

MEMORANDUM

DATE: August 21, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0355-A - Appeal Period Expired

The appeal period for the above-referenced case expired on August 20, 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
(2107 Forest Ridge Road)
8th Election District
3rd Council District
Jennifer A. & Paul Swanson
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2018-0355-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, Jennifer A. and Paul Swanson (“Petitioners”). The Petitioners are requesting Variance relief from Sections 1B01.1 and 427 of the Baltimore County Zoning Regulations (“BCZR”) to permit 37 linear ft. of 48 in. high fence in the rear yard of an existing dwelling with a 0 ft. setback that adjoins the front yard of a neighboring dwelling in lieu of the 42 in. high fence within a 10 ft. setback. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received by any of the County reviewing agencies. However, it is to be noted that a letter of support was received from adjacent neighbors (Judith R. and Anthony J. Romano, 2103 Old Pine Road), who indicated their support of Petitioners’ request.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 1, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 7-20-18

By DSW

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

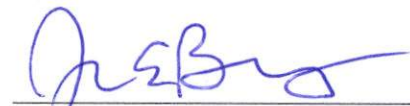
THEREFORE, IT IS ORDERED, this 20th day of **July, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Sections 1B01.1 and 427 of the Baltimore County Zoning Regulations ("BCZR") to permit 37 linear ft. of 48 in. high fence in the rear yard of an existing dwelling with a 0 ft. setback that adjoins the front yard of a neighboring dwelling in lieu of the 42 in. high fence within a 10 ft. setback, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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 7-20-18

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 2107 FOREST RIDGE RD. LUTHERVILLE 21093 Currently zoned DR 2
 Deed Reference 31376 / 00204 10 Digit Tax Account # 0802069410
 Owner(s) Printed Name(s) JENNIFER and PAUL SWANSON

(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:

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

1B01.1; 427

To permit 37 linear feet of 48" high fence in the rear yard of an existing dwelling with a 0 setback that is in the front yard of a neighboring dwelling in lieu of a 42inch high fence within a 10 foot setback.

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):

JENNIFER SWANSON / PAUL SWANSON
 Name #1 – Type or Print Name #2 – Type or Print
Jennifer Swanson Paul Swanson
 Signature #1 Signature #2
2107 FOREST RIDGE RD LUTHERVILLE MD
 Mailing Address City State
21093 / 410 935 0675 / selby.jennifer@gmail.com
 Zip Code Telephone # Email Address

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

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

Representative to be contacted:

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

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 17 day of July, 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 2018-0355-A Filing Date 6/21/2018 Estimated Posting Date 7/1/18 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: 2107 FOREST RIDGE RD LUTHERVILLE MD 21093
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)

Practical Difficulty:

- Require a fence over 42" to keep the deer off of our property.
- Require a fence over 42" for privacy and to protect our children.
- Require a fence variance so that we can capture as much of our backyard within the fenced off area and not lose acreage due to setback regulation.
- Require variance to maintain a fence aesthetic befitting our community and personal taste.

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

Swanson
Signature of Owner (Affiant)
PAUL SWANSON
Name- Print or Type

Jennifer Swanson
Signature of Owner (Affiant)
Jennifer Swanson
Name- Print or Type

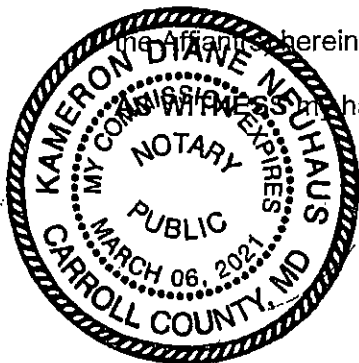
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of June, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Paul and Jennifer Swanson

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



My Commission Expires

Kameron Neuhaus
Notary Public
3/6/2021
My Commission Expires

Affidavit in Support of Administrative Variance

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

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Address: 2107 FOREST RIDGE RD LUTHEVILLE MD 21093
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)

Practical Difficulty:

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- Require a fence over 42" for privacy and to protect our children.
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- Require variance to maintain a fence aesthetic befitting our community and personal taste.

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

Swanson
Signature of Owner (Affiant)

PAUL SWANSON
Name- Print or Type

Jennifer Swanson
Signature of Owner (Affiant)

Jennifer Swanson
Name- Print or Type

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

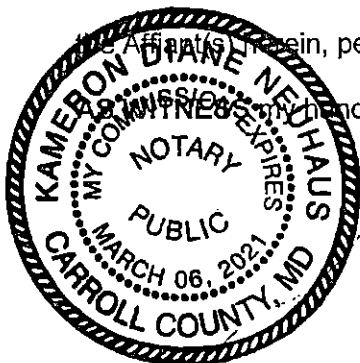
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of June, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Paul and Jennifer Swanson

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

My hand and Notaries Seal



Kameron Newhaus
Notary Public

3/6/2021
My Commission Expires



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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Deed Reference 31376 / 00204 10 Digit Tax Account # 0802069410
Owner(s) Printed Name(s) JENNIFER and PAUL SWANSON

(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)

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To permit 37 linear feet of 48" high fence in the rear yard of an existing dwelling with a 0 setback that is in the front yard of a neighboring dwelling in lieu of a 42inch high fence within a 10 foot setback.

