class:

NONE

Homestead Application InformationHomestead Application Status:

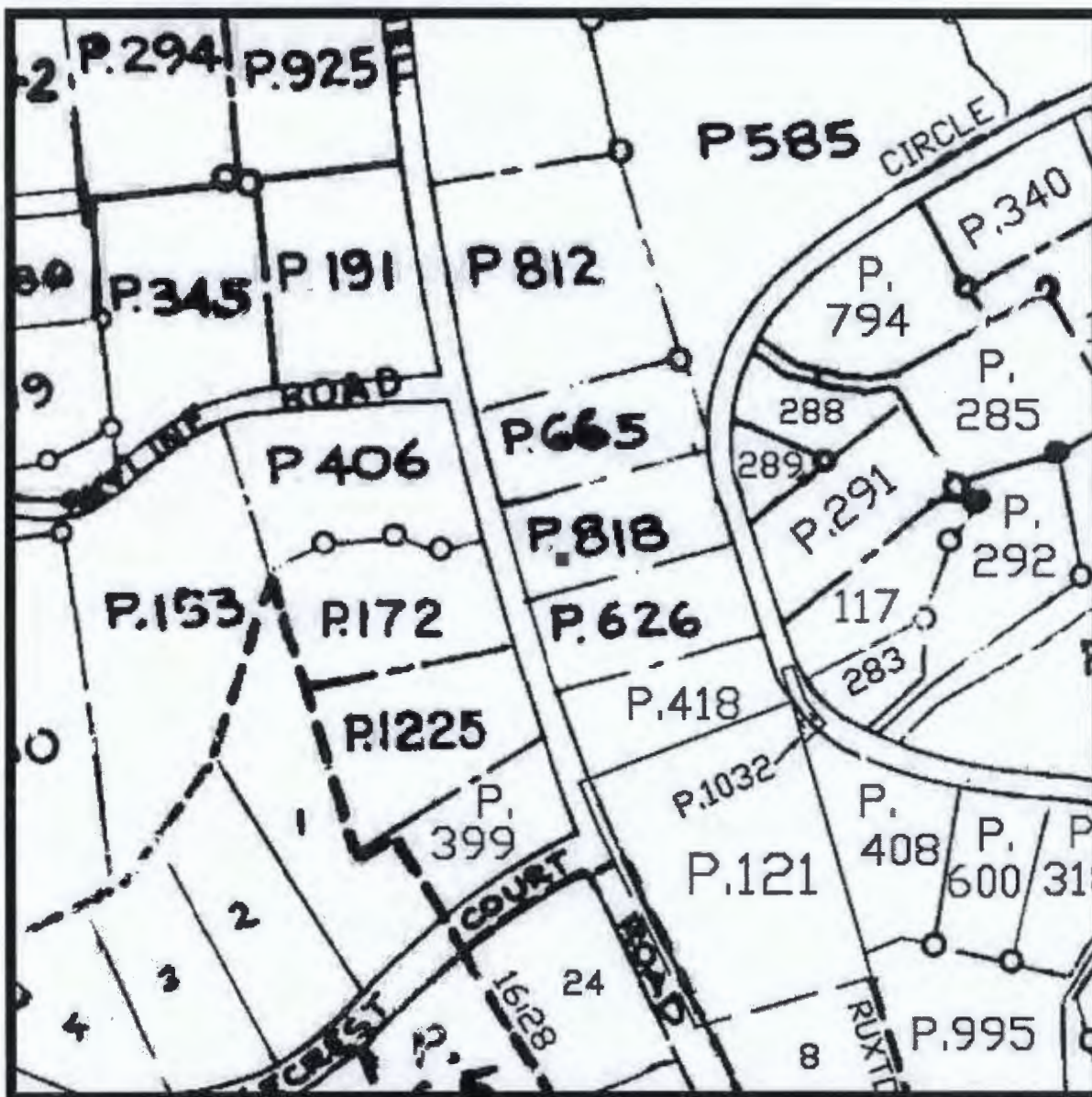
Approved 03/27/2012



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 09 Account Number - 0919910150



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2011.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: September 20, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 6523 Darnall Road, **AMENDED COMMENTS**

INFORMATION:

