

M E M O R A N D U M

DATE: March 19, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0208-A - Appeal Period Expired

The appeal period for the above-referenced case expired on March 18, 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



JOHN A. OLSZEWSKI, JR.
County Executive

ADMINISTRATIVE LAW JUDGE
Office of Administrative Hearings

February 15, 2019

Michael R. and Amanda S. Pyne
2207 Ridge Road
Reisterstown, MD 21136

RE: Petition for Administrative Variance
Case No. 2019-0208-A
Property: 2207 Ridge Road

Dear Mr. and Mrs. Pyne:

Enclosed please find a copy of the Order rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", followed by a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Bev True, 3920 London Bridge Road, Sykesville, MD 21784

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(2207 Ridge Road)	.	
8 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Michael R. & Amanda S. Pyne	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0208-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 owners of the property, Michael R. and Amanda S. Pyne (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 1A04.3.B.2.b of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed addition with a side yard setback of 28 ft. in lieu of the required 50 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 9, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 2-15-19

By 192

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 Petitioners.

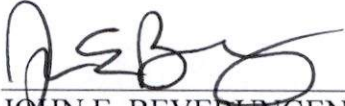
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 15th day of **February, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed addition with a side yard setback of 28 ft. in lieu of the required 50 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners 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 2-15-19

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 2207 Ridge Rd Currently zoned RC5
 Deed Reference 39444 1 00287 10 Digit Tax Account # 16000 1 2543
 Owner(s) Printed Name(s) Michael R Pyne Amanda S Pyne

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

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

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

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1A04.3.B.2.6 (BCZR)

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):

Michael Robert Pyne Amanda Sue Pyne
 Name #1 – Type or Print Name #2 – Type or Print

Michael Robert Pyne [Signature]
 Signature #1 Signature #2

2207 Ridge Road Reisterstown MD
 Mailing Address City State

21134 410 375 6008
 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:

Bev True
 Name – Type or Print

Bev True
 Signature

3920 London Bridge Rd Sykesville MD
 Mailing Address City State

21784 443 396 0988 bevtrue213@gmail.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 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 2019-0208-A Filing Date 1/9/19 Estimated Posting Date 1/29/19 Reviewer gh

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: 2207 Ridge Rd Reisterstown MD 21136
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)

We would like to construct a 15' x 27' One Story addition to the left side of our existing home. The addition would consist of a Family room with wet bar. This small addition would help accommodate our family needs and the extra space would relieve an existing hardship for our house is small and we need more space to meet our family needs. The addition would add value and beauty to the existing neighborhood.

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

Michael Robert Pyne
Signature of Owner (Affiant)

Michael Robert Pyne
Name- Print or Type

Amanda Sue Pyne
Signature of Owner (Affiant)

Amanda Sue Pyne
Name- Print or Type

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

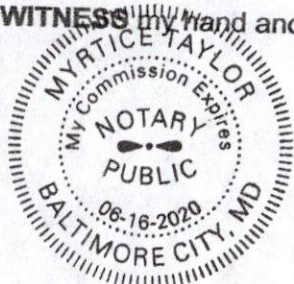
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28 day of December, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Michael Pyne and Amanda Pyne

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

AS WITNESS my hand and Notaries Seal



Myrtice Taylor
Notary Public
My Commission Expires 6/16/20

Administrative Variance from Section(s) 1A04.3.B.2.b (BCZR): To Permit a proposed addition with side yard setback of 28 feet in lieu of the required 50 feet.

ZONING DESCRIPTION FOR 2207 RIDGE ROAD

Beginning at a point on the South East side of Ridge Road which is 60' wide at the distance of 494' South West of the centerline of the nearest improved intersecting street Valley Glen CT which is 40' wide. Being Lot # 69, Section 1; in the subdivision of Green Valley North as recorded in Baltimore County Plat Book# 0037, Folio # 0022, and containing 0.99acres, Located in the 8th Election District, 2nd Council District.

CERTIFICATE OF POSTING

Date: 1-18-19

RE: Case Number: 2019-0208-A

Petitioner/Developer: Pyne

Date of Hearing/Closing: 2-4-19

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2207 Ridge Rd

The signs(s) were posted on JLP 9 1-18-19
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE ^{#1}

ADMINISTRATIVE VARIANCE

CASE # 2019-0208-A
TO PERMIT A PROPOSED ADDITION WITH
SIDE YARD SETBACK OF 28 FEET IN LIEU OF THE
REQUIRED 50 FEET

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 THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 2/4/19

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

ACCESSIBLE

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2019-0208-A
TO PERMIT A PROPOSED ADDITION WITH
SIDE YARD SETBACK OF 28 FEET IN LIEU OF THE
REQUIRED 50 FEET

PUBLIC HEARING ?

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5:00 P.M. ON 2/4/19.

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0208 -A Address 2207 Ridge Rd
Contact Person: Gary Huck Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1-9-19 Posting Date: 1-20-19 Closing Date: 2-04-19

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- 0208 -A Address 2207 Ridge Rd 21136
Petitioner's Name Robert & Amanda Pyne Telephone 410-375-6008
Posting Date: 1-20-19 Closing Date: 2-04-19
Wording for Sign: To Permit a proposed addition with side yard
set back of 28 feet in lieu the required
50 feet.

Revised 6/30/2019



JOHN A. OLSZEWSKI, JR.
County Executive

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

February 5, 2019

Michael Robert & Amanda Sue Pyne
2207 Ridge Road
Reisterstown MD, 21136

RE: Case Number: 2019-0208-A, 2207 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 9, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Bev Trne 9320 London Bridge Road Sykesville MD, 21784

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 1/29/19

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

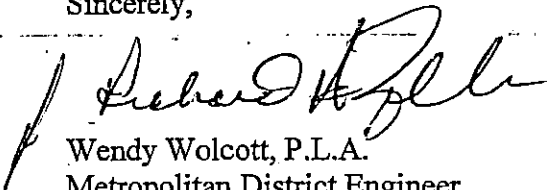
Dear Ms. Lewis:

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. 2019-0208-A

Administrative Variance
Michael Robert Byne, Amanda Sue Byne
2207 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,

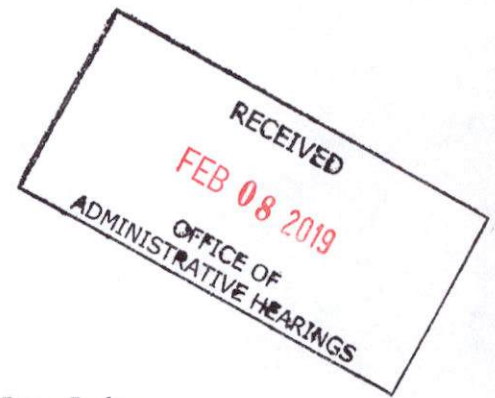


Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

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: February 8, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0208-A
Address 2207 Ridge Road
(Pyne Property)

Zoning Advisory Committee Meeting of **February 4, 2019**.

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

Reviewer: Steve Ford

15 11 74

40 23 40

10 11 74

CASE NO. 2019- 0208-A

CHECKLIST

<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>2-8</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>1-28</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 (1st) Date: 1-9-19 by Pilson

SIGN POSTING (2nd) Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: Missing Photos 2/6

2207 Ridge Rd
Front View of House

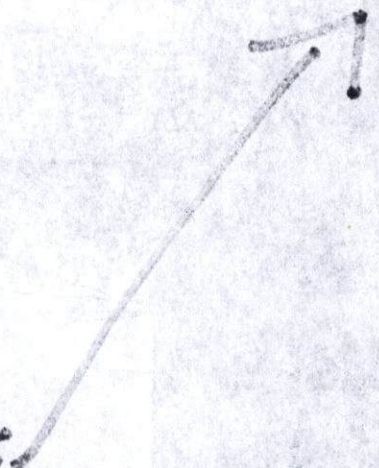
Area of
Proposed
Addition



2019-0208-A

Front View of House
3001 Ridge Rd

beginning
house
house of



RECEIVED
FEB 14 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

● 2207 Ridge Road ●



2019-0208-A

back office 7066

121 x 175 70 2000
notion 1000000



RECEIVED
FEB 14 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

2007 Ridge Rd.

Proposed
Addition
Area
15 x 27
Addition

2019-0208-A

50119 PAGE

PROPERTY
LITIGATION
AREA
15 + 21
NOTES

RECEIVED
FEB 14 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

Debra Wiley

From: Debra Wiley
Sent: Wednesday, February 13, 2019 10:40 AM
To: Gary M Hucik
Cc: Jenae Johnson
Subject: FW: Administrative Variance Case No. 2019-0208-A (2207 Ridge Road)

Gary,

If our office does not receive the required photos by Friday, February 15th, we will return the file to you for future processing.

From: Debra Wiley
Sent: Monday, February 11, 2019 9:37 AM
To: Gary M Hucik <ghucik@baltimorecountymd.gov>
Cc: Jenae Johnson <jnjohnson@baltimorecountymd.gov>
Subject: FW: Administrative Variance Case No. 2019-0208-A (2207 Ridge Road)

Good Morning,

Just a reminder Thanks.

From: Debra Wiley
Sent: Wednesday, February 06, 2019 11:01 AM
To: Gary M Hucik <ghucik@baltimorecountymd.gov>
Cc: Jenae Johnson <jnjohnson@baltimorecountymd.gov>
Subject: Administrative Variance Case No. 2019-0208-A (2207 Ridge Road)

Good Morning,

The above-referenced matter has been delivered to our office; however, the photos were missing.

Please send to us asap. Thanks.

Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

2/13 7:10 PM
Per Jenae, she spoke
to Kristian, who will
deliv. photos - Gary out

2/13
1:52 PM
Sp. to Bev. True
Advised her file is
missing photos. She will
contact Gary.

2/11

Debra Wiley

From: Debra Wiley
Sent: Monday, February 11, 2019 9:37 AM
To: Gary M Hucik
Cc: Jenae Johnson
Subject: FW: Administrative Variance Case No. 2019-0208-A (2207 Ridge Road)

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Subject: Administrative Variance Case No. 2019-0208-A (2207 Ridge Road)

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Please send to us asap. Thanks.

Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

216

Debra Wiley

From: Debra Wiley
Sent: Wednesday, February 06, 2019 11:01 AM
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Cc: Jenae Johnson
Subject: Administrative Variance Case No. 2019-0208-A (2207 Ridge Road)

Good Morning,

The above-referenced matter has been delivered to our office; however, the photos were missing.

Please send to us asap. Thanks.

Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

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 - 08 Account Number - 1600012543			
Owner Information					
Owner Name:		PYNE MICHAEL ROBERT PYNE AMANDA SUE		Use:	RESIDENTIAL
Mailing Address:		2207 RIDGE RD REISTERSTOWN MD 21136-5624		Principal Residence:	YES
				Deed Reference:	/39499/ 00287
Location & Structure Information					
Premises Address:		2207 RIDGE RD REISTERSTOWN 21136-5624		Legal Description: 521 E RIDGE VALLEY DRIV GREEN VALLEY NORTH	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0050	0015	0366		0000	1
					Block:
					69
					Assessment Year:
					2017
					Plat No:
					0037/ 0022
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1976		2,376 SF		0.9900 AC	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	SPLIT LEVEL	FRAME	2 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2017		07/01/2018	
				As of	
				07/01/2019	
Land:	173,200	173,200			
Improvements	179,100	186,500			
Total:	352,300	359,700		357,233	359,700
Preferential Land:	0				0
Transfer Information					
Seller: GINSBURG DAVID A		Date: 10/12/2017		Price: \$400,000	
Type: ARMS LENGTH IMPROVED		Deed1: /39499/ 00287		Deed2:	
Seller: SHEMER STUART		Date: 10/10/1997		Price: \$240,000	
Type: ARMS LENGTH IMPROVED		Deed1: /12433/ 00246		Deed2:	
Seller: URAM CONSTRUCTIO N INC		Date: 10/04/1976		Price: \$75,000	
Type: ARMS LENGTH IMPROVED		Deed1: /05683/ 00643		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:		0.00 0.00	
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 05/16/2018					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

ZAC AGENDA

Number: 2019-0207-SPH **Reviewer:** Jun Fernando
Existing Use: RESIDENTIAL **Proposed Use:**
Type: SPECIAL HEARING
Legal Owner: Eva Ward
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Unknown **Flood Plain:** Unknown **Historic:** Unknown **Election Dist:** 11 **Council Dist:** 5

Property Address: 12033 JERUSALEM RD

Location: Southeast side of Jerusalem Road at a distance of 30 ft. southwest of the centerline of Chapman Road

Existing Zoning: RC-5

Area: 0.97 AC

Proposed Zoning:

SPECIAL HEARING:

to approve a waiver as authorized in Section 32-8-301, BCC, from requirements of Design Manual, Design Plate DF-1, for a zero ft. setback from the floodplain accepted for filing in DPR Bureau, PAI, in lieu of the required 20 ft. setback in Design Manual plat DF-1 for a new dwelling to be built on existing foundation.

Attorney: Not Available

Prior Zoning Cases: 2018-0217-A

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2019-0208-A **Reviewer:** Gary Hucik

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Michael Robert Pyne, Amanda Sue Pyne

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 2

Property Address: 2207 RIDGE RD

Location: southeast side of Ride Road, southwest 494 ft. to the centerline of Valley Glen Court

Existing Zoning: RC-5

Area: .99 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed addition with side yard setback of 28 ft. in lieu of the required 50 ft.

Attorney: Not Available

Prior Zoning Cases: None

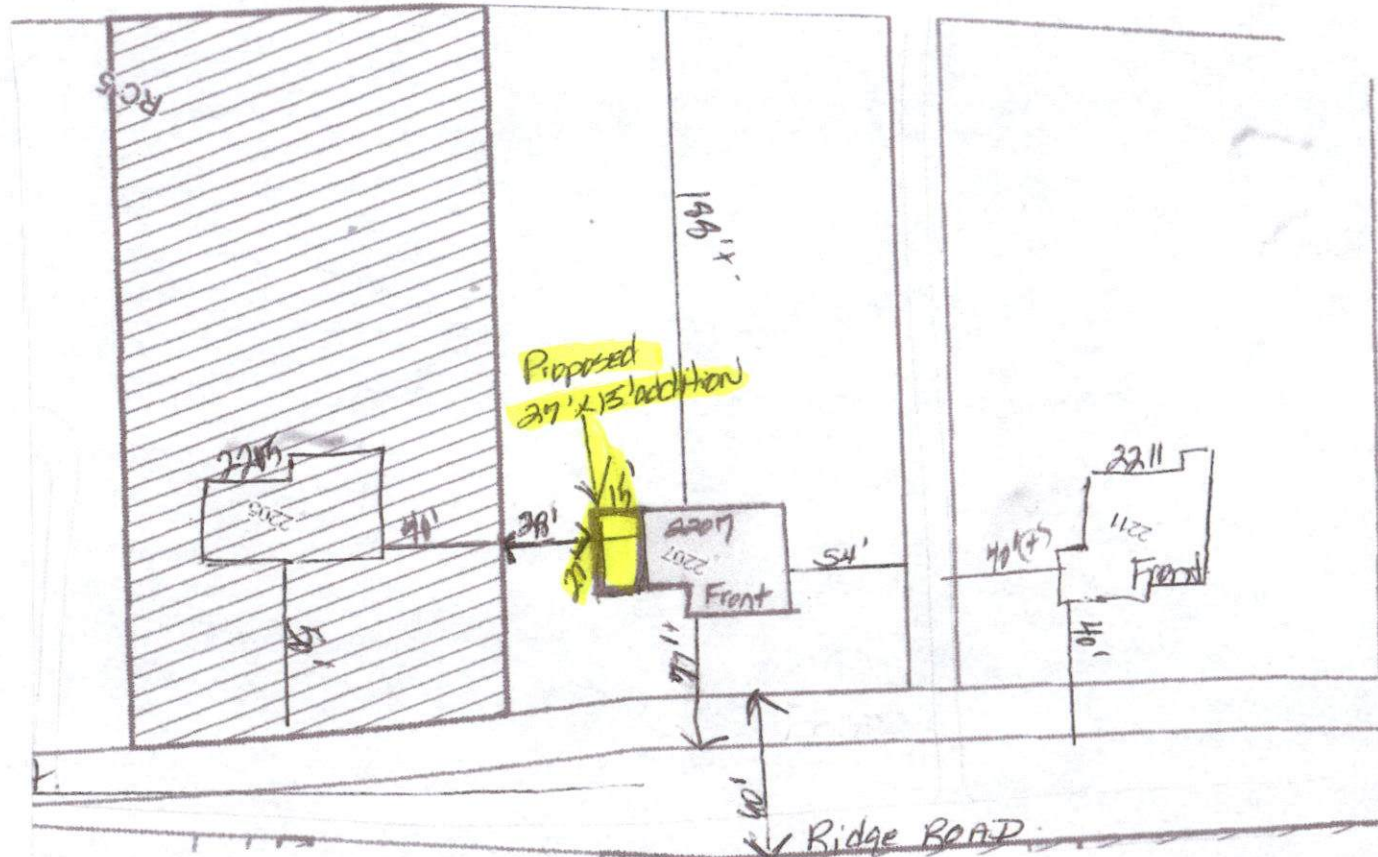
Concurrent Cases: None

Violation Cases: None

Closing Date: 02/04/2019

Miscellaneous Notes:

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 2207 Ridge Road OWNER(S) NAME(S) Michael + Amanda Ryne
 SUBDIVISION NAME Green Valley North LOT # 69 BLOCK # _____ SECTION # 1
 PLAT BOOK # 0031 FOLIO # 022 10 DIGIT TAX # L600012543 DEED REF. # 39499102287



← 550' Valley Glen Ct ←

PLAN DRAWN BY Ben True DATE 1/2/19 SCALE: 1 INCH = 60' FEET

SITE VICINITY MAP



N
 MAP IS NOT TO SCALE

ZONING MAP# 50
 SITE ZONED RC5
 ELECTION DISTRICT 8
 COUNCIL DISTRICT 2
 LOT AREA ACREAGE 0.9900 AC
 OR SQUARE FEET _____
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC _____ PRIVATE X
 SEWER IS:
 PUBLIC _____ PRIVATE X
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLETION CASE INFO:

2019-0208-A

Pat. Exp. 1

R=2500.00'
L=48.96'

RIDGE ROAD

S 63°00'00" W 110.79'

PIN FOUND

LOT 68

S 27°00'00" E 280.45'

5' DRAINAGE & UTILITY EASEMENT

28'

185

BRICK
RETAINING
WALL

BRICK

MAC DRIVE

52'±

52'±

13'

35.9'

40.6'

54.3'

27.6'

18.4'

22

15

2

2207

2 STORY

BRICK

FRAME

WOOD
DECK

BRICK
PAD

CHIM.

CHIM.

50' B.R.L. (TYPICAL)

5' DRAINAGE & UTILITY EASEMENT

S 27°00'00" E 266.17'

10' DRAINAGE & UTILITY EASEMENT
N 68°16'48" E 160.43'

LOT 69

The purpose of this drawing is to locate, describe, and represent the positions of buildings and substantial improvements affecting the property shown hereon, being known as:

LOT 69, AMENDED PLAT OF SECTION ONE
"GREEN VALLEY NORTH"

recorded among the land records of Baltimore County, Maryland in
Plat Book 37, folio 22

PREPARED FOR:



SAGE TITLE GROUP

THE WISE CHOICE

This is page one of a two page document. The advice found on the affixed page is an integral part of this drawing, and is not valid without all pages.



James Carl Hudgins
Property Line Surveyor #96
Expiration Date: 3/11/18

LOCATION DRAWING

2207 RIDGE ROAD

8th ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

NTT Associates, Inc.

16205 Old Frederick Rd.

Mt. Airy, Maryland 21771

Phone: (410) 442-2031

Fax: (410) 442-1315

www.nttsurveyors.com

Scale: 1" = 40'

Date: 9/8/2017

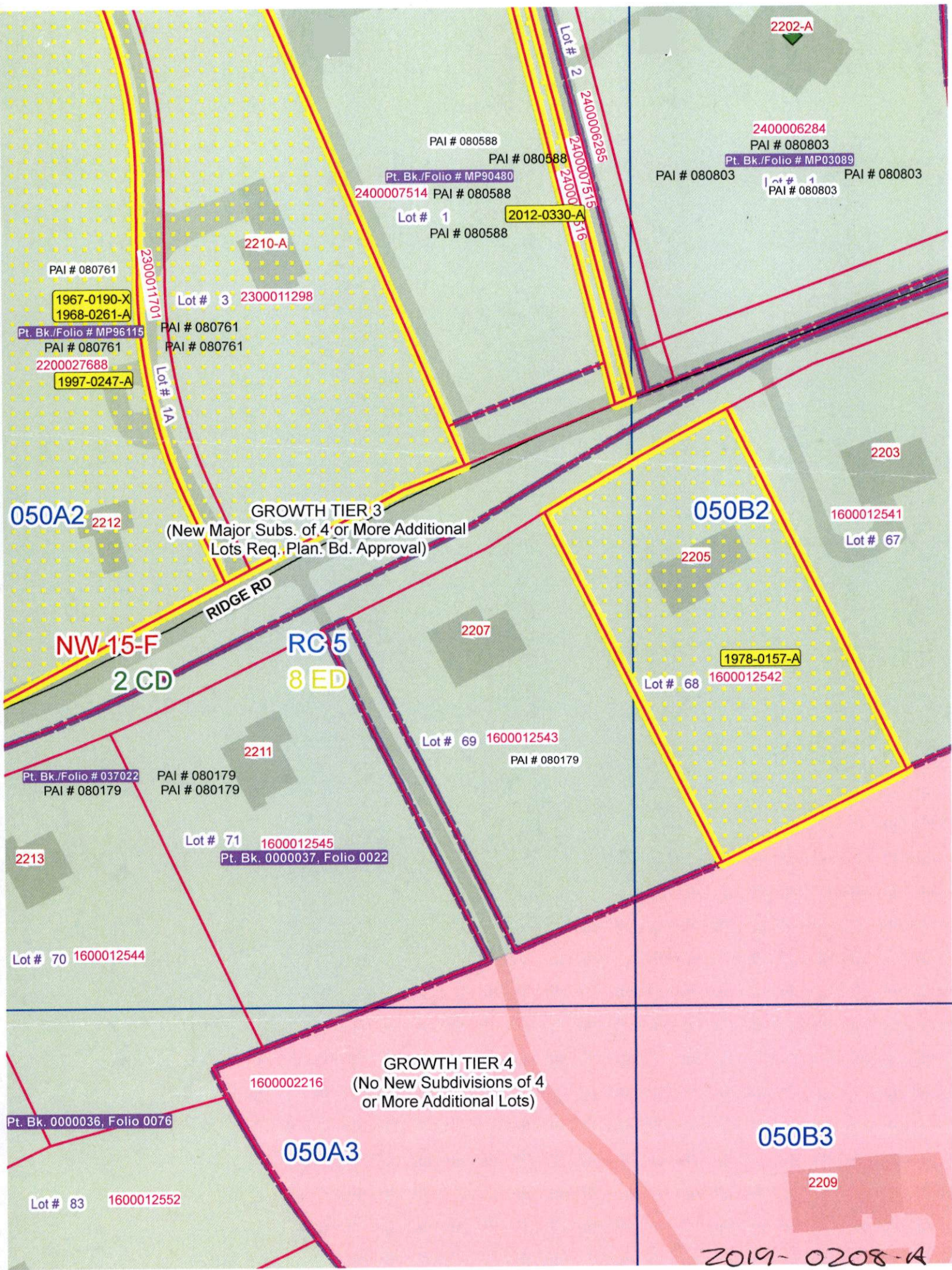
Field By: RMS/CT/SB

Drawn By: SLM

File No.: 213757TMS

Page No.: 1 of 2

2019-0208-A



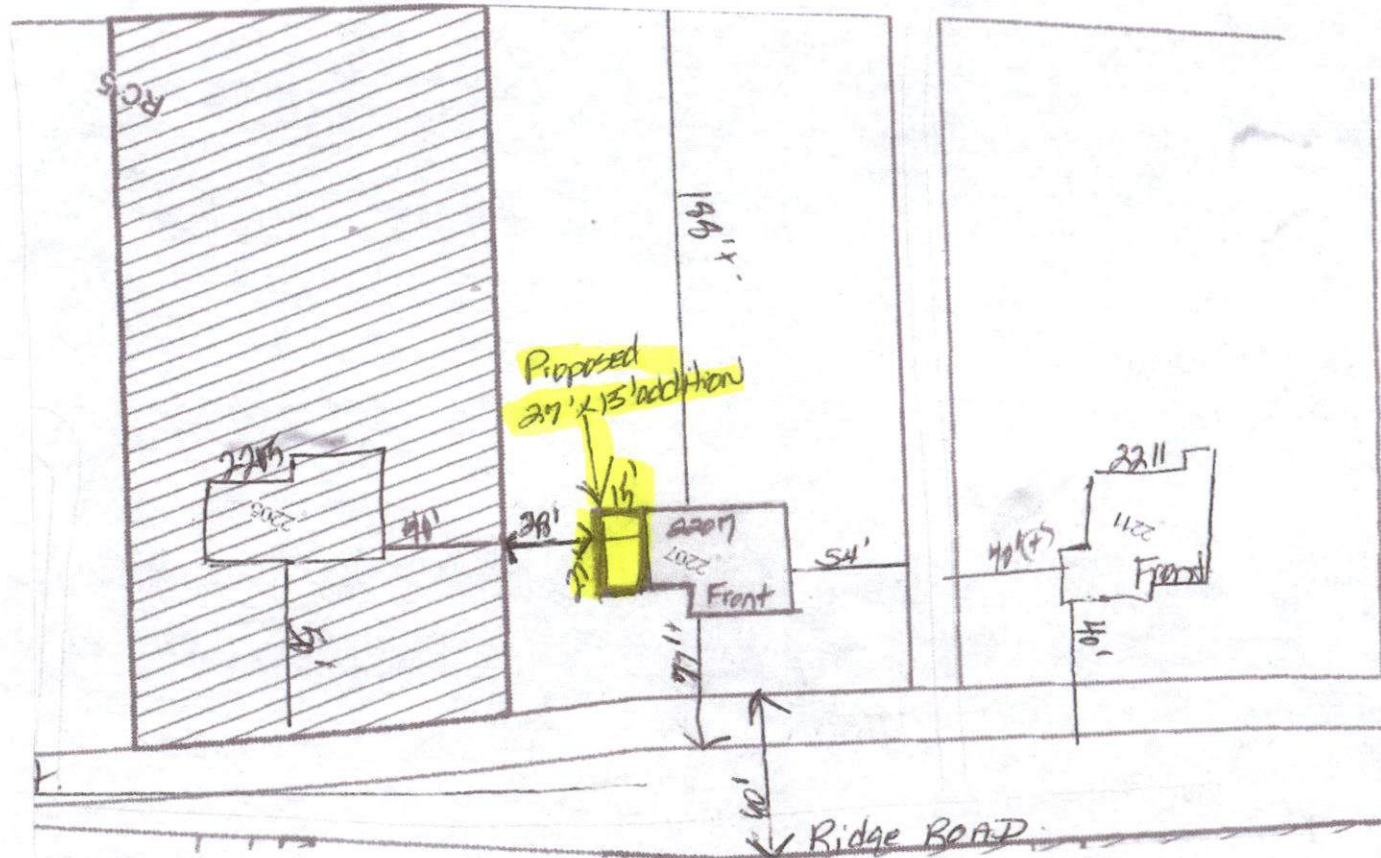
Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 08 Account Number - 1600012543			
Owner Information					
Owner Name:	PYNE MICHAEL ROBERT PYNE AMANDA SUE		Use:	RESIDENTIAL	
Mailing Address:	2207 RIDGE RD REISTERSTOWN MD 21136-5624		Principal Residence:	YES	
			Deed Reference:	/39499/ 00287	
Location & Structure Information					
Premises Address:		2207 RIDGE RD REISTERSOWN 21136-5624		Legal Description: 521 E RIDGE VALLEY DRIV GREEN VALLEY NORTH	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0050	0015	0366		0000	1
					Block:
					69
					Assessment Year:
					2017
					Plat No:
					0037/ 0022
Special Tax Areas:		Town:			
		NONE			
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1976		2,376 SF		0.9900 AC	
				Property Land Area	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	SPLIT LEVEL	FRAME	2 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2017	07/01/2018	07/01/2019
Land:		173,200	173,200		
Improvements		179,100	186,500		
Total:		352,300	359,700	357,233	359,700
Preferential Land:		0			0
Transfer Information					
Seller: GINSBURG DAVID A		Date: 10/12/2017		Price: \$400,000	
Type: ARMS LENGTH IMPROVED		Deed1: /39499/ 00287		Deed2:	
Seller: SHEMER STUART		Date: 10/10/1997		Price: \$240,000	
Type: ARMS LENGTH IMPROVED		Deed1: /12433/ 00246		Deed2:	
Seller: URAM CONSTRUCTIO N INC		Date: 10/04/1976		Price: \$75,000	
Type: ARMS LENGTH IMPROVED		Deed1: /05683/ 00643		Deed2:	
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:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 05/16/2018					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
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 SUBDIVISION NAME Green Valley North LOT # 69 BLOCK # _____ SECTION # 1
 PLAT BOOK # 0031 FOLIO # 022 10 DIGIT TAX # L600012543 DEED REF. # 39499102287



PLAN DRAWN BY Ben True DATE 1/2/19 SCALE: 1 INCH = 60' FEET

2019-0208-A

SITE VICINITY MAP



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 MAP IS NOT TO SCALE

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BALTIMORE COUNTY, MARYLAND

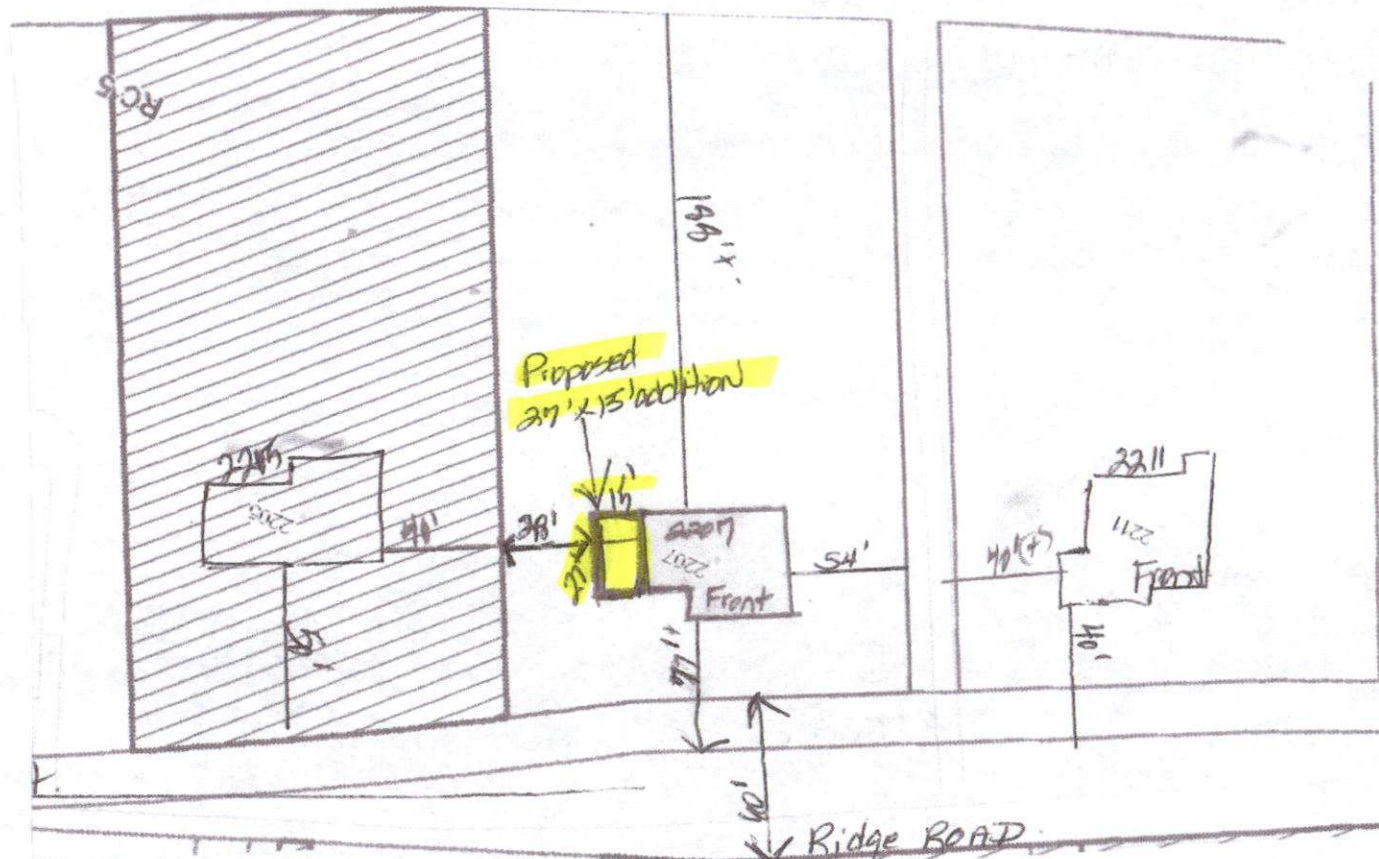


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File No.: 213757TMS
Page No.: 1 of 2

2019-0208-A

PLAT BOOK # 0037 FOLIO # 022 10 DIGIT TAX # L600012543 DEED REF. # 39499/00287



PLAN DRAWN BY Bar True DATE 11/2/19 SCALE: 1 INCH = 60' FEET

AUTUMN WINE



AND ORDER RESULT BELOW

VIOLETION CASE INFO:

2019-0208-A