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):

JENNIFER SWANSON / PAUL SWANSON
Name #1 – Type or Print Name #2 – Type or Print
[Signature] / [Signature]
Signature #1 Signature #2
2107 FOREST RIDGE RD LUTHEVILLE MD
Mailing Address City State
21093 / 410 935 0675 / selby.jennifere@gmail.com
Zip Code Telephone # Email Address

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

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

Representative to be contacted:

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

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0355-A Filing Date 6/21/2018 Estimated Posting Date 7/1/18 Reviewer [Signature]

Rev 5/5/2016

Zoning property description for 2107 Forest Ridge Road, Lutherville, MD 21093.

Beginning at a point on the east side of Forest Ridge Road which is 60 feet wide at a distance of 50 feet of the centerline of the nearest improved intersecting street Old Pine Road which is 50 feet wide.

Being Lot #4, Block D, Section #2 in the subdivision Pine Valley as recorded in Baltimore County Plat Book W.J.R. No. 27, Folio #132, containing 14, 638 SF (or 0.336 acres). Located in the 8th Election District and 3rd Council District.

2018-0355-A

AV 7-14

Debra Wiley

From: Marty Ogle <mert1114@aol.com>
Sent: Sunday, July 15, 2018 6:48 PM
To: Administrative Hearings
Subject: 2107 Forest Ridge Rd
Attachments: IMG_0622.jpg; ATT00001.txt; IMG_0621.jpg; ATT00002.txt

2nd set of certificates



CERTIFICATE OF POSTING

CASE NO. 2018-0355-A

PETITIONER/DEVELOPER

TEWELLS PAUL

SUMMON

DATE OF HEARING/CLOSING

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) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

2107 Forest Ridge Road

THIS SIGN(S) POSTED ON

July 1, 2018 July 15, 2018
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogile 7/1/18
SIGNATURE OF SIGN POSTER

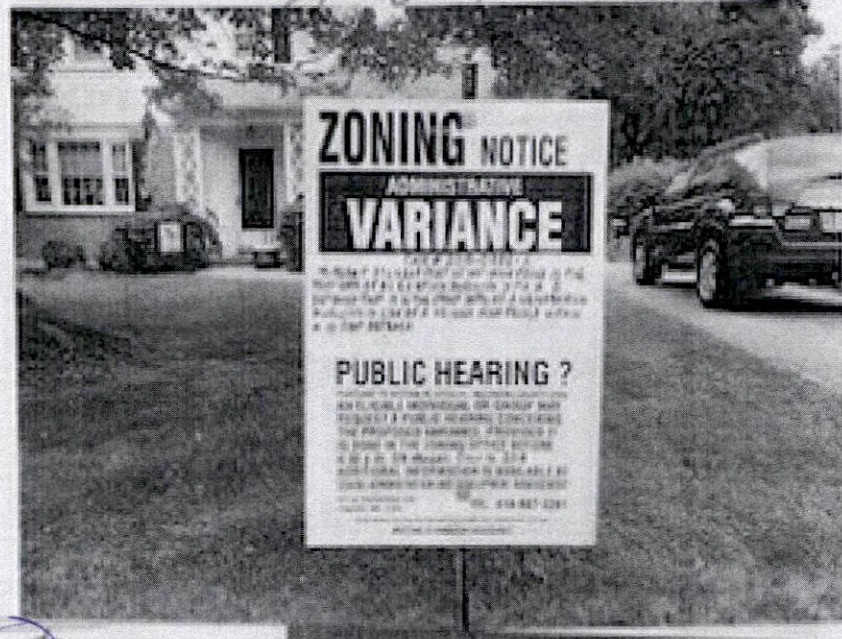
MARTIN OGILE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21224

443-629-3411

RECEIVED
JUL 16 2018
OFFICE OF
ADMINISTRATIVE HEARINGS



CERTIFICATE OF POSTING

CASE NO. 2018-0355-A

PETITIONER/DEVELOPER

TECHNICAL PAPER

SWANSON

DATE OF HEARING/CLOSING

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

2107 Forest Ridge Road

5/16/18

THIS SIGN(S) POSTED ON

July 1, 2018

July 15, 2018

(MONTH, DAY, YEAR)

SINCERELY

Martin Ogile 7/1/18

SIGNATURE OF SIGN POSTER

MARTIN OGILE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

OFFICE OF
ADMINISTRATIVE HEARINGS

JUL 16 2018

RECEIVED



CERTIFICATE OF POSTING

CASE NO. 2018-0355-A

PETITIONER/DEVELOPER

JEANFLEET PAUL

SWANSON

DATE OF HEARING/CLOSING

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) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

