

MEMORANDUM

DATE: May 25, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0253-A - Appeal Period Expired

The appeal period for the above-referenced case expired on May 24, 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 *
(7600 Belmont Avenue)
12th Election District *
7th Council District *
Ryan M. & Melissa N. Williams *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0253-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 M. and Melissa N. Williams ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations ("BCZR") to permit an accessory structure (pool) to be located in the side yard in lieu of the required rear yard. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee ("ZAC") comments were received and are made part of the record of this case. There were no adverse ZAC comments 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 March 31, 2018, 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 ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 4-24-18

By [Signature]

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 BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the BCC and BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 24th day of **April, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations ("BCZR") to permit an accessory structure (pool) to be located in the side yard in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 4-24-18

By bw



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 7600 Belmont Avenue Currently zoned Dr 5.5
Deed Reference 35464 / 00389 10 Digit Tax Account # 2200023278
Owner(s) Printed Name(s) RYAN WILLIAMS + MELISSA WILLIAMS

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

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

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

1. X ADMINISTRATIVE VARIANCE from Section(s) 400.1
To put an accessory structure (pool) to be located in side yard in lieu of the required rear yard.
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

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

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

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

Owner(s)/Petitioner(s):

RYAN WILLIAMS / MELISSA WILLIAMS
Name #1 – Type or Print Name #2 – Type or Print

[Signature] / [Signature]
Signature #1 Signature #2

7600 Belmont Ave Balto. Md
Mailing Address City State

21224, 443829 7809, William1304@Verizon.Md
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:

John Grasham c/o Pool Care Unltd.
Name – Type or Print

Signature

P.O. Box 7 Upper Falls Md
Mailing Address City State

21156, 4103032830, info@poolcareunlimited.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 _____ Filing Date 3/27/18 Estimated Posting Date 4/1/18 Reviewer JS

2018-0253-A

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: 7600 Belmont Ave. Baltimore Maryland 21224
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)

Inground pool to be constructed on side yard to foster
and maintain landscape/buffer of the existing, very large
and mature oak trees at rear of house/property.

(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)
Ryan Williams
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
Melissa Williams
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 17th day of March, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Ryan Williams and Melissa Williams

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
7/22/19
My Commission Expires

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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Print or Type Address of property City State Zip Code

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Inground pool to be constructed on side yard to Foster and
Maintain landscape/buffer of the existing very large and
mature oak trees at rear of house/property.

(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)
Ryan Williams
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
Melissa Williams
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:

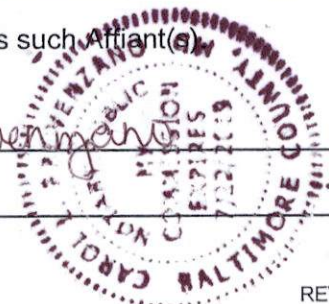
I HEREBY CERTIFY, this 14th day of March, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Ryan Williams & Melissa Williams

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
7/22/19
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 7600 Belmont Ave. Currently zoned DR 5.5
Deed Reference 354 64 1 00389 10 Digit Tax Account # 2200023278
Owner(s) Printed Name(s) RYAN + MELISSA WILLIAMS

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

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

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

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.1

To put an accessory structure (pool) to be located in side yard in lieu of required rear yard.

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

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

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

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

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

Owner(s)/Petitioner(s):

RYAN WILLIAMS / MELISSA WILLIAMS
Name #1 – Type or Print Name #2 – Type or Print

[Signature] / [Signature]
Signature #1 Signature #2

7600 Belmont Ave. Balto. MD
Mailing Address City State

21224 / 443 829 7809 / william1304@verizon.net
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:

John Gresham c/o Pool Care Unltd.
Name – Type or Print

[Signature]
Signature

P.O. Box 7 Upper Falls MD
Mailing Address City State

21156 / 410 303 2830 / info@poolcareunlimited.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 3 day of March 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 2018-0253-A Filing Date 3/28/18 Estimated Posting Date 4/1/18 Reviewer JS

ZONING PROPERTY DESCRIPTION FOR : 7600 Belmont Ave. Baltimore, Md 21224

Beginning at a point on the North West side of Belmont Rd. which is 50 feet wide at a distance of 352 feet South West of the centerline of the nearest improved intersecting street, North Pt Rd which is 40 feet wide. Being Lot 1 (Block/Section is N/A) in the Subdivision of Eastern Heights as recorded in Baltimore County Plat Book 0000005, Folio # 0083 containing 19,558 sq. ft. of lot all located in the 12th ED and 7th CD.