Item Number: 13-058

RECEIVED

Petitioner: Sarah L.D. Woods

SEP 20 2012

Zoning: DR 1

Requested Action: Administrative Variance

OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

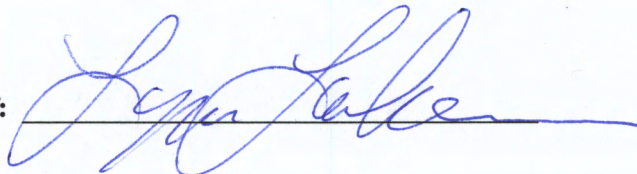
The Department of Planning has reviewed the petitioner's request and accompanying site plan and has the following comments:

1. The property is within the Ruxton Riderwood / Lake Roland Design Review Panel area.
2. A new dwelling proposed for a residential single lot of record within a designated residential design review area is reviewed by the design review panel (DRP). An addition to a dwelling that is more than 50% of the gross square footage of the existing dwelling is also to be reviewed. The gross square footage calculation includes an attached garage, storage areas and/or the basement, if present.
3. The applicant's architect, Patrick D. Jarosinski, submitted a revised site plan and letter to the Department of Planning on September 20, 2012 certifying by his architectural seal that the addition and proposed garage are 1001 square feet, which is under 50% of the existing 2484 square feet. Therefore, review by the DRP is not required.

For further information concerning the matters stated here in, please contact Lynn Lanham or Jenifer Nugent at 410-887-3480.

Attachment

Division Chief:
AVA/LL



PATRICK D JAROSINSKI & ASSOCIATES

PO Box 234, Riderwood, Maryland 21139 . 410-262-6708 . 410-494-1017 . patrick@pdjassociates.com . <http://pdjassociates.com>

September 19, 2012

Ms. Lynn Lanham
Baltimore County Department of Planning
The Jefferson Building

Towson, Maryland 21204

**RE: 6523 Darnall Road
Administrative Variance #13-058**

RECEIVED

SEP 20 2012

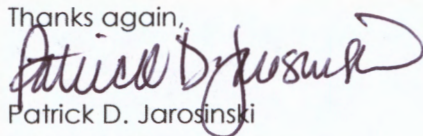
OFFICE OF PLANNING

Dear Ms. Lanham,

Thank you for taking the time to speak with me regarding the above mentioned property and recommendations from your department relating to the same. As requested, enclosed is a certified site plan with the area calculations for the project noted. As you can see, the square footage of the additions and garage combined do not equal more than 50% of the existing gross square footage of the house.

I appreciate you forwarding this information to the appropriate parties in order to keep the administrative variance process moving along.

Thanks again,


Patrick D. Jarosinski

Enclosure: Certified Site Plan with Plot date 9/19/12

okay
Lynn Lanham
9/20/2012
no DRP required

RECEIVED

SEP 20 2012

OFFICE OF PLANNING

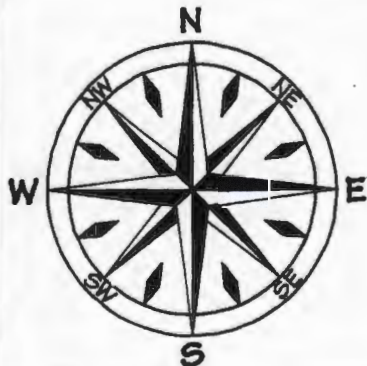
**Plat to Accompany
a Petition for a
Zoning Request**

of the

Woods Property

**6523 Darnall Road
Baltimore County, Maryland**

**9th Election District, 2nd Councilmanic District
Scale: 1"=20' Date: August 17, 2012**



Dietz Surveying, Inc.

Land Surveying and Land Planning

8119 Oakleigh Road Baltimore MD 21234

Ph 410-661-3160, Fax 410-661-3163

www.dietzsurveying.net

Plot Date: 9/19/2012

Job No. 2012-183
Party Chief: DRD

File Name: G:\LD2\Project\2012\2012183\zoning plat.pro

#6521

SCOTT R ALDER
KAREN L ALDER

AREA CALCULATIONS

EXISTING CONDITIONS	=2484 SF (1ST AND 2ND FLOOR)
PROPOSED ADDITION	=425 SF
PROPOSED 2 CAR GARGAE	=576 SF
TOTAL PROPOSED SF	=1001 SF (UNDER 50% OF EXISTING)

ARCHITECT

License #8423



Patrick Dennis Jarosinski
Patrick Dennis Jarosinski
STATE OF MARYLAND

10/1

Debra Wiley - ZAC 13-058, Administrative Variance, 6523 Darnall Road

From: Lynn Lanham
To: Wiley, Debra
Date: 9/17/2012 3:47 PM
Subject: ZAC 13-058, Administrative Variance, 6523 Darnall Road
CC: Nugent, Jenifer

The architect on this project on Darnall Road just called me after receipt of our comments. He is going to send me a revised drawing with the actual square feet of the proposal and will certify that it is below the 50% threshold and thus will not require DRP.

