

MEMORANDUM

DATE: July 10, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0309-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 9, 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
(11910 Ridge Valley Drive)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Ellen R. & Mark A. Sizemore (<i>Trustees</i>)	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2018-0309-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, Ellen R. and Mark A. Sizemore (*Trustees*) [“Petitioners”]. The Petitioners are requesting Variance relief pursuant to § 1A04.3.B.2.b of the Baltimore County Zoning Regulations (“BCZR”) to permit a side yard setback of 26 ft. in lieu of the required 50 ft. for an addition to an existing single family dwelling. 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.

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”) on May 16, 2018, indicating that Ground Water Management must review any proposed permit(s) for addition(s), since this property is served by well and septic.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 18, 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

ORDER RECEIVED FOR FILING

Date 6-7-18
100

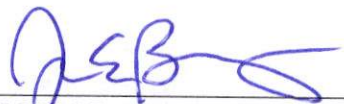
the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with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

THEREFORE, IT IS ORDERED, this 7th day of **June, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("BCZR") to permit a side yard setback of 26 ft. in lieu of the required 50 ft. for an addition to an existing single family dwelling, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary 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.
2. Petitioners must comply with the ZAC comment received from DEPS on May 16, 2018; a copy of which is attached hereto and made a part hereof.

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 6-7-18

By DW



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 11910 Ridge Valley Drive 21117 Currently zoned RC-5
 Deed Reference 359791 100105 10 Digit Tax Account # 180000609
 Owner(s) Printed Name(s) MARK & ELLON SIZEMORE

(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)

1A04.3.B.2.b TO PERMIT A SIDE YARD SETBACK OF 26 FEET IN LIEU OF THE REQUIRED 50 FEET FOR AN ADDITION TO AN EXISTING SINGLE FAMILY DWELLING.

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):

Mark Sizemore , Ellon Sizemore
 Name #1 – Type or Print Name #2 – Type or Print
Mark , Ellon
 Signature #1 Signature #2
11910 Ridge Valley Drive Owings Mills, Md
 Mailing Address City State
21117 , 410 812 2224
 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:

Expedite, LLC (Robert J. Fussi)
 Name – Type or Print
RF RF
 Signature
1536 Dunekelway Bel Air, Md
 Mailing Address City State
21015 , 410 812 2236
 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 5/11/18 day of May 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 2018-0309-A Filing Date 5/11/18 Estimated Posting Date 5/29/18 Reviewer JCM

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: 11910 Ridge Valley Dr Owings Mill Md 21117
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)

WE NEED TO PROVIDE ADDITIONAL LIVING AREA FOR AN IN-LAW. THE ADDITION WILL CONSIST OF A BEDROOM, BATHROOM AND LIVING ROOM WITH NO KITCHEN FACILITIES. THE LAYOUT OF THE EXISTING DWELLING MAKES IT IMPRACTICAL TO CONSTRUCT THE ADDITION IN ANOTHER LOCATION NOT REQUIRING A VARIANCE

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

Mark Sizemore
Signature of Owner (Affiant)

Mark Sizemore
Name- Print or Type

Ellen Sizemore
Signature of Owner (Affiant)

Ellen Sizemore
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 _____ day of _____, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: _____

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

AS WITNESS my hand and Notaries Seal

Notary Public

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

Mark Sizemore
Signature of Owner (Affiant)

Mark Sizemore
Name- Print or Type

Ellen Sizemore
Signature of Owner (Affiant)

Ellen Sizemore
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 _____ day of _____, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: _____

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

AS WITNESS my hand and Notaries Seal

Notary Public

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 11910 Ridge Valley Drive 21117 Currently zoned RC-5
 Deed Reference 35979-100102 10 Digit Tax Account # 1800000609
 Owner(s) Printed Name(s) Ellen - Mark Sizemore

(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)

1A04.3.B.2.b TO PERMIT A SIDE YARD SETBACK OF 26 FEET IN LIEU OF THE REQUIRED 50 FEET FOR AN ADDITION TO AN EXISTING SINGLE FAMILY DWELLING.

