

M E M O R A N D U M

DATE: January 30, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0141-A – Appeal Period Expired

The appeal period for the above-referenced case expired on January 29, 2018. 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 *
(13324 Fork Road)**

11th Election District

3rd Council District

Ryan P. & Angela P. Cagle
Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0141-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Ryan P. and Angela P. Cagle ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a garage in the rear yard of an existing single family dwelling with a height of 24 ft. in lieu of the required 15 ft. 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 received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 9, 2017, 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 § 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

ORDER RECEIVED FOR FILING

Date 12-29-17

By EW

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 § 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.

Although the Department of Planning did not make any recommendations related to the proposed detached garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

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 29th day of **December, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a garage in the rear yard of an existing single family dwelling with a height of 24 ft. in lieu of the required 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. 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.

ORDER RECEIVED FOR FILING

Date 12-29-17

By kw

2. Petitioners or subsequent owners shall not convert the proposed detached garage into a dwelling unit or apartment. The proposed detached garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The proposed detached garage shall not be used for commercial purposes.

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 12-29-17

By dlw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 13324 Fork Rd, BALDWIN, MD 21013 Currently zoned RC-2
Deed Reference 37436 / 00259 10 Digit Tax Account # 2500013419
Owner(s) Printed Name(s) RYAN + ANGELA CAGLE

(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)
Section 400.3

To permit a garage in the rear yard of an existing single family dwelling with a height of 24 feet in lieu of the required 15 feet.

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):

RYAN CAGLE / ANGELA CAGLE
Name #1 – Type or Print Name #2 – Type or Print
[Signature] / [Signature]
Signature #1 Signature #2
13324 Fork Rd BALDWIN MD
Mailing Address City State
21013 / 724-664-1714 / CAGLE.RYAN@YAHOO.COM
Zip Code Telephone # Email Address

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

Name- Type or Print
Signature N/A
Mailing Address City State
Zip Code Telephone # Email Address

Representative to be contacted:

RYAN CAGLE
Name – Type or Print
[Signature]
Signature
13324 Fork Rd BALDWIN MD
Mailing Address City State
21013 / 724-664-1714 / CAGLE.RYAN@YAHOO.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 12-29-17 day of Dec, 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 2018-0141-A Filing Date 11/28/2017 Estimated Posting Date / / Reviewer [Signature]

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: 13324 Fork Rd BALDWIN MD 21013
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)

SEEKING RELIEF FROM SECTION 400.3 (B.C.Z.R) TO PERMIT AN ACCESSORY STRUCTURE (POLE BUILDING) WITH A HEIGHT OF 22'-5" (MAX 24') IN LIEU OF THE MAXIMUM ALLOWED 15'. PROPOSING TO BUILD A DETACHED POLE-BUILDING GARAGE 30'x48' IN DIMENSION IN THE REAR OF THE PROPERTY. REASON FOR VARIANCE REQUEST IS TO PROVIDE THE ARCHITECTURE + ROOF-LINE SIMILAR TO THAT OF MAIN DWELLING. CURRENT DWELLING IS A CAPE-COD STYLE W/ DORMERS. CURRENT HEIGHT LIMITATION OF 15' WILL ONLY BE ABLE TO ACCOMMODATE A LOW 4/12 PITCH ROOF + WILL NOT ALLOW ENOUGH SLOPE FOR DORMERS. BY UTILIZING AN 8/12 OR 9/12 PITCH, DORMERS CAN BE USED, BUT TOTAL HEIGHT @ GABLE WILL BE BETWEEN 22'-24'. I HAVE DISCUSSED THIS PLAN W/ NEIGHBORS + FUTURE NEIGHBORS ON REAR PARCEL + HAVE HAD NO OBJECTIONS. OUR FAMILY IS ALSO EXPANDING SO WE ARE IN NEED OF ADDITIONAL STORAGE SPACE.

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

Signature of Owner (Affiant)

RYAN CAGLE
Name- Print or Type

Signature of Owner (Affiant)

ANGELA CAGLE
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of October, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Ryan CAGLE

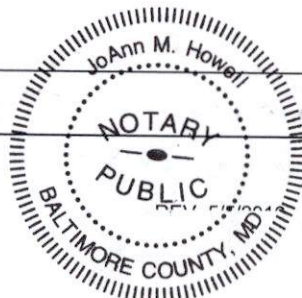
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

JoAnn M. Howell
Notary Public

My Commission Expires

JoAnn M. Howell
Notary Public
Baltimore County, Maryland
My Commission Expires November 10, 2019





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 13324 Fork Rd, BALDWIN, MD 21013 Currently zoned RC-2
Deed Reference 37436100259 10 Digit Tax Account # 2500013419
Owner(s) Printed Name(s) RYAN & ANGELA CAGLE

(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)

Section 400.3

To permit a garage in the rear yard of an existing single family dwelling with a height of 24 feet in lieu of the required 15 feet.

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):

RYAN CAGLE | ANGELA CAGLE
Name #1 – Type or Print Name #2 – Type or Print
[Signature] | [Signature]
Signature #1 Signature #2
13324 Fork Rd BALDWIN MD
Mailing Address City State
21013 | 724-664-1714 | CAGLE.RYAN@YAHOO.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:

RYAN CAGLE

Name – Type or Print

Signature

13324 Fork Rd

BALDWIN

MD

Mailing Address

City

State

21013

724-664-1714

CAGLE.RYAN@YAHOO.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 12-29-17 day of December, 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 2018-0141-A

Filing Date 11/28/2017

Estimated Posting Date 1/1

Reviewer [Signature]

Rev 5/5/2016

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: 13324 Fork Rd BALDWIN MD 21013
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)

SEEKING RELIEF FROM SECTION 400.3 (B.C.Z.R) TO PERMIT AN ACCESSORY STRUCTURE (POLE BUILDING) WITH A HEIGHT OF 22'5" (MAX 24') IN LIEU OF THE MAXIMUM ALLOWED 15'. PROPOSING TO BUILD A DETACHED POLE-BUILDING GARAGE 30'X48' IN DIMENSION IN THE REAR OF THE PROPERTY. REASON FOR VARIANCE REQUEST IS TO PROVIDE THE ARCHITECTURE + ROOF-LINE SIMILAR TO THAT OF MAIN DWELLING. CURRENT DWELLING IS A CAPE-COD STYLE W/ DORMERS. CURRENT HEIGHT LIMITATION OF 15' WILL ONLY BE ABLE TO ACCOMMODATE A LOW 4/12 PITCH ROOF + WILL NOT ALLOW ENOUGH SLOPE FOR DORMERS. BY UTILIZING AN 8/12 OR 9/12 PITCH, DORMERS CAN BE USED, BUT TOTAL HEIGHT @ GABLE WILL BE BETWEEN 22'-24'. I HAVE DISCUSSED THIS PLAN W/ NEIGHBORS + FUTURE NEIGHBORS ON REAR PARCEL + HAVE HAD NO OBJECTIONS. OUR FAMILY IS ALSO EXPANDING SO WE ARE IN NEED OF ADDITIONAL STORAGE SPACE.

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

[Signature]
Signature of Owner (Affiant)

RYAN CAGLE
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

ANGELA CAGLE
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of October, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Ryan CAGLE

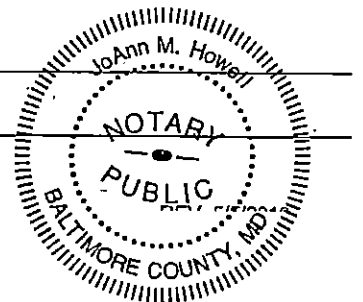
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

My Commission Expires

JoAnn M. Howell
Notary Public
Baltimore County, Maryland
My Commission Expires November 10, 2019





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 13324 FORK RD, BALDWIN, MD 21013 Currently zoned RC-2
 Deed Reference 37436 / 00259 10 Digit Tax Account # 2500013419
 Owner(s) Printed Name(s) RYAN & ANGELA CAGLE

(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)
 Section 400.3

To permit a garage in the rear yard of an existing single family dwelling with a height of 24 feet in lieu of the required 15 feet.

