

M E M O R A N D U M

DATE: June 1, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0261-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 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	*	BEFORE THE
(8 Worthington Hill Drive)		
4 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Allen H. & Susan Wroe	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2018-0261-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Allen H. and Susan Wroe (“Petitioners”). The Petitioners are requesting Variance relief from §§ 400.1 and 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”) and § 400.1.d. (2) of the Zoning Commissioner’s Policy Manual (“ZCPM”), to permit a proposed detached accessory structure (shed) to be located in the side yard with a front street setback of 28.5 ft. in lieu of the required rear yard and a setback of 40 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. A ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”) dated April 4, 2018, indicating “Ground Water Management must review any proposed permit(s) for a shed, since the property is served by well and septic.”

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 5, 2018 and April 17, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 4-27-18

By low

The Petitioners have filed the supporting affidavits as required by Section 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 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 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 the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 27th day of **April, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 400.1 and 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR") and § 400.1.d. (2) of the Zoning Commissioner's Policy Manual ("ZCPM"), to permit a proposed detached accessory structure (shed) to be located in the side yard with a front street setback of 28.5 ft. in lieu of the required rear yard and a setback of 40 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- Petitioners must comply with the DEPS ZAC comment dated April 4, 2018; a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date 4-27-18

By [signature]

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 4-27-18

By DLW

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 4, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0261-A
Address 8 Worthington Hill Drive
(Wroe Property)

Zoning Advisory Committee Meeting of **April 9, 2018**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management must review any proposed permit(s) for a shed, since the property is served by well and septic.

Reviewer: Dan Esser

ORDER RECEIVED FOR FILING

Date 4-27-18

By low



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 8 Worthington Hill Dr. Glyndon, MD. 21136 Currently zoned DR2
Deed Reference 394901 / 00189 10 Digit Tax Account # 0423087100
Owner(s) Printed Name(s) Allen H. Wroe & Susan O. Wroe

(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)

... Sections 400.1, 1B02.3.C.1 (BCZR), and 400.1.d.(2) (ZCPM) – to permit a proposed detached accessory structure (shed) to be located in the side yard with a front street setback of 28½ feet in lieu of the required rear yard and a setback of 40 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):

Allen H. Wroe / Susan O. Wroe
Name #1 – Type or Print Name #2 – Type or Print

Allen H. Wroe / Susan O. Wroe
Signature #1 Signature #2

8 Worthington Hill Dr. Reisterstown, MD
Mailing Address City State

21136 / 410-833-7111 / alwroe@hotmail.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:

Name – Type or Print

Signature

Mailing Address City State

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 1 day of April 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 2018-0261-A Filing Date 3/29/18 Estimated Posting Date 4/8/18 Reviewer RJD

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: 8 Worthington Hill Dr. Glyndon MD. 21136
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)

A shed (12'x20') needs to be placed near the current dwelling @
8 Worthington Hill Drive. Tools & equipment to maintain the property should be
located relatively nearby for ease of access. The back yard is not
practical because of the drainage field.
The proposed area would be within the definition of a side yard
area and comply with necessary offsets from road and side
boundary.
Tools for snow removal etc. need easy access for us.
The shed would be set in place, not built on site.

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

Allen H. Wroe
Signature of Owner (Affiant)

Allen H. Wroe
Name- Print or Type

Susan O. Wroe
Signature of Owner (Affiant)

SUSAN O. WROE
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:

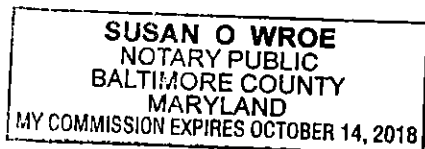
I HEREBY CERTIFY, this 16 day of MARCH, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Allen H. Wroe Susan O. Wroe

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

AS WITNESS my hand and Notaries Seal

Susan O. Wroe
Notary Public
10-14-2018
My Commission Expires



Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: S. Worthington Hill Dr. Glyndon MD. 21136
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)

A shed (12'x20') needs to be placed near the current dwelling @
#8 Worthington Hill Drive. Tools & equipment to maintain the property should be
located relatively nearby for ease of access. The back yard is not
practical because of the drainage field.
The proposed area would be within the definition of a side yard
area and comply with necessary offsets from road and side
boundary.
Tools for snow removal etc. need easy access for us.
The shed would be set in place, not built on site.

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

Allen H. Wroe
Signature of Owner (Affiant)
Allen H. Wroe
Name- Print or Type

Susan O. Wroe
Signature of Owner (Affiant)
SUSAN O. WROE
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:

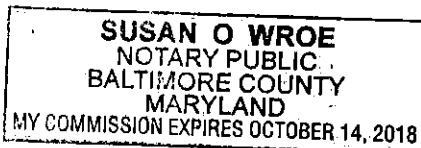
I HEREBY CERTIFY, this 16 day of MARCH, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Allen H. Wroe Susan O. Wroe

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

AS WITNESS my hand and Notaries Seal

Susan O. Wroe
Notary Public
10-14-2018
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 8 Worthington Hill Dr. Glyndon, MD. 21136 Currently zoned DR 2
Deed Reference 394901 100189 10 Digit Tax Account # 0423087100
Owner(s) Printed Name(s) Allen H. Wroe & Susan O. Wroe

(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)

... Sections 400.1, 1B02.3.C.1 (BCZR), and 400.1.d.(2) (ZCPM) – to permit a proposed detached accessory structure (shed) to be located in the side yard with a front street setback of 28½ feet in lieu of the required rear yard and a setback of 40 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):

Allen H. Wroe / Susan O. Wroe
Name #1 – Type or Print Name #2 – Type or Print

Allen H. Wroe / Susan O. Wroe
Signature #1 Signature #2

8 Worthington Hill Dr. Reisterstown, MD
Mailing Address City State

21136 / 410-833-7111 / alwroe@hotmail.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:

Name – Type or Print

Signature

Mailing Address City State

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.

By

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0261-A

Filing Date 3/29/18

Estimated Posting Date 4/8/18

Reviewer R.D.

**Zoning Property Description for #8 Worthington Hill Drive,
Glyndon, MD 21136.**

A - Beginning at a point on the North East side of Worthington Hill Drive which is 50 (right of way) feet wide at a distance of 510 (+/-) feet South East of the centerline of Butler Road which is 50 (right of way) feet wide.

B - Being lot #3 in the subdivision of Worthington Hill in Baltimore County Plat Book #(16) folio #(5) containing 1.01 Acres of lot. Located in the 4th Election District and 2nd Council District.

Item #0261

CERTIFICATE OF POSTING

Date: 04/05/2018

RE: Project Name: Administrative Variance
Case Number /PAI Number: 2018-0261-A
Petitioner/Developer: Allen Wroe
Date of Hearing/Closing: 04/23/2018

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 8 Worthington Hill Dr.

The sign(s) were posted on 04/05/2018

(Month, Day, Year)

John M. Altmeyer
(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)



SECRET

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CERTIFICATE OF POSTING

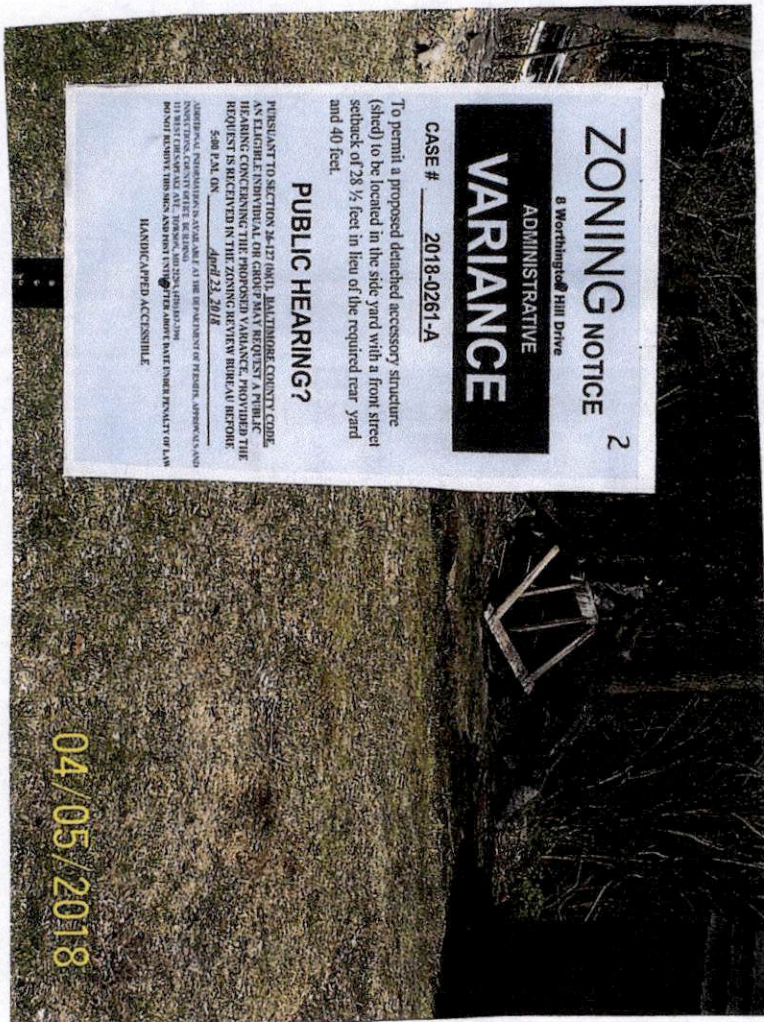
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Case Number /PAI Number: 2018-0261-A
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(Month, Day, Year)



John M. Altmeyer
(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)

Case Number 8078-1250
 Defendant: J. Edgar Hoover
 Contact Person: J. Edgar Hoover
 Phone Number: 410-807-0321

...

... (a) ... (b) ...
 ... (c) ... (d) ...
 ... (e) ... (f) ...
 ... (g) ... (h) ...
 ... (i) ... (j) ...
 ... (k) ... (l) ...
 ... (m) ... (n) ...
 ... (o) ... (p) ...
 ... (q) ... (r) ...
 ... (s) ... (t) ...
 ... (u) ... (v) ...
 ... (w) ... (x) ...
 ... (y) ... (z) ...

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0261 -A Address 8 Worthington Hill Dr
Contact Person: David Dwall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 3/29/18 Posting Date: 4/8/18 Closing Date: 4/23/18

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- 0261 -A Address 8 Worthington Hill Dr
Petitioner's Name Allen Wroe Telephone 410 833 7111
Posting Date: 4/8/18 Closing Date: 4/23/18
Wording for Sign: To Permit a proposed detached accessory structure
(shed) to be located in the side yard with a front street
setback of 28 1/2 feet in lieu of the required rear yard
and 40 feet

Revised 6/30/2018

Sign 1

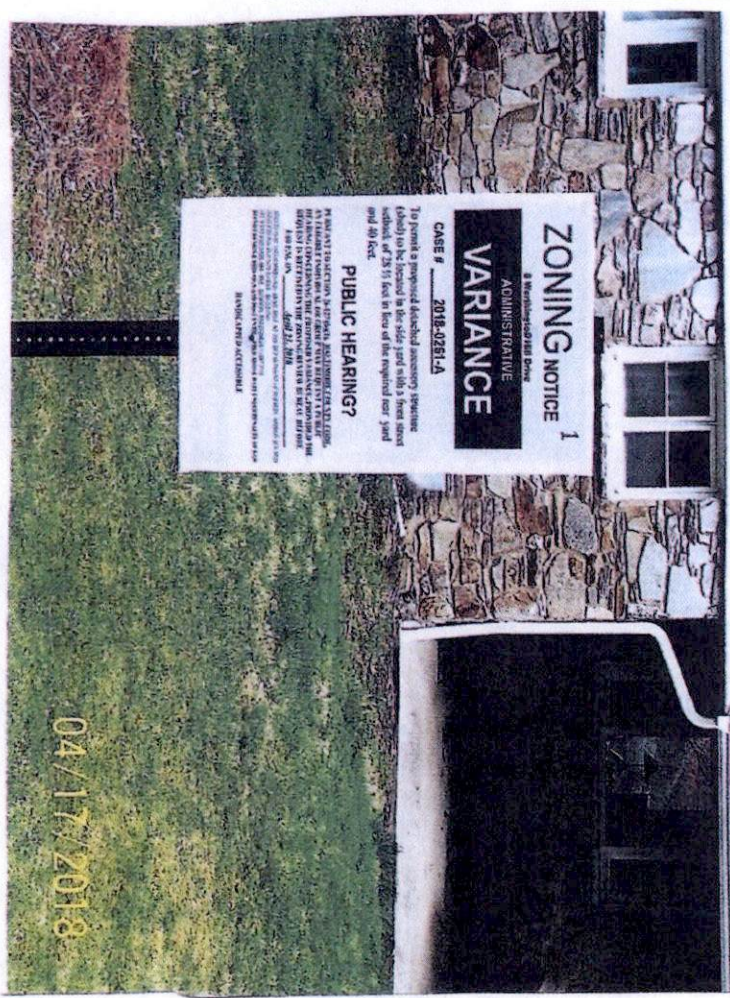
CERTIFICATE OF POSTING

Date: 04/17/2018

RE: Project Name: Administrative Hearing
Case Number /PAI Number: 2018-0261-A
Petitioner/Developer: Allen Wroe
Date of Hearing/Closing: 04/23/2018

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 8 Worthington Hill Dr.

The sign(s) were posted on 04/05/2018 & RECHECKED on 04/17/2018
(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)

CERTIFICATE OF POSTING

Date: 04/17/2018

RE: Project Name: Administrative Hearing
Case Number /PAI Number: 2018-0261-A
Petitioner/Developer: Allen Wroe
Date of Hearing/Closing: 04/23/2018

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The sign(s) were posted on 04/05/2018 & RECHECKED on 04/17/2018

(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

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Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 3/29/18 Posting Date: 4/8/18 Closing Date: 4/23/18

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)

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USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2018- 0261 -A Address 8 Worthington Hill Dr
Petitioner's Name Allen Wroe Telephone 410 833 7111
Posting Date: 4/8/18 Closing Date: 4/23/18
Wording for Sign: To Permit a proposed detached accessory structure
(shed) to be located in the side yard with a front street
setback of 28 1/2 feet in lieu of the required rear yard
and 40 feet

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/neighbor 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: 2018-0261-A
Property Address: 8 Worthington Hill Drive
Property Description: north side of Worthington Hill Dr, 510'
south of Butler Rd
Legal Owners (Petitioners): Allen H. & Susan O. Wroe
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Allen Wroe
Company/Firm (if applicable): _____
Address: 8 Worthington Hill Dr.
Reisterstown, MD. 21136

Telephone Number: 410-833-7111

Revised 7/9/2015

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

No. **168003**

Date **3/29/18**

PAID RECEIPT

BUSINESS ACTUAL TIME IRN
 3/30/2018 3/29/2018 11:02:44 5

REC WSD5 WALKIN LRB
 >> RECEIPT # 748285 3/29/2018 CFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				1575

5 528 ZONING VERIFICATION
 CR NO. 168003

Recpt Tot \$75.00
 \$75.00 CK \$0.00 CA
 Baltimore County, Maryland

Total: **1575**

Rec From: **A Wroe**

For: **zoning hearing - case # 2018-0261-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 24, 2018

Allen H & Susan O Wroe
8 Worthington Hill Drive
Reisterstown MD 21136

RE: Case Number: 2018-0261 A, Address: 8 Worthington Hill Drive

Dear Mr. & Ms. Wroe:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 29, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 4/2/18

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

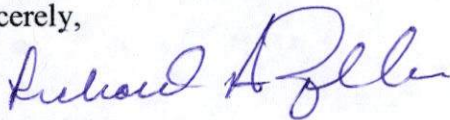
Dear Ms. Lewis:

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. 2018-0261-A

Administrative Variance
Allen H. Susan O. Wroe
8 Worthington Hill Drive

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
INTEROFFICE CORRESPONDENCE

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

DATE: April 24, 2018

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

SUBJECT: Zoning Advisory Committee Meeting
For April 09, 2018
Item No. 2018-0257-A, 0258-A and 0261-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 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 4, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0261-A
Address 8 Worthington Hill Drive
(Wroe Property)

Zoning Advisory Committee Meeting of **April 9, 2018**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management must review any proposed permit(s) for a shed, since the property is served by well and septic.

Reviewer: Dan Esser

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>4-24</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>4-4</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>4-2</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 (1 st)	Date: <u>4-5-18</u> by <u>Altmeier</u>	
SIGN POSTING (2 nd)	Date: <u>"</u> by <u>"</u> <u>Rechecked 4-17-18</u> <u>"</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 - 04 Account Number - 0423087100			
Owner Information					
Owner Name:	WROE ALLEN H WROE SUSAN		Use:	RESIDENTIAL	
Mailing Address:	8 WORTHINGTON HILL DR REISTERSTOWN MD 21136-3867		Principal Residence:	YES	
			Deed Reference:	/39491/ 00189	
Location & Structure Information					
Premises Address:		8 WORTHINGTON HILL DR REISTERSTOWN 21136-3867		Legal Description:	
WORTHINGTON HILL					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0048	0006	0500		0000	
					Block:
					3
					Lot:
					2016
					Assessment Year:
					Plat No:
					0016/
					Plat Ref:
					0005
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1952		1,784 SF		900 SF	
				Property Land Area	
				1.0100 AC	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	STONE	3 full	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	
			01/01/2016	07/01/2017	
				As of	
				07/01/2018	
Land:		120,100	120,100		
Improvements		199,200	194,600		
Total:		319,300	314,700	314,700	314,700
Preferential Land:		0			0
Transfer Information					
Seller: WROE JANET J,TRUSTEE		Date: 10/10/2017		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /39491/ 00189		Deed2:	
Seller:		Date: 03/11/2011		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /30604/ 00073		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 11/26/2012					
Homeowners' Tax Credit Application Information					

Homeowners' Tax Credit Application Status: No Application **Date:**

ZAC AGENDA

Case Number: 2018-0261-A **Reviewer:** Dave Duvall
Existng Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Allen H & Susan O Wroe
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Unknown **Flood Plain:** No **Historic:** No **Election Dist:** 4 **Council Dist:** 2

Property Address: 8 WORTHINGTON HILL DR
Location: NE/S of Worthington Hill Drive, +/- 510 ft. S of Butler Road

Existing Zoning: DR 2 **Area:** 1.01 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed detached accessory structure (shed) to be located in the side yard with a front street setback of 28.5 ft. in lieu of the required rear yard and a setback of 40 ft.

Attorney: Not Available

Prior Zoning Cases: None

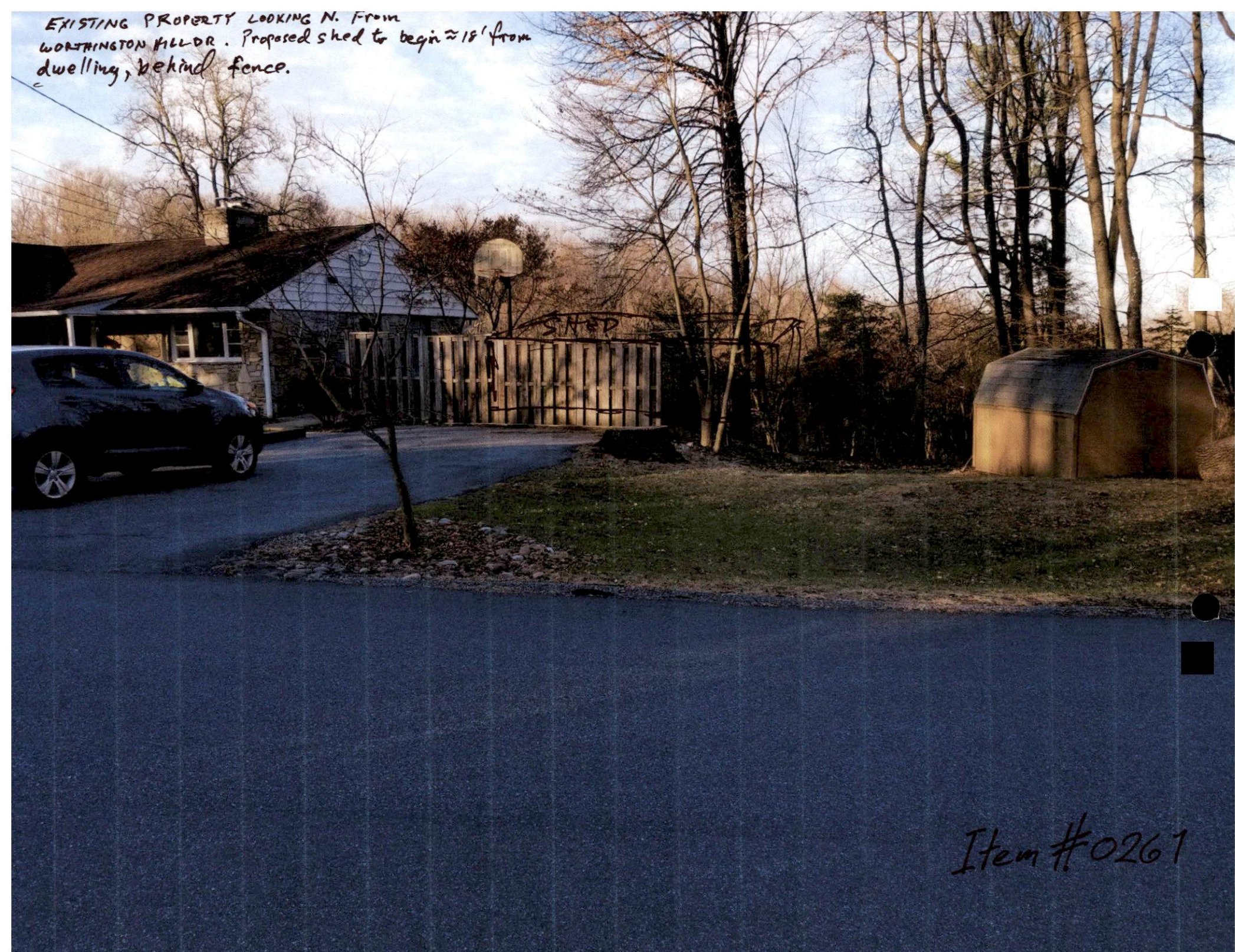
Concurrent Cases: None

Violation Cases: None

Closing Date: 04/23/2018

Miscellaneous Notes:

EXISTING PROPERTY LOOKING N. FROM
WORTHINGTON HILL DR. Proposed shed to begin $\approx 15'$ from
dwelling, behind fence.



Item #0261

EXISTING
DRAINAGE
100'

Item # 0261

N.E. VIEW FROM
START OF DRIVEWAY
SHED APPROX. START
LEFT CORNER JUST BEHIND
BASKETBALL POST.
(EXISTING SHED ON RIGHT
TO BE REMOVED.)

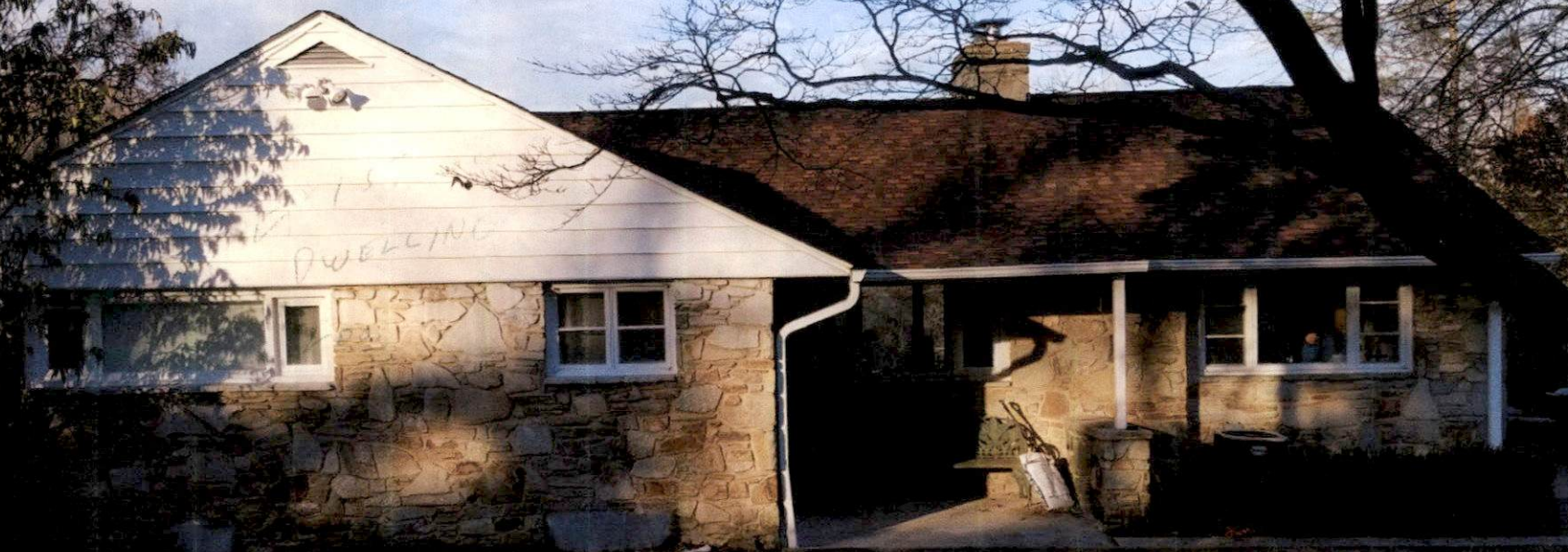


Item # 0261



S.W. VIEW LOOKING N.W. WARD
Washington Hill Dr.

CURRENT
DWELLING N.E. from Worthington
Hill Dr.
SHED TO BE OFF TO RIGHT SIDE

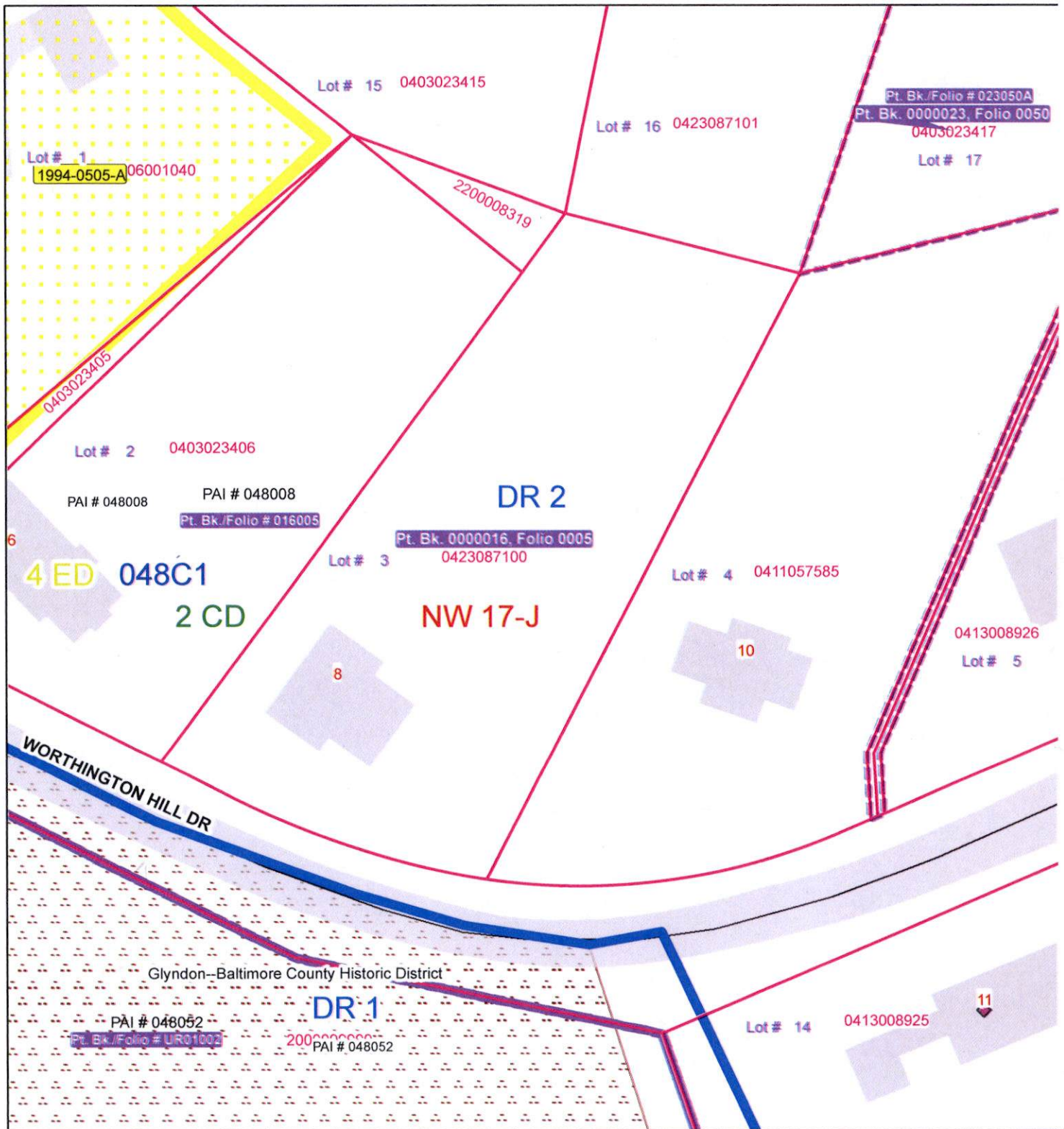


N.W. VIEW
where shed
should rest



Item #0261

8 Worthington Hill Drive



Publication Date: 3/26/2018



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



0 15 30 60 90 120
Feet

1 inch = 60 feet

Item #0261

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

ADDRESS 8 Worthington Hill Dr. OWNER(S) NAME(S) Allen & Susan Wron
Reisterstown, MD 21156

SUBDIVISION NAME Worthington Hill LOT # 3 BLOCK # N/A SECTION # N/A

PLAT BOOK # 16 FOLIO # 5 10 DIGIT TAX # 0423087100 DEED REF. # 39491/00189

PLAN DRAWN BY Allen H. Wron DATE 3/15/18 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP

MAP IS NOT TO SCALE

ZONING MAP# 04821

SITE ZONED DR 2

ELECTION DISTRICT 4th

COUNCIL DISTRICT 2nd

LOT AREA ACREAGE 1.01

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS: PUBLIC X PRIVATE _____

SEWER IS: PUBLIC _____ PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pet. Exh. 1

2018-0261-A
 M.S.

ADDRESS 8 Worthington Hill Dr
Reisterstown, MD 21136 OWNER(S) NAME(S) Allen & Susan Wroe

PLAT BOOK # 16 FOLIO # 5 10 DIGIT TAX # 0423087100 DEED REF. # 39491100189



PLAN DRAWN BY Allen H. Wroe DATE 3/15/18 SCALE: 1 INCH = 30 FEET

A hand-drawn map of the area around Glyndon. The map shows several roads: Waugh Ave, Prospe, Butler, Fiske Ave, Bowers, and Trighton Ct. A 'SITE' is marked with an arrow pointing to a location near the intersection of Butler and Fiske Ave. The map also shows 'Glyndon' and 'WORTHINGTON HILL DR'. There are some handwritten numbers and markings, including '4500' and '100'.

MAP IS NOT TO SCALE

ZONING MAP# 04821

STE ZONED DR 2

ELECTRONIC DATA SYSTEMS

COUNCIL DISTRICT 22

LOT AREA ACRES

OR SQUARE FEET

HISTORIC? No

INCB 7 NO

NO FLOOD PLAN

1. **NAME** _____
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[illegible]

~~SECRET~~ ~~SECRET~~

SECRET

SECRET

PROBING 70

FBI GOVT CASE NUMBER

AND ORDERED THAT

1000

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VIOLATION CASE INFO:

MA

#2018-0261-A