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):

Mark Sizemore , Ellen Sizemore
 Name #1 - Type or Print Name #2 - Type or Print
[Signature] , [Signature]
 Signature #1 Signature #2
11910 Ridge Valley Dr , Owings Mill , MD
 Mailing Address City State
21117 , 4108122236 -
 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:

Expedite, LLC (Robert Infussi)
 Name - Type or Print
[Signature]
 Signature
1536 Dunkeld Way Bel Air, Md
 Mailing Address City State
21015 , 4108122236 , Expedite.LLC@Rim
 Zip Code Telephone # Email Address
@Vicki2018.Na

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 2018-0309-A Filing Date 5/11/18 Estimated Posting Date 5/20/18 Reviewer JCM

ZONING DESCRIPTION

11910 RIDGE VALLEY DRIVE

Beginning for the same at a point on the south side of Ridge Valley Drive (50 feet wide) distant 208 feet westerly from its intersection with the center of Falling Brook Court (50 feet wide) thence being all of Lot 9 as shown on the plat entitled Section 3, Green Valley North recorded among the Baltimore County plat records in Plat Book 40 Folio 60.
Containing 1.0418 acre of land, more or less.

Being known as 11910 Ridge Valley Drive. Located in the 8TH Election District, 2ND Councilmanic District of Baltimore County, Maryland.

CERTIFICATE OF POSTING

Date: MAY 18, 2018

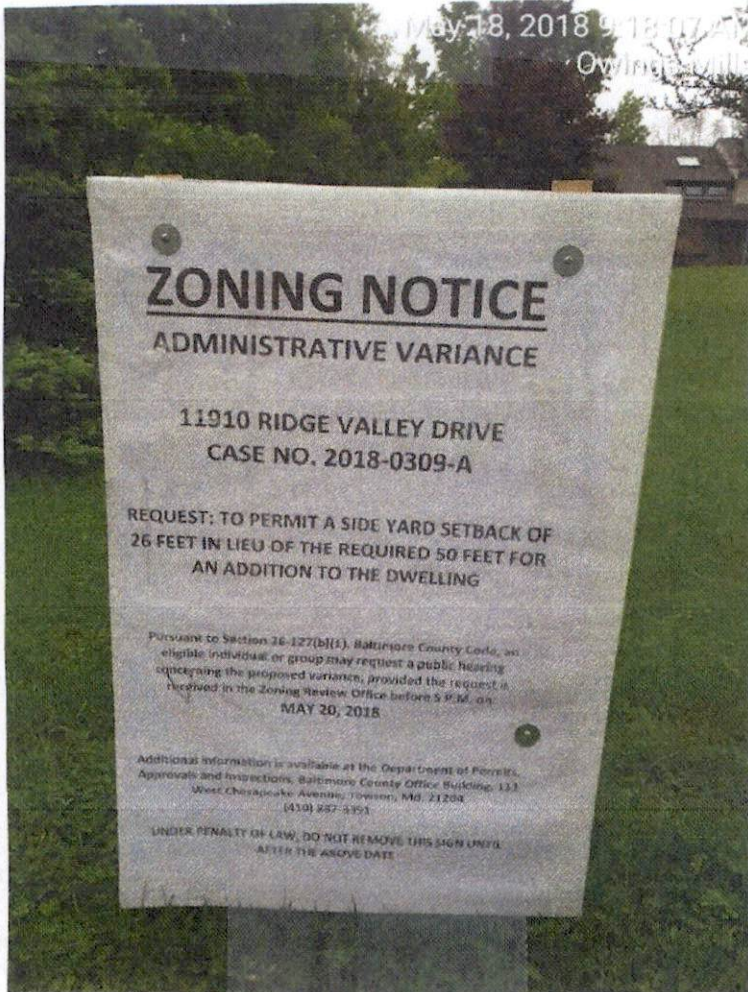
RE: Project Name: 11910 RIDGE VALLEY DRIVE #1
Case Number /PAI Number: 2018-0309-A
Petitioner/Developer: SIZEMORE
Date of Hearing/Closing: JUNE 4, 2018

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 11910 RIDGE VALLEY DRIVE

The sign(s) were posted on

MAY 18 2018

(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

Date: MAY 18, 2018

RE: Project Name: 11910 RIDGE VALLEY DRIVE #2
Case Number /PAI Number: 2018-0309-A
Petitioner/Developer: SIZEMORE
Date of Hearing/Closing: JUNE 4, 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 11910 RIDGE VALLEY DRIVE