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):

RYAN CAGLE , ANGELA CAGLE
 Name #1 - Type or Print Name #2 - Type or Print
[Signature] , [Signature]
 Signature #1 Signature #2
13324 FORK RD BALDWIN MD
 Mailing Address City State
21013 , 724-664-1714 , CAGLE.RYAN@YAHOO.COM
 Zip Code Telephone # Email Address

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

Name- Type or Print
 Signature N/A
 Mailing Address City State
 Zip Code Telephone # Email Address

Representative to be contacted:

RYAN CAGLE
 Name - Type or Print
[Signature]
 Signature
13324 FORK RD BALDWIN MD
 Mailing Address City State
21013 , 724-664-1714 , CAGLE.RYAN@YAHOO.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.

ORDER RECEIVED FOR FILING
 12-29-17
 CASE NUMBER 2018-0191-A
 Date _____
 By _____

Administrative Law Judge for Baltimore County

Filing Date 11/28/2017 Estimated Posting Date / / Reviewer [Signature]

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: 13324 Fork Rd BALDWIN MD 21013
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)

SEEKING RELIEF FROM SECTION 400.3 (B.C.Z.R) TO PERMIT AN ACCESSORY STRUCTURE (POLE BUILDING) WITH A HEIGHT OF 22'-5" (MAX 24') IN LIEU OF THE MAXIMUM ALLOWED 15'. PROPOSING TO BUILD A DETACHED POLE-BUILDING GARAGE 30'X48' IN DIMENSION IN THE REAR OF THE PROPERTY. REASON FOR VARIANCE REQUEST IS TO PROVIDE THE ARCHITECTURE + ROOF-LINE SIMILAR TO THAT OF MAIN DWELLING. CURRENT DWELLING IS A CAPE-COD STYLE W/ DORMERS. CURRENT HEIGHT LIMITATION OF 15' WILL ONLY BE ABLE TO ACCOMMODATE A LOW 4/12 PITCH ROOF + WILL NOT ALLOW ENOUGH SLOPE FOR DORMERS. BY UTILIZING AN 8/12 OR 9/12 PITCH, DORMERS CAN BE USED, BUT TOTAL HEIGHT @ GABLE WILL BE BETWEEN 22'-24'. I HAVE DISCUSSED THIS PLAN W/ NEIGHBORS + FUTURE NEIGHBORS ON REAR PARCEL + HAVE HAD NO OBJECTIONS. OUR FAMILY IS ALSO EXPANDING SO WE ARE IN NEED OF ADDITIONAL STORAGE SPACE.

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

[Signature]
Signature of Owner (Affiant)

RYAN CAGLE
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

ANGELA CAGLE
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of October, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Ryan CAGLE

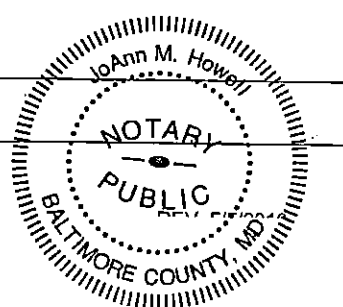
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

My Commission Expires

JoAnn M. Howell
Notary Public
Baltimore County, Maryland
My Commission Expires November 10, 2019



Zoning Property Description for: 13324 Fork Road, Baldwin, MD 21013

13324 Fork Road (The Property) is located in the Baldwin area of Baltimore County. The front boundary of The Property is located on the West side of Fork Road. The nearest intersecting streets are Fork Woods Road to the North, and Bottom Road to the South.

Beginning at a point 148.07' SW of the North West side of Fork Road (which has a 70' R/W), at a distance of 273' +/- South of the centerline of the nearest improved intersecting street, Fork Woods Road, which is 50' +/- wide.

Thence the following courses and distances (1st Point of Call – "POC") N 62°07'29"E 140.44' to a point on the westerly side of Fork Road, (2nd POC) S 25°52'21"E 277.79' to a point on the westerly side of Fork Road on North East end of property, (3rd POC) S 60°22'13"W 311.10' along adjacent lot dividing property, (4th POC) N 30°22'42"W 282.36' to a point on the South West side of the property, (5th POC) N 59°43'27" E 67.84' to a 5/8" rebar depicting property line of adjacent property, (6th POC) N 61°06'44"E 124.80' to the place of beginning as recorded in Deed Liber 35436, Folio 00259, containing 2.0793 AC +/- . Located in the 11th Election District and 3rd Council District.

2018-0141-A

Zoning Property Description for: 13324 Fork Road, Baldwin, MD 21013

13324 Fork Road (The Property) is located in the Baldwin area of Baltimore County. The front boundary of The Property is located on the West side of Fork Road. The nearest intersecting streets are Fork Woods Road to the North, and Bottom Road to the South.

Beginning at a point 148.07' SW of the North West side of Fork Road (which has a 70' R/W), at a distance of 273' +/- South of the centerline of the nearest improved intersecting street, Fork Woods Road, which is 50' +/- wide.

Thence the following courses and distances (1st Point of Call – "POC") N 62°07'29"E 140.44' to a point on the westerly side of Fork Road, (2nd POC) S 25°52'21"E 277.79' to a point on the westerly side of Fork Road on North East end of property, (3rd POC) S 60°22'13"W 311.10' along adjacent lot dividing property, (4th POC) N 30°22'42"W 282.36' to a point on the South West side of the property, (5th POC) N 59°43'27" E 67.84' to a 5/8" rebar depicting property line of adjacent property, (6th POC) N 61°06'44"E 124.80' to the place of beginning as recorded in Deed Liber 35436, Folio 00259, containing 2.0793 AC +/- . Located in the 11th Election District and 3rd Council District.

2018-0141-A

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

№ 160540

Date: 11/28/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	206	0000		6150				75.00

Total: 75.00

Rec
From:

For:

13324 Park Road

21013

2018-0141-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME 11/29/2017 11/28/2017 09:47:45
REG. NO. 03 WALKIN. CMT
RECEIPT # 754478 11/28/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 160540

Recpt Tot 75.00
75.00 CK 1.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

December 27, 2017

Ryan & Angela Cagle
13324 Fork Road
Baldwin MD 21013

RE: Case Number: 2018-0141 A, Address: 13324 Fork Road

Dear Mr. & Ms. Cagle:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 28, 2017. 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 dark ink, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Date: 12/6/17

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

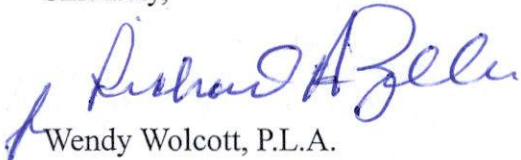
Dear Ms. Lewis:

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.

2018-0141-A
Administrative Variance
Ryan & Angela Cagle
13324 Ford 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,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

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: December 11, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0141-A
Address 13324 Fork Road
(Cagle Property)

Zoning Advisory Committee Meeting of **December 11, 2017**.

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

Reviewer: Steve Ford

12-25

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: December 11, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0141-A
Address 13324 Fork Road
(Cagle Property)

Zoning Advisory Committee Meeting of **December 11, 2017**.

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

Reviewer: Steve Ford

RE: Project Name: Administrative Variance

Case Number /PAI Number: 2018-0141-A

Petitioner/Developer: Ryan & Angela Cagle

Date of Hearing/Closing: 12/25/2017

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 13324 Fork Rd.
Baldwin, MD. 21013

The sign(s) were posted on 12/09/2017

(Month, Day, Year)


(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd.

(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

410-382-6580

(Telephone Number of Sign Poster)



BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0141 -A Address 13324 Fork Road
Contact Person: KEONARI Nosilewski Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/28/17 Posting Date: 12/10/17 Closing Date: 12/25/17

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2018- 0141 -A Address 13324 Fork Road
Petitioner's Name Ryan & Angela Cagle Telephone 724-664-1714
Posting Date: 12/10/17 Closing Date: 12/25/17
Wording for Sign: To Permit

— To permit a garage in the rear yard of an existing single family dwelling with a —
— height of 24 feet in lieu of the required 15 feet. —

Revised 6/30/2018

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0141 -A Address 13324 Fork Road
Contact Person: KEONARI Nasilewski Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 11/28/17 Posting Date: 12/10/17 Closing Date: 12/25/17

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2018- 0141 -A Address 13324 Fork Road
Petitioner's Name Ryan & Angela Cagle Telephone 724-664-1714
Posting Date: 12/10/17 Closing Date: 12/25/17
Wording for Sign: To Permit

___ To permit a garage in the rear yard of an existing single family dwelling with a ___
___ height of 24 feet in lieu of the required 15 feet. ___

