

MEMORANDUM

DATE: September 12, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0349-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 10, 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
(601 N. Woodward Drive)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
7 th Council District		
Joseph C. & Debra L. Glenn	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2018-0349-A

* * * * *

ORDER ON MOTION FOR RECONSIDERATION

Now pending is a Motion for Reconsideration filed on August 9, 2018 by R. Deems, who resides at 610 Woodward Drive. Mr. Deems and several other neighbors seek reconsideration of a July 16, 2018 Order granting a variance in the above case. I also received and reviewed a letter from Mr. Deems dated July 13, 2018, which is in the case file.

While I am mindful of and sympathetic to the concerns expressed by the community, I am unable to grant the Motion. While there is some dispute concerning whether the signs were posted properly, it is clear Mr. Deems and several other neighbors saw on at least one occasion the zoning sign describing the requested relief. That sign informed the community that if anyone objected he/she could file a request for public hearing, at which all parties could provide testimony and/or exhibits. In this case a public hearing was not requested and the administrative variance was therefore granted properly.

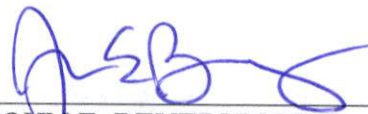
THEREFORE, IT IS ORDERED, this 10th day of **August, 2018**, by the Administrative Law Judge for Baltimore County, that the Motion for Reconsideration be and is hereby DENIED.

ORDER RECEIVED FOR FILING

Date 8/10/18

By Sen

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:slh

ORDER RECEIVED FOR FILING

Date 8/10/18

By slh

IN RE: PETITION FOR ADMIN. VARIANCE *
(601 N. Woodward Drive)
15th Election District *
7th Council District *
Joseph C. & Debra L. Glenn *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0349-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Joseph C. & Debra L. Glenn ("Petitioners"). The Petitioners are requesting Variance relief pursuant to Section 415.A.1.A of the Baltimore County Zoning Regulations ("BCZR"), to permit a recreational vehicle in the front and side yard of a single family dwelling in lieu of the permitted side yard 8 ft. behind the front foundation line of the 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.

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 Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 24, 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 Section 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 11-16-18

By [Signature]

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.

As noted above, a request for hearing was not filed by the July 9, 2018 deadline. E-mail correspondence was received on July 15, 2018 from a neighbor indicating the zoning notice sign was not posted as required by the BCZR. But the file contains an affidavit from Mr. Ogle (an approved Baltimore County sign poster) indicating the sign was posted on June 24, 2018. Mr. Ogle filed a second affidavit indicating the sign was posted properly as of July 6, 2018, as required by the BCZR. In these circumstances, I believe Petitioners have complied with the notice requirements.

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 16th day of **July, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 415.A.1.A of the Baltimore County Zoning Regulations ("BCZR"), to permit a recreational vehicle in the front and side yard of a single family dwelling in lieu of the permitted side yard 8 ft. behind the front foundation line of the single family dwelling, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

ORDER RECEIVED FOR FILING

Date 7-16-18

By [Signature]

Petitioners would be required to return the subject property to its original condition.

- Only a RV/camper may be parked in the front and side yard of the subject property, and no part of that vehicle may extend beyond the front foundation line of the dwellings at 513 and 603 Woodward Drive.
- Petitioners may not store commercial vehicles or storage trailers on the subject property.

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 7-16-18

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 601 N. Woodward Dr. Baltimore, MD 21221 Currently zoned DE 5.5
 Deed Reference 21614 / 347 10 Digit Tax Account # 1507581900
 Owner(s) Printed Name(s) Joseph C. Glenn Debra L. Glenn

(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)

Section 415.A.1.A

To permit a recreational vehicle in the front and side yard of a single family dwelling in lieu of the permitted side yard 8ft behind the front foundation line of the single family dwelling.

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):

Joseph C. Glenn, Debra L. Glenn
 Name #1 – Type or Print Name #2 – Type or Print
Joseph C. Glenn, Debra L. Glenn
 Signature #1 Signature #2
601 N. Woodward Dr. Baltimore MD
 Mailing Address City State
21221, 443-506-7167, joe.macksports@verizon.net
 Zip Code Telephone # Email Address

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

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

Representative to be contacted:

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.

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0349-A Filing Date 6/14/2018 Estimated Posting Date 6/24/2018 Reviewer [Signature]

Affidavit in Support of Administrative Variance

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

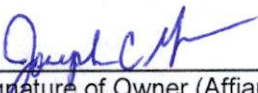
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in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

Address: 601 N. Woodward Pr. Baltimore MD 21221
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 do not have Access to physically park our RV beside or behind
our home due to the width of our property on either side of
the house.

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


Signature of Owner (Affiant)
Joseph C. Glenn
Name- Print or Type


Signature of Owner (Affiant)
Debra L. Glenn
Name- Print or Type

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

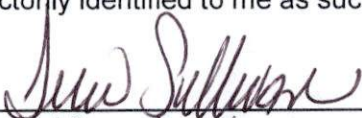
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4 day of June, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Joseph Glenn Debra Glenn

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

AS WITNESS my hand and Notaries Seal


Notary Public
11/20/19
My Commission Expires

Affidavit in Support of Administrative Variance

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

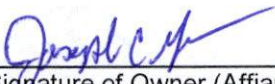
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in 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: 6001 N. Woodward Dr. Baltimore MD 21221
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 do not have Access to physically park our RV beside or behind
our home due to the width of our property on either side of
the house.