2107 FOREST ROYAL ROAD

5/60*1

THIS SIGN(S) POSTED ON

July 1, 2018

July 15, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 7/1/18

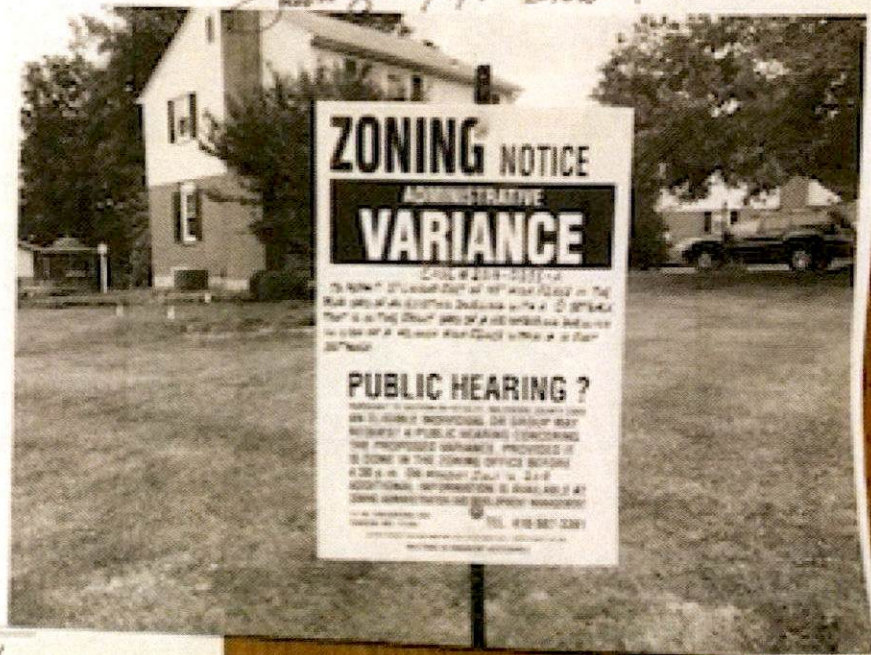
SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411



CERTIFICATE OF POSTING

CASE NO. 2018-0355-A

PETITIONER/DEVELOPER

Townsend & Paul

Sumner

DATE OF HEARING/CLOSING

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 C
THE PROPERTY LOCATED AT 6 3 3

2/07 Forest Ridge Lab

5/60 #2

THIS SIGN(S) POSTED ON

July 1, 2018
(MONTH, DAY)

July 15, 2018

MONTH, DAY, YEAR

SINCERELY,

SINCERELY,
matilde 7/1/08
 SIGNATURE OF SIGN POSTER

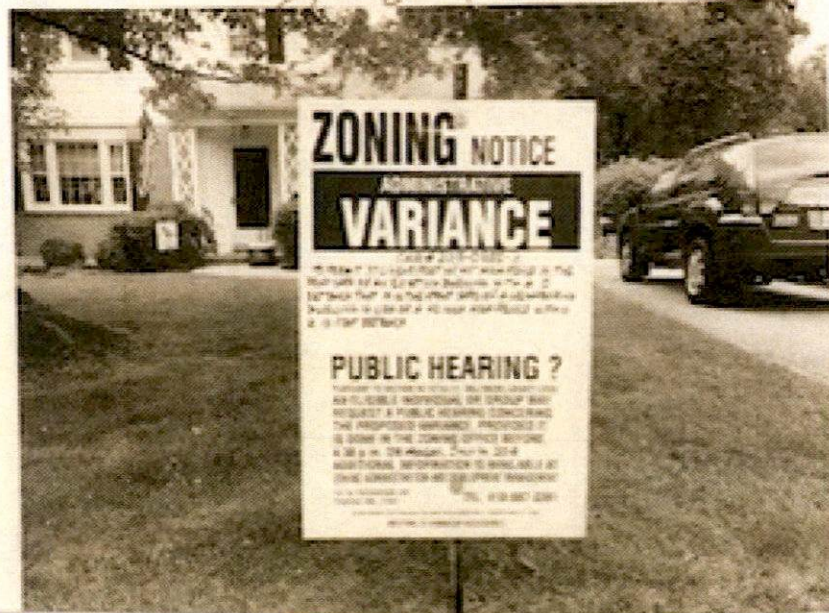
SIGNATURE OF SIGN POSTER

MARTIN OGLE

6912 MAIDENBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411



CERTIFICATE OF POSTING

CASE NO. 2018-0355-A

PETITIONER/DEVELOPER

JENNIFER E. PAUL

SWANSON

DATE OF HEARING/CLOSING

7/16/18

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

ATTENTION :

LADIES AND GENTLEMAN :

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

2107 FOREST RIDGE ROAD

SIGN #2

THIS SIGN(S) POSTED ON

July 1, 2018
(MONTH, DAY, YEAR)

SINCERELY

Martin Ogle 7/1/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2018-0355-A

PETITIONER/DEVELOPER

JENNIFER PAUL

SWANSON

DATE OF HEARING/CLOSING

7/16/18

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

LADIES AND GENTLEMAN :

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

2107 FOREST RIDGE ROAD

SIGN #1

THIS SIGN(S) POSTED ON

July 1, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 7/1/18

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- 0355 -A Address 2107 Forest Ridge Rd
Contact Person: LEONARD Wasilewski Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6/21/18 Posting Date: 7/1/18 Closing Date: 7/16/18

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2018- 0355 -A Address 2107 Forest Ridge Road
Petitioner's Name JENNIFER & PAUL SWANSON Telephone 410 935 0675
Posting Date: 7/1/18 Closing Date: 7/16/18
Wording for Sign: TO PERMIT

- To permit 37 linear feet of 48" high fence in the rear yard of an existing dwelling with a 0
- setback that is in the front yard of a neighboring dwelling in lieu of a 42inch high fence within a
- 10 foot setback.

