

M E M O R A N D U M

DATE: April 11, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0228-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 10, 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
(2506 Deer Meadow Court)		
4 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Craig J. and Lee Ann Reich	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0228-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 subject property, Craig J. and Lee Ann Reich (“Petitioners”). The Petitioners are requesting Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations (“BCZR”), to allow a detached accessory use garage to be partially located in the side yard with a maximum height of 22 feet in lieu of the required rear yard and 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 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 February 14, 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 Section 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in

the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 3-11-19

By OW

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this 11th day of **March, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to allow a detached accessory use garage to be partially located in the side yard with a maximum height of 22 feet in lieu of the required rear yard and maximum height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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 3-11-19

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 2506 DEER MEADOW COURT Currently zoned RC-5
Deed Reference L. 40094 / F. 0434 10 Digit Tax Account # 2400007056
Owner(s) Printed Name(s) JOSEPH CRAIG REICH & LEE ANN REICH

(SELECT THE HEARING(S) BY MARKING ☒ 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) SECTIONS 400.1 & 400.3 : REQUEST A DETACHED ACCESSORY USE GARAGE TO BE LOCATED IN SIDE YARD WITH MAXIMUM HEIGHT OF 22 FEET IN LIEU OF THE REQUIRED REAR YARD AT A MAXIMUM HEIGHT OF 15 FEET.
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):

Craig J Reich, Lee Ann Reich
Name #1 – Type or Print Name #2 – Type or Print

[Signature] [Signature]
Signature #1 Signature #2

2506 Deer Meadow Ct
Mailing Address Reisterstown City MD State MD

21136 7175772847 craig@erofmaryland.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:

Rob Scranton
Name – Type or Print

[Signature]
Signature

11175 STRATFIELD CT. HANNOVER, MD
Mailing Address City State

21104 410.977.1725 rob@cbidg.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 3-11-19 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 2019-0228-A Filing Date 2/5/19 Estimated Posting Date 2/17/19 Reviewer [Signature]

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: 2506 DEER MEADOW CT. FARMERSVILLE 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)

SEE ATTACHED

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

Signature of Owner (Affiant)

Craig Reich
Name- Print or Type

Signature of Owner (Affiant)

Lee Ann Reich
Name- Print or Type

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

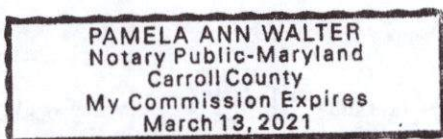
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1ST day of FEBRUARY, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: CRAIG REICH AND LEE ANN REICH

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

AS WITNESS my hand and Notaries Seal



Pamela Ann Walter
Notary Public

March 13, 2021
My Commission Expires

OWNER: Joseph Craig Reich and Lee Ann Reich
ADDRESS: 2506 Deer Meadow Court, Reisterstown, MD 21136

Practical Difficulty

400.1 Location; Lot coverage

The owner wishes to construct a detached garage in the side/rear yard of the property however there is not enough room within the building envelope to do so. The proposed garage will be located in the side/rear yard within the 50' side yard setback required in the RC5 zone. The proposed garage will be 22' wide x 26' deep and be located in the rear yard, 12.5' from the eastern property line; and 140' from the rear property line.

400.3 Height

The owner wishes to construct a detached garage in the same architectural style as their primary residence. In order to do so, the proposed roof pitch is a 12/12, the same as the primary residence. By doing so, the height of the garage will be 22' high. If the garage were designed to meet the 15' height requirement for an accessory structure, the roof would be a 5/12 pitch, very flat and not match the architectural style of the primary residence.

CERTIFICATE OF POSTING

Date: 6-3-19

RE: Case Number: 2019-0288-XA RECERT

Petitioner/Developer: Bartban LLC

Date of Hearing/Closing: 6-7-19 1:30PM

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 10730 York Rd

The signs(s) were posted on RECERT 6-3-19
(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)

#1
NOTICE

ZONING

CASE # 2019-0288-X4

A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD

PLACE: JEFFERSON BUILDING ROOM 205
105 W. CHESAPEAKE AVE
TOWSON 21204
DATE AND TIME: FRIDAY, JUNE 7, 2019 1:30 PM

FOR SUCH ADDITIONAL RELIEF AS THE NATURE OF THIS CASE MAY REQUIRE
REQUEST: SPECIAL EXCEPTION FOR A SERVICE GARAGE AND
FOR APPROVAL OF THE PROPOSED BUILDING AND USES SHOWN ON THE PLAT

WHICH ACCOMPANIED THIS PETITION, VARIANCE TO PERMIT A PARTIAL
INTERIOR DRIVE TO BE 12 FEET IN WIDTH IN LIEU OF THE 20 FEET REQUIRED
AND FOR SUCH ADDITIONAL RELIEF AS THE NATURE OF THIS CASE MAY

REQUIRE FOR APPROVAL OF THE PROPOSED BUILDING AND USES SHOWN
ON THE PLAT WHICH ACCOMPANIED THIS PETITION.