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


Signature of Owner (Affiant)
Joseph C. Glenn
Name- Print or Type


Signature of Owner (Affiant)
Debra L. Glenn
Name- Print or Type

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

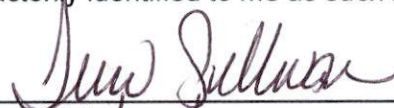
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4 day of June, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Joseph Glenn Debra Glenn

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

AS WITNESS my hand and Notaries Seal


Notary Public
11/20/19
My Commission Expires



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 601 N. Woodward Dr Baltimore, MD 21221 Currently zoned DR 5.5
 Deed Reference 21614 / 347 10 Digit Tax Account # 1 50 2 58 1 9 0 0
 Owner(s) Printed Name(s) Joseph C. Glenn Debra L. Glenn

(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:

- ✓ **ADMINISTRATIVE VARIANCE** from Section(s)

Section 415.A.1.A

To permit a recreational vehicle in the front and side yard of a single family dwelling in lieu of the permitted side yard 8ft behind the front foundation line of the single family dwelling.

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):

Joseph C. Glenn , Debra L. Glenn
 Name #1 – Type or Print Name #2 – Type or Print
Joseph C. Glenn , Debra L. Glenn
 Signature #1 Signature #2

601 N. Woodward Dr. Baltimore MD
 Mailing Address City State

21221 , 443-506-7667 , joemacksports@verizon.net
 Zip Code Telephone # Email Address

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

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

Representative to be contacted:

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 17 day of June, 2018, 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 2018-0349-A Filing Date 6/14/2018 Estimated Posting Date 6/24/18 Reviewer [Signature]

ZONING DESCRIPTION FOR 601 N WOODWARD DRIVE

Beginning at a point on the east side of N Woodward Drive, which is 50 ft. wide at a distance of 50 ft., north^{EAST} of the centerline of the nearest improved intersecting street, Wolf Street, which is 30 ft. wide.

Being Lot # 74, Block N, Section C, in the subdivision of Essex as recorded in Baltimore County Plat Book # 9, Folio # 74, containing 13,050 sq. ft. of lot. Located in the 15th ED and 7th CD.

2018-0349-A

CERTIFICATE OF POSTING

CASE NO. 2018-0349-A
MITTAKER/DEVELOPER
JOSEPH J. DEAN
GCEN
DATE OF HEARING/CLOSING
7/4/18

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

LADIES AND GENTLEMAN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGNS REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

601 N. WOODBURN DR

(THIS SIGN(S) POSTED ON

June 24, 2018
(MONTH, DAY, YEAR)

SINCERELY

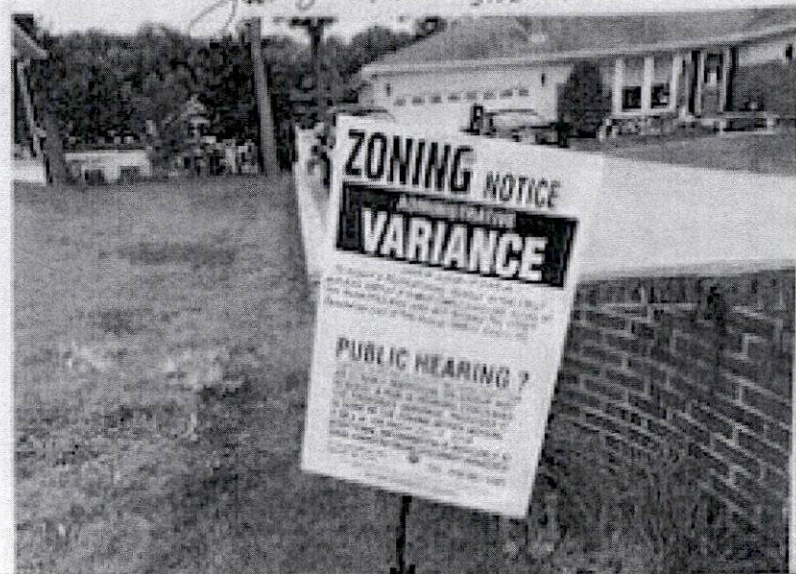
Martin Ogle (7/4/18)
SIGNATURE OF SIGN POSTER

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

OFFICE OF
ADMINISTRATIVE HEARINGS

JUL 09 2018

RECEIVED



RECEIVED
JUL 13 1964
OFFICE OF THE
ADMINISTRATIVE SERVICES

CERTIFICATE OF POSTING

CASE NO. 2018-0319-A

ATTORNEY/DEVELOPER
JOSEPH J. DEBIA

6/21/18

DATE OF HEARING/POSTING

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

ADAMS AND GENTILMAN

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

601 N. WILSON ST

(THIS STONK) POSTED ON

(MONTH, DAY, YEAR)

June 24, 2018

SINCERELY

Joseph J. Debia
7/6/18 (7/6/18)

SIGNATURE OF SIGN POSTER

MARTIN OGILVIE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-1411

OFFICE OF
ADMINISTRATIVE HEARINGS

JUL 09 2018

RECEIVED



Joseph J. Debia
7/6/18
Sheet 2

CERTIFICATE OF POSTING

CASE NO. 2018-0349-A

PETITIONER/DEVELOPER

JOSEPH & DEBRA

GLENN

DATE OF HEARING/CLOSING

7/9/18

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

601 N. WOODWARD DR

SIGN # 2

THIS SIGN(S) POSTED ON

June 24, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 6/24/18

SIGNATURE OF SIGN POSTER

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

CERTIFICATE OF POSTING

CASE NO. 2018-0349-A

PETITIONER/DEVELOPER

JOSEPH & DEBRA
GLENN

DATE OF HEARING/CLOSING

7/9/18

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

601 N. Woodward Dr
SIGN # 1

THIS SIGN(S) POSTED ON June 24, 2018
(MONTH, DAY, YEAR)

SINCERELY,
Martin Ogle 6/24/18
SIGNATURE OF SIGN POSTER

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



ZONING NOTICE ADMINISTRATIVE VARIANCE

CASE # 2018-0347-A

TO PERMIT A RECREATIONAL VEHICLE IN THE FRONT AND
SIDE YARD OF A SINGLE FAMILY DWELLING IN LIEU OF THE
PERMITTED SIDE YARD 8 FT BEHIND THE FRONT
FOUNDATION LINE OF THE SINGLE FAMILY DWELLING.