Revised 6/30/2018

ZONING PROPERTY DESCRIPTION FOR 2005 Hammonds Ferry Road Halethorpe, Maryland 21227

Beginning at a point on the east side of Hammonds Ferry Road which is of variable width at a distance of 125 feet north from the centerline of Garden Avenue which is 50 feet wide.

Being Lots 54 and 55 in the subdivision Hilltop as recorded in Baltimore County Plat Book #WPC 7, Folio # 3, containing 5,750 square feet. Located in the 13th Election District and 1st Council District.

2018-0353-A

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

No. **171756**

Date: **6/21/18**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 6/21/2018 6/21/2018 09:44:34 1

REG 4503 MADRID CAN

CEIF: 7/5/74 6/21/2018 OFIN

528 ZONING VERIFICATION

U. 171756

Receipt for \$75.00

\$75.00 CA \$0.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount	Dep
001	806	0000		6150				75.00	CA

Total **75.00**

Rec From

For

2107 Forest Ridge Rd

2018-0355-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



DONALD I. MOHLER III
County Executive

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

July 17, 2018

Jennifer & Paul Swanson
2107 Forest Ridge Road
Lutherville MD 21093

RE: Case Number: 2018-0355 A, Address: 2107 Forest Ridge Road

Dear Mr. & Ms. Swanson:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 21, 2018. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Date: 6/27/18

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

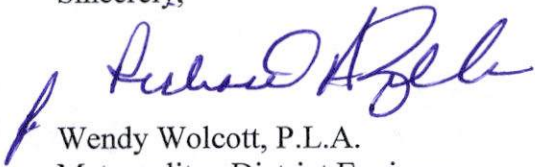
Dear Ms. Lewis:

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. 2018-0355-A

*Administrative Variance
Jennifer & Paul Swanson
2107 Forest Ridge Road*

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: July 5, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0355-A
Address 2107 Forest Ridge Road
(Swanson Property)

Zoning Advisory Committee Meeting of **July 2, 2018**.

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

Reviewer: Steve Ford

AV 7-16-18

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 05 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: July 5, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0355-A
Address 2107 Forest Ridge Road
(Swanson Property)

Zoning Advisory Committee Meeting of **July 2, 2018**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: July 18, 2018

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

SUBJECT: Zoning Advisory Committee Meeting
For July 02, 2018
Item No. 2018-0352-A, 0353, 0355-A, 0356-A, 0357-A, 0358-SPHA and
0360-A

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

* * * * *

VKD: cen
cc: file

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>7-5</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-27</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____

_____	COMMUNITY ASSOCIATION	_____
<u>6-20</u>	ADJACENT PROPERTY OWNERS	<u>Supports</u>
<u>Romano, 2103022 Pine Rd.</u>		

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 7-1-18 by Ogle

SIGN POSTING (2nd) Date: 7-15-18 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 - 08 Account Number - 0802069410			
Owner Information					
Owner Name:	SWANSON PAUL SWANSON JENNIFER A			Use:	RESIDENTIAL
Mailing Address:	2107 FOREST RIDGE RD LUTH-TIMONIUM MD 21093-2914			Principal Residence:	YES
				Deed Reference:	/31376/ 00204
Location & Structure Information					
Premises Address:		2107 FOREST RIDGE RD 0-0000		Legal Description:	
PINE VALLEY					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0060	0010	0580		0000	2
					D
					4
					2017
					Assessment Year:
					Plat No:
					Plat Ref:
					0027/0132
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area		Finished Basement Area		Property Land Area
1963	1,674 SF				14,638 SF
					County Use
					04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	1/2 BRICK FRAME	1 full/ 1 half	
					Last Major Renovation
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2017	07/01/2017	07/01/2018
Land:		157,400	157,400		
Improvements		160,800	165,300		
Total:		318,200	322,700	319,700	321,200
Preferential Land:		0			0
Transfer Information					
Seller: BRYDEN EDWARD K		Date: 11/08/2011		Price: \$325,000	
Type: ARMS LENGTH IMPROVED		Deed1: /31376/ 00204		Deed2:	
Seller: LYNCH CONSTRUCTI ON INC		Date: 09/15/1964		Price: \$23,000	
Type: ARMS LENGTH IMPROVED		Deed1: /04359/ 00444		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 04/10/2012					
Homeowners' Tax Credit Application Information					

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2018-0354-A **Reviewer:** Gary Hucik
Existing Use: COMMERCIAL **Proposed Use:**
Type: VARIANCE
Legal Owner: Premier A-2 Timonium MD, LLC. J Scott Cooper
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 9701 BEAVER DAM RD
Location: SE corner of Beaver Dam Road and W Padonia Road

Existing Zoning: ML-IM **Area:** 1.53 +/- ACRES

Proposed Zoning:

VARIANCE:

For a side setback between buildings of 23 ft. in lieu of the required 60 ft.