Revised 6/30/2018

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>12-11</u>	DEPS (if not received, date e-mail sent _____)	<u>Nc</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>12-6</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>12-9-17</u> by <u>Det Meyer</u>		
PEOPLE'S COUNSEL APPEARANCE	Yes ☐	No ☐
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐	No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 11 Account Number - 2500013419							
Owner Information									
Owner Name:		CAGLE RYAN P CAGLE ANGELA P			Use:		RESIDENTIAL		
Mailing Address:		13324 FORK RD BALDWIN MD 21013-			Principal Residence:		YES		
					Deed Reference:		/37436/ 00259		
Location & Structure Information									
Premises Address:		13324 FORK RD BALDWIN 21013-			Legal Description:		IMPS LT 1 MS 2.0793 AC 13324 FORK RD SWS		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0045	0015	0060		0000			1	2018	Plat Ref:
Special Tax Areas:					Town: NONE				
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1984		1,875 SF				2.0700 AC		04	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage		Last Major Renovation	
1 1/2	YES	STANDARD UNIT		FRAME	2 full/ 1 half	1 Attached			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2015		07/01/2017		07/01/2018	
Land:		132,000		132,000					
Improvements		245,300		245,300					
Total:		377,300		377,300		377,300			
Preferential Land:		0							
Transfer Information									
Seller: TROMBETTA DINO				Date: 04/26/2016			Price: \$370,000		
Type: ARMS LENGTH IMPROVED				Deed1: /37436/ 00259			Deed2:		
Seller: TROMBETTA DINO				Date: 01/27/2016			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /37112/ 00171			Deed2:		
Seller: FORK ROAD LLC				Date: 10/07/2014			Price: \$650,000		
Type: ARMS LENGTH IMPROVED				Deed1: /35436/ 00479			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00		0.00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									

Homestead Application Status: Approved 05/17/2016

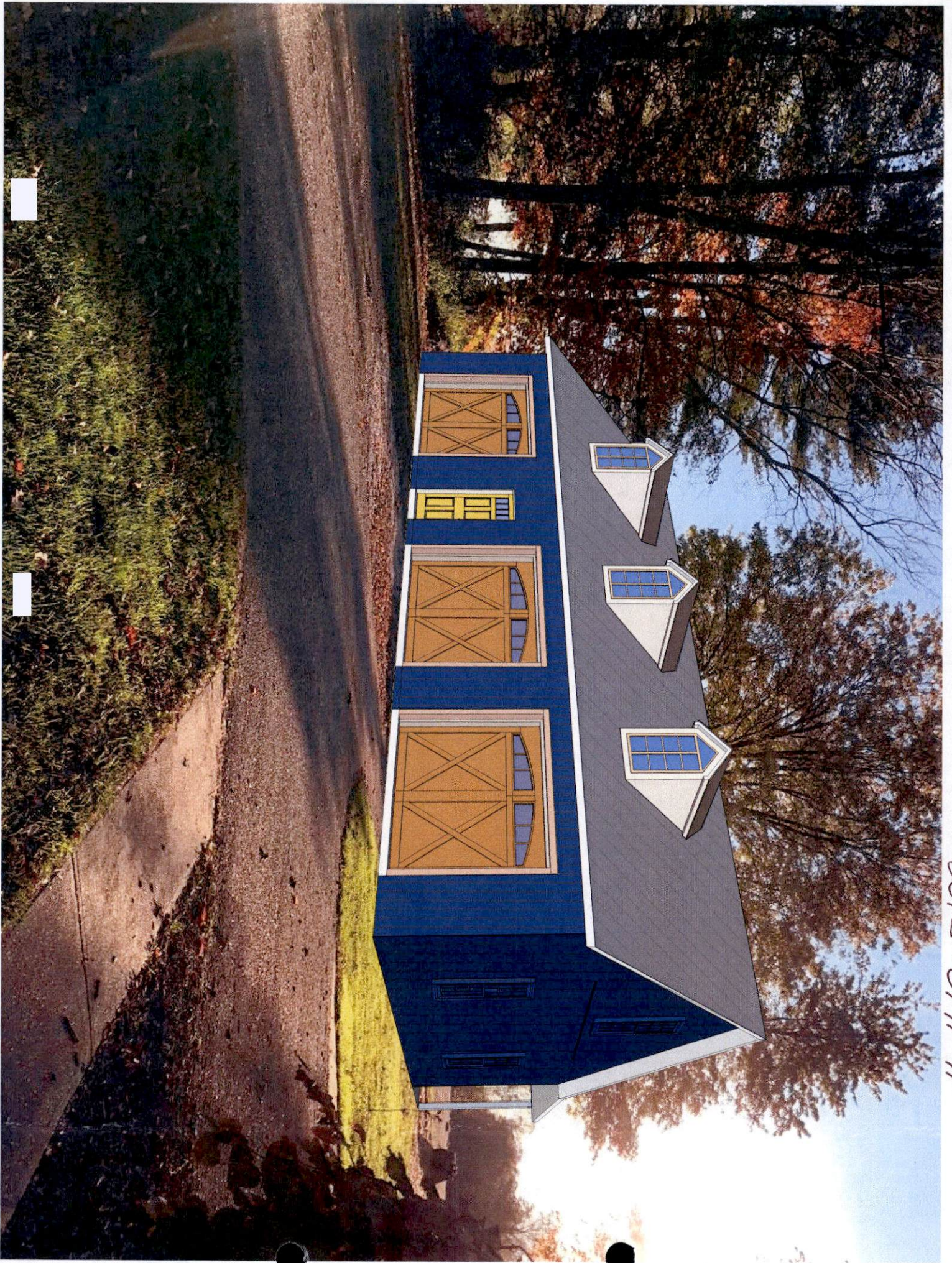
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No
Application

Date:

2018-0141-A

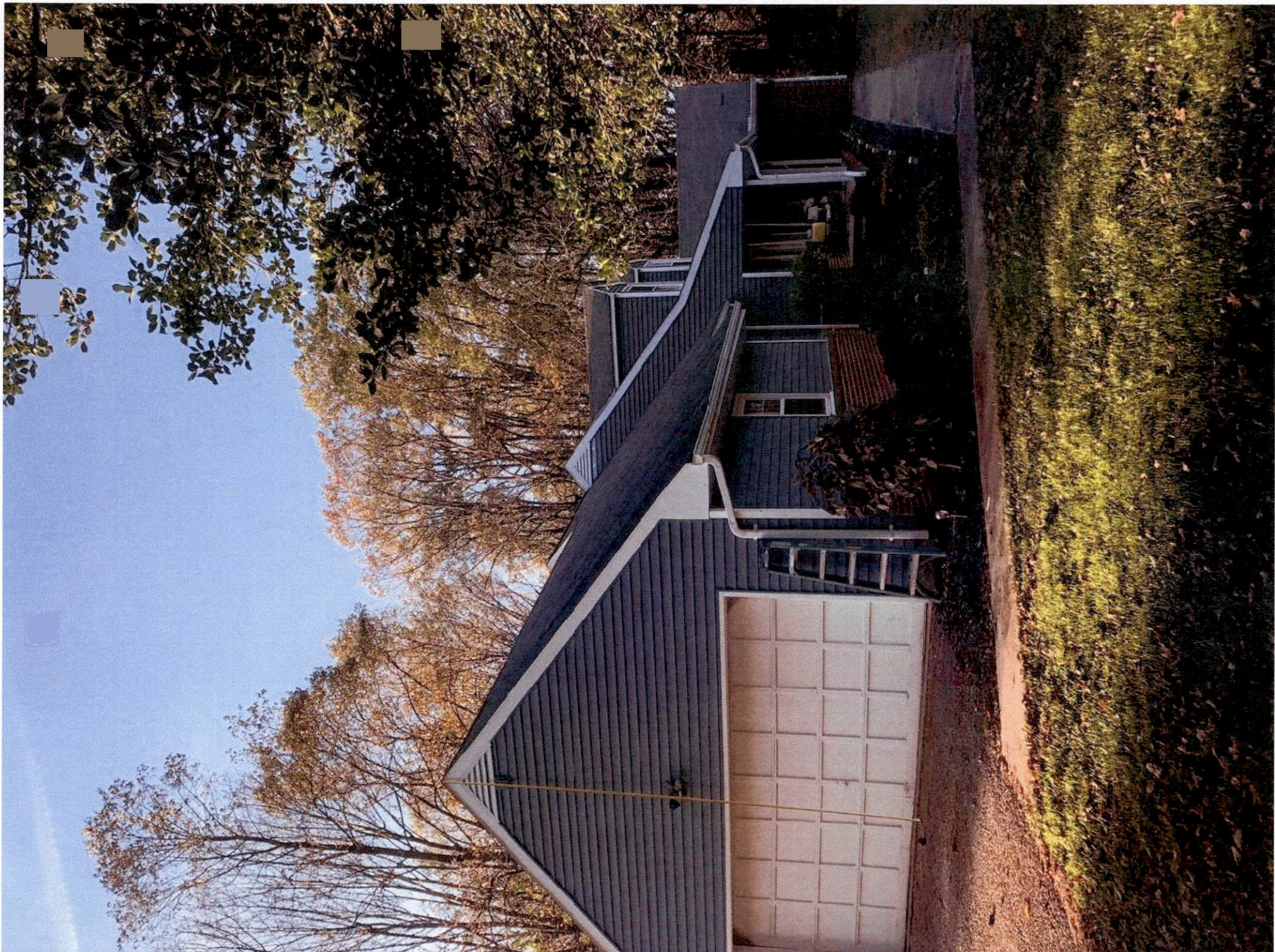




2018-0141-H



2018-0141-A



H-1210-8100

1332 Fork Road 2018 141-A



Publication Date: 11/28/2017



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



A horizontal graphic scale bar with alternating black and white segments. Above the bar, numerical values are marked at intervals: 0, 25, 50, 100, 150, and 200. The word "Feet" is written at the right end of the bar.

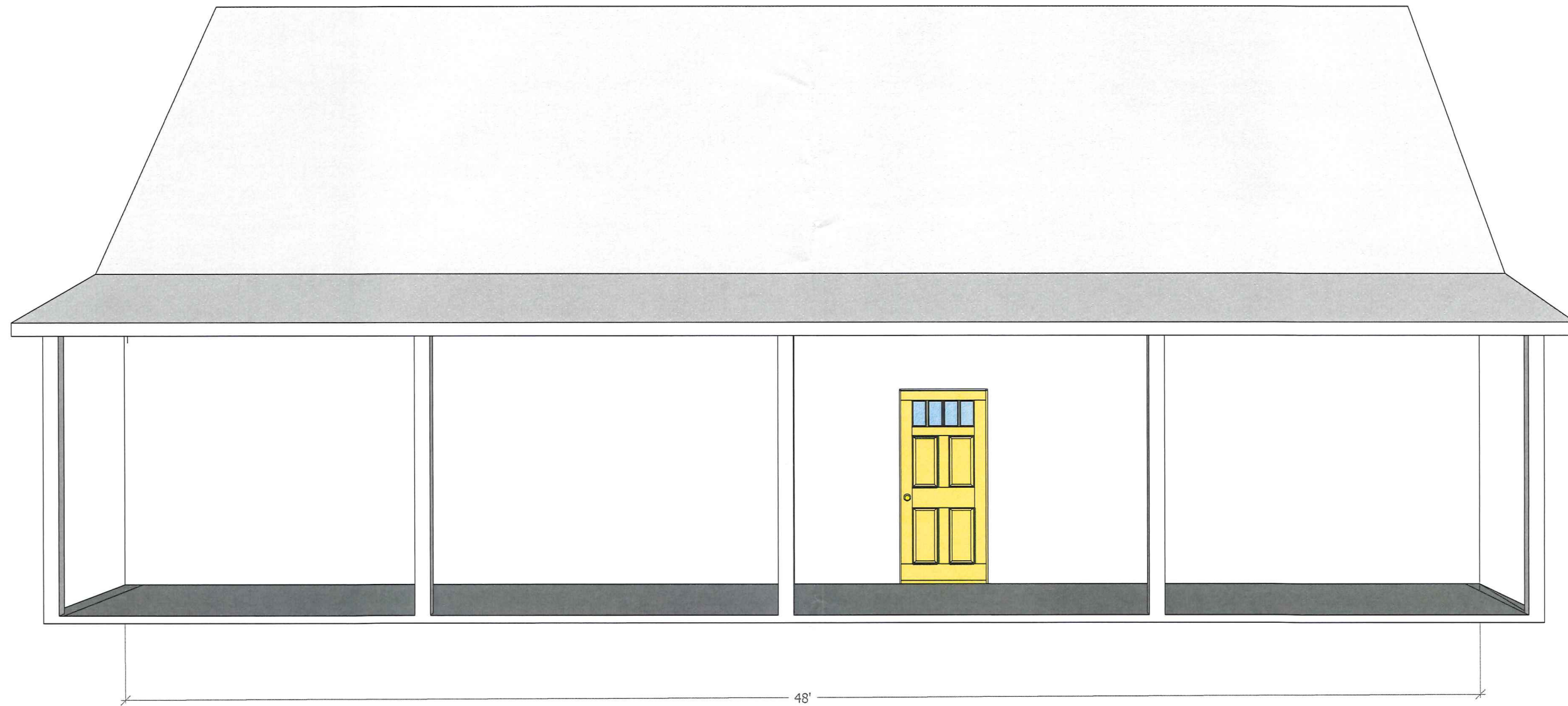
1 inch = 100 feet



Front (North) Elevation
Scale = As Shown

Site Address: 13324 Fork Road Baldwin, MD 21013	Date: 11-5-17	Drawing #: A1.00
	Scale: As Noted	Revision #:
	Drawn By: RPC	
	Construction Type: Post & Frame	