PUBLIC HEARING ?

PURSUANT TO SECTION 28-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY JULY 9, 2018
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204



TEL. 410-887-3391

WE MEET IN THE ZONING OFFICE POST OFFICE, 111 W. CHESAPEAKE AVE., TOWSON, MD. 21204

MEETING IS HANDICAP ACCESSIBLE



ZONING NOTICE ADMINISTRATIVE VARIANCE

CASE # 2018-0349-A

TO PERMIT A RECREATIONAL VEHICLE IN THE FRONT
AND SIDE YARD OF A SINGLE FAMILY DWELLING IN LIEU OF
THE PERMITTED SIDE YARD 8 FT BEHIND THE FRONT
FOUNDATION LINE OF THE SINGLE FAMILY DWELLING

PUBLIC HEARING ?

PURSUANT TO SECTION 28-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY JULY 9, 2018
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204



TEL. 410-887-3391

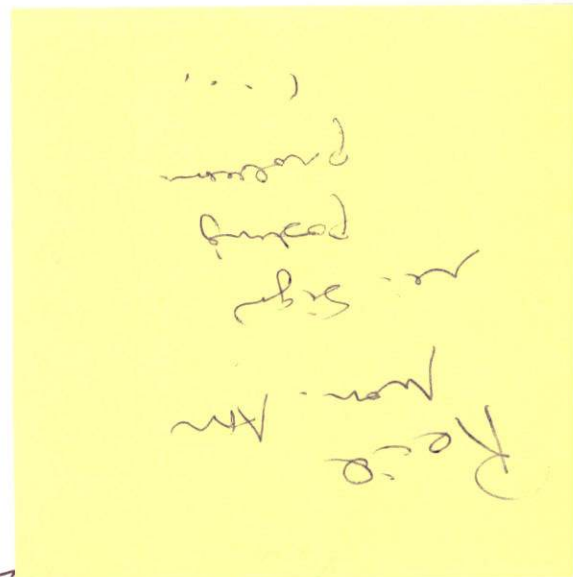
WE MEET IN THE ZONING OFFICE POST OFFICE, 111 W. CHESAPEAKE AVE., TOWSON, MD. 21204

MEETING IS HANDICAP ACCESSIBLE

ZONING DESCRIPTION FOR 601 N WOODWARD DRIVE

Beginning at a point on the east side of N Woodward Drive, which is 50 ft. wide at a distance of 50 ft. north ^{EAST} of the centerline of the nearest improved intersecting street, Wolf Street, which is 30 ft. wide.

Being Lot # 74, Block N, Section C, in the subdivision of Essex as recorded in Baltimore County Plat Book # 9, Folio # 74, containing 13,050 sq. ft. of lot. Located in the 15th ED and 7th CD.



2018 0111 0102

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0349 -A Address 601 N. Woodward Drive

Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/14/18 Posting Date: 6/24/18 Closing Date: 7/9/18

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- 0349 -A Address 601 N. Woodward Drive
Petitioner's Name Joseph & Debra Glenn Telephone 443-506-7167
Posting Date: 6/24/18 Closing Date: 7/9/18

Wording for Sign: To permit a recreational vehicle in the front and side yard of a single family dwelling in lieu of the permitted side yard 8ft behind the front foundation line of the single family 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/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: CC1711100
Property Address: 601 N. Woodward Dr. Essex, MD 21221
Property Description: _____

Legal Owners (Petitioners): Joseph Glenn Debra Glenn
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____
Company/Firm (if applicable): _____
Address: _____

Telephone Number: _____

Revised 7/9/2015



DONALD I. MOHLER III
County Executive

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

July 10, 2018

Joseph C & Debra L Glenn
601 N Woodward Drive
Baltimore MD 21221

RE: Case Number: 2018-0349 A, Address: 601 N Woodward Drive

Dear Mr. & Ms. Glenn:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 14, 2018. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a faint, circular official stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

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: June 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0349-A
Address e/s Woodward Drive near Wolf
Street
(Glenn Property)

Zoning Advisory Committee Meeting of **June 25, 2018.**

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

Reviewer: Steve Ford

Date: 6/18/18

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

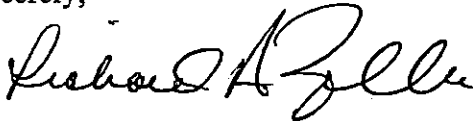
Dear Ms. Lewis:

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. 2018-0349-A

Administrative Variance
Joseph C. & Debra L. Glenn
601 N. Woodward 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

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: June 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0349-A
Address e/s Woodward Drive near Wolf
Street
(Glenn Property)

Zoning Advisory Committee Meeting of **June 25, 2018**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: July 5, 2018

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

SUBJECT: Zoning Advisory Committee Meeting
For June 25, 2018
Item No. 2018-0339-A, 0341-A, 0343-A, 0344-X, 0347-A, 0348-A, 0349-A
and 0350-SPHA

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

* * * * *

VKD: cen
cc: file

AV 7-9-18

Debra Wiley

From: Nichole Deems <fidget1234@yahoo.com>
Sent: Sunday, July 15, 2018 11:04 PM
To: Administrative Hearings
Cc: Richard Deems
Subject: Reference # 2018-0349A
Attachments: Richard Deems- Zoning.docx; IMG_9076.jpg

Attached is a letter in reference to the zoning application for case 2018-0349A. The letter is being attached twice. The first attachment is the letter and the second attachment is the letter with some of the neighbors signatures.