Attorney: Adam M Rosenblatt, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

Prior Zoning Cases: 1997-0425-A

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2018-0355-A **Reviewer:** Leonard Wasilewski
Existing Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Jennifer & Paul Swanson
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 2107 FOREST RIDGE RD
Location: E/S of Forest Ridge Road at the SE corner of Old Pine Road

Existing Zoning: DR 2 **Area:** 14,638 SQ. FT., 0.336 ACRE

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit 37 linear ft. of 48 in. high fence in the rear yard of an existing dwelling with a 0 ft. setback that adjoins the front yard of a neighboring dwelling in lieu of the 42 in. high fence within a 10 ft. setback

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/16/2018

Miscellaneous Notes:

Judy & Tony Romano

2103 Old Pine Road • Lutherville - Timonium, MD 21093
Phone: (410) 561 - 3099 • Cell: (443) 517 - 8536

Date: June 20, 2018

Baltimore County, Maryland
Department of Permits, Approvals & Inspections
111 West Chesapeake Avenue
Towson, MD 21204

To Whom It May Concern:

As the adjacent neighbors to Jennifer and Paul Swanson who reside at 2107 Forest Ridge Road, we approve of their proposal to have a 48" high split rail fence with 2x4 black wire mesh installed around their property, specifically along the shared property line next to our driveway. We see no reason why they should not be awarded a variance that is only asking for an additional 6" above the 42" maximum height allowed by the county in that area.

Sincerely,



Judy & Tony Romano

2018-0355-A

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 08 Account Number - 0802023550			
Owner Information					
Owner Name:	ROMANO ANTHONY J ROMANO JUDITH R TRUSTEES		Use:	RESIDENTIAL	
			Principal Residence:	YES	
Mailing Address:	2103 OLD PINE RD LUTH-TIMONIUM MD 21093- 2923		Deed Reference:	/15900/ 00083	
Location & Structure Information					
Premises Address:	2103 OLD PINE RD 0-0000		Legal Description:	2103 OLD PINE RD SS PINE VALLEY	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0060	0010	0580		0000	2
					D
					5
					2017
					Assessment Year:
					Plat No:
					Plat Ref:
					0027/ 0132
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1962	1,200 SF	600 SF	9,942 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	SIDING	2 full	Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2017	07/01/2018	
Land:	156,200	156,200			
Improvements	119,800	143,700			
Total:	276,000	299,900	283,967	291,933	
Preferential Land:	0			0	
Transfer Information					
Seller: FRIEDMAN JUDITH RUTH		Date: 12/27/2001	Price: \$0		
Type: NON-ARMS LENGTH OTHER		Deed1: /15900/ 00083	Deed2:		
Seller: FRIEDMAN RONALD I		Date: 04/13/1993	Price: \$0		
Type: NON-ARMS LENGTH OTHER		Deed1: /09707/ 00541	Deed2:		
Seller: BEDNARSKI TED E		Date: 06/18/1974	Price: \$46,000		
Type: ARMS LENGTH IMPROVED		Deed1: /05454/ 00199	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 12/18/2012

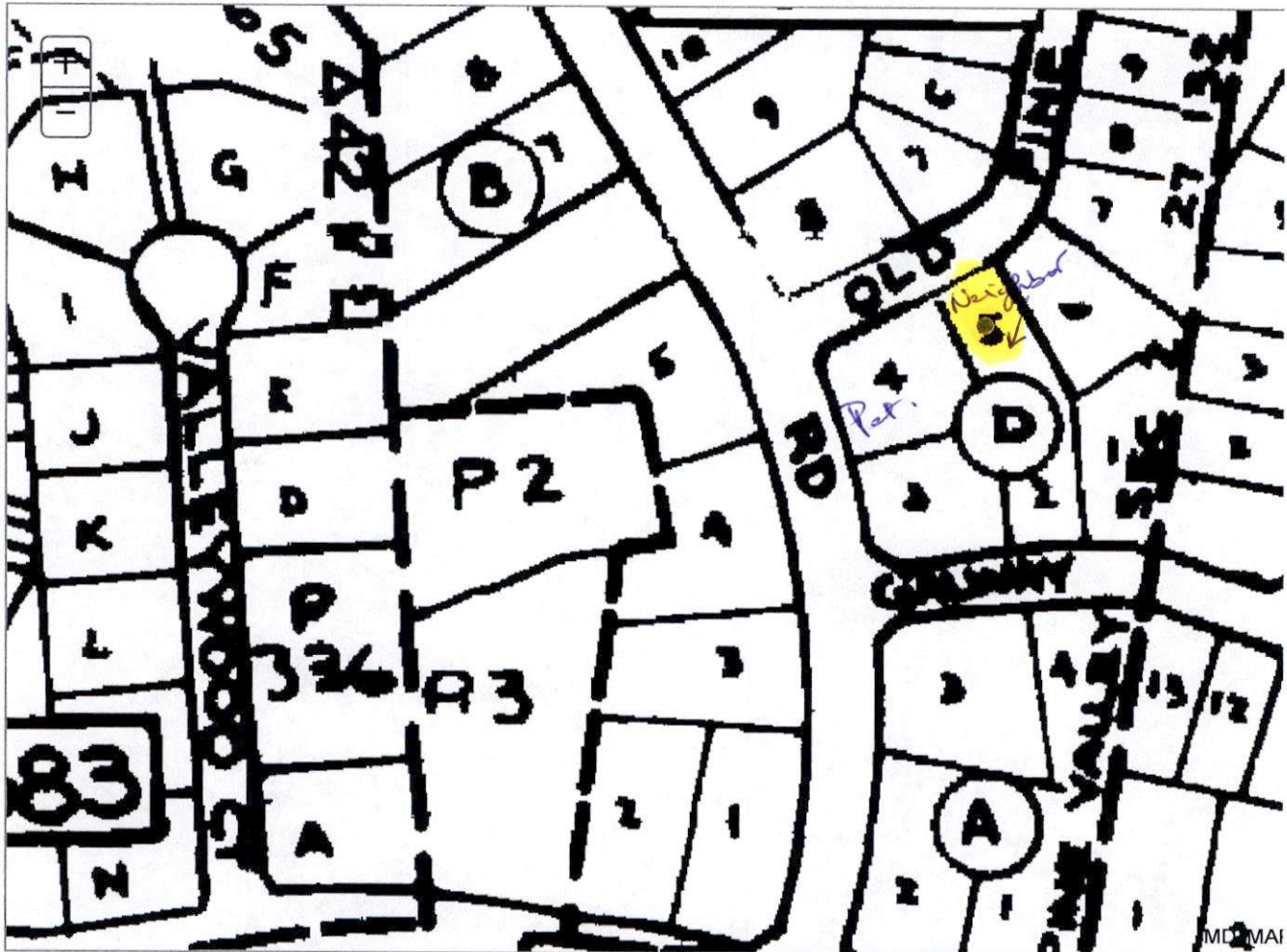
Homeowners' Tax Credit Application Information

