

MEMORANDUM

DATE: June 7 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0243-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 6, 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 ADMIN. VARIANCE	*	BEFORE THE
(6904 Ridgeway Road)		
12 th Election District	*	OFFICE OF ADMINISTRATIVE
7 th Council District		
Edwin Sanchez	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2016-0243-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, Edwin Sanchez. The Petitioner is requesting Variance relief from §§ 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed garage addition to the rear deck of the existing dwelling with side yard setbacks of 2.5 ft. and a rear yard setback of 4 ft. in lieu of the required 10 and 30 ft. and to permit a rear deck addition with a side yard setback of 6.5 ft. in lieu of the required 7.5 ft. respectively. 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 April 15, 2016, 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

ORDER RECEIVED FOR FILING

Date 5-6-16

By [Signature]

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 6th day of **May, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed garage addition to the rear deck of the existing dwelling with side yard setbacks of 2.5 ft. and a rear yard setback of 4 ft. in lieu of the required 10 and 30 ft. and to permit a rear deck addition with a side yard setback of 6.5 ft. in lieu of the required 7.5 ft. respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
ORDER RECEIVED FOR FILING

Date 5-6-16

By low

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/Conditions/Comments/No Comment</u>
<u>4-14</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>4-14</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>4-11</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>Back</u> by <u>4-15-16</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: Please see note to from Premier Jason Seidelman.

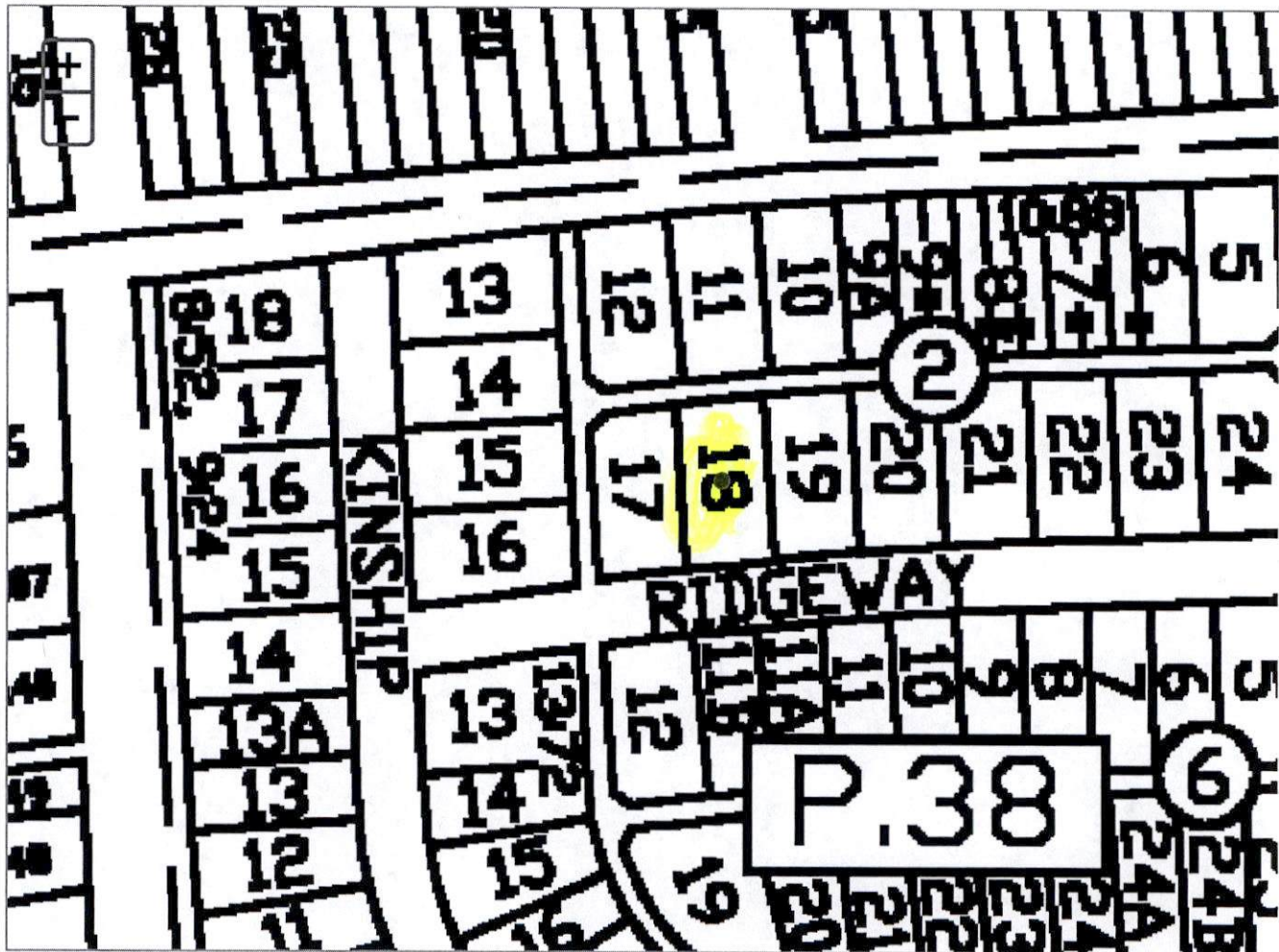
Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration			
Account Identifier:			District - 12 Account Number - 1223075090							
Owner Information										
Owner Name:		SANCHEZ EDWIN				Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		6904 RIDGEWAY RD BALTIMORE MD 21222-3010				Deed Reference:		/24425/ 00483		
Location & Structure Information										
Premises Address:		6904 RIDGEWAY RD 0-0000				Legal Description:		6904 RIDGEWAY RD LORRAINE PARK		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0103	0009	0038		0000		2	18	2015	Plat Ref:	0009/0024
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE			
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use		
1929		1,350 SF		264 SF		5,300 SF		04		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	YES	STANDARD UNIT		BRICK	2 full					
Value Information										
			Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2015		As of 07/01/2016	
Land:			49,300		49,300					
Improvements			111,000		103,600					
Total:			160,300		152,900		152,900		152,900	
Preferential Land:			0						0	
Transfer Information										
Seller: CHAVEZ JOSE Type: NON-ARMS LENGTH OTHER				Date: 09/06/2006 Deed1: /24425/ 00483				Price: \$83,500 Deed2:		
Seller: GAYDOSCH ROBERT A Type: ARMS LENGTH IMPROVED				Date: 02/25/2005 Deed1: /21478/ 00083				Price: \$172,000 Deed2:		
Seller: WOJCIK PETER Type: ARMS LENGTH IMPROVED				Date: 06/30/1993 Deed1: /09861/ 00377				Price: \$80,000 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: 12 Account Number: 1223075090



