

KEVIN KAMENETZ
County Executive



LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

September 5, 2014

David Disanti
1325 Ridge Road
Baltimore, Maryland 21228

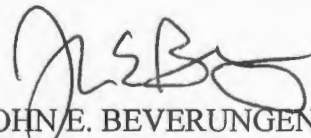
RE: Petition for Administrative Variance
Case No. 2015-0026-A
Property: 1325 Ridge Road

Dear Mr. Disanti:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Dave McMahon, 7110 Golden Ring Road, Baltimore, MD 21221



KEVIN KAMENETZ
County Executive

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September 5, 2014

David Disanti
1325 Ridge Road
Baltimore, Maryland 21228

RE: Petition for Administrative Variance
Case No. 2015-0026-A
Property: 1325 Ridge Road

Dear Mr. Disanti:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County 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: Dave McMahon, 7110 Golden Ring Road, Baltimore, MD 21221

IN RE: PETITION FOR ADMIN. VARIANCE *

(1325 Ridge Road)

1st Election District *

1st Council District *

David Disanti *

Petitioner *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0026-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, David Disanti. The Petitioner is requesting Variance relief from §§ 1B01.2.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed side yard open projection with side yard setbacks of 3 ft. and 7 ft. in lieu of the required 11.5 ft. and 18.75 ft. respectively and a combined total of side yards of 10 ft. in lieu of the permitted 30 ft. 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. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 16, 2014, 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 (B.C.C.). 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

ORDER RECEIVED FOR FILING

Date

By

9/5/14

sen

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.

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.

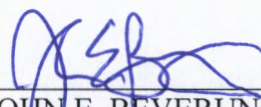
THEREFORE, IT IS ORDERED, this 5th day of September, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B01.2.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed side yard open projection with side yard setbacks of 3 ft. and 7 ft. in lieu of the required 11.5 ft. and 18.75 ft. respectively and a combined total of side yards of 10 ft. in lieu of the permitted 30 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- The Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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.

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

JEB:dlw


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date

9/5/14

By

Sen



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1325 Ridge Rdwhich is presently zoned DR 2

This Petition shall be filed with the Department of Permits and Development Management. 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 Variance from Section(s)

1B01.2.3.C.1: 301.1

To permit a proposed side yard open projection with side yard setbacks of 3ft. and 7ft. in lieu of the required 11.5ft. and 18.75ft. respectively and a combined total of side yards of 10ft. in lieu of the permitted 30ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, 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.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Date

Company

By

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

David Disanti

Name - Type or Print

Signature

Name - Type or Print

Signature

1325 Ridge Rd

(410)621-3757

Address

Telephone No.

Baltimore

MD

21228

City

State

Zip Code

Representative to be Contacted:

Dave McMahon

Name

7110 Golden Ring Rd

(410) 780-0062

Address

Telephone No.

Baltimore

MD

21221

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 9/5/14 day of September 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.

Zoning Commissioner of Baltimore County

CASE NO. 2015-0026-AReviewed By [Signature]Date 8/4/14Estimated Posting Date 8/17/14

Affidavit in Support of Administrative Variance

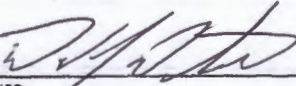
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1325 Ridge Rd.
Address
Baltimore MD 21228
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We would like to build a '40x14' (a portion being 24'x10') patio roof on the rear of our home.
Our hardship is our home was rezoned and grandfathered into being a non-conforming property within the DR2 regulations. Our lot being only 50' wide and with a house at 24' wide it is impossible to meet the current 15' combination 40' side yard setbacks. therefore we are requesting a side yard projection of 3' combination 10' in lieu of the required 11.25 combination 30' side yard projection.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.


Signature

David Disanti
Name - Type or Print

Signature

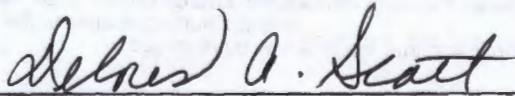
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of July, 2014, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires 11/27/2017

Zoning Description for 1325 Ridge Rd

Beginnning at a point on the south side of Ridge rd which is 50' wide at the distance of 121' west of the centerline of the nearest improved intersecting street

being Brook place which is 30' wide.

Being Lot 218, in the subdivsion of Ridge Brook as recorded in the baltimore county play book *9 folio 18* containing 7,350sqft.

located in the 1st election and councilmanic districts.

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

No.