The sign(s) were posted on MAY 18 2018

(Month, Day, Year)

May 18, 2018 9:12:54 AM
Owings Mills

ZONING NOTICE ADMINISTRATIVE VARIANCE

11910 RIDGE VALLEY DRIVE
CASE NO. 2018-0309-A

REQUEST: TO PERMIT A SIDE YARD SETBACK OF
26 FEET IN LIEU OF THE REQUIRED 50 FEET FOR
AN ADDITION TO THE DWELLING

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 the request is
received in the Zoning Review Office before 5 P.M. on:
MAY 20, 2018

Additional information is available at the Department of Permits,
Approvals and Inspections, Baltimore County Office Building, 111
West Chesapeake Avenue, Towson, Md. 21204
(410) 887-2493

UNDER PENALTY OF LAW, DO NOT REMOVE THIS SIGN UNTIL
AFTER THE ABOVE DATE

David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(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- 0309 -A Address 11910 RIDGE VALLEY DR

Contact Person: J. MEDREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/11/18 Posting Date: 5/20 Closing Date: 6/4

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- 0309 -A Address 11910 RIDGE WAY DR

Petitioner's Name MARK SIZEMORE Telephone 410-812-2236

Posting Date: 5/20/18 Closing Date: 6/4/18

Wording for Sign: To Permit A SIDEYARD SETBACK OF 26ft.
IN LIEU OF THE REQUIRED 50ft. FOR AN
ADDITION TO THE DWELLING.

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/neighborhood 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: 2018-0309-A
Property Address: 11910 RIDGE VALLEY DRIVE
Property Description: SS RIDGE VALLEY DRIVE 208' W OF
FALLING BROOK COURT
Legal Owners (Petitioners): MARK SIZEMORE
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARK SIZEMORE
Company/Firm (if applicable): _____
Address: 11910 RIDGE VALLEY DRIVE
OWINGS MILLS, MD. 21117

Telephone Number: (410) 812-2236

Revised 7/9/2015

Date:

RECEIVED

BUSINESS	ACTUAL	TIME	DRW
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5/14/2018 5/11/2018 09:12:18

6501 WALKING LIR

RECEIPT # 785982 5/11/2013 OFLN

528 ZONING VERIFICATION

NO. 162043

Recpt Tot - \$75.00

1.00 CK 50.00 CA

\$5.00 CG

Baltimore County, Maryland

Total: 75

For: **201-0309-A**

GOLD ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

June 6, 2018

Mark & Ellen Sizemore
11910 Ridge Valley Drive
Owings Mills MD 21117

RE: Case Number: 2018-0309 A, Address: 11910 Ridge Valley Drive

Dear Mr. & Ms. Sizemore:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 11, 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 circular stamp that contains the text "PAI".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Expedite LLC, Robert Infussi, 1536 Dunkeld Way, Bel Air MD 21015

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 5/24/18

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

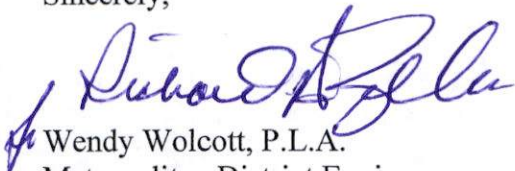
Dear Ms. Lewis:

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. 2018-0309-A

Administrative Variance
Mark & Ellen Sizemore
11910 Ridge Valley 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: June 11, 2018

FROM: VKD
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 21, 2018
Item No. 2018-0303-SPH, 0304-SPH, 0305-A, 0306-SPH, and 0309-A

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

*

*

*

*

*

VKD: cen

cc: file

6-4-18

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: May 16, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0309-A
Address 11910 Ridge Valley Drive
(Sizemore Property)

Zoning Advisory Committee Meeting of **May 21, 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 addition(s), since this property is served by well and septic.

Reviewer: Dan Esser

ORDER RECEIVED FOR FILING

Date 6-7-18

By DW

6-4-18

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: May 16, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0309-A
Address 11910 Ridge Valley Drive
(Sizemore Property)

Zoning Advisory Committee Meeting of **May 21, 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 addition(s), since this property is served by well and septic.

