

## **M E M O R A N D U M**

DATE: March 22, 2019  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2019-0136-A - Appeal Period Expired

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The appeal period for the above-referenced case expired on March 21, 2019. 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.'

/dlw

c: ✓ Case File  
Office of Administrative Hearings

**IN RE: PETITION FOR VARIANCE**

(2700 W. Woodwell Road)

12<sup>th</sup> Election District

7<sup>th</sup> Council District

Bayview Properties, LLC

*Legal Owner*

Petitioner

\*

\*

\*

\*

\*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

**CASE NO. 2019-0136-A**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Bayview Properties, LLC, legal owner of the subject property (“Petitioner”). Petitioner is requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”) to permit a proposed second story addition with a side yard setback as close as 6 ft. and rear yard setback(s) as close as 7 ft. in lieu of the minimum required 10 ft. and 30 ft. respectively. A site plan was marked as Petitioner’s Exhibit 1.

Charles Jacobs and surveyor Bruce Doak appeared in support of the petition. Neil Lanzi, Esq. represented Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee (“ZAC”) comments were received from any of the County reviewing agencies.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

*Cromwell v. Ward*, 102 Md. App. 691 (1995).

The property is irregularly shaped and has frontage on two public roads. As such the property is

ORDER RECEIVED FOR FILING

Date 2/19/19

By Sen

unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to construct the proposed second story addition. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition.

THEREFORE, IT IS ORDERED, this 19<sup>th</sup> day of **February, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR") to permit a proposed second story addition with a side yard setback as close as 6 ft. and rear yard setback(s) as close as 7 ft. in lieu of the minimum required 10 ft. and 30 ft. respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its 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, Petitioner would be required to return the subject property to its original condition.

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/sln

ORDER RECEIVED FOR FILING

Date 2/19/19  
By sln



# PETITION FOR ZONING HEARING(S)

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

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

Address 7700 W. Woodlawn Rd which is presently zoned DR 5.5  
 Deed References: 40560100169 10 Digit Tax Account # 1216015160  
 Property Owner(s) Printed Name(s) Bayview Properties LLC

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1.    a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2.    a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a **Variance** from Section(s)

*SEE ATTACHED*

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:  
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

*TO BE PRESENTED AT THE HEARING*

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

**Legal Owner(s) Affirmation:** I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

## Contract Purchaser/Lessee:

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

## Attorney for Petitioner: *TO BE DETERMINED*

Name- Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Date 2/19/19  
 Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_  
 Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

## Legal Owners (Petitioners):

*Christine Jacobs Charles Jacobs*  
 Name #1 - Type or Print Name #2 - Type or Print  
*Christine Jacobs Charles L. Jacobs*  
 Signature #1 Signature #2  
*1403 McCurley Ave Balt MD*  
 Mailing Address City State  
*21228 410 207 6876 cjacobs20@gmail.com*  
 Zip Code Telephone # Email Address  
*cjacobs20@gmail.com*

## Representative to be contacted:

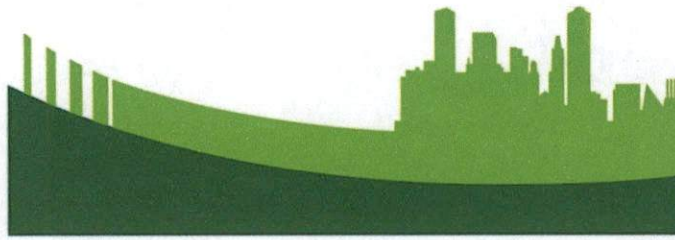
*BRUCE E. DOAK*  
*BRUCE E. DOAK CONSULTING*  
 Name - Type or Print  
*Bruce E. Doak*  
 Signature  
*3801 BAKER SCHOOLHOUSE ROAD FREELAND MD 21053*  
 Mailing Address City State  
*21053 410-419-4906*  
 Zip Code Telephone # Email Address  
*BRDOAK@BRUCEEDOAKCONSULTING.COM*

CASE NUMBER 2019-0136-A Filing Date 10/25/18 Do Not Schedule Dates: \_\_\_\_\_ Reviewer RD

VARIANCE RELIEF REQUEST FOR 2700 W. WOODWELL ROAD

. . . Section 1B02.3.C.1 – to permit a proposed second story addition with a side yard setback as close as +/-6 feet, 3 inches and a rear yard setback as close as +/-7 feet in lieu of the minimum required 10 feet and 30 feet.

Item #0130



## **Zoning Description**

2700 West Woodwell Road  
Twelfth Election District Seventh Councilmanic District  
Baltimore County, Maryland

Beginning at the intersection of the south side of West Woodwell Road (55 feet wide) and the west side of Oakwood Road (50 feet wide)

Being Lot 220 of "Gray Manor" which is recorded in the Land Records of Baltimore County in Plat Book CHK 13, page 34.

Containing 7,370 square feet, more or less.

**This description is part of a zoning petition and is not intended for any conveyance purposes.**

Bruce E. Doak Consulting, LLC  
3801 Baker Schoolhouse Road  
Freeland, MD 21053  
410-419-4906 cell / 443-900-5535 office  
bdoak@bruceedoakconsulting.com



*Item #0136*

# The Daily Record

11 East Saratoga Street  
Baltimore, MD 21202-2199  
(443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11673450  
Case #: 2019-0136-A  
Description:

CASE NUMBER: 2019-0136-A - NOTICE OF ZONING HEARING

## PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

1/25/2019



Darlene Miller, Public Notice Coordinator  
(Representative Signature)

### Baltimore County

#### NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0136-A

2700 W. Woodwell Road

NE/s Woodwell Road, southeast of centerline of Oakwood Road

12th Election District - 7th Councilmanic District

Legal Owners: Christine & Charles Jacobs

Variance to permit a proposed second story addition with a side yard setback as close as 6 ft. +/-, 3 inches, and a rear yard setback as close as 7 ft. +/- in lieu of the minimum required 10 ft. and 30 ft.

Hearing: Friday, February 15, 2019 at 10:00 a.m. in Room 205, Jefferson Building, West Chesapeake Avenue, Towson 21204

Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

ja25

## Sherry Nuffer

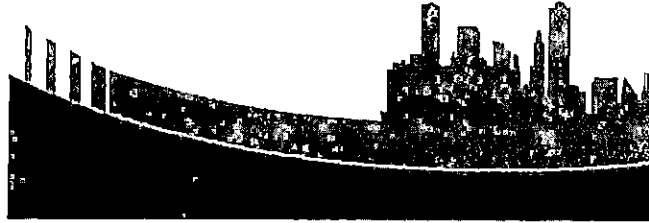
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**From:** Bruce Doak <doakfarm@gmail.com>  
**Sent:** Sunday, February 10, 2019 12:07 PM  
**To:** Sherry Nuffer  
**Subject:** Case #2019-0136-A Sign Posting Cert  
**Attachments:** Posting cert 2 10 19.pdf

I have enclosed the final sign posting certification.

Bruce  
Bruce E. Doak Consulting, LLC  
3801 Baker Schoolhouse Road  
Freeland, MD 21053  
410-419-4906  
[bdoak@bruceedoakconsulting.com](mailto:bdoak@bruceedoakconsulting.com)





## CERTIFICATE OF POSTING

January 26, 2019 (amended February 10, 2019 )

Re:

Zoning Case No. 2019-0136-A

Legal Owner: Christine & Charles Jacobs

Hearing date: February 15, 2019

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

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 2700 West Woodwell Road.

The signs were posted on January 25, 2019.

The signs were inspected again on February 10, 2019.

Sincerely,

Bruce E. Doak  
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC  
3801 Baker Schoolhouse Road  
Freeland, MD 21053  
410-419-4906 cell / 443-900-5535 office  
[bdoak@bruceedoakconsulting.com](mailto:bdoak@bruceedoakconsulting.com)

# **ZONING NOTICE**

**CASE NO. 2019-0136-A**

**2700 W. Woodwell Road**

**A PUBLIC HEARING WILL BE HELD BY THE  
ADMINISTRATIVE LAW JUDGE  
IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING  
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

**DATE & TIME: Friday February 15, 2019 10:00 AM**

**REQUEST:**

**VARIANCE TO PERMIT A PROPOSED SECOND STORY ADDITION  
WITH A SIDE YARD SETBACK AS CLOSE AS 6 FT. +/-, 3 INCHES,  
AND A REAR YARD SETBACK AS CLOSE AS 7 FT. +/- IN LIEU OF  
THE MINIMUM REQUIRED 10 FT. AND 30 FT.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES  
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER  
PENALTY OF LAW.**

**THE HEARING IS HANDICAPPED ACCESSIBLE**

# **ZONING NOTICE**

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## CERTIFICATE OF POSTING

January 26, 2019 (amended \_\_\_\_\_ )

Re:

Zoning Case No. 2019-0136-A

Legal Owner: Christine & Charles Jacobs

Hearing date: February 15, 2019

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

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 2700 West Woodwell Road.

The signs were posted on January 25, 2019.

The signs were inspected again on \_\_\_\_\_.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Doak".

Bruce E. Doak  
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC  
3801 Baker Schoolhouse Road  
Freeland, MD 21053  
410-419-4906 cell / 443-900-5535 office  
[bdoak@bruceedoakconsulting.com](mailto:bdoak@bruceedoakconsulting.com)

# **ZONING NOTICE**

**CASE NO. 2019-0136-A**

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**THE HEARING IS HANDICAPPED ACCESSIBLE.**

# **ZONING NOTICE**

**CASE NO. 2019-0136-A**

**2700 W. Woodwell Road**

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IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING  
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**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES  
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

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PENALTY OF LAW.**

**THE HEARING IS HANDICAPPED ACCESSIBLE**



## CERTIFICATE OF POSTING

December 11, 2018 (amended \_\_\_\_\_ )

Re:

Zoning Case No. 2019-0136-A

Legal Owner: Christine & Charles Jacobs

Hearing date: December 31, 2018

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

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 2700 W. Woodwell Road.

The signs were posted on December 10, 2018.

The signs were inspected again on \_\_\_\_\_.

Sincerely,

Bruce E. Doak  
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC  
3801 Baker Schoolhouse Road  
Freeland, MD 21053  
410-419-4906 cell / 443-900-5535 office  
bdoak@bruceedoakconsulting.com

# **ZONING NOTICE**

**CASE NO. 2019-0136-A**

**2700 W. Woodwell Road**

**A PUBLIC HEARING WILL BE HELD BY THE  
ADMINISTRATIVE LAW JUDGE  
IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING  
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

**DATE & TIME: Monday December 31, 2018 11:00 AM**

**REQUEST:**

**VARIANCE TO PERMIT A PROPOSED SECOND STORY ADDITION  
WITH A SIDE YARD SETBACK AS CLOSE AS 6 FT. +/- 3 INCHES, AND  
A REAR YARD SETBACK AS CLOSE AS 7 FT. +/- IN LIEU OF THE  
MINIMUM REQUIRED 10 FT. AND 30 FT.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES  
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER  
PENALTY OF LAW.**

**THE HEARING IS HANDICAPPED ACCESSIBLE**

# **ZONING NOTICE**

**CASE NO. 2019-0136-A**

**2700 W. Woodwell Road**

**A PUBLIC HEARING WILL BE HELD BY THE  
ADMINISTRATIVE LAW JUDGE  
IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING  
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

**DATE & TIME: Monday December 31, 2018 11:00 AM**

**REQUEST:**

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NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER  
PENALTY OF LAW.**

**THE HEARING IS HANDICAPPED ACCESSIBLE**



DONALD I. MOHLER III  
County Executive

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

November 8, 2018

## NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 2019-0136-A**

2700 W. Woodwell Road

NE/s Woodwell Road, southeast of centerline of Oakwood Road

12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: Christine & Charles Jacobs

Variance to permit a proposed second story addition with a side yard setback as close as 6 ft. +/-, 3 inches, and a rear yard setback as close as 7 ft. +/- in lieu of the minimum required 10 ft. and 30 ft.

Hearing: Monday, December 31, 2018 at 11:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

AJ:kl

C: Christine, Charles Jacobs, 403 McCurley Avenue, Baltimore 21228  
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 11, 2018.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD  
Tuesday, December 11, 2018 - Issue

Please forward billing to:  
Bayview Properties, LLC  
1403 McCurley Avenue  
Baltimore, MD 21222

410-207-6876

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## NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 2019-0136-A**

2700 W. Woodwell Road  
NE/s Woodwell Road, southeast of centerline of Oakwood Road  
12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District  
Legal Owners: Christine & Charles Jacobs

Variance to permit a proposed second story addition with a side yard setback as close as 6 ft. +/-, 3 inches, and a rear yard setback as close as 7 ft. +/- in lieu of the minimum required 10 ft. and 30 ft.

Hearing: Monday, December 31, 2018 at 11:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon  
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



January 4, 2019  
County Executive

## NEW NOTICE OF ZONING HEARING

DIRECTOR  
Department of Permits,  
Approvals & Inspections

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 2019-0136-A**

2700 W. Woodwell Road  
NE/s Woodwell Road, southeast of centerline of Oakwood Road  
12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District  
Legal Owners: Christine & Charles Jacobs

Variance to permit a proposed second story addition with a side yard setback as close as 6 ft. +/-, 3 inches, and a rear yard setback as close as 7 ft. +/- in lieu of the minimum required 10 ft. and 30 ft.

Hearing: Friday, February 15, 2019 at 10:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

AJ:kl

C: Christine, Charles Jacobs, 403 McCurley Avenue, Baltimore 21228  
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053  
Neil Lanzi, 102 W. Pennsylvania Avenue, Ste. 406, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JANUARY 26, 2019.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD  
Friday, January 25, 2019 - Issue

Please forward billing to:  
Bayview Properties, LLC  
1403 McCurley Avenue  
Baltimore, MD 21222

410-207-6876

---

## NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 2019-0136-A**

2700 W. Woodwell Road

NE/s Woodwell Road, southeast of centerline of Oakwood Road

12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: Christine & Charles Jacobs

Variance to permit a proposed second story addition with a side yard setback as close as 6 ft. +/-, 3 inches, and a rear yard setback as close as 7 ft. +/- in lieu of the minimum required 10 ft. and 30 ft.

Hearing: Friday, February 15, 2019 at 10:00 a.m. in Room 205, Jefferson Building,  
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Arnold Jablon  
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE \* BEFORE THE OFFICE  
2700 W. Woodwell Road; NE/S Woodwell Rd, \* OF ADMINISTRATIVE  
25' SE c/line of Oakwood Road \* HEARINGS FOR  
12<sup>th</sup> Election & 7<sup>th</sup> Councilmanic Districts \* BALTIMORE COUNTY  
Legal Owner(s): Christine & Charles Jacobs \*  
Petitioner(s) \*  
\* 2019-136-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Jefferson Building, Room 204  
105 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-2188

RECEIVED  
NOV 08 2018

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 8<sup>th</sup> day of November, 2018, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

**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: 2019-0136-A

Property Address: 2700 WEST WOODWELL ROAD

Property Description: LOT 220 GRAY MANOR PB 13/34  
northeast of W Woodwell Rd, 25' southeast of Oakwood Rd \*

Legal Owners (Petitioners): BAYVIEW PROPERTIES LLC

Contract Purchaser/Lessee: N/A

\* ie: east side of intersection

PLEASE FORWARD ADVERTISING BILL TO:

Name: BAYVIEW PROPERTIES LLC

Company/Firm (if applicable): \_\_\_\_\_

Address: 1403 M<sup>C</sup> CURLEY AVENUE

BALTIMORE MD 21222

Telephone Number: 410-207 6876



IN THE MATTER OF

2700 W. Woodwell Road  
NE/s Woodwell Road, southeast of  
Centerline of Oakwood Road  
12<sup>th</sup> Election District  
7<sup>th</sup> Councilmanic District

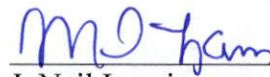
Legal Owners:  
Christine and Charles Jacobs

\* BEFORE THE ADMINISTRATIVE  
\* LAW JUDGE  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 2019-0136-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

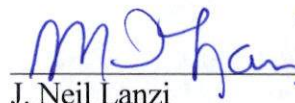
Please enter the appearance of Wright, Constable & Skeen, LLP and J. Neil Lanzi,  
Esquire on behalf of Christine and Charles Jacobs and Bayview Properties, LLC in the above  
captioned matter.



J. Neil Lanzi  
Wright, Constable & Skeen, LLP  
102 W. Pennsylvania Avenue  
Suite 406  
Towson, Maryland 21204  
(443) 991-5917

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY, that on this 19<sup>th</sup> day of November, 2018, a copy of  
the foregoing Entry of Appearance was mailed, postage prepaid, to Peter Max Zimmerman  
People's Counsel for Baltimore County, Old Courthouse, Room 47, 400 Washington Avenue  
Towson, MD 21204.



J. Neil Lanzi



JOHN A. OLSZEWSKI, JR.  
County Executive

MICHAEL MOHLER, *Director*  
Department of Permits,  
Approvals & Inspections

February 13, 2019

Christine & Charles Jacobs  
1403 McCurley Ave  
Baltimore MD, 21228

RE: Case Number: 2019-0136-A, 541 Compass Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 25, 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, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

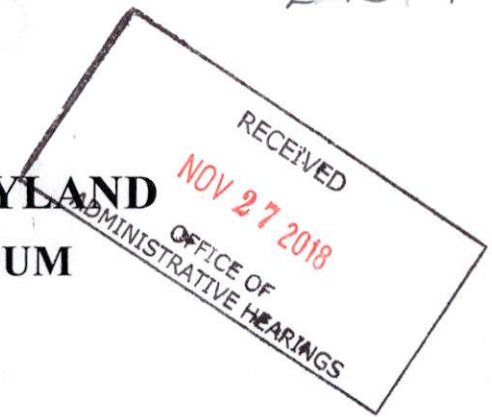
WCR/kl

Enclosures

c: People's Counsel  
Bruce E. Dark 3801 Baker Schoolhouse Road Freeland MD 21053

2-15-19

**BALTIMORE COUNTY, MARYLAND**  
**INTER-OFFICE MEMORANDUM**



**TO:** Arnold Jablon  
Deputy Administrative Officer and  
Director of Permits, Approvals and Inspections

**DATE:** 11/23/2018

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 19-136

**INFORMATION:**

**Property Address:** 2700 W Woodwell Road  
**Petitioner:** Christine Jacobs, Charles Jacobs  
**Zoning:** DR 5.5  
**Requested Action:** Variance

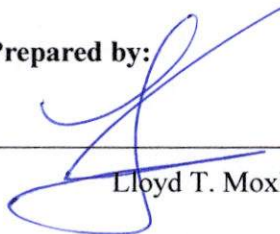
The Department of Planning has reviewed the petition for variance to permit a proposed second story addition with a side yard setback as close as +/-6 feet, 3 inches and a rear yard setback as +/-7 feet in lieu of the minimum required 10 feet and 30 feet.

A site visit was conducted on November 13, 2018. The site is improved with an existing single family dwelling.

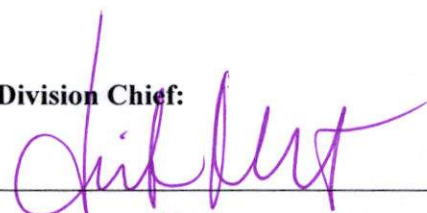
The Department of Planning has no objections to this request but recommends the relief, if granted, be specific and not "more or less" as written on the petition.

For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

**Prepared by:**

  
\_\_\_\_\_  
Lloyd T. Moxley

**Division Chief:**

  
\_\_\_\_\_  
Jenifer G. Nugent

AVA/JGN/LTM/

c: Josephine Selvakumar

Bruce E. Doak, Bruce E. Doak Consulting  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

12-31

**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: November 13, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0136-A  
Address 2700 W. Woodwell Road  
(Jacobs Property)

Zoning Advisory Committee Meeting of **November 12, 2018**.

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

Reviewer: Steve Ford

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: November 13, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0136-A  
Address 2700 W. Woodwell Road  
(Jacobs Property)

Zoning Advisory Committee Meeting of **November 12, 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

DATE: November 26, 2018

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

SUBJECT: Zoning Advisory Committee Meeting  
For November 12, 2018  
Item No. 2019-0129-A, 0130-A, 0131-A, 0132-A, 0133-SPHA, 0134-A,  
0135-A, 0136-A, 0137-A, 0096-A, 0139-A, 0140-A, 0144-SPHA and 0149-A

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

\* \* \* \* \*

VKD: cen  
cc: file

**MDOT**  
MARYLAND DEPARTMENT  
OF TRANSPORTATION  
STATE HIGHWAY  
ADMINISTRATION

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

Date: 11/7/18

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. 2019-0136-A

*Veniville  
Christine Jacobs & Charles Jacobs  
2700 W. Woodwell 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



Wright, Constable & Skeen, L.L.P. | Attorneys at Law

102 W. Pennsylvania Avenue - Suite 406 - Towson - Maryland - 21204 - Phone: 443-991-5917 - Facsimile: 667-206-4610

November 27, 2018

J. NEIL LANZI

Email: nlanzi@wclaw.com

Department of Zoning Review  
111 West Chesapeake Avenue, Room 111  
Towson, MD 21204  
Attn: Kristen Matthews

Re: 2700 W. Woodwell Road  
Case No. 2019-0136-A  
Christine and Charles Jacobs

Dear Kristen:

My paralegal, Melody has advised me that Arnold Jablon is requesting an itinerary for my vacation day on December 31, 2018. Admittedly, after practicing for over thirty years, I have never been asked to justify a vacation request for postponement.

In any event, this vacation has been planned for over a year. The daughter of one of our closest friends is getting married at the Four Seasons Hotel in downtown Baltimore on New Year's Eve. This wedding has been planned for over a year and reservations in place for several months. Not only did my wife and I decide to turn the wedding celebration into a mini vacation, the significance of the weekend and into New Year's Day has been magnified due to the parents of the bride losing their only other child suddenly this past summer. Thus, the entire New Year's Eve and New Year's Day will be spent in support of and in celebration with our good friends. Again, early check-in arrangements were made months ago at the hotel for New Year's Eve so we could be there with the family in the morning and throughout the day. My wife and I both had taken the weekend prior, New Year's Eve and New Year's Day as a vacation going back a year when we first were informed of the wedding date by our friends.

Finally, the Petition for Variance, filing appointment and scheduling were all done prior to my entry of appearance and postponement request. It is my understanding the need for counsel was not discovered until after the filing appointment and the scheduling of the hearing. If I had been involved in that process, obviously I would have not scheduled the hearing with you on a day I knew I would not be available.

I thank you again for your assistance and I look forward to receiving confirmation of the postponement request.

Very truly yours,

J. Neil Lanzi



Wright, Constable & Skeen, L.L.P. | Attorneys at Law

102 W. Pennsylvania Avenue - Suite 406 - Towson - Maryland - 21204 - Phone: 443-991-5917 - Facsimile: 667-206-4610

J. NEIL LANZI

Email: nlanzi@wcsllaw.com

November 19, 2018

Department of Zoning Review  
111 West Chesapeake Avenue  
Room 111  
Towson, MD 21204  
Attn: Kristen Matthews

Re: 2700 W. Woodwell Road  
Case No. 2019-0136-A  
Christine and Charles Jacobs

Dear Kristen:

This letter is in follow-up to our telephone conversation on Friday, November 16<sup>th</sup> regarding the above captioned case. I am enclosing my Entry of Appearance as requested. By this letter, I am also requesting a postponement of this case from its present hearing date of December 31, 2018 at 11:00 a.m. as I will be on vacation.

Hopefully this case can be scheduled early in January 2019. Dates to avoid would be the morning of January 8<sup>th</sup>, 2019. I would also request the hearing not be set in on Tuesday, January 15, 22, or 29<sup>th</sup> before 11:00 a.m.

Thank you for your consideration.

Very truly yours,

J. Neil Lanzi

cc: Christine and Charles Jacobs  
Bruce Doak

CASE NAME Bay View Properties  
CASE NUMBER 2019-0136-A  
DATE 2/15/19

[illegible]

C H E C K L I S TComment  
ReceivedDepartmentSupport/Oppose/  
Conditions/  
Comments/  
No Comment11/21/18DEVELOPMENT PLANS REVIEW  
(if not received, date e-mail sent \_\_\_\_\_)NO Comment11/13/18DEPS  
(if not received, date e-mail sent \_\_\_\_\_)NO Comment11/23/18FIRE DEPARTMENT  
PLANNING  
(if not received, date e-mail sent \_\_\_\_\_)NO Objections11/7STATE HIGHWAY ADMINISTRATION  
TRAFFIC ENGINEERINGNO Objections

\_\_\_\_\_

COMMUNITY ASSOCIATION

\_\_\_\_\_

\_\_\_\_\_

ADJACENT PROPERTY OWNERS

\_\_\_\_\_

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT Date: 11/25/19SIGN POSTING (1<sup>st</sup>) Date: 11/25/19by DOCKSIGN POSTING (2<sup>nd</sup>) Date: 2/10/19by DOCKPEOPLE'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 |                       |
|-----------------------------------------------------------|----------|--------------------------------------------|---------------|------------------------------|-----------------------|
| Tax Exempt:                                               |          | Special Tax Recapture:                     |               |                              |                       |
| Exempt Class:                                             |          | NONE                                       |               |                              |                       |
| Account Identifier:                                       |          | District - 12 Account Number - 1216015160  |               |                              |                       |
| Owner Information                                         |          |                                            |               |                              |                       |
| Owner Name:                                               |          | BAYVIEW PROPERTIES LLC                     |               | Use:                         | RESIDENTIAL           |
| Mailing Address:                                          |          | 1403 MCCURLEY AVE<br>BALTIMORE MD 21228-   |               | Principal Residence:         | NO                    |
|                                                           |          |                                            |               | Deed Reference:              | /40560/ 00169         |
| Location & Structure Information                          |          |                                            |               |                              |                       |
| Premises Address:                                         |          | 2700 W WOODWELL RD<br>BALTIMORE 21222-2348 |               | Legal Description:           |                       |
|                                                           |          |                                            |               | GRAY MANOR                   |                       |
| Map:                                                      | Grid:    | Parcel:                                    | Sub District: | Subdivision:                 | Section:              |
| 0103                                                      | 0006     | 0436                                       |               | 0000                         |                       |
|                                                           |          |                                            |               |                              | Block:                |
|                                                           |          |                                            |               |                              | 220                   |
|                                                           |          |                                            |               |                              | Assessment Year:      |
|                                                           |          |                                            |               |                              | 2018                  |
|                                                           |          |                                            |               |                              | Plat No:              |
|                                                           |          |                                            |               |                              | Plat Ref:             |
|                                                           |          |                                            |               |                              | 0013/ 0034            |
| Special Tax Areas:                                        |          |                                            | Town:         |                              |                       |
|                                                           |          |                                            | Ad Valorem:   |                              |                       |
|                                                           |          |                                            | Tax Class:    |                              |                       |
|                                                           |          |                                            | NONE          |                              |                       |
| Primary Structure Built                                   |          | Above Grade Living Area                    |               | Finished Basement Area       |                       |
| 1943                                                      |          | 729 SF                                     |               | Property Land Area           |                       |
|                                                           |          |                                            |               | 7,370 SF                     |                       |
|                                                           |          |                                            |               | County Use                   |                       |
|                                                           |          |                                            |               | 04                           |                       |
| Stories                                                   | Basement | Type                                       | Exterior      | Full/Half Bath               | Garage                |
| 1                                                         | YES      | STANDARD UNIT                              | SIDING        | 1 full                       | Last Major Renovation |
| Value Information                                         |          |                                            |               |                              |                       |
| Base Value                                                |          | Value                                      |               | Phase-In Assessments         |                       |
|                                                           |          | As of                                      |               | As of                        |                       |
|                                                           |          | 01/01/2018                                 |               | 07/01/2018                   |                       |
|                                                           |          |                                            |               | As of                        |                       |
|                                                           |          |                                            |               | 07/01/2019                   |                       |
| Land:                                                     | 49,300   | 49,300                                     |               |                              |                       |
| Improvements                                              | 61,500   | 64,600                                     |               |                              |                       |
| Total:                                                    | 110,800  | 113,900                                    |               | 111,833                      | 112,867               |
| Preferential Land:                                        | 0        |                                            |               |                              | 0                     |
| Transfer Information                                      |          |                                            |               |                              |                       |
| Seller: PENSKI LUCILLE G                                  |          | Date: 08/08/2018                           |               | Price: \$85,000              |                       |
| Type: ARMS LENGTH IMPROVED                                |          | Deed1: /40560/ 00169                       |               | Deed2:                       |                       |
| Seller: PENSKI JOHN                                       |          | Date: 07/21/2000                           |               | Price: \$0                   |                       |
| Type: NON-ARMS LENGTH OTHER                               |          | Deed1: /14591/ 00492                       |               | Deed2:                       |                       |
| Seller:                                                   |          | Date:                                      |               | Price:                       |                       |
| Type:                                                     |          | Deed1:                                     |               | Deed2:                       |                       |
| Exemption Information                                     |          |                                            |               |                              |                       |
| Partial Exempt Assessments:                               |          | Class                                      |               | 07/01/2018                   |                       |
| County:                                                   |          | 000                                        |               | 0.00                         |                       |
| State:                                                    |          | 000                                        |               | 0.00                         |                       |
| Municipal:                                                |          | 000                                        |               | 0.00/0.00                    |                       |
| 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:                                                     |          |                                            |               |                              |                       |

GET THE APP MY RE/MAX      
SAVE ALERTS PLACES SHARE

\$ 122,931

Not for Sale

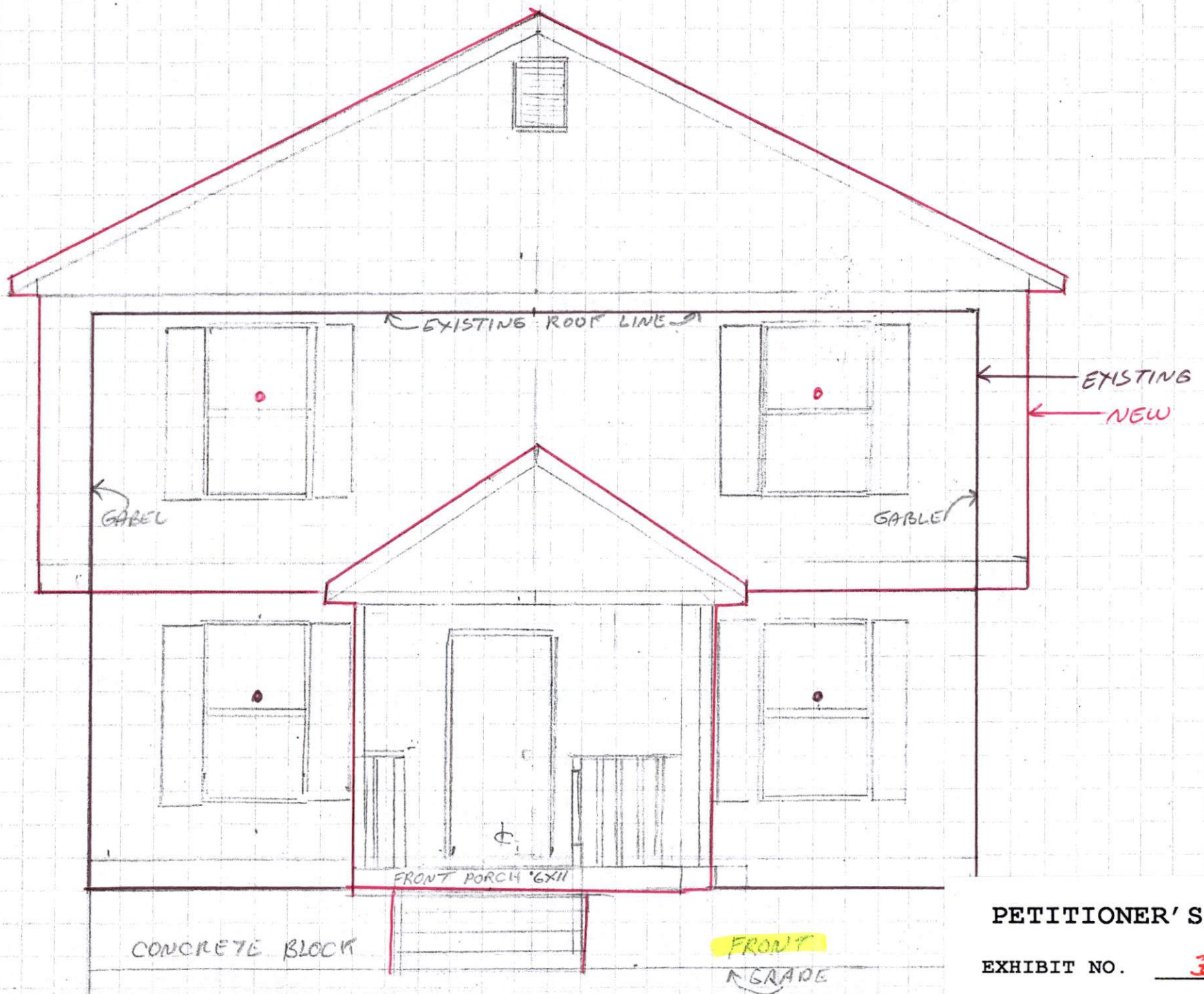
Estimate 

Homes.com Home Estimate\*

1 baths | 729 sqft

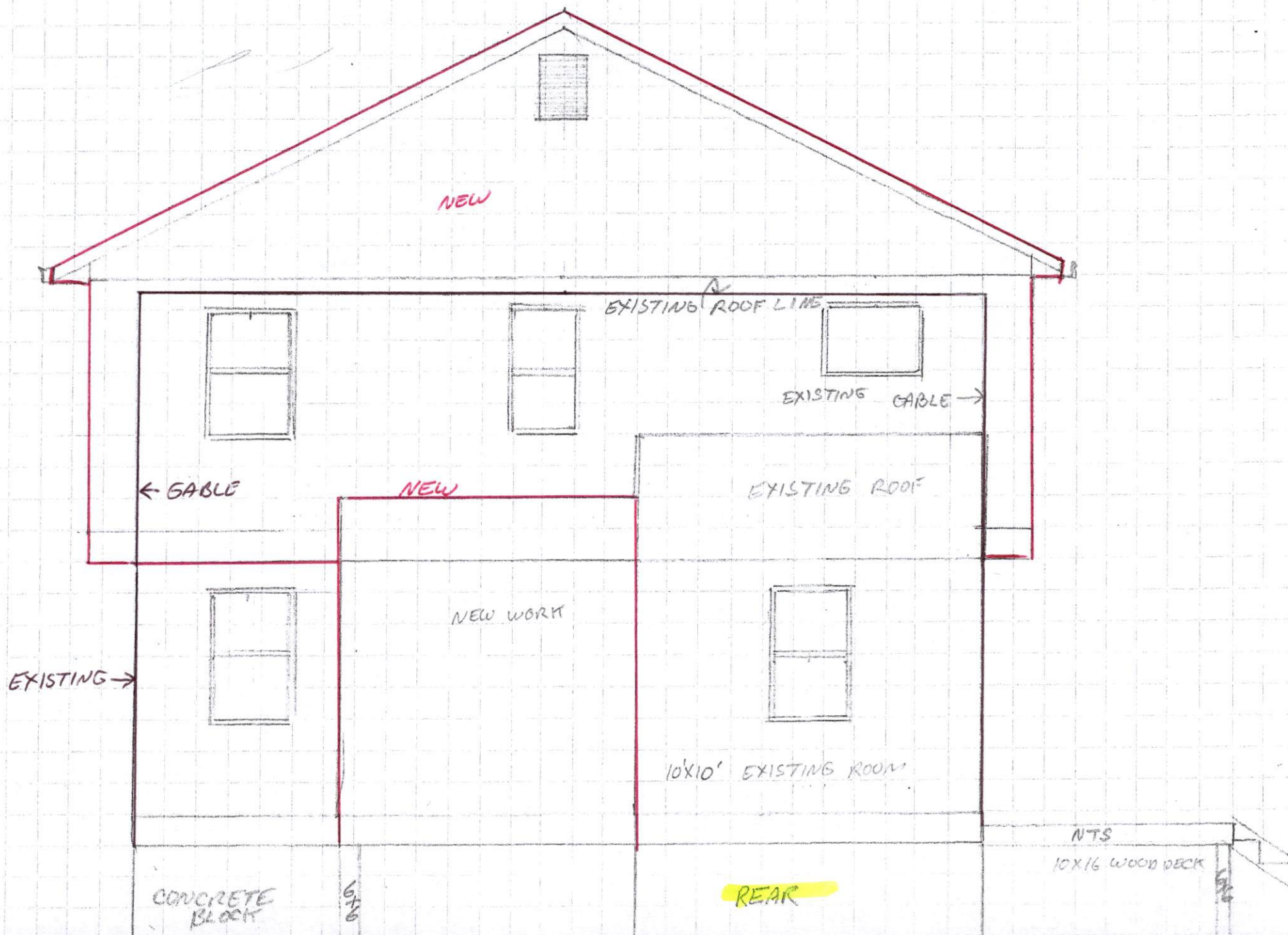
PETITIONER' S

EXHIBIT NO. 2



PETITIONER'S

EXHIBIT NO. 3



6/12

EXISTING ROOF LINE

NEW

EXISTING

NEW WORK  
4'-6" x 9'

10' x 10' EXISTING ROOM

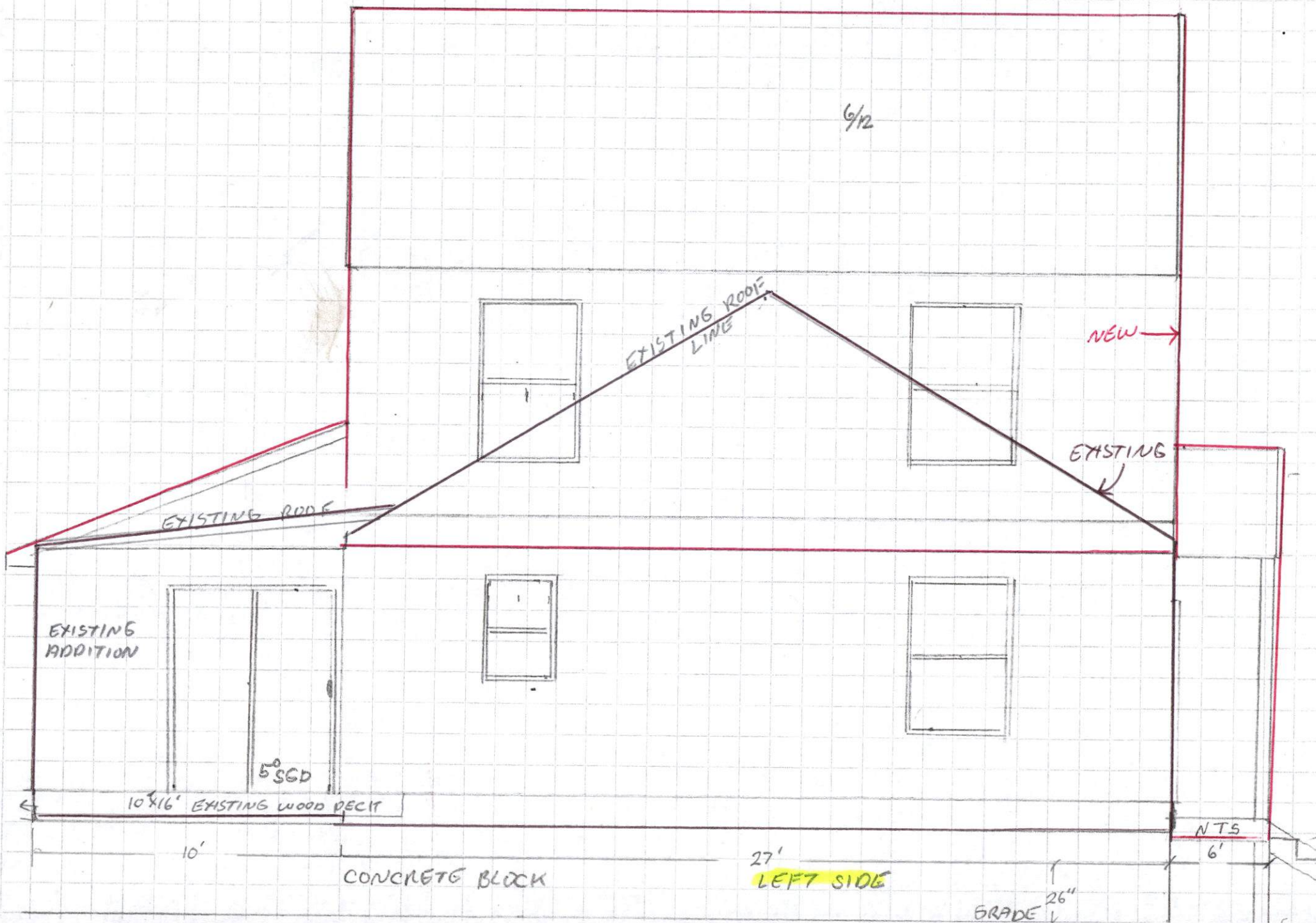
NTS  
6x11

GRADED

CONCRETE BLOCK

RIGHT SIDE

6x6 CONCRETE BLOCK



John E. Beverungen, Administrative Law Judge

Office of Administrative Hearings

105 West Chesapeake Avenue

Towson, MD 21204

Re: Case #201900136-A

2700 W. Woodwell Rd Baltimore Md 21222

NE/s Woodwell Road, southeast of centerline of Oakwood Road

Legal Owners: Charles and Christine Jacobs

Dear Mr. Beverungen,

We are writing in support of a Variance to permit a proposed second story addition with a side yard setback as close as 6 ft. +/- 3 inches and a rear yard setback as close as 7 ft +/- in lieu of the minimum required 10 feet and 30 feet.

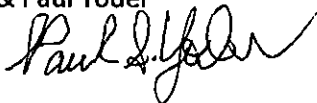
Our house, located at 232 Oakwood Road 21222, is adjacent to and behind this property.

We support and Variance and are hopeful it will be approved, as this will increase the value and appearance of our neighborhood.

Sincerely,



Betty & Paul Yoder



PETITIONER'S

EXHIBIT NO. 4

John E. Beverungen, Administrative Law Judge

Office of Administrative Hearings

105 West Chesapeake Avenue

Towson, MD 21204

Re: Case #201900136-A

2700 W. Woodwell Rd Baltimore Md 21222

NE/s Woodwell Road, southeast of centerline of Oakwood Road

Legal Owners: Charles and Christine Jacobs

Dear Mr. Beverungen,

I am writing in support of a Variance to permit a proposed second story addition with a side yard setback as close as 6 ft. +/- 3 inches and a rear yard setback as close as 7 ft +/- in lieu of the minimum required 10 feet and 30 feet.

My house, 2702 W. Woodwell Rd 21222, is directly next door to this property.

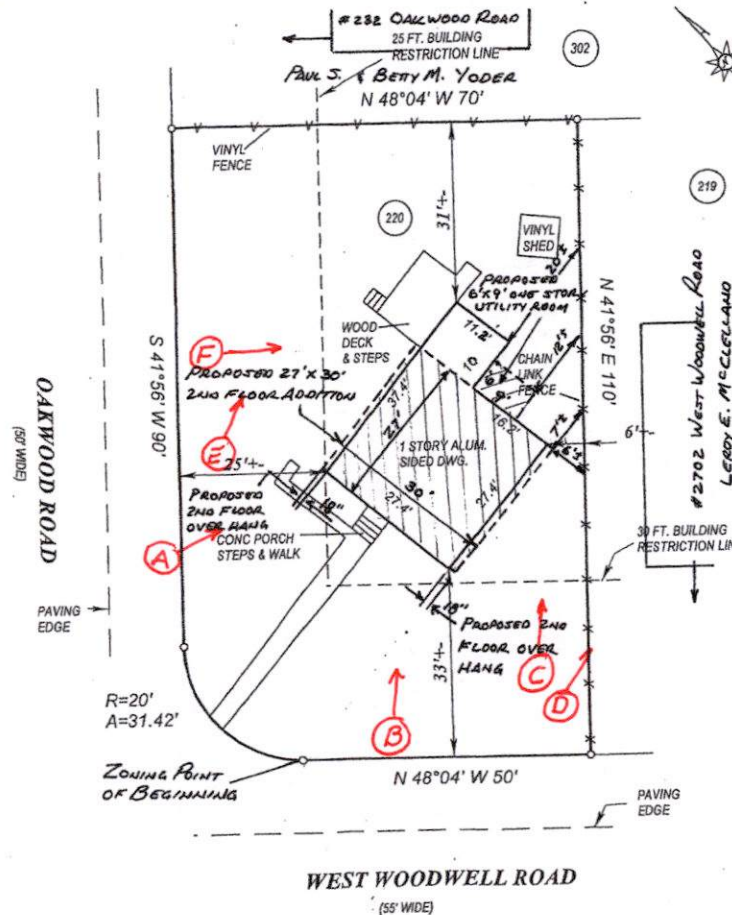
I support this Variance and am hopeful it will be approved, as this will increase the value and appearance of our neighborhood.

Sincerely,

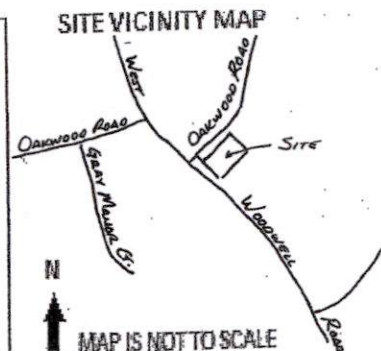
A handwritten signature in black ink that reads "Lee McClelland". The signature is written in a cursive, flowing style with a large initial "L" and "M".

Lee McClelland

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)  
 ADDRESS 2700 WEST WOODWELL ROAD OWNER(S) NAME(S) BAYVIEW PROPERTIES, LLC  
 SUBDIVISION NAME GRAYMANOR LOT # 220 BLOCK #        SECTION #         
 PLAT BOOK # CHK 13 FOLIO # 34 10 DIGIT TAX # 1 2 1 6 0 1 5 1 6 0 DEED REF. # 40560 / 159



PLAN DRAWN BY BRUCE E. DOAK DATE 10/24/18 SCALE: 1 INCH = 20 FEET



MAP IS NOT TO SCALE  
 ZONING MAP# 103C1  
 SITE ZONED D.R. 5.5  
 ELECTION DISTRICT 12  
 COUNCIL DISTRICT 7  
 LOT AREA ACREAGE         
 OR SQUARE FEET 7,370  
 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? None  
 IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO: None

**PLAN TO ACCOMPANY PHOTOGRAPHS**

PETITIONER'S  
 EXHIBIT NO. 6  
PHOTOS A-F



B



C







F

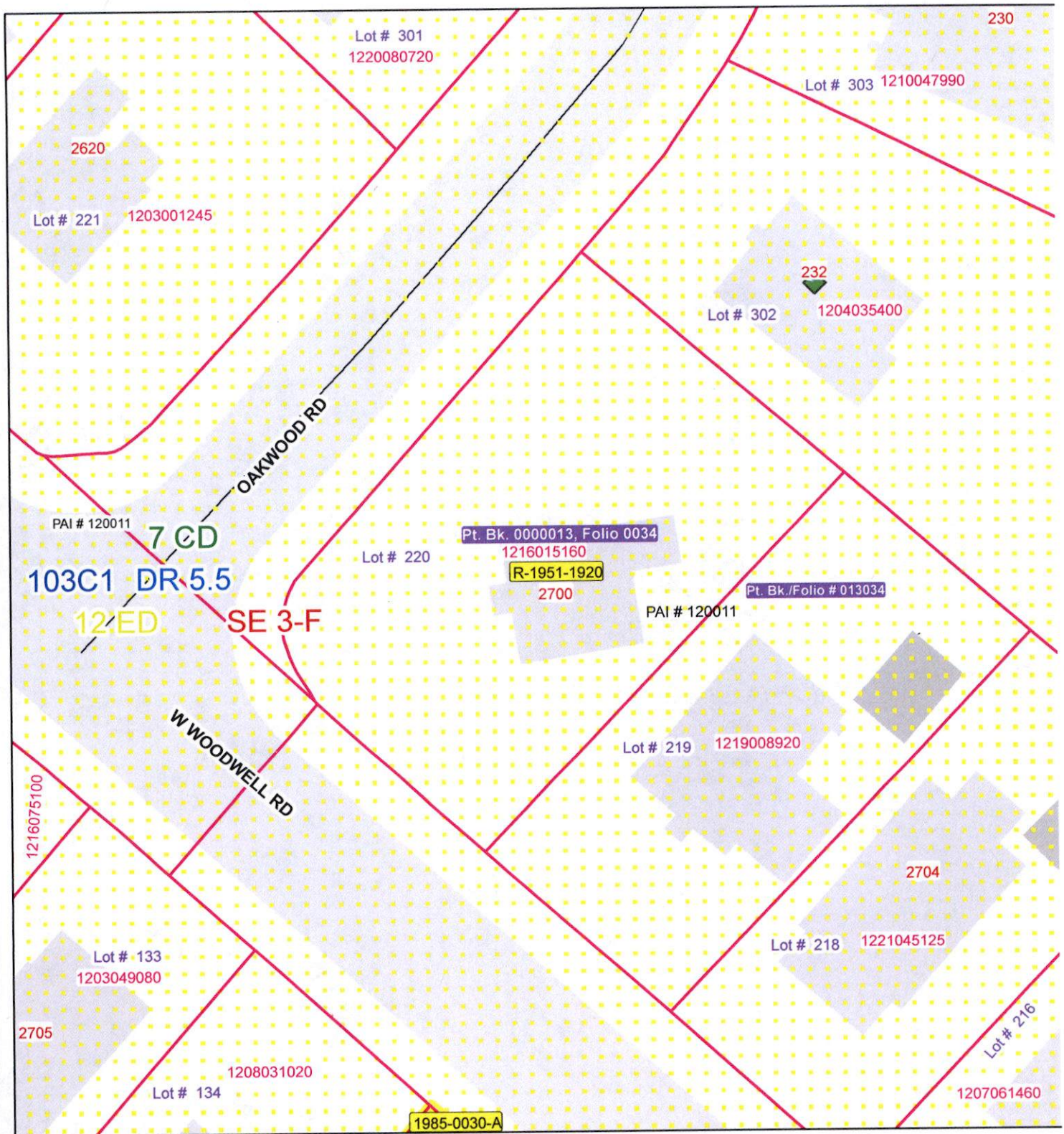




PETITIONER'S

EXHIBIT NO. 7

# 2700 W. Woodwell Road, Tax #12-16-015-160



Publication Date: 10/23/2018



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

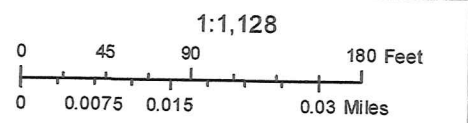
1 inch = 30 feet

*Item #0136*

Baltimore County - My Neighborhood



- Legend
- Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3
  - House Numbers
  - Zoning History Cases
  - Zoning
  - Property
  - County Boundary



Sources: Esri, HERE, Garmin, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoB, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

Baltimore County Government, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

PETITIONER'S

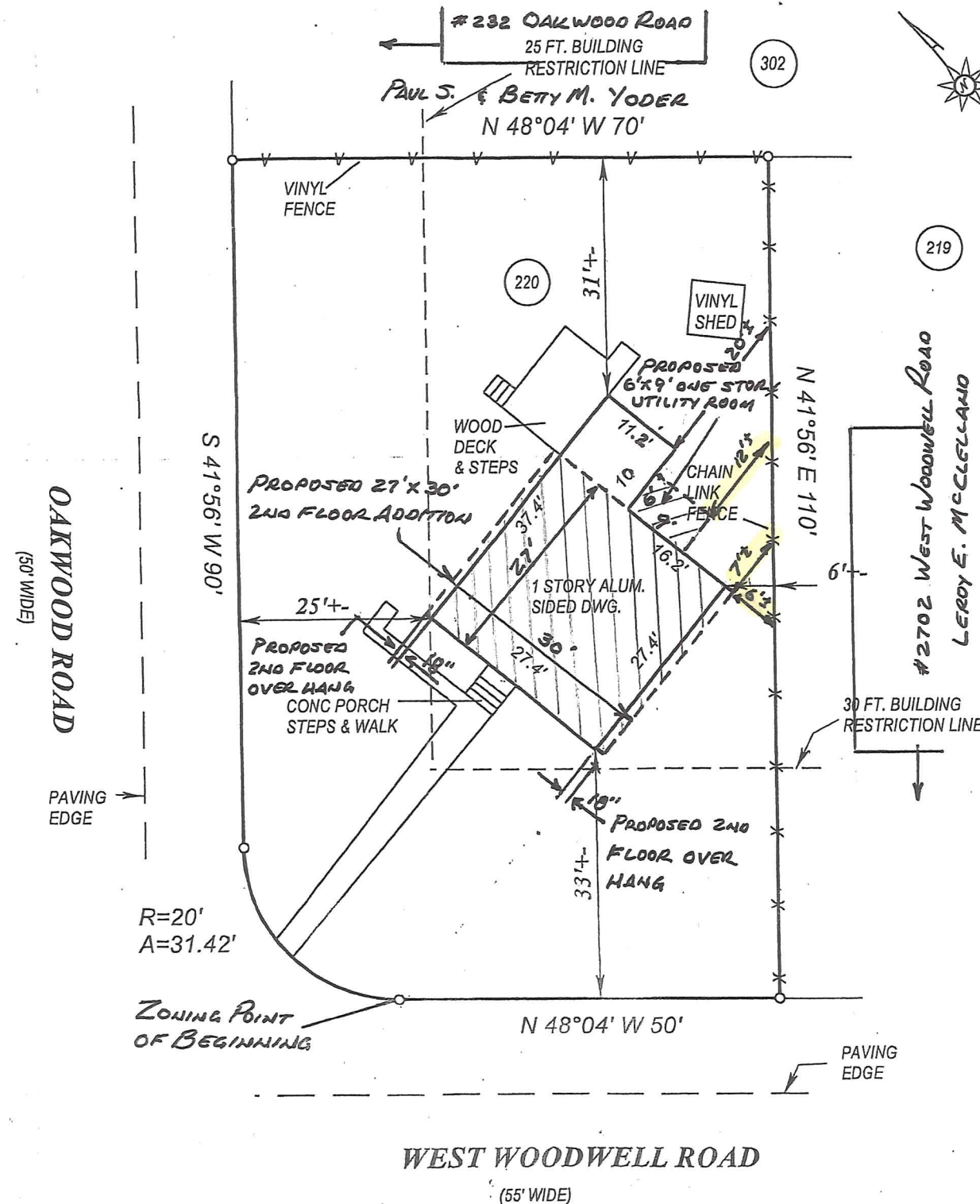
EXHIBIT NO. 5

ZONING HEARING PLAN FOR VARIANCE x FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)

ADDRESS 2700 WEST WOODWELL ROAD OWNER(S) NAME(S) BAYVIEW PROPERTIES, LLC

SUBDIVISION NAME GRAYMANOR LOT # 220 BLOCK # \_\_\_\_\_ SECTION # \_\_\_\_\_

PLAT BOOK # CHK 13 FOLIO # 34 10 DIGIT TAX # 1216015160 DEED REF. # 40560 / 169

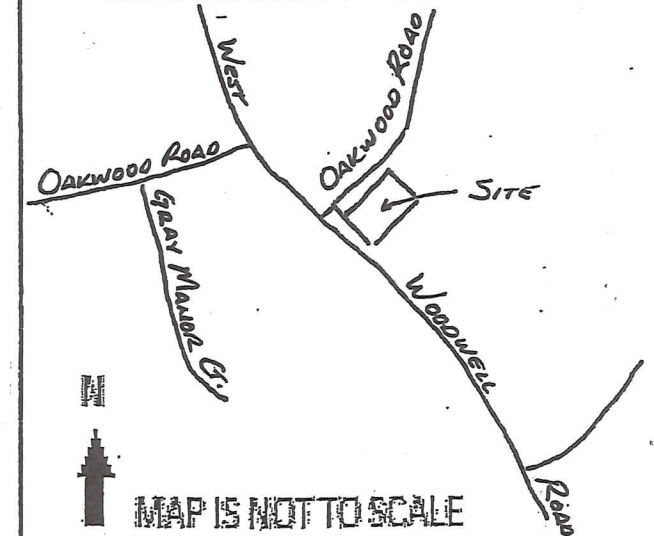


PLAN DRAWN BY BRUCE E. DOAK

DATE 10/29/10 SCALE: 1 INCH = 20 FEET

PET. 1

SITE VICINITY MAP



ZONING MAP# 103C1

SITE ZONED D.R. 5.5.

ELECTION DISTRICT 12

COUNCIL DISTRICT 7

LOT AREA ACREAGE \_\_\_\_\_

OR SQUARE FEET 7,370

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? None

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

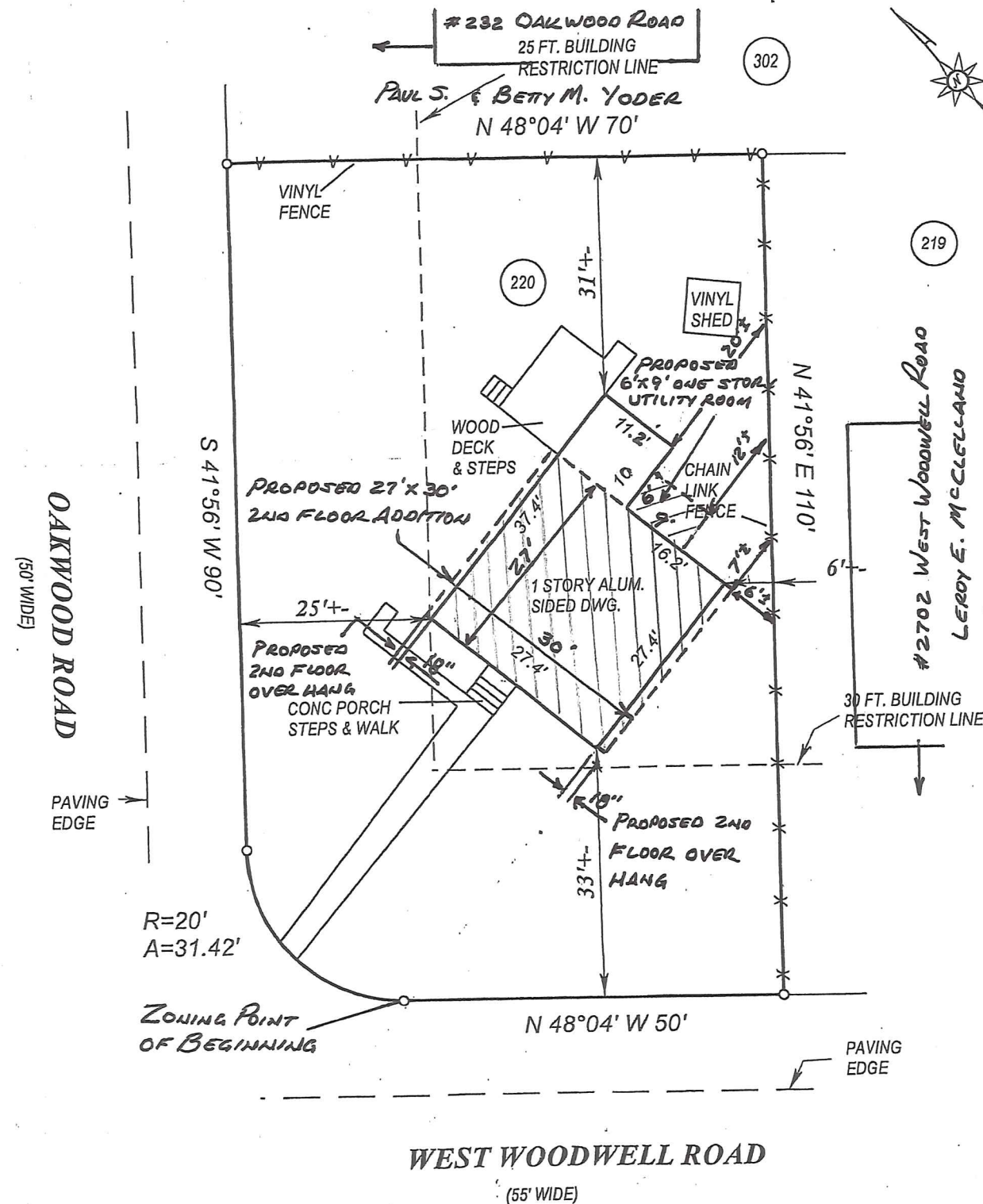
VIOLATION CASE INFO: None

ZONING HEARING PLAN FOR VARIANCE x FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH x)

ADDRESS 2700 WEST WOODWELL ROAD OWNER(S) NAME(S) BAYVIEW PROPERTIES, LLC

SUBDIVISION NAME GRAYMANOR LOT # 220 BLOCK # \_\_\_\_\_ SECTION # \_\_\_\_\_

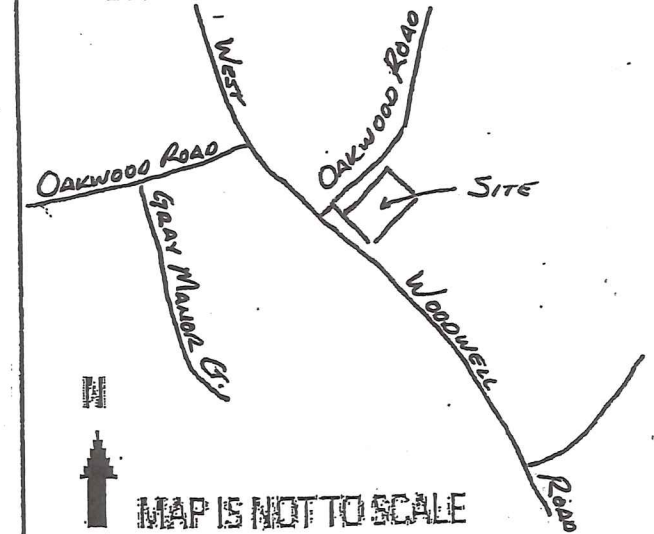
PLAT BOOK # CHK 13 FOLIO # 34 10 DIGIT TAX # 1216015160 DEED REF. # 40560 / 169



PLAN DRAWN BY BRUCE E. DOAK

DATE 10/24/18 SCALE: 1 INCH = 20 FEET

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IF SO GIVE CASE NUMBER \_\_\_\_\_

AND ORDER RESULT BELOW \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

VIOLATION CASE INFO: None