112374

Date:

8/4/14

PAID RECEIPT

REQUESTED: 8/4/2014 ACTUAL: 8/4/2014 TIME: 09:21:22
 1
 PS: MS01 WALKIN LEAS LIP
 RECEIPT # 112374 8/04/2014
 5 528 JONING VERIFICATION
 112374
 Receipt for \$75.00
 \$75.00 CK \$75.00
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
601	806	0000		6150				75.00

Total:

75.00

Rec
 From:

Champion Window Co

For:

1325 Ridge Rd

2015-0026-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0026 -A

Address

1325 Ridge Rd

Contact Person: LEONARD Wpsilcwski

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date:

8/4/14

Posting Date:

8/17/14

Closing Date:

9/1/14

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 2015- 0026 -A

Address

1325 Ridge Rd.

Petitioner's Name DAVID Disanti

Telephone 410 621 3757

Posting Date:

8/17/14

Closing Date:

9/1/14

Wording for Sign: -

To permit a proposed side yard open projection with a side yard setbacks of 3 feet and 7 feet in lieu of the required 11.25 and 25 feet and a combined total of side yards of 10 feet in lieu of the required 40 feet.

Revised 7/18/14

CERTIFICATE OF POSTING

2015-0026-A

RE: Case No.: _____

Petitioner/Developer: _____

David Disanti

September 1, 2014

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1325 Ridge Rd

August 16, 2014

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

August 16, 2014

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



KEVIN KAMENETZ
County Executive

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

September 2, 2014

David Disanti
1325 Ridge Road
Baltimore MD 21228

RE: Case Number: 2015-0026 A, Address: 1325 Ridge Road

Dear Mr. Disanti:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 4, 2014. 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
Dave McMahon, 7110 Golden Ring Road, Baltimore MD 21221

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 8/13/14

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

RE: Baltimore County
Item No 2015-0026-A
Administrative Variance
David Disanti
1325 Ridge 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. 2015-0026-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,

Steven D. Foster, Chief/
Development Manager
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: July 28, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For August 18, 2014
Item No. 2015-0023, 0025, 0026, 0027, 0028, 0030 and 0032

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

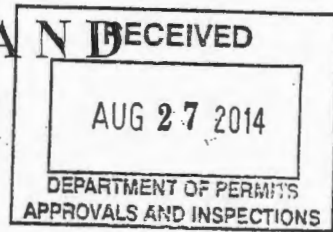
DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC08182014 -.doc

8/28/14
JCL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



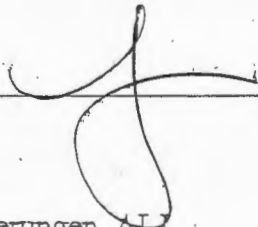
TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

19
DATE: August 8, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: Zoning Advisory Petition(s) for
Item No: 2015-023, 2015-026, 2015-027, 2015-028

The Department of Planning has reviewed the above referenced zoning item(s) and has no comments. For further questions or additional information concerning the matters stated herein, please contact Lloyd T. Moxley at 410-887-3480.

Prepared By: 

LTM/ka

c: John Beverungen, ALJ
Peter Max Zimmerman

LOUIS MAILED 8/18/14

M E M O R A N D U M

DATE: October 7, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0026-A - Appeal Period Expired

The appeal period for the above-referenced case expired on October 6, 2014. 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

2015-0026-A



2015-0026-A



Debra Wiley - Admin. Var. 2015-0026-A (Closing date: 9/1) - 1325 Ridge Rd.

From: Debra Wiley
To: Nuffer, Sherry
Date: 9/4/2014 1:15 PM
Subject: Admin. Var. 2015-0026-A (Closing date: 9/1) - 1325 Ridge Rd.
CC: Beverungen, John

Sherry,

Lenny Wasilewski from Zoning Review (per June Wisnom on 9/3) was going to call the Petitioner in reference to missing photos. If they're received on Friday, can you please date both the letter and decision and give entire file to John for his review and then send out? File is on my counter.

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 - Hi

From: June Wisnom
To: Wiley, Debra
Date: 9/3/2014 1:09 PM
Subject: Hi

Hi Deb, I talked to Lenny about the pics and he is calling them. I will bring them over when they arrive,
Thanks, June

Need
pics
June 9-3
10:25
am

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that 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 Affiant(s) does/do presently reside at 1325 Ridge Rd.

Address

Baltimore

City

MD
State

21228

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We would like to build a '40x14' (a portion being 24'x10') patio roof on the rear of our home.

Our hardship is our home was rezoned and grandfathered into being a non-conforming property within the DR2 regulations. Our lot being only 50' wide and with a house at 24' wide it is impossible to meet the current 15' combination 40' side yard setbacks. therefore we are requesting a side yard projection of 3' combination 10' in lieu of the required 11.25 combination 30' side yard projection.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Signature

David Disanti

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of July, 2014, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

David Disanti

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

AS WITNESS my hand and Notarial Seal

Delores B. Scott
Notary Public

My Commission Expires

11/27/2017

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

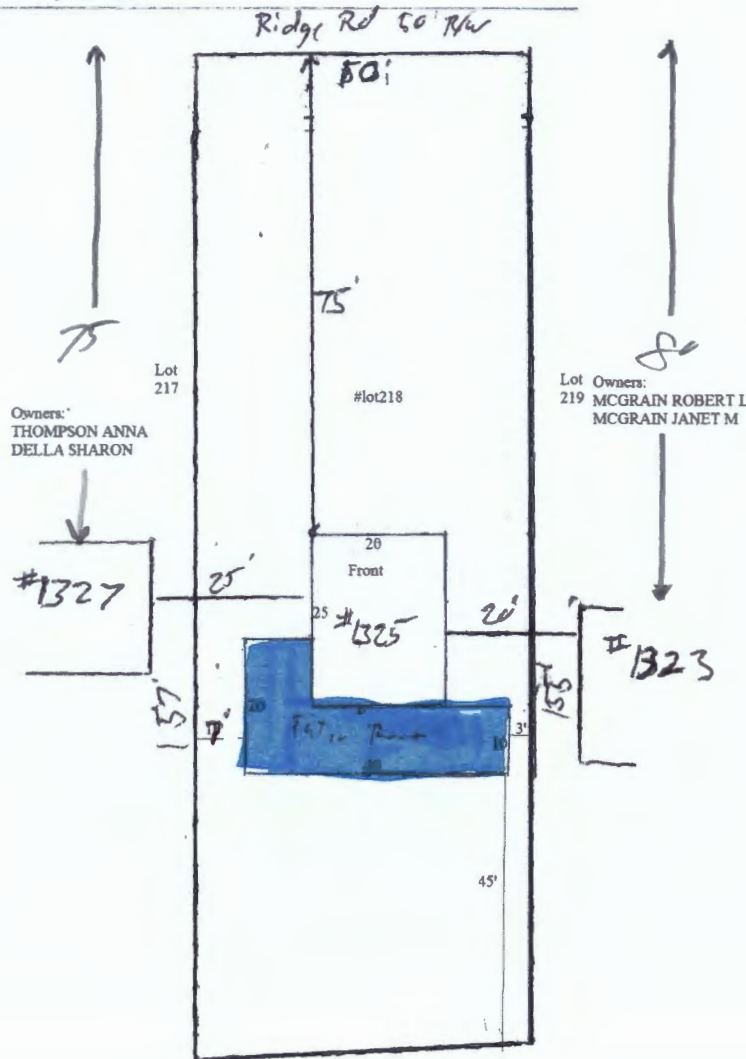
PROPERTY ADDRESS 1325 Ridge Rd

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Ridge Brook

PLAT BOOK # 9 FOLIO # 18 LOT # 218 SECTION #

OWNER DISANTE, David



LOCATION INFORMATION

ELECTION DISTRICT	1st
COUNCILMANIC DISTRICT	1st
1" = 200' SCALE MAP #	101A2
ZONING	DR2
LOT SIZE	7,350sqft
ACREAGE	SQUARE FEET
SEWER	☒ PUBLIC ☐ PRIVATE
WATER	☒ PUBLIC ☐ PRIVATE
CHESAPEAKE BAY CRITICAL AREA	YES ☐ NO ☒
100 YEAR FLOOD PLAIN	YES ☐ NO ☒
HISTORIC PROPERTY/ BUILDING	YES ☐ NO ☒
PRIOR ZONING HEARING	YES ☐ NO ☒

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

PREPARED BY Gerard Andersen

SCALE OF DRAWING: 1" = 30'

2015-0026-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>7-28</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>8-26</u>	PLANNING (if not received, date e-mail sent _____)	<u>NC</u>
<u>8-13</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>8-16-14</u> by <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w4)