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

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

District: 08 Account Number: 0802023550



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).



Previous fence

2018-0355-A



Existing conditions as of June 20, 2018

2018-0355-A



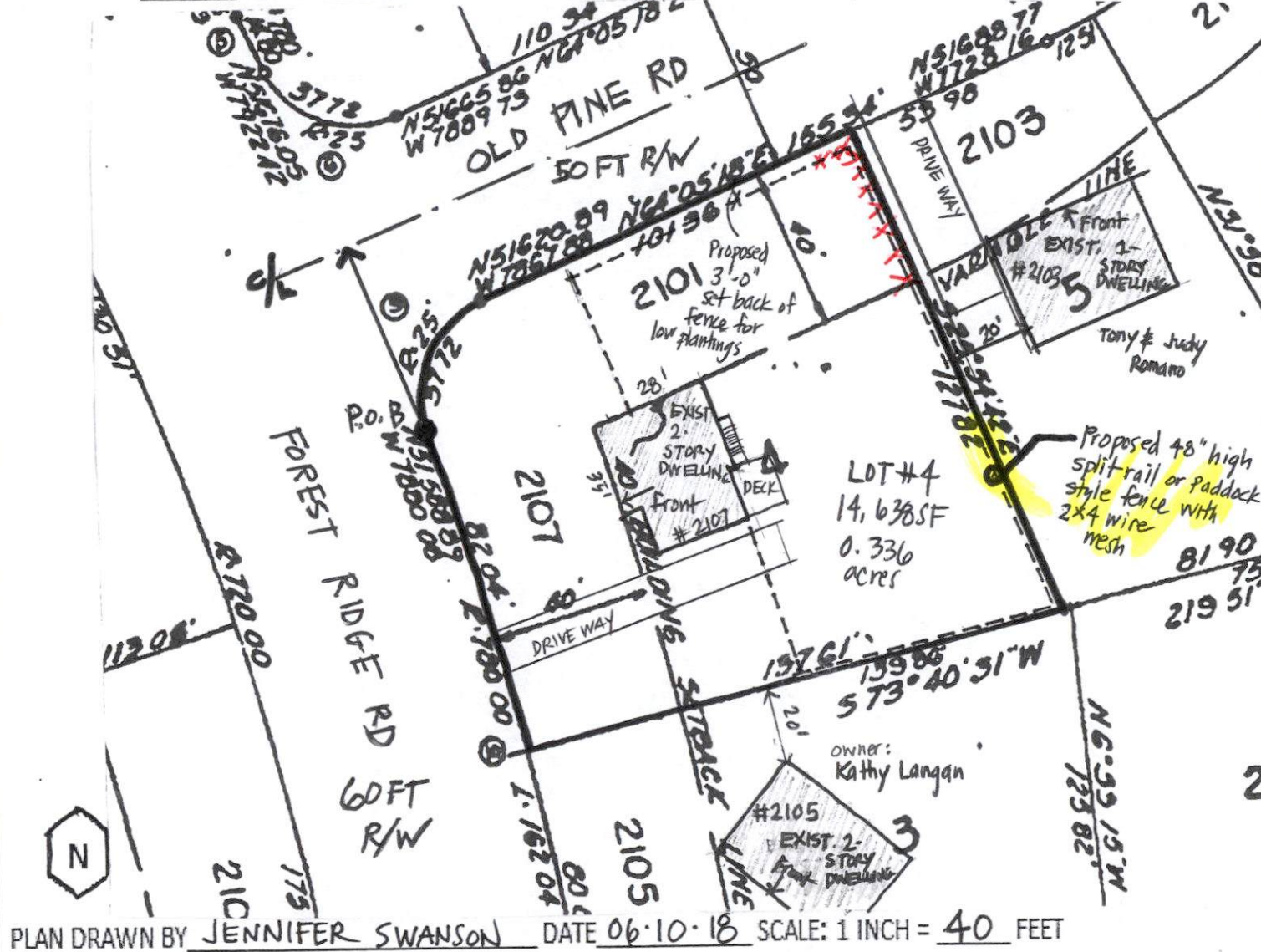
W

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

ADDRESS 2107 FOREST RIDGE ROAD OWNER(S) NAME(S) JENNIFER + PAUL SWANSON

SUBDIVISION NAME PINE VALLEY LOT # 4 BLOCK # D SECTION # 2

PLAT BOOK # 27 FOLIO # 132 10 DIGIT TAX # 0802069410 DEED REF. # 31376/00204



PLAN DRAWN BY JENNIFER SWANSON DATE 06.10.18 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# D60B1