I will issue revised comments after I review his submittal.

Lynn

Lynn Lanham
Chief, Development Review
mlanham@baltimorecountymd.gov
410-887-3480
410-887-5862 Fax
Baltimore County Department of Planning
105 W. Chesapeake Ave.
Suite 101
Towson, MD 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: September 14, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 6528 Darnall Road

RECEIVED

INFORMATION:

SEP 17 2012

Item Number: 13-058

Petitioner: Sarah L.D. Woods

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: DR 1

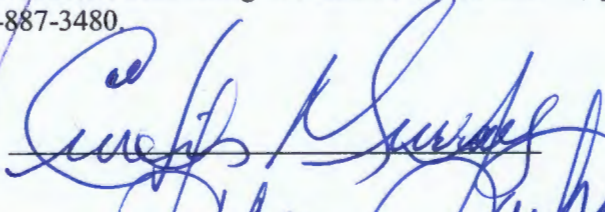
Requested Action: Administrative Variance

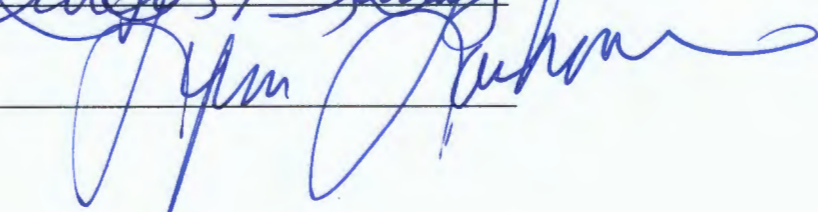
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan and has the following comments:

1. The property is within the Ruxton Riderwood / Lake Roland Design Review Panel area.
2. A new dwelling proposed for a residential single lot of record within a designated residential design review area is reviewed by the DRP. An addition to a dwelling that is more than 50% of the gross square footage of the existing dwelling is also to be reviewed. The gross square footage calculation includes an attached garage, storage areas and/or the basement, if present.
3. The application does not include the square footage calculations. It appears that the addition with an attached garage would exceed 50% of the existing house. Please note that a freestanding garage is not subject to DRP review.

For further information concerning the matters stated here in, please contact Lynn Lanham or Jenifer Nugent at 410-887-3480.

Prepared by: 

Division Chief: 
AVA/LL: CM

Debra Wiley - ZAC Comments - Distribution Mtg. of 9/24

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 9/18/2012 9:45 AM
Subject: ZAC Comments - Distribution Mtg. of 9/24

Good Morning,

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.

2013-0043-SPHA - (Floodplain)
1472 Martin Blvd.

2013-0048-A - Administrative Variance - Closing Date: 9/24
825 Queens Park Drive

2013-0049-SPHA
734 Essex Ave.

2013-0050-A - Administrative Variance - Closing Date: 9/24 (Critical Area & Floodplain)
1907 Cape May Road

2013-0051-A - Administrative Variance - Closing Date: 9/24
12220 Dover Rd.

2013-0052-A
15815 Falls Rd.

2013-0053-SPHA
9401, 9403, 9405, 9407, 9409, 9411 Silver Charm Dr.

2013-0055-A - Administrative Variance - Closing Date: 10/1
2909 Knoll Acres Dr.

2013-0056-A (Critical Area & Floodplain)
6920 River Drive Rd.

2013-0057-A - Administrative Variance - Closing Date: 10/1 (Critical Area & Floodplain)
3 Kingston Cove Rd.

2013-0058-A - Administrative Variance - Closing Date: 10/1
6523 Darnell Rd.

2013-0059-A - Administrative Variance - Closing Date: 10/1
119 Williams Ave.

2013-0060-SPH

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

OCT 02 2012

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: October 2, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013-0058-A
Address 6523 Darnell Road
(Woods Property)

Zoning Advisory Committee Meeting of September 10, 2012.

