

M E M O R A N D U M

DATE: June 28, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0210-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 23, 2016. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: / Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(4500 Ridge Avenue)

13th Election District

1st Council District

WKY Real Estate, LLC

Legal Owner

Petitioner

*

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*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2016-0210-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of WKY Real Estate, LLC, legal owner of the subject property ("Petitioner"). Petitioner requests Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §1B02.3.C.1 to permit a proposed addition onto the side of the existing dwelling with a side setback of 3 ft. in lieu of the required 10 ft. A site plan was marked as Petitioner's Exhibit 1.

William Young appeared in support of the Petition. The Petition was advertised and posted as required by the B.C.Z.R. No Protestants or interested citizens attended the hearing. There were no substantive Zoning Advisory Committee (ZAC) comments submitted.

The subject property is approximately 6,250 square feet and is zoned DR 5.5. The property is improved with a single family dwelling constructed in 1930. Petitioner proposes to construct a small addition to accommodate a first-floor bathroom for a disabled family member. Variance relief is required to do so.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical

ORDER RECEIVED FOR FILING

Date 5/24/16

By Sen

difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioner has met this test. The dwelling was constructed long before adoption of the B.C.Z.R. and Petitioner must contend with existing site conditions. As such the property is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to construct the proposed addition. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of Baltimore County and/or community opposition.

THEREFORE, IT IS ORDERED, this 24th day of **May, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §1B02.3.C.1 to permit a proposed addition onto the side of the existing dwelling with a side setback of 3 ft. in lieu of the required 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its 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, Petitioner would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date 5/24/16

By Sen

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/sln

ORDER RECEIVED FOR FILING

Date 5/24/16

By sln



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

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

Address 4500 RIDGE AVE. HALETHORPE MD 21227 which is presently zoned DR 5.5
Deed References: 032544 / 280 10 Digit Tax Account # 1313200700
Property Owner(s) Printed Name(s) WKY REAL ESTATE LLC

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

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

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s)

1B02.3C.1 of BCZR to permit a proposed addition onto the

side of the existing dwelling with side yard setback of 3 feet in lieu of the required 10 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

WKY REAL ESTATE LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

WILLIAM J. YOUNG, SR., member

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER

2016-0210-A

Filing Date

3/9/16

Do Not Schedule Dates:

Reviewer

AT

Affidavit in Support

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: 4500 RIDGE AVENUE HALETHORPE, MARYLAND 21227
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)

The existing 1ST FLOOR bathroom is extremely small. The bath contains a small stand up shower, small sink & toilet. My wife has Paget's Disease & is required to apply topical medication three times a week & must soak in a 5' tub following each overnight application. It will be much easier & less costly building the bathroom addition to the left side of the house because of the manner in which the home is laid out. If I enlarge the bath out the back of the house I will lose the door from the kitchen to the back yard as well as losing the only basement entrance/exit door also leading to the rear yard. If I lose these exit doors it will leave me with only exit to the exterior, the front door.

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

William J. Young (member)
Signature of Owner (Affiant)

William J. Young
Name- Print or Type

Kimberly M. Young (member)
Signature of Owner (Affiant)

Kimberly M. Young
Name- Print or Type

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

ZONING Property DESCRIPTION For 4500 Ridge Avenue
HALEThorpe MD 21227.

Beginning at a point on the NORTH side of
Ridge Avenue which is 50 FT. wide at the distance
of 275 Ft. east of the centerline of the nearest
improved intersecting STREET ARBUTUS AVENUE
which is 50 Ft. wide.

(SUBDIVISION Lot- Lot is part of Record Plat):

Being Lot # 244 BLOCK - SECTION # — in the
subdivision of HALEThorpe as recorded in,
BALTIMORE COUNTY PLAT BOOK #(1), FOLD #60,
CONTAINING 6250 square feet. LOCATED IN THE
(13th) ELECTION DISTRICT AND (1) COUNCIL district.

2016-0210-A

CERTIFICATE OF POSTING

Date: 5-1-16

RE: Case Number: 2016-0210-A

Petitioner/Developer: William Young

Date of Hearing/Closing: 5-23-2016 11AM

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 4500 Ridge Ave

The signs(s) were posted on 5-1-16
(Month, Day, Year)

J Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

CASE # 2016-0210-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

JEFFERSON BLDG, ROOM 205

PLACE: 105 W. CHESAPEAKE AVE. TOWSON, MD 21204

DATE AND TIME: MON. MAY 23, 2016, 11 AM

REQUEST: VARIANCE TO PERMIT A PRO-
POSED ADDITION ONTO THE SIDE OF THE
EXISTING DWELLING WITH SIDEYARD
SETBACK OF 3 FEET IN LIEU OF THE
REQUIRED 10 FEET

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4149058

Sold To:

William Young - CU00535052
4500 Ridge Ave
Halethorpe, MD 21227-4456

Bill To:

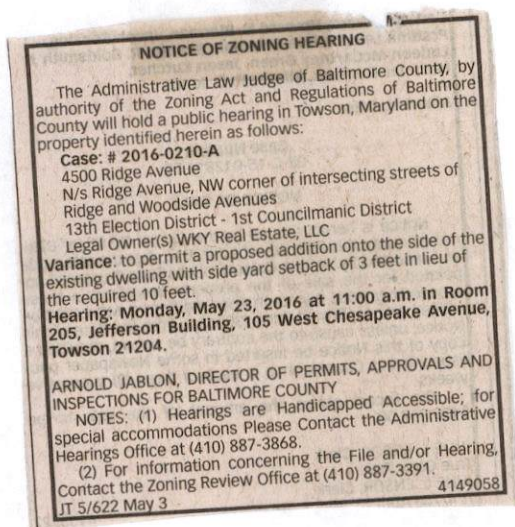
William Young - CU00535052
4500 Ridge Ave
Halethorpe, MD 21227-4456

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

May 03, 2016

The Baltimore Sun Media Group

By Legal Advertising





KEVIN KAMENETZ
County Executive

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

April 5, 2016

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2016-0210-A

4500 Ridge Avenue

N/s Ridge Avenue, NW corner of intersecting streets of Ridge and Woodside Avenues

13th Election District – 1st Councilmanic District

Legal Owners: WKY Real Estate, LLC

Variance to permit a proposed addition onto the side of the existing dwelling with side yard setback of 3 feet in lieu of the required 10 feet.

Hearing: Monday, May 23, 2016 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director

AJ:kl

C: William Ridge, 4500 Ridge Avenue, Halethorpe 21227

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 3, 2016**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 3, 2016 Issue - Jeffersonian

Please forward billing to:
William Young
4500 Ridge Avenue
Halethorpe, MD 21227

410-207-7554

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2016-0210-A

4500 Ridge Avenue

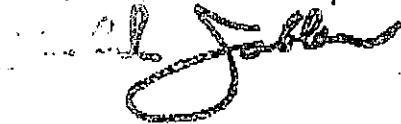
N/s Ridge Avenue, NW corner of intersecting streets of Ridge and Woodside Avenues

13th Election District – 1st Councilmanic District

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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
4500 Ridge Avenue; N/S Ridge Avenue, NW *
corner of Ridge Avenue & Woodside Avenue * OF ADMINISTRATIVE
13th Election & 1st Councilmanic Districts *
Legal Owner(s): WKY Real Estate LLC * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2016-210-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

MAR 31 2016

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of March, 2016, a copy of the foregoing Entry of Appearance was mailed to William Young, 4500 Ridge Avenue, Halethorpe, Maryland 21227, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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: 2016-0210-A
Property Address: 4500 RIDGE AVE
Property Description: _____

Legal Owners (Petitioners): WKY REAL ESTATES LLC
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: WILLIAM J. YOUNG
Company/Firm (if applicable): _____
Address: 4500 Ridge Ave, Halethorpe MD 21227

Telephone Number: 410 207 7554 or 443-277-8272

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

No.

134790

Date:

3/9/16

PAID RECEIPT

BUSINESS ACTUAL TIME AGN
 3/11/2016 3/09/2016 11:38:05 2

MSG2 WALKIN JENA JEE
 RECEIPT # 959721 3/09/2016 OFLH

\$ 329 ZONING VERIFICATION

NO. 134790

Recpt Tot 475.00
 475.00 CK 4.00 CA
 Baltimore County, Maryland

Rev Sub
 Source/ Rev/
 Fund Dept Unit Sub Unit Obj Sub Obj Dept Obj BS Acct Amount

001	806	0000		6150							\$ 75

Total:

\$ 75

Rec
 From:

WKY REAL ESTATES LLC

For:

4500 RIDGE AVE

2016-0210-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

May 18, 2016

WKY Real Estate LLC
William J Young
4500 Ridge Avenue
Halethorpe MD 21227

RE: Case Number: 2016-0210 A, Address: 4500 Ridge Avenue

Dear Mr. Young:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 9, 2016. 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 K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 3/28/10

Correct

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0210-A.

Variance
WKY Real Estate LLC, William J. & Kimberly M. Young.
4500 Ridge Avenue

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in dark ink, appearing to read "David W. Peake".

David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: May 5, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-210

RECEIVED

MAY 11 2016

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 4500 Ridge Avenue
Petitioner: William J. Young, Sr.
Zoning: DR 5.5
Requested Action: Variance

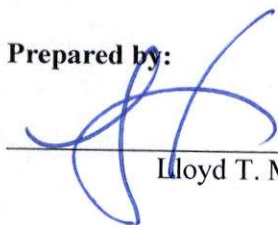
The Department of Planning has reviewed the petition for variance to permit an existing single family dwelling with addition to have a side yard setback of 3 feet in lieu of the required 10 feet.

A site visit was conducted on April 8, 2016.

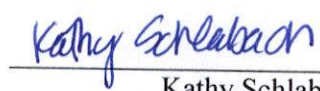
The Department has no objection to granting the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:


Lloyd T. Moxley

Division Chief:


Kathy Schlabach

AVA/KS/LTM/ka

c: Dennis Wertz
William J. Young, Sr.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND**Inter-Office Correspondence**

RECEIVED

MAR 29 2016

OFFICE OF ADMINISTRATIVE HEARINGS

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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: March 17, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0210-A
Address 4500 Ridge Avenue
(Young Property)

Zoning Advisory Committee Meeting of March 21, 2016.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 03-17-2016

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



4/4
5-23-16
11Am
RECEIVED

MAR 17 2016

OFFICE OF ADMINISTRATIVE HEARINGS

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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: March 17, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0210-A
Address 4500 Ridge Avenue
(Young Property)

Zoning Advisory Committee Meeting of March 21, 2016.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 03-17-2016

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



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

DATE: May 5, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-210

INFORMATION:

Property Address: 4500 Ridge Avenue
Petitioner: William J. Young, Sr.
Zoning: DR 5.5
Requested Action: Variance

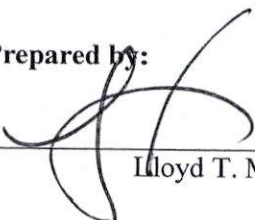
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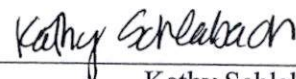
For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Dennis Wertz
William J. Young, Sr.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 15, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For March 21, 2016
Item No. 2016-0181, 0201, 0202, 0204, 0205, 0206, 0207, 0208, 0210,
0211, 0212 and 0213

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\ZAC03212016.doc

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 3/21/16

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 409
Towson, Maryland 21204

Dear Ms. Lewis:

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Administrative Variance
WKY Real Estate LLC. William J. & Kimberly M. Young
4500 Ridge Avenue.

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Sincerely,

A handwritten signature in blue ink, appearing to read 'David W. Peake'.

David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

3/15/16

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

N/C

3/17/16

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

N/C

FIRE DEPARTMENT

5/5/16

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

No Obj

3/28/16

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

5/3/16

SIGN POSTING

Date:

5/1/16

by

Pulson

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 13 Account Number - 1313200700			
Owner Information					
Owner Name:	WKY REAL ESTATE LLC		Use:	RESIDENTIAL	
Mailing Address:	5036 BRAMPTON PKWY ELLICOTT CITY MD 21043-		Principal Residence:	NO	
			Deed Reference:	/32544/ 00280	
Location & Structure Information					
Premises Address:		4500 RIDGE AVE 0-0000		Legal Description: 4500 RIDGE AVE NS HALETHORPE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0108	0012	0594		0000	244 2016 0001/0060
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1930	1,732 SF		6,250 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	WOOD SHINGLE	2 full/ 1 half	1 Detached
Value Information					
	Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2015 As of 07/01/2016		
Land:	67,700	67,700			
Improvements	107,200	110,100			
Total:	174,900	177,800	174,900	175,867	
Preferential Land:	0			0	
Transfer Information					
Seller: YOUNG WILLIAM J,SR		Date: 09/14/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /32544/ 00280		Deed2:	
Seller: YOUNG WILLIAM J,SR		Date: 04/09/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /31915/ 00288		Deed2:	
Seller: YOUNG WILLIAM J SR		Date: 02/27/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /31749/ 00207		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015	07/01/2016		
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: No Application					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **13** Account Number: **1313200700**

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.

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>).

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER 2016-210-A

DATE 5-23-2016

PETITIONER'S SIGN-IN SHEET

[illegible]

4505 Ridge Avenue Haliborne MO 21221

2.075 property line



1512 Virginia Avenue, Springfield, MA 01103





A-0150-2105

4500 / edge on North side 1



PROPOSED
REAR ELEVATION

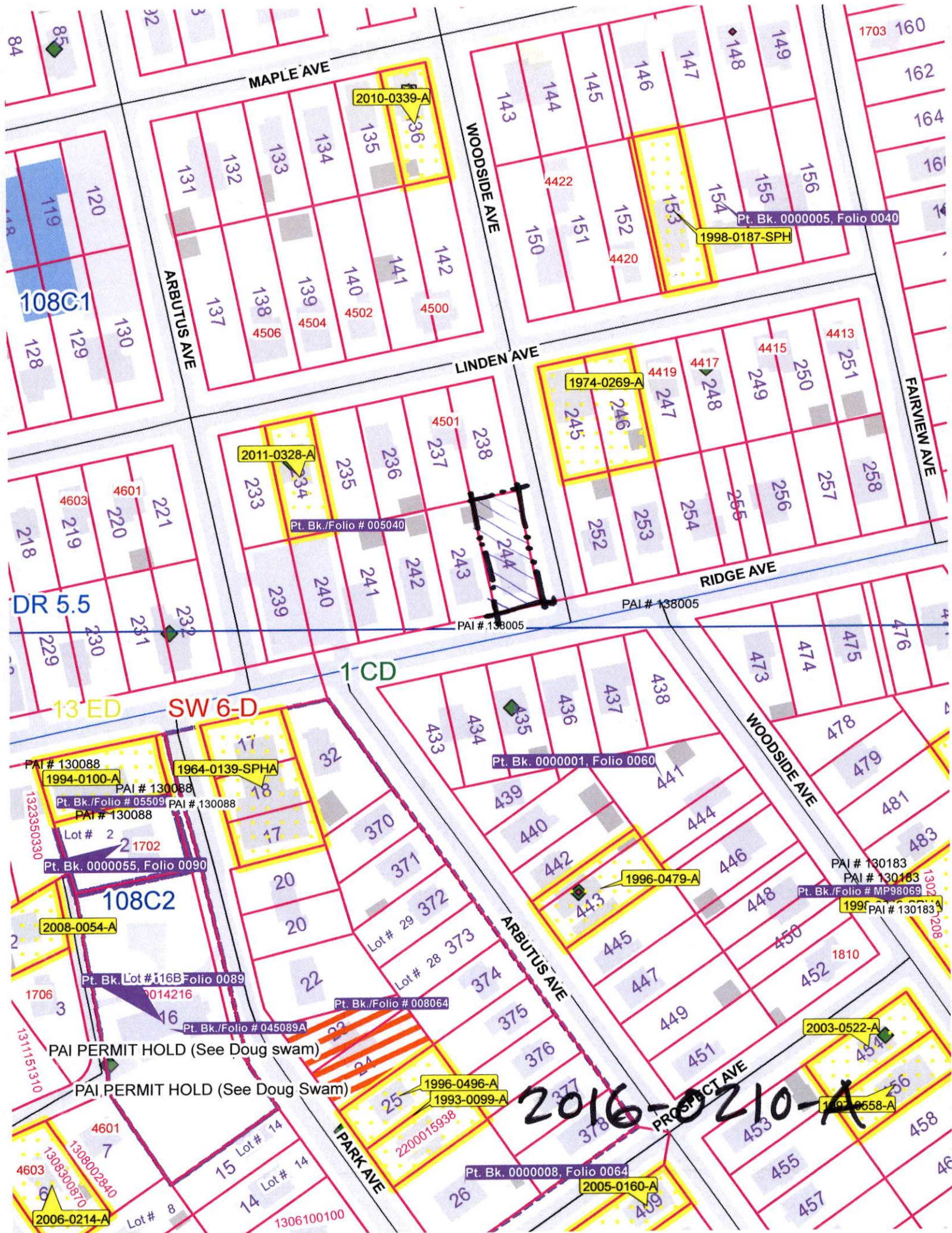


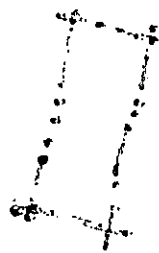
REAR
ELEVATION



4503 Friday Ave. North W. 2127 41 to line

2016-0210-A





7-3150-3102

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 - 13 Account Number - 1313200700			
Owner Information					
Owner Name:		WKY REAL ESTATE LLC		Use:	RESIDENTIAL
Mailing Address:		5036 BRAMPTON PKWY ELLCOTT CITY MD 21043-		Principal Residence:	NO
				Deed Reference:	/32544/ 00280
Location & Structure Information					
Premises Address:		4500 RIDGE AVE 0-0000		Legal Description:	4500 RIDGE AVE NS HALETHORPE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0108	0012	0594		0000	244 2016 0001/0060
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
1930	1,732 SF			6,250 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
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Improvements		107,200	110,100		
Total:		174,900	177,800	174,900	175,867
Preferential Land:		0			0
Transfer Information					
Seller: YOUNG WILLIAM J,SR		Date: 09/14/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /32544/ 00280		Deed2:	
Seller: YOUNG WILLIAM J,SR		Date: 04/09/2012		Price: \$0	
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Seller: YOUNG WILLIAM J SR		Date: 02/27/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /31749/ 00207		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
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: No Application					

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.

2016-0210-A

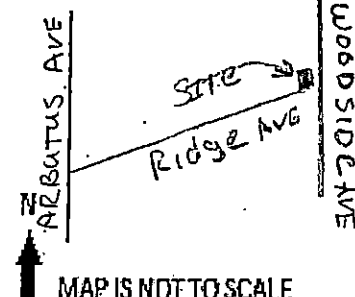
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 4500 Ridge Road OWNER(S) NAME(S) WKY REAL ESTATE, LLC

SUBDIVISION NAME HALETHORPE LOT # 244 BLOCK # _____ SECTION # _____

PLAT BOOK # 1 FOLIO # 60 10 DIGIT TAX # 1313200200 DEED REF. # Q32544/200

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 108C1

SITE ZONED DRS.5

ELECTION DISTRICT _____

COUNCIL DISTRICT 1

LOT AREA ACREAGE 0.14

OR SQUARE FEET 6,250

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

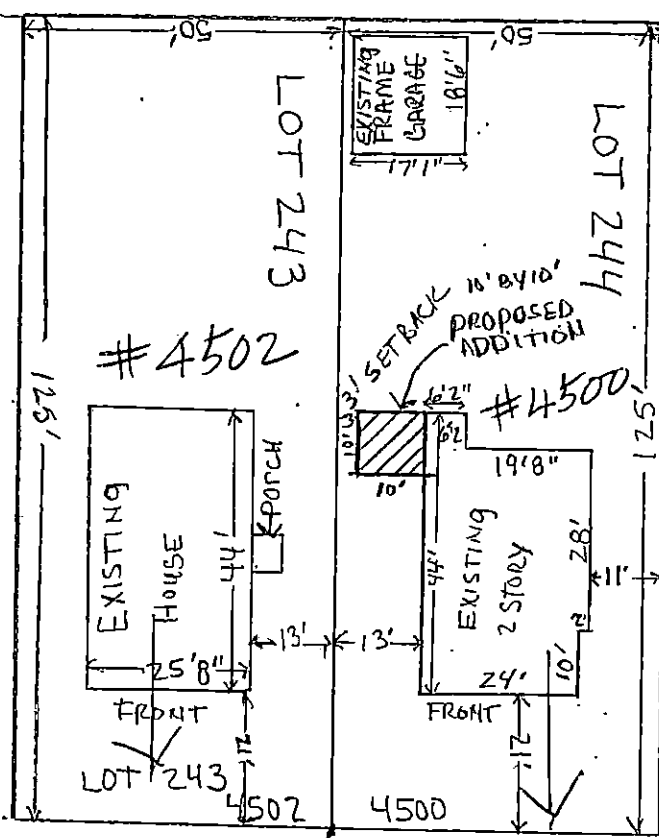
PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

NO

VIOLATION CASE INFO:

NO



WOODSIDE AVE.
50' R/W

275 FT. E OF E
OF ARBUTUS AVE

P.O.B.
RIDGE AVE.
50' R/W

PLAN DRAWN BY William J. Yang DATE 3/1/2016 SCALE: 1 INCH = 30 FEET

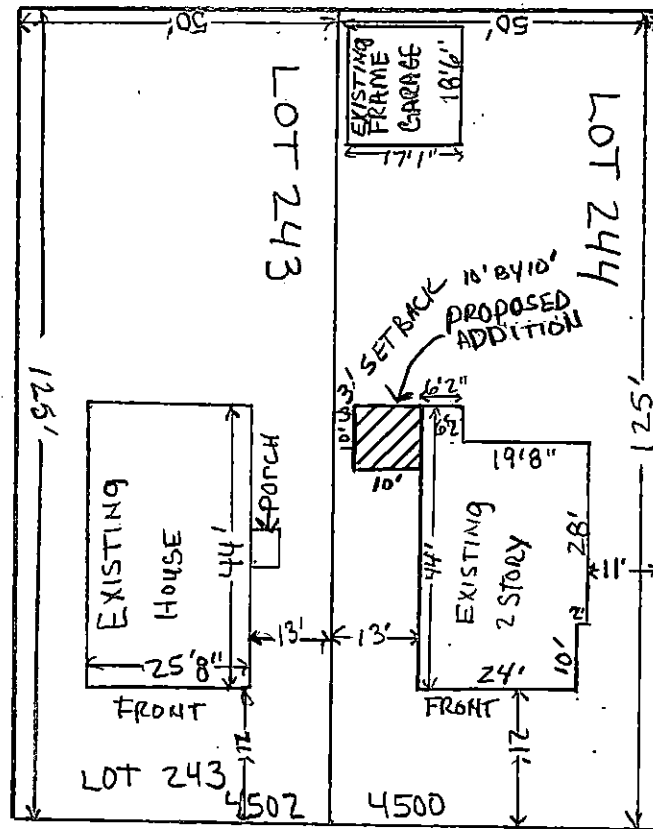
Petitioner Ex. 1 2016-0210-A

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

ADDRESS 4500 Ridge Road OWNER(S) NAME(S) WKY REAL ESTATE, LLC

SUBDIVISION NAME HALETHORPE LOT # 244 BLOCK # _____ SECTION # _____

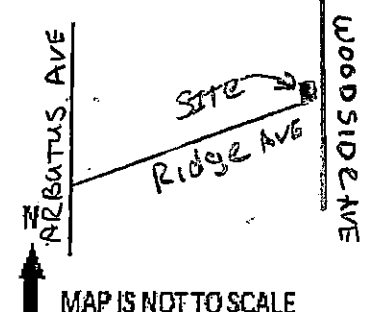
PLAT BOOK # 1 FOLIO # 60 10 DIGIT TAX # 1313200700 DEED REF. # 032544/200



WOODSIDE AVE.
50' R/W

RIDGE AVE.
50' R/W

SITE VICINITY MAP



ZONING MAP# 168C1
SITE ZONED DRS.5.
ELECTION DISTRICT 13
COUNCIL DISTRICT 1
LOT AREA ACREAGE 0.14
OR SQUARE FEET 6250
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC ☒ PRIVATE _____
SEWER IS:
PUBLIC ☒ PRIVATE _____
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY William J. Yang DATE 3/1/2016 SCALE: 1 INCH = 30 FEET