Thank you for your attention to this matter.



To: Zoning Board Hearing Judges

7-13-18

Reference zoning exception – 2018-0349A

Your honor on 6-25-18, I observed a zoning sign in the front yard at 601 N. Woodward Drive, 21221. I did not get a chance to go to the sign and read it. Then on 6-29-18, I went to read the sign and it was not posted there to be read. During the following days I spoke to the neighbors and was advised that the resident at 601 Woodward had posted a sign that wanted an exception of zoning laws to put trailers in his front driveway. The neighbors advised me that the sign was only up for two or three days before it was removed. I along with other neighbors do not want any exception to the current zoning laws.

This is a residential neighborhood and this act would not blend with the neighborhood. Over the last several years I was informed by neighbors that zoning code enforcement officers have been to the location to have the owner remove various trailers that were parked in the front driveway of this house. The zoning sign has not been posted at the residence since 6-29-18, to the present time 7-13-18. I made contact with the Baltimore County zoning on 7-12-18, and they advised that an exception to that address was applied for and was supposed to have been posted. Exception being for trailers to be placed on the property. I have spoken to many people in the neighborhood that did not know of any exception being considered by the county. This act of the sign being taken down is suspicious in nature and has not allowed for the notification to the public to occur.

In closing, I along with other residents of the neighborhood do not feel that an exception to the law should be granted. Parking trailers is not consistent with the neighborhood and would cause a commercial appearance and prompt more exceptions to further change the area.

Thank you for your consideration in this matter.

Richard Deems

610 N. Woodward Drive

Essex, Md 21221

To: Zoning Board Hearing Judges

7-13-18

Reference zoning exception - 2018-0349A

Your honor on 6-25-18, I observed a zoning sign in the front yard at 601 N. Woodward Drive, 21221. I did not get a chance to go to the sign and read it. Then on 6-29-18, I went to read the sign and it was not posted there to be read. During the following days I spoke to the neighbors and was advised that the resident at 601 Woodward had posted a sign that wanted an exception of zoning laws to put trailers in his front driveway. The neighbors advised me that the sign was only up for two or three days before it was removed. I along with other neighbors do not want any exception to the current zoning laws.

This is a residential neighborhood and this act would not blend with the neighborhood. Over the last several years I was informed by neighbors that zoning code enforcement officers have been to the location to have the owner remove various trailers that were parked in the front driveway of this house. The zoning sign has not been posted at the residence since 6-29-18, to the present time 7-13-18. I made contact with the Baltimore County zoning on 7-12-18, and they advised that an exception to that address was applied for and was supposed to have been posted. Exception being for trailers to be placed on the property. I have spoken to many people in the neighborhood that did not know of any exception being considered by the county. This act of the sign being taken down is suspicious in nature and has not allowed for the notification to the public to occur.

In closing, I along with other residents of the neighborhood do not feel that an exception to the law should be granted. Parking trailers is not consistent with the neighborhood and would cause a commercial appearance and prompt more exceptions to further change the area.

Thank you for your consideration in this matter.

Richard Deems

Richard Deems

610 N. Woodward Drive

Essex, Md 21221

Helen Jones

Helen Jones

612 N. Woodward Dr

Dorothy Lueker

614 N. Woodward Dr

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

6-27

DEPS

(if not received, date e-mail sent _____)

No

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

6-18

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING (1st)

Date: _____

6-24-18

by

Ogle

SIGN POSTING (2nd)

Date: _____

7-6-18

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 - 15 Account Number - 1507581900			
Owner Information					
Owner Name:		GLENN JOSEPH C FITCH DEBRA L		Use:	RESIDENTIAL
Mailing Address:		601 N WOODWARD DR BALTIMORE MD 21221-4838		Principal Residence:	YES
				Deed Reference:	/21614/ 00347
Location & Structure Information					
Premises Address:		601 N WOODWARD DR 0-0000		Legal Description:	LT 74,75 601 N WOODWARD DR ESSEX
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0097	0002	0371		0000	C
					N
					74
					2018
					Plat No:
					Plat Ref:
					0009/0074
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1963	1,700 SF	700 SF	13,050 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	FRAME	2 full/ 1 half	1 Carport
Value Information					
Base Value		Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2018	07/01/2017	07/01/2018	
Land:	75,700	75,700			
Improvements	145,600	142,400			
Total:	221,300	218,100	221,300	218,100	
Preferential Land:	0			0	
Transfer Information					
Seller: GRAVES WILLIAM D		Date: 03/25/2005		Price: \$210,000	
Type: ARMS LENGTH IMPROVED		Deed1: /21614/ 00347		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 05/06/2013					
Homeowners' Tax Credit Application Information					

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2018-0349-A

Reviewer: Leonard Wasilewski

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Joseph C & Debra L Glenn

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 601 N WOORWARD DR

Location: E/S of Woodward Drive, 50 ft. NE of the centerline of Wolf Street

Existing Zoning: DR 5.5

Area: 13,050 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a recreational vehicle in the front and side yard of a single family dwelling in lieu of the permitted side yard 8 ft. behind the front foundation line of the single family dwelling

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/09/2018

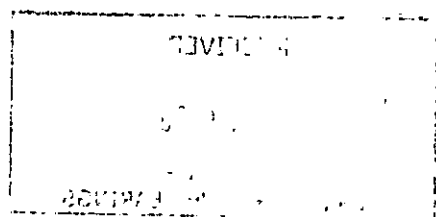
Miscellaneous Notes:

Debra Wiley

From: Marty Ogle <mert1114@aol.com>
Sent: Friday, July 06, 2018 10:01 PM
To: Administrative Hearings
Subject: 2018-0349-A
Attachments: IMG_0590.jpg; ATT00001.txt; IMG_0589.jpg; ATT00002.txt

2nd set of certificates





To the Honorable John E. Beverungen

8/2/18

Administrative Law Judge,

Sir my neighbors and I would like to make a motion of reconsideration to a decision to grant an administrative variance on case number #2018-0349-A. Allowing a recreation house trailer in the front yard of 601 N. Woodward Drive 21221 Baltimore County.