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

1. A future building permit for an addition or garage will need review by Groundwater Mgmt., since the house is served by private septic.

Reviewer: *Dan Esser – Groundwater Management*



KEVIN KAMENETZ
County Executive

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

October 3, 2012

Sarah L. D. Woods
6523 Darnall Road
Ruxton MD 21204

RE: Case Number: 2013-0058 A, Address: 6523 Darnall Road

Dear Ms. Woods:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 6, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Patrick D. Jarosinski, P O Box 234, Riderwood MD 21139.

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 9-11-12

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

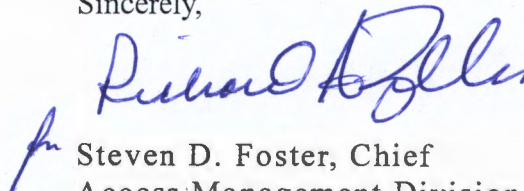
RE: Baltimore County
Item No 2013-0058-A
Administrative Variance
Sarah L.D. Woods
6523 Darnell Road

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2013-0058-A

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,


for Steven D. Foster, Chief
Access Management Division

SDF/raz

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 17, 2012

FROM: Dennis A. Kennedy, ^{DAK}Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For September 24, 2012
Item Nos. 2013-0043, 0048, 0049, 0050, 0051, 0052, 0053, 0055, 0057, 0058,
0059 and 0060.

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-09242012-NO COMMENTS.doc

a 1/4 1/2
to w m
g

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: September 20, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 6523 Darnall Road, AMENDED COMMENTS

INFORMATION:

Item Number: 13-058

Petitioner: Sarah L.D. Woods

Zoning: DR 1

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan and has the following comments:

1. The property is within the Ruxton Riderwood / Lake Roland Design Review Panel area.
2. A new dwelling proposed for a residential single lot of record within a designated residential design review area is reviewed by the design review panel (DRP). An addition to a dwelling that is more than 50% of the gross square footage of the existing dwelling is also to be reviewed. The gross square footage calculation includes an attached garage, storage areas and/or the basement, if present.
3. The applicant's architect, Patrick D. Jarosinski, submitted a revised site plan and letter to the Department of Planning on September 20, 2012 certifying by his architectural seal that the addition and proposed garage are 1001 square feet, which is under 50% of the existing 2484 square feet. Therefore, review by the DRP is not required.

For further information concerning the matters stated here in, please contact Lynn Lanham or Jenifer Nugent at 410-887-3480.

Attachment

Division Chief:
AVA/LL

A handwritten signature in black ink, appearing to read "Lynn Lanham", written over a horizontal line.

PATRICK D JAROSINSKI & ASSOCIATES

PO Box 234, Riderwood, Maryland 21139 . 410-262-6708 . 410-494-1017 . patrick@pdjassociates.com . <http://pdjassociates.com>

September 19, 2012

Ms. Lynn Lanham
Baltimore County Department of Planning
The Jefferson Building

Towson, Maryland 21204

RE: **6523 Darnall Road**
Administrative Variance #13-058

RECEIVED

SEP 20 2012

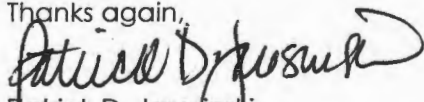
OFFICE OF PLANNING

Dear Ms. Lanham,

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I appreciate you forwarding this information to the appropriate parties in order to keep the administrative variance process moving along.

Thanks again,


Patrick D. Jarosinski

Enclosure: Certified Site Plan with Plot date 9/19/12

Okay
Lynn Lanham
9/20/2012
no DRP required

RECEIVED

SEP 20 2012

OFFICE OF PLANNING

**Plat to Accompany
a Petition for a
Zoning Request**

of the

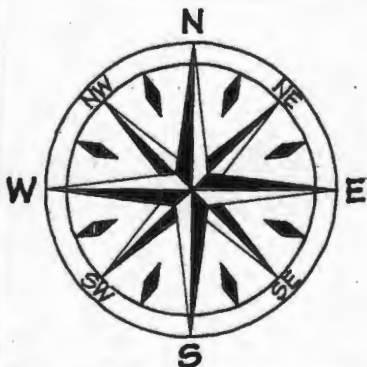
Woods Property

6523 Darnall Road

Baltimore County, Maryland

9th Election District, 2nd Councilmanic District

Scale: 1"=20' Date: August 17, 2012



Dietz Surveying, Inc.