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>).

CERTIFICATE OF POSTING

2016-0243-A

RE: Case No.: _____

Petitioner/Developer: _____

Edwin Sanchez

May 2, 2016

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

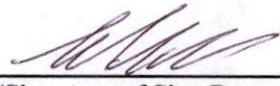
6904 Ridgeway Road

April 15, 2016

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



Sincerely,


(Signature of Sign Poster) April 15, 2016
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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 6904 RIDGEWAY RD. DUNDALK, MD. 21222 Currently zoned DR 5.5
Deed Reference 24425/0483 10 Digit Tax Account # 1223075090
Owner(s) Printed Name(s) _____

(SELECT THE HEARING(S) BY MARKING ☒ 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)

1B02.3.C.1 of BCZR to permit a proposed garage addition attached to the rear deck of the existing dwelling with side yard setbacks of 2.5 feet and a rear yard setback of 4 feet in lieu of the required 10 and 30 feet, and from Section 300.1.A of BCZR to permit a rear deck addition with a side yard setback of 6.5 feet in lieu of the required 7.5 feet respectively.

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):

EDWIN SANCHEZ / _____
Name #1 - Type or Print Name #2 - Type or Print
[Signature] / _____
Signature #1 Signature #2
6904 RIDGEWAY ROAD DUNDALK MD
Mailing Address City State
21222 / _____ / N/A
Zip Code Telephone # Email Address

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

Name- Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Date _____
Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

WILLIAM L. BINKLEY
Name - Type or Print
[Signature]
Signature
636 LINCOLNIA RD. ALEX. VA. 22312
Mailing Address City State
571 405 1587, WBINKLEY51@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 2016-0243-A Filing Date 4/7/16 Estimated Posting Date 4/17/16 Reviewer JS

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: 6904 RIDGEWAY RD. DUNDALK MD. 21222
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)

REQUEST TO ALLOW APPROXIMATELY 12 SQFT. CONNECTING
BRIDGE BETWEEN EXISTING SUNDECK AND NEWLY CONSTRUCTED
DETACHED GARAGE.

