

MEMORANDUM

DATE: May 27, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0199-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 25, 2015. 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



KEVIN KAMENETZ
County Executive

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

April 24, 2015

Carolina De Jesus-Acosta
Noel Rosado-Adames
115 Woodholme Avenue
Pikesville, Maryland 21208

RE: **MOTION FOR RECONSIDERATION** - Petition for Administrative Variance
Property: 115 Woodholme Avenue
Case No. 2015-0199-A

Dear Petitioners:

I am in receipt of your correspondence dated April 21, 2015, which in essence constitutes a Motion for Reconsideration in connection with the above-captioned matter. You have requested that variance relief be granted to permit a fence 6 ft. in height around your swimming pool, in lieu of a required 4 ft. fence.

Both the Baltimore County Zoning Regulation (B.C.Z.R.) and the Building Code of Baltimore County contain regulations concerning the permissible height and positioning of residential occupancy fences. But those regulations expressly provide that they are not applicable in the case of "a fence required by § 13-6-101 of the Baltimore County Code (B.C.C.), as revised, to be constructed in order to screen a swimming pool." B.C.Z.R. § 427.1.C.1. In the aforementioned section of the B.C.C., the law provides that the swimming pool fence or enclosure "may not be less than 4 ft. above the underlying ground." B.C.C. § 13-6-101(b). The fence you're proposing is 6 ft. in height, which would be in compliance with this provision. Your petition notes that your neighbors are in support of the request, and that the home facing yours has a similar 6 ft. high fence.

I light of the above, I do not believe that variance relief is required to construct a proposed fence, which is designed "to make the body of water inaccessible to small children." B.C.C. § 13-6-101(a). A copy of this correspondence will be kept with the zoning case file and forwarded to the County's Department of Permits, Approvals, and Inspections (PAI), which is the agency that will issue the requisite permits for the proposed fence.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the typed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

c: Gary M. Hucik, Zoning Review, PAI

April 21, 2015

To: John E. Beverungen
Administrative Law Judge
Baltimore County

RECEIVED

APR 22 2015

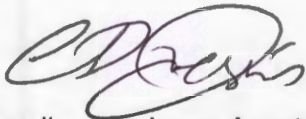
Re: Reconsideration letter
Case 2015-0199-A
115 Woodholme Ave
Pikesville MD 21208

OFFICE OF ADMINISTRATIVE HEARINGS

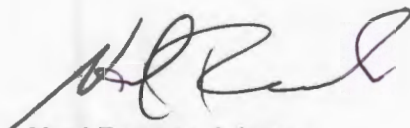
Dear Judge:

We would like to enter a motion for reconsideration of the petition of case 2015-0199-A to permit a 6 foot height fence around our pool in lieu of a required 4 foot fence. This was part of the prior request for variance but was not formally addressed in the motion granted.

Thank you very much for your consideration



Carolina De Jesus-Acosta



Noel Rosado-Adames

115 Woodholme Ave
Pikesville MD 21208

IN RE: PETITION FOR ADMIN. VARIANCE *
(115 Woodholme Avenue)
3rd Election District *
2nd Council District *
Carolina Jesus-Acosta & *
Noel Rosado-Adames *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0199-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Carolina Jesus-Acosta and Noel Rosado-Adames ("Petitioners"). The Petitioners are requesting Variance relief from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing inground pool located in the front yard in lieu of the required rear yard. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 21, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (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

ORDER RECEIVED FOR FILING

Date 4-15-15

By DW

Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

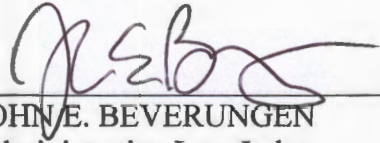
Pursuant to the posting of the property and the provisions of both the B.C.C. and the B.C.Z.R., and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 15th day of April, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing inground pool located in the front yard in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject 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 4-15-15 2
By EW



KEVIN KAMENETZ
County Executive

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

April 15, 2015

Carolina Jesus-Acosta
Noel Rosado-Adames
115 Woodholme Avenue
Pikesville, Maryland 21208

RE: Petition for Administrative Variance
Case No. 2015-0199-A
Property: 115 Woodholme Avenue

Dear Petitioners:

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



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 115 Woodholme Ave Pikesville MD 21208 Currently zoned _____
Deed Reference 3498 1 00354 10 Digit Tax Account # 250 001 0373
Owner(s) Printed Name(s) Carolina De Jesus-Acosta, Noel Rosado-Adames

(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. X ADMINISTRATIVE VARIANCE from Section(s) 400.1 BCZR To permit an existing inground pool located in the front yard in lieu of the required rear yard.
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):

Carolina De Jesus-Acosta / Noel Rosado-Adames

Name #1 - Type or Print

Name #2 - Type or Print

[Signature]
Signature #1

[Signature]
Signature #2

115 Woodholme Ave Pikesville MD
Mailing Address City State

21208 1787-362-6813 noelrosado@gmail.com
Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Noel Rosado-Adames

Name - Type or Print

Signature

115 Woodholme Ave Pikesville MD
Mailing Address City State

21208 1787-362-6813 noelrosado@gmail.com
Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2015-0199-A

Filing Date 3/11/15

Estimated Posting Date 3/12/15

Reviewer G.H.

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE 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: 115 Woodholme Ave Rkesville MD 21208
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)

We bought the property 115 Woodholme Ave in May 2014. The property included an already constructed in ground pool. The house was originally built in 1925. The house was previously owned by a developer who created a new sub development called "Woodholme Green" building 7 new houses around our property. The house has a pool located on the eastern end of the front of the front of the house, adjacent to the cul-de-sac of the complex. For security and privacy issues, we want to build a six foot fence surrounding the pool. Our neighbors are in agreement, and in fact the house in front has a 6 foot fence built surrounding their property (the same style we want to build).