The first issue all of us would like to address is the fact that zoning signs were not in the front of the yard of the location per zoning regulations. Mr. Ogle Sign Poster stated that he observed the signs on two different dates being 6/24/18 and 7/6/18. We are not questioning Mr. Ogle. We observed the signs on 6/25/18 and each neighbor will swear that the signs may have been there on 7/6/18 but they did not observe any signs after approximately 6/29/18. We are all lifelong residents of Baltimore County with times residing on Woodward DR from approximately 10 years to 70 years. We feel the process has been subverted and has not allowed us to protest this action properly.

The second matter we would like to address is the fact that a person is allowed to not obey a zoning ordinance that everyone else has to. Zoning laws are there to keep the character of the neighborhood in a uniform manner. The neighbors do not understand what practical difficulty and or unreasonable hardship would be caused to anything of a necessity. Recreation vehicles are a hobby and the law does not allow these large trailers, 35 to 40 feet in length to be parked in front of a house in Baltimore County. The expense of storing a trailer is a part of the hobby. The option of pursuing this hobby is not a necessity that should cause a change of character to the neighborhood.

This action of allowing this variance would violate the character and standard of the neighborhood. This would be a slippery slope and would allow further changes to the uniformity and character of the neighborhood.

The following is a list of residents that observed the signs not being posted except for one or two days.

Mrs. Judi Maynor, 603 Woodward Drive

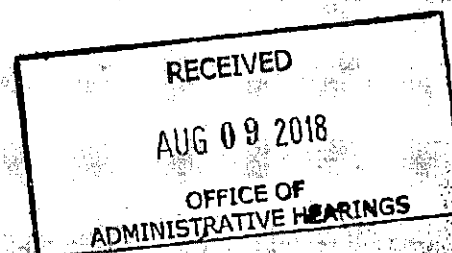
Mr. H Grothe, 617 Woodward Drive

Mr. John Miles, 420 Wolf Street

Mr. R. Deems, 610 Woodward Drive

Mrs. H. Jones, 612 Woodward Drive

Mrs. D Suehle, 614 Woodward Drive



In closing thank you for your consideration. The signatures below are the immediate area residents that believe the variance does not conform to the neighborhood character and should not be issued to change the existing zoning ordinance.