Reviewer: Dan Esser

RECEIVED
OFFICE OF
ADMINISTRATIVE HEARINGS

CHECKLIST

<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>5-16</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>5-24</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 (1st) Date: 5-18-18 by Billingley

SIGN POSTING (2nd) Date: _____ by _____

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 - 08 Account Number - 1800000609								
Owner Information										
Owner Name:		SIZEMORE ELLEN R TRUSTEE SIZEMORE MARK A TRUSTEE				Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		11910 RIDGE VALLEY DR OWINGS MILLS MD 21117-1621				Deed Reference:		/35979/ 00105		
Location & Structure Information										
Premises Address:		11910 RIDGE VALLEY DR 0-0000				Legal Description:		1.0418 AC 11910 RIDGE VALLEY DR GREEN VALLEY NORTH		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0050	0021	0276		0000	3		9	2017	Plat Ref:	0040/0060
Special Tax Areas:				Town:		NONE				
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1983		2,730 SF				1.0400 AC		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
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			
				01/01/2017	07/01/2017		07/01/2018			
Land:			175,700	175,700						
Improvements			179,800	230,700						
Total:			355,500	406,400	372,467		389,433			
Preferential Land:			0				0			
Transfer Information										
Seller: SIZEMORE ELLEN R				Date: 03/26/2015			Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /35979/ 00105			Deed2:			
Seller: HAIGHT WENDELL H				Date: 04/15/2014			Price: \$440,000			
Type: ARMS LENGTH IMPROVED				Deed1: /34861/ 00293			Deed2:			
Seller: HAIGHT WENDELL H				Date: 11/22/2004			Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /21017/ 00249			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 03/04/2015										

Homeowners' Tax Credit Application Information

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

ZAC AGENDA

Case Number: 2018-0309-A **Reviewer:** Joseph Merrey

Existng Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Mark & Ellen Sizemore

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 2

Property Address: 11910 RIDGE VALLEY DR

Location: S/S of Ridge Valley Drive, W +/- 208 ft. of Falling Brook Drive

Existing Zoning: RC 5

Area: 1.0418 ACRRES +/-

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a side yard setback of 26 ft. in lieu of the required 50 ft. for an addition to an existing single family dwelling.

Attorney: Not Available

Prior Zoning Cases: 1983-0209-A; 1984-0059-A

Concurrent Cases: None

Violation Cases: None

Closing Date: 06/04/2018

Miscellaneous Notes:

PHOTO 1



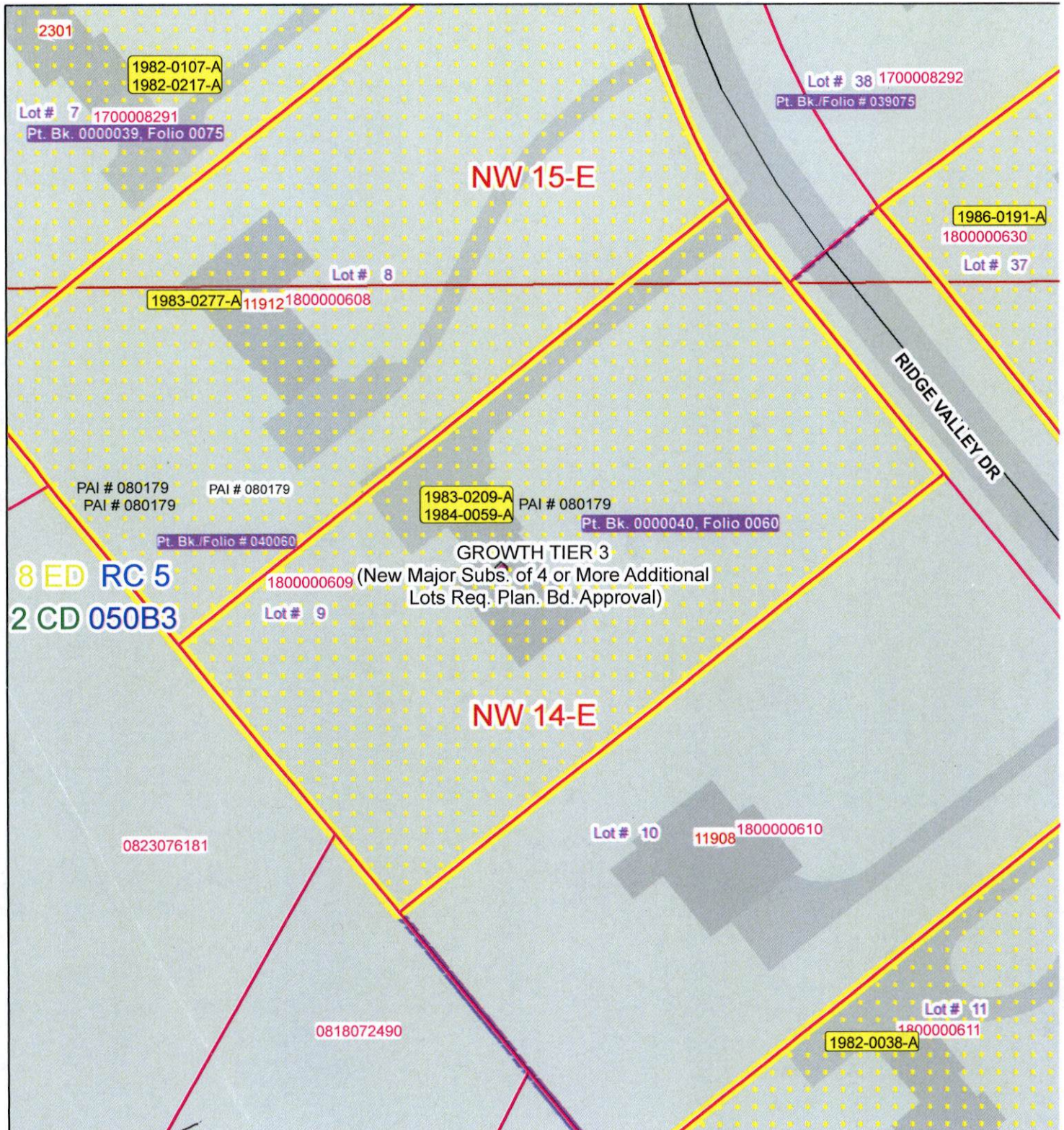
PHOTO 2



PHOTO 3



1910 Ridge Valley Drive



Publication Date: 4/3/2018