2018-0253-A

CERTIFICATE OF POSTING

CASE NO. 2018-0253-A

PETITIONER/DEVELOPER

REBECCA GRASHAM

POOL CARE UNLIMITED

DATE OF HEARING/CLOSING

4/16/18

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

ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) EQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

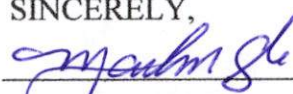
7600 BELMONT AVE

THIS SIGN(S) POSTED ON

MARCH 31, 2018

(MONTH, DAY, YEAR)

SINCERELY,

 3/31/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2018-0253-A

TO PERMIT A POOL TO BE PLACED IN THE SIDE YARD
IN LIEU OF THE REQUIRED REAR YARD PLACEMENT.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY APRIL 16, 2018

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW.

MEETING IS HANDICAP ACCESSIBLE

John M. G. 3/31/18

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0253 -A Address 7600 BELMONT AVE.

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/22/18 Posting Date: 4/1/18 Closing Date: 4/16/18

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- 0253 -A Address 7600 BELMONT AVE.

Petitioner's Name Williams Telephone 443-829-7809

Posting Date: 4/1/18 Closing Date: 4/16/18

Wording for Sign: TO PERMIT A POOL TO BE PLACED IN THE SIDE YARD IN LIEU OF THE REQUIRED YARD PLACEMENT.

Revised 6/30/2018

**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 twenty (20) 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: 2018-0253-A

Property Address: 7600 BELMONT AVE.

Property Description: _____

Legal Owners (Petitioners): RYAN + MELISSA WILLIAMS

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: WILLIAMS

Company/Firm (if applicable): _____

Address: 7600 BELMONT AVENUE

BALT, MD 21224

Telephone Number: _____

166131

Date:

3 20 18

RECEIVED BY: J. M. WILSON
 DATE: 10/25/2018
 TIME: 11:28:51
 FROM: WILSON, J. M.
 TO: RECEIPT # 000005, 10/25/2018
 CREDIT: 5, 500 DOLLARS VERIFICATION
 CR NO. 100000
 Receipt for \$75.00
 1.00 CR 1100.00 CA
 \$25.00- CB
 Baltimore County, Maryland

Total:

\$ 75.00

Rec
From: WELLS

For: 2018-0253-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

April 17, 2018

Ryan & Melissa Williams
7600 Belmont Avenue
Baltimore MD 21224

RE: Case Number: 2018-0253 A, Address: 7600 Belmont Avenue

Dear Mr. & Ms. Williams:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 22, 2018. 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.", is written over a faint, circular official stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
John Grasham, P O Box 7, Upper Falls MD 21156

4-16



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: March 28, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0253-A
7600 Belmont Avenue
(Williams Property)

Zoning Advisory Committee Meeting of **April 2, 2018**

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

Reviewer: Steve Ford

Date: 3/26/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
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. *2018-0253-A*

*Administrative Variance
Ryan & Melissa Williams
7600 Belmont 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,



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: March 28, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0253-A
7600 Belmont Avenue
(Williams Property)

Zoning Advisory Committee Meeting of **April 2, 2018**

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 20, 2018

FROM: *MD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 02, 2018
Item No. 2018-0246-A, 0248-A, 0249-A, 0250-A, 0252-SPHA, 0253-A and
0254-A

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

*

*

*

*

*

VKD: cen

cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director, Department of Permits, Approvals and Inspections

DATE: 4/8/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-253

INFORMATION:

Property Address: 8867, 8903, 8905 Belair Road
Petitioner: Arc Management, LLC
Zoning: BM, BL-CCC, RAE 1, DR 1
Requested Action: Special Hearing, Variance

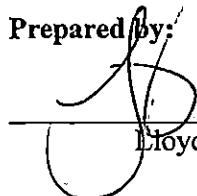
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve a freestanding enterprise sign for a pad site and the petition for variance to allow a total of three stacking spaces for a drive thru facility (bank) in lieu of the 5 stacking spaces required.

A site visit was conducted on 4/2/2019. The subject site is located within the boundaries of the Perry Hall Commercial Revitalization District and within the boundaries of the Perry Hall Design Review Panel area. Petitioners have requested an administrative review of the proposal by the Design Review Panel (DRP). Administrative DRP approval was granted on 4/23/2019.