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

[Signature]
Signature of Owner (Affiant)

EDWIN SANCHEZ
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:

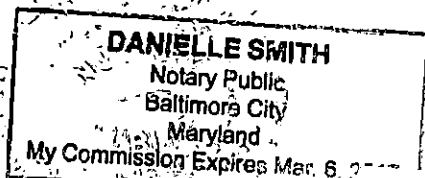
I HEREBY CERTIFY, this 23rd day of December, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Edwin Sanchez

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public

March 06 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.

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BRIDGE BETWEEN EXISTING SUNDECK AND NEWLY CONSTRUCTED
DETACHED GARAGE.

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

[Signature]
Signature of Owner (Affiant)

EDWIN SANCHEZ
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

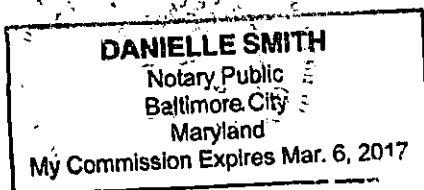
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of December, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Edwin Sanchez

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
March 6, 2017
My Commission Expires



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 6904 RIDGEWAY RD DUNDALK, MD 21222 Currently zoned DR 5.5
Deed Reference 24425/001483 10 Digit Tax Account # 1223075090
Owner(s) Printed Name(s) EDWIN SANCHEZ

(SELECT THE HEARING(S) BY MARKING ☒ 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)

1B02.3.C.1 of BCZR to permit a proposed garage addition attached to the rear deck of the existing dwelling with side yard setbacks of 2.5 feet and a rear yard setback of 4 feet in lieu of the required 10 and 30 feet, and from Section 300.1.A of BCZR to permit a rear deck addition with a side yard setback of 6.5 feet in lieu of the required 7.5 feet respectively.

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):

EDWIN SANCHEZ /
Name #1 - Type or Print Name #2 - Type or Print
[Signature] /
Signature #1 Signature #2
6904 RIDGEWAY RD. DUNDALK MD.
Mailing Address City State
21222 / N/A
Zip Code Telephone # Email Address

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

Name- Type or Print
Signature
Mailing Address City State
Date Telephone # Email Address

Representative to be contacted:

WILLIAM L BINKLEY
Name - Type or Print
W L Binkley
Signature
6361 LINCOLNIA RD. ALEX. VA
Mailing Address City State
22312 5714051587c WBINKLEY510
Zip Code Telephone # Email Address GMAIL.COM

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 2016-0243-A Filing Date 4/7/16 Estimated Posting Date 4/17/16 Reviewer JS

Zoning Hearing Property Description 6904 RIDGEWAY RD, 21222

Beginning at a point on the north side of Ridgeway Rd. which is 40 ft. right of way wide at the distance of 90 ft. east of the centerline of the nearest improved intersecting street Kinship Rd. which is 40 ft. right of way wide.

Being Lot # 18, Block 2, Section # N/A, in the subdivision of Lorraine Park as recorded in Baltimore County Plat Book # 9, Folio # 24, containing 5300 sq. ft. Located in the 12th Election District and 7th Council District.

2016-0243-1

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0243 -A Address 6904 Ridgeway Road

Contact Person: Jason Siedelman Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 04/07/2016 Posting Date: 4/17/16 Closing Date: 05/02/16

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 2016- 0243 -A Address 6904 Ridgeway Road

Petitioner's Name Edwin Sanchez Telephone 571-405-1587

Posting Date: 4/17/16 Closing Date: 05/02/16

Wording for Sign: To Permit a proposed garage addition attached to the rear deck of the existing dwelling with side yard setbacks of 2.5 feet and a rear yard setback of 4 feet in lieu of the required 10 and 30 feet, and, a rear deck addition with a side yard setback of 6.5 feet in lieu of the required 7.5 feet respectively.

Revised 3/01/16

**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: 2016-0243-A

Property Address: 6904 RIDGEWAY ROAD

Property Description: _____

Legal Owners (Petitioners): EDWIN SANCHEZ

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: EDWIN SANCHEZ

Company/Firm (if applicable): _____

Address: 6904 RIDGEWAY RD

DUNDALK, MD 21222

Telephone Number: _____



KEVIN KAMENETZ
County Executive

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

May 3, 2016

Edwin Sanchez
6904 Ridgeway Road
Dundalk MD 21222

RE: Case Number: 2016-0243 A, Address: 6904 Ridgeway Road

Dear Mr. Sanchez:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 7, 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
William Binkley, 6361 Lincolnia Road, Alexandria VA 22312

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



512
RECEIVED

APR 14 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: April 14, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0243-A
Address 6904 Ridgeway Road
(Sanchez Property)

Zoning Advisory Committee Meeting of April 18, 2016.

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

Reviewer: Steve Ford

Date: 04-14-2016

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



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

Date: 4/11/16

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. 2016-0243-A

*Administrative Variance
Edwin Sanchez
6904 Ridgeway Road.*

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 black ink, appearing to read "David W. Peake".
David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For April 18, 2016
Item No. 2016-0238, 0239, 0241, 0242 and 0243

DATE: April 14, 2016

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\ZAC04182016.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: April 14, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0243-A
Address 6904 Ridgeway Road
(Sanchez Property)

Zoning Advisory Committee Meeting of April 18, 2016.

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

Reviewer: Steve Ford

Date: 04-14-2016

Note to Hearing Officer:

Sir,

A little context.....The detached garage was recently built (legal, permitted, no variances required). At the completion of the project, the homeowner asked the contractor to build a 2nd story "bridge" to the loft area of the new garage (see pics). Obviously, this connected the two structures and the side and rear setbacks of the garage now need to be varianced. In addition, there is a variance for the side setback of an existing deck.

Please note that the bridge will have railings and will be built to code. The loft over the garage is going to be used for storage of children's toys and as a small playroom. The space will not be made into living space. Simply plywood walls and flooring. There will be no egress from the loft to the ground level of the garage. It must be entered from the 2nd story rear deck.

Jason Seidelman

Planner II

Baltimore County, MD

410-887-3391



2016-0213-A



2016-0243-A



2016-0243-A



2016-0243-A

Enter Property Address Here



Publication Date: 1/6/2016



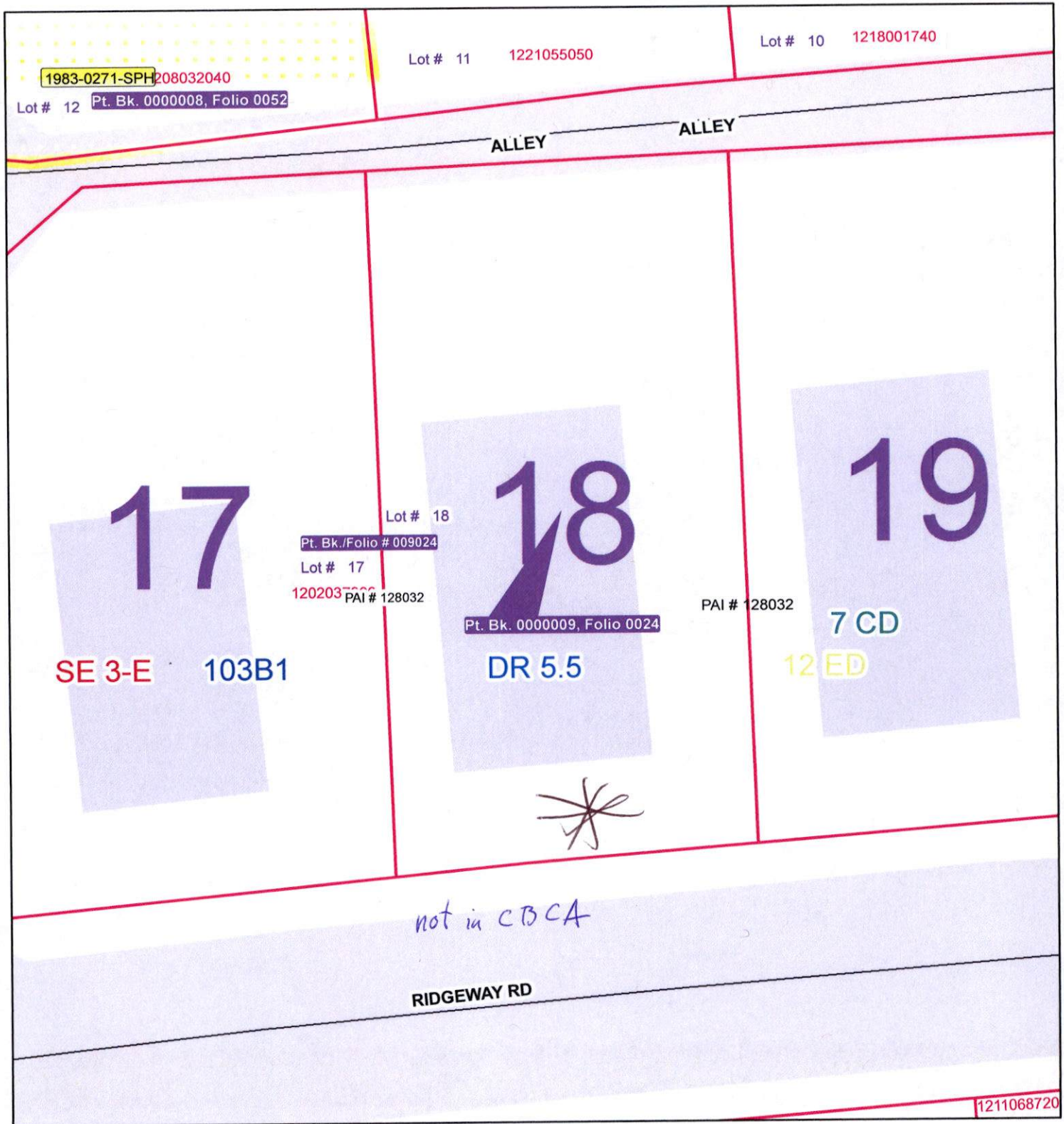
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40 Feet

1 inch = 20 feet

Enter Property Address Here



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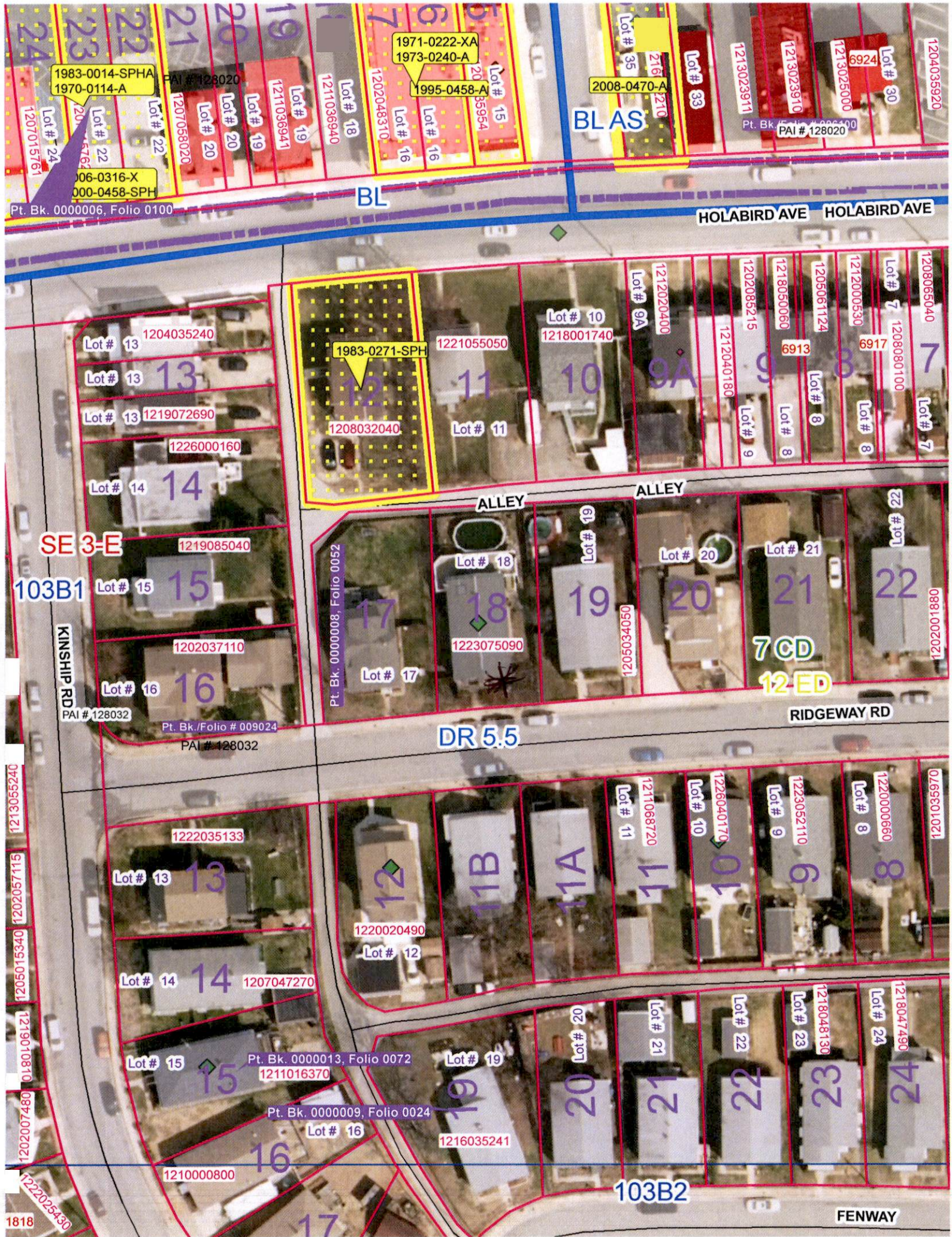


