

M E M O R A N D U M

DATE: July 16, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0315-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 13, 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 *
(1103 Pleasant Valley Drive)
1st Election District *
1st Council District *
Shirley A. Wright *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0315-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owner of the property, Shirley A. Wright (“Petitioner”). The Petitioner is requesting Variance relief from §§ 1B02.3.B and 301.1.A of the Baltimore County Zoning Regulations (“BCZR”), to permit an open projection addition (carport) with a side yard setback of 4 ft. in lieu of the minimum required setback of 10.5 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 27, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 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

ORDER RECEIVED FOR FILING

Date 6-13-18

By WJ

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 Petitioner.

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 13th day of **June, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B02.3.B and 301.1.A of the Baltimore County Zoning Regulations ("BCZR"), to permit an open projection addition (carport) with a side yard setback of 4 ft. in lieu of the minimum required setback of 10.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- Building materials for the carport addition shall be compatible with those of the existing principal dwelling.
- The carport shall remain open on the three exposed sides and shall not be enclosed at any time.

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

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 6-13-18

By dlw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 1103 Pleasant Valley Dr Currently zoned DR 35
 Deed Reference _____ 10 Digit Tax Account # 1600007497
 Owner(s) Printed Name(s) Shirley Wright

(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) 1002.3.B & 301.1.A BCZR
To permit an open projection addition (CARPORT) with
a side yard setback of 4' in lieu of the minimum required setback
of 10.5'.
 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):

Shirley Wright / _____
 Name #1 – Type or Print Name #2 – Type or Print
Shirley Wright / _____
 Signature #1 Signature #2
1103 Pleasant Valley Dr. Catonsville MD
 Mailing Address City State
21228 / (410) 869-3567 / _____
 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:

Jim Eldridge
 Name – Type or Print
Ji
 Signature
4315 Sidehill Rd Balto., Md
 Mailing Address City State
21229 4436779708 jweldridgersons@gmail.com
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

BY _____

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0315-A Filing Date 5/16/18 Estimated Posting Date 5/27/18 Reviewer JF

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: 1103 Pleasant Valley Dr. Catonsville, Md 21228
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)**

To Whom this may concern, Please give consideration and approval to my request for a carport cover. This carport cover will be installed at my home located at 1103 Pleasant Valley Dr. A carport cover will allow me to park closer to my home. Parking closer to my home will provide me with additional security when I arrive home in the evening. As a Senior Citizen I give constance thought to my safety. I thank you in advance for your time.

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

Shirley Wright
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Shirley Wright
Name- Print or Type

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 5th day of May, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Shirley Wright

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

12/23/2019
My Commission Expires

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

Shirley Wright
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Shirley Wright
Name- Print or Type

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Print name(s) here: Shirley Wright.

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Notary Public

My Commission Expires

12/23/2019



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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Address 1103 Pleasant Valley Dr. Currently zoned DR35
 Deed Reference / 10 Digit Tax Account # 1600007497
 Owner(s) Printed Name(s) Shirley Wright

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

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1. **X** **ADMINISTRATIVE VARIANCE** from Section(s) 1002.3.B & 301.1.A BCZR
To permit a open projection addition (CARPORT) with a
side yard setback 4' or less of the minimum required setback
of 10.5'.
 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):

Shirley Wright / Shirley Wright
 Name #1 – Type or Print Name #2 – Type or Print
Shirley Wright / Shirley Wright
 Signature #1 Signature #2
1103 Pleasant Valley Dr. Catonsville MD
 Mailing Address City State
21228 / (410) 869-3567 / /
 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:

Jim Eldridge
 Name – Type or Print
Jim
 Signature
4315 Sidehill Rd. Balt., Md
 Mailing Address City State
21229 / 4436774708 / jweldridgersons@gmail.com
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 6-13-18 day of June, 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 2018-0315-A Filing Date 5/16/18 Estimated Posting Date 5/27/18 Reviewer JF

ZONING PROPERTY DESCRIPTION
for

1103 Pleasant Valley Dr.
1st E.D. : C-1

Beginning at a point on the south side of

Pleasant Valley Dr on which property fronts
which is 60' width of street right of way
in feet at a distance of 431' East of the

centerline of the nearest improved intersecting
street Cedar Circle Dr which is 50' wide.
Lot area : 9,120 sq