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

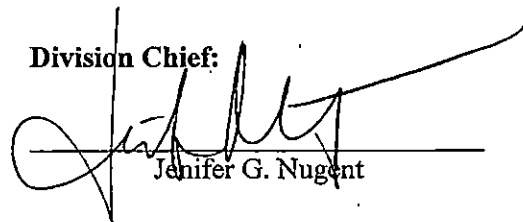
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

JM/JGN/LTM/

c: Laurie Hay
David H. Karceski, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County



2018-0253-A





View From Side looking at neighbors yard

2018-0253-A



View From rear yard

2018-0253-A



2018-0253-A

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>3-28</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-26</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 3-31-18 by Ogle

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 - 12 Account Number - 2200023278			
Owner Information					
Owner Name:	WILLIAMS RYAN M WILLIAMS MELISSA N		Use:	RESIDENTIAL	
Mailing Address:	7600 BELMONT AVE BALTIMORE MD 21224-3204		Principal Residence:	YES	
			Deed Reference:	/35464/ 00389	
Location & Structure Information					
Premises Address:		7600 BELMONT AVE 0-0000		Legal Description:	.449 AC NWS BELMONT AVE EASTERN HEIGHTS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0096	0022	0204		0000	1
				Assessment Year:	Plat No:
				2018	0005/0083
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1991	2,461 SF	450 SF	19,558 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	SPLIT LEVEL	SIDING	2 full/ 1 half	1 Attached
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2018	As of 07/01/2017	As of 07/01/2018
Land:		57,300	57,300		
Improvements		169,000	165,500		
Total:		226,300	222,800	226,300	222,800
Preferential Land:		0			0
Transfer Information					
Seller: VASILIOU MARIAM M		Date: 10/15/2014		Price: \$265,000	
Type: ARMS LENGTH IMPROVED		Deed1: /35464/ 00389		Deed2:	
Seller: VASILIOU MARIAM M		Date: 06/13/1995		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /11082/ 00164		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 05/19/2015					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application			Date:		

ZAC AGENDA

Case Number: 2018-0253-A **Reviewer:** Jason Seidelman

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Ryan & Melissa Williams

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 12 **Council Dist:** 7

Property Address: 7600 BELMONT AVE

Location: NW/S of Belmont Avenue, 352 ft. SW of the centerline with North Point Road

Existing Zoning: DR 5.5

Area: 19,558 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To put an accessory structure (pool) to be located in the side yard in lieu of the required rear yard.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/16/2018

Miscellaneous Notes:

Case Number: 2018-0254-A **Reviewer:** Leonard Wasilewski

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Anna Marie Smith

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 3

Property Address: 1111 HART RD

Location: S/S of Hart Road, +/- 972 ft. SE of the centerline of Denby Road

Existing Zoning: DR 1

Area: 0.669 ACRE

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an open projection (deck) with a rear setback of 24 ft. in lieu of the required 50 ft.