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

Carolina De Jesus-Acosta
Signature of Owner (Affiant)

Carolina De Jesus-Acosta
Name- Print or Type

Noel Rosado Adames
Signature of Owner (Affiant)

Noel Rosado Adames
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 10th day of June, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Carolina De Jesus-Acosta, Noel Rosado Adames

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

AS WITNESS my hand and Notaries Seal



Kevin Workman
Notary Public
6/21/2017
My Commission Expires

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: 115 Woodholme Ave Pikesville MD 21208
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)

We bought the property 115 Woodholme Ave in May 2014. The property included an already constructed in ground pool. The house was originally built in 1925. The house was previously owned by a developer who created a new sub development called "Woodholme Green" building 7 new houses around our property. The house has a pool located on the eastern end of the front of the front of the house adjacent to the cul-de-sac of the complex. For security and privacy issues, we want to build a six foot fence surrounding the pool. Our neighbors are in agreement and in fact the house in front has a 6 foot fence built surrounding their property (the same style we want to build).

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

Carolina De Jesus
Signature of Owner (Affiant)

Carolina De Jesus-Acosta
Name- Print or Type

Noel Rosado
Signature of Owner (Affiant)

Noel Rosado-Adames
Name- Print or Type

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

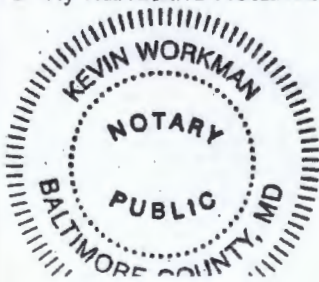
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of March, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Carolina De Jesus-Acosta, Noel Rosado-Adames

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

AS WITNESS my hand and Notaries Seal



Kevin Workman
Notary Public
6/21/2017
My Commission Expires

Zoning Property Description for 115 Woodholme Avenue Pikesville MD 21208

Tax ID 2500010373

Beginning at a point on the south side of Woodholme Avenue which is 20 feet wide at the distance of 2500 feet west of the centerline of Reisterstown Road (Route 140) which is 80 feet wide.

Being Lot 4 as shown on subdivision plat entitled, "Plat of WOODHOLME GREEN" which said Plat is duly recorded among the Land Records of Baltimore County in Plat Book JLE No. 79, folio 354, sheets 1 and 2, containing 1.02 acres. Located in the CONGRESSIONAL DISTRICT: 03, LEGISLATIVE DISTRICT: 11, COUNCILMANIC DISTRICT: 002 and SENATORIAL DISTRICTS: 11

2015-0199-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0199 -A Address 115 Woodholme Ave
Contact Person: Gary Huik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/11/15 Posting Date: 3/22/15 Closing Date: 4/6/15

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (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.
- 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.
- 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.
- 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- 0199 -A Address 115 Woodlawn Ave
Petitioner's Name De-Jesus Acosta / Noel Rosado Adams Telephone 787-362-6813
Posting Date: 3/22/15 Closing Date: 4/6/15
Wording for Sign: To Permit an existing pool located in the front yard in lieu of the required rear yard.

Revised 7/18/14

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

No. 121599

Date: 3/11/15

PAID RECEIPT

BUSINESS ACTUAL TIME BWN
 3/12/2015 3/11/2015 14:11:09

REF 0502 WALKIN JENA JEE
 RECEIPT # 714527 3/11/2015 GRLJ

9. 527 ZONING VERIFICATION

121599

Recpt Tot \$75.00

\$75.00 TX 1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		(6.50)					75.00

Total: 75.00

Rec From: De - Jesus Acosta

For: Administrative Variance
115 Woodholme Ave
2015-0199-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

CASE NO: 2015-0199-A

PETITIONER/DEVELOPER
DE JESUS - ACOSTA NOEL ROSADO ADAMAS

DATE OF HEARING/CLOSING:

APRIL 6, 2015

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

RECEIVED

APR 14 2015

OFFICE OF ADMINISTRATIVE HEARINGS

ATTENTION:

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 AT _____**

115 WOODHOLME AVE

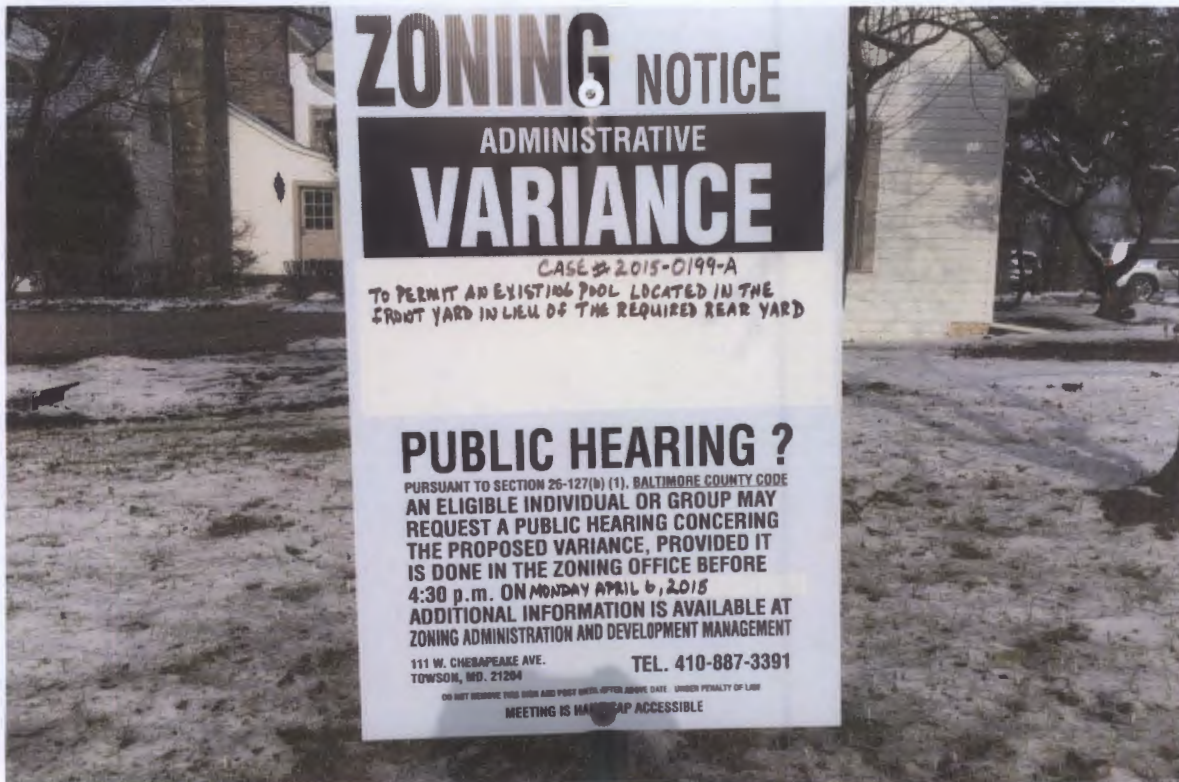
THIS SIGN(S) WERE POSTED ON _____
(MONTH, DAY, YEAR)