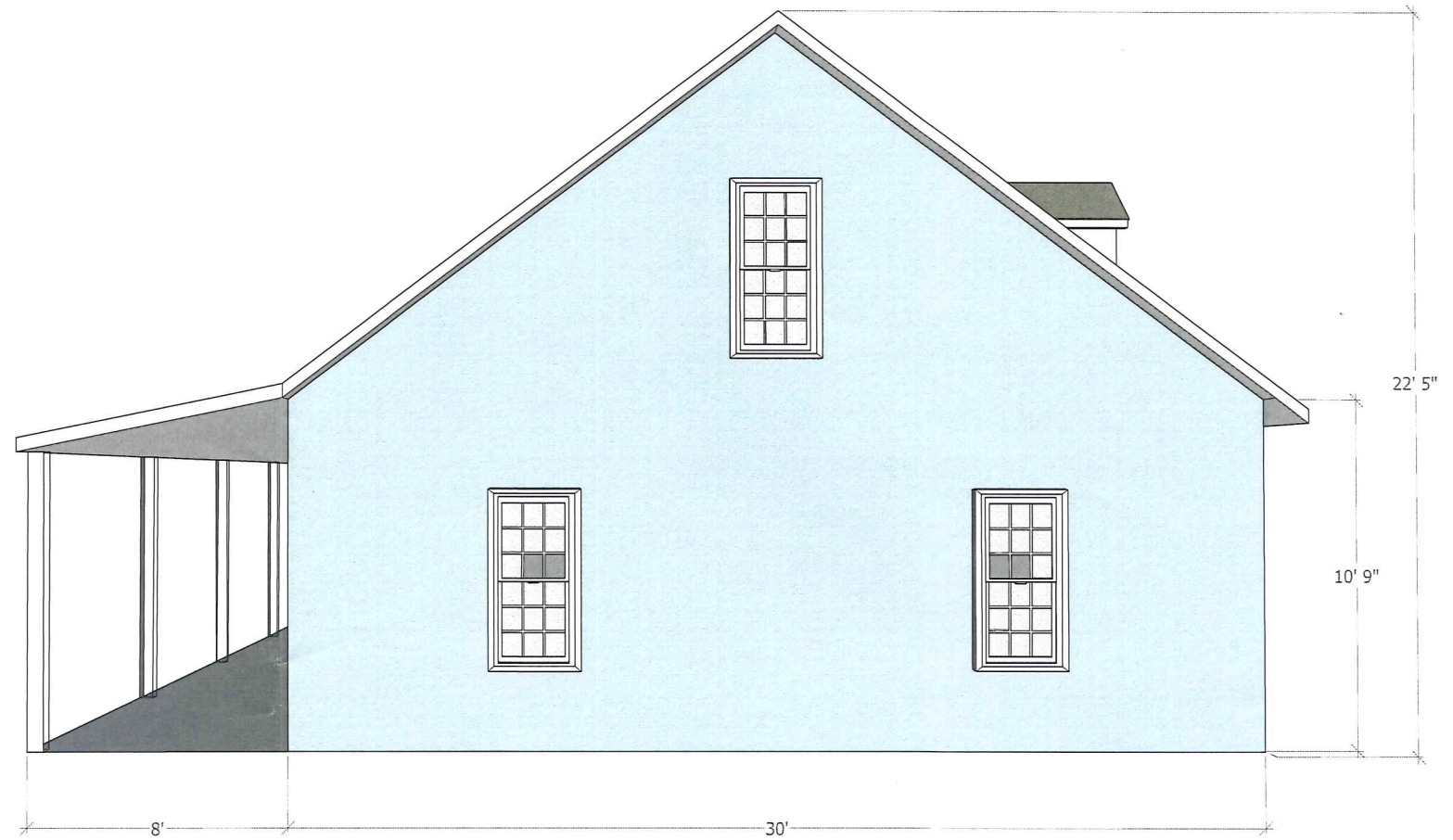
2016-0141-A



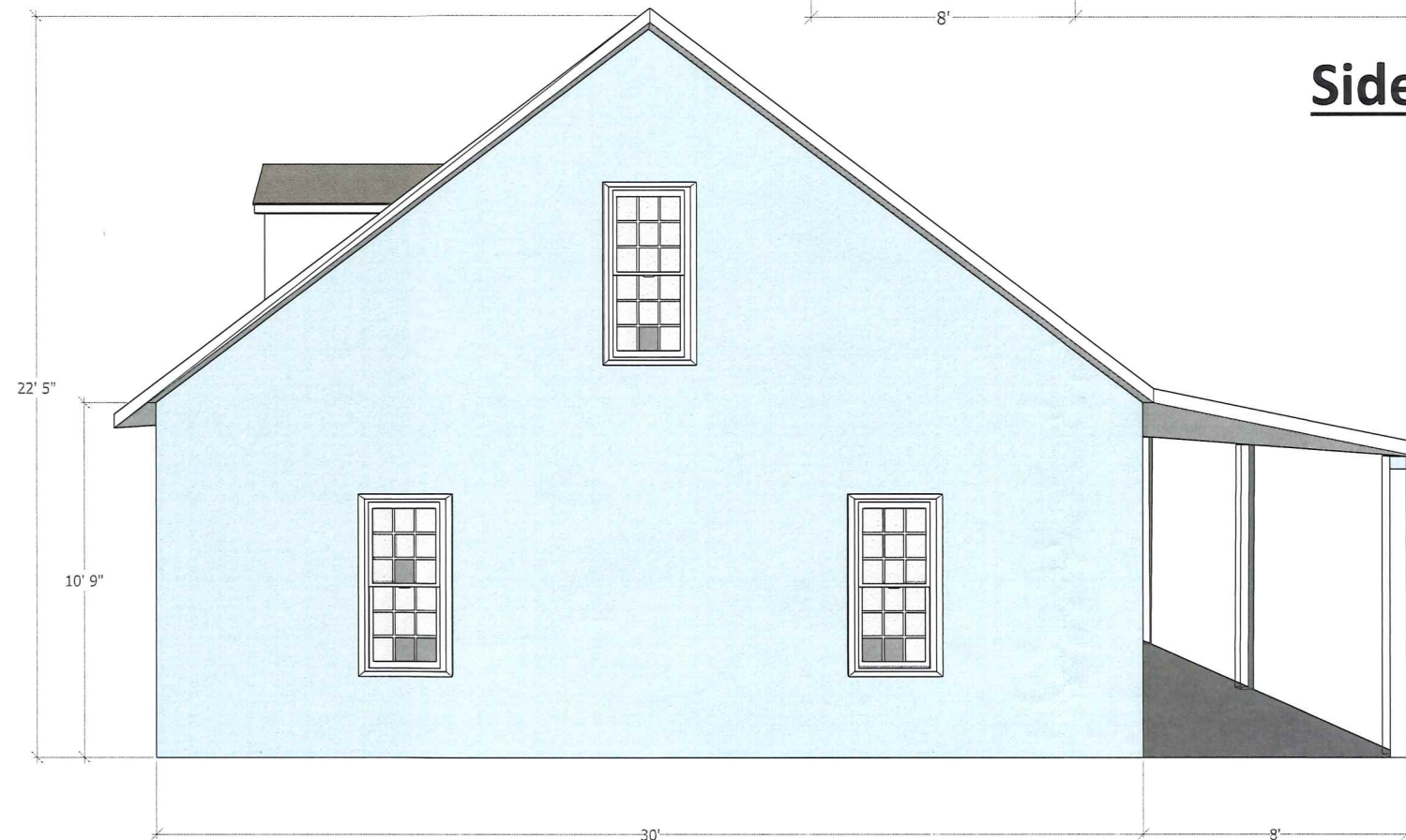
Rear (South) Elevation
Scale = As Shown

Site Address: 13324 Fork Road Baldwin, MD 21013	Date: 11-5-17	Drawing #: A2.00
	Scale: As Noted	Revision #:
	Drawn By: RPC	
	Construction Type: Post & Frame	

0141-A



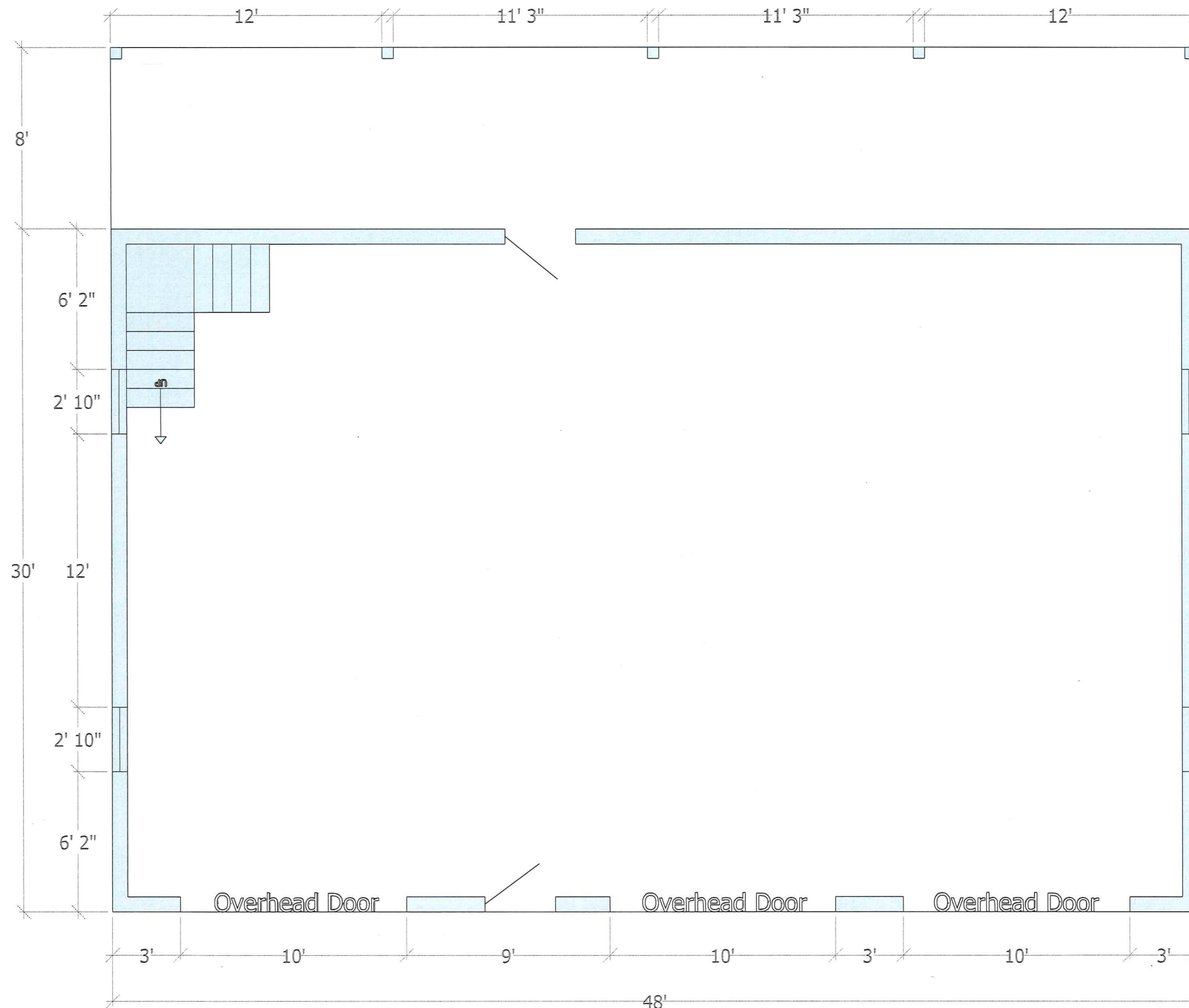
Side (East) Elevation
Scale = As Shown



Side (West) Elevation
Scale = As Shown

Site Address: 13324 Fork Road Baldwin, MD 21013	Date: 11-5-17	Drawing #: A3.00
	Scale: As Noted	Revision #:
	Drawn By: RPC	
	Construction Type: Post & Frame	