Attorney: Not Available

Prior Zoning Cases: None

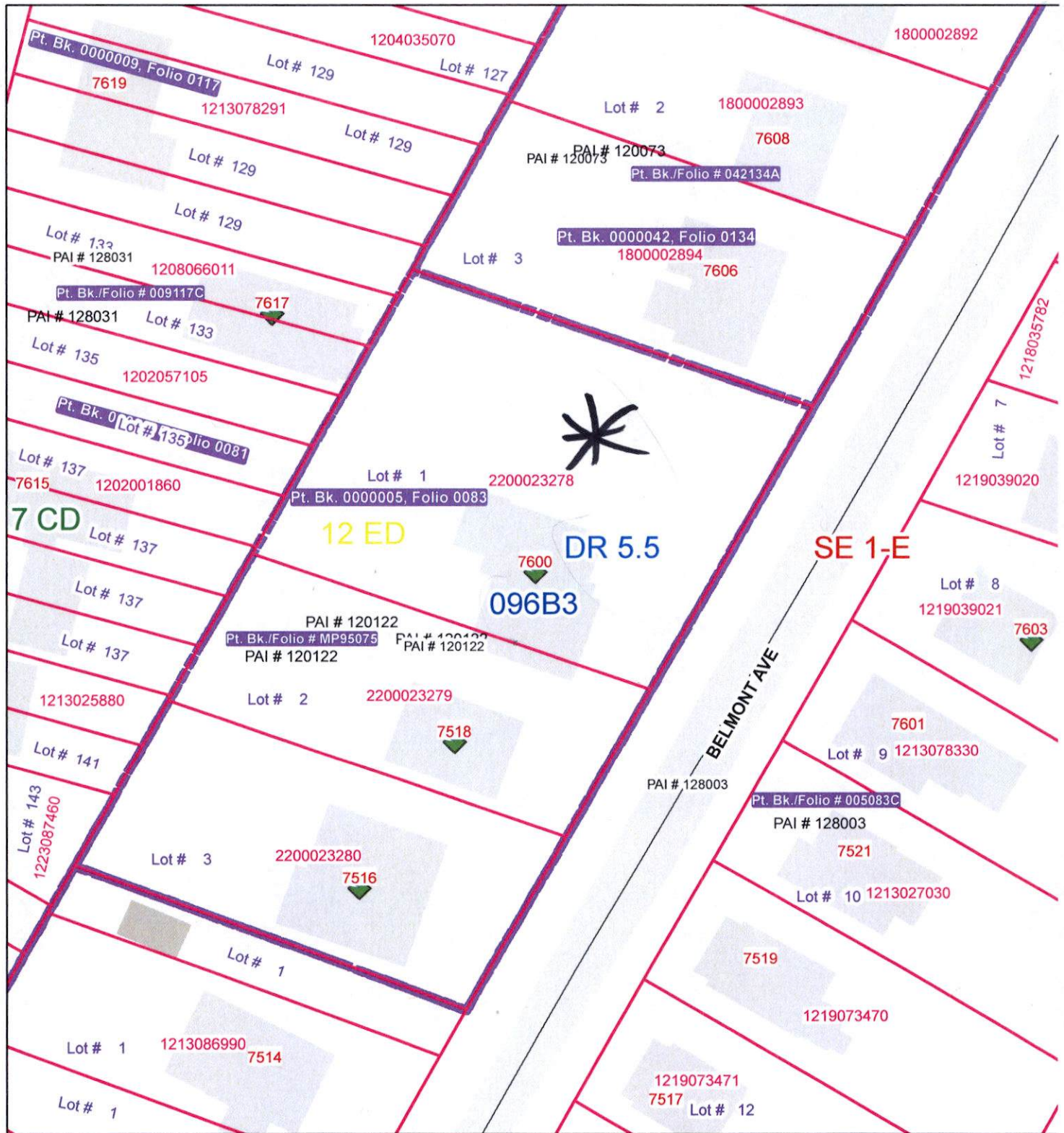
Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

600 Belmont Avenue



Publication Date: 2/28/2018



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

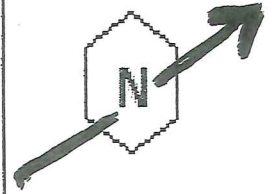
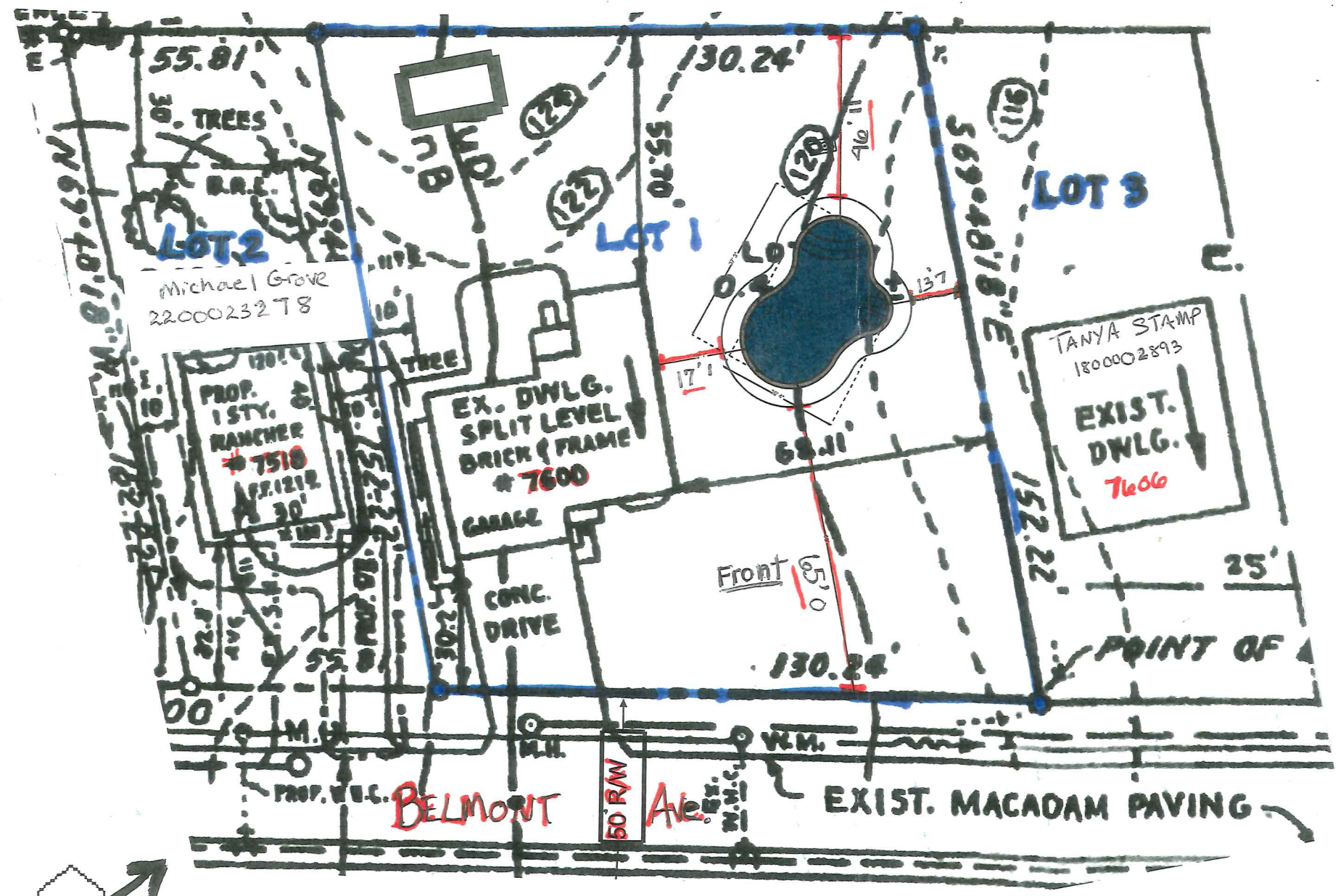


0 12.525 50 75 100 Feet

1 inch = 50 feet

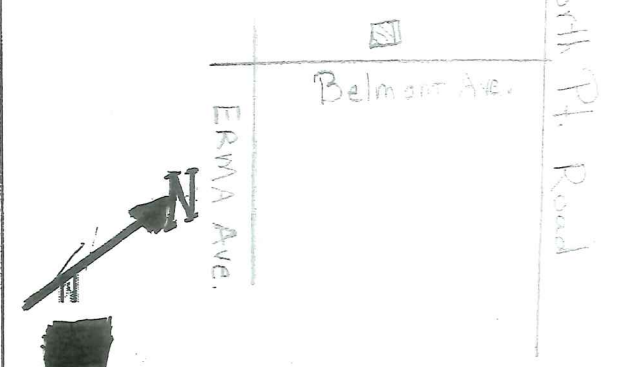


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
 ADDRESS 7600 Belmont Ave OWNER(S) NAME(S) Ryan + Melissa Williams
 SUBDIVISION NAME Eastern Heights LOT# 1 BLOCK# NA SECTION# NA
 PLAT BOOK # 0000005 FOLIO # 0083 10 DIGIT TAX # 2200023278 DEED REF. # 35464/00289



PLAN DRAWN BY Rebecca Crasham DATE 15 March 2018 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP

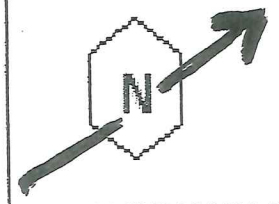
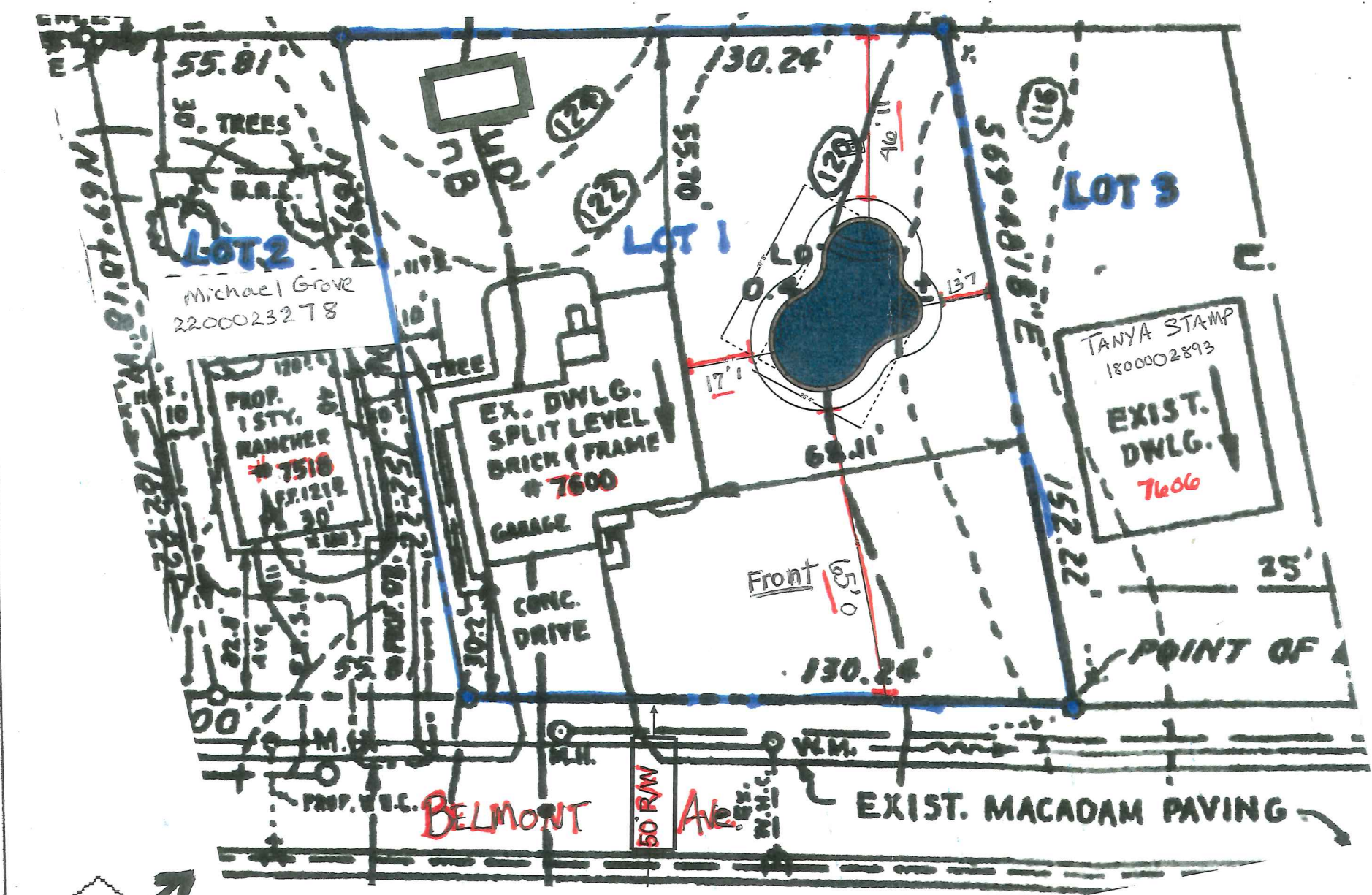


MAP IS NOT TO SCALE
 ZONING MAP# 096 B3
 SITE ZONED DR 5.5
 ELECTION DISTRICT 12
 COUNCIL DISTRICT 7
 LOT AREA ACREAGE .449
 OR SQUARE FEET 19,558
 HISTORIC? NA
 IN CBCA? NA
 IN FLOOD PLAIN? NA
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC ☒ PRIVATE ☐
 SEWER IS: PUBLIC ☒ PRIVATE ☐
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW
NA

VIOLATION CASE INFO:

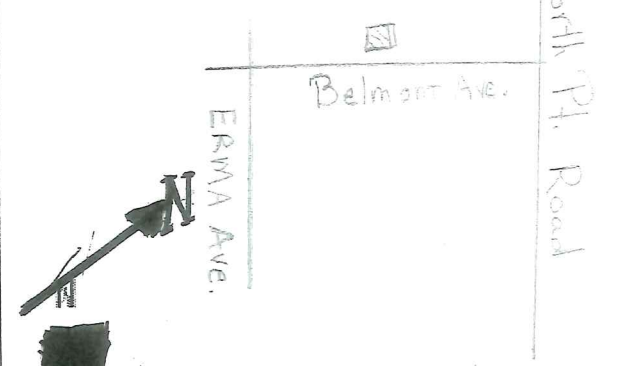
NA

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 ADDRESS 7600 Belmont Ave OWNER(S) NAME(S) Ryan + Melissa Williams
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VIOLATION CASE INFO:

NA
Pet. Eoh. 1