CERTIFICATE OF POSTING

CASE NO. 2018-0315-A

PETITIONER/DEVELOPER

SHIRLEY WRIGHT

DATE OF HEARING/CLOSING

6/11/18

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

1103 PLEASANT VALLEY DR.

SIGN# 2

THIS SIGN(S) POSTED ON MAY 27, 2018 JUNE 8, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 5/27/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411



#1107 6/8/18

CERTIFICATE OF POSTING

CASE NO. 2018-0315-A

PETITIONER/DEVELOPER

SHIRLEY WRIGHT

DATE OF HEARING/CLOSING

6/11/18

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SIGN # 1

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(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 5/27/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2018-0316-A
TO PERMIT AN OPEN PROTECTION ADDITION (CARPORT)
WITH A SIDE YARD SETBACK OF 4' IN LIEU OF THE
MINIMUM REQUIRED SETBACK OF 10.5'

PUBLIC HEARING ?

PURSUANT TO SECTION 10-1701(L), 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 JUNE 11, 2018
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. GUTTENBERG AVE.
TOWSON, MD 21204

TEL. 410-887-3391

BE PREPARED FOR YOUR OWN BEST INTERESTS. MEETING IS HANDICAP ACCESSIBLE.

5/16/18

6/8/18

[Signature]

0012807 474

1103 PLEASANT VALLEY DR
Property I.D. 16-00-007497
District 01

PLEASE RETURN TO:
THE TITLE COMPANY OF MARYLAND, INC.
400 East Joppa Rd
Towson, Maryland 21286
(410) 825-0177
TCM # 20572

This Deed, MADE THIS 25th day of May in the year one thousand nine hundred and ninety-nine by and between JILL B. CHAMBERS, f/k/a JILL B. REID of BALTIMORE COUNTY, MARYLAND, Grantor(s), party of first part, and SHIRLEY A. WRIGHT, Grantee(s), party of the second part.

WITNESSETH, That in consideration of the sum of ONE HUNDRED AND FIFTY THOUSAND and 00/100ths Dollars (\$150,000.00), the receipt of which is hereby acknowledged, the said party of the first part, Grantor(s), does grant and convey to the said party of the second part, Grantee(s), as sole owner, his/her personal representatives and assigns, in fee simple, all that/those lot(s) of ground situate in BALTIMORE COUNTY, Maryland, and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 16, Block P as shown on the Plat entitled, "Plat 3, Section 5 Woodbridge Valley", which plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K., JR. No. 35, folio 105. The improvements thereon being known as No. 1103 Pleasant Valley Drive.

BEING the same property described in a Deed dated April 8, 1993 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. No. 9785, folio 507, wherein IAN M. REID and JILL B. REID, his wife granted and conveyed the fee simple interest in the above described property to JILL B. REID. The said JILL B. REID has since married on 11/30/96 and is now known as JILL B. CHAMBERS.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said party of the second part, Grantee(s), as sole owner, his/her personal

representatives and assistants, in fee simple.

AND the said party of the first part hereby covenants that he/she/they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he/she/they will warrant specially the property hereby granted; and that he/she/they will execute such further assurances of the same as may be requisite.

WITNESS the hand(s) and seal(s) of said grantor(s), party of the first part.

Witness:

Jill B. Chambers (SEAL)
JILL B. CHAMBERS

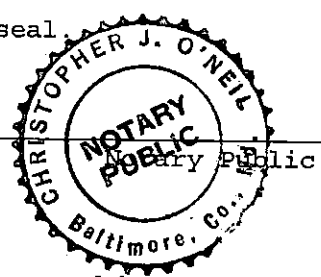
STATE OF MARYLAND, Baltimore County, to wit:

I HEREBY CERTIFY, That on this 25th day of May, in the year one thousand nine hundred and ninety-nine, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared JILL B. CHAMBERS, f/k/a JILL B. REID, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged the foregoing Deed to be his/her/their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires: 3-17-02

[Signature]



This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

James H. Patterson MW
JAMES H. PATTERSON, Esquire

0013807 476

TCM # 20572

SHIRLEY A. WRIGHT GRANTEE(S)

in the within Deed hereby certify, under the penalties of perjury that the land conveyed in the Deed to which this affidavit is attached and of which this affidavit is a part is residentially improved owner-occupied real property, and that this residence will be occupied by me/us. This affidavit is made for the sole purpose of complying with the Annotated Code of Maryland, Real Property Article Section 13-703(b).