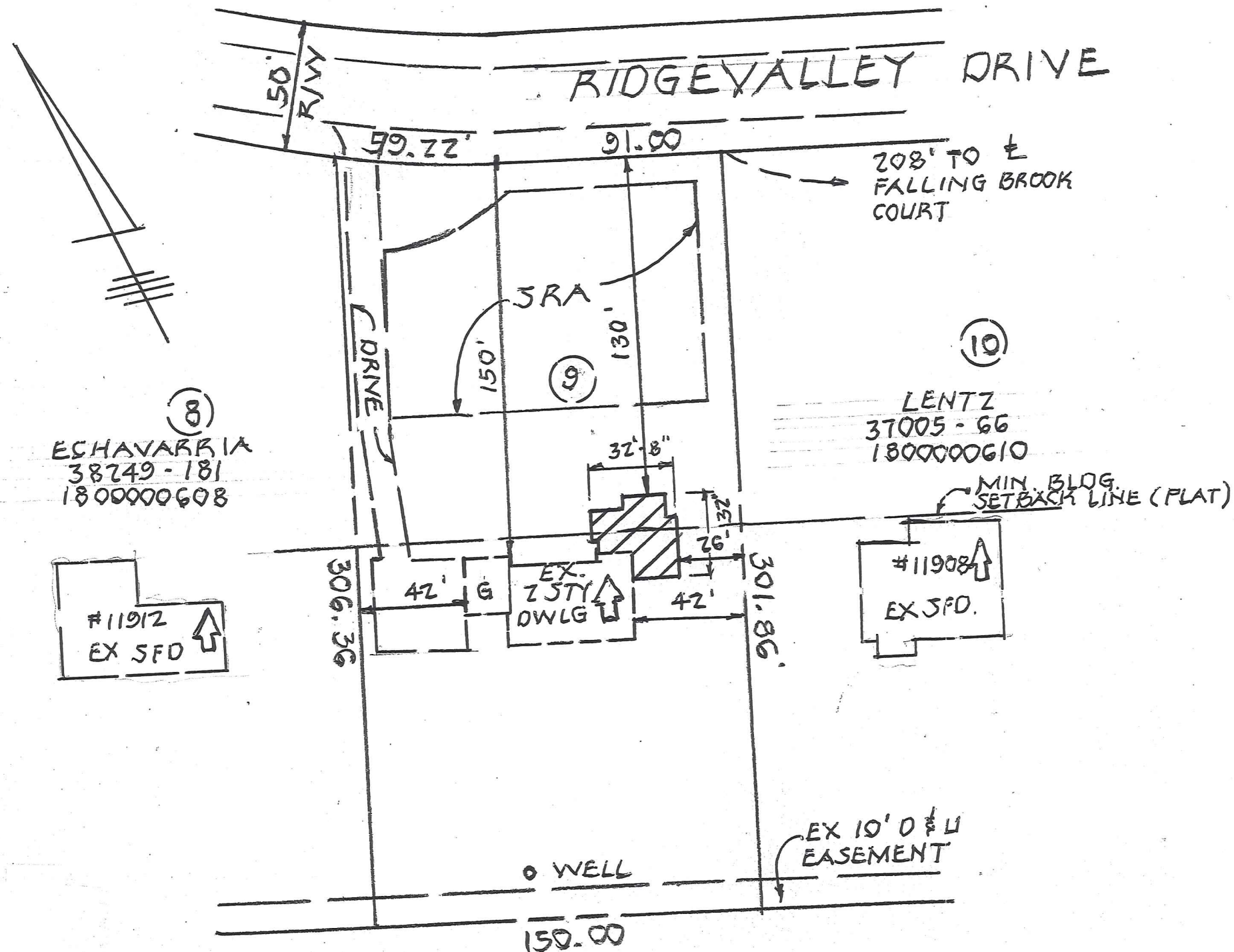
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 15 30 60 90 120 Feet