MARCH 21, 2015

SINCERELY,

Martin Ogle 3/21/15
SIGNATURE OF SIGN POSTER AND DATE:

**MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411**



ZONING NOTICE
ADMINISTRATIVE VARIANCE
CASE # 2015-0199-A
TO PERMIT AN EXISTING POOL LOCATED IN THE
FRONT YARD IN LIEU OF THE REQUIRED REAR YARD

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 IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY APRIL 6, 2015
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204 TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW
MEETING IS HANDICAP ACCESSIBLE

myadms 3/21/15



ZONING NOTICE
ADMINISTRATIVE VARIANCE
CASE # 2015-0199-A
TO PERMIT AN EXISTING POOL LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD

PUBLIC HEARING ?
PURSUANT TO SECTION 26-127(N) (1), 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 APRIL 6, 2015
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE. TEL. 410-887-3391
YOWSON, MD. 21204
DO NOT REMOVE THIS SIGN AND POST WITHIN FIFTEEN DAYS OF DATE. UNDER PENALTY OF LAW.
MEETING IS HANDICAP ACCESSIBLE

yes dm 3/21/15

RECEIVED

APR 14 2015

OFFICE OF ADMINISTRATIVE HEARINGS

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment3-18

DEVELOPMENT PLANS REVIEW

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

NC

DEPS

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

FIRE DEPARTMENT

PLANNING

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

3-16

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

SIGN POSTING

Date:

Rec'd copy 4-14-15

Date:

3-24-15

by:

OgleRec'd original 4-15-154-8fine does not have. Emailed Pet. 4-8-15

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

115 Woodholme Ave Pikesville MD 21208



Front of House

Front of neighbors house



2015-0199-A



Side
Front

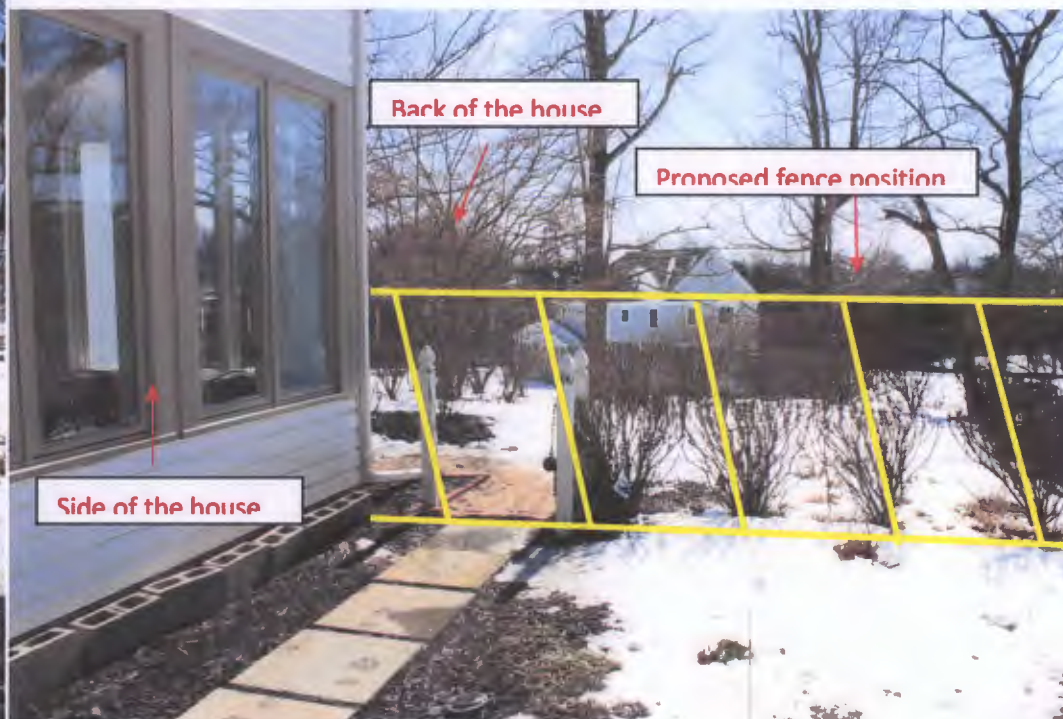
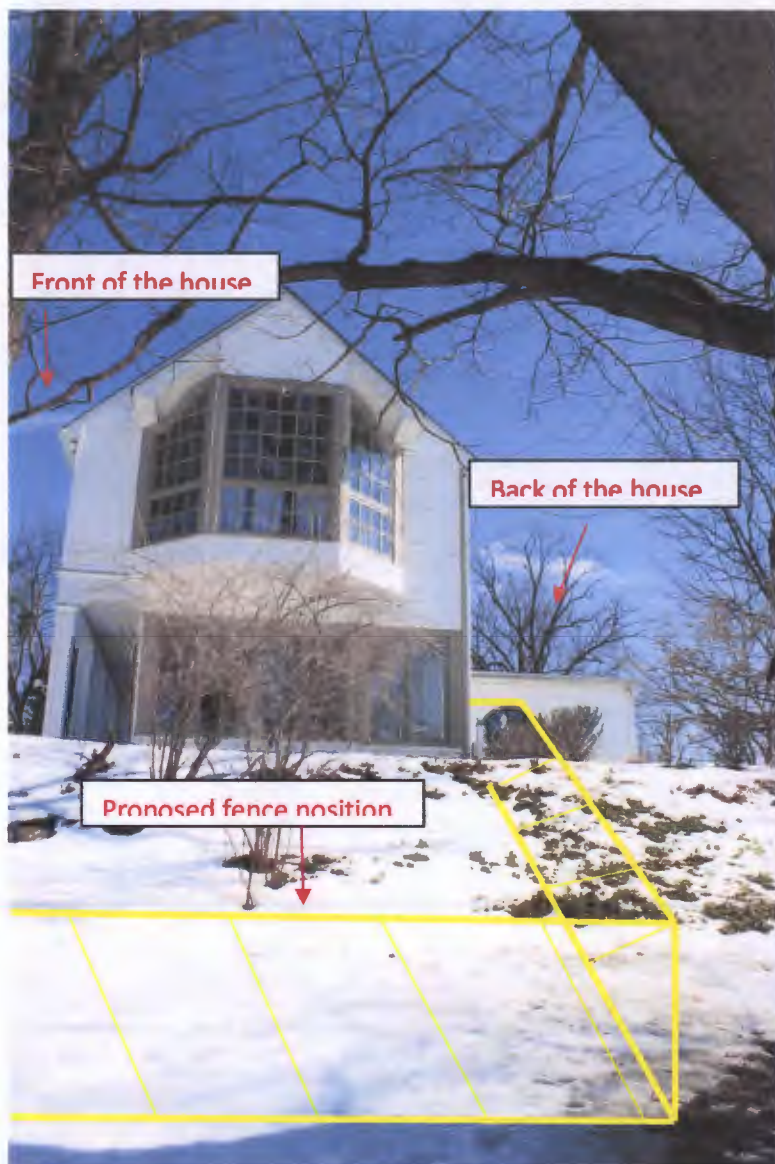
2015 - 0199 - A