Guide to searching the database

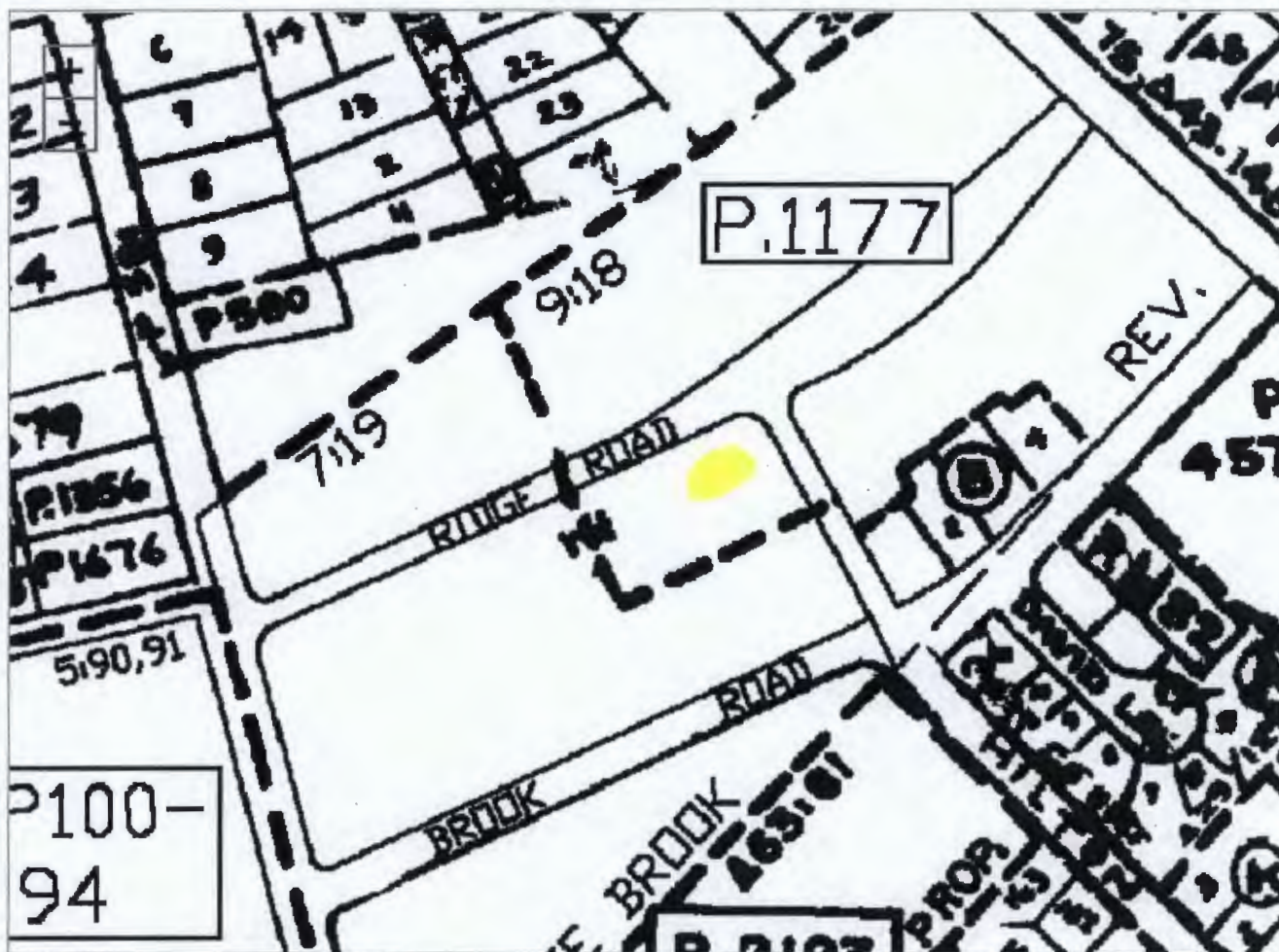
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 0104351550			
Owner Information					
Owner Name:	DISANTE REGINALD J DISANTE BETTY G		Use:	RESIDENTIAL	
Mailing Address:	1325 RIDGE RD BALTIMORE MD 21228		Principal Residence:	YES	
			Deed Reference:	/04122/ 00052	
Location & Structure Information					
Premises Address:		1325 RIDGE RD BALTIMORE 21228-		Legal Description:	
RIDGE BROOK					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0101	0013	1177		0000	218 2013
Assessment Year:			Plat No:		
2013			0009/0018		
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1946	960 SF		7,350 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	1 full	
Value Information					
Base Value		Value As of 01/01/2013	Phase-in Assessments As of 07/01/2014 As of 07/01/2015		
Land:		157,300	118,300		
Improvements		83,900	83,600		
Total:		241,200	201,900		
Preferential Land:		0	201,900		
Transfer Information					
Seller: KENNEDY EDWARD W		Date: 03/27/1963		Price: \$13,000	
Type: ARMS LENGTH IMPROVED		Deed1: /04122/ 00052		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 02/20/2014					