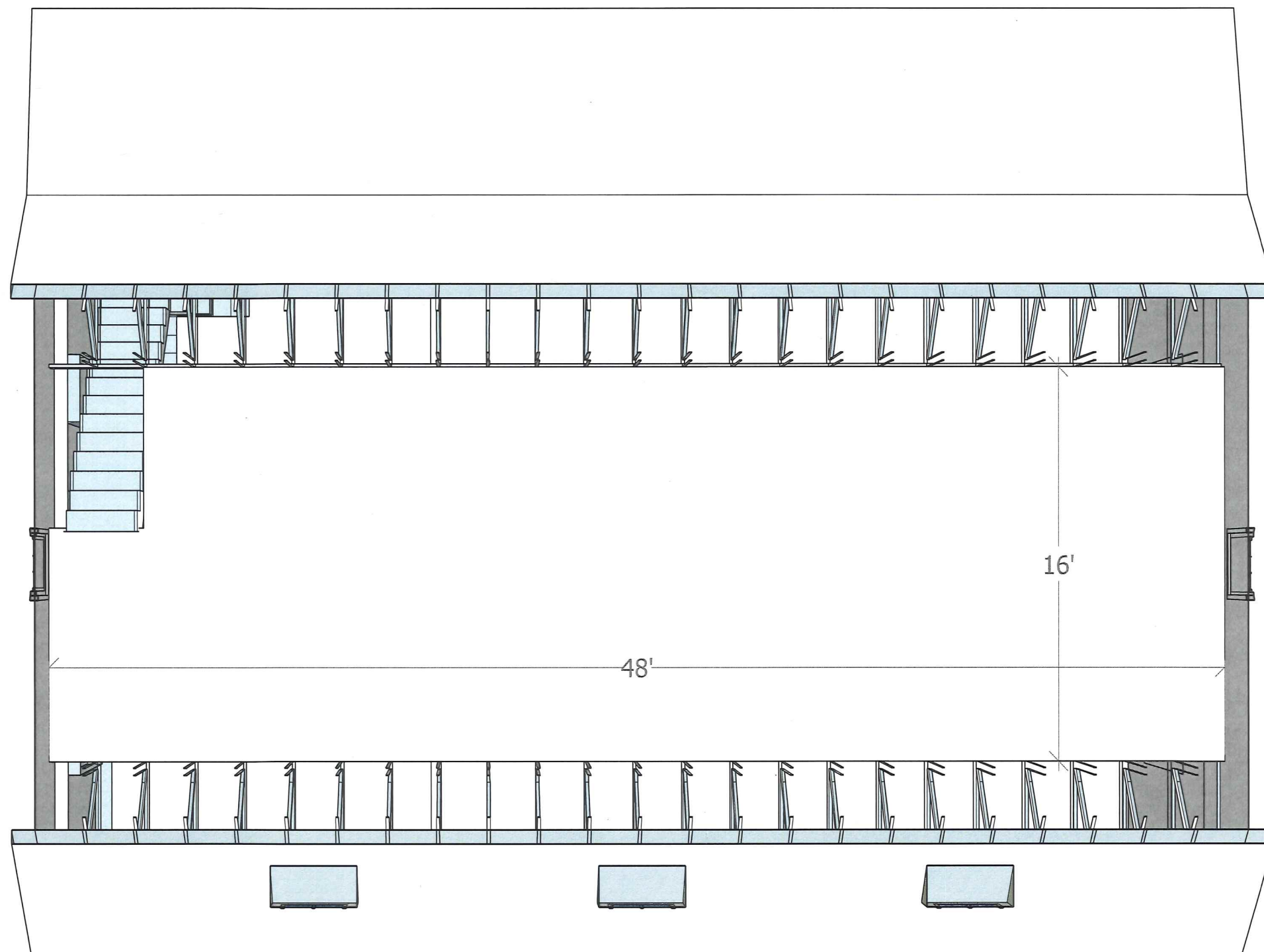
0141-A



Ground Floor Plan View
Scale = As Shown

Site Address: 13324 Fork Road Baldwin, MD 21013	Date: 11-5-17	Drawing #: A4.00
	Scale: As Noted	Revision #:
	Drawn By: RPC	
	Construction Type: Post & Frame	

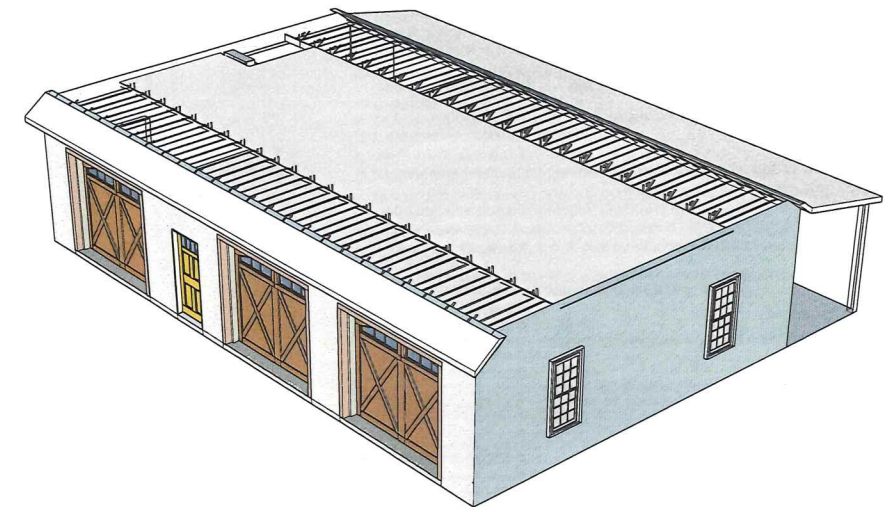
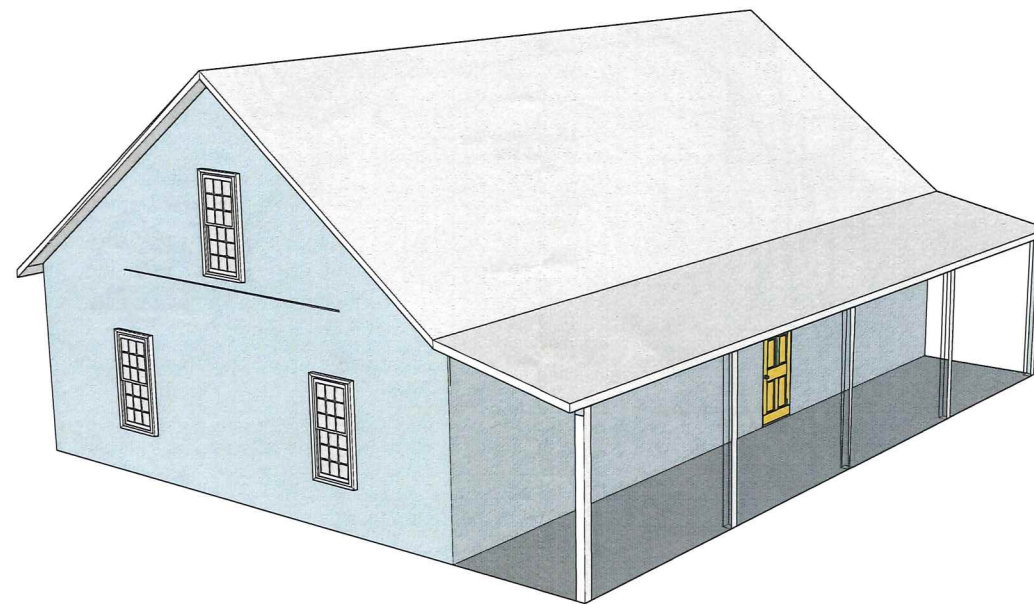
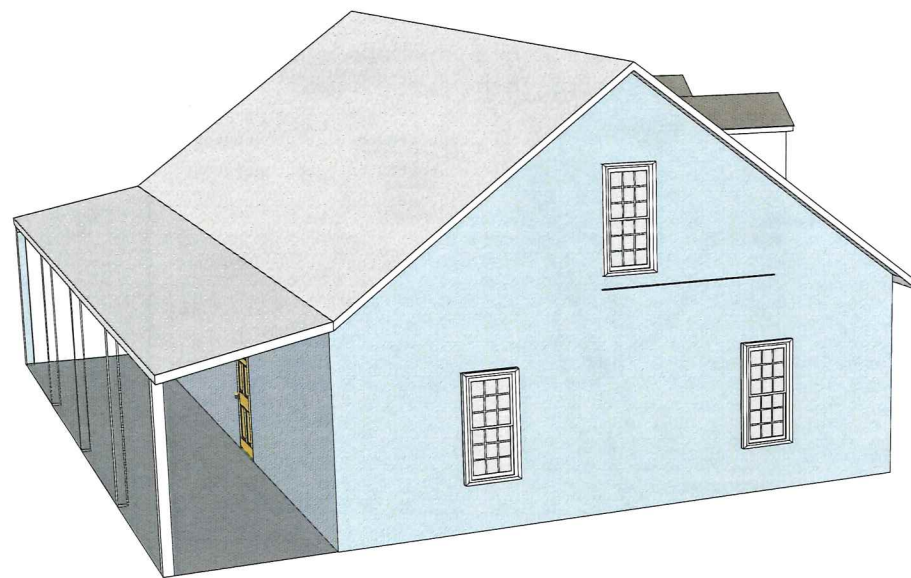
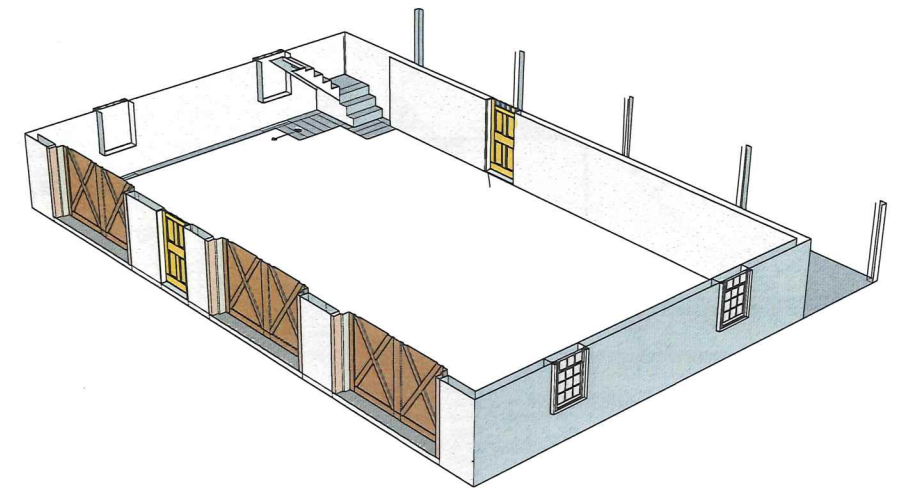
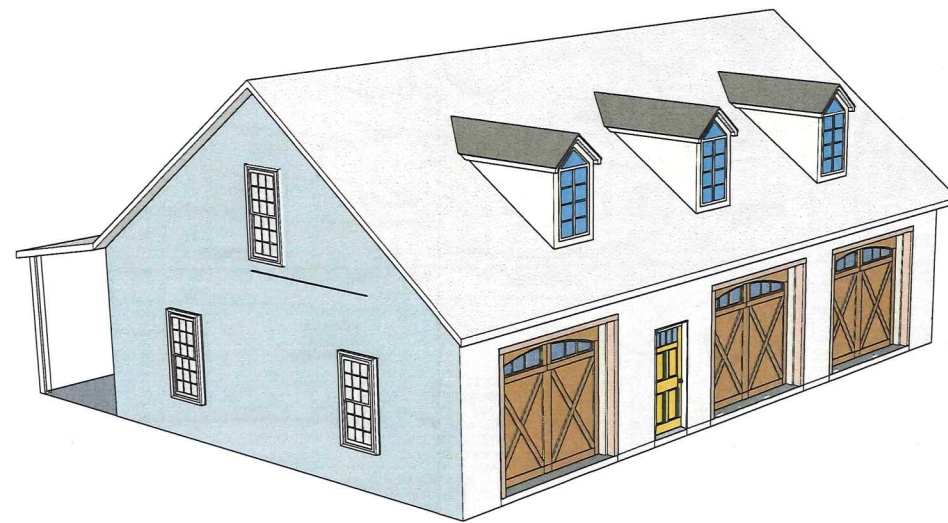
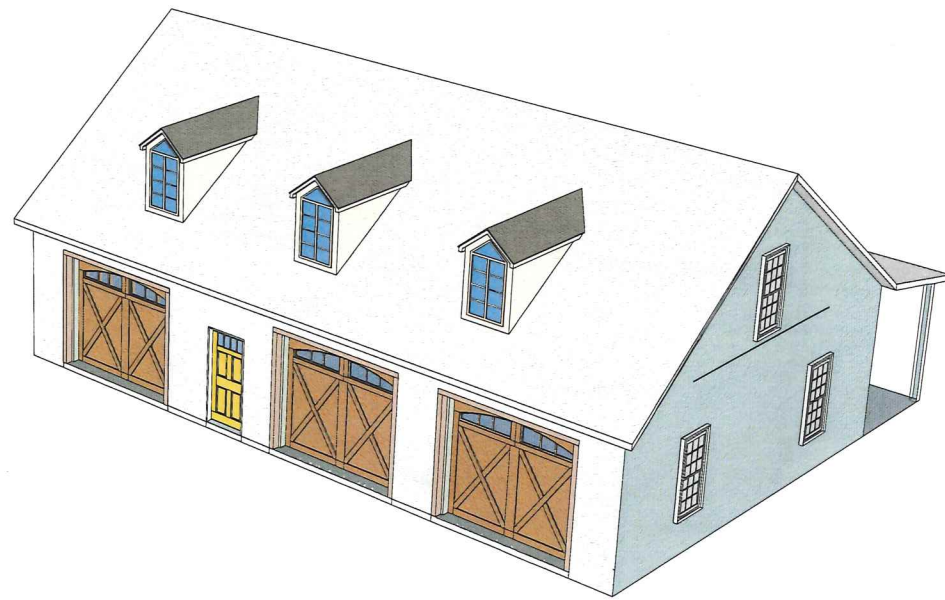
0141-A



Attic Plan View
Scale = As Shown

0141-A

Site Address: 13324 Fork Road Baldwin, MD 21013	Date: 11-5-17	Drawing #: A5.00
	Scale: As Noted	Revision #:
	Drawn By: RPC	
	Construction Type: Post & Frame	



3D Views

Scale = As Shown

Site Address: 13324 Fork Road Baldwin, MD 21013	Date: 11-5-17	Drawing #: A6.00
	Scale: As Noted	Revision #:
	Drawn By: RPC	

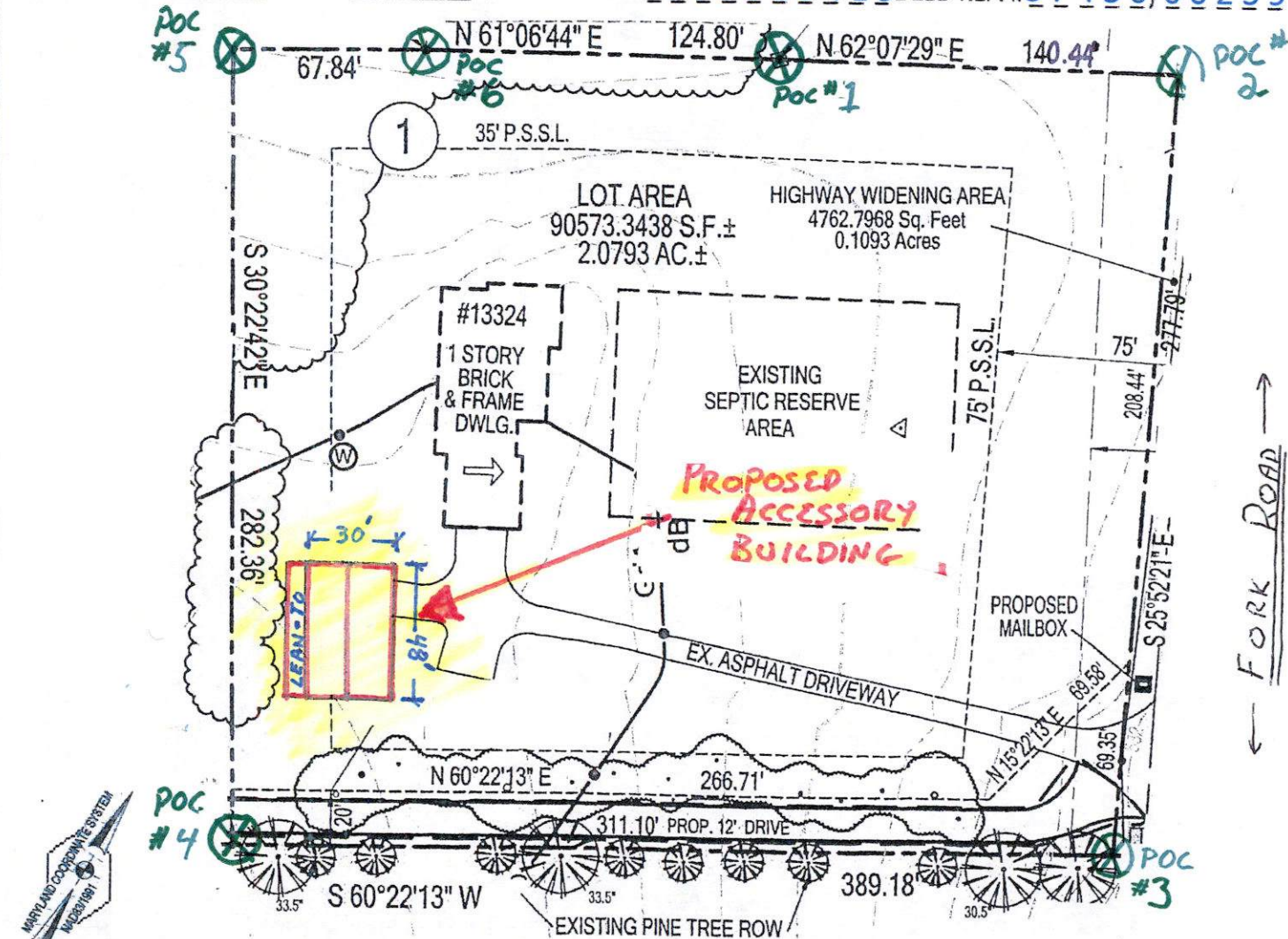
2018-0141-A

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

ADDRESS 13324 FORK ROAD (21013) OWNER(S) NAME(S) RYAN & ANGELA CAGLE

SUBDIVISION NAME N/A LOT # 1 BLOCK # N/A SECTION # N/A

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 2500013419 DEED REF. # 37436/00259



PLAN DRAWN BY RYAN CAGLE DATE 11/20/17 SCALE: 1 INCH = 60 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 045B2

SITE ZONED RC2

ELECTION DISTRICT 11

COUNCIL DISTRICT 3

LOT AREA ACREAGE 2.07

OR SQUARE FEET _____

HISTORIC ? N

IN CBCA ? N

IN FLOOD PLAIN ? N

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING ? N

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

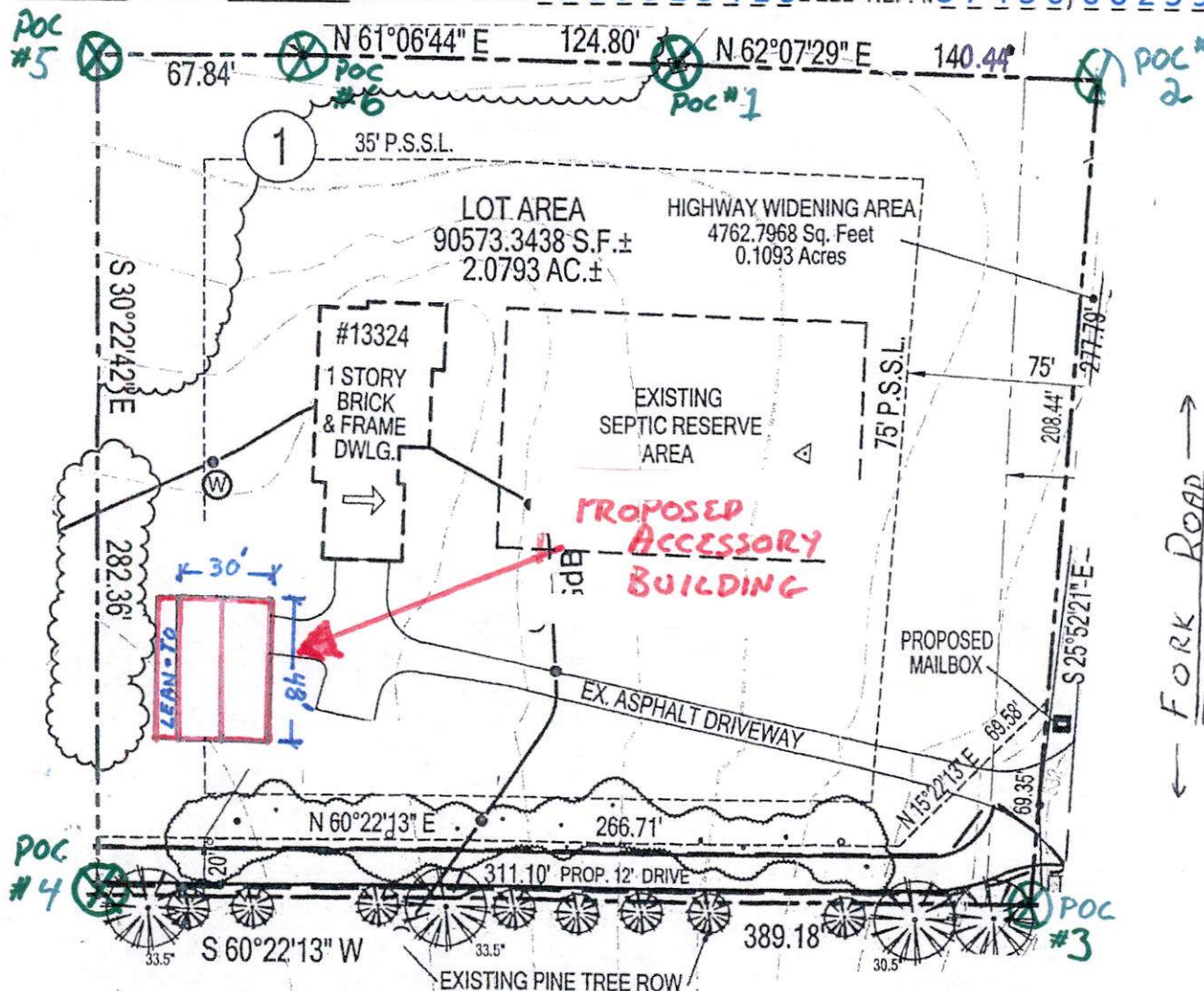
N/A

VIOLATION CASE INFO:

N/A

Pet. EPH. 1

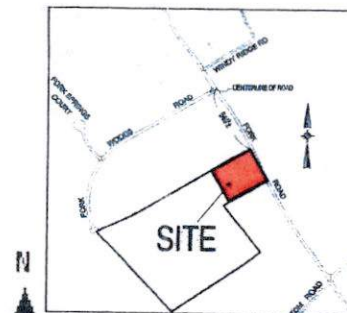
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 13324 FORK ROAD (21013) OWNER(S) NAME(S) RYAN & ANGELA CAGLE
 SUBDIVISION NAME N/A LOT # 1 BLOCK # N/A SECTION # N/A
 PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 2500013419 DEED REF. # 37436/00259



PLAN DRAWN BY RYAN CAGLE DATE 11/20/17 SCALE: 1 INCH = 60 FEET

2018-0141-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 045B2
 SITE ZONED RC2
 ELECTION DISTRICT 11
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE 2.07
 OR SQUARE FEET _____
 HISTORIC ? N
 IN CBCA ? N
 IN FLOOD PLAIN ? N
 UTILITIES ? MARK WITH X
 WATER IS:
 PUBLIC _____ PRIVATE X
 SEWER IS:
 PUBLIC _____ PRIVATE X
 PRIOR HEARING ? N
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