SITE ZONED DR 2

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE 0.336

OR SQUARE FEET 14,638

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

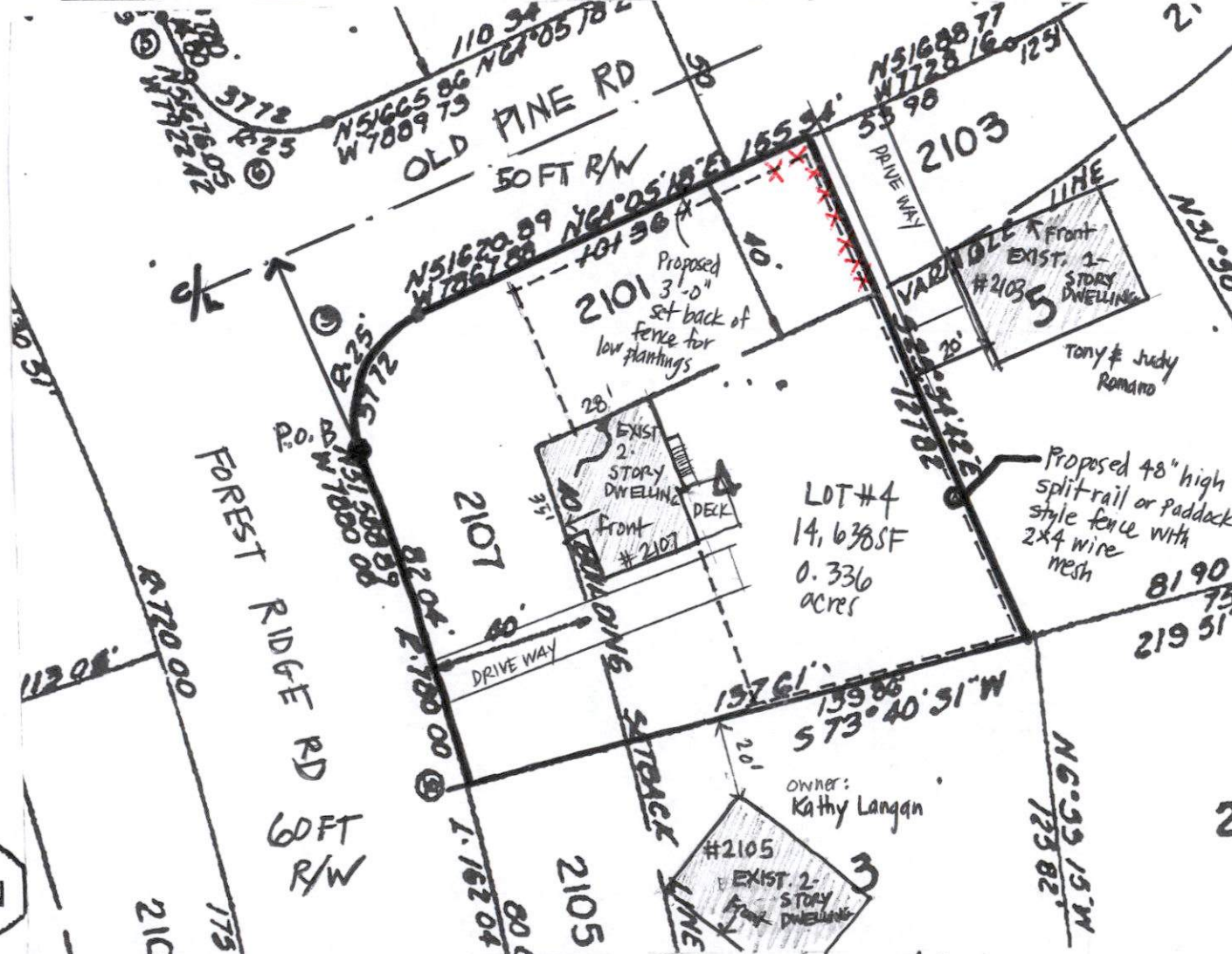
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

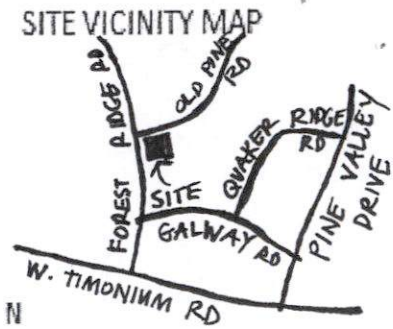
2018-0355-A

Pat. Ench. 1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 2107 FOREST RIDGE ROAD OWNER(S) NAME(S) JENNIFER + PAUL SWANSON
 SUBDIVISION NAME PINE VALLEY LOT # 4 BLOCK # D SECTION # 2
 PLAT BOOK # 27 FOLIO # 132 10 DIGIT TAX # 0802069410 DEED REF. # 31376/00204



