

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

DATE: February 7, 2019  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2019-0179-A – Appeal Period Expired

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The appeal period for the above-referenced case expired on February 6, 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.'

c: Case File  
Office of Administrative Hearings

/dlw

**IN RE: PETITION FOR ADMIN. VARIANCE**

**(3028 Dunglew Road)**

12<sup>th</sup> Election District

7<sup>th</sup> Council District

Robert A. & Gail A. Woods

Petitioners

\*

\*

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\*

\*

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

**CASE NO. 2019-0179-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, Robert A. and Gail A. Woods ("Petitioners"). The Petitioners are requesting Variance relief from § 400.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit an accessory structure (pavilion) to be located in the side yard in lieu of the required rear yard. 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 December 14, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

**ORDER RECEIVED FOR FILING**

Date 1-7-19

By lwj

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.

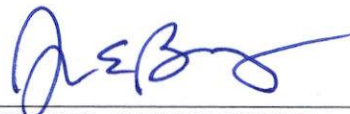
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 7<sup>th</sup> day of **January, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 400.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit an accessory structure (pavilion) to be located in the side yard in lieu of the required rear yard, 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.
- The pavilion shall remain open and shall not be enclosed at any time.

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



JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:dlw

**ORDER RECEIVED FOR FILING**

Date 1-7-19

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 3028 Dunglew Road 21222 Currently zoned DR 5.5  
 Deed Reference Lover 07368 Folio 706 10 Digit Tax Account # 1204003432  
 Owner(s) Printed Name(s) Robert A & Gail A Woods 1204003431

(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) 400.1 BCZR  
To permit an accessory structure (pavillion) to be located in the side yard in lieu of the required rear yard.

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):

Robert A. Woods , Gail A. Woods  
 Name #1 – Type or Print Name #2 – Type or Print  
Robert A. Woods , Gail A. Woods  
 Signature #1 Signature #2  
3028 Dunglew Rd Baltimore MD  
 Mailing Address City State  
21222 , 410 288 1057 , robert.woods@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 15 day of July, 2019 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 2019-0179-A Filing Date 12/5/18 Estimated Posting Date 12/14/18 Reviewer JF



# Affidavit in Support of Administrative Variance

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

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

Address: 3028 Dunblow Rd Baltimore MD 21222  
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)

Sitting on the pool deck immediately surrounding the pool is fine when supervising swimmers but too close for elderly folks who do not swim. A covered pavilion in the yard would allow more comfort from both sun & splashing for our friends, family & neighbors at gatherings which we regularly host. The pavilion could not be located on the alley side of the pool because of bushes, fence & elevation. A location on the west side of the pool would necessitate tree & fence removal & the east side would be outside current fencing & at a lower elevation than the pool. The location in the side yard (north side of the pool) makes the most sense for comfort & environment because no change in elevation is required & tree removal is not necessary. Greenery will be added to conceal the current fencing and to add privacy.

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

Robert A. Woods  
Signature of Owner (Affiant)  
Robert A. Woods  
Name- Print or Type

Gail A. Woods  
Signature of Owner (Affiant)  
Gail A. Woods  
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 9th day of November, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Robert Alan Woods, and, Gail Alwine Woods

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

AS WITNESS my hand and Notaries Seal



Steve John Mavroni  
Notary Public  
8-7-2021  
My Commission Expires



# Affidavit in Support of Administrative Variance

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

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

Address: 3028 Dunglewood Rd Baltimore MD 21222  
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)

Sitting on the pool deck immediately surrounding the pool is fine when watching & supervising swimmers, but too close for elderly folks who do not swim. A covered pavilion in the yard would allow much comfort from both sun & splashing for our friends, family & neighbors at gatherings which we regularly host.

The pavilion could not be located on the alley side of the pool because of bushes, fence & elevation. A location on the west side of the pool would necessitate tree & fence removal & the east side would be outside current fencing & at a lower elevation than the pool.

The location in the side yard (north of the pool) makes the most sense for comfort & environment, because no change in elevation is required & tree removal not necessary. Greenery would be added to conceal current fencing & to add privacy.

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

Robert A. Woods  
Signature of Owner (Affiant)

ROBERT A. WOODS  
Name- Print or Type

Gail A. Woods  
Signature of Owner (Affiant)

Gail A. Woods  
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 9<sup>th</sup> day of November, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Robert Alvan Woods, and, Gail Alwine Woods

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

AS WITNESS my hand and Notaries Seal



Steve John Mauroni  
Notary Public

8-7-2018  
My Commission Expires





# ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 3028 Dunglew Road 21222 Currently zoned DR 5.5  
Deed Reference Liber 1868 Folio 706 10 Digit Tax Account # 1204003432  
Owner(s) Printed Name(s) Robert A. & Gail A. Woods 1204003431

(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) 400.1 BCZR  
To permit an accessory structure (pavillion) to be located in the side yard in lieu of the required rear yard.

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):

Robert A. Woods, Gail A. Woods  
Name #1 – Type or Print Name #2 – Type or Print  
Robert A. Woods, Gail A. Woods  
Signature #1 Signature #2  
3028 Dunglew Rd Baltimore MD  
Mailing Address City State  
21222, 410 288 1057, robert.woods6@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 on this 17 day of July, 2019 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 2019-0179-A Filing Date 12/5/18 Estimated Posting Date 12/16/18 Reviewer JF



# Zoning Description of 3028 Dunglow Road, 21222

## **Part A**

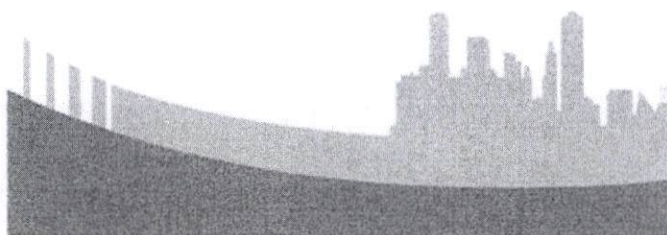
Beginning at a point on the south side of Dunglow Road which is 80 feet wide, at a distance of 50 feet west of the centerline of the nearest improved intersecting street, Dunran Road, which is 60 feet wide.

## **Part B**

FIRST: All that lot of ground being known and designated as Lot NO. 4, Block 16 on Plat No. 3 of Dundalk and resubdivision of part of Dundalk Highlands, which Plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. 8, folio 54 containing a total of 9,472 square feet.

SECOND: All that lot of ground being known and designated as Lot No. 3, Block 16 on Plat No. 3 of Dundalk and resubdivision of part of Dundalk Highlands, which Plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. 8, folio 54 containing a total of 9,600 square feet.

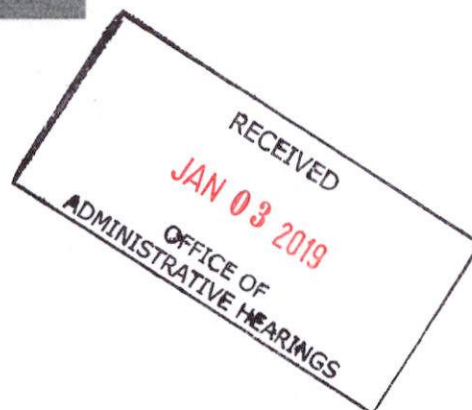
12-31-18



## CERTIFICATE OF POSTING

December 16, 2018

Re:  
Zoning Case No. 2019-0179-A  
Legal Owner: Robert & Gail Woods  
Closing 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 3028 Dunglow Road.

The signs were initially posted on December 14, 2018.

Sincerely,

Bruce E. Doak  
MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

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**

## **ADMINISTRATIVE VARIANCE**

**CASE NO. 2019-0179-A**

**3028 Dunglow Road**

**REQUEST: TO PERMIT AN ACCESSORY  
STRUCTURE (PAVILLION) TO BE LOCATED  
IN THE SIDE YARD IN LIEU OF THE  
REQUIRED REAR YARD.**

### **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 DECEMBER 31, 2018.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING  
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.  
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391**

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2019- 0179 -A Address 3028 DUNGLOW RD.

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

Filing Date: 12/5/18 Posting Date: 12-16-18 Closing Date: 12-31-18

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 2019- 0179 -A Address 3028 DUNGLOW RD.

Petitioner's Name Robert & Gail Woods Telephone \_\_\_\_\_

Posting Date: 12-16-18 Closing Date: 12-31-18

Wording for Sign: To Permit an accessory structure (pavillion) to be located in the side yard in lieu of the required rear yard.

Revised 6/30/2019



**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.**

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**For Newspaper Advertising:**

Case Number: 2019-0179-A  
Property Address: 3028 Dunglew Rd. 21222  
Property Description: \_\_\_\_\_  
Legal Owners (Petitioners): Robert A & Gail A Woods  
Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert Woods  
Company/Firm (if applicable): \_\_\_\_\_  
Address: 3028 Dunglew Rd  
Baltimore MD 21222  
Telephone Number: 410 288 1057

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

No. 177767

Date: 12/5/18

UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION

BUSINESS ACTUAL TIME IN  
12/05/2018 12/05/2018 10:21:26 1

REC'D - FBI  
JACKIN LJR  
RECEIPT: 823103 12/05/2018 OFLN

5. ZONING VERIFICATION

Race & Tot \$75.00  
 \$75.00 OK 1.00 CA  
 Baltimore County, Maryland

[illegible]

Rec: Robert Wood  
From:

For: 3028 DUNGLAW RD  
CASE # 2019-0179-A

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

**CASHIER'S  
VALIDATION**





JOHN A. OLSZEWSKI, JR.  
*County Executive*

DIRECTOR  
*Department of Permits,  
Approvals & Inspections*

January 3, 2019

Robert & Gail Woods  
3028 Dunglew Road  
Baltimore, MD 21222

RE: Case Number: 2019-0179-A, Address: 3028 Dunglew 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 December 5, 2018. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

Date: 12/19/18

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

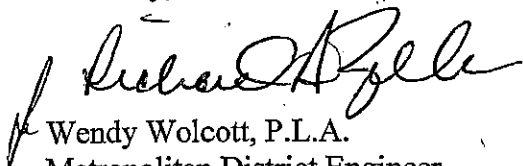
Dear Ms. Lewis:

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. 2019-0179-A

*Administrative Variance  
Robert Woods & Gail Woods  
3028 Dunblow 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

**C H E C K L I S T**

| <u>Comment<br/>Received</u>     | <u>Department</u>                                                     | <u>Support/Oppose/<br/>Conditions/<br/>Comments/<br/>No Comment</u> |
|---------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------|
| _____                           | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | _____                                                               |
| <u>12-27</u>                    | DEPS<br>(if not received, date e-mail sent _____)                     | <u>NC</u>                                                           |
| _____                           | FIRE DEPARTMENT                                                       | _____                                                               |
| _____                           | PLANNING<br>(if not received, date e-mail sent _____)                 | _____                                                               |
| <u>12-19</u>                    | STATE HIGHWAY ADMINISTRATION                                          | <u>No objection</u>                                                 |
| _____                           | TRAFFIC ENGINEERING                                                   | _____                                                               |
| _____                           | COMMUNITY ASSOCIATION                                                 | _____                                                               |
| _____                           | ADJACENT PROPERTY OWNERS                                              | _____                                                               |
| <hr/>                           |                                                                       |                                                                     |
| ZONING VIOLATION                | (Case No. _____)                                                      |                                                                     |
| PRIOR ZONING                    | (Case No. _____)                                                      |                                                                     |
| <hr/>                           |                                                                       |                                                                     |
| NEWSPAPER ADVERTISEMENT         | Date: _____                                                           |                                                                     |
| SIGN POSTING (1 <sup>st</sup> ) | Date: <u>12-14-18</u> by <u>Dook</u>                                  |                                                                     |
| SIGN POSTING (2 <sup>nd</sup> ) | Date: _____ by _____                                                  |                                                                     |
| <hr/>                           |                                                                       |                                                                     |
| PEOPLE'S COUNSEL APPEARANCE     | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                                     |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                                     |

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 - 1204003431  |               |                              |                  |
| Owner Information                                         |          |                                            |               |                              |                  |
| Owner Name:                                               |          | WOODS ROBERT A<br>WOODS GAIL A             |               | Use:                         | RESIDENTIAL      |
| Mailing Address:                                          |          | 3028 DUNGLOW RD<br>BALTIMORE MD 21222-5104 |               | Principal Residence:         | YES              |
|                                                           |          |                                            |               | Deed Reference:              | /22738/ 00399    |
| Location & Structure Information                          |          |                                            |               |                              |                  |
| Premises Address:                                         |          | 3028 DUNGLOW RD<br>0-0000                  |               | Legal Description:           |                  |
| DUNDALK                                                   |          |                                            |               |                              |                  |
| Map:                                                      | Grid:    | Parcel:                                    | Sub District: | Subdivision:                 | Section:         |
| 0103                                                      | 0022     | 0501                                       |               | 0000                         |                  |
|                                                           |          |                                            |               |                              | Block:           |
|                                                           |          |                                            |               |                              | 16               |
|                                                           |          |                                            |               |                              | Lot:             |
|                                                           |          |                                            |               |                              | 4                |
|                                                           |          |                                            |               |                              | Assessment Year: |
|                                                           |          |                                            |               |                              | 2018             |
|                                                           |          |                                            |               |                              | Plat No:         |
|                                                           |          |                                            |               |                              | 3                |
|                                                           |          |                                            |               |                              | Plat Ref:        |
|                                                           |          |                                            |               |                              | 0008/ 0054       |
| Special Tax Areas:                                        |          |                                            |               |                              |                  |
| Town:                                                     |          |                                            |               |                              |                  |
| NONE                                                      |          |                                            |               |                              |                  |
| Ad Valorem:                                               |          |                                            |               |                              |                  |
| Tax Class:                                                |          |                                            |               |                              |                  |
| Primary Structure Built                                   |          | Above Grade Living Area                    |               | Finished Basement Area       |                  |
| 1950                                                      |          | 2,184 SF                                   |               | 510 SF                       |                  |
|                                                           |          |                                            |               | Property Land Area           |                  |
|                                                           |          |                                            |               | 9,472 SF                     |                  |
|                                                           |          |                                            |               | County Use                   |                  |
|                                                           |          |                                            |               | 04                           |                  |
| Stories                                                   | Basement | Type                                       | Exterior      | Full/Half Bath               | Garage           |
| 2                                                         | YES      | STANDARD UNIT                              | BRICK         | 3 full                       | 1 Detached       |
| 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:                                                     | 50,800   | 50,800                                     |               |                              |                  |
| Improvements                                              | 205,100  | 219,800                                    |               |                              |                  |
| Total:                                                    | 255,900  | 270,600                                    |               | 260,800                      | 265,700          |
| Preferential Land:                                        | 0        |                                            |               |                              | 0                |
| Transfer Information                                      |          |                                            |               |                              |                  |
| Seller: PERRY SHERMAN C                                   |          | Date: 10/18/2005                           |               | Price: \$350,000             |                  |
| Type: ARMS LENGTH MULTIPLE                                |          | Deed1: /22738/ 00399                       |               | Deed2:                       |                  |
| Seller: DANNA JOSEPH V                                    |          | Date: 12/30/1986                           |               | Price: \$0                   |                  |
| Type: NON-ARMS LENGTH OTHER                               |          | Deed1: /07368/ 00706                       |               | 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:                     |               | 07/01/2019                   |                  |
| Exempt Class:                                             |          | NONE                                       |               | 0.00 0.00                    |                  |
| Homestead Application Information                         |          |                                            |               |                              |                  |
| Homestead Application Status: Approved 01/20/2009         |          |                                            |               |                              |                  |
| Homeowners' Tax Credit Application Information            |          |                                            |               |                              |                  |
| Homeowners' Tax Credit Application Status: No Application |          |                                            |               |                              |                  |
| Date:                                                     |          |                                            |               |                              |                  |

**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: December 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0179-A  
Address 3028 Dunglew Road  
(Woods Property)

Zoning Advisory Committee Meeting of **December 24, 2018**.

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

Reviewer: Steve Ford



Pictures for 3028 Danglew Kd.



Facing south: 3030 on left, 3028 on right



Facing southwest, showing distance to 3024



[illegible]



Same direction, different angle



Facing southeast to show size of lot.





for the cost of derivative paper



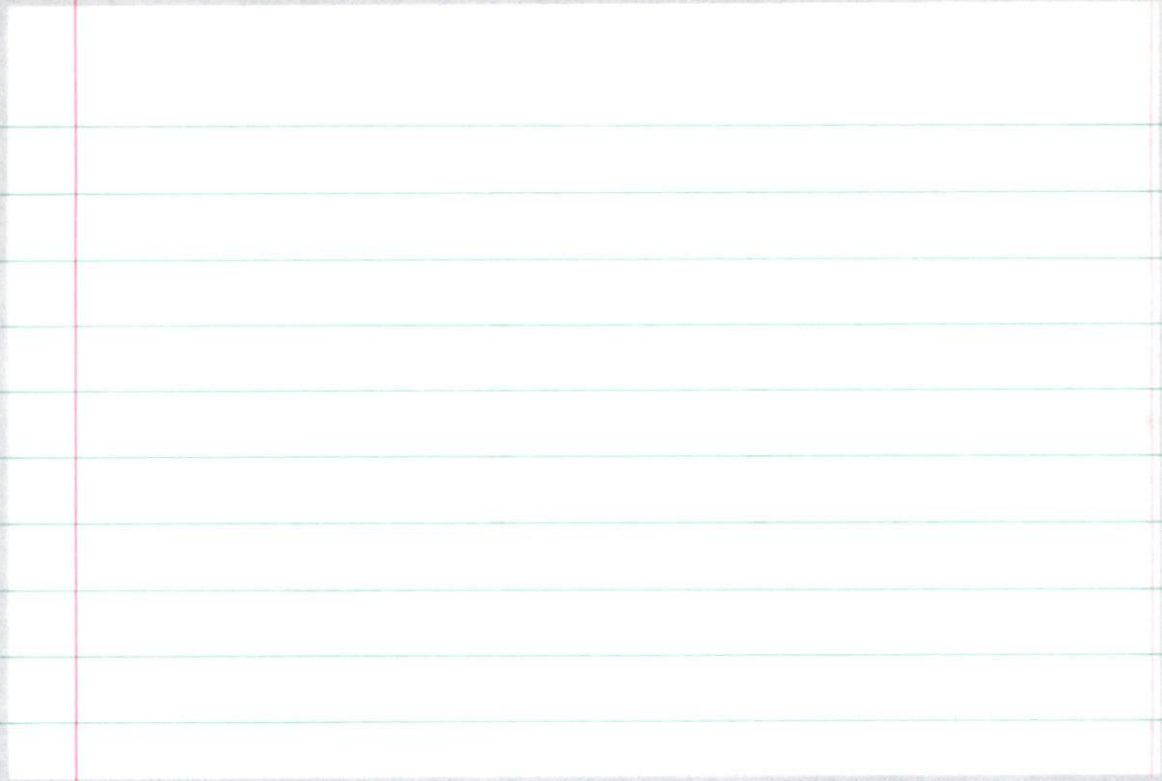


Facing south. Large trees on right are property line.



One more view facing south





only showing no figure in out space. this point



the point and the end





Facing south, this time inside fence, on proposed site of pavilion.



Southwest corner of pool deck, outside fence, showing elevation.





Learning, understanding and self-awareness  
the self-education



Learning, understanding and self-awareness  
the self-education





Facing northwest showing west side of property



Facing south, again showing west side of property.



Handwritten text in the middle of the page, possibly a title or a section header.

Handwritten text at the bottom of the page, possibly a footer or a concluding statement.



Facing north, showing elevation on south side of pool deck. This is the alley side of property.



Facing west, showing elevation. Dwelling is to the right (out of the picture!)



1. The first part of the report is a general

introduction to the subject of the report.

2. The second part of the report is a detailed

description of the

method used in the study.

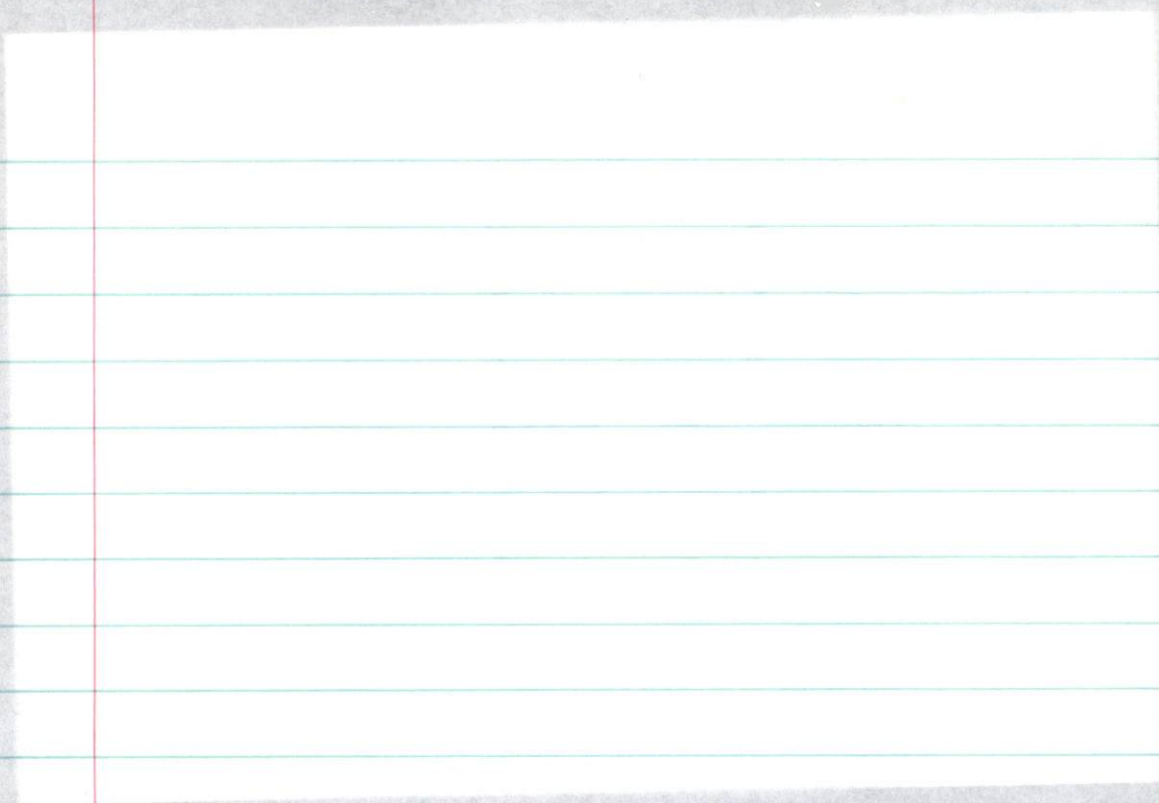


Facing west. Proposed pavilion site would be on the right side of this photo.

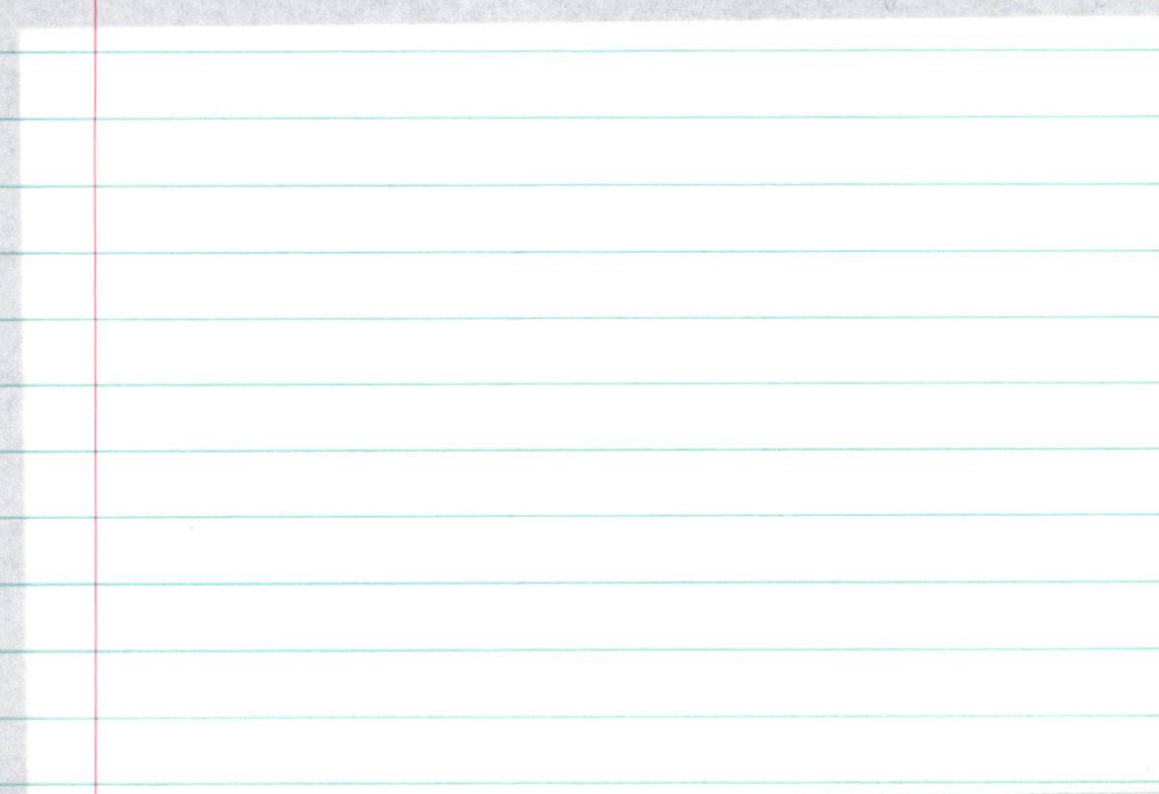


Facing southwest at fence line of north side of pool area.





Call on set below the working board. Here must  
along with for this time



re 100 for this. And if you want to make good

# 16' x 16' Vinyl Ramada



Website: [www.Fifthroom.com](http://www.Fifthroom.com)

For questions, to request a freight quote, or to place an order, please call 1-888-293-2339

Hours of Operation: Mon-Fri: 8AM-7PM | Sat: 10AM-6PM | Sun: 10AM-6PM EST

Email: [contact@Fifthroom.com](mailto:contact@Fifthroom.com)

[Print this Page](#)

- Product Type: Pavilion ✓
- Product Type: Gazebo
- Product Type: Ramada
- Style: Open Rectangle
- Roof: Single Roof ✓
- Material: Vinyl ✓
- Size: 16' x 16' ✓
- Weight: 4313 lbs.
- Posts: 4
- Height: 155 in.

**Total Price: \$15,777**

**Base Price Before Customizations and Freight: \$10,699**

Standard White Vinyl

Standard Package

Harbor Grey Composite Deck ✓

6" x 6" Posts ✓

6" High Post Trim

Standard Post Height

No Privacy Panel

No Privacy Panel

No Privacy Panel

No Privacy Panel

Gray Metal Roof

No Cupola

No Ceiling

Unstained

No Fan

Standard Package

\$4,059

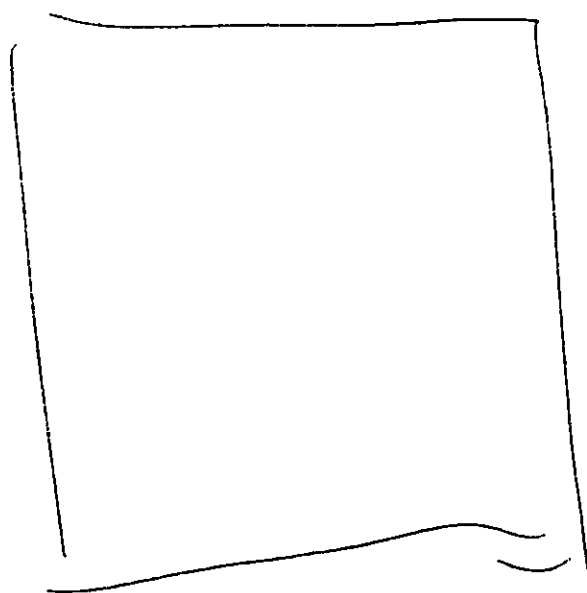
\$1,019

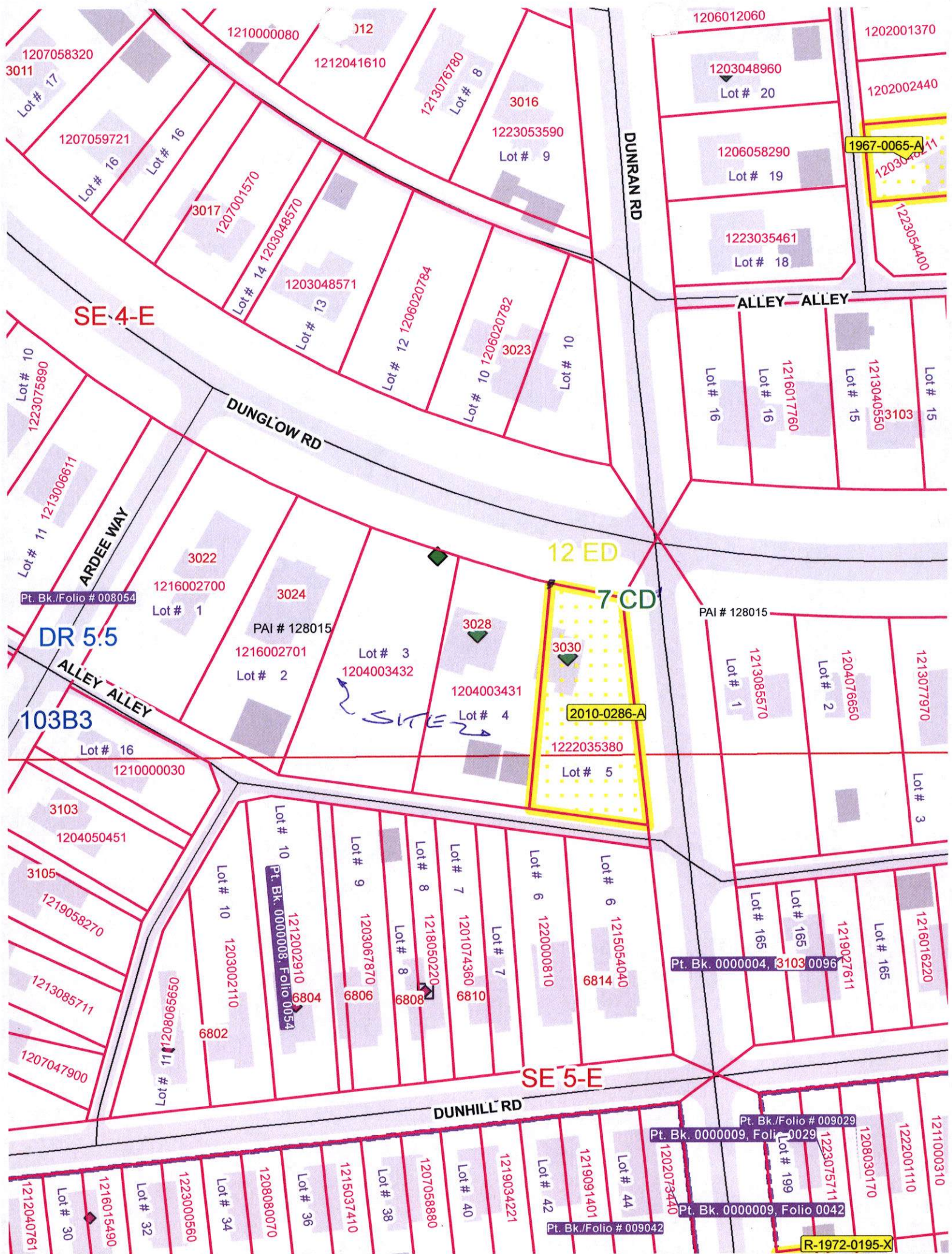
**Price with Customizations Before Freight: \$15,777**

[Close](#)

*Handwritten signature*







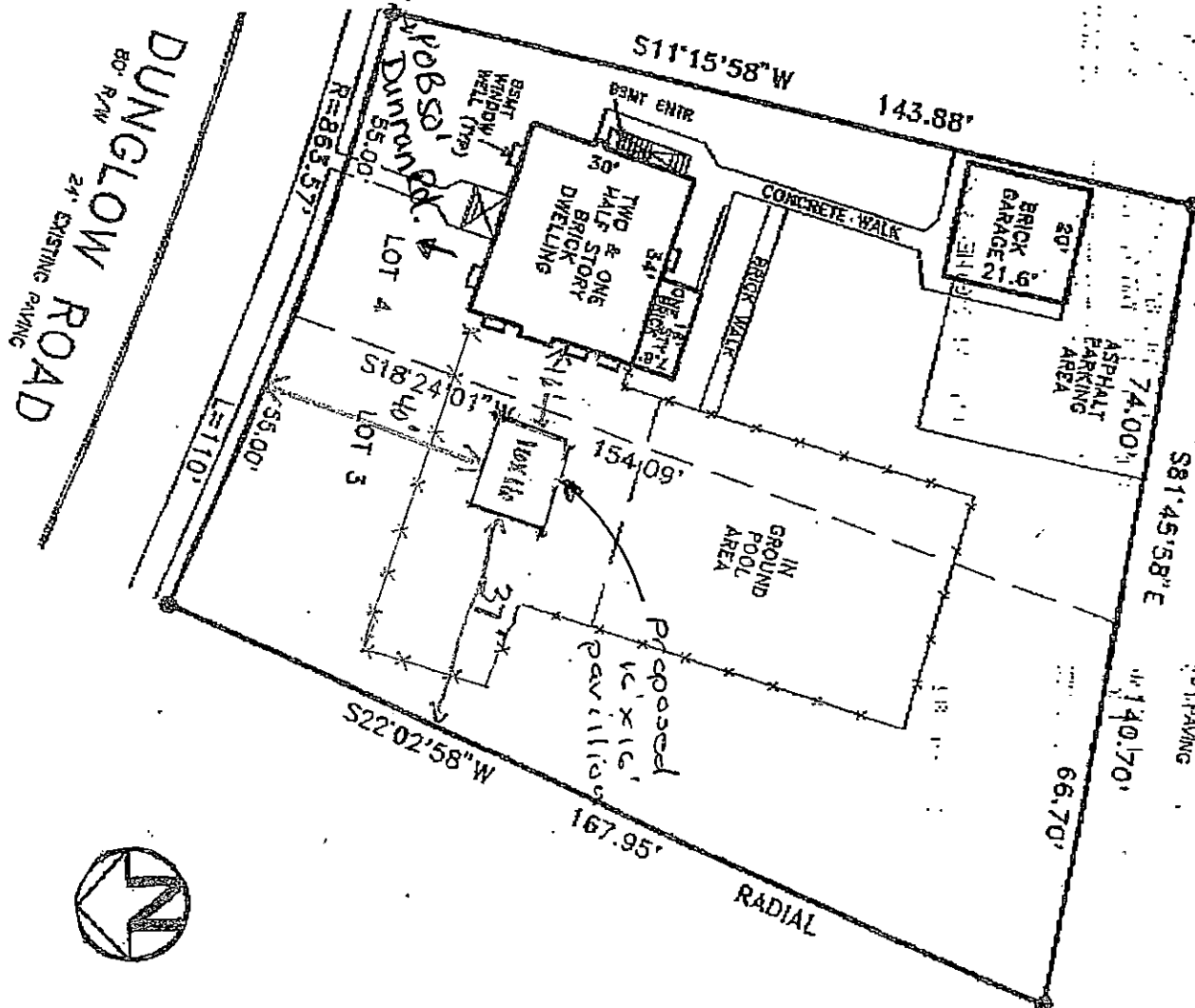


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 3028 Dungalow Road OWNER(S) NAME(S) Robert A & Gail A. Woods

SUBDIVISION NAME Durkalk Highlands LOT # 344 BLOCK # 16 SECTION #

PLAT BOOK # 8 FOLIO # 54 10 DIGIT TAX # 1204003431 DEED REF. # 7368/Folio 706

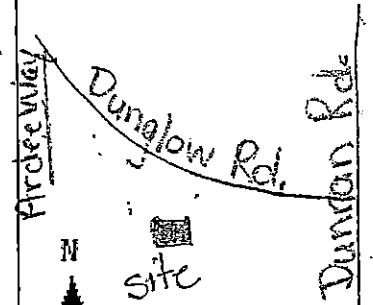


PLAN DRAWN BY Gail Woods

DATE 11/1/18

SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP 103B3

SITE ZONED OR S.5

ELECTION DISTRICT 12

COUNCIL DISTRICT 7

LOT AREA ACREAGE

OR SQUARE FEET 19,072

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH

WATER IS: PUBLIC ☒ PRIVATE ☐

SEWER IS: PUBLIC ☒ PRIVATE ☐

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

None

VIOLATION CASE INFO:

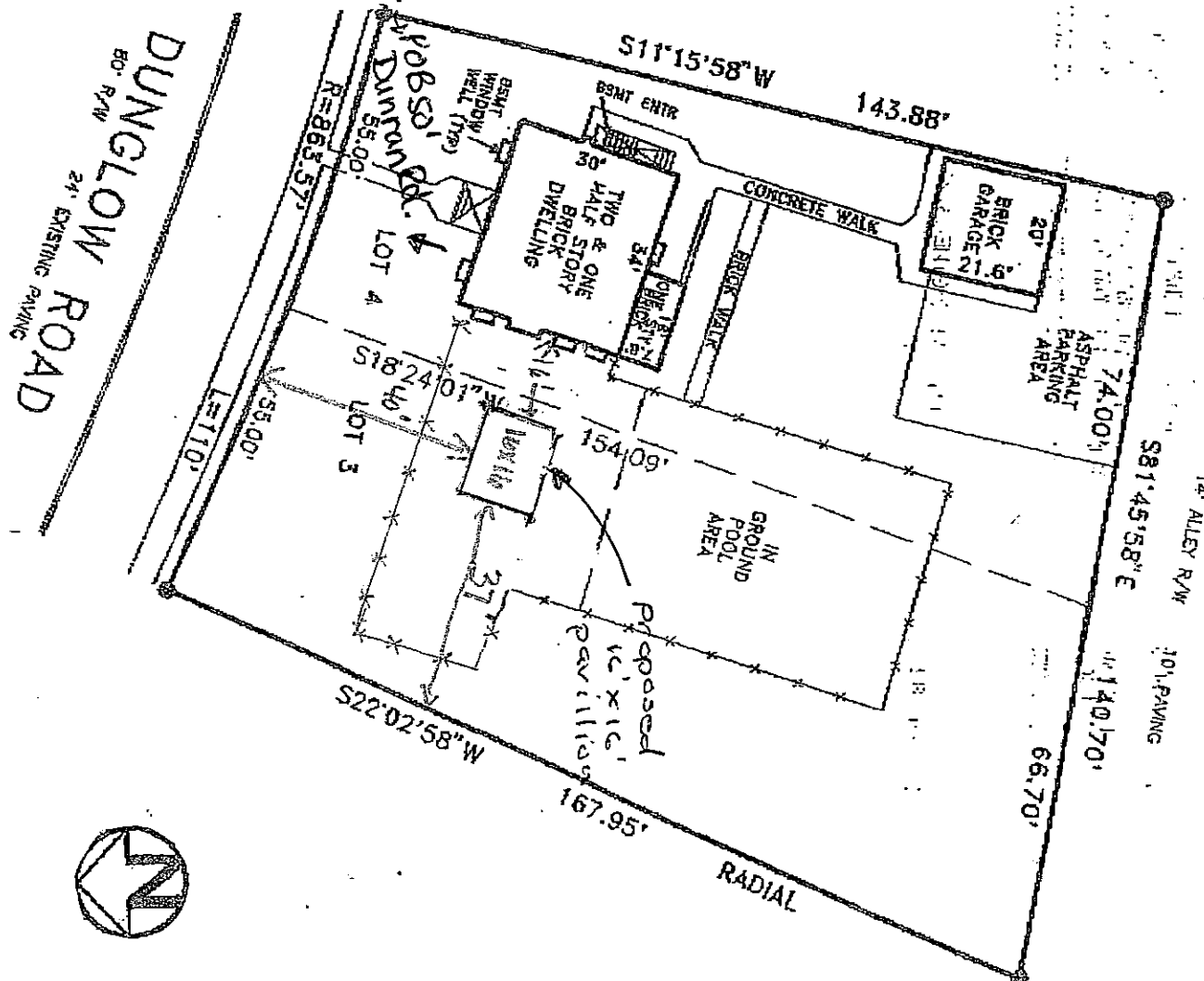
2019-0179-A

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

ADDRESS 3028 Dungalow Road OWNER(S) NAME(S) Robert A & Gail A. Woods

SUBDIVISION NAME Dundalk Highlands LOT # 304 BLOCK # 16 SECTION #

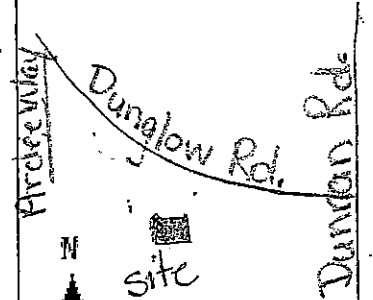
PLAT BOOK # 8 FOLIO # 54 10 DIGIT TAX # 1204003431 DEED REF. # 7362/Folio 706



PLAN DRAWN BY Gail Woods

DATE 11/1/18 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP # 103B3

SITE ZONED OR S.5

ELECTION DISTRICT 12

COUNCIL DISTRICT 7

LOT AREA ACREAGE

OR SQUARE FEET 19,072

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH

WATER IS:

PUBLIC ☒ PRIVATE

SEWER IS:

PUBLIC ☒ PRIVATE

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

None

VIOLETION CASE INFO:

2019-0179-A

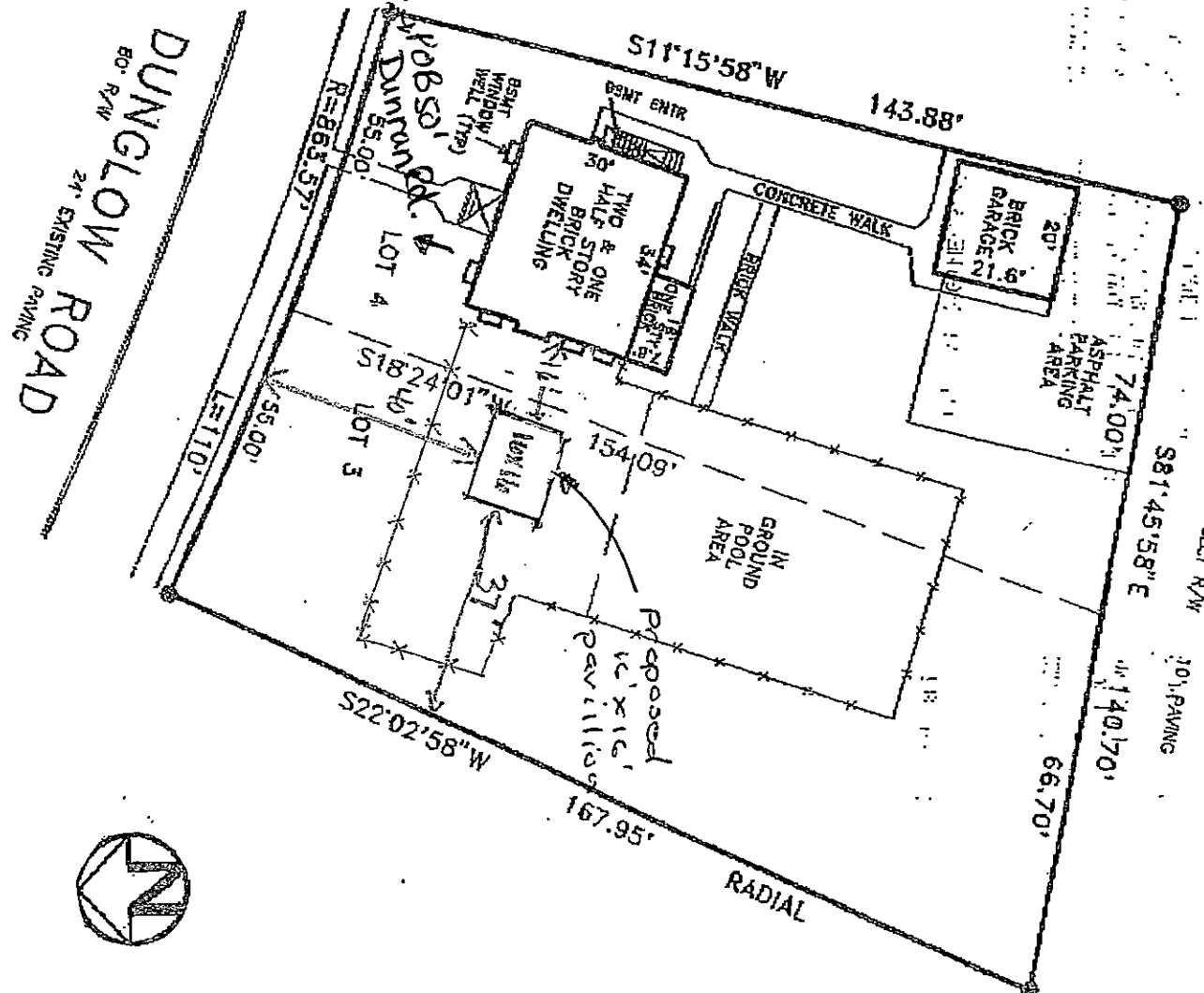


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)

ADDRESS 3028 Dungalow Road OWNER(S) NAME(S) Robert A & Gail A. Woods

SUBDIVISION NAME Dundalk Highlands LOT # 34 BLOCK # 16 SECTION # \_\_\_\_\_

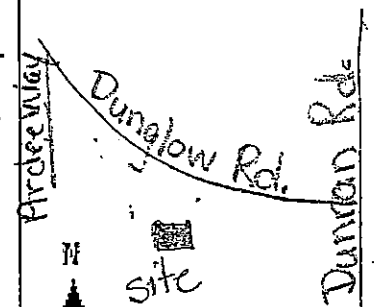
PLAT BOOK # 8 FOLIO # 54 10 DIGIT TAX # 1204003431 DEED REF. # 7368/Folio 704



PLAN DRAWN BY Gail Woods

DATE 11/7/18 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP 103B3

SITE ZONED OR S.5

ELECTION DISTRICT 12

COUNCIL DISTRICT 7

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

OR SQUARE FEET 19,072

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH \_\_\_\_\_

WATER IS: \_\_\_\_\_

PUBLIC ☒ PRIVATE \_\_\_\_\_

SEWER IS: \_\_\_\_\_

PUBLIC ☒ PRIVATE \_\_\_\_\_

PRIOR HEARING? No

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

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

None

VIOLATION CASE INFO: \_\_\_\_\_

2019-0179-A

# SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 103B3

SITE ZONED OR S.5

ELECTION DISTRICT 12

COUNCIL DISTRICT 7

LOT AREA ACREAGE

OR SQUARE FEET 9,072

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH

WATER IS: PUBLIC ☒ PRIVATE ☐

SEWER IS: PUBLIC ☒ PRIVATE ☐

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

None

VIOLATION CASE INFO:

2019-0179-A

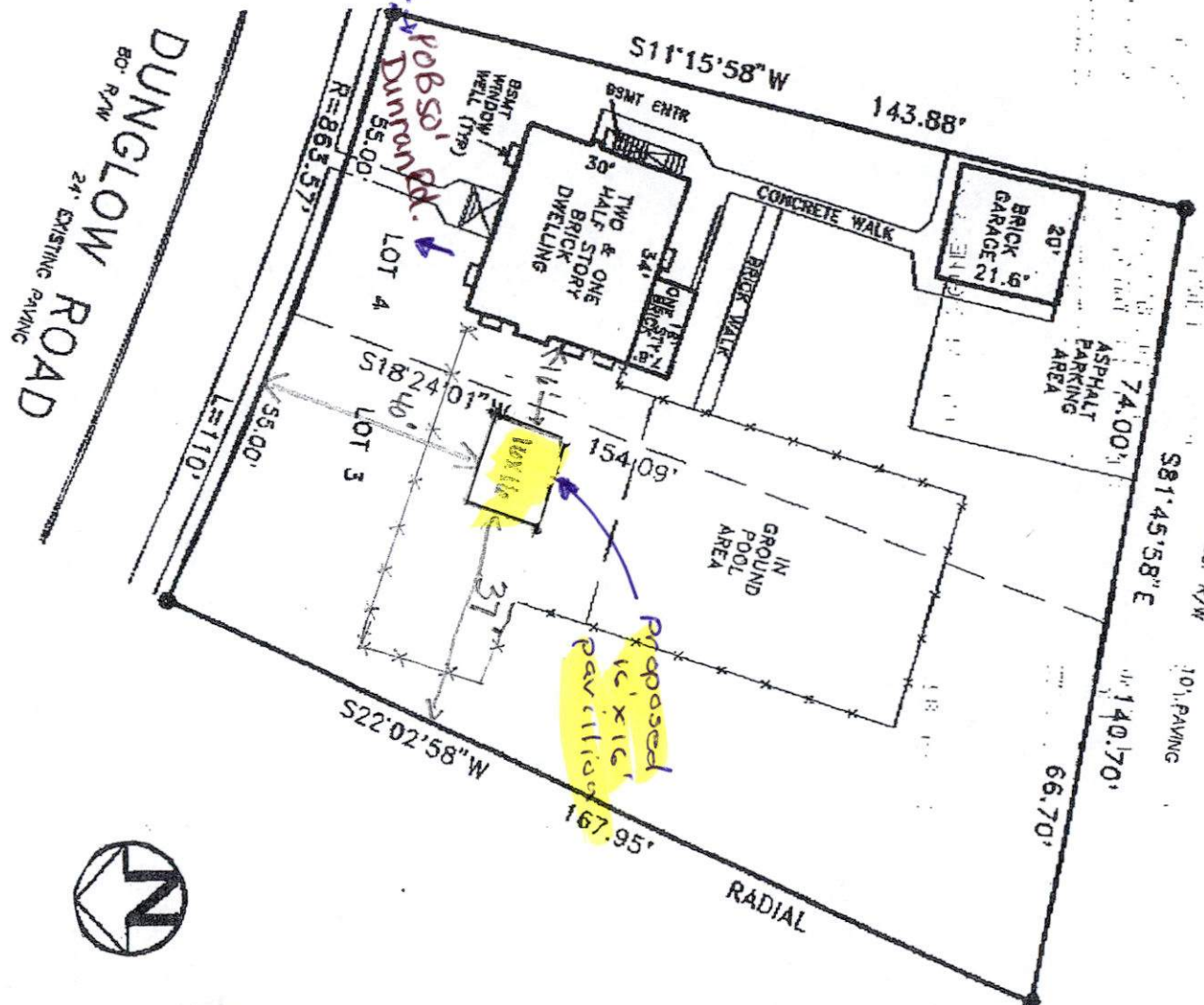
Pet. Ex. 1

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

ADDRESS 3028 Dunglew Road OWNER(S) NAME(S) Robert A & Gail A. Woods

SUBDIVISION NAME Dundalk Highlands LOT # 34 BLOCK # 16 SECTION #

PLAT BOOK # 8 FOLIO # 54 10 DIGIT TAX # 1204003431 DEED REF. # 7362/Folio 704



PLAN DRAWN BY Gail Woods

DATE 11/7/18

SCALE: 1 INCH = 30 FEET