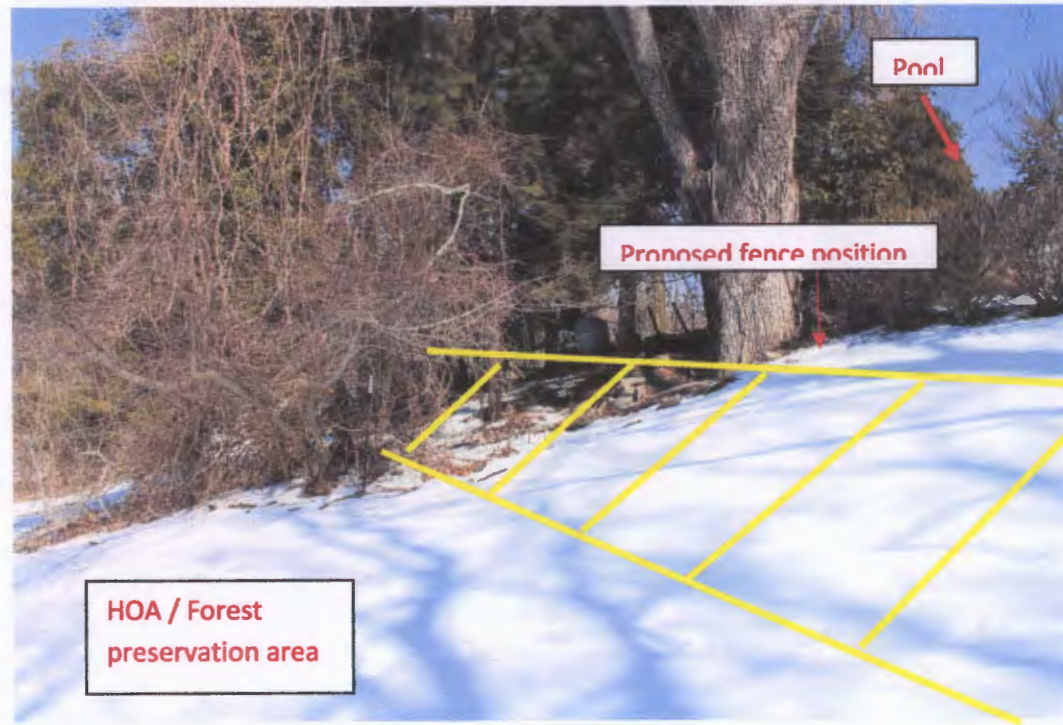




Front

2015-0199-A





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 - 03 Account Number - 2500010373			
Owner Information					
Owner Name:		JESUS-ACOSTA CAROLINA ROSADO-ADAMES NOEL		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		115 WOODHOLME AVE BALTIMORE MD 21208-1406		Deed Reference: /34981/ 00354	
Location & Structure Information					
Premises Address:		115 WOODHOLME AVE BALTIMORE 21208-1406		Legal Description: 1.021 AC 115 WOODHOLME AVE SS WOODHOLME GREEN	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0068	0019	0114		9354	4 2014 79/355
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1925	7,129 SF		1.0200 AC	04	
Stories	Basement	Type	Exterior SIDING	Full/Half Bath	Garage Last Major Renovation
		STANDARD UNIT		4 full/ 1 half	
Value Information					
Base Value		Value As of 01/01/2014	Phase-in Assessments As of 07/01/2014 As of 07/01/2015		
Land:	250,500	225,400			
Improvements	643,100	713,900			
Total:	893,600	939,300	908,833	924,067	
Preferential Land:	0			0	
Transfer Information					
Seller: TRAK PROPERTIES LLC		Date: 05/19/2014		Price: \$889,000	
Type: ARMS LENGTH IMPROVED		Deed1: /34981/ 00354		Deed2:	
Seller: MILLER EDWARD M		Date: 10/21/2013		Price: \$1,350,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /34355/ 00332		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: Denied					

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.

2015-0199-A

Debra Wiley

From: Debra Wiley
Sent: Wednesday, April 08, 2015 2:49 PM
To: 'Noel Rosado'
Subject: RE: Admin. Var. - Case No. 2015-0199-A - 115 Woodholme Ave.

Mr. Ogle has contacted me directly. Once we receive the sign certificate, we can start reviewing your file and issue an Order.

