MEMORANDUM

DATE: February 21, 2019

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2019-0193-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 19, 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 ADMIN. VARIANCE	*	BEFORE THE
(1900 Ellinwood Road)		
14th Election District	*	OFFICE OF ADMINISTRATIVE
6th Council District		
Ryan R. Ramey	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2019-0193-A**

* * * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Ryan R. Ramey ("Petitioner"). The Petitioner is requesting Variance relief pursuant to §§ 1B02.3.B (1945 regulations B residential) and 427 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed attached garage with a street side set back of 5' in lieu of the required 15', and to allow a 6' high fence located in the rear yard which adjoins the neighbors front yard in lieu of the maximum height of 42". The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's 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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on December 30, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 **18th** day of **January, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 1B02.3.B (1945 regulations B residential) and 427 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed attached garage with a street side set back of 5' in lieu of the required 15', and to allow a 6' high fence located in the rear yard which adjoins the neighbors front yard in lieu of the maximum height of 42", 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 her 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:dlw

ORDER RECEIVED FOR FILING
Date 1-18-19
By DW

CALL FOR Appt. to file variance 410 887 3511

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 1900 Ellinwood Rd Rosedale, MD 21237 Currently zoned DRS.5

Deed Reference 40403 / 00478 10 Digit Tax Account # 1 4 0 8 0 3 4 5 7 0

Owner(s) Printed Name(s) Ryan Ramey

(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)

SEE Attached

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):

Ryan Ramey / N/A

Name #1 – Type or Print / Name # 2 – Type or Print

Signature #1 / N/A Signature # 2

1900 Ellinwood Rd Rosedale MD

Mailing Address City State

21237 / 7247104542 / rrameysr@gmail.com

Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Ryan Ramey

Name – Type or Print

Signature

1900 Ellinwood Rd Rosedale MD

Mailing Address City State

21237 / 7247104542 / rrameysr@gmail.com

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING

Date 1-18-19

By

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0193-A Filing Date 12/17/18 Estimated Posting Date 12/30/18 Reviewer gl

Rev 5/5/2016

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: 1900 Ellinwood Rd | Rosedale | MD | 21237

Print or Type Address of property | City | State | Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

I am requesting a variance to allow a 20' x 12' carport to be erected on the driveway that opens to Golden Ring Rd. The existing garage is too low to allow my SUV in the entrance. I would like to erect the carport to give the height clearance necessary to protect vehicle from elements. I have a corner-lot property and parking forces to park at stop sign on end of ellinwood Rd, where many accidents have occured (2 in last 30 days). I have a sidestreet setback problem preventing me from erecting carport on driveway.

Also I have a 5' ft easment at property fence line, in back of property, that prevents me from erecting 6' ft fence for privacy. If I back to fence up to allow proper setback, I will be on top of large tree and roots that will hinder proper and secure footing of posts. There is existing fence and would like to stay on that line

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

Signature of Owner (Affiant) | Signature of Owner (Affiant)

Ryan Ramey

Name- Print or Type | Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Print name(s) here: Ryan Ramey

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

AS WITNESS my hand and Notaries Seal Natasha Sherrell Reed

Notary Public

March 13, 2022

My Commission Expires

REV. 5/5/2016

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: 1900 Ellinwood Rd Rosedale MD 21237

Print or Type Address of property | City | State | Zip Code

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Also, I have a 5' ft easment at property fence line, in back of property, that prevents me from erecting 6' ft fence for privacy. If I back to fence up to allow proper setback, I will be on top of large tree and roots that will hinder proper and secure footing of posts. There is existing fence and would like to stay on that line

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

Signature of Owner (Affiant) | Signature of Owner (Affiant)

Ryan Ramey

Name- Print or Type | Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Print name(s) here: Ryan Ramey

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

AS WITNESS my hand and Notaries Seal Natasha Sherrell Reed

Notary Public

April 13, 2022

My Commission Expires

REV. 5/5/2016

CALL FOR Appt. to file variance 4108813391

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 1900 Ellinwood Rd Rosedale, MD 21237 Currently zoned DRS.5

Deed Reference 40403 / 00478 10 Digit Tax Account # 1 4 0 8 0 3 4 5 7 0

Owner(s) Printed Name(s) Ryan Ramey

(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)

SEE Attached

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):

Ryan Ramey / N/A

Name #1 – Type or Print / Name # 2 – Type or Print

Signature #1 / Signature # 2 (N/A)

1900 Ellinwood Rd Rosedale MD

Mailing Address / City / State

21237 / 7247104542 / rrameysr@gmail.com

Zip Code / Telephone # / Email Address

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

Name- Type or Print

Signature

Mailing Address / City / State

Zip Code / Telephone # / Email Address

Representative to be contacted:

Ryan Ramey

Name – Type or Print

Signature

1900 Ellinwood Rd Rosedale MD

Mailing Address / City / State

21237 / 7247104542 / rrameysr@gmail.com

Zip Code / Telephone # / Email Address

ORDER RECEIVED FOR FILING

Date 1-18-19

By DW

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0193-A Filing Date 12/17/18 Estimated Posting Date 12/30/18 Reviewer gl

Rev 5/5/2016

2019-0193-A

Administrative Variance from sections: 1B02.3.B (1945 regulations B residential) & 427of the BCZR;

To permit a proposed attached garage with a street side set back of 5 feet in lieu of the required 15 feet, and to allow a 6 feet high feet located in the rear yard which adjoins the neighbors front yard in lieu of the maximum height of 42 inches.

2019-0193-A

Zoning Property Description For: 1900 Ellinwood Road

Being at a point on the west side of Ellinwood Road with a right of way width of 60 feet at a distance of 30 feet south of the centerline of the nearest improved intersecting street Golden Ring Road which is a 60 feet right of way. Being lot # 17 Block 1 plat book # 0018 /folio # 0019, containing 6,258 SF of lot. Located in the 14th Election district and 6th Councilman district.

CERTIFICATE OF POSTING

2019-0193-A

RE: Case No.: _____

Petitioner/Developer: _____

Ryan Ramey

_____

January 14, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

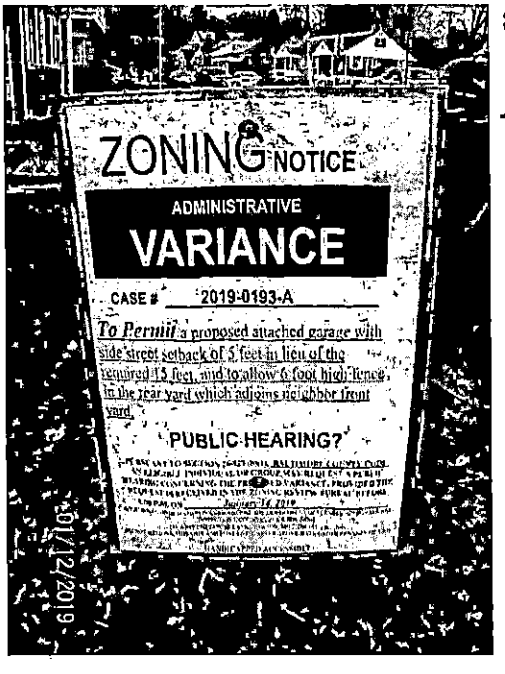
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1900 Ellinwood Road **SIGN 1 Recertification**

_____

December 30, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

January 12, 2019

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CE..TIFICATE OF POST..G

2019-0193-A

RE: Case No.: _____

Petitioner/Developer: _____

Ryan Ramey

_____

January 14, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

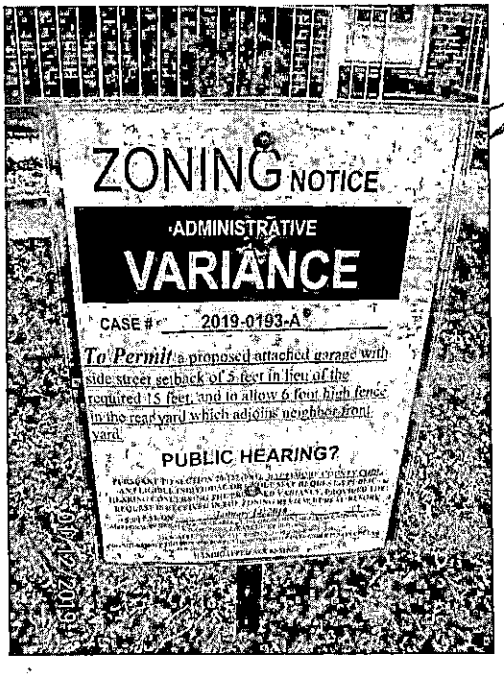
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:_____

1900 Ellinwood Road **SIGN 2 Recertification**

_____

The sign(s) were posted on December 30, 2018
(Month, Day, Year)



Sincerely,

January 12, 2019

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CE..TIFICATE OF POST..G

2019-0193-A

RE: Case No.: _____

Petitioner/Developer: _____

Ryan Ramey

_____

January 14, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:_____

1900 Ellinwood Road **SIGN 1**

_____

The sign(s) were posted on December 30, 2018
(Month, Day, Year)

Sincerely,

December 30, 2018

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CE..TIFICATE OF POST..G

2019-0193-A

RE: Case No.: _____

Petitioner/Developer: _____

Ryan Ramey

_____

January 14, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:_____

1900 Ellinwood Road **SIGN 2**

_____

The sign(s) were posted on December 30, 2018
(Month, Day, Year)

Sincerely,

December 30, 2018

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

Closing Date
1-14-19

Sherry Nuffer

From: Kristen L Lewis
Sent: Thursday, January 17, 2019 9:48 AM
To: Sherry Nuffer
Subject: RE: Message from "RNP002673BFB3B1"

You're welcome.

Kristen Lewis
PAI – Zoning Review
410-887-3391

RECEIVED
JAN 17 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

-----Original Message-----
From: Sherry Nuffer
Sent: Thursday, January 17, 2019 9:47 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: RE: Message from "RNP002673BFB3B1"

Thank you!!!

-----Original Message-----
From: Kristen L Lewis
Sent: Thursday, January 17, 2019 9:45 AM
To: Sherry Nuffer <snuffer@baltimorecountymd.gov>
Subject: FW: Message from "RNP002673BFB3B1"

Hi Sherry,

These were in the mail bin today.

Kristen Lewis
PAI – Zoning Review
410-887-3391

CERTIFICATE OF POSTING

RECEIVED
JAN 17 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

RE: Case No.: 2019-0193-A

Petitioner/Developer: Ryan Ramey

Date of Hearing/Closing: January 14, 2019

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

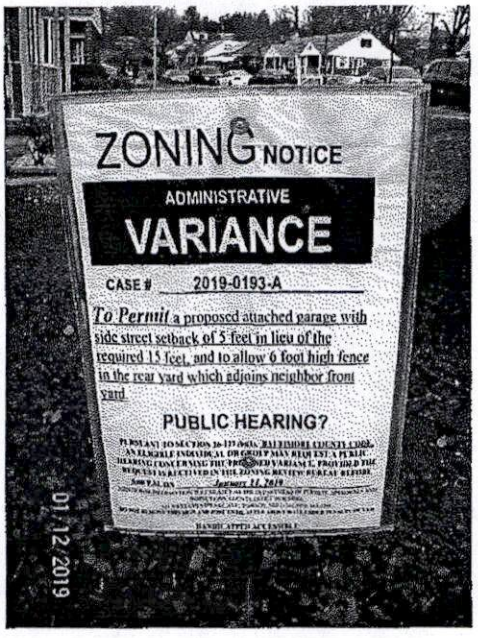
Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

1900 Ellinwood Road **SIGN 1 Recertification**

The sign(s) were posted on December 30, 2018
(Month, Day, Year)



Sincerely,

January 12, 2019

(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

CERTIFICATE OF POSTING

RE: Case No.: 2019-0193-A

Petitioner/Developer: Ryan Ramey

Date of Hearing/Closing: January 14, 2019

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

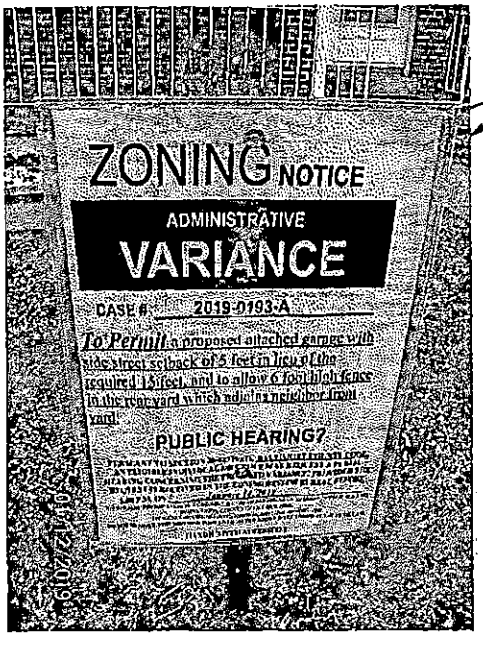
Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

1900 Ellinwood Road SIGN 2 Recertification

The sign(s) were posted on December 30, 2018
(Month, Day, Year)



Sincerely,

January 12, 2019

(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0193 -A Address 1900 Ellinwood Rd

Contact Person: Gary Heck Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/17/18 **Posting Date:** 12/30/18 **Closing Date:** 1/14/19

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- 0193 -A Address 1900 Ellinwood Road 21237

Petitioner's Name Ryan Ramey Telephone 724-710-9542

Posting Date: 12/30/18 **Closing Date:** 1/14/19

Wording for Sign: To Permit a proposed attach garage with a side street setback of 5 feet in lieu of the required 15 feet and to allow 6 high ~~located~~ fence located in the rear yard which adjoins the neighbor front yard

Revised 6/30/2019

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

No. 177773

Date: 12/17/18

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	6000		6150				75.00

Total: 75.00

Rec From: Ryan Larney

For: 1900 Ellinwood Road

2019-0193-A

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

PAID RECEIPT
BUSINESS ACTUAL TIME
12/17/2018 12/17/2018 14:14:02
WALKIN CAM
>>RECEIPT # 800696 12/17/2018
Dept 806 528 ZONING VERIFICATION
177773
Rcpt Tot $ 75.00
.00 CK 60.00 CA
5.00 CG
Baltimore County, Maryland

CASHIER'S VALIDATION

JOHN A. OLSZEWSKI, JR.
County Executive

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

January 16, 2019

Ryan Ramey
1900 Ellinwood Road
Rosedale, MD 21237

RE: Case Number: 2019-0193-A, Address: 1900 Ellinwood 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 17, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

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

Date: 1/9/19

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. 2019-0193-A
Administrative Variance
Ryan Romey
1900 Ellinwood 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,

for Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

JB (AV) 1-14-19

RECEIVED
JAN 15 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and Sustainability (EPS) - Development Coordination

DATE: January 15, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0193-A
Address 1900 Ellinwood Road
(Ramey Property)

Zoning Advisory Committee Meeting of **January 14, 2019**.

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

Reviewer: Steve Ford

C:\Users\dwiley\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\DXWB6LKP\ZAC 19-0193-A 1900 Ellinwood Road.doc

ZAC AGENDA

Case Number: 2019-0193-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: RYAN RAMEY
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 14 **Council Dist:** 6

Property Address: 1900 ELLINWOOD RD
Location: W CORNER OF ELLINWOOD RD & GOLDEN RING RD.

Existing Zoning: DR 5.5 **Area:** 6,258 SF
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
To permit a proposed attached garage with a street side set back of 5' in lieu of the required 15', and to allow a 6' high fence located in the rear yard which adjoins the neighbors front yard in lieu of the maximum height of 42".
Attorney: Not Available
Prior Zoning Cases: R-1951-2133
Concurrent Cases: None
Violation Cases: None
Closing Date: 01/14/2019

Miscellaneous Notes:

Case Number: 2019-0194-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** INSTITUTIONAL
Type: VARIANCE
Legal Owner: Sacred Heart Monastery & Holy Trinity Fathers
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 8400 PARK HEIGHTS AVE
Location: N/s of Greene Tree Road, 83 ft. n/of Clifton Court

Existing Zoning: RC5, DR 5.5, DR 1 **Area:** 40.347 AC
Proposed Zoning:
VARIANCE:
To permit a 70 ft. street setback from centerline of roadway in lieu of the required 100 ft. (for a collector road).
Attorney: Edward J. Gillis, 102 W. Pennsylvania Avenue, #600, Towson 21204
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

Av 1/14

CASE NO. 2019- 0193-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent)	
1-15	DEPS (if not received, date e-mail sent)	NC
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent)	
1-9	STATE HIGHWAY ADMINISTRATION	No objection
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No.)

PRIOR ZONING (Case No.)

NEWSPAPER ADVERTISEMENT Date:

SIGN POSTING (1st) Date: 12-30-18 by Black

SIGN POSTING (2nd) Date: 1-12-18 by "

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Tax Exempt:
Exempt Class:
Special Tax Recapture: NONE

Account Identifier: District - 14 Account Number - 1408034570

Owner Information

Owner Name: RAMEY RYAN RANDALL
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1900 ELLINWOOD RD ROSEDALE MD 21237-1914
Deed Reference: /40403/ 00478

Location & Structure Information

Premises Address: 1900 ELLINWOOD RD ROSEDALE 21237-1914
Legal Description: 1900 ELLINWOOD RD KENWOOD

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0089	0011	0624		0000		1	17	2018	Plat Ref:	0018/ 0019

Special Tax Areas:
Town:
Ad Valorem:
Tax Class:
NONE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1953	1,376 SF		6,258 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1 1/2	YES	END UNIT	BRICK	1 full	1 Attached	

Value Information

	Base Value	Value As of 01/01/2018	Phase-in Assessments As of 07/01/2018	As of 07/01/2019
Land:	66,000	66,000		
Improvements	72,100	66,700		
Total:	138,100	132,700	132,700	132,700
Preferential Land:	0			0

Transfer Information

Seller	Date	Price	Type	Deed1	Deed2
PEISINGER JOAN ALICE	06/22/2018	$143,000	ARMS LENGTH IMPROVED	/40403/ 00478	
REINSFELDER RONALD J	05/26/1998	$45,000	NON-ARMS LENGTH OTHER	/12881/ 00467	
HEIDELMAIER JOSEPH J	10/17/1978	$43,500	ARMS LENGTH IMPROVED	/05947/ 00528	

Exemption Information

Partial Exempt Assessments:	Class	07/01/2018	07/01/2019
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

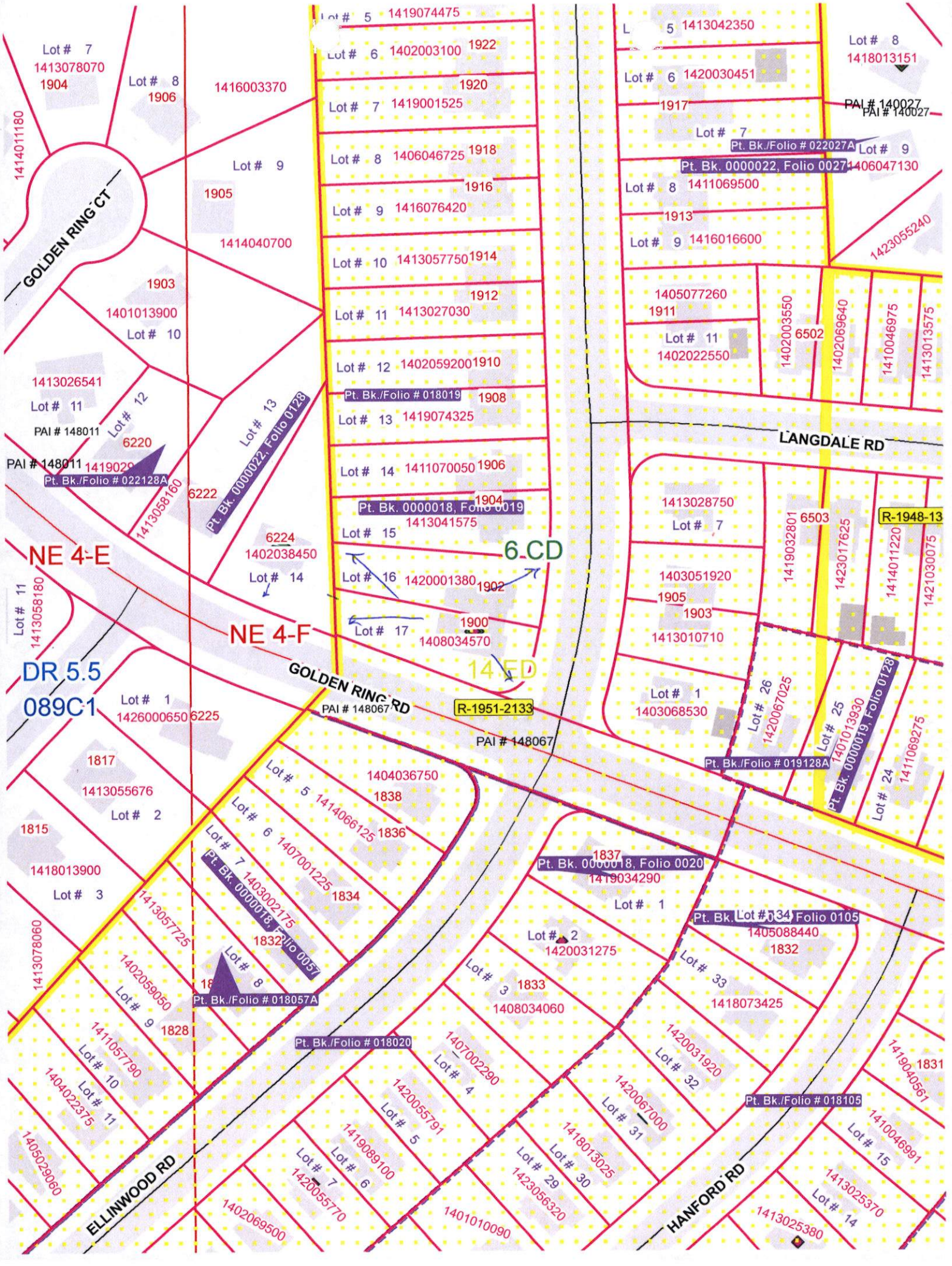
Tax Exempt:
Exempt Class:
Special Tax Recapture: NONE

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application
Date:


GOLDEN RING CT
GOLDEN RING RD
LANGDALE RD
ELLINWOOD RD
HANFORD RD
NE 4-E
NE 4-F
DR 5.5
089C1
6.CD
14.ED
R-1951-2133
R-1948-13
PAI # 148011
PAI # 148067
PAI # 140027
Pt. Bk./Folio # 022128A
Pt. Bk./Folio # 018019
Pt. Bk. 0000022, Folio 0128
Pt. Bk. 0000018, Folio 0019
Pt. Bk./Folio # 022027A
Pt. Bk. 0000022, Folio 0027
Pt. Bk./Folio # 019128A
Pt. Bk. 0000019, Folio 0128
Pt. Bk. 0000018, Folio 0020
Pt. Bk. 0000018, Folio 0057
Pt. Bk./Folio # 018057A
Pt. Bk./Folio # 018020
Pt. Bk./Folio # 018105
Lot # 5 1419074475
Lot # 6 1402003100 1922
Lot # 7 1419001525 1920
Lot # 8 1406046725 1918
Lot # 9 1416076420 1916
Lot # 10 1413057750 1914
Lot # 11 1413027030 1912
Lot # 12 14020592001910
Lot # 13 1419074325 1908
Lot # 14 1411070050 1906
1904
Lot # 15 1413041575
Lot # 16 1420001380 1902
Lot # 17 1408034570 1900
L 5 1413042350
Lot # 6 1420030451 1917
Lot # 7 1406047130
Lot # 8 1411069500 1913
Lot # 9 1416016600
Lot # 8 1418013151
Lot # 7 1413078070 1904
Lot # 8 1906 1416003370
Lot # 9 1905 1414040700
1903 1401013900
Lot # 10
1413026541
Lot # 11
Lot # 12 6220
Lot # 13 6222
1413058160
Lot # 14 6224 1402038450
Lot # 11 1413058180
Lot # 1 1426000650 6225
1817 1413055676
Lot # 2
1815 1418013900
Lot # 3
1413078060
1413057725
1402059050
Lot # 9 1828
1411057790
Lot # 10
1404022375
Lot # 11
1405029060
Lot # 5 1414066125 1836
1404036750 1838
Lot # 6 1407001225 1834
Lot # 7 1403002175 1832
Lot # 8
Lot # 1 1419032801 6503
1413028750
Lot # 7
1419032801
1423017625
1414011220
1421030075
1403051920
1905
1903
1413010710
Lot # 1 1403068530
Lot # 26 1420067025
Lot # 25 1401013930
Lot # 24 1411069275
1837
1419034290
Lot # 1
Lot # 2 1420031275
Lot # 3 1833 1408034060
Lot # 4 1407002290
Lot # 5 1420055791
Lot # 6 1419089100
Lot # 7 1420055770
1402069500
1401010090
Lot # 29 1423056320
Lot # 30 1418013025
Lot # 31 1420067000
Lot # 32 1420031920
Lot # 33 1418073425
1405088440 1832
1419040561 1831
Lot # 15 1410046991
Lot # 14 1413025370
1413025380

Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
11/16/2018

Permit Processing Residential Permit & Development Report

Property Information

Tax Account Number: **1408034570** **Plat Ref:** 018:019 **Election District:** **14**

Owner Name(s): RAMEY RYAN RANDALL
Address: 1900 ELLINWOOD RD
ROSEDALE,MD 21237
Premise Address: 1900 ELLINWOOD RD

PDM # :
Zoning District(s): DR 5.5
Elevation Range: 116ft - 128ft

ected Overlays / Contact Agency	Instructions: Begin review process with Zoning Review, Room 111. Potential Overlay Issues — Growth Tier 1: Served by public sewer and inside URDL	New Homes	Internal Alts.	Add / Ext. Alts.	Access. Struct.	Open Decks	Piers/Pilings	Grading/SW	Tanks	Ret.Walls/Bulk	Razing	Elec. & Plumb	Agency Acknowledgment Initial & Date
Code Enforcement County Office Building Room 213 Phone: 410-887-8099	**Open Code Enforcement Actions: Do NOT Issue Permit** Case# Type Action Status CC1409612 Constituent Complaint Citation Mailed												Final ARW 11/16/18
Rental Housing: 410-887-6060 Bldg. Inspections: 410-887-3953 Finance: 410-887-4100													
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	InFill Lot Review	X											OK To File
	Verify Water Service Size.	X											
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: R-1951-2133	X		X	X	X	X						

Notice: This report is not inclusive as additional issues may arise which would affect the ability to obtain a building permit. This Report is solely for Departmental use and nothing herein creates any right which would accrue to the applicant.
Form171R

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Account Identifier: **District - 14 Account Number -** 1408034570

Owner Information

Owner Name:	RAMEY RYAN RANDALL	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	1900 ELLINWOOD RD ROSEDALE MD 21237-1914	**Deed Reference:**	/40403/ 00478

Location & Structure Information

Premises Address:	1900 ELLINWOOD RD ROSEDALE 21237-1914	**Legal Description:**	1900 ELLINWOOD RD KENWOOD

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0089	0011	0624		0000		1	17	2018	Plat Ref: 0018/ 0019

Special Tax Areas: **Town:** NONE
Ad Valorem:
Tax Class:

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1953	1,376 SF		6,258 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
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Transfer Information

Seller: PEISINGER JOAN ALICE	**Date:** 06/22/2018	**Price:** $143,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /40403/ 00478	**Deed2:**
Seller: REINSFELDER RONALD J	**Date:** 05/26/1998	**Price:** $45,000
Type: NON-ARMS LENGTH OTHER	**Deed1:** /12881/ 00467	**Deed2:**
Seller: HEIDELMAIER JOSEPH J	**Date:** 10/17/1978	**Price:** $43,500
Type: ARMS LENGTH IMPROVED	**Deed1:** /05947/ 00528	**Deed2:**

Exemption Information

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County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

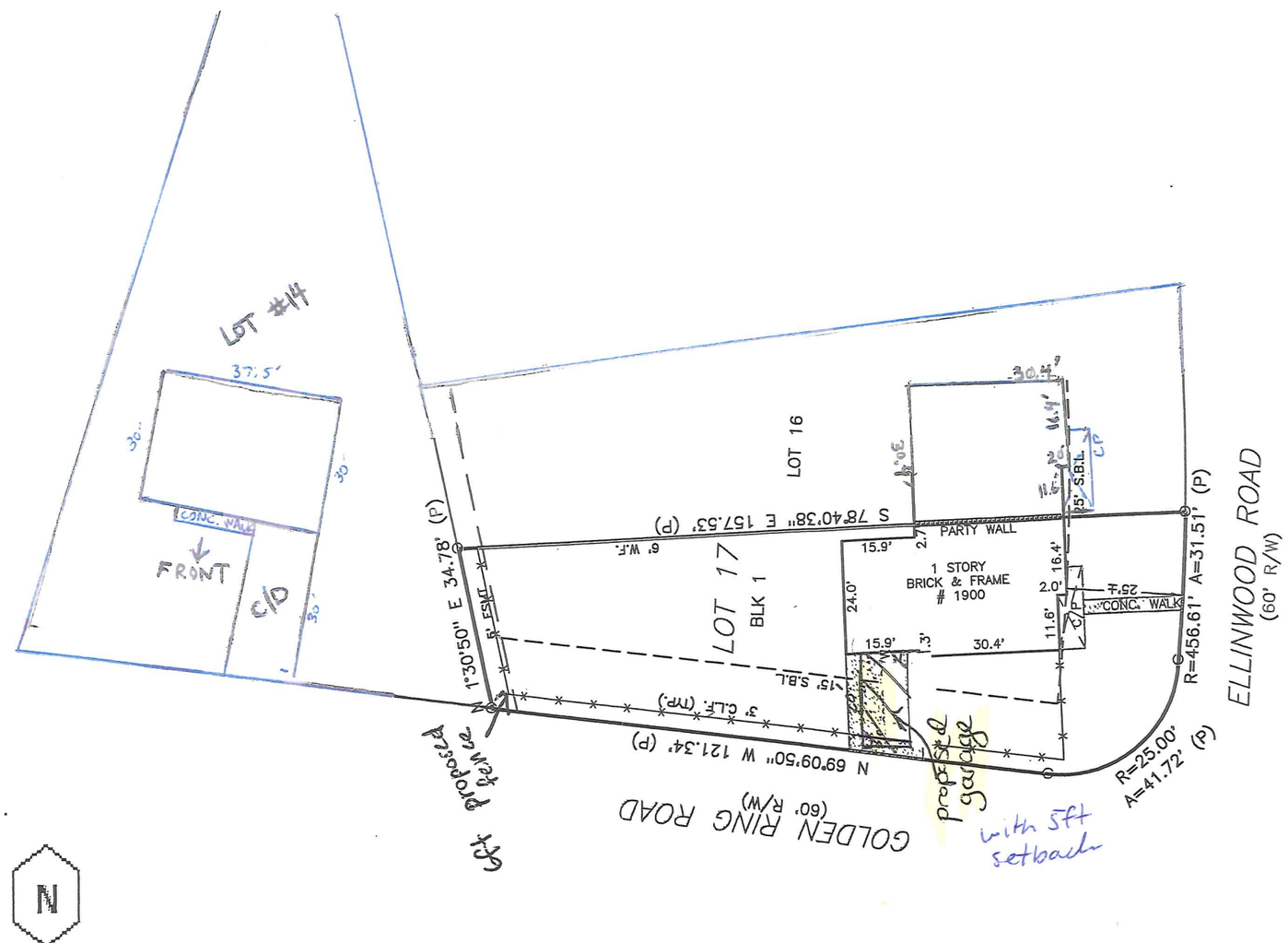
Homestead Application Status: No Application

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

ADDRESS 1900 ELLINWOOD RD OWNER(S) NAME(S) Ryan Ramey

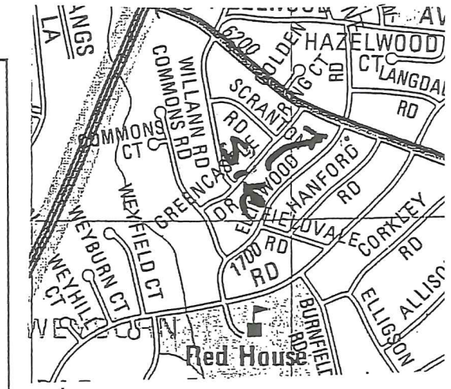
SUBDIVISION NAME KenWOOD LOT # 17 BLOCK # 1 SECTION # ____

PLAT BOOK # ____ FOLIO # ____ 10 DIGIT TAX # 1 4 0 8 0 3 4 5 7 0 DEED REF. # 40403/00478



PLAN DRAWN BY Zngs DATE 12/17/18 SCALE: 1 INCH = 30 FEET ± 1 ft.

2019-0193-A



MAP IS NOT TO SCALE

ZONING MAP# 089C1

SITE ZONED DR 5.5

ELECTION DISTRICT 14

COUNCIL DISTRICT 6

LOT AREA ACREAGE ____

OR SQUARE FEET 1376

HISTORIC ? NO

IN CBCA ? NO

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC ✓ PRIVATE ____

SEWER IS:

PUBLIC ✓ PRIVATE ____

PRIOR HEARING ? ____

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO: N/A

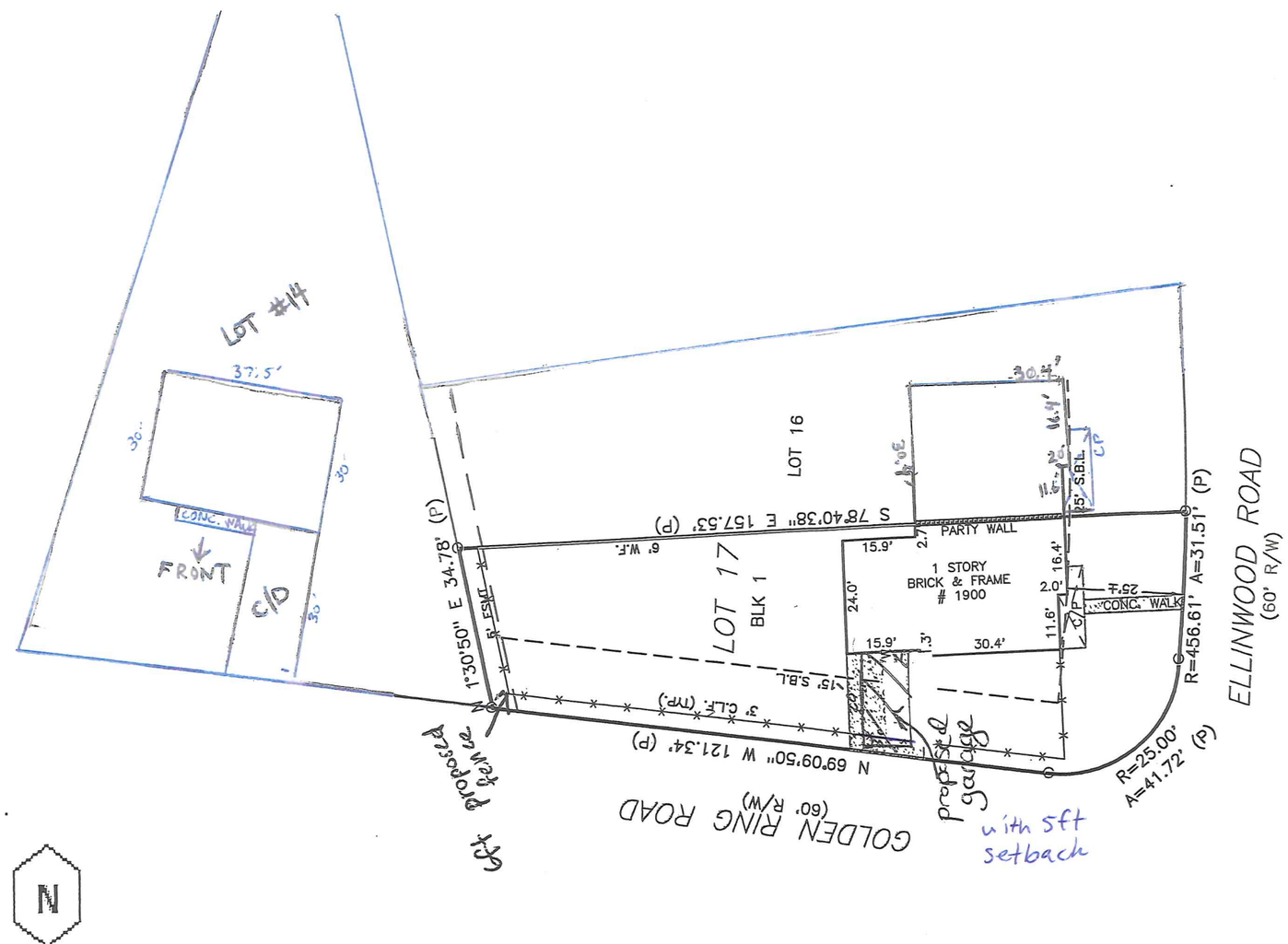
Pet. Exh. 1

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

ADDRESS 1900 ELLINWOOD RD OWNER(S) NAME(S) Ryan Ramey

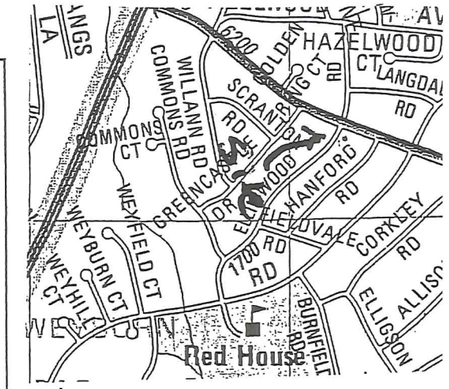
SUBDIVISION NAME Kenwood LOT # 17 BLOCK # 1 SECTION # ____

PLAT BOOK # ____ FOLIO # ____ 10 DIGIT TAX # 1 4 0 8 0 3 4 5 7 0 DEED REF. # 40403/00478



PLAN DRAWN BY Bnzs DATE 12/17/18 SCALE: 1 INCH = 30 FEET ± 1 ft.

2019-0193-A



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ZONING MAP# 089C1

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COUNCIL DISTRICT 6

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OR SQUARE FEET 1376

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