Land Surveying and Land Planning

8119 Oakleigh Road Baltimore MD 21234

Ph 410-661-3160, Fax 410-661-3163

www.dietzsurveying.net

Plot Date: 9/19/2012

Job No. 2012-183

Party Chief: DRD

File Name: G:\LD21\Project\2012\2012183\zoning plat.pro

#6521

SCOTT R ALDER
KAREN L ALDER

AREA CALCULATIONS

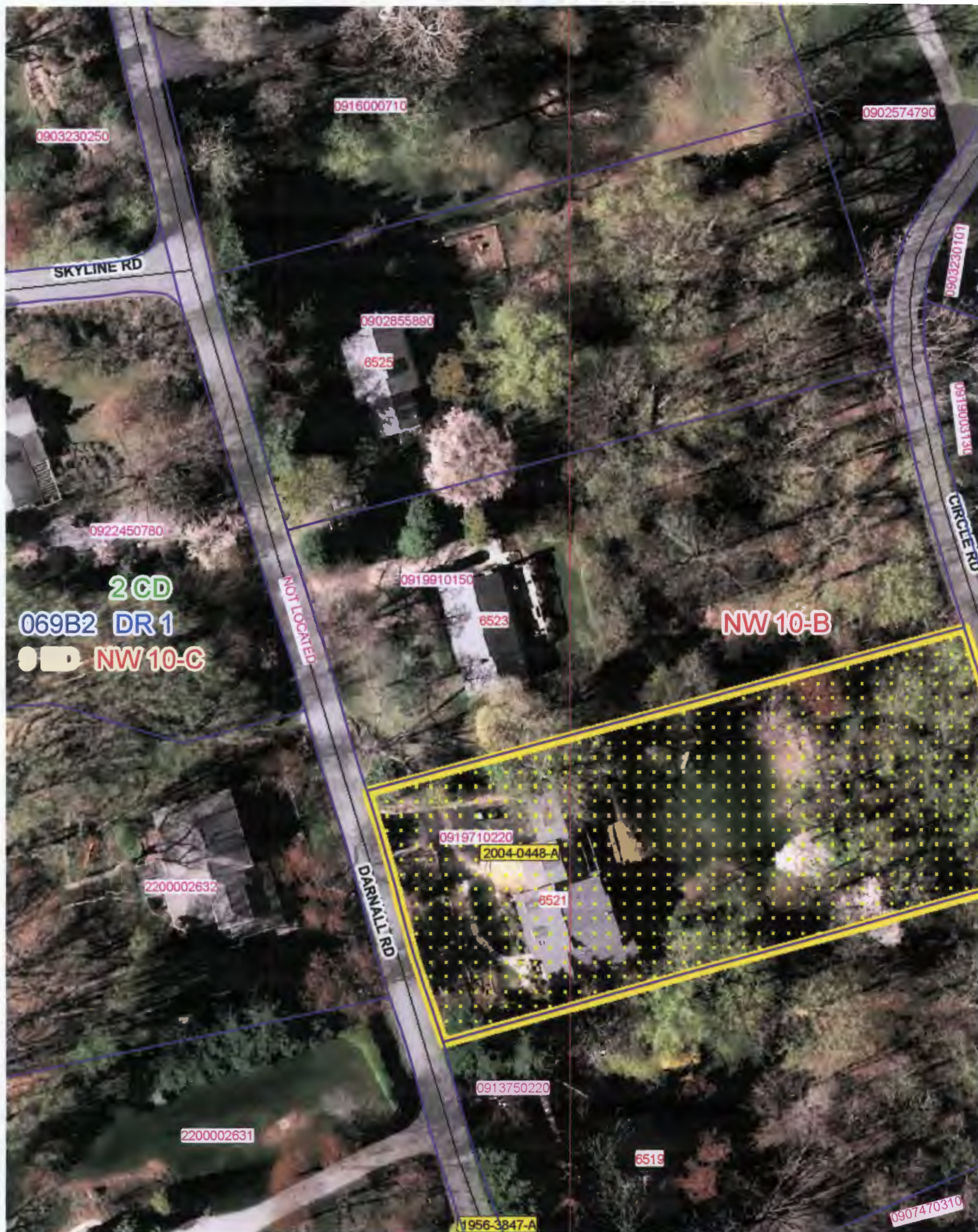
EXISTING CONDITIONS	=2484 SF (1ST AND 2ND FLOOR)
PROPOSED ADDITION	=425 SF
PROPOSED 2 CAR GARGAE	=576 SF
TOTAL PROPOSED SF	=1001 SF (UNDER 50% OF EXISTING)