Thanks for getting back to me so promptly; it is appreciated.

From: Noel Rosado [mailto:noelrosado@gmail.com]
Sent: Wednesday, April 08, 2015 2:44 PM
To: Debra Wiley
Subject: Re: Admin. Var. - Case No. 2015-0199-A - 115 Woodholme Ave.

Hi Ms Wiley

I just contacted Mr Marty Ogle, who said that he will re-send the document today.

Thanks

Noel Rosado

On Wed, Apr 8, 2015 at 9:01 AM, Debra Wiley <dwiley@baltimorecountymd.gov> wrote:

Good Morning,

I am reaching out to you since there was difficulty experienced with the phone number you provided on the petition.

Our office is in receipt of your Administrative Variance request. However, in reviewing the file it appears that proof of the sign posting on your property is missing.

Please contact your sign poster and have them forward to me the required information. In the event that this was not completed, please let me know that as well.

Thanking you in advance.

Debra Wiley

Baltimore County Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 103

Towson, Maryland 21204

410-887-3868

CONNECT WITH BALTIMORE COUNTY



When you think Baltimore County, think, www.baltimorecountymd.gov

Debra Wiley

From: Debra Wiley
Sent: Wednesday, April 08, 2015 9:02 AM
To: 'noelrosado@gmail.com'
Subject: Admin. Var. - Case No. 2015-0199-A - 115 Woodholme Ave.

Good Morning,

I am reaching out to you since there was difficulty experienced with the phone number you provided on the petition.

Our office is in receipt of your Administrative Variance request. However, in reviewing the file it appears that proof of the sign posting on your property is missing.

Please contact your sign poster and have them forward to me the required information. In the event that this was not completed, please let me know that as well.

Thanking you in advance.

Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

4-8 2:39 PM
Per Mr. Ogle, he'll send to
Knutson. He forgot + just put it
in mail today. He I don't have
in a few days, let him know.

4-14 1:30 PM
Spoke to June when she
brought over TV for
4-13. Advise her
above; she'll look
for photo.



KEVIN KAMENETZ
County Executive

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

April 7, 2015

Carolina De Jesus-Acosta
Noel Rosado-Adames
115 Woodholme Avenue
Pikesville MD 21208

RE: Case Number: 2015-0199 A, Address: 115 Woodholme Avenue

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 11, 2015. 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: jaw

Enclosures

c: People's Counsel

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Melinda Peters, Administrator

Date: 3/16/15

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

RE: Baltimore County

Item No 2015-0199-A

Administrative Variance
Carolina DeJesus-Acosta
Noel Rosado-Adams
115 Woodholme Ave.

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. 2015-0199-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in dark ink, appearing to read 'Steven D. Foster'.

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

3/22/15
10:01
MAR 24 2015

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

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

SUBJECT: Zoning Advisory Committee Meeting
For March 23, 2015
Item No. 2015-0197, 0198, 0199 and 0201