Mr. R. Deems, 610 Woodward Drive

R. Deems

Mr. H. Grothe, 617 Woodward Drive

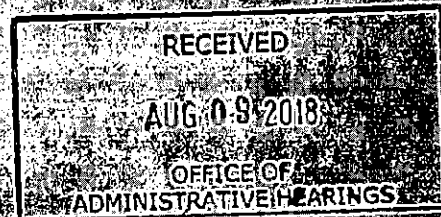
H. Grothe

Mr. John Miles, 420 Wolf Street

John Miles

Mrs. H. Jones, 612 Woodward Drive

Mrs. Helen Jones



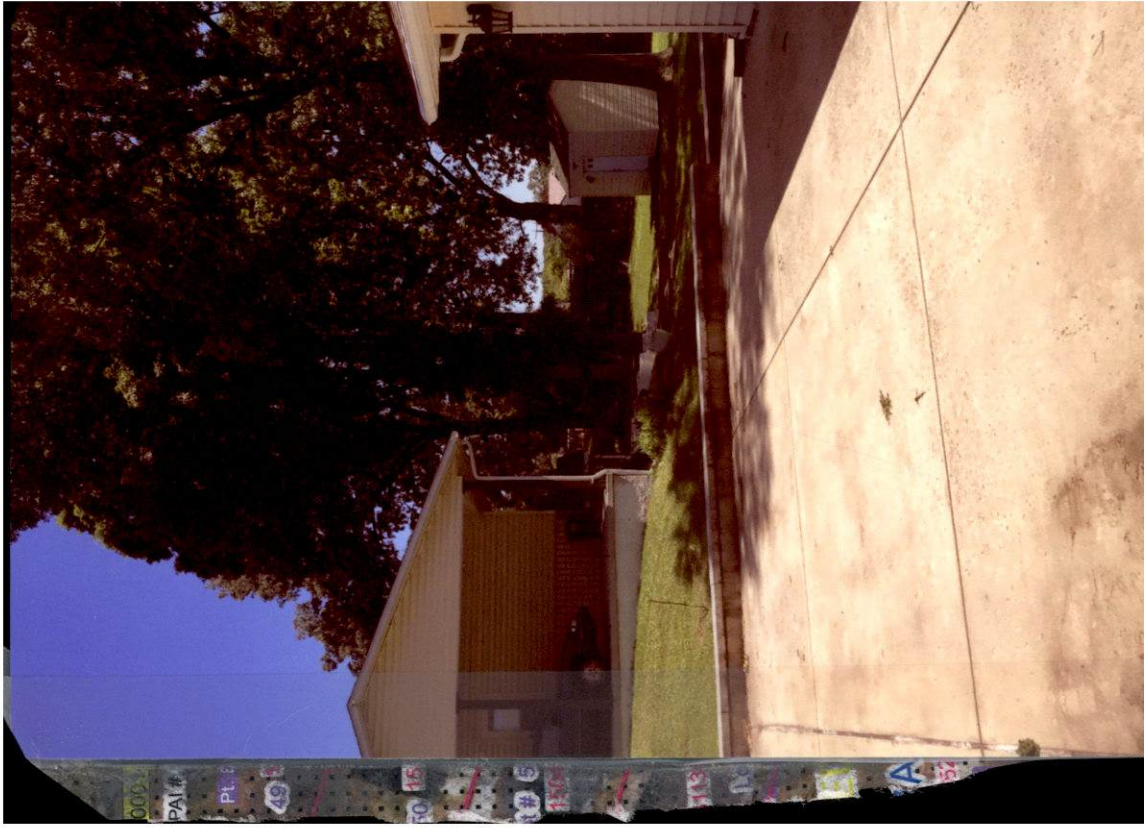






2018-0349-A

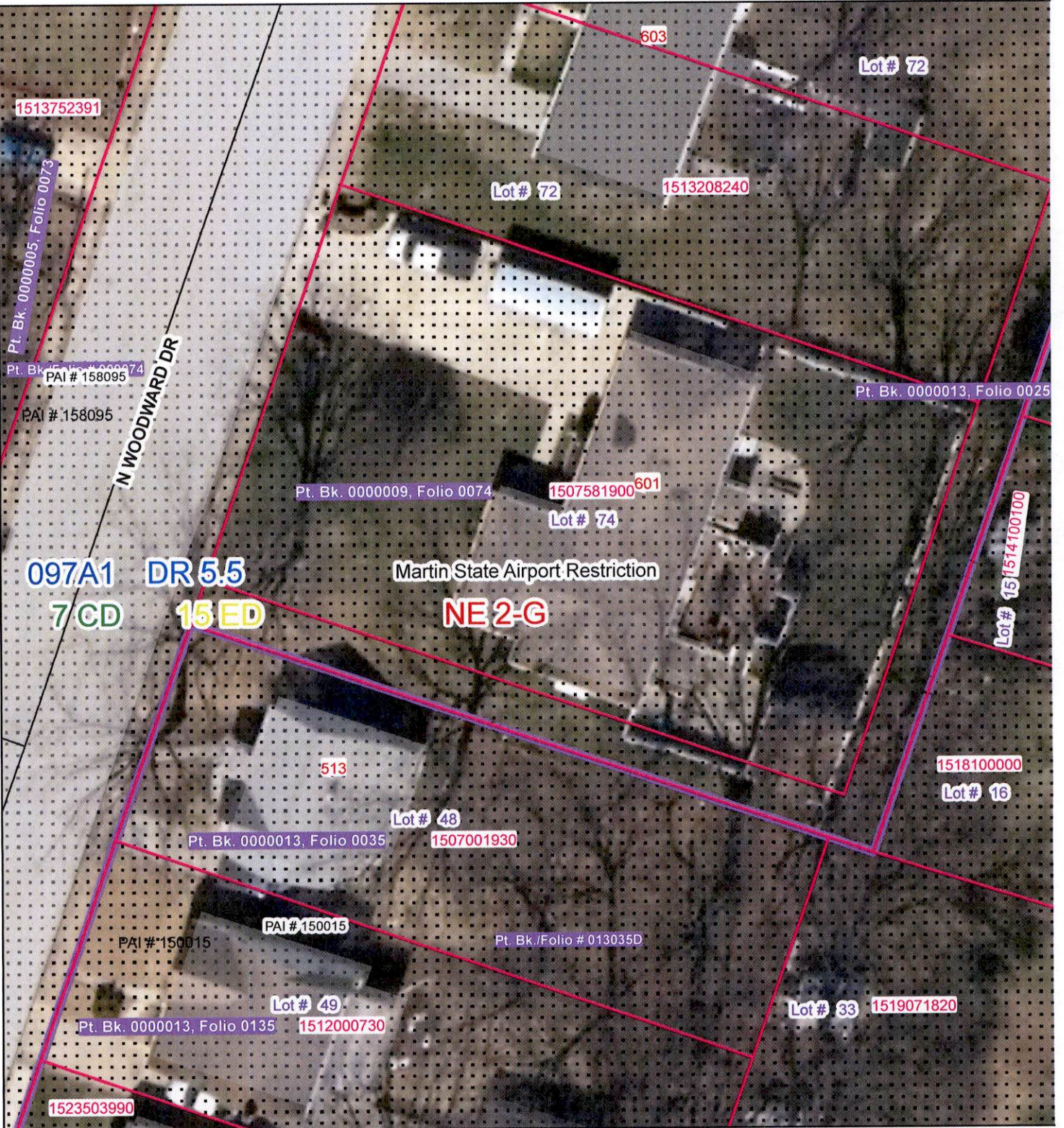








2018-0349-A



Publication Date: 6/14/2018



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

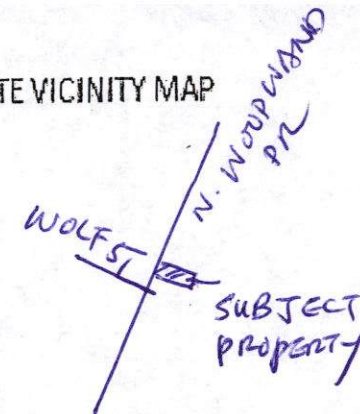
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 601 N. WOODWARD DR. ESSEX MA 02121 OWNER(S) NAME(S) JOSEPH GANN DEBRA GANN