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Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40 Feet

1 inch = 20 feet



1983-0014-SPHA
1970-0114-A

1971-0222-XA
1973-0240-A

1995-0458-A

2008-0470-A

BLAS

HOLABIRD AVE HOLABIRD AVE

Pt. Bk. 0000006, Folio 0100

BL

1983-0271-SPH

SE 3-E

103B1

KINSHIP RD
PAI # 128032

ALLEY

ALLEY

DR 5.5

RIDGEWAY RD

7CD
12ED

103B2

FENWAY

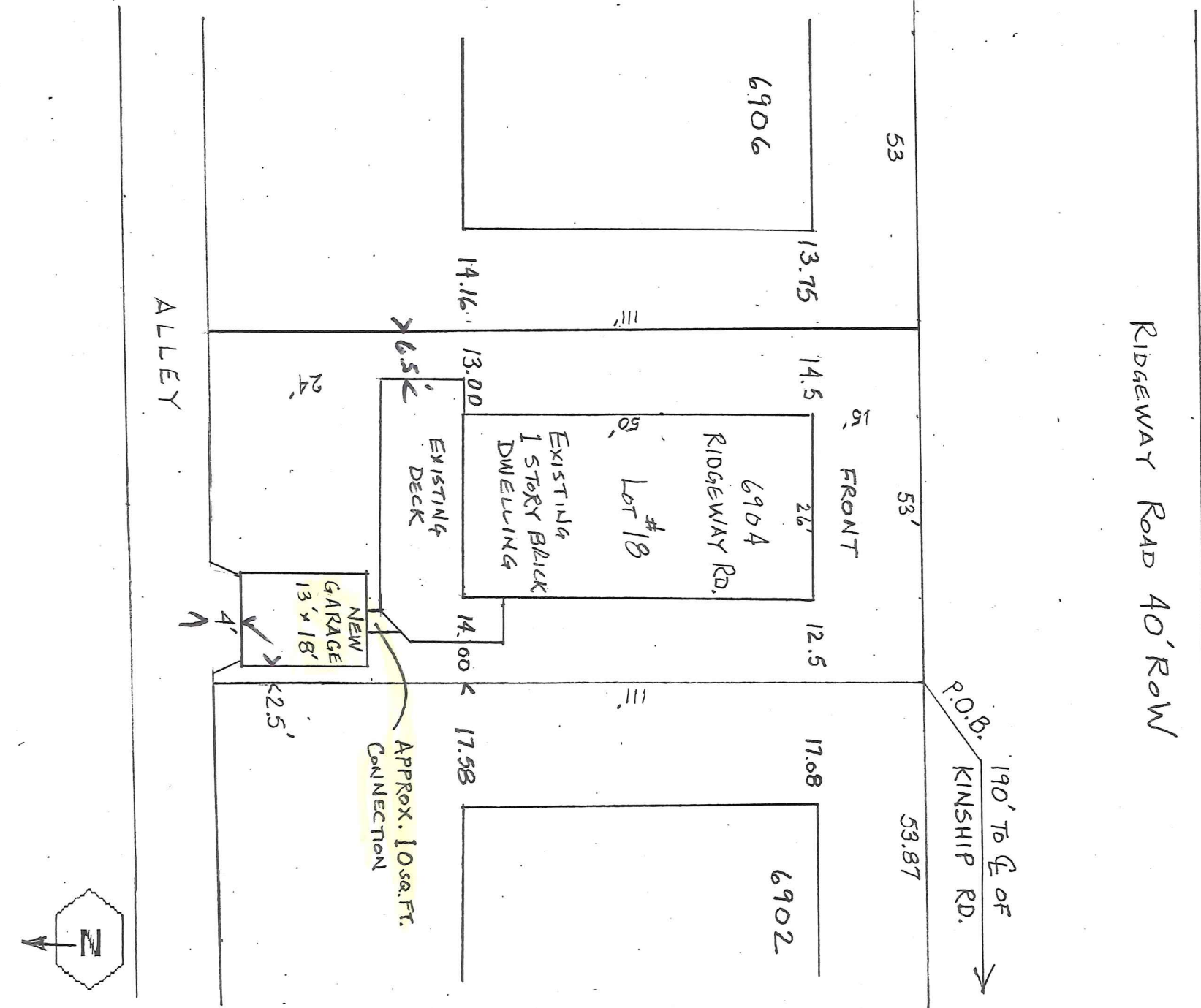
1818

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

ADDRESS 6904 RIDGEWAY ROAD OWNER(S) NAME(S) EDWIN SANCHEZ

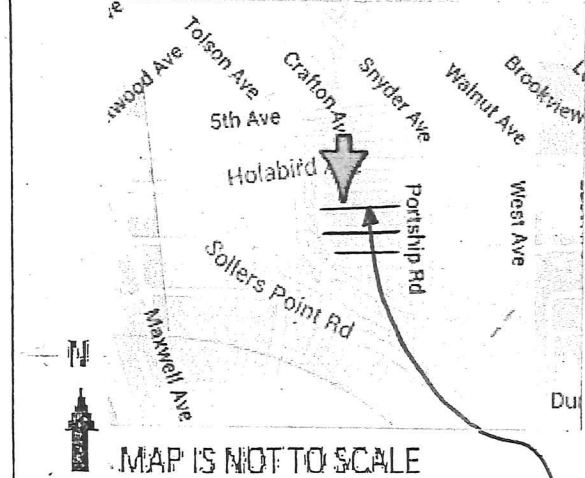
SUBDIVISION NAME LORRAINE PARK LOT # 18 BLOCK # 2 SECTION # N/A

PLAT BOOK # 0009 FOLIO # 0024 10 DIGIT TAX # 1223075090 DEED REF. # 24425/004/83



PLAN DRAWN BY W. L. BINKLEY DATE 1-12-16 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



ZONING MAP# 103 B1

SITE ZONED DR5.5

ELECTION DISTRICT 12TH

COUNCIL DISTRICT 7TH

LOT AREA ACREAGE .121 AC.

OR SQUARE FEET 5300

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:

2016-0243-A

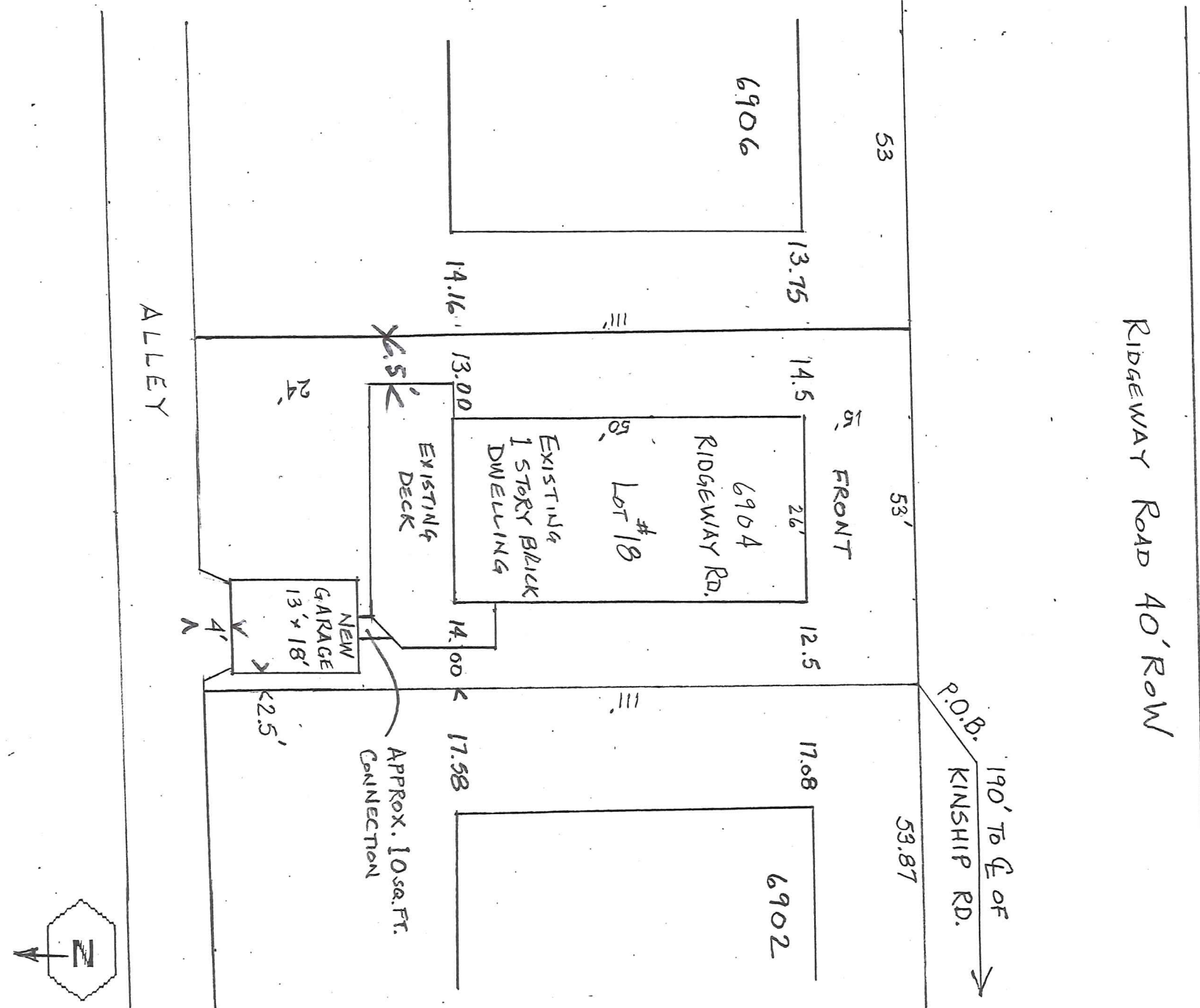
Ret. Encl. 1

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

ADDRESS 6904 RIDGEWAY ROAD OWNER(S) NAME(S) EDWIN SANCHEZ

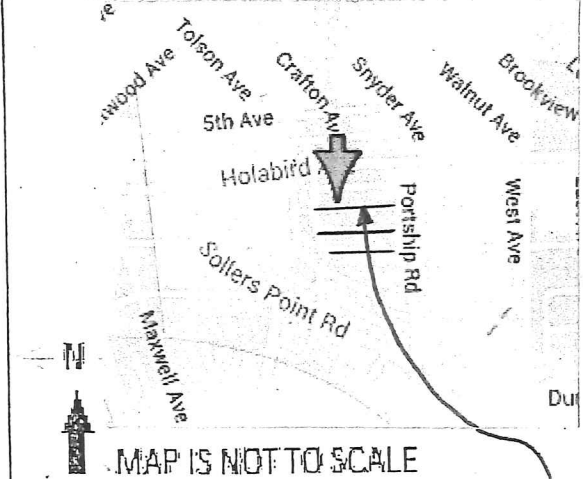
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PLAN DRAWN BY W. L. BINKLEY DATE 1-12-16 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE
ZONING MAP# 103 B1
SITE ZONED DR5.5
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