DATE: March 18, 2015

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\ZAC03232015.doc

110

WOODHOLME AVE

1800013624

103

2500010374

117

2500010379

2500010373

115

2500010375 119

2500010376

2500010372

118

2500010371

111

2500010370

109

2500010380

2500010377 123



0302021928

0313040175

1600002270

WOODHOLME AVE

Lot # 2

Pt. Bk. 0000046, Folio 0035

1800013624

PAI # 030212 PAI # 030211
PAI # 030212 PAI # 030212

Pt. Bk./Folio # 046035

068A3

2500010379

2500010374

Lot # 5

5

117

2 CD
NW 8-F

3 ED
DR 1

6

119

Lot # 6

2500010375

2200019872

B

PAI # 030483

Lot # 4

2500010373

Pt. Bk. 0000079, Folio 0355

Lot # 7

2500010376

PAI # 030483

PAI # 030483

PAI # 030483

PAI # 030483

Pt. Bk./Folio # 079354

Lot # 8

2500010377

8

2500010372

Lot # 3

3

2500010371

Lot # 2

2

078A1

Lot # 1

2500010370

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2500010380

I 695

DR 5.5

I 695

I 695

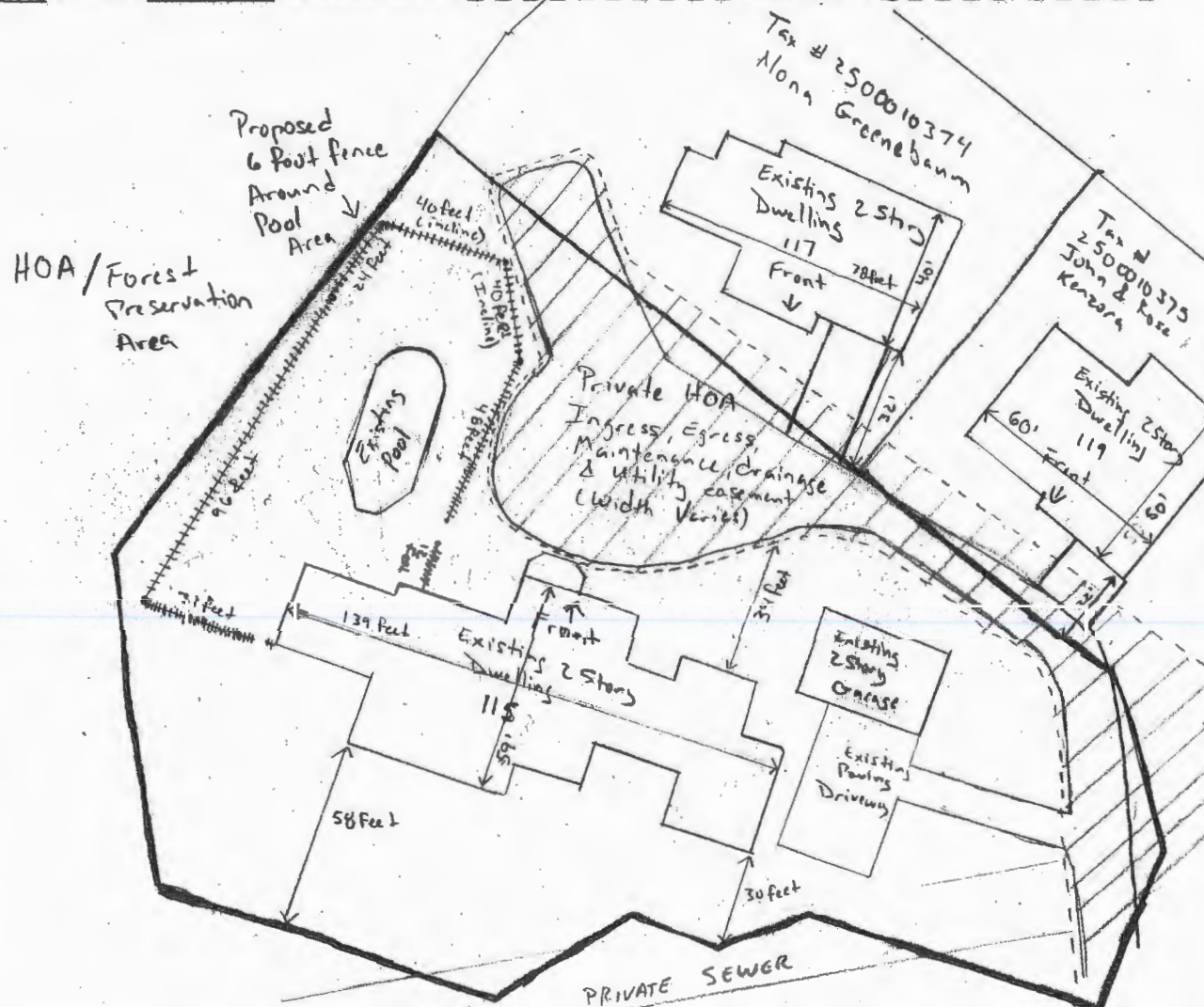
WOODHOLME AVE

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)

ADDRESS 115 Woodholme Ave OWNER(S) NAME(S) Carolina De Jesus - Acosta

SUBDIVISION NAME Woodholme Green LOT # 4 BLOCK # _____ SECTION # _____

PLAT BOOK # 5LE79 FOLIO # 354 10 DIGIT TAX # 2500010373 DEED REF. # 34981/00354



PLAN DRAWN BY Noel Rosado-Adames DATE 3/10/15 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



ZONING MAP# 068A3

SITE ZONED DRI

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE 1.02

OR SQUARE FEET 40,851

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH ☒

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? N/A

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

No

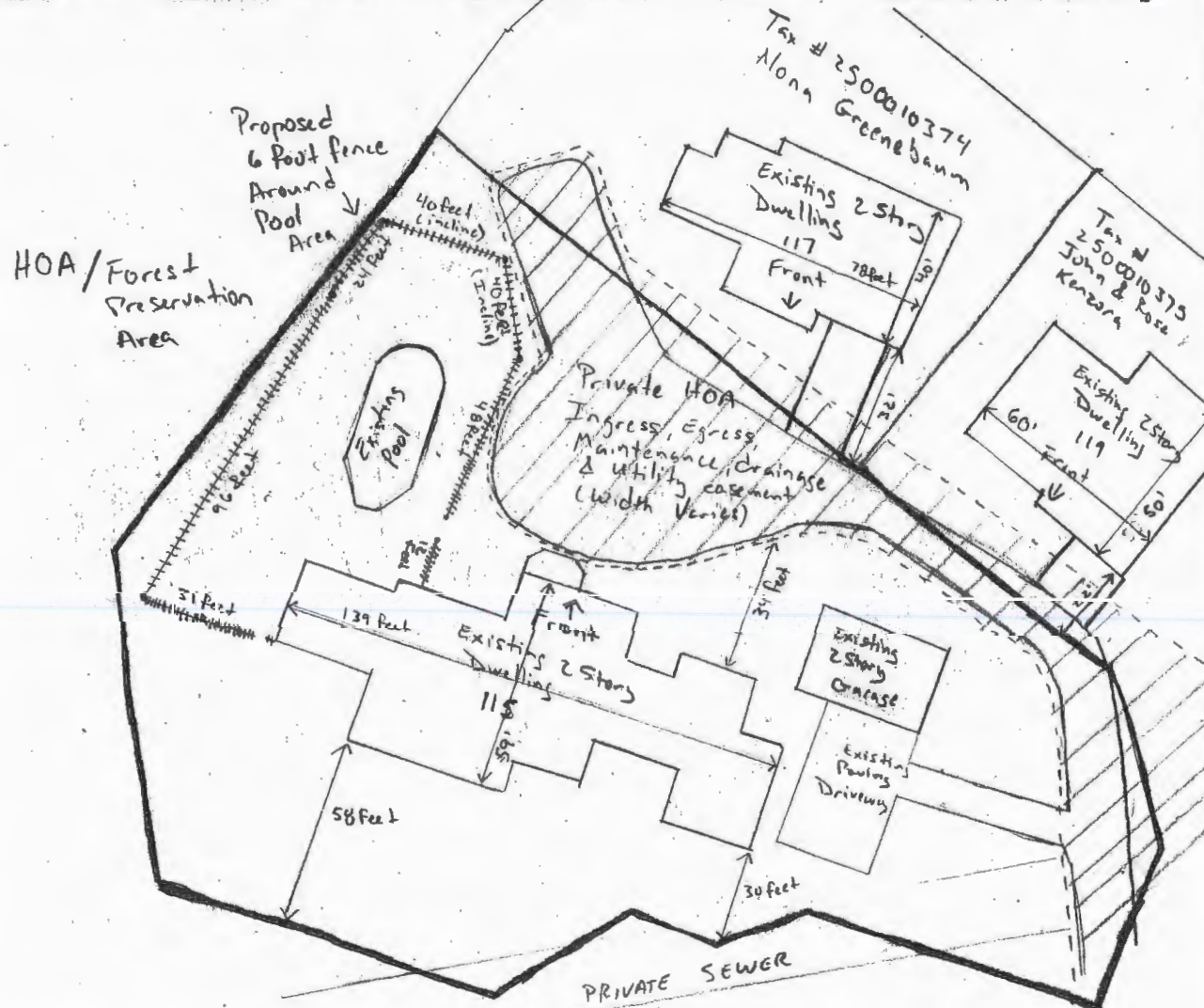
2015-0199-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 115 Woodholme Ave OWNER(S) NAME(S) Carolina De Jesus-Austa

