

MEMORANDUM

DATE: March 5, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0198-A - Appeal Period Expired

The appeal period for the above-referenced case expired on March 4, 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 *
(1824 Ridge Road)
8th Election District *
2nd Council District *
Erica D. Harvey *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0198-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, Erica D. Harvey (“Petitioner”). The Petitioner is requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed two-story garage (accessory structure) with a height of 24 ft. in lieu of the maximum height of 15 ft. 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. No adverse ZAC comments were received from any of the reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on January 11, 2019, 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

ORDER RECEIVED FOR FILING

Date 2-1-19

By kw

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.

Although the Department of Planning did not make any recommendations related to the proposed detached garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

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 1st day of **February, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed two-story garage (accessory structure) with a height of 24 ft. in lieu of the maximum height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

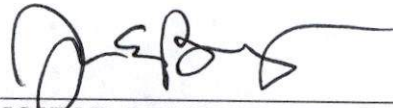
1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner or subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The proposed garage shall not be used for commercial purposes.

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Date 2-1-19

By [Signature]

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 2-1-19

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 1824 Ridge Road Currently zoned RC5
Deed Reference 37388 J 1 297 10 Digit Tax Account # 0819035869
Owner(s) Printed Name(s) Erica Dance Harvey

(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):

Erica Dance Harvey
Name #1 – Type or Print Name #2 – Type or Print
Erica Dance Harvey
Signature #1 Signature #2
1824 Ridge Road Ruisterstown MD
Mailing Address City State
21136 , 443-506-6928 , esdance@comcast.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:

Bernadette Moskunas / Site Rite Surveying Inc.
Name – Type or Print
Bernadette Moskunas
Signature
200 E. Joppa Road Rm 101 Towson MD
Mailing Address City State
21286 , 410-828 9060 , siteriteinc@aol.com
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 13 day of March, 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 2019-0198-A Filing Date 1/13/19 Estimated Posting Date 1/28/19 Reviewer gh

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: 1804 RIDGE ROAD REISTERSTOWN MARYLAND 21134
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)

THE CONSTRUCTION OF THE PROPOSED TWO STORY GARAGE WILL SERVE TWO INTENDED PURPOSES. THE FIRST IS THE PROTECTION OF AUTOMOBILES AND MOTORCYCLES FROM THE ELEMENTS. THERE IS NO EXISTING GARAGE. THE SECOND IS TO INCREASE STORAGE SPACE. THE EXISTING DWELLING CONSISTS OF THE MAIN HOUSE (BUILT IN 1973) WHICH IS A CRAFTSMAN STYLE (1 1/2 STORIES) WITH TWO ONE STORY ADDITIONS CONSTRUCTED MANY YEARS AGO. THERE IS VERY LIMITED BASEMENT SPACE SINCE THE ADDITIONS WERE BUILT OVER UNFINISHED CRAWL SPACE. THE BASEMENT CONTAINS MECHANICAL EQUIPMENT (WASHER/DRYER, FURNACE, HOT WATER HEATER AND WATER TREATMENT SYSTEM). THE PROPERTY IS 1.07 ACRES AND SERVED BY PRIVATE WELL AND SEPTIC SYSTEM. THE PROPOSED GARAGE HAS BEEN POSITIONED TO MEET THE ZONING REGULATIONS FOR AN ACCESSORY STRUCTURE, EXCEPT FOR THE HEIGHT.

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

Erica Dance Harney
Signature of Owner (Affiant)

Signature of Owner (Affiant)

ERICA DANCE HARNEY
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 14 day of DECEMBER, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

ERICA DANCE HARNEY

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

05-27-21

My Commission Expires

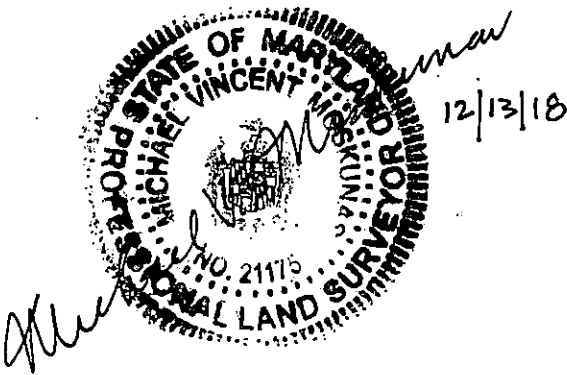
2019-0198-A

Administrative Variance from section 400.3 of the BCZR:

To permit a proposed 2 story garage (accessory structure) with a height of 24 feet in lieu of the maximum height of 15 feet

ZONING PROPERTY DESCRIPTION FOR #1824 RIDGE ROAD
"HARVEY PROPERTY"

Beginning at a point on the northwest side of Ridge Road which is 70 feet wide at a distance of 380 feet southeast of the centerline of Gent Road which is 60 feet wide. Being Lot #3, Block A in the subdivision of "Falls Estates" as recorded in the Baltimore county Plat Book #33, Folio #34, containing 1.07 acres, more or less. Located in the 8th Election District and 2nd Council District.



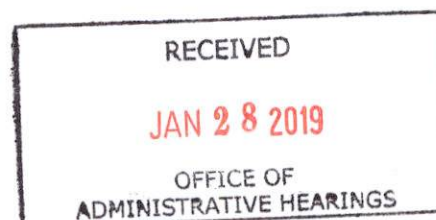
Michael V. Moskunas
Professional Land Surveyor
Reg. No. 21175
Site Rite Surveying, Inc.
200 E. Joppa Road
Room 101
Towson, MD 21286
(410)828-9060

2019-0198-A

Debra Wiley

From: Marty Ogle <mert1114@aol.com>
Sent: Monday, January 28, 2019 9:56 AM
To: Administrative Hearings
Subject: 1824 Ridge Rd.

These were taken this morning unable to print and sign them if any problems give me a call at 443-629-3411.



S&U: 2

TO PERMIT A SECOND 2 STORY GARAGE (NECESSARY STRUCTURE) WITH A MINUT OF 20 FEET IN RM OF THE REQUIRED 15 FEET.

FURTHER, IF A PERSON (S) OR A GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON MONDAY, JANUARY 16, 1995.

4:30 p.m. **IN PERSON, MONDAY, AUGUST 20, 2018**
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
 715 W. OGDARDEN AVE.
 TULSA, OK 74106 **TEL. 410-287-3391**

UNITED STATES DEPARTMENT OF JUSTICE

CERTIFICATE OF POSTING

CASE NO. 2019-098-A

PETITIONER/DEVELOPER

ELICA DAMEL

HARVEY

DATE OF HEARING/CLOSING

1/28/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGNS REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

1824 RIDGE ROAD

56412

THIS SIGN(S) POSTED ON

January 11, 2019

(MONTH, DAY, YEAR)

January 26, 2019

SINCERELY,

[Signature]

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9112 MAIDENBROOK ROAD

PARKVILLE, MD 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2019-0158-A

PETITIONER/DEVELOPER

ELICA DANCE

HARRY

DATE OF HEARING CLOSING

1/28/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

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

1824 RIDGE ROAD

SIGNED

THIS SIGN(S) POSTED ON January 11, 2019
(MONTH/DAY/YEAR)

January 28, 2019

SINCERELY,

[Signature]
SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD 21234

443-629-3411

Sent from my iPhone

CERTIFICATE OF POSTING

CASE NO. 2019-0198-A

PETITIONER/DEVELOPER

ELIEA DANEE

HARVEY

DATE OF HEARING/CLOSING

1/28/19

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

LADIES AND GENTLEMAN :

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

1824 RIDGE ROAD

SIGN #2

THIS SIGN(S) POSTED ON

January 11, 2019
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 1/11/19

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

5104 2

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE 6 204-018-A
TO PERMIT A PROPOSED 2 STORY GARAGE (ACCESSORY
STRUCTURE) WITH A HEIGHT OF 20 FEET IN VIEW OF THE
REQUIRED 15 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 16-177(a) OF THE HALLS OF RECORD CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY, JANUARY 28, 2014

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

11101 ECHENHAY AVE
TOWSON, MD 21204

TEL. 410-897-3393

MEETING IS HANDICAP ACCESSIBLE

W. J. Smith 1/11/14

CERTIFICATE OF POSTING

CASE NO. 2019-0198-A

PETITIONER/DEVELOPER

ELIEA DANEE

HARVEY

DATE OF HEARING/CLOSING

1/28/19

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

LADIES AND GENTLEMAN :

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

1824 RIDGE ROAD

SIGN# 1

THIS SIGN(S) POSTED ON

January 11, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 1/11/19

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

SIGN 1

ZONING NOTICE

ADMINISTRATIVE VARIANCE

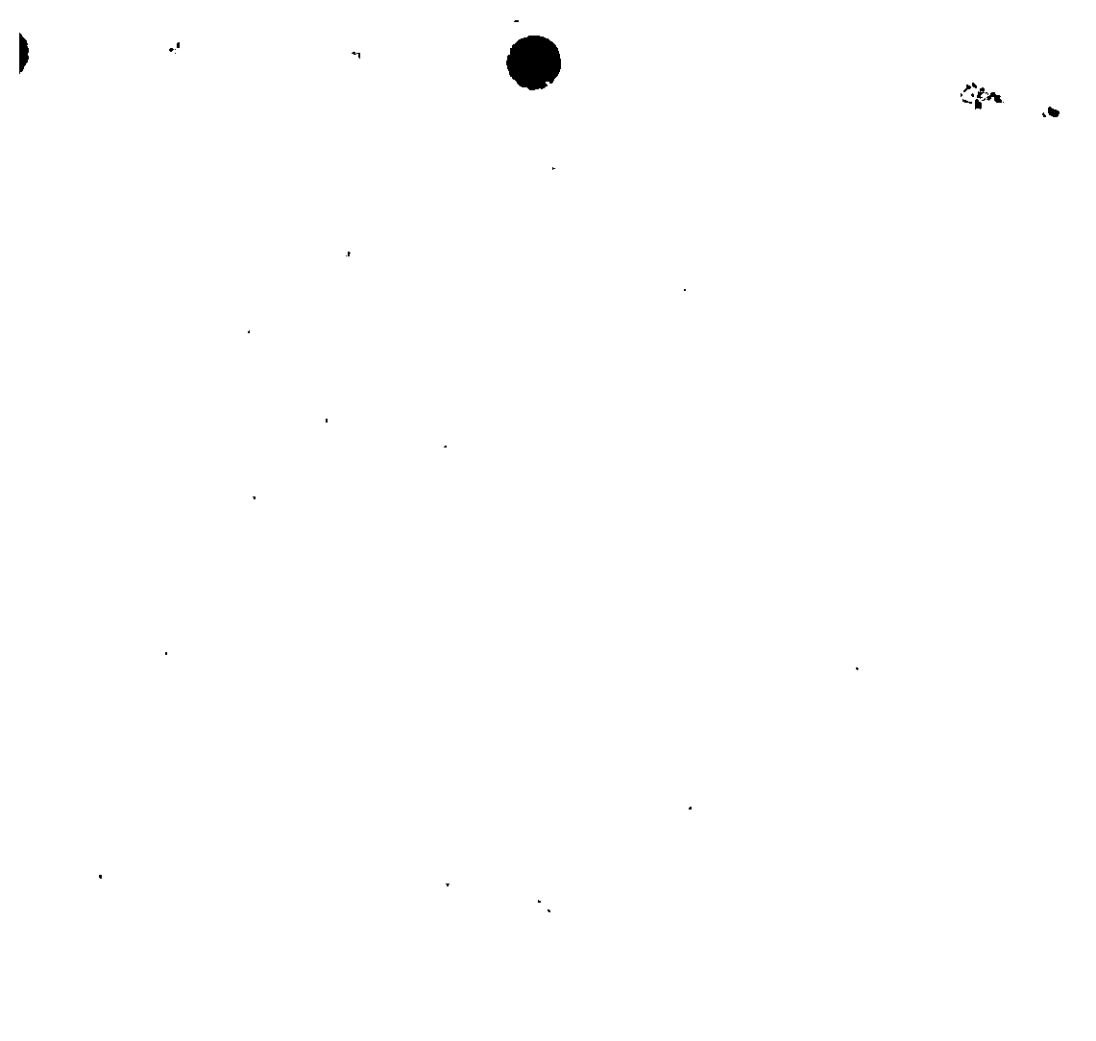
CASED 2014-0198-A
TO PERMIT A PROPOSED 2 STORY GARAGE (ACCESSORY
STRUCTURE) WITH A HEIGHT OF 24 FEET IN LIEU OF THE
REQUIRED 15 FEET.

PUBLIC HEARING ?

PURSUANT TO SECTION 20-107(a)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 P.M. ON MONDAY, JANUARY 22, 2014
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
11110 CHESAPEAKE AVE
TOWSON, MD 21286
TEL. 410-887-3391

BE NOTED: HEARING TIME AND DATE (TIME) IS FOR HEARING ONLY. NO OTHER BUSINESS WILL BE CONDUCTED AT THE HEARING.
HIGH TUNNELS: HANDICAP ACCESSIBLE

mgolm/gle 1/11/14



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0198 -A Address 1824 Ridge Road
Contact Person: Garychuk Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 1/2/19 Posting Date: 1/13/19 Closing Date: 1/28/19

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0198 -A Address 1824 Ridge Road 21136
Petitioner's Name Erica Dance Harvey Telephone 410-506-6928
Posting Date: 1/13/19 Closing Date: 1/28/19
Wording for Sign: To Permit a proposed 2 story garage (accessory structure) with a height of 24 feet in lieu of the required 15 feet.

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.

For Newspaper Advertising:

Case Number: 200-0198-A
Property Address: 1824 Ridge Road
Property Description: Property located on the northwest side of Ridge Road
380 feet southwest of Gent Road
Legal Owners (Petitioners): Erica Harvey
Contract Purchaser/Lessee: n/a

PLEASE FORWARD ADVERTISING BILL TO:

Name: Erica Harvey
Company/Firm (if applicable): n/a
Address: 1824 Ridge Road
Ridgester town, MD 21136
Telephone Number: 443-506-6928

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

No. **177748**

Date: **1/2/19**

PAID RECEIPT

BUSINESS ACTION 1/02/2019 07:05:42

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	800	000		615				75.00

Total: **75.00**

Rec

From:

Bernadette Moskunas

For:

2019-0198-A

1824 Ridge Rd

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

REC 0002 076927 1/02/2019 GFLU
 >>RECEIPT# 177748
 Dept: 539 ZONING VERIFICATION
 Rec'd Tot: \$ 75.00
 75.00 CK .00 CA
 Baltimore County, Maryland



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, Director
Department of Permits,
Approvals & Inspections

January 29, 2019

Erica Dance Harvey
1824 Ridge Road
Reisterstown, MD 21136

RE: Case Number: 2019-0198-A, Address: 1824 Ridge 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 January 2, 2019. 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
Bernadette Moskunus, 200 E. Joppa Road, Rm. 101, Towson 21204

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

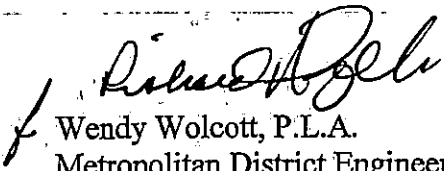
Dear Ms. Lewis:

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. 2019-0198-A

*Administrative Variance
Erica Dance Harvey
1824 Ridge Road.*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,


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

WW/RAZ

(AV) 1-28-19

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JAN 15 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

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

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

DATE: January 15, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0198-A
Address 1824 Ridge Road
(Harvey 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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Acting Director
Department of Permits, Approvals

DATE: Feb 15, 2019

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

EFC for VKD

SUBJECT: Zoning Advisory Committee Meeting
For January 14, 2018
Item No. 2019-0192-A, 0193-A, 0194-A, 0195-A, 0196-A, 0197-A, 0198-A,
0199-A, 0200-SPH, 0201-A, 0202-SPH & 0203-A

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

*

*

*

*

*

VKD: cen
cc: file

CASE NO. 2019- 0198-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>1-15</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>1-9</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>1-11-19</u>	by <u>Ogle</u>
SIGN POSTING (2 nd)	Date: <u>1-28-19</u>	by <u>Ogle</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

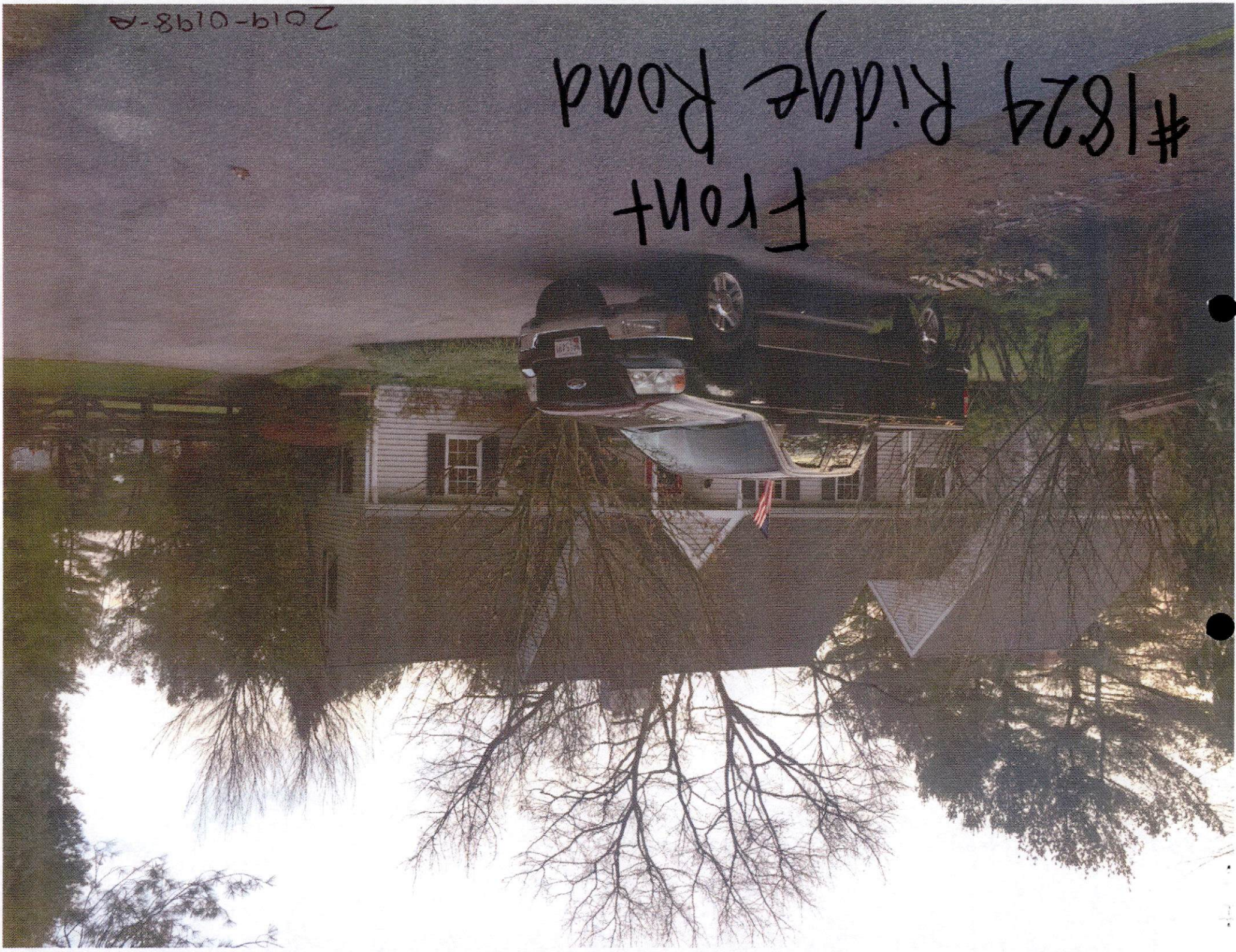
Comments, if any: _____

Search Result for BALTIMORE COUNTY

1/28/2019

#1824 Ridge Road
Front

2019-0198-A



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Proposed
Garage

Subject Prop.

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side view



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Proposed
Garage



2000-2001



Rear View

Gar.

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gar.

REAR VIEW

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Handwritten notes in the upper right margin, possibly a date or reference.

ZAC AGENDA

Case Number: 2019-0197-A **Reviewer:** Jason Seidelman
Existing Use: COMMERCIAL **Proposed Use:**
Type: VARIANCE
Legal Owner: Timonium Business Center, LLC
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 56 W TIMONIUM RD
Location: S/w corner of intersection of Timonium Road and Greenspring Drive

Existing Zoning: BM-IM, ML-IM **Area:** 9.7607 AC
Proposed Zoning:

VARIANCE:

To allow on hundred percent of the erected sign area of a permitted joint identification to be devoted to changeable copy in lieu of the maximum permitted 49%.

Attorney: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204

Prior Zoning Cases: 2012-0177-A

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2019-0198-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Erica Dance Harvey
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Unknown **Flood Plain:** Unknown **Historic:** Unknown **Election Dist:** 8 **Council Dist:** 2

Property Address: 1824 RIDGE RD
Location: Northwest side of Ridge Road, southeast 380 ft. to centerline of Gent Road

Existing Zoning: RC5 **Area:** 1.07 AC
Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed 2 story garage (accessory structure) with a height of 24 ft. in lieu of the maximum height of 15 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 01/28/2019

Miscellaneous Notes:



Front Elevation

SCALE: 3/16" = 1'-0"

BUILDER:

Penn Dutch Structures
12025 Susquehanna Trail
Glen Rock, PA 17327

PROJECT:

Erica Dance
1824 Ridge Road
Reisterstown, MD 21136

FINAL	11/21/18	E.S.

DRAWN BY:

DRAFTING CONCEPTS

ARCHITECTURAL DRAFTING

JOHN ESH

717-442-5053

John@DraftingConceptsLLC.net

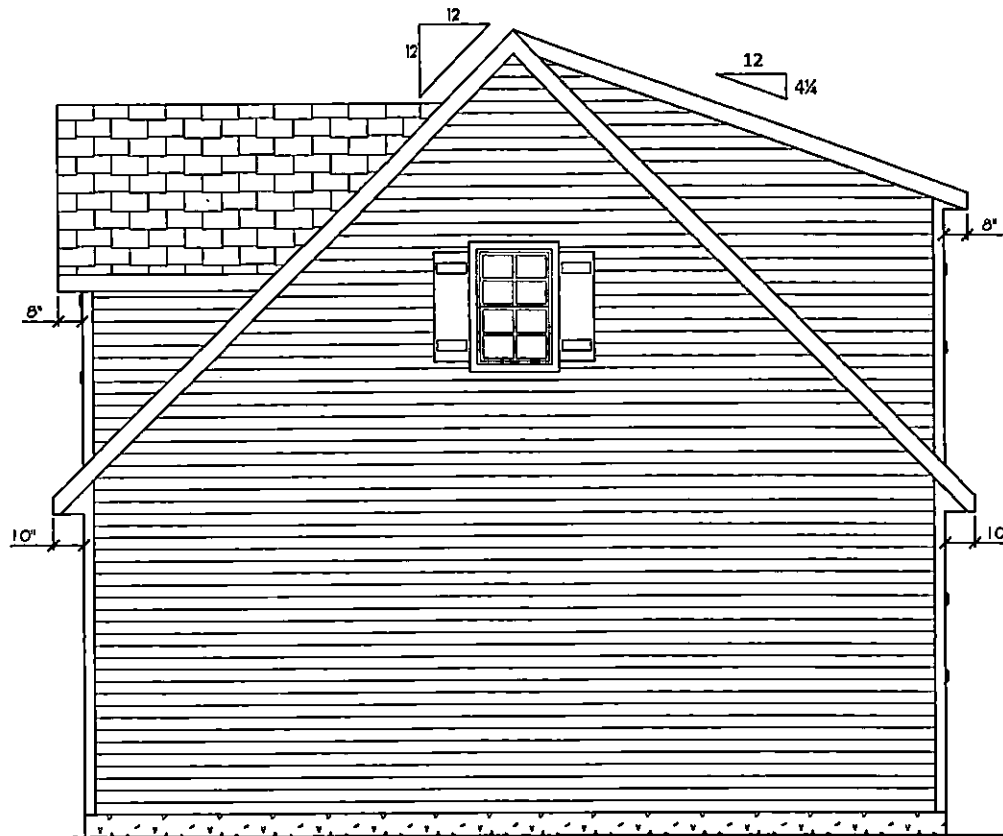
SCALE: AS NOTED

SHEET TITLE:
Front elevation

PROJECT NO.:
D709-18

7

2019-0198-A



Right Elevation
 SCALE: 3/16" = 1'-0"

BUILDER:

Penn Dutch Structures
 12025 Susquehanna Trail
 Glen Rock, PA 17327

PROJECT:

Erica Dance
 1824 Ridge Road
 Reisterstown, MD 21136

FINAL	11/21/18	E.S.

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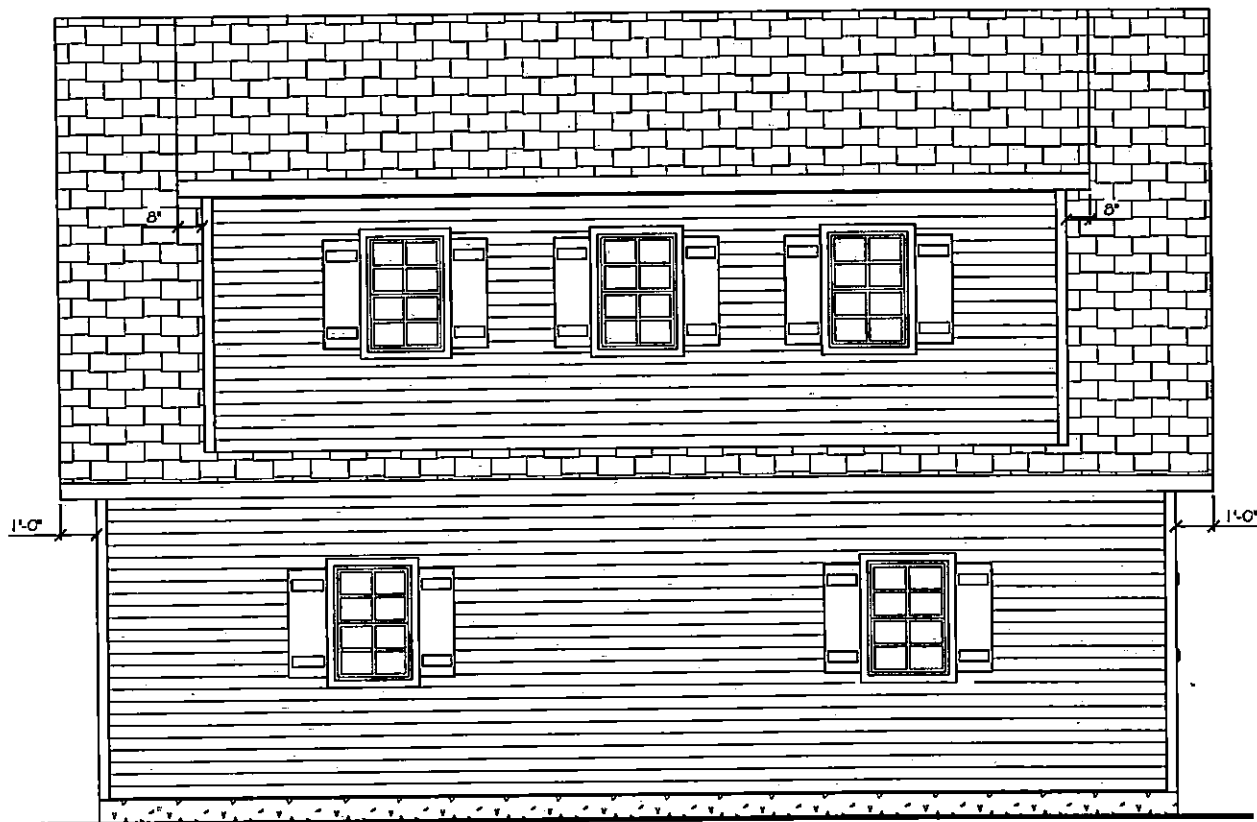
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 ARCHITECTURAL DRAFTING
 JOHN ESH
 717-442-5053
 John@DraftingConceptsLLC.net

SCALE: AS NOTED

SHEET TITLE:
 Right elevation

PROJECT NO.:
 D709-18

8



Rear Elevation

SCALE: 3/16" = 1'-0"

BUILDER:

Penn Dutch Structures
12025 Susquehanna Trail
Glen Rock, PA 17327

PROJECT:

Erica Dance
1824 Ridge Road
Reisterstown, MD 21136

FINAL	11/21/18	E.S.

DRAWN BY:

DRAFTING CONCEPTS

ARCHITECTURAL DRAFTING

JOHN ESH

717-442-5053

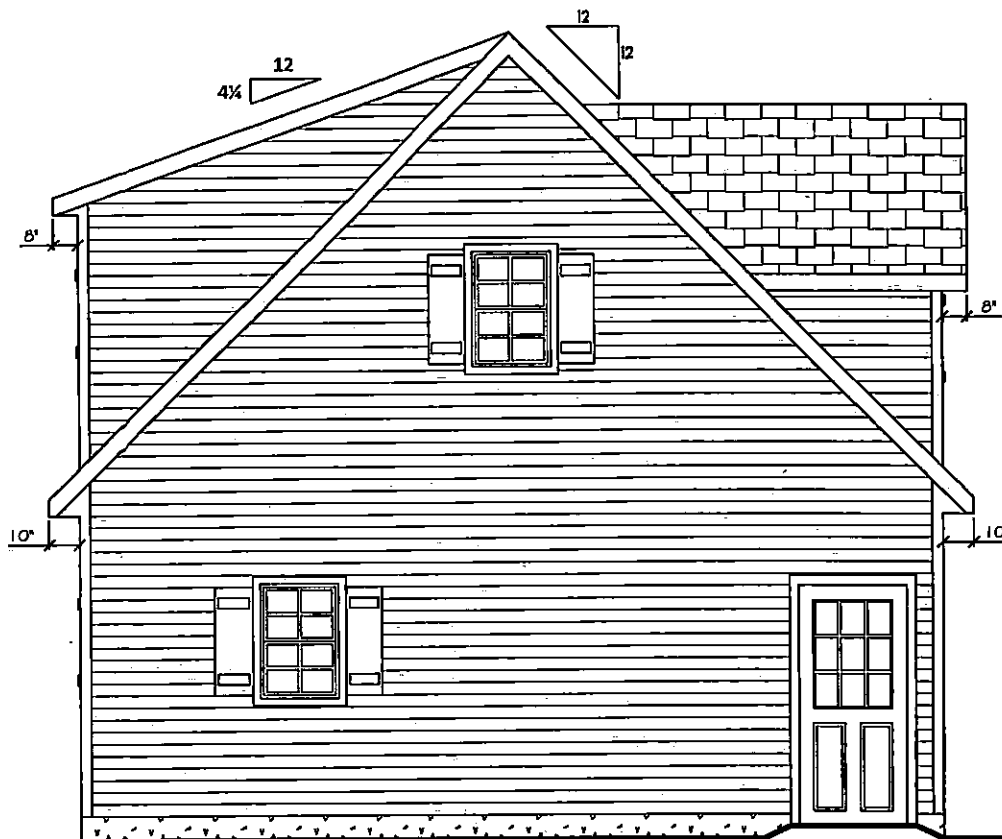
John@DraftingConceptsLLC.net

SCALE: AS-NOTED

SHEET TITLE:
Rear elevation

PROJECT NO.:
D709-18

9



Left Elevation

SCALE: 3/16" = 1'-0"

BUILDER:

Penn Dutch Structures
12025 Susquehanna Trail
Glen Rock, PA 17327

PROJECT:

Erica Dance
1824 Ridge Road
Reisterstown, MD 21136

FINAL	11/21/18	E.S.

DRAWN BY:

DRAFTING CONCEPTS

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JOHN ESH

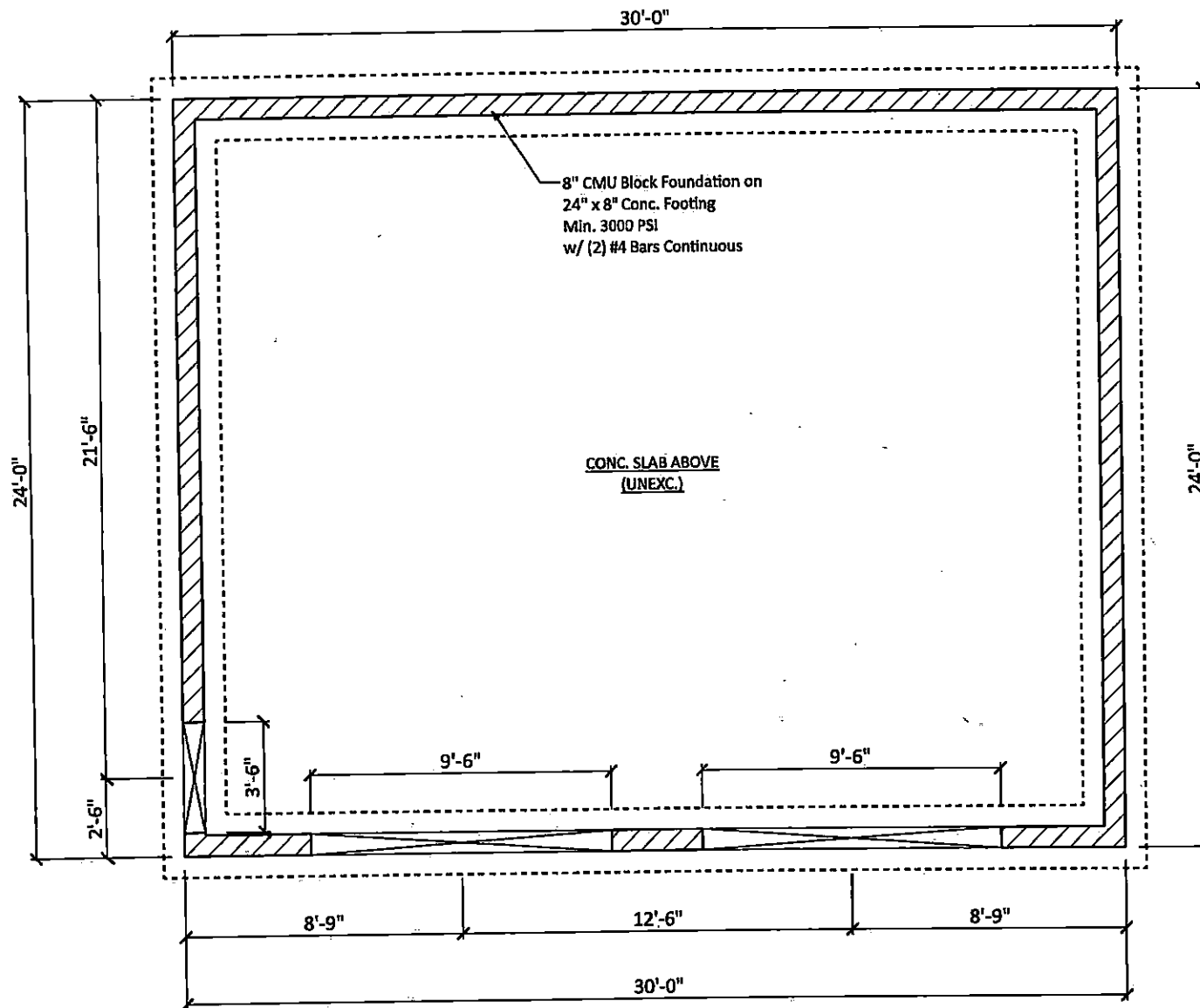
717-442-5053
John@DraftingConceptsLLC.net

SCALE: AS NOTED

SHEET TITLE:
Left elevation

PROJECT NO.:
D709-18

10



Foundation Plan

SCALE: 3/16" = 1'-0"

BUILDER:

Penn Dutch Structures
12025 Susquehanna Trail
Glen Rock, PA 17327

PROJECT:

Erica Dance
1824 Ridge Road
Reisterstown, MD 21136

FINAL	11/21/18	E.S.

DRAWN BY:

DRAFTING CONCEPTS

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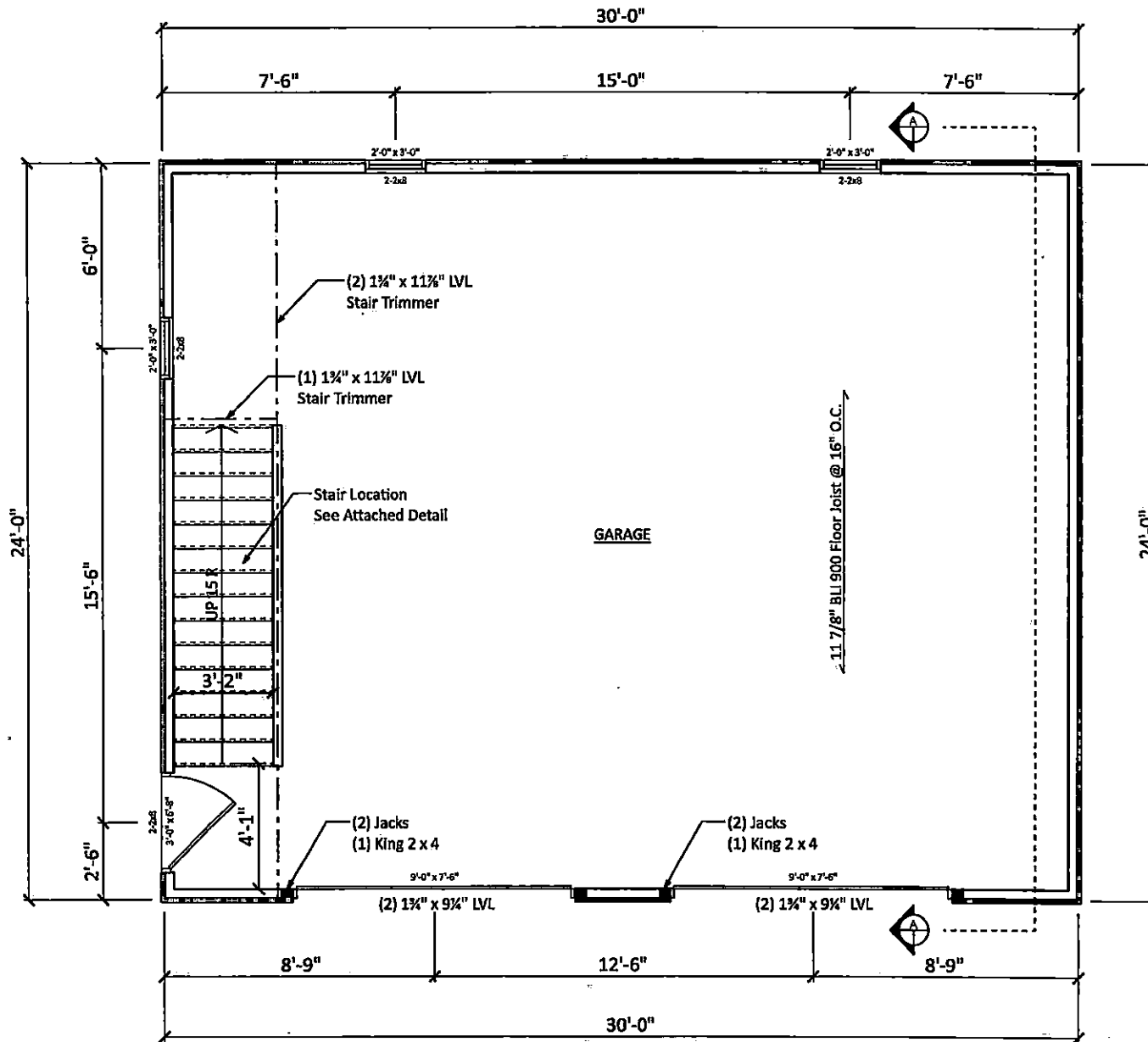
717-442-5053
John@DraftingConceptsLLC.net

SCALE: AS NOTED

SHEET TITLE:
Foundation plan

PROJECT NO.:
D709-18

2



First Floor Plan
 SCALE: 3/16" = 1'-0"

BUILDER:

Penn Dutch Structures
 12025 Susquehanna Trail
 Glen Rock, PA 17327

PROJECT:

Erica Dance
 1824 Ridge Road
 Reisterstown, MD 21136

FINAL	11/21/18	E.S.

DRAWN BY:

DRAFTING CONCEPTS

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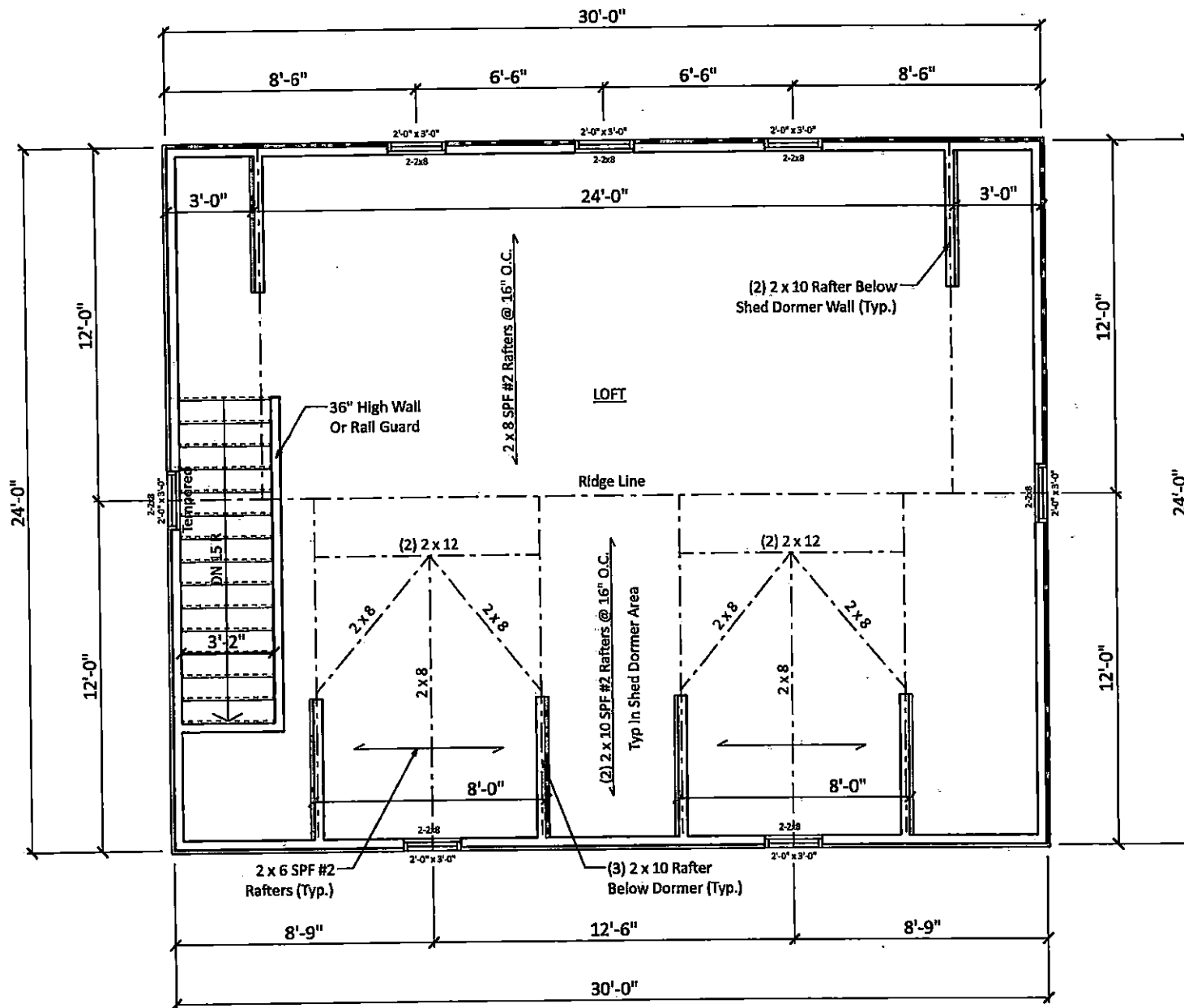
717-442-5053
 John@DraftingConceptsLLC.net

SCALE: AS NOTED

SHEET TITLE:
 First floor plan

PROJECT NO.: D709-18

3



Second Floor Plan
 SCALE: 3/16" = 1'-0"

BUILDER:

Penn Dutch Structures
 12025 Susquehanna Trail
 Glen Rock, PA 17327

PROJECT:

Erica Dance
 1824 Ridge Road
 Reisterstown, MD 21136

FINAL	11/21/18	ES.

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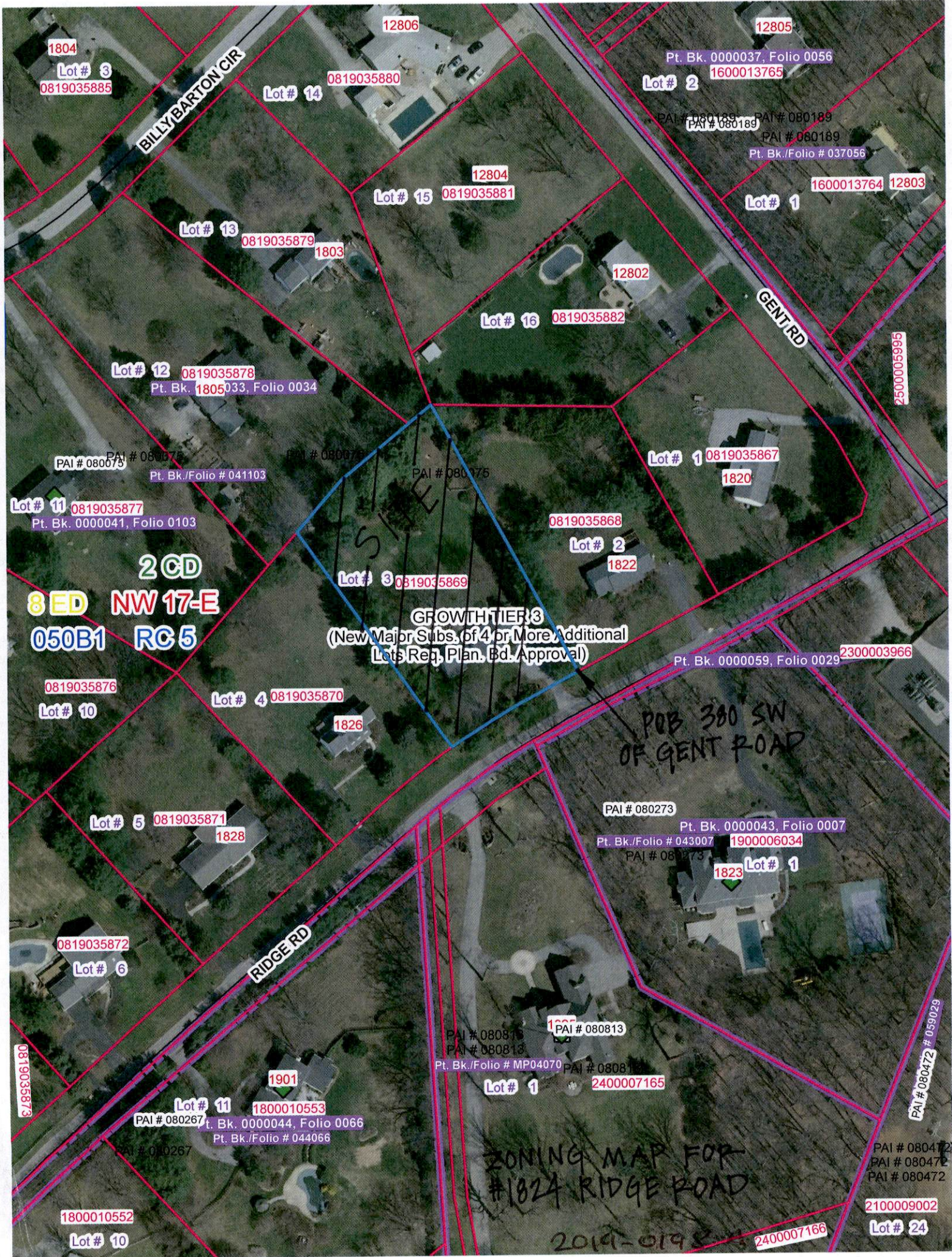
DRAFTING CONCEPTS
 ARCHITECTURAL DRAFTING
 JOHN ESH
 717-442-5053
 John@DraftingConceptsLLC.net

SCALE: AS NOTED

SHEET TITLE:
 2nd floor plan

PROJECT NO.:
 D709-18

4



2 CD
8 ED NW 17-E
050B1 RC 5

GROWTH TIER 3
(New Major Subs. of 4 or More Additional
Lots Req. Plan. Bd. Approval)

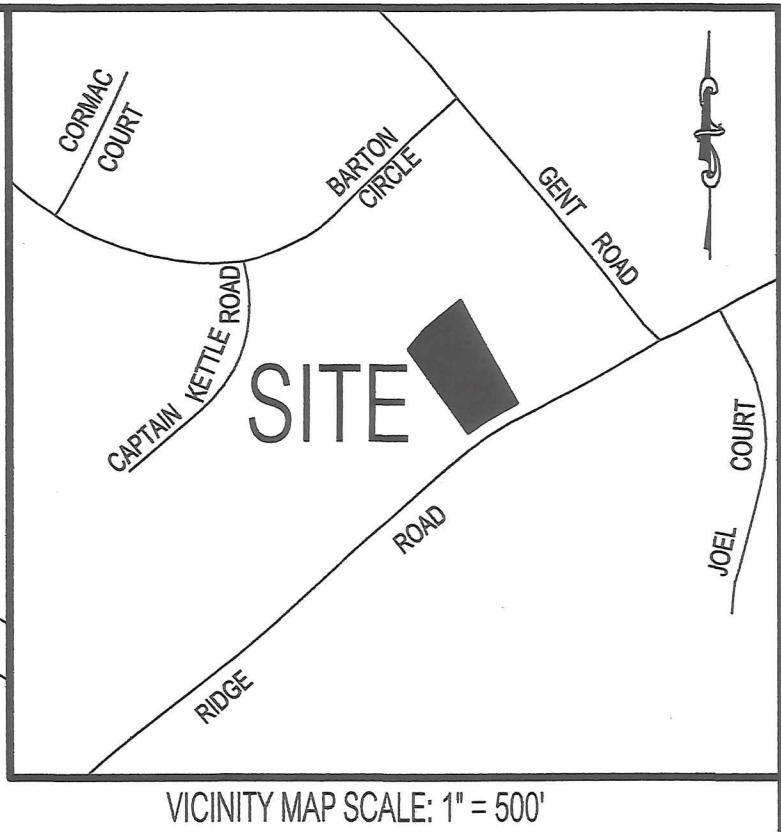
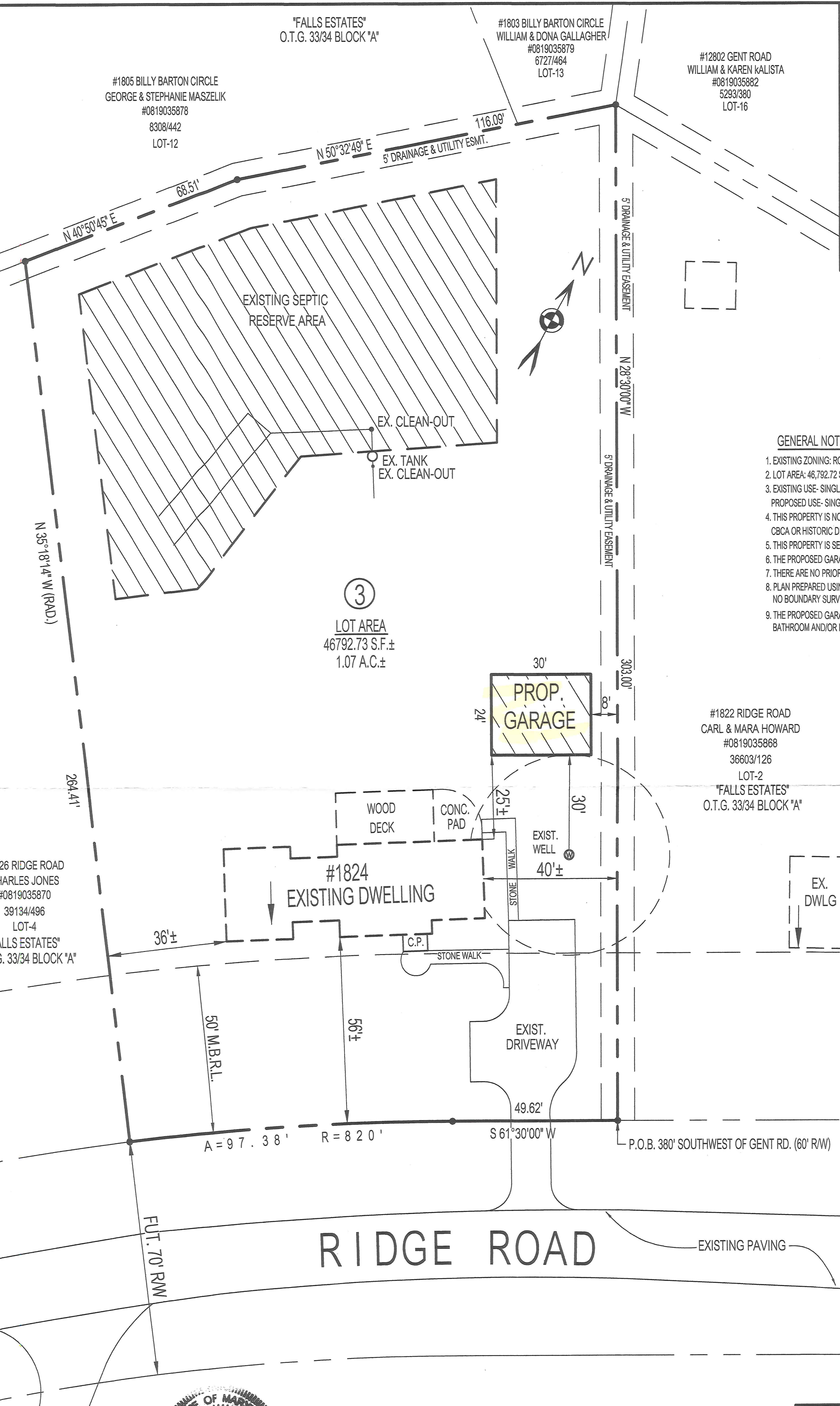
POB 380 SW
OF GENT ROAD

ZONING MAP FOR
#1824 RIDGE ROAD

2019-0198

WE ARE NOT
GALS THRO TO

• 905 TAMA BUNNAT
• 1404 2212 10015



GENERAL NOTES

1. EXISTING ZONING: RC5 (050B1)
2. LOT AREA: 46,792.72 S.F. ± / 1.07 AC ±
3. EXISTING USE- SINGLE FAMILY DWLG.
PROPOSED USE- SINGLE FAMILY DWLG. W/ GARAGE
4. THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YR FLOOD PLAIN, CBCA OR HISTORIC DISTRICT.
5. THIS PROPERTY IS SERVED BY PRIVATE UTILITIES.
6. THE PROPOSED GARAGE WILL BE TWO STORIES. HEIGHT=24'
7. THERE ARE NO PRIOR ZONING HEARINGS OR VIOLATIONS ON THIS PROPERTY.
8. PLAN PREPARED USING PUBLIC RECORDS (TITLE DEED, RECORD PLAT, BALTO. CO. GIS PORTAL)
NO BOUNDARY SURVEY COMPLETED, ALTHOUGH FIELD MEASURED WELL AND ABOVE GROUND SEPTIC.
9. THE PROPOSED GARAGE WILL NOT BE USED AS A LIVING QUARTERS, NOR WILL IT HAVE A BATHROOM AND/OR KITCHEN FACILITIES.

26 RIDGE ROAD
CHARLES JONES
#0819035870
39134/496
LOT-4
"FALLS ESTATES"
O.T.G. 33/34 BLOCK "A"

#1822 RIDGE ROAD
CARL & MARA HOWARD
#0819035868
36603/126
LOT-2
"FALLS ESTATES"
O.T.G. 33/34 BLOCK "A"



Michael V. Moskunas
Professional Land Surveyor #21175
License Expires: 6/25/2019

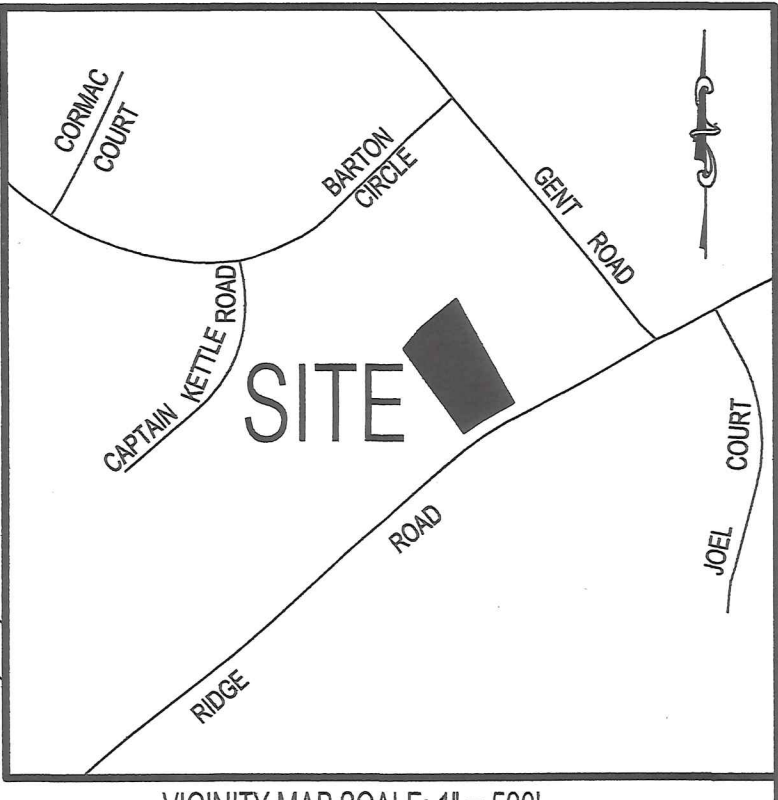
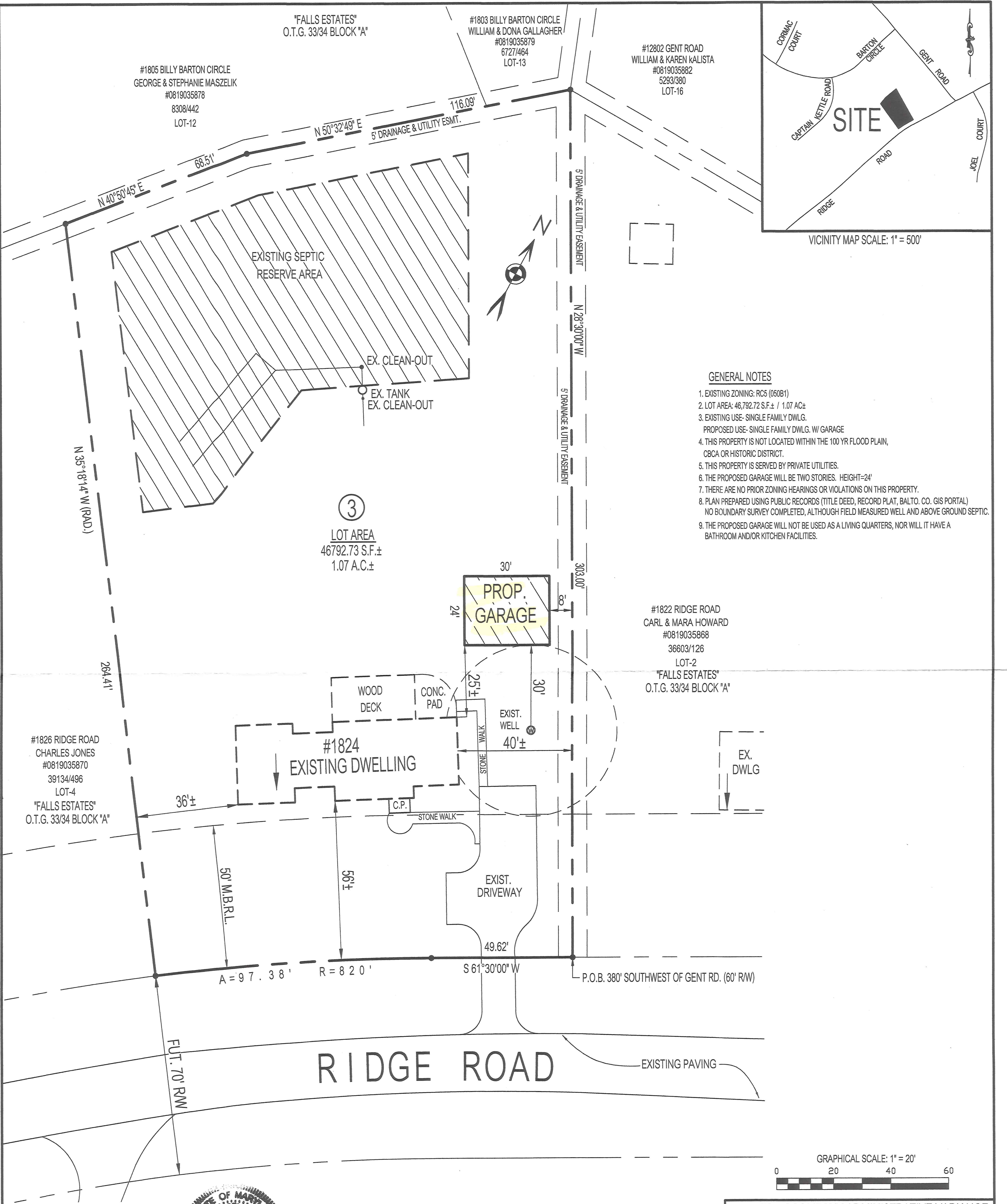
siterite
SURVEYING INC.
200 E. JOPPA RD
SUITE 101
TOWSON, MD 21286

OWNER
ERICA HARVEY
#1824 RIDGE ROAD
REISTERSTOWN, MD. 21136

PLAN TO ACCOMPANY ADMINISTRATIVE VARIANCE

#1824 RIDGE ROAD LOT-3 BLOCK 'A' TAX #0819035869 O.T.G. 33/34 "FALLS ESTATES" TAX MAP: 50 - GRID: 03 - PARCEL: 228 DEED REFERENCE: 37388/297 8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND		
Scale: 1" = 20'	Date: 12/13/2018	JOB #10680
Drawn: M.V.M.	Checked: B.L.M.	SURVEY'D: N/A

2019-0198-A



VICINITY MAP SCALE: 1" = 500'

GENERAL NOTES

1. EXISTING ZONING: RC5 (060B1)
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siterite INC.
SURVEYING
200 E. JOPPA RD
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TOWSON, MD 21286
T: (410)828-9060
F: (410)828-9066



Michael V. Moskunas
Michael V. Moskunas
Professional Land Surveyor #21175
License Expires: 6/25/2019

OWNER
ERICA HARVEY
#1824 RIDGE ROAD
REISTERSTOWN, MD. 21136

2019-0198-A

PLAN TO ACCOMPANY ADMINISTRATIVE VARIANCE		
#1824 RIDGE ROAD		
LOT-3 BLOCK 'A' TAX #0819035869 O.T.G. 33/34		
"FALLS ESTATES"		
TAX MAP: 50 - GRID: 03 - PARCEL: 228		
DEED REFERENCE: 37388/297		
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