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)

District: 01 Account Number: 0104351550



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 (<http://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 (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

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→

closing 9/1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

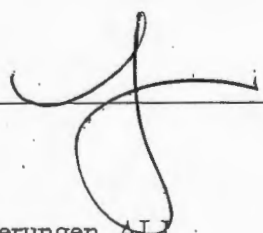
TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

193
DATE: August ~~6~~ 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: Zoning Advisory Petition(s) for
Item No: 2015-023, 2015-026, 2015-027, 2015-028

The Department of Planning has reviewed the above referenced zoning item(s) and has no comments. For further questions or additional information concerning the matters stated herein, please contact Lloyd T. Moxley at 410-887-3480.

Prepared By: 

LTM/ka

c: John Beverungen, ALJ
Peter Max Zimmerman

RECEIVED

AUG 26 2014

OFFICE OF ADMINISTRATIVE HEARINGS

LOUISE MAILED 8/18/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 6, 2014

RECEIVED

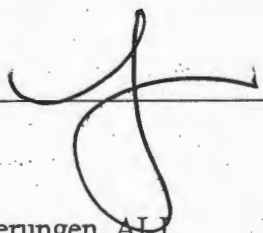
FROM: Andrea Van Arsdale
Director, Department of Planning

AUG 20 2014

OFFICE OF ADMINISTRATIVE HEARINGS

SUBJECT: Zoning Advisory Petition(s) for
Item No: 2015-023, 2015-026, 2015-027, 2015-028

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Prepared By: 

LTM/ka

c: John Beverungen, ALJ
Peter Max Zimmerman



KEVIN KAMENETZ
County Executive

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

September 2, 2014

David Disanti
1325 Ridge Road
Baltimore MD 21228

RE: Case Number: 2015-0026 A, Address: 1325 Ridge Road

Dear Mr. Disanti:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 4, 2014. 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
Dave McMahon, 7110 Golden Ring Road, Baltimore MD 21221

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 8/13/14

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

RE: Baltimore County
Item No 2015-0026-A
Administrative Variance
David Disanti
1325 Ridge 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. 2015-0026-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,

Steven D. Foster, Chief/
Development Manager
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: July 28, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For August 18, 2014
Item No. 2015-0023, 0025, 0026, 0027, 0028, 0030 and 0032

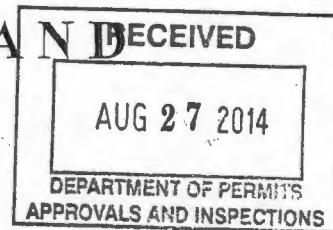
The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC08182014 -.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



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

DATE: August 6, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: Zoning Advisory Petition(s) for
Item No: 2015-023, 2015-026, 2015-027, 2015-028

The Department of Planning has reviewed the above referenced zoning item(s) and has no comments. For further questions or additional information concerning the matters stated herein, please contact Lloyd T. Moxley at 410-887-3480.

Prepared By: _____

LTM/ka

c: John Beverungen, ALJ
Peter Max Zimmerman

LOUIS MAILED 8/18/14



Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 0104351550			
Owner Information					
Owner Name:		DISANTE REGINALD J DISANTE BETTY G		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		1326 RIDGE RD BALTIMORE MD 21228		Deed Reference: /04122/ 00052	
Location & Structure Information					
Premises Address:		1326 RIDGE RD BALTIMORE 21228-		Legal Description: RIDGE BROOK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0101	0013	1177		0000	218 2013 0009/0018
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
1946	960 SF			7,350 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2.000000	YES	STANDARD UNIT	SIDING	1 full	
Value Information					
	Base Value	Value As of 01/01/2013	Phase-in Assessments As of 07/01/2014 As of 07/01/2015		
Land:	157,300	118,300			
Improvements	83,900	83,600			
Total:	241,200	201,900	201,900	201,900	
Preferential Land:	0			0	
Transfer Information					
Seller: KENNEDY EDWARD W		Date: 03/27/1963		Price: \$13,000	
Type: ARMS LENGTH IMPROVED		Deed1: /04122/ 00052		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014	07/01/2015		
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00	0.00 0.00		
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 02/20/2014					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1325 Ridge Rd