ON THE DAY OF HEARING UNDER PENALTY OF PERJURY
I, _____
STATE THAT THE ABOVE IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
AND THAT I AM NOT PROVIDING ANY FALSE OR MISLEADING INFORMATION
IN CONNECTION WITH THIS PETITION.
SIGNED: _____
DATE: _____
TITLE: _____

ZONING NOTICE

CASE # 2019-0288--XA

**A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

PLACE: JEFFERSON BUILDING ROOM 205
105 W. CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME: FRIDAY JUNE 7, 2019 1:30 P.M.

REQUEST: SPECIAL EXCEPTION FOR A SERVICE GARAGE AND
FOR SUCH ADDITIONAL RELIEF AS THE NATURE OF THIS CASE MAY
REQUIRE FOR APPROVAL OF THE PROPOSED BUILDING AND USES SHOWN

ON THE PLAT WHICH ACCOMPANIED THIS PETITION. VARIANCE TO PERMIT
A PARTIAL INTERIOR DRIVE TO BE 12 FEET IN WIDTH IN LIEU OF THE
20 FEET REQUIRED AND FOR SUCH ADDITIONAL RELIEF AS THE NATURE
OF THIS CASE MAY REQUIRE FOR APPROVAL OF THE PROPOSED BUILDING
AND USES SHOWN ON THE PLAT WHICH ACCOMPANIED THIS PETITION

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING DATE, CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW.
HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # 2019-0288 -XA

**A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

PLACE: JEFFERSON BUILDING ROOM 205
105 W. CHESAPEAKE AVE. TOWSON 21204
DATE AND TIME: FRIDAY JUNE 7, 2019 1:30 PM
REQUEST: SPECIAL EXCEPTION FOR A SERVICE GARAGE AND
FOR SUCH ADDITIONAL RELIEF AS THE NATURE OF THIS CASE MAY
REQUIRE FOR APPROVAL OF THE PROPOSED BUILDING AND USES SHOWN
ON THE PLAT WHICH ACCOMPANIED THIS PETITION. VARIANCE TO PERMIT
A PARTIAL INTERIOR DRIVE TO BE 12 FEET IN WIDTH IN LIEU OF THE
20 FEET REQUIRED AND FOR SUCH ADDITIONAL RELIEF AS THE NATURE
OF THIS CASE MAY REQUIRE FOR APPROVAL OF THE PROPOSED BUILDING
AND USES SHOWN ON THE PLAT WHICH ACCOMPANIED THIS PETITION

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW.
CALL 887-3391
HANDICAPPED ACCESSIBLE

Roz Johnson

From: Roz Johnson
Sent: Monday, March 04, 2019 10:09 AM
To: 'craig@crofmaryland.com'; 'rob@cbidg.com'
Subject: FW: 2506 Deer Meadow Court

Dear Petitioners,

Before we are able to schedule the case with the Administrative Law Judge for an Administrative Zoning Petition, we need to show proof of occupancy by the Reichs.

Residency was stated in the affidavit however it conflicts with the tax record which shows this property as not owner-occupied.

This can be solved by sending us a copy of a driver's license or a settlement statement showing both ownership and residency.

If the Reichs do not live there, we need to re-apply for a regular Zoning Petition.

The file will be on hold until we are able to resolve the proof of residency.
Let me know if you have any additional questions.

Yours truly,

Roz Johnson
Planner, Zoning Review
(410) 887-3391

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

No. **178458**

Date: **2/5/2019**

PAID RECEIPT

BUSINESS ACTUAL DATE 163

2/05/2019 2/05/2019 0943/45 2

REG NO. 178458 WALKIN JEE

>>RECEIPT # 081674 2/05/2019 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount	Dept
001	806	0000		6150				75.00	5
									528 ZONING VERIFICATION
									CA NO. 178458
									Recpt Tot \$ 75.00
									75.00 CK .00 CA
									Baltimore County, Maryland

Total: **75.00**

Rec

From:

CATONSVILLE HOMES / REICH-2506 Daer Meadow Ct.