Shirley A. Wright (SEAL)
SHIRLEY A. WRIGHT

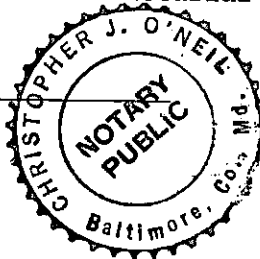
STATE OF MARYLAND, Baltimore County, to wit:

I HEREBY CERTIFY, That on this 25th day of May, 1999, before me, the subscriber, a Notary Public as aforesaid, personally appeared SHIRLEY A. WRIGHT, known to me (or satisfactorily proven to me) to be the person(s) whose name(s) is/are subscribed to the within affidavit, and he/she/they made oath under the penalties of perjury and upon the actual knowledge that the affidavit made by him/her/them and contained herein is true and bona fide, and that he/she/they executed same for the purpose therein contained.

IN WITNESS WHEREOF I hereunto set my hand and Notarial Seal.

Christopher J. O'Neil
Notary Public

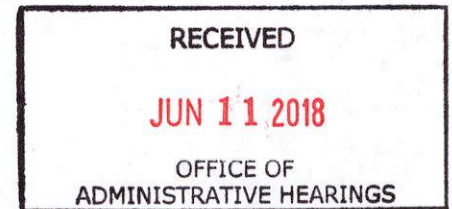
My Commission Expires: 7-17-02

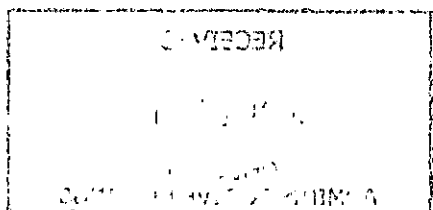


Debra Wiley

From: Marty Ogle <mert1114@aol.com>
Sent: Friday, June 08, 2018 9:05 PM
To: Administrative Hearings
Subject: 1103 Pleasant Valley Dr.
Attachments: IMG_0492.jpg; ATT00001.txt; IMG_0491.jpg; ATT00002.txt

2nd set of certificates





CERTIFICATE OF POSTING

CASE NO. 2018-0315-A

PETITIONER/DEVELOPER

SHIRLEY WRIGHT

DATE OF HEARING/CLOSING

6/11/18

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

1103 PLEASANT VALLEY DR.

SIGN # 1

THIS SIGN(S) POSTED ON

May 27, 2018

June 8, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle

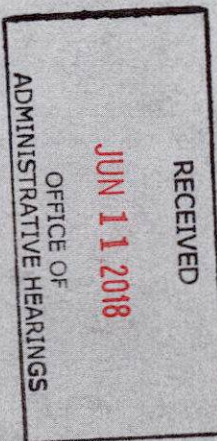
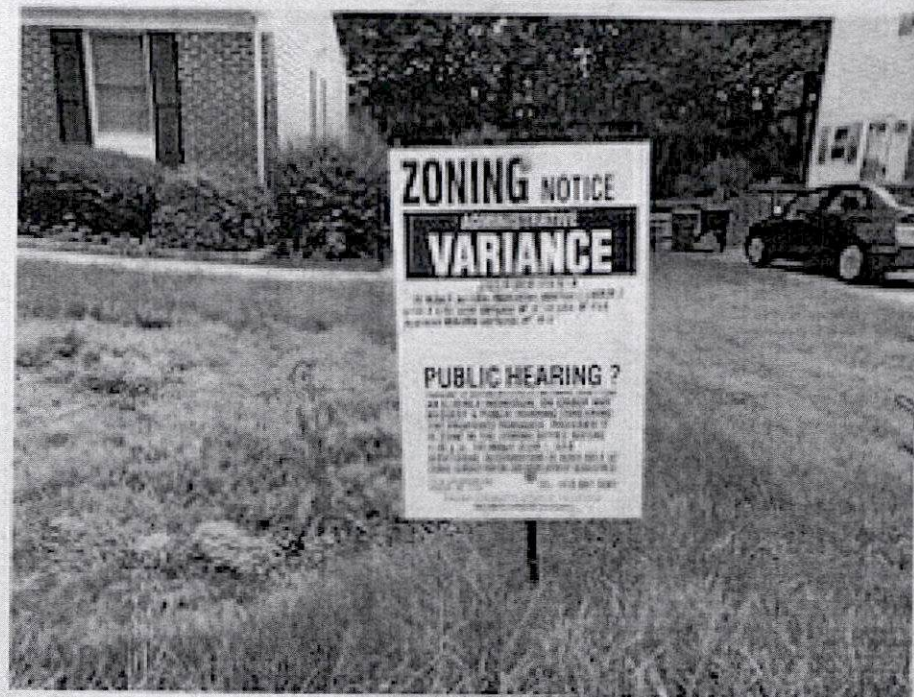
SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411