SUBDIVISION NAME ESSEX LOT # 74 BLOCK # N SECTION # C

PLAT BOOK # 9 FOLIO # 74 10 DIGIT TAX # 150 758 1900 DEED REF. # 2 L 6 L 4 / 00347

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 0097A1

SITE ZONED DR5.5

ELECTION DISTRICT 15TH

COUNCIL DISTRICT 7TH

LOT AREA ACREAGE _____

OR SQUARE FEET 13,050

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

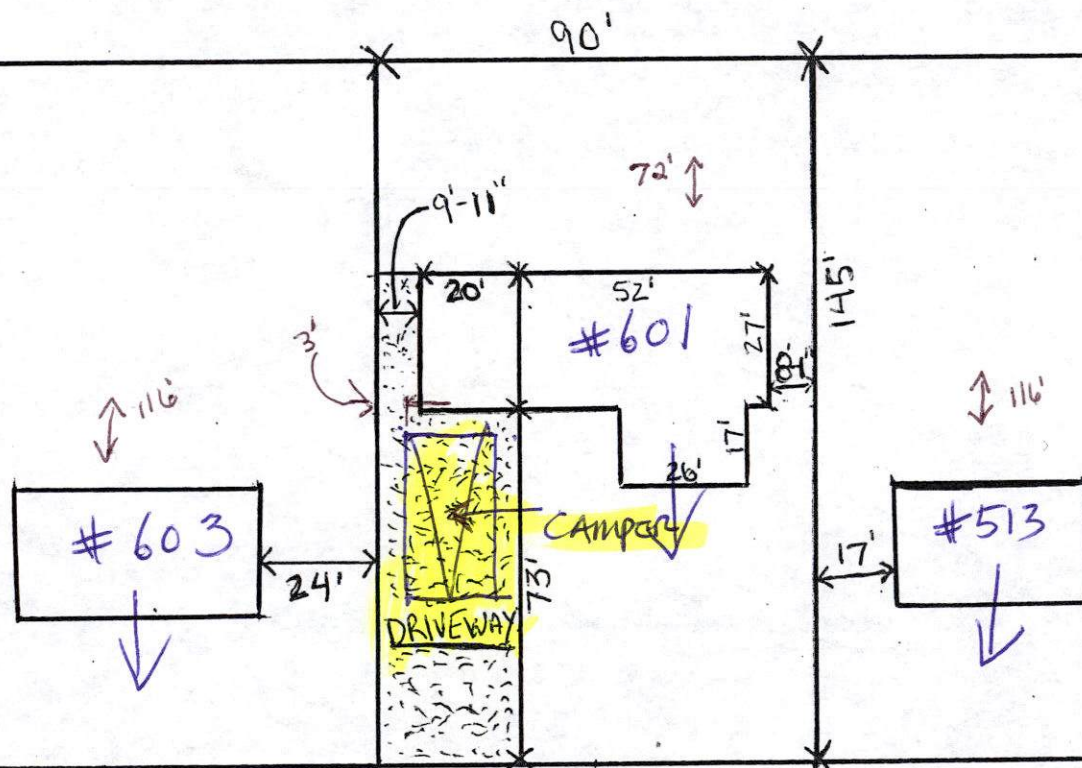
AND ORDER RESULT BELOW

NO

2018-0349-A

VIOLATION CASE INFO:

Pet. For. 1



N. WOODWARD DRIVE

PLAN DRAWN BY JOSEPH GANN

DATE 5-14-18

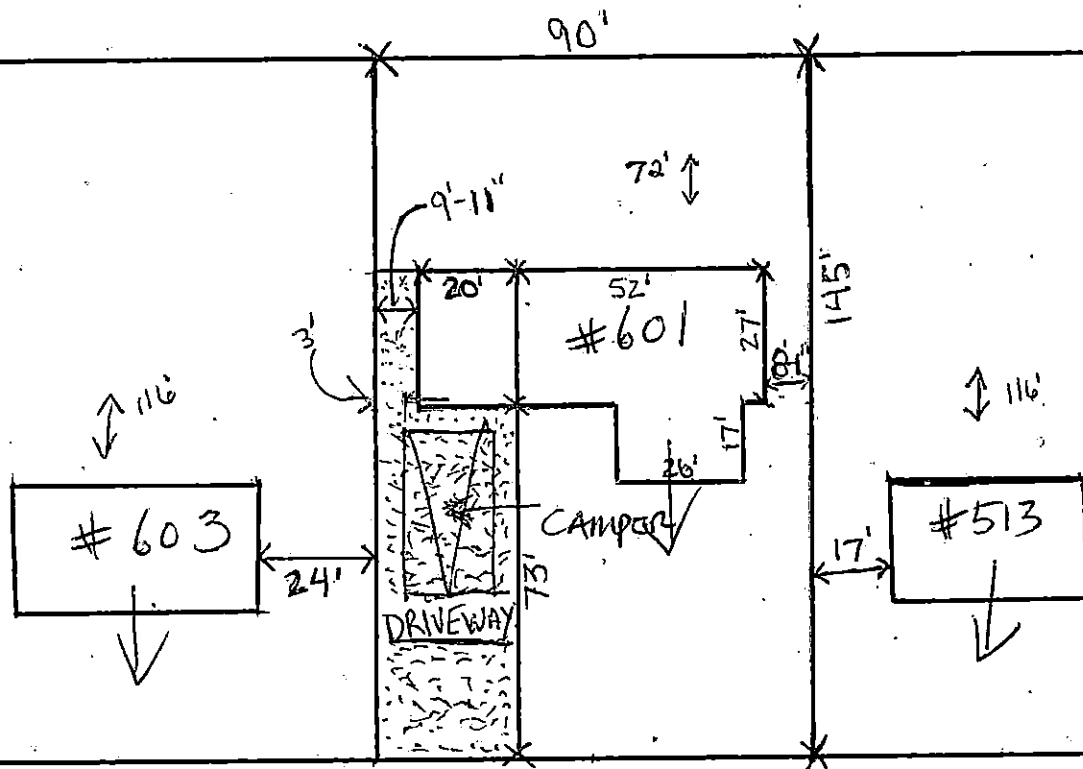
SCALE: 1 INCH = 40 FEET

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

ADDRESS 601 N. WOODWARD DR. ESSEX MO. 64521 OWNER(S) NAME(S) JOSEPH GANN DEBRA GANN

SUBDIVISION NAME ESSEX LOT # 7475 BLOCK # N SECTION # C

PLAT BOOK # 9 FOLIO # 74 10 DIGIT TAX # 150 758 1900 DEED REF. # 2 L 6 L 4 / 00347



N. WOODWARD DRIVE

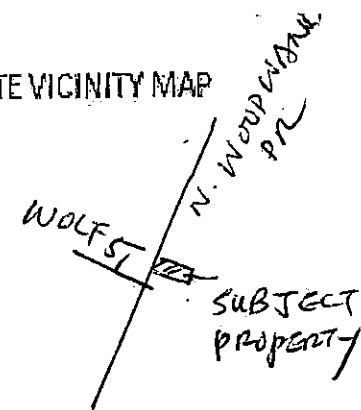


PLAN DRAWN BY JOSEPH GANN

DATE 5-14-18

SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 0097A1

SITE ZONED DR5.5

ELECTION DISTRICT 15TH

COUNCIL DISTRICT 7TH

LOT AREA ACREAGE _____

OR SQUARE FEET 13,050

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

NO

2018-0349-A

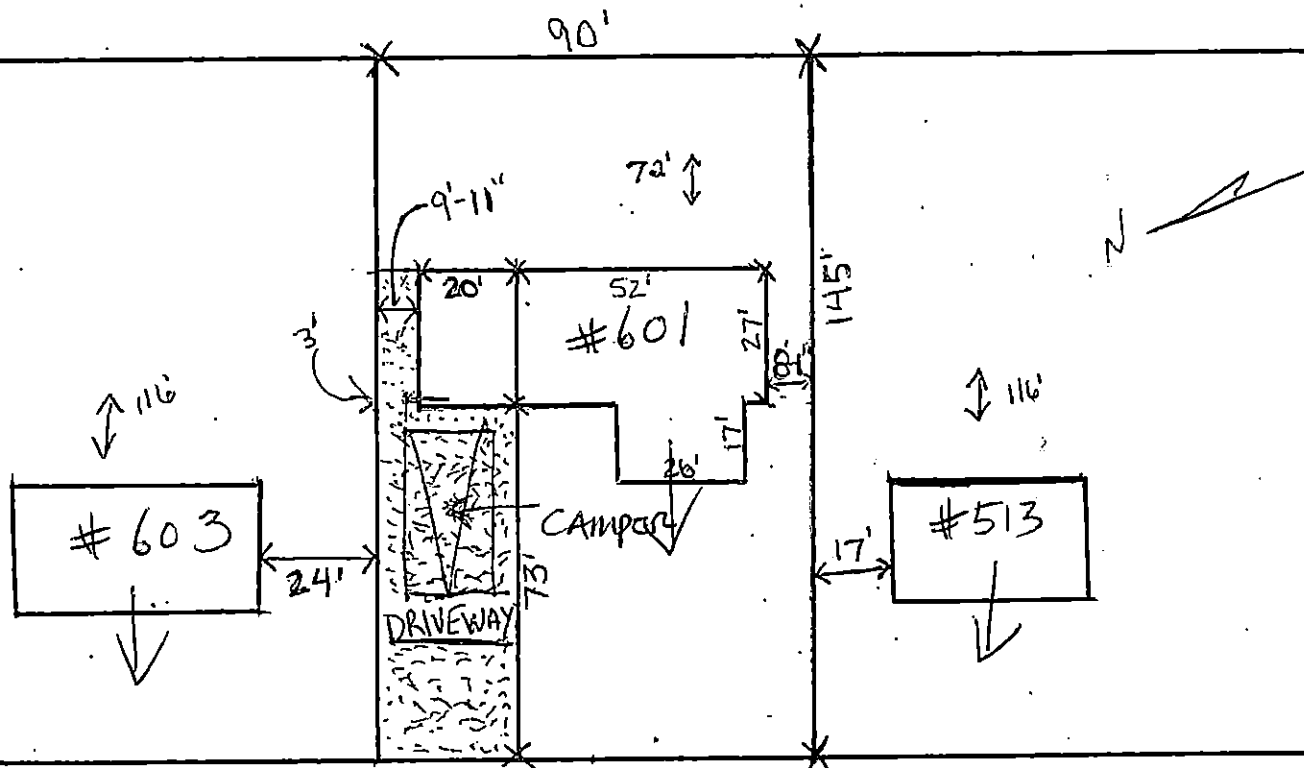
VIOLATION CASE INFO:

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

ADDRESS 601 N. WOODWARD DR. ESSEX MO. 64501 OWNER(S) NAME(S) JOSEPH GUNN DEBRA GUNN

SUBDIVISION NAME ESSEX LOT # 74 BLOCK # N SECTION # C

PLAT BOOK # 9 FOLIO # 74 10 DIGIT TAX # 150 758 1900 DEED REF. # 2 L 6 L 4 / 0 0 3 4 7



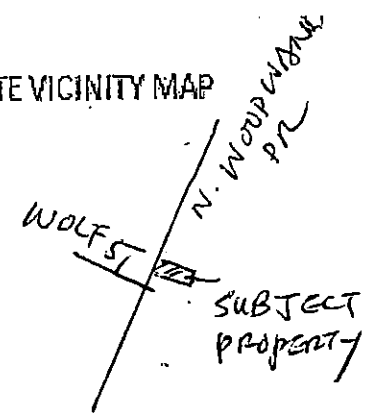
N. WOODWARD DRIVE

PLAN DRAWN BY JOSEPH GUNN

DATE 5-14-18

SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0097A1

SITE ZONED DR5.5

ELECTION DISTRICT _____TH

COUNCIL DISTRICT 7TH

LOT AREA ACREAGE _____

OR SQUARE FEET 13,050

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

NO

2018-0349-A

VIOLATION CASE INFO: