



KEVIN KAMENETZ
County Executive

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

September 3, 2014

Joyce K. Wilkins
225 Wickersham Way
Cockeysville, Maryland 21030

RE: Petition for Administrative Variance
Case No. 2015-0027-A
Property: 225 Wickersham Way

Dear Ms. Wilkins:

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 typed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Rick Gabell, 16306 Old York Road, Monkton, MD 21111

IN RE: PETITION FOR ADMIN. VARIANCE *

(225 Wickersham Way)

8th Election District *

3rd Council District *

Joyce K. Wilkins *

Petitioner *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0027-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, Joyce K. Wilkins. The Petitioner is requesting Variance relief from § 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a one-story addition with a rear setback of 16.5 ft. in lieu of the required 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 13, 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 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

ORDER RECEIVED FOR FILING

Date 9-3-14

By SW

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 3rd day of September, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a one-story addition with a rear setback of 16.5 ft. in lieu of the required 30 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- The Petitioner may apply for her appropriate 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.

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 9-3-14

By dlw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING
To be filed with the Department of Permits, Approvals and Inspections

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

Address 225 WICKERSHAM WAY COCKEYSVILLE, MD Currently zoned DR 5.5
Deed Reference 35033 10360 10 Digit Tax Account # 0811077770
Owner(s) Printed Name(s) Joyce K. Wilkins

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s): 1802.3.3.
Variance for rear Set-back of 16.5 ft. in lieu of the required 30'

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

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Joyce K. Wilkins, N/A
Name #1 – Type or Print Name #2 – Type or Print
Joyce K. Wilkins, N/A
Signature #1 Signature #2
225 WICKERSHAM WAY COCKEYSVILLE, MD
Mailing Address City State
21030, Joyceandalec@
Zip Code Telephone # Email Address Verizon.net

Attorney for Owner(s)/Petitioner(s): N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Rick Gabell
Name – Type or Print
Rick Gabell
Signature
16306 Old York Rd. Monkton, MD
Mailing Address City State
21111, ,
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 9-3-14 day of Sept, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2015-0027-A Filing Date 8/5/14 Estimated Posting Date 8/17/14 Reviewer SN

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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 225 WICKERSHAM WAY COCKEYSVILLE MD 21030
Print or Type Address of property City State Zip Code

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

- Mother resides with me
- Mother is 81 years old and has mobility issues (uses a walker)
- Mother requires ~~and~~ handi-cap accessible sleeping quarters and bathroom on lower level of home

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

Joyce K. Wilkins

Signature of Owner (Affiant)

Joyce K. Wilkins

Name- Print or Type

Signature of Owner (Affiant)

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 30th day of July, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Joyce K. Wilkins

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

AS WITNESS my hand and Notaries Seal



Jim A. Ves
Notary Public

My Commission Expires 3-29-16

EXHIBIT B

ZONING PROPERTY DESCRIPTION FOR: 225 WICKERSHAM WAY
COCKEYSVILLE, MD 21030

Beginning at a point on the south side of Wickersham Way which is 50 feet wide at the distance of 128 feet west of the centerline of the nearest improved intersecting street Greenside Drive which is 70 feet wide.

Being know and designated as Lot #6, Block B on a plat entitled "Ramsgate, a section of Montross", which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book OTG, No. 31, folio 33. Located in the 8th Election District and the 3rd Council District.

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

No. **112375**

Date: **8/5/14**

PAID RECEIPT

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6154					\$ 75.00

Total: **\$ 75.00**

Rec From: **George R. & Linda E. Gabell**

For: **Administrative Variation**

BUSINESS ACTUAL TIME
 8/05/2014 8/05/2014 0000000000 1
 RE- 0501 WALKIN 1045 LJR
 RECEIPT # 530276 8/05/2014 0000
 5 520 ZONING VERIFICATION
 112375
 Recpt Tot: **75.00**
 \$75.00 CR \$0.00 CA
 Baltimore County, Maryland

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

Case # 2015-0027-A

08/05/2014 17:59 Gebhart Prop

EXP 10 666 3735

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**Case Number 2015- 0027 -A Address 225 Wickersham WayContact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 8/5/14 Posting Date: 8/17/14 Closing Date: 9/01/14

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- 0027 -A Address 225 Wickersham WayPetitioner's Name Jayne Wilkerson Telephone _____Posting Date: 8/17/14 Closing Date: 9/01/14Wording for Sign: To permit a proposed addition with a rear setback of 16.5 ft. in lieu of the required 30 ft.

Revised 7/18/14

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0027 -A Address 225 Wickersham Way

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

Filing Date: 8/5/14 Posting Date: 8/17/14 Closing Date: 9/01/14

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

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(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- 0027 -A Address 225 Wickersham Way

Petitioner's Name Joyce Wilkerson Telephone _____

Posting Date: 8/17/14 Closing Date: 9/01/14

Wording for Sign: To permit a proposed addition with a rear setback of 16.5 ft. in lieu of the required 30 ft.

Revised 7/18/14

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2015- 0027- A
Property Address: 225 WICKERSHAM WAY COCKEYSVILLE, MD 21030
Property Description: Single family detached dwelling
Legal Owners (Petitioners): Joyce K. Wilkins
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Joyce K. Wilkins
Company/Firm (if applicable): _____
Address: 225 Wickersham Way
Cockeysville, MD 21030
Telephone Number: 410-666-0018

CERTIFICATE OF POSTING

Date: 08/13/2014

RE: Project Name: Administrative Variance
Case Number /PAI Number: 2015-0027-A
Petitioner/Developer: Joyce Wilkens
Date of Hearing/Closing: 09/01/2014

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 225 Wickersham Way

The sign(s) were posted on 08/13/2014

(Month, Day, Year)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2015-0027A

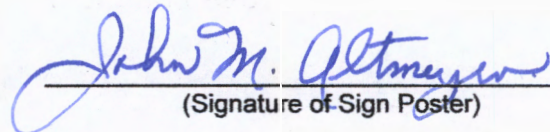
225 WICKERSHAM WAY JOYCE WILKENS
TO PERMIT: A PROPOSED ADDITION
WITH A REAR SETBACK OF 16.5ft. IN
IN LIEU OF THE REQUIRED 30ft.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 09-01-2014

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE


(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd

(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

(410) 382-6580

(Telephone Number of Sign Poster)

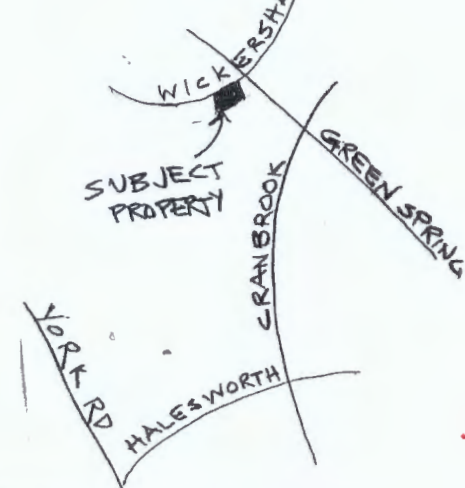
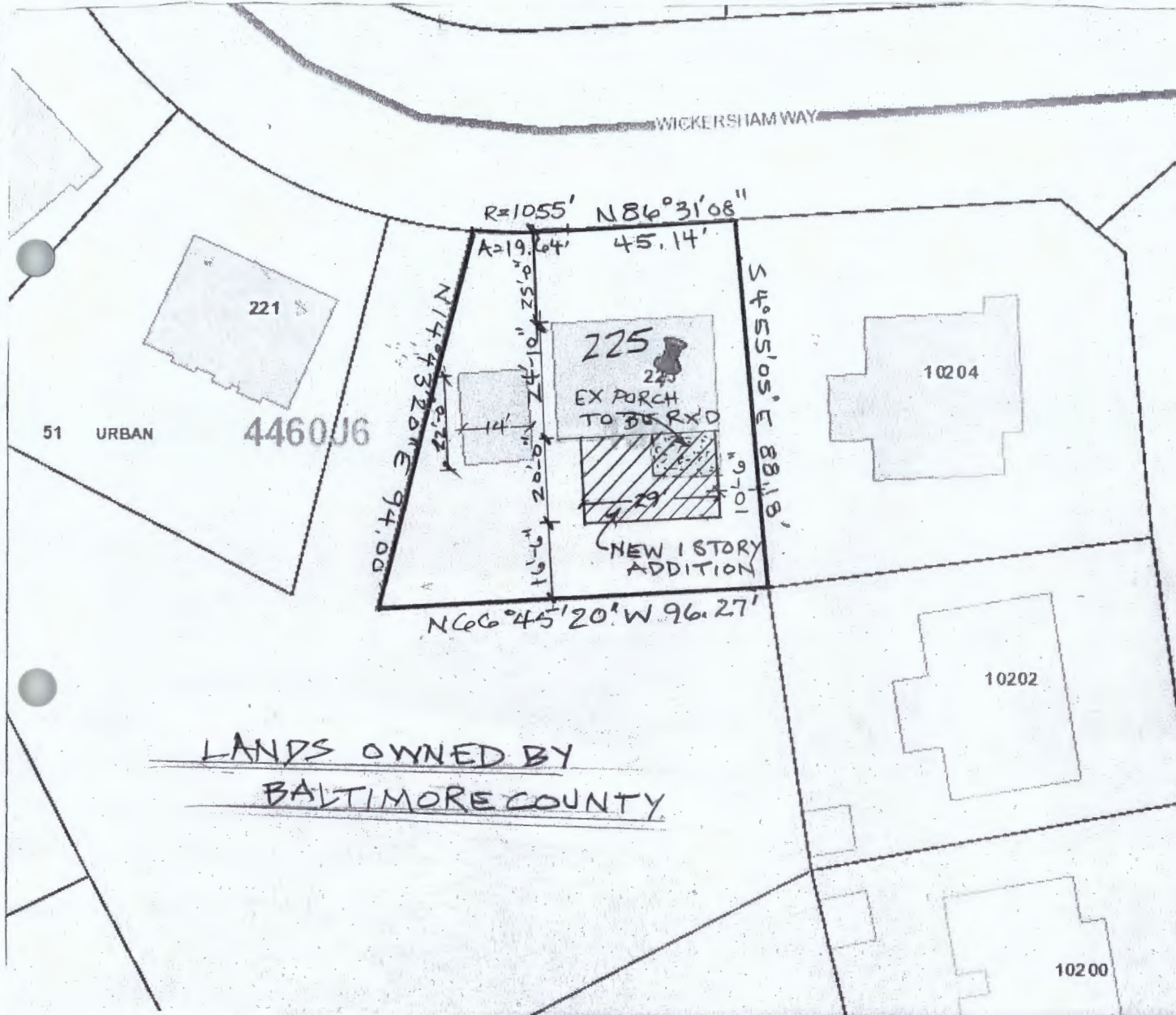
M E M O R A N D U M

DATE: October 7, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0027-A - Appeal Period Expired

The appeal period for the above-referenced case expired on October 3, 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

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING NA (MARK TYPE REQUESTED WITH AN X)
 ADDRESS 225 Wickersham Way OWNER'S NAMES Joyce K. Wilkens
 SUBDIVISION NAME NA LOT# 6 BLOCK# B SECTION# NA
 PLAT BOOK 0031 FOLIO# 0033 10 DIGIT TAX ID# 0811077770 DEED REFERENCE# 35033/0360



ZONING MAP# _____
 SITE ZONED DR 5.5
 ELECTION DISTRICT 8
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE _____
 OR SQUARE FEET 7,327
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES MARK WITH X
 WATER IS: X PRIVATE _____
 SEWER IS: X PRIVATE _____
 PRIOR HEARING? YES
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
1989-0206-A - approved

Pat. Exp. 7

PLAN DRAWN BY RICK GABELL DATE 8/1/14 SCALE: 1 INCH = 40 FEET
BALTIMORE COUNTY MY NEIGHBORHOOD

#0027



Front right w/ garage + side yard



Front left side



Rear left side w/ existing patio enclosure



0818051980

216

Lot # 3

0811036520

2013-0118
2013-0216

Lot #

07062260

1991-0275-A

0813086310

218

Lot # 2

10206

Lot # 1

0823017040

0819011510

Lot # 8

WICKERSHAM WAY

221

Lot # 7

0811001190

8 ED 051C2

DR 5.5

3 CD NW 16-A

PDM # 080122

Pl. Bk./Folio # 031033

225

Lot # 5

0803052570

1989-0206-A 1077770

Lot # 6

Pl. Bk. 0000031, Folio 0033

Lot # 1

0804076635

Pl. Bk./Folio # 030005

10202

Lot # 4

0813026140

10200

Lot # 3

0816062120

Lot # 2 0802004930

Lot # 1 0813043510

216

0804016628

GREENSIDE DR

CHECKLIST

<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>8-13-14</u> by <u>Altmeier</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 - 08 Account Number - 0811077770			
Owner Information					
Owner Name:	WILKINS JOYCE K		Use:	RESIDENTIAL	
Mailing Address:	P O BOX 1553 OWINGS MILLS MD 21117-		Principal Residence:	YES	
			Deed Reference:	/35033/ 00380	
Location & Structure Information					
Premises Address:		225 WICKERSHAM WAY COCKEYSVILLE 21030-3330		Legal Description:	
				RAMSGATE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0051	0011	0447		0000	
					Block:
					B
					Lot:
					6
					Assessment Year:
					2014
					Plat No:
					Plat Ref:
					0031/ 0033
Special Tax Areas:			Town:		
			Ad Valorem:		
			Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1968	1,976 SF				7,327 SF
County Use					
	04				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	1/2 BRICK SIDING	2 full/ 1 half	1 Detached
Last Major Renovation					
Value Information					
Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2014	
				As of 07/01/2015	
Land:	117,000	117,000			
Improvements	177,900	167,400			
Total:	294,900	284,400		284,400	
Preferential Land:	0			284,400	
0					
Transfer Information					
Seller: KRIVITSKI JOSEPH J		Date: 06/04/2014		Price: \$280,000	
Type: ARMS LENGTH IMPROVED		Deed1: /35033/ 00360		Deed2:	
Seller: DULANEY SPRINGS INC		Date: 02/24/1969		Price: \$27,200	
Type: ARMS LENGTH IMPROVED		Deed1: /04966/ 00677		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 07/03/2014					

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **08** Account Number: **0811077770**

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>).

[\(http://msweb05.mdp.state.md.us/website/mosp/\)](http://msweb05.mdp.state.md.us/website/mosp/)☒ Loading... Please

Loading... Please Wait.

-->

Closing 9/1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

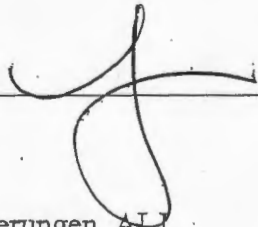
TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

198
DATE: August 18, 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

Rear center of yard looking out from back of home



Looking left from back of home



Looking right from back of home



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 6, 2014

RECEIVED

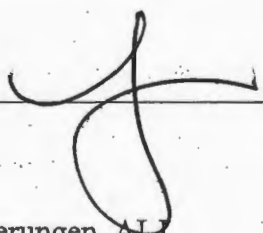
FROM: Andrea Van Arsdale
Director, Department of Planning

AUG 20 2014

OFFICE OF ADMINISTRATIVE HEARINGS

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

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



KEVIN KAMENETZ
County Executive

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

September 2, 2014

Joyce K. Wilkins
225 Wickersham Way
Cockeysville MD 21030

RE: Case Number: 2015-0027 A, Address: 225 Wickersham Way

Dear Ms. Wilkins:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 5, 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
Rick Gabell, 16306 Old York Road, Monkton MD 21111

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



Maryland Department of Transportation

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

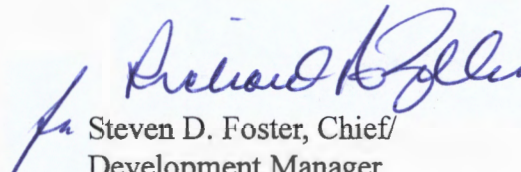
RE: Baltimore County
Item No 2015-0027-A
Administrative Variance
Foyce K. Wilkins
225 Wickersham Way

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. 2015-0027-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

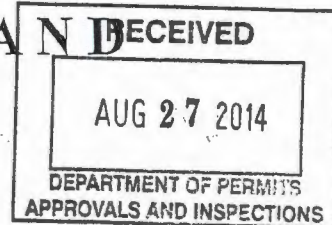
The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

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 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.

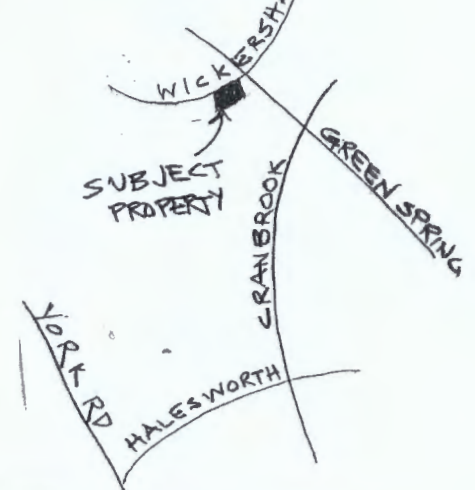
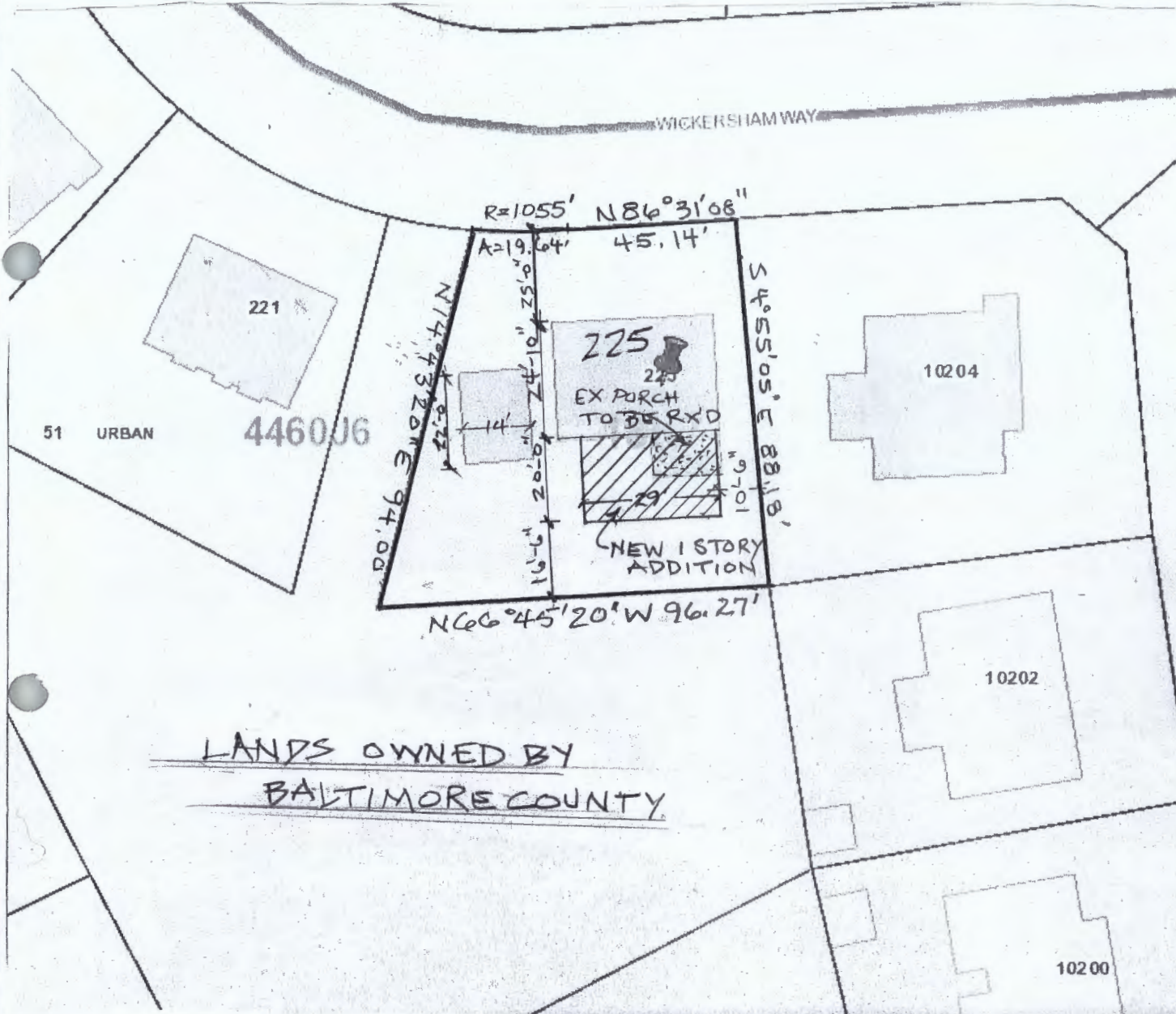
Prepared By: _____

LTM/ka

c: John Beverungen, ALJ
Peter Max Zimmerman

LOUIS MAILER 8/18/14

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING NA (MARK TYPE REQUESTED WITH AN X)
ADDRESS 225 Wickersham Way OWNER'S NAMES Joyce K. Wilkens
SUBDIVISION NAME NA LOT# 6 BLOCK# B SECTION# NA
PLAT BOOK 0031 FOLIO# 0033 10 DIGIT TAX ID# 0811077770 DEED REFERENCE# 35033/0360



ZONING MAP# _____
SITE ZONED DR 5.5
ELECTION DISTRICT 8
COUNCIL DISTRICT 3
LOT AREA ACREAGE _____
OR SQUARE FEET 7,327
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES _____ MARK WITH X
WATER IS: X PRIVATE _____
SEWER IS: X PRIVATE _____
PRIOR HEARING? YES
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
1989-0206-A - approved

PLAN DRAWN BY RICK GABELL DATE 8/1/14 SCALE: 1 INCH = ~40 FEET
BALTIMORE COUNTY MY NEIGHBORHOOD