1 inch = 60 feet

PLAT BOOK # 40 FOLIO # 60 10 DIGIT TAX # 18 000 00609 DEED REF. # 35 979/105



PLAN DRAWN BY DWB DATE MAY 9, 2018 SCALE: 1 INCH = 50' FEET

MAP IS NOT TO SCALE

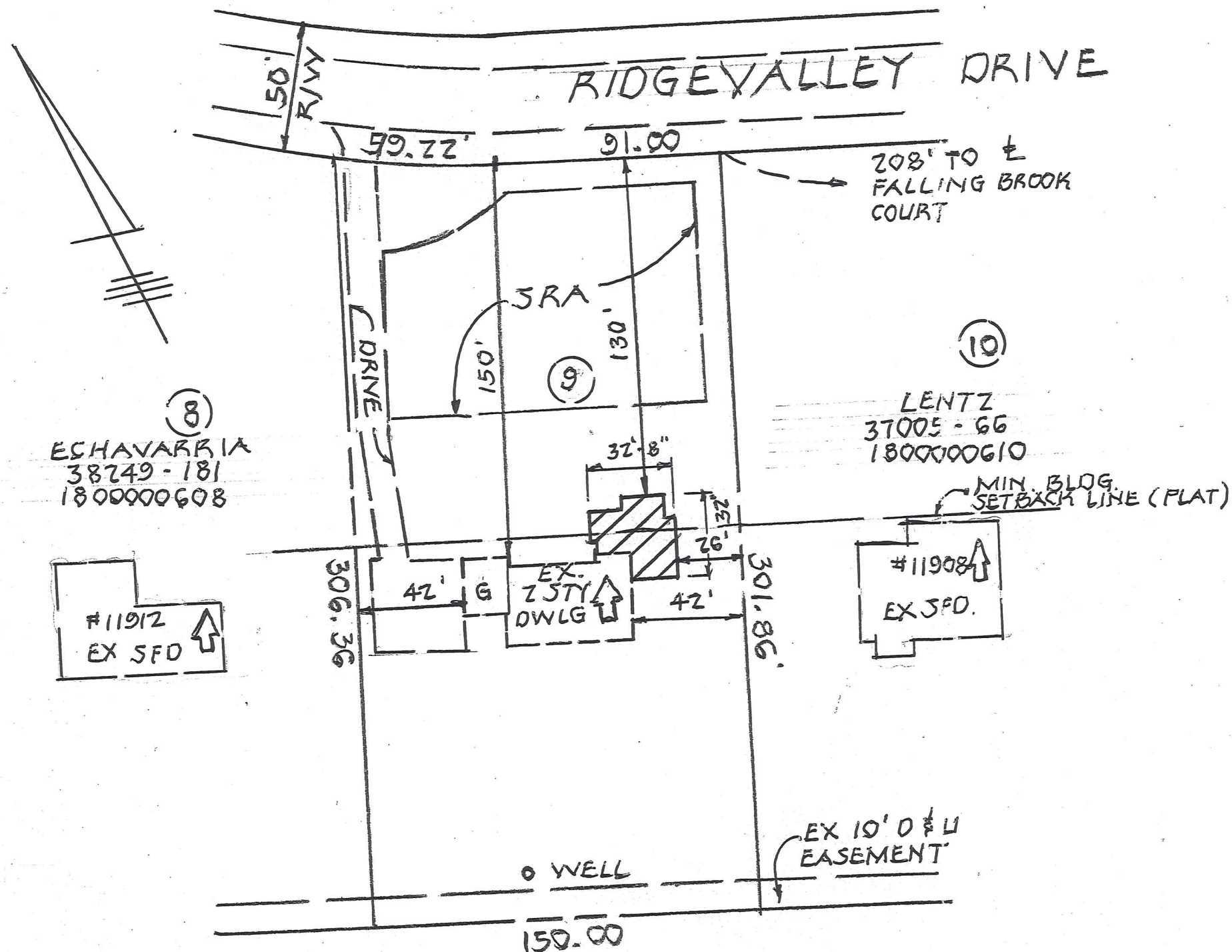
AND ORDER RESULT BELOW

**CASE NO. 1984-0059-A (8-25,83) GRANTED A 32 FOOT
SIDE YARD SETBACK FOR ADDITION ON WEST SIDE OF EX. DWLG.
(NEVER CONSTRUCTED)**

VIOLATION CASE INFO: N/A

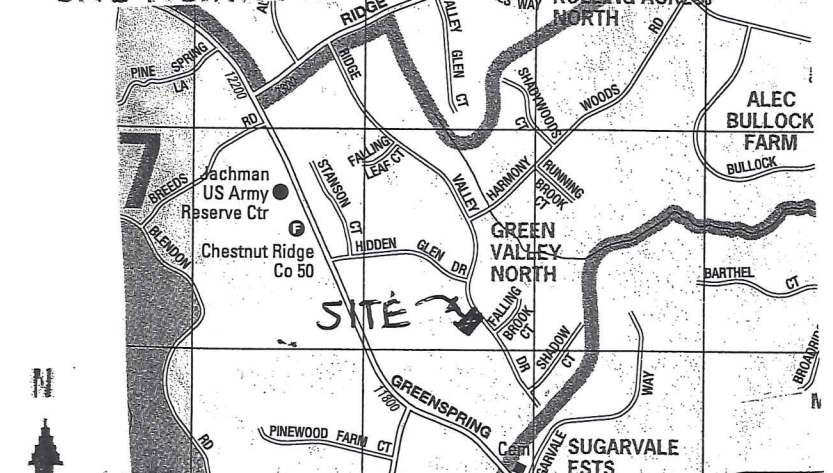
Pet. Exh. 1

PLAT BOOK # 40 FOLIO # 60 10 DIGIT TAX # 18 000 00609 DEED REF. # 35 97 9/105



PLAN DRAWN BY DWB DATE MAY 9, 2018 SCALE: 1 INCH = 50' FEET

STEP WORK MAP



MAP IS NOT TO SCALE

ZONING MAP# 050B3

SITE ZONED RC5

ELECTION DISTRICT 8

COUNCIL DISTRICT 2

LOT AREA ACREAGE 1.0418 AC. $\pm$

OR SQUARE FEET _____

HISTORIC ? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER

PUBLIC ☐ PRIVATE ☒

SEWER 2.

PUBLIC ☐ PRIVATE ☒

PRIOR HEARING ?

F SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

**CASE NO. 1983-0209-A (3-18-83) GRANTED SIDE YARD
SETBACKS OF 42 FEET AND 42 FEET.**

**CASE NO. 1984-0059-A (8-25,83) GRANTED A 32 FOOT
SIDE YARD SETBACK FOR ADDITION ON WEST SIDE OF EX. DWLG.
(NEVER CONSTRUCTED)**

VIOLATION CASE INFO: N/A