PLAN DRAWN BY JENNIFER SWANSON DATE 06.10.18 SCALE: 1 INCH = 40 FEET



N
 MAP IS NOT TO SCALE

ZONING MAP# 060B1
 SITE ZONED DR 2
 ELECTION DISTRICT 8
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE 0.336
 OR SQUARE FEET 14,638
 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

VIOLATION CASE INFO:

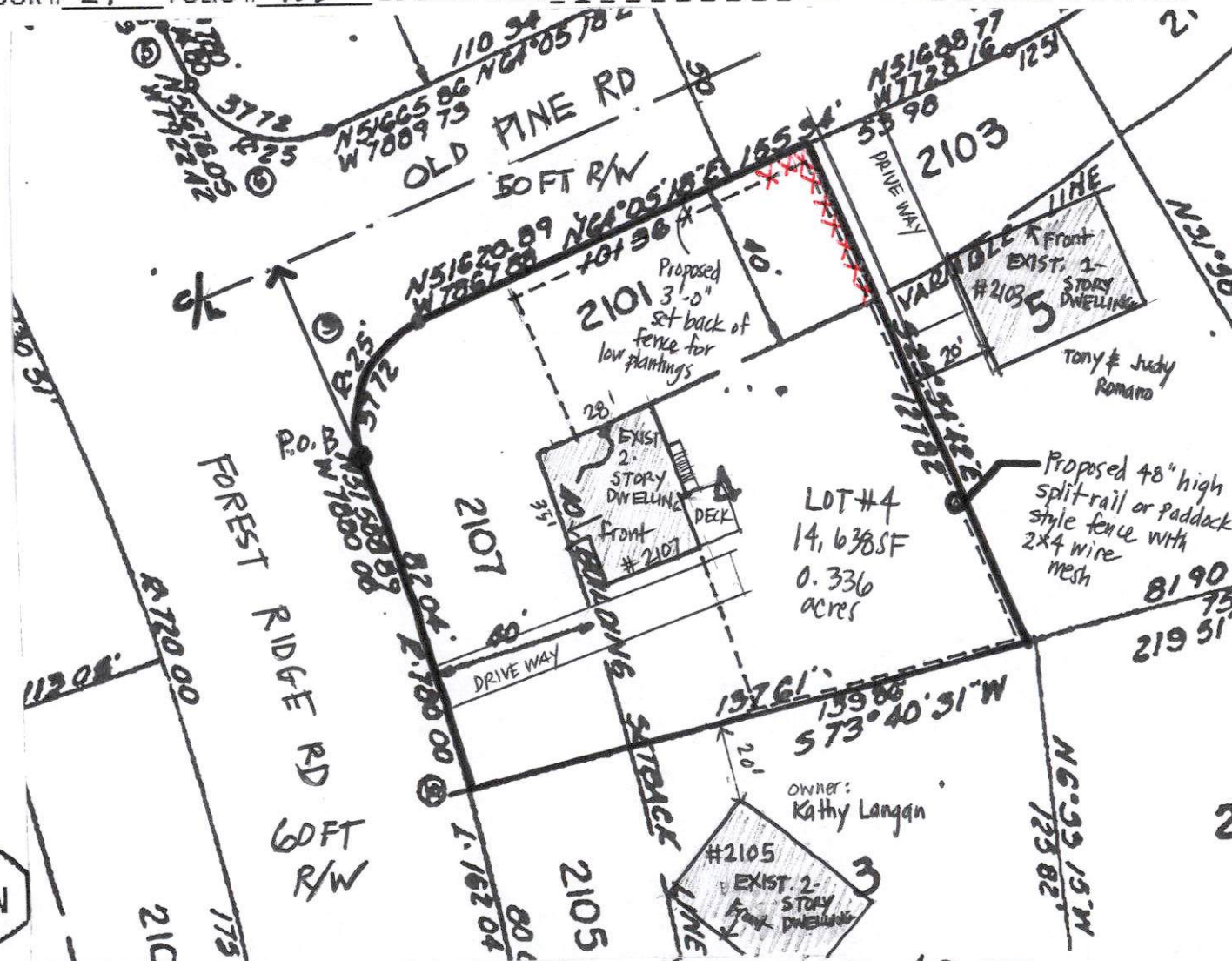
2018-0355-A

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

ADDRESS 2107 FOREST RIDGE ROAD OWNER(S) NAME(S) JENNIFER + PAUL SWANSON

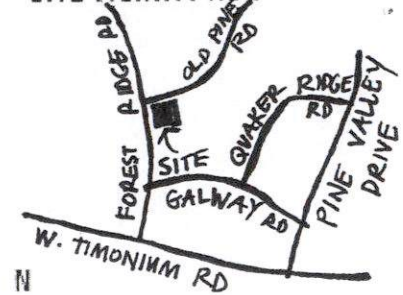
SUBDIVISION NAME PINE VALLEY LOT # 4 BLOCK # D SECTION # 2

PLAT BOOK # 27 FOLIO # 132 10 DIGIT TAX # 0802069410 DEED REF. # 31376/00204



PLAN DRAWN BY JENNIFER SWANSON DATE 06.10.18 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



N
MAP IS NOT TO SCALE

ZONING MAP# 060 B1

SITE ZONED DR 2

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE 0.336

OR SQUARE FEET 14,638

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

VIOLATION CASE INFO:

2018-0355-A

2107 Forest Ridge Rd 2018-0355-A



Publication Date: 6/6/2018



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