

M E M O R A N D U M

DATE: December 13, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0111-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 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

/dlw

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(28 Rhonda Court)		
2 nd Election District	*	OFFICE OF ADMINISTRATIVE
4 th Council District		
Anthony & Patsy Norris	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0111-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, Anthony and Patsy Norris (“Petitioners”). The Petitioners are requesting Variance relief from §§ 1B01.2.C.1.b and 1B02.3.B of the Baltimore County Zoning Regulations (“BCZR”), to permit a deck with a rear yard setback of 14ft. in lieu of the required 26.25 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 21, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in 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

ORDER RECEIVED FOR FILING

Date 11-9-18

Rv 193

with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 9th day of **November, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B01.2.C.1.b and 1B02.3.B of the Baltimore County Zoning Regulations ("BCZR"), to permit a deck with a rear yard setback of 14 ft. in lieu of the required 26.25ft., 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 11-9-18

By bw

3 Copies



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 28 Rhonda Ct Currently zoned DRS, S
Deed Reference 40411 100485 10 Digit Tax Account # 2200009803
Owner(s) Printed Name(s) Anthony Norris Patsy Norris

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ ADMINISTRATIVE VARIANCE from Section(s) 1801.2.C.1.6 & 1802.3.B; BC2R, TO PERMIT
A DECK WITH A REAR YARD SETBACK OF 14ft. IN LIEU OF
THE REQUIRED 26.25ft.

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):

Anthony Norris, Patsy Norris 9.15.18
Name #1 – Type or Print Name #2 – Type or Print
Anthony Norris, Patsy Norris
Signature #1 Signature #2
28 Rhonda Ct Windsor Mill, MD
Mailing Address City State
21244, 4107857735, evanpa@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 Same
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 11-9-18 day of Nov 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 2019-0116-A Filing Date 10/9/18 Estimated Posting Date 10/21/18 Reviewer JCM

Affidavit in Support of Administrative Variance

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

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

Address: 28 Rhonda Ct Windsor Mill, MD 21244
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)

I recently had a house built at 28 Rhonda Ct, Windsor Mill, MD. Our backyard is nothing but mud. The seeding/straw sprayed by the landscapers has washed away, due to the frequent rainstorms. As a result, my family/grandchildren are unable to enjoy the backyard, in any capacity. Until this matter is corrected, the only way to gain use of the backyard area would be the addition of a deck (16x20)

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

Anthony Norris 9/15/18
Signature of Owner (Affiant)

Anthony Norris
Name- Print or Type

Patsy Norris 9/15/18
Signature of Owner (Affiant)

Patsy Norris
Name- Print or Type

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

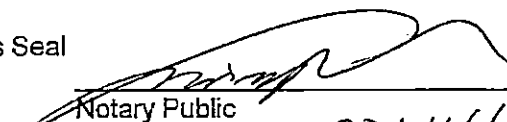
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of SEP, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Anthony Norris Patsy Norris

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

AS WITNESS my hand and Notaries Seal


Notary Public

My Commission Expires 03/14/2020

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.

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Print or Type Address of property City State Zip Code

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

Anthony Norris 9/15/18
Signature of Owner (Affiant)

Anthony Norris
Name- Print or Type

Patsy Norris 9/15/18
Signature of Owner (Affiant)

Patsy Norris
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 15 day of sep, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Anthony Norris Patsy Norris

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

03/14/2020
My Commission Expires

3 Copies



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 28 Rhonda Ct Currently zoned DRS.5
Deed Reference 40411 / 00485 10 Digit Tax Account # 2200009803
Owner(s) Printed Name(s) Anthony Norris Patsy Norris

(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.

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1. ☒ ADMINISTRATIVE VARIANCE from Section(s) 1801.2.C.1.6 & 1802.3.B; BCZR, TO PERMIT A DECK WITH A REAR YARD SETBACK OF 14ft. IN LIEU OF THE REQUIRED 26.25ft.

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):

Anthony Norris / Patsy Norris
Name #1 – Type or Print Name #2 – Type or Print
Anthony Norris / Patsy Norris
Signature #1 Signature #2
28 Rhonda Ct Windsor Mill, MD
Mailing Address City State
21244 / 4107887735 / evanpa@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 11-9-18 day of Nov 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 2019-0111-A Filing Date 10/9/18 Estimated Posting Date 10/21/18 Reviewer JCM

The Zoning Petition Property Description:

Zoning Property Description for 28 Rhonda Court, Windsor Mill, MD 21244

Beginning at a point on the west side of Rhonda Court, which is 50 feet wide at a distance of 710 feet north of the centerline of the nearest improved intersecting street, Carlson Lane, which is 60 feet wide.

Subdivision Lot –(Lot is part of record plat):

Being Lot #29, Block (), Section # () in the subdivision of Mayfield Woods, as recorded in Baltimore County Plat Book #0065, Folio #86, containing 5,792 of total square feet or acres of lot. Located in the 2nd Election District and 4th Council District.

CERTIFICATE OF POSTING

CASE NO. 2019-0111-A

PETITIONER/DEVELOPER

ANTHONY MORRIS

DATE OF HEARING/CLOSING

11/5/18

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

28 RHONDA CT.
SIGN #1

THIS SIGN(S) POSTED ON October 21, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 10/21/18
SIGNATURE OF SIGN POSTER

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

5162 #1

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2019-0111-A
TO PERMIT A REAR YARD DECK WITH A SETBACK OF 14 FT
IN LIEU OF THE REQUIRED 26.25 FT

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 P.M. ON MONDAY, NOVEMBER 5, 2018

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

311 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

ALL FEES REQUIRED 7 HRS. BEFORE HEARING DATE. LATE FEE PENALTY OF \$100

MEETING IS HANDICAP ACCESSIBLE

2019/10/21/18

CERTIFICATE OF POSTING

CASE NO. 2019-0111-A

PETITIONER/DEVELOPER

ANTHONY MORRIS

DATE OF HEARING/CLOSING

11/5/18

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

28 RHONDA CT.

SIGN #2

THIS SIGN(S) POSTED ON October 21, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 10/21/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

SHOW 2
ZONING NOTICE

**ADMINISTRATIVE
VARIANCE**

CASES 2019-0111-A
TO PERMIT A 8'x12' YARD DECK WITH A SETBACK OF N/A
10' LESS OF THE REQUIRED 26-25 FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-177(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, NOVEMBER 5, 2018
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE
TOWSON, MD 21204

TEL. 410-887-3391

DO NOT BE MISLED: THIS SIGN HAS BEEN POSTED IN THE OFFICE OF THE ZONING ADMINISTRATOR. IT IS NOT A PUBLIC HEARING NOTICE.

MEETING IS HANDICAP ACCESSIBLE

ingram 10/21/18

RECEIVED
OCT 25 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

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: October 25, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0111-A
Address 28 Rhonda Court
(Norris Property)

Zoning Advisory Committee Meeting of **October 29, 2018**.

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

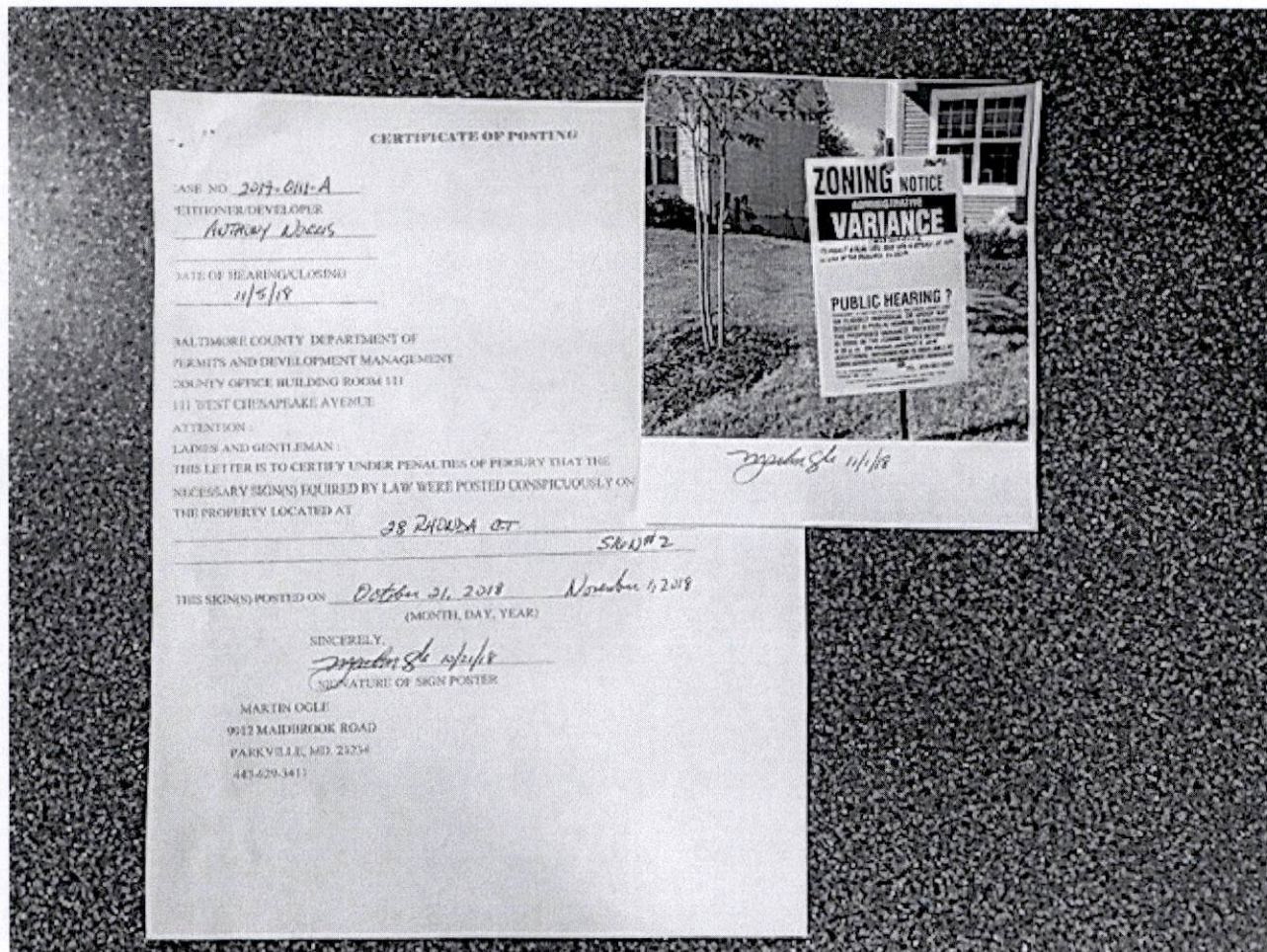
Reviewer: Steve Ford

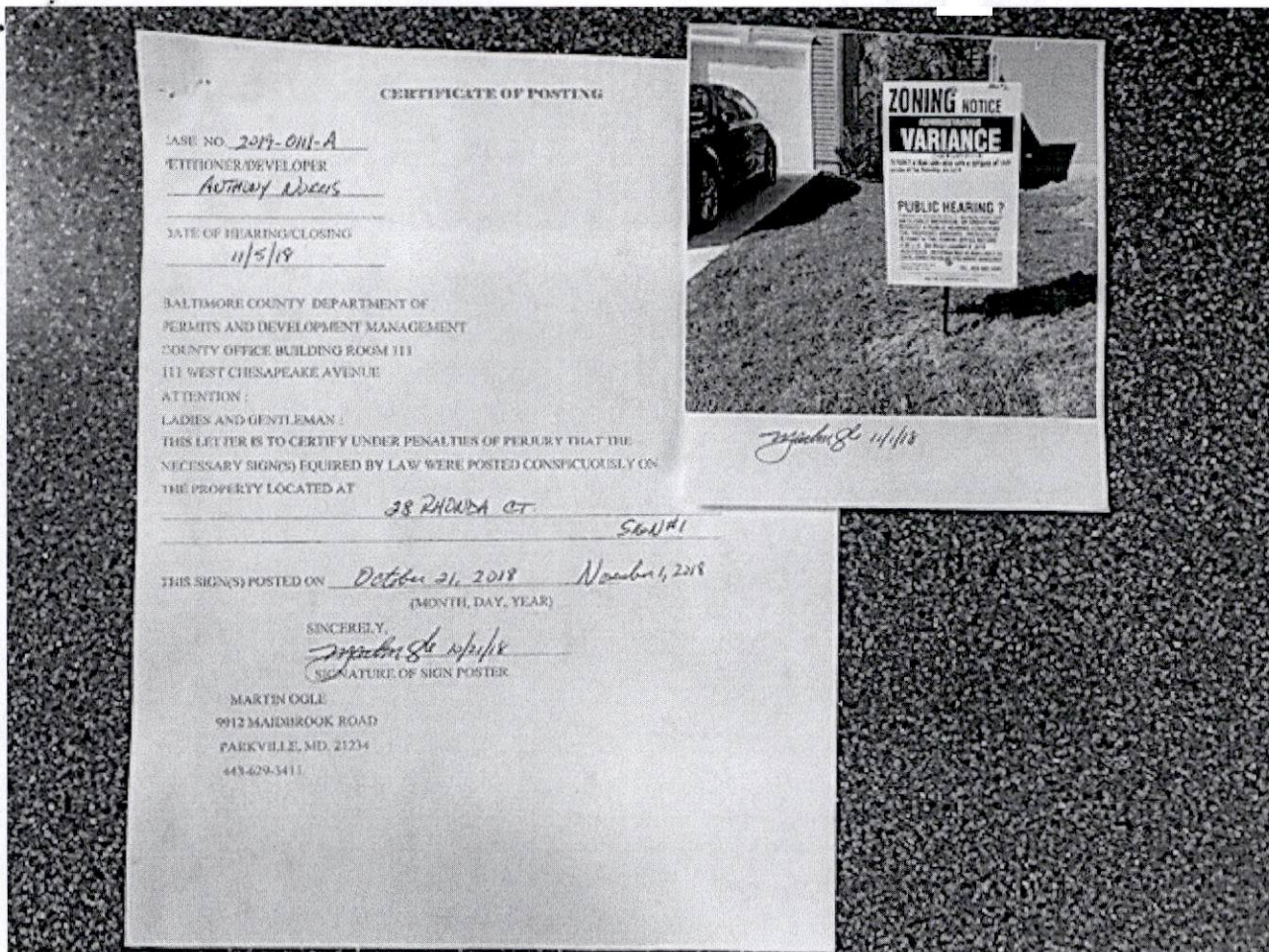
Debra Wiley

From: Marty Ogle <mert1114@aol.com>
Sent: Friday, November 02, 2018 1:14 PM
To: Administrative Hearings
Subject: 28 Rhonda Court



2nd set of certificates





Sent from my iPhone



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0111 -A Address 28 Rhonda Ct.

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

Filing Date: 10/9/18 Posting Date: 10/21 Closing Date: 11/5

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

- 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.
- 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.
- 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.
- 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 2019- 0111 -A Address 28 Rhonda Ct.
Petitioner's Name ANTHONY NORRIS Telephone 410-788-7735
Posting Date: 10/21/18 Closing Date: 11/5/18
Wording for Sign: To Permit A REAR YARD DECK WITH A SETBACK
OF 14ft. IN LIEU OF THE REQUIRED 26.25 ft.

Revised 6/30/2019

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

Telephone Number: 410-788-7735

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

No. 176260

PAID RECEIPT

Date: 10/9/18

BUSINESS ACTUAL TIME IRW
10/10/2018 10/09/2018 10:13:03

REG #801 WALKIN LJR
>>RECEIPT # 815473 10/09/2018 OFLN

Dept 5 528 ZONING VERIFICATION
Amount 176260

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount	Rec'd Tot	
001	806	0000		6150				176260	\$75.00	
								75.00	\$75.00	CA
									\$80.00	CA
									\$5.00	CG
										Baltimore County, Maryland

Total: 75.00

Rec From: ANTHONY NORRIS

For: 2019-0111-A

CASHIER'S
VALIDATION

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!



DONALD I. MOHLER III
County Executive

November 7, 2018

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

Anthony Norris & Patsy Norris
28 Rhonda Ct
Windsor Mill, MD 21244

Dear Mr. Norris & Ms. Norris:

RE: Case Number: 2019-0111A, Address: 28 Rhonda Ct.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 9, 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: MTC

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: October 25, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0111-A
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(Norris Property)

Zoning Advisory Committee Meeting of **October 29, 2018**.

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

Reviewer: Steve Ford

Date: 10/22/18

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. 2019-0111-A

Administrative Variance
Anthony & Patsy Norris
28 Rhonda Court

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>10-25</u>	DEPS (if not received, date e-mail sent _____)	<u>NO</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-22</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 1996-0058-SPHA)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 10-21-18 by Ogle

SIGN POSTING (2nd) Date: 11-1-18 by Ogle

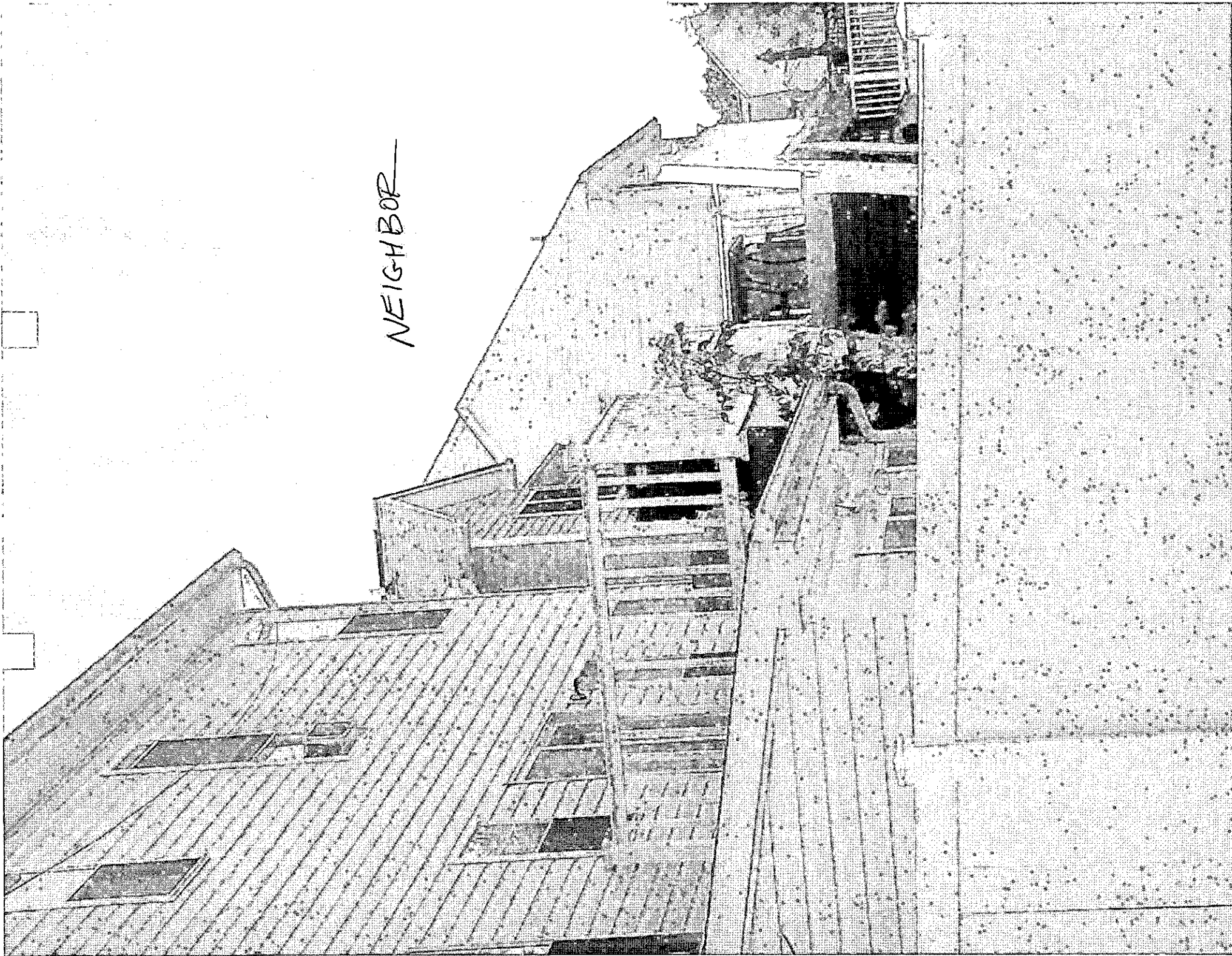
PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____



NEIGHBOR







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 - 02 Account Number - 2200009803
Owner Information		
Owner Name:	NORRIS ANTHONY NORRIS PATSY	Use: Principal Residence: RESIDENTIAL YES
Mailing Address:	28 RHONDA CT WINDSOR MILL MD 21244-	Deed Reference: /40411/ 00485
Location & Structure Information		
Premises Address:	28 RHONDA CT WINDSOR MILL 21244-	Legal Description: MAYFIELD WOODS
Map:	Grid:	Parcel:
0077	0022	0677
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
	29	2019
Plat No:	Plat Ref:	
	0065/ 0086	
Special Tax Areas:		Town:
		NONE
Ad Valorem:		
Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2018	2,464 SF	600 SF
Property Land Area	County Use	
5,792 SF	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	3 full/ 1 half	1 Attached
Last Major Renovation		
Value Information		
Base Value		Value
		As of 01/01/2016
Land:	89,500	89,500
Improvements	283,000	283,000
Total:	372,500	372,500
Preferential Land:	0	
Phase-in Assessments		
		As of 07/01/2018
		As of 07/01/2019
Transfer Information		
Seller: BUILD MD REI LLC		Date: 06/25/2018
Type: ARMS LENGTH IMPROVED		Deed1: /40411/ 00485
Price: \$393,803		Deed2:
Seller: MAYFIELD WOODS LIMITED PARTNERSHIP		Date: 08/14/2017
Type: ARMS LENGTH VACANT		Deed1: /39282/ 00171
Price: \$96,200		Deed2:
Seller:		Date:
Type:		Deed1:
Price:		Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2018
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Homestead Application Information		

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

ZAC AGENDA

Case Number: 2019-0111-A **Reviewer:** Joseph Merrey

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Anthony & Patsy Norris

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 28 RHONDA CT

Location: W/S of Rhonda CT, 710ft, +/- N of center line of Charlson Lane.

Existing Zoning: DR 5.5

Area: 5,792 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a deck with a rear yard setback of 14ft. in lieu of the required 26.25ft.

Attorney: Not Available

Prior Zoning Cases: 1996-0058-SPHA

Concurrent Cases: None

Violation Cases: None

Closing Date: 11/05/2018

Miscellaneous Notes:

Case Number: 2019-0112-A **Reviewer:** Gary Hucik

Existing Use: COMMERCIAL **Proposed Use:**

Type: VARIANCE

Legal Owner: 220 NORTH POINT EAT LLC

Contract Purchaser: U-HAUL CO OF MARYLAND INC, 8641 PULASKI HWY, BALTIMORE, MD, 21237

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

Property Address: 222 NORTH POINT BLVD

Location: SOUTH CORNER OF BALTIMORE ST AND 51ST ST

Existing Zoning: BR:IM

Area: 10.68 +/- ACRES

Proposed Zoning:

VARIANCE:

TO PERMIT A 1650 SQ FT WALL SIGN IN LIEU OF THE MAXIMUM 150 SQ FT

Attorney: CATHLEEN WARD, 308 CRAIN HWY NW, GLEN BURNIE, MD 21061

Prior Zoning Cases: 1941-0149; 1951-2046; 1956-3869; 1976-0149

Concurrent Cases: None

Violation Cases: None

Closing Date:

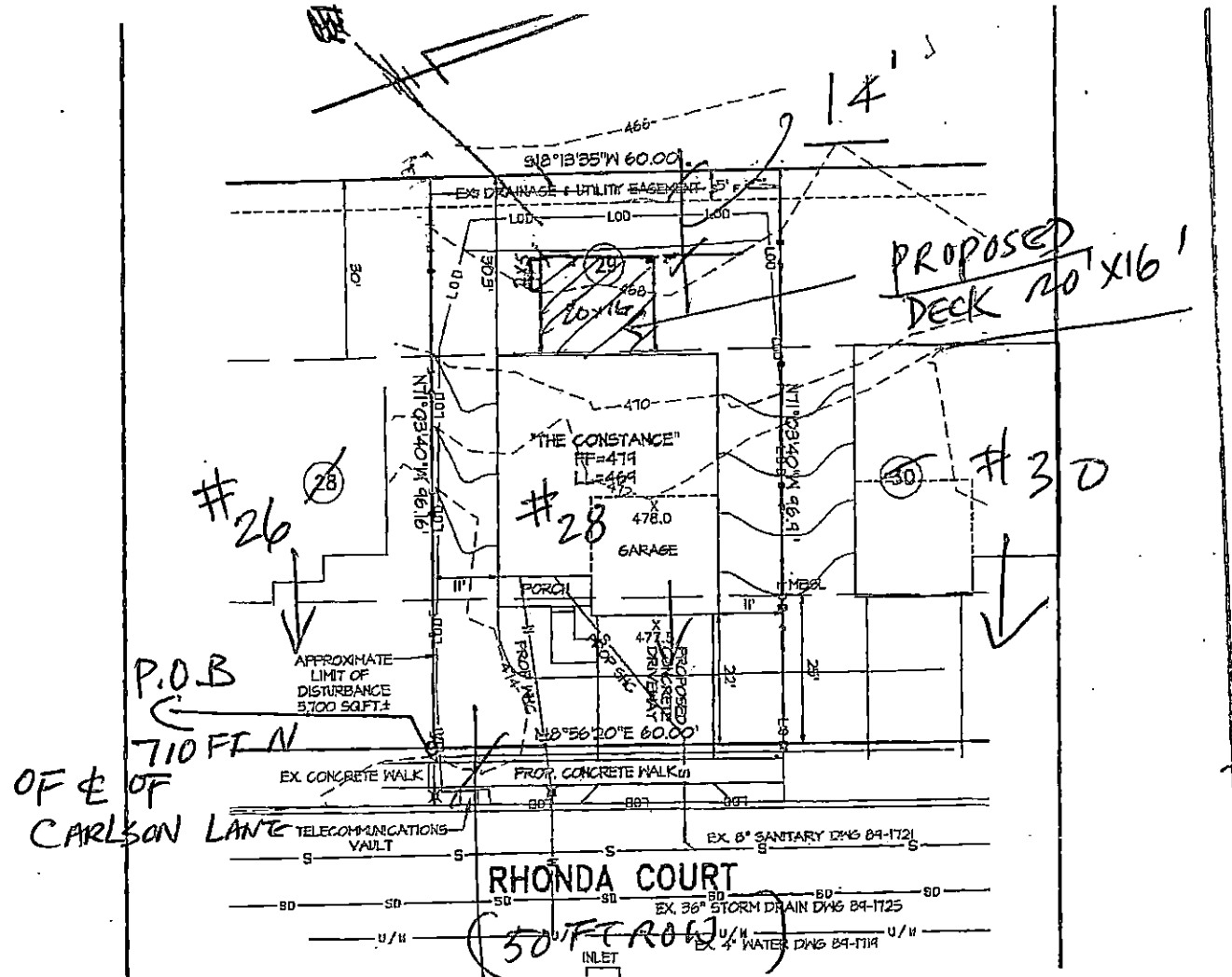
Miscellaneous Notes:

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

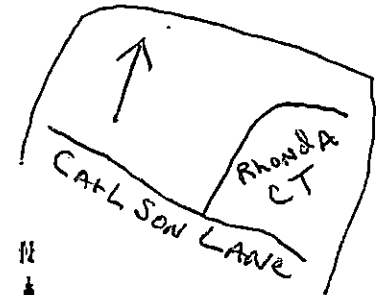
ADDRESS 28 Rhonda Ct. OWNER(S) NAME(S) Anthony Norris and Patsy Norris

SUBDIVISION NAME Mayfield Woods LOT# 29 BLOCK# _____ SECTION# _____

PLAT BOOK # 63-119 FOLIO # 286 10 DIGIT TAX # 2200009803 DEED REF. # 40411/00485



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 077.03

SITE ZONED DR S. S

ELECTION DISTRICT 2nd

COUNCIL DISTRICT 4th

LOT AREA ACREAGE _____

OR SQUARE FEET 5792

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW:

N/A 1996-0058SPHA

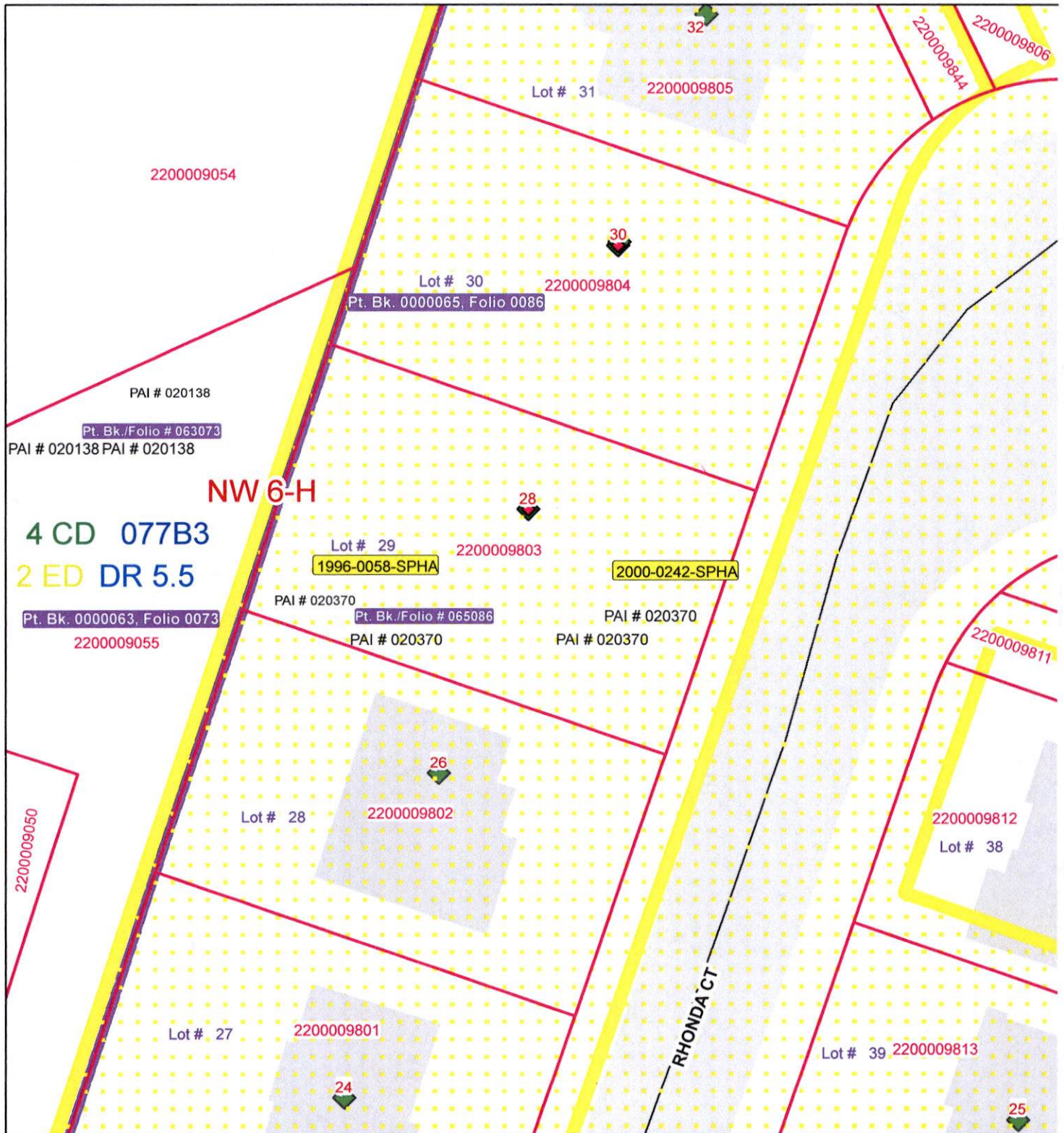
GRANTED

VIOLATION CASE INFO:

N/A

Pet. Exh. 1

28 Rhonda Court



Publication Date: 8/21/2018



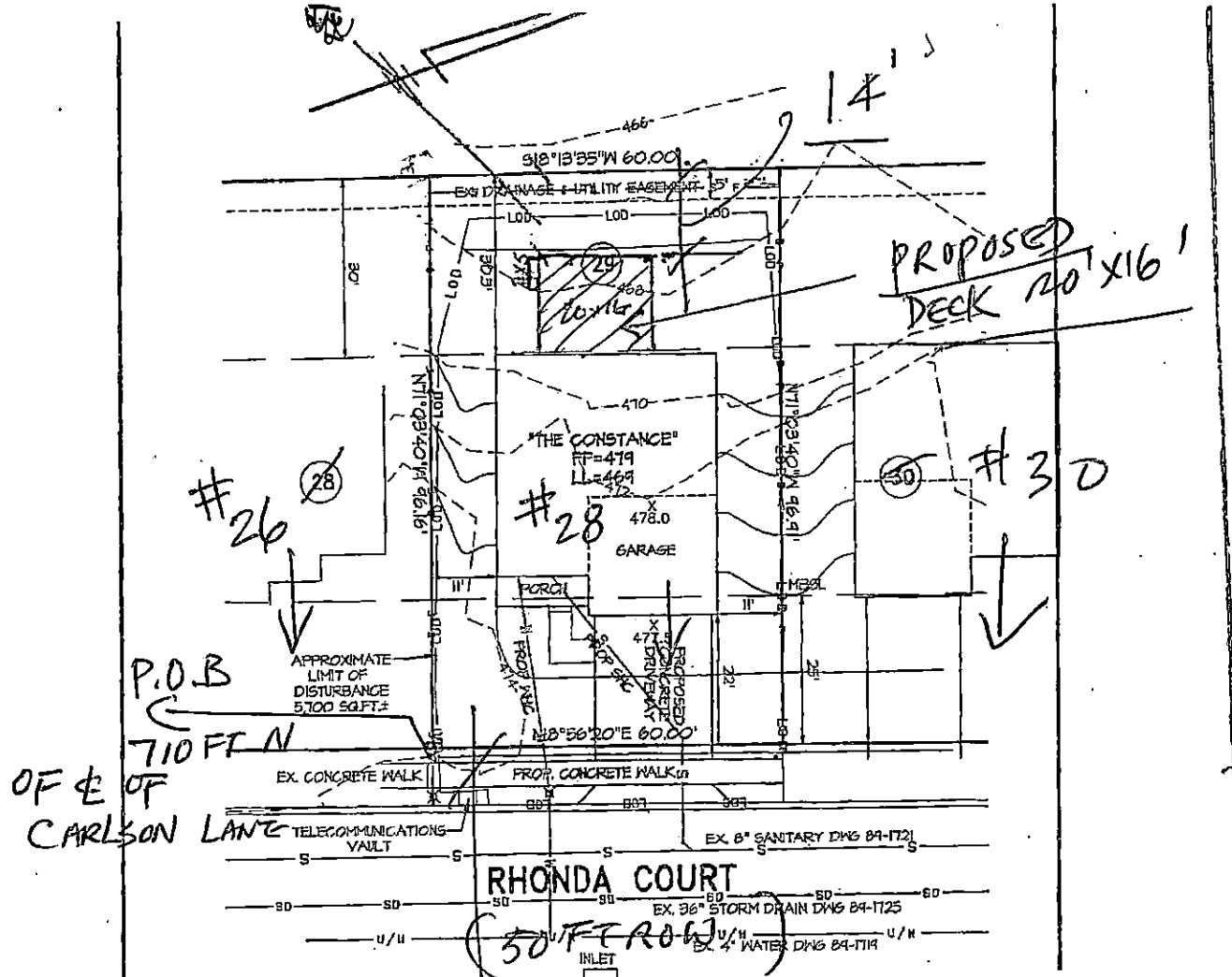
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



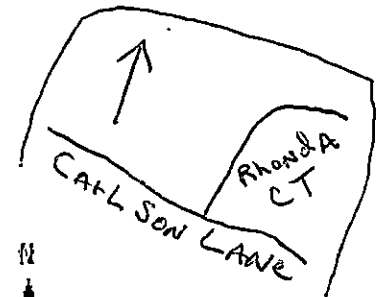
0 5 10 20 30 40
Feet

1 inch = 30 feet

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☐ (MARK TYPE REQUESTED WITH X)
 ADDRESS 28 Rhonda Ct. OWNER(S) NAME(S) Anthony Norris and Patsy Norris
 SUBDIVISION NAME Mayfield Woods LOT # 29 BLOCK # SECTION #
 PLAT BOOK # 63-119 FOLIO # 285 10 DIGIT TAX # 2200009803 DEED REF. # 40411/00485



SITE VICINITY MAP

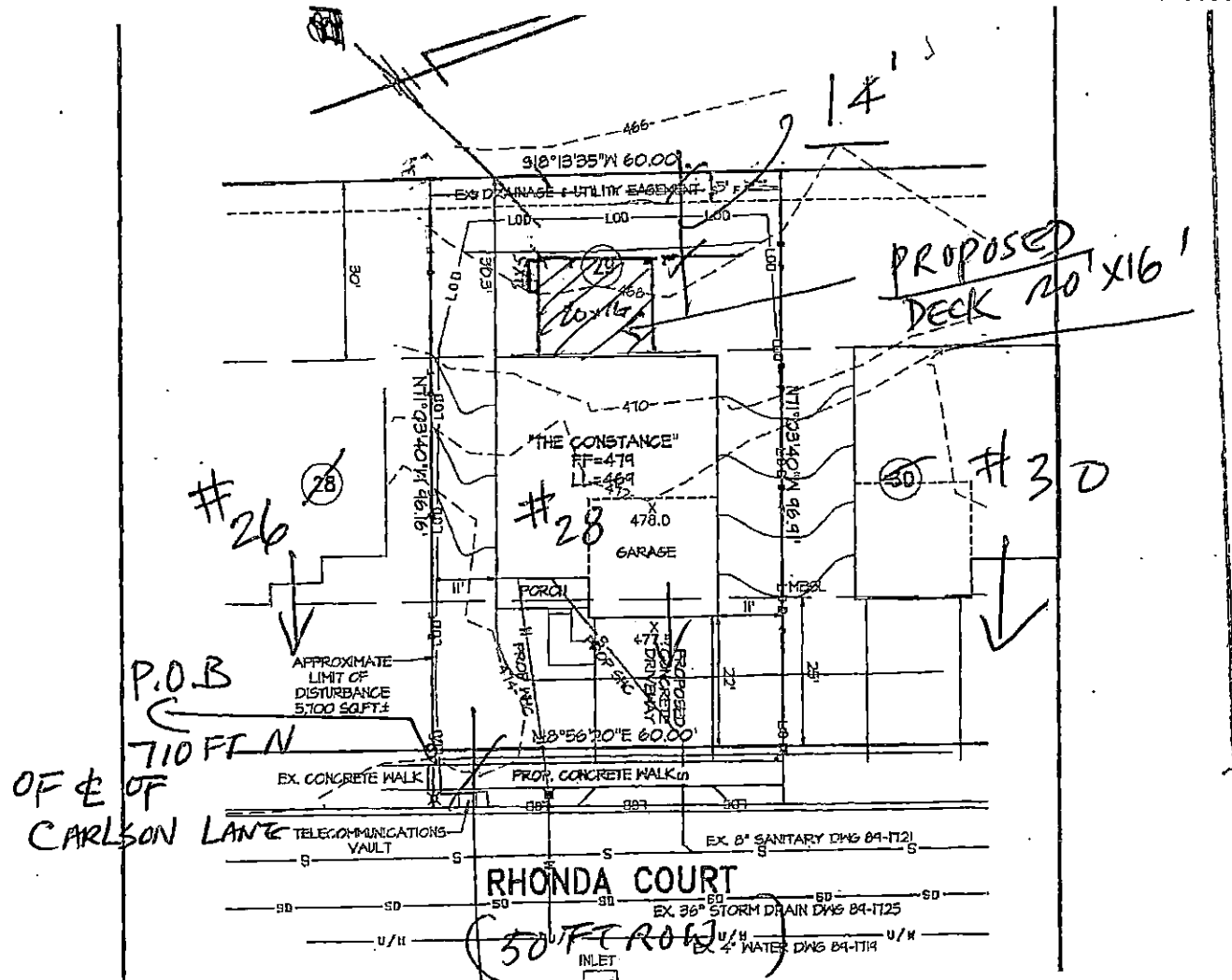


MAP IS NOT TO SCALE
 ZONING MAP # 077.03
 SITE ZONED DRS.S
 ELECTION DISTRICT 2nd
 COUNCIL DISTRICT 4th
 LOT AREA ACREAGE
 OR SQUARE FEET 5792
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC ☒ PRIVATE ☐
 SEWER IS: PUBLIC ☒ PRIVATE ☐
 PRIOR HEARING? YES
 IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW:
1996-00585PHA
Granted

PLAN DRAWN BY DATE SCALE: 1 INCH = 30 FEET

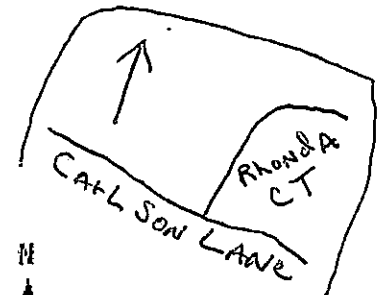
VIOLATION CASE INFO:
N/A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 28 Rhonda Ct. OWNER(S) NAME(S) Anthony Norris and Patsy Norris
 SUBDIVISION NAME Mayfield Woods LOT# 29 BLOCK# _____ SECTION# _____
 PLAT BOOK # 63-119 FOLIO # 225 10 DIGIT TAX # 2200009803 DEED REF. # 4041100485



PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 07703

SITE ZONED DRS.S

ELECTION DISTRICT 2nd

COUNCIL DISTRICT 4th

LOT AREA ACREAGE _____

OR SQUARE FEET 5792

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW:

1996-00585PHA

Granted

VIOLATION CASE INFO:

N/A