SUBDIVISION NAME Woodholme Green LOT # 4 BLOCK # _____ SECTION # _____

PLAT BOOK # 5LE79 FOLIO # 354 10 DIGIT TAX # 2500010373 DEED REF. # 34981/00354



PLAN DRAWN BY Noel Rosado-Adames DATE 3/10/15 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 068A3

SITE ZONED DRI

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE 1.02

OR SQUARE FEET 40,851

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS: PUBLIC ☒ PRIVATE _____

SEWER IS: PUBLIC ☒ PRIVATE _____

PRIOR HEARING? N/A

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

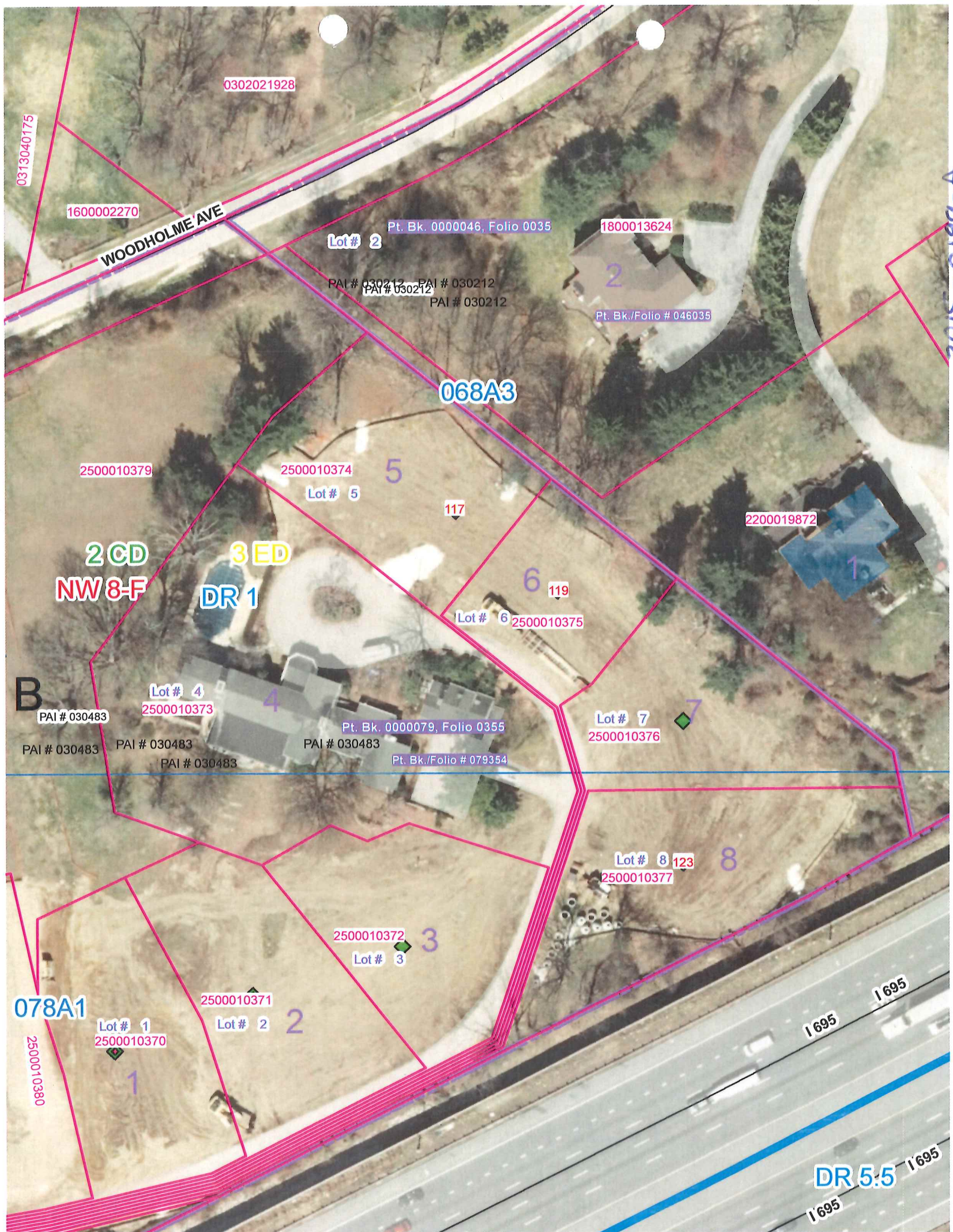
VIOLATION CASE INFO:

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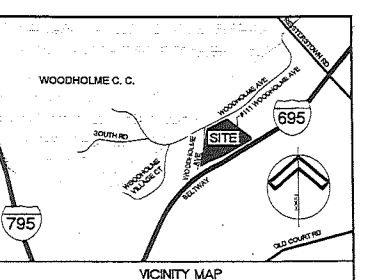
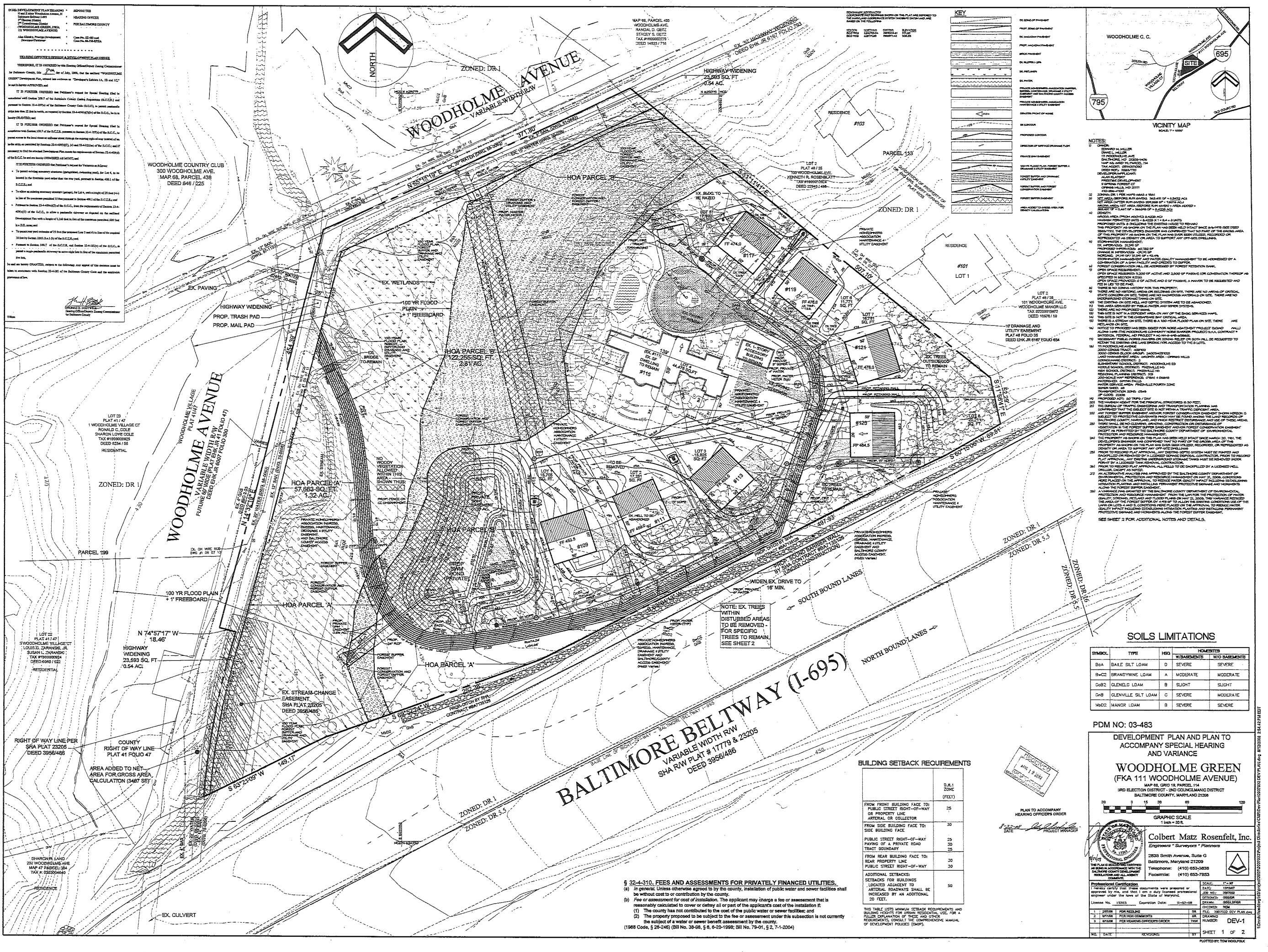
2015-0199-A

Part. Exh. I





4-bb10-5102



NOTES:

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SOILS LIMITATIONS				
SYMBOL	TYPE	HEQ	W/BASEMENTS	W/O BASEMENTS
BoA	BAILEY SILT LOAM	D	SEVERE	SEVERE
BwC2	BRANDYWINE LOAM	A	MODERATE	MODERATE
CbC2	CLENDLE LOAM	B	SLIGHT	SLIGHT
GnB	GLENVILLE SILT LOAM	C	SEVERE	MODERATE
MbD2	MANOR LOAM	B	SEVERE	SEVERE

PDM NO: 03-483

DEVELOPMENT PLAN AND PLAN TO ACCOMPANY SPECIAL HEARING AND VARIANCE

WOODHOLME GREEN
(FKA 111 WOODHOLME AVENUE)

MAP 68, GRID 18, PARCEL 114
3RD ELECTION DISTRICT - 2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND 21208

GRAPHIC SCALE
1 inch = 30 ft.

Colbert Matz Rosenfelt, Inc.
Engineers - Surveyors - Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3438
Facsimile: (410) 653-7853

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 12345 Expiration Date: 11-02-08

Scale: 1" = 30'
Date: 11-18-04
Job No.: 03-483
Drawing: 03-483-001
Sheet: 1 of 2

PLOTTED BY: TOM WOLFAK

§ 32-4-310. FEES AND ASSESSMENTS FOR PRIVATELY FINANCED UTILITIES.

(a) In general. Unless otherwise approved by the county, installation of public water and sewer facilities shall be without cost to or contribution by the county.

(b) Fee or assessment for cost of installation. The applicant may charge a fee or assessment that is reasonably calculated to cover or entitle all or part of the applicant's cost of the installation if:

- (1) The county has not contributed to the cost of the public water or sewer facilities; and
- (2) The property proposed to be subject to the fee or assessment under this subsection is not currently the subject of a water or sewer benefit assessment by the county.

(1988 Code, § 29-246 (Bill No. 39-06, § 6, 6-20-1988; Bill No. 79-01, § 2, 7-1-2004)

BUILDING SETBACK REQUIREMENTS		
	D.R.1 ZONE (F.C.T.)	
FROM FRONT BUILDING FACE TO: PUBLIC STREET RIGHT-OF-WAY OR PROPERTY LINE, ATLANTIC OR COLLECTOR	25	
FROM SIDE BUILDING FACE TO: SIDE BUILDING FACE	30	
PUBLIC STREET RIGHT-OF-WAY PAYING OF A PRIVATE ROAD TRACT BOUNDARY	25 30 30	
FROM REAR BUILDING FACE TO: REAR PROPERTY LINE PUBLIC STREET RIGHT-OF-WAY	30 30	
ADDITIONAL SETBACKS: SETBACKS FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAYS SHALL BE INCREASED BY AN ADDITIONAL 20 FEET.	50	

THIS TABLE LISTS MINIMUM SETBACK REQUIREMENTS AND SETBACKS FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAYS SHALL BE INCREASED BY AN ADDITIONAL 20 FEET.