ARCHITECT

License #8423

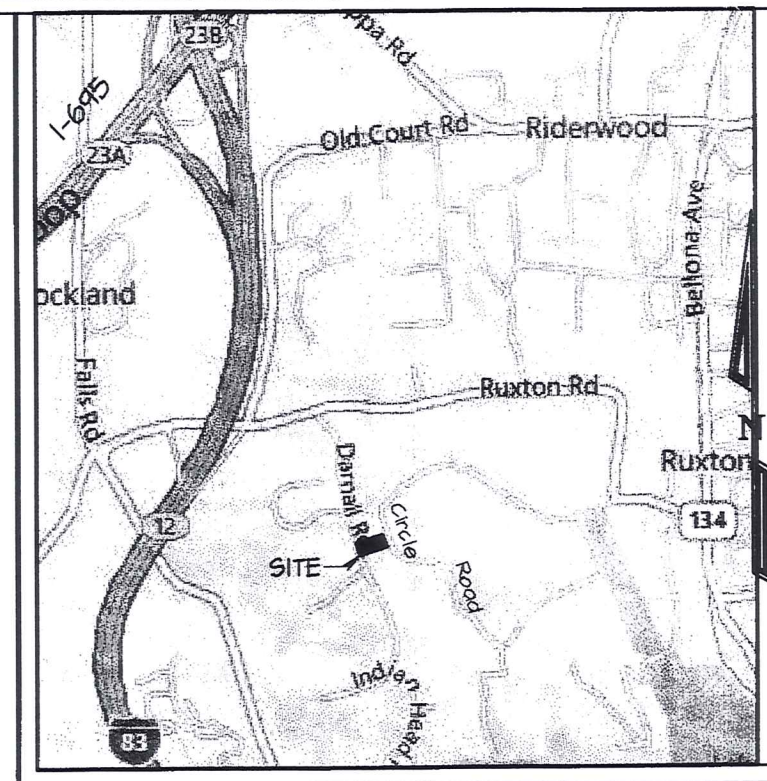


Patrick Dennis Jarosinski
Patrick Dennis Jarosinski
STATE OF MARYLAND

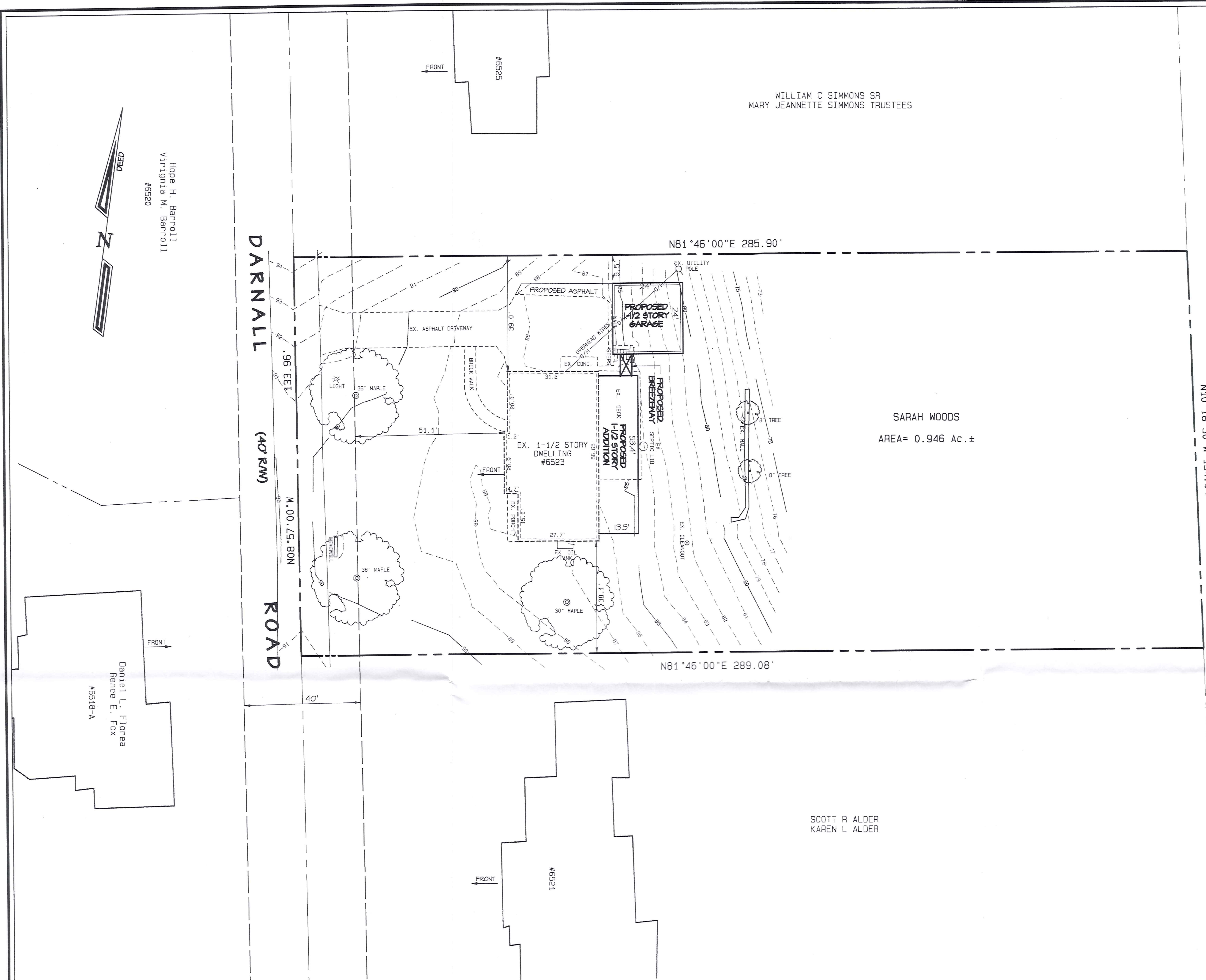


2CD
069B2 DR 1
● NW 10-C

NW 10-B

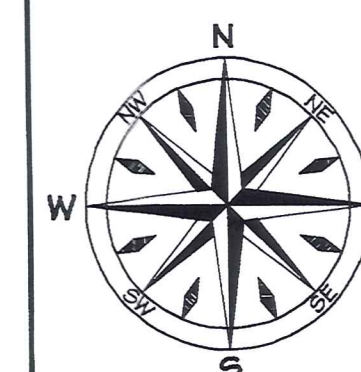
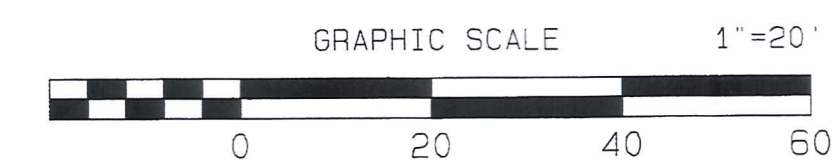


Vicinity Map Scale: 1" = 2000'



Notes

1. Owner: Sarah Woods
6523 Darnall Road
Baltimore MD 21204
2. Deed Liber: 30557/0031
3. Area= 0.946 Ac. ±
4. Tax # 0919910150
5. Zoned: DR-1
6. This site is not in the Chesapeake Bay
Critical Area or the 100 year flood plain.
7. There are no underground fuel tanks.
8. This is not a historic property/building.
9. This site is serviced by public Water and private Septic.
10. No prior Zoning Hearings.



Plat to Accompany a Petition for a Zoning Request

of the

Woods Property

6523 Darnall Road
Baltimore County, Maryland

9th Election District, 2nd Councilmanic District
Scale: 1"=20' Date: August 17, 2012

Dietz Surveying, Inc.

Land Surveying and Land Planning

8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsveying.net

Plot Date: 9/4/2012

Job No. 2012-183
Party Chief DRD

8500 #

WILLIAM C SIMMONS SR
MARY JEANNETTE SIMMONS TRUSTEES

SARAH WOODS
AREA= 0.946 AC.

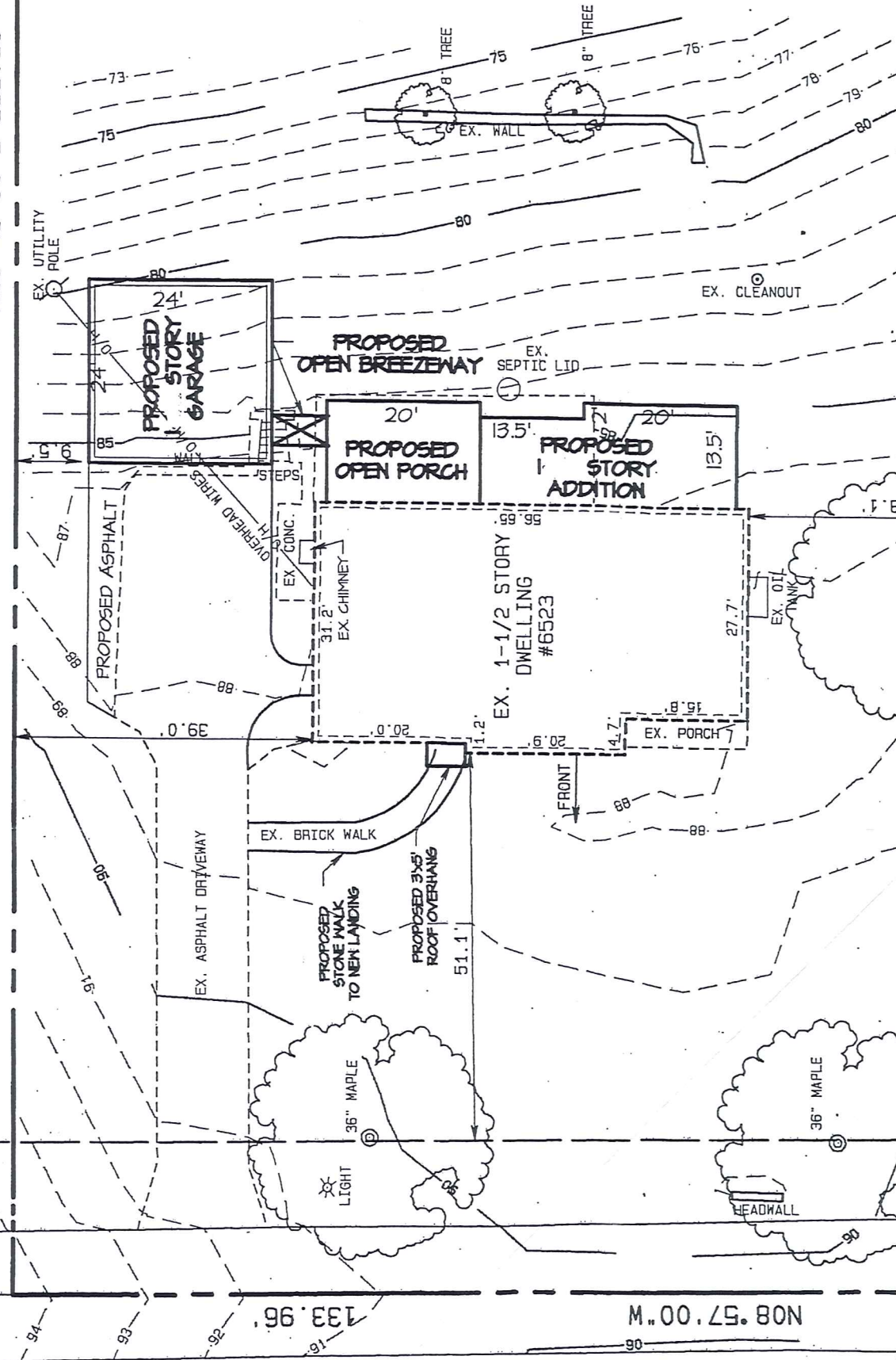
N81°46'00"E 285.90'

#6525

FRONT

DARNALL (40' RW)

Hope H. Barroll
Virignia M. Barroll
#6520



WILLIAM C SIMMONS SR
MARY JEANNETTE SIMMONS TRUSTEES

SARAH WOODS

AREA= 0.946 AC.

N81°46'00"E 285.90'

#6525

FRONT

DARNALL

(40' RW)

Hope H. Barroll
Virignia M. Barroll
#6520