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

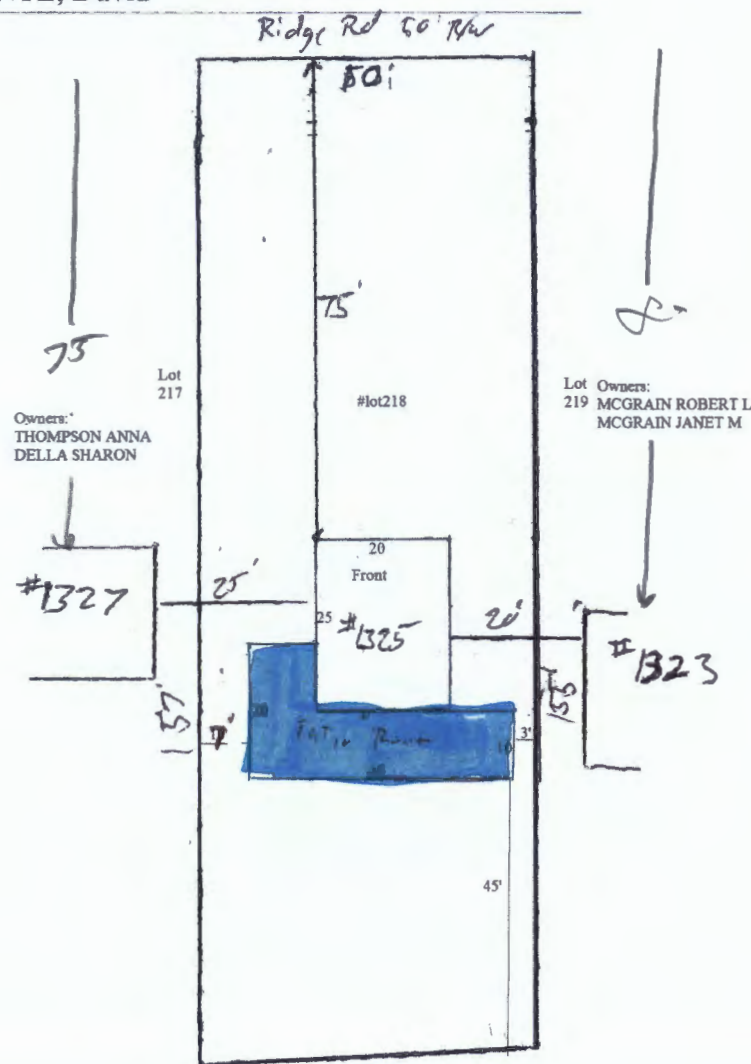
SUBDIVISION NAME Ridge Brook

PLAT BOOK # 9 FOLIO # 18 LOT # 218 SECTION #

OWNER DISANTE, David



NORTH



LOCATION INFORMATION

ELECTION DISTRICT	1st
COUNCILMANIC DISTRICT	1st
1" = 200' SCALE MAP #	101A2
ZONING	DR2
LOT SIZE	7,350sqft
ACREAGE	SQUARE FEET
SEWER	☒ PUBLIC ☐ PRIVATE
WATER	☒ PUBLIC ☐ PRIVATE
CHESAPEAKE BAY CRITICAL AREA	YES ☐ NO ☒
100 YEAR FLOOD PLAIN	YES ☐ NO ☒
HISTORIC PROPERTY/BUILDING	YES ☐ NO ☒
PRIOR ZONING HEARING	YES ☐ NO ☒

PREPARED BY Gerard Andersen

SCALE OF DRAWING: 1" = 30'

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

2015-0026-A

9

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

OWNER DISANTE, David



ELECTION DISTRICT	1st
COUNCILMANIC DISTRICT	1st
1"=200' SCALE MAP #	101A2
ZONING	DR2
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	PUBLIC PRIVATE
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WATER	☒ ☐
	YES NO
CHESAPEAKE BAY CRITICAL AREA	☐ ☒
100 YEAR FLOOD PLAIN	☐ ☒
HISTORIC PROPERTY/ BUILDING	☐ ☒
PRIOR ZONING HEARING	

SCALE OF DRAWING: 1" = 30'

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

2015-0026-A