For:

Admin. Variance Petition
CASE No. 2019-0228-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

ZAC AGENDA

Case Number: 2019-0227-A Reviewer: Jason Seidelman

Existing Use: Proposed Use:

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Spencer Gordon & Kerry Kress Levy

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No Flood Plain: No Historic: No Election Dist: 4 Council Dist: 2

Property Address: 30 ASTON CT

Location: E/S of Aston Ct (50'), 1171' SE of center line of intersection with Garrison Forest Road (70')

Existing Zoning: RC 5

Area: 1.1 A

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a rear yard addition with a 30 feet rear setback and a 60 feet setback to the centerline of Walnut Avenue in lieu of the required 50 feet and 75 feet, respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 02/25/2019

Miscellaneous Notes:

Case Number: 2019-0228-A Reviewer: Rosalie Johnson

Existing Use: Proposed Use:

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Craig J & Lee Ann Reich

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No Flood Plain: No Historic: No Election Dist: 4 Council Dist: 2

Property Address: 2506 DEER MEADOW CT

Location: West of Dover Road on N side of Deer Meadow Ct

Existing Zoning: RC 5, RC 4

Area: 1.354 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To request a detached accessory use garage to be partially located in the side yard with maximum height of 22 feet in the lieu of the required rear yard at a maximum height of 15 feet.

Attorney: Not Available

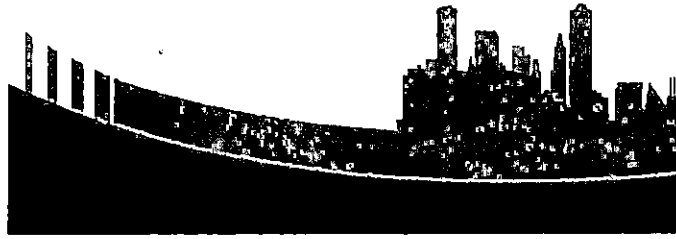
Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:



CERTIFICATE OF POSTING

February 16, 2019 (amended _____)

Re:

Zoning Case No. 2019-0228-A

Legal Owner: Craig & Lee Ann Reich

Closing date: March 4, 2019

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

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **2506 Deer Meadow Court**.

The sign was posted on February 14, 2019.

The signs were inspected again on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

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

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



ZONING NOTICE

ADJUNCT VARIANCE
LAND NO. 20-00000-A
FOR THE YEAR 2000

NOTICE IS HEREBY GIVEN THAT THE
ADJUNCT VARIANCE IS THE FIRST VARIANCE
OF THE YEAR 2000 AND IS THE
FIRST VARIANCE OF THE YEAR 2000
OF THE ADJUNCT VARIANCE.

PUBLIC HEARING

THE ADJUNCT VARIANCE IS THE FIRST VARIANCE
OF THE YEAR 2000 AND IS THE FIRST VARIANCE
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THE ADJUNCT VARIANCE IS THE FIRST VARIANCE
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OF THE YEAR 2000 OF THE ADJUNCT VARIANCE.

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2019-0228-A

2506 Deer Meadow Court

**REQUEST: TO PERMIT A GARAGE TO BE
PARTIALLY LOCATED IN THE SIDE YARD
IN LIEU OF THE REQUIRED REAR YARD
WITH A HEIGHT OF 22 FEET IN LIEU OF
THE PERMITTED 15 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 IT IS DONE IN
THE ZONING OFFICE BEFORE MARCH 04, 2019.**

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0228 -A Address 2506 DEER MEADOW CT.

Contact Person: ROZ JOHNSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/5/19 Posting Date: 2/17/19 Closing Date: 3/4/19

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- 0228 -A Address 2506 DEER MEADOW CT.

Petitioner's Name CRAIG & LEE ANN RECH Telephone 717-577-2084

Posting Date: 2/17/2019 Closing Date: 3/4/2019

Wording for Sign: To Permit A GARAGE TO BE PARTIALLY LOCATED IN THE
SIDE YARD IN LIEU OF THE REQUIRED REAR YARD WITH
A HEIGHT OF 22 FT. IN LIEU OF THE PERMITTED 15 FT.