20075 11/19/80

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2018-0316-A

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WITH A SIDE YARD SETBACK OF 4' IN LIEU OF THE
MINIMUM REQUIRED SETBACK OF 10.5'

PUBLIC HEARING ?

PURSUANT TO SECTION 25-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
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THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY JUNE 11, 2018

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

SEEKING AN ELIGIBLE PROPOSER AND POST ON THE APPLICABLE DATE, UNDER THE PROVISIONS OF LAW
MEETING IS HANDICAP ACCESSIBLE

5/16/18

5/27/18

mgm

5/16/12

8/15/12

8/15/12

CERTIFICATE OF POSTING

CASE NO. 2018-0315-A

PETITIONER/DEVELOPER

SHIRLEY WRIGHT

DATE OF HEARING/CLOSING

6/11/18

BALTIMORE COUNTY DEPARTMENT OF

PERMITS AND DEVELOPMENT MANAGEMENT

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SIGN # 1

THIS SIGN(S) POSTED ON

MAY 27, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 5/27/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

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TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. VIOLATION PENALTY BY LAW.

MEETING IS HANDICAP ACCESSIBLE

5/27/18
S16N #1
[Signature]

17/6/12

21/5/2

28/11/12

CERTIFICATE OF POSTING

CASE NO. 2018-0315-A

PETITIONER/DEVELOPER

SHIRLEY WRIGHT

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6/11/18

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(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 5/27/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0315 -A Address 1103 Pleasant Valley Dr.

Contact Person: JUN FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/16/18 Posting Date: 5/27/18 Closing Date: 6/11/18

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- 0315 -A Address 1103 Pleasant Valley Dr.

Petitioner's Name Shirley Wright Telephone 443-562-4734

Posting Date: 5/27/18 Closing Date: 6/11/18

Wording for Sign: To Permit an open projection addition (CARPORT)
with a side yard setback of 4' in lieu of the minimum required
setback of 10.5'

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: 2018-0315-A
Property Address: 1103 PLEASANT VALLEY DR
Property Description: _____
Legal Owners (Petitioners): SHIRLEY WRIGHT
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: SHIRLEY WRIGHT
Company/Firm (if applicable): _____
Address: 1103 PLEASANT VALLEY DRIVE
Catonsville, MD 21228
Telephone Number: 443-562-4734

PLEASE PRESS HARD!!!

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

June 12, 2018

Shirley Wright
1103 Pleasant Valley Drive
Catonsville MD 21228

RE: Case Number: 2018-0315 A, Address: 1103 Pleasant Valley Drive

Dear Ms. Wright:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 16, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Jim Eldridge, 4315 Sidehill Road, Baltimore MD 21229

(AV) 6-11-18

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAY 22 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: May 22, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0315-A
Address 1103 Pleasant Valley Drive
(Wright Property)

Zoning Advisory Committee Meeting of **May 28, 2018**.

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

Reviewer: Steve Ford



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 5/25/18

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. *2018-0315-A*

*Administrative Variance
Shirley Wright
1103 Pleasant 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

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>5-22</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>5-25</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____

_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. R-1963-0144 + R-1967-0051)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 5-27-18 by Ogle

SIGN POSTING (2nd) Date: 6-8-18 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 - 01 Account Number - 1600007497			
Owner Information					
Owner Name:	WRIGHT SHIRLEY A		Use:	RESIDENTIAL	
Mailing Address:	1103 PLEASANT VALLEY DR BALTIMORE MD 21228- 2644		Principal Residence:	YES	
			Deed Reference:	/13807/ 00474	
Location & Structure Information					
Premises Address:		1103 PLEASANT VALLEY DR BALTIMORE 21228-2644		Legal Description: 1103 PLEASANT VAL DR SS WOODBIDGE VALLEY	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0094	0017	0077		0000	5
					P
					16
					2016
					3
					0035/
					0105
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1972	1,412 SF	700 SF	9,120 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	SIDING	2 full	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2016	07/01/2017	07/01/2018
Land:		75,500	75,500		
Improvements		141,700	163,300		
Total:		217,200	238,800	231,600	238,800
Preferential Land:		0			0
Transfer Information					
Seller: REID JILL B		Date: 06/09/1999		Price: \$150,000	
Type: ARMS LENGTH IMPROVED		Deed1: /13807/ 00474		Deed2:	
Seller: REID IAN M		Date: 05/27/1993		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /09785/ 00507		Deed2:	
Seller: ROMMEL CHARLES J		Date: 02/16/1989		Price: \$127,000	
Type: ARMS LENGTH IMPROVED		Deed1: /08105/ 00317		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 08/21/2012					
Homeowners' Tax Credit Application Information					

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

Date:

ZAC AGENDA

Case Number: 2018-0314-A **Reviewer:** Gary Hucik

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Michael D & Fay A WShort

Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 6

Property Address: 12813 CUNNINGHILL COVE RD

Location: SE/S of Cunninghamhill Cove Road, S 420 ft. to the centerline of Cunninghamhill Circle

Existing Zoning: DR 5.5

Area: 6000 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a 6 ft. high fence located adjoining the neighboring front yard property line with a 0 ft. setback in lieu of the required 10 ft. setback.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 06/11/2018

Miscellaneous Notes:

Case Number: 2018-0315-A **Reviewer:** Jun Fernando

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Shirley Wright

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 1103 PLEASANT VALLEY DR

Location: S/S of Pleasant Valley Drive, 431 ft. E from the centerline of Cedar Circle Drive

Existing Zoning: DR 3.5

Area: 9,120 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an open projection addition (carport) with a side yard setback of 4 ft. in lieu of the minimum required setback of 10.5 ft.

Attorney: Not Available

Prior Zoning Cases: 1967-0051; R-1963-0144

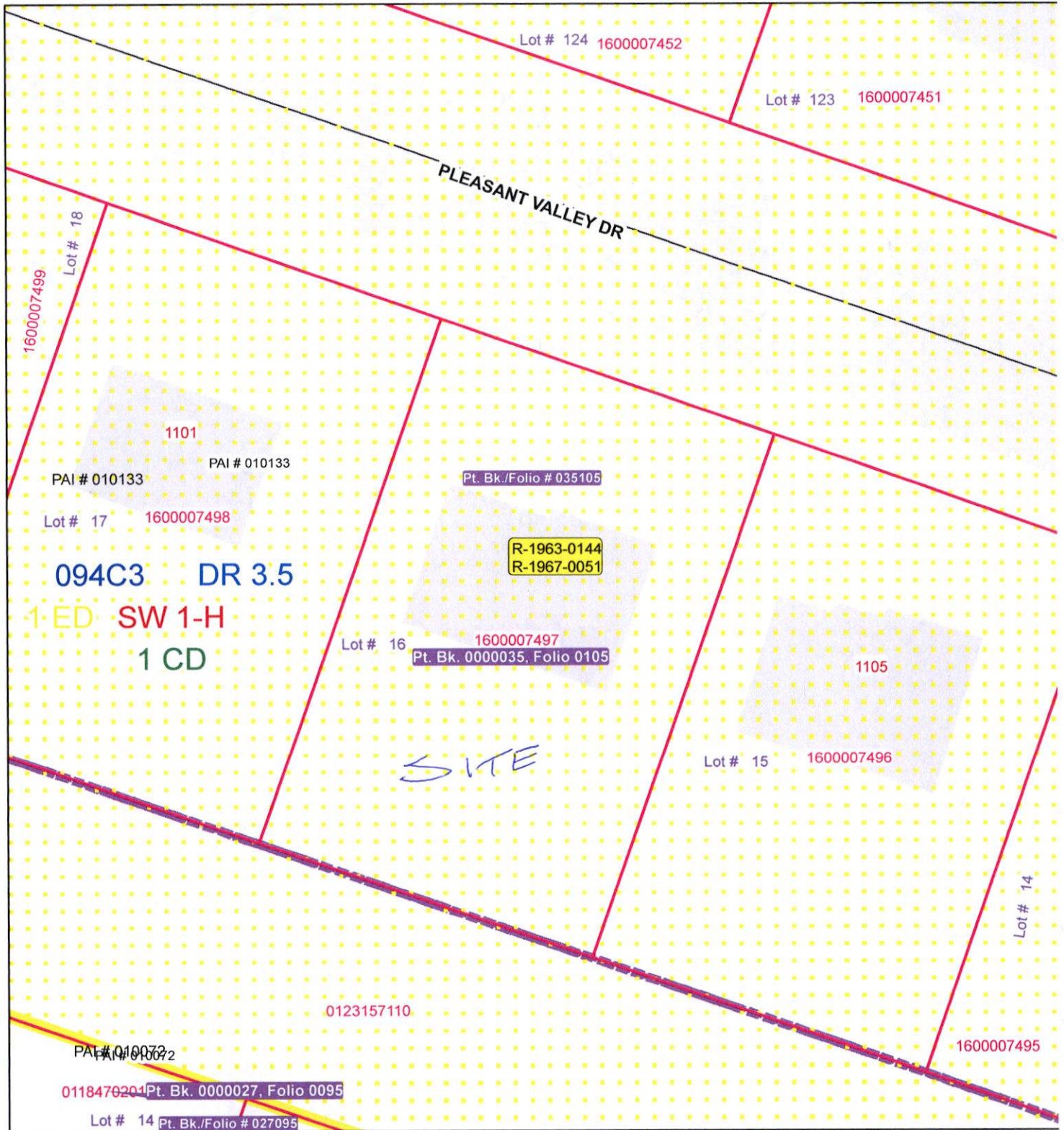
Concurrent Cases: None

Violation Cases: None

Closing Date: 06/11/2018

Miscellaneous Notes:

1103 Pleasant Valley Drive



Publication Date: 5/2/2018



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



0 5 10 20 30 40
Feet

1 inch = 30 feet







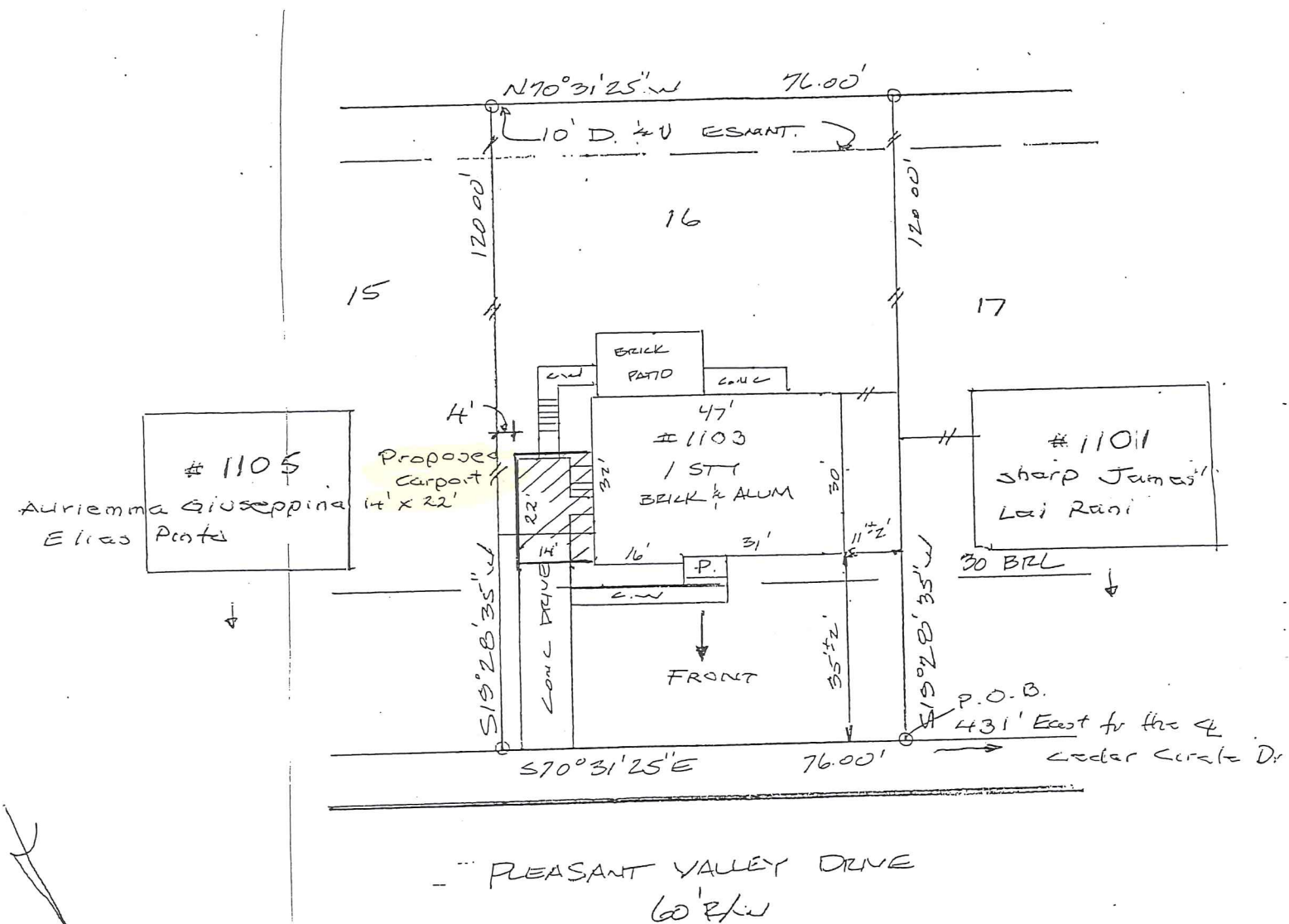


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 1103 Pleasant Valley Drive OWNER(S) NAME(S) Shirley Wright

SUBDIVISION NAME WOODBIDGE VALLEY LOT# 16 BLOCK# N SECTION# 5

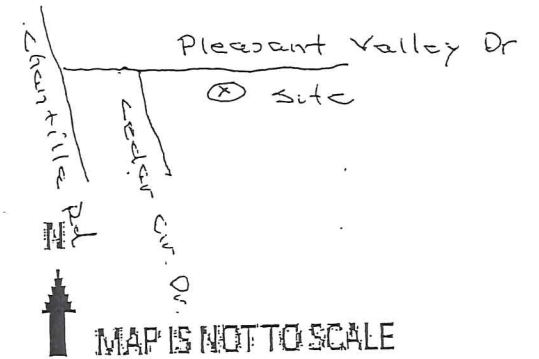
PLAT BOOK# 35 FOLIO# 105 10 DIGIT TAX# 1600007497 DEED REF.# -----



PLAN DRAWN BY SW

DATE 5/16/18 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



ZONING MAP# 094C3

SITE ZONED DR 3.5

ELECTION DISTRICT 1st

COUNCIL DISTRICT 1st

LOT AREA ACREAGE _____

OR SQUARE FEET 9,120

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH 'X'

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? R-1963-014

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

None

Per. Exp. 1

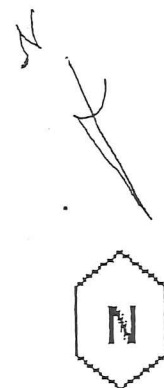
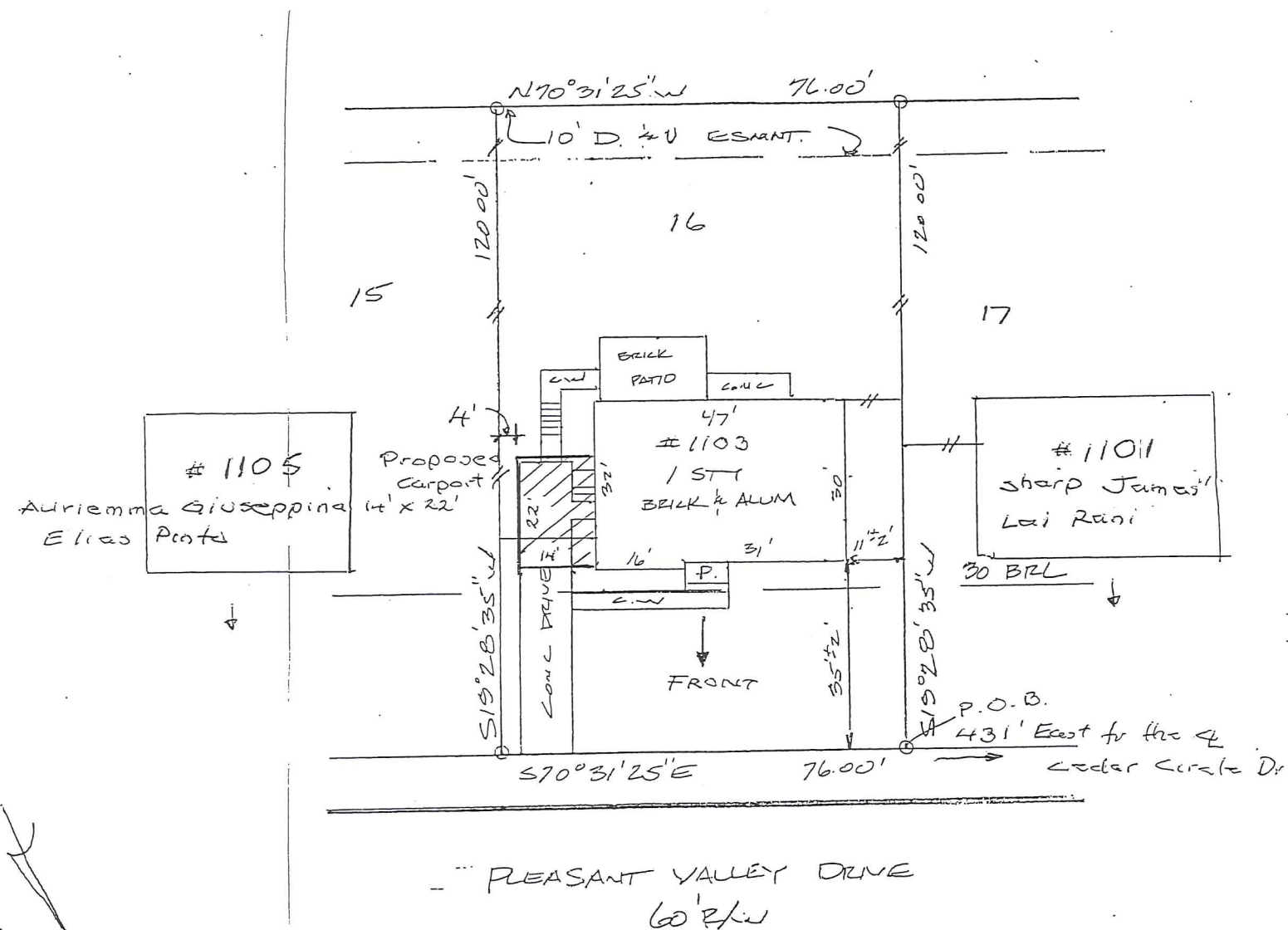
2018-0315-A

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

ADDRESS 1103 Pleasant Valley Drive OWNER(S) NAME(S) Shirley Wright

SUBDIVISION NAME WOODBRIDGE VALLEY LOT# 16 BLOCK# N SECTION# 5

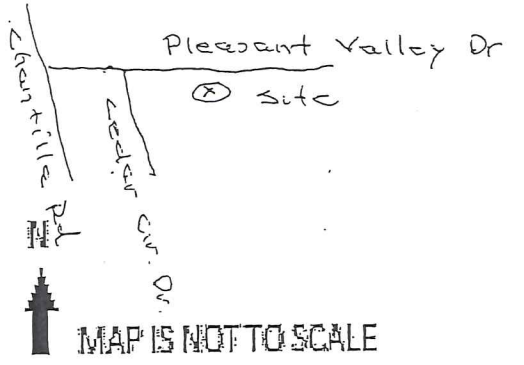
PLAT BOOK# 35 FOLIO# 105 10 DIGIT TAX# 1600007497 DEED REF.# -----



PLAN DRAWN BY SW

DATE 5/16/18 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



ZONING MAP# 094C3

SITE ZONED DR 3.5

ELECTION DISTRICT 1st

COUNCIL DISTRICT 1st

LOT AREA ACREAGE _____

OR SQUARE FEET 9,120

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS: PUBLIC ☒ PRIVATE _____

SEWER IS: PUBLIC ☒ PRIVATE _____

PRIOR HEARING? R-1963-0146
R-1967-0051

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

None

2018-0315-A