Revised 6/30/2019



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 6, 2019

Craig J. Reich & Lee Ann Reich
2506 Deer Meadow Ct
Reisterstown MD 21136

RE: Case Number: 2019-0228-A, 2506 Deer Meadow Court

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 February 5, 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
Rob Scranton 11175 Strafield Court Marriotsville MD 21104

Date: 2/25/19

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

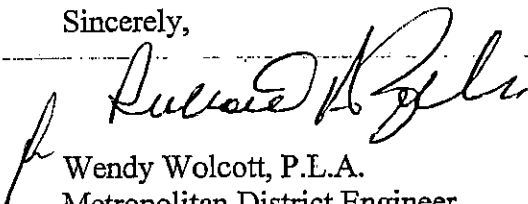
Dear Ms. Lewis:

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. 2019-0228-A

*Administrative Variance
Craig J. & LeeAnn Reich
2506 Deer Meadow Court*

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

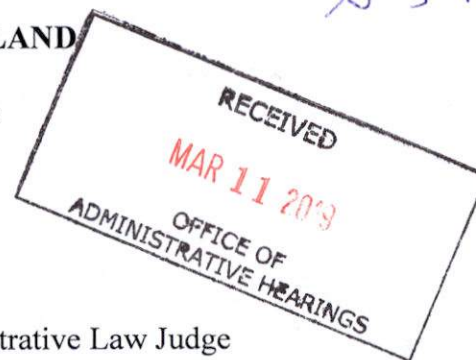
WW/RAZ

3/4

20 3-11-19

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: March 11, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0228-A
Address 2506 Deer Meadow Court
(Reich Property)

Zoning Advisory Committee Meeting of **February 25, 2019.**

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

Reviewer: Steve Ford

John,

- Petitioners bought property in March 2018
- SDAT still indicates not principal residence
- Zoning Planner advised Petitioners that this could be solved if they sent copy of their driver's license

Do you concur or is an Affidavit needed?

OK to do as AV.

CASE NO. 2019- 0228-1CHECKLIST

<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 _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>2-25</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>2-14-19</u>	by <u>Dock</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Debra Wiley

From: Roz Johnson
Sent: Monday, March 04, 2019 12:37 PM
To: Debra Wiley
Subject: RE: Administrative Variance - Case No. 2019-0228-A -2506 Deer Meadow Ct. (Closing Date: 3/4/19)

Ok. Thanks.

-----Original Message-----

From: Debra Wiley
Sent: Monday, March 04, 2019 12:36 PM
To: Roz Johnson <rvjohnson@baltimorecountymd.gov>
Subject: RE: Administrative Variance - Case No. 2019-0228-A -2506 Deer Meadow Ct. (Closing Date: 3/4/19)

Roz,

The judge will need to make that call when the file is received in our office.

Thanks.

-----Original Message-----

From: Roz Johnson
Sent: Monday, March 04, 2019 11:22 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Cc: Jenae Johnson <jnjohnson@baltimorecountymd.gov>
Subject: RE: Administrative Variance - Case No. 2019-0228-A -2506 Deer Meadow Ct. (Closing Date: 3/4/19)

Are we moving forward at this time?

-----Original Message-----

From: Debra Wiley
Sent: Monday, March 04, 2019 11:06 AM
To: Roz Johnson <rvjohnson@baltimorecountymd.gov>
Cc: Jenae Johnson <jnjohnson@baltimorecountymd.gov>
Subject: RE: Administrative Variance - Case No. 2019-0228-A -2506 Deer Meadow Ct. (Closing Date: 3/4/19)

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Sent: Monday, March 04, 2019 11:00 AM
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Subject: RE: Administrative Variance - Case No. 2019-0228-A -2506 Deer Meadow Ct. (Closing Date: 3/4/19)

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Subject: Message from "RNP002673F6C9D3"

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Scan Date: 03.04.2019 08:20:49 (-0500)

Queries to: adminhearingscpr@baltimorecountymd.gov

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UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

RECEIVED 5441442 12/09/10 197
FBI 1442

TO: DIRECTOR, FBI
FROM: SAC, NEW YORK
SUBJECT: [illegible]

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

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 - 04 Account Number - 2400007056			
Owner Information					
Owner Name:		REICH CRAIG JOSEPH REICH LEE ANN		Use: Principal Residence:	
Mailing Address:		P57 801 KEY HWY BALTIMORE MD 21230-		Deed Reference: RESIDENTIAL NO /40094/ 00434	
Location & Structure Information					
Premises Address:		2506 DEER MEADOW CT REISTERSTOWN 21136-		Legal Description: 1.354 AC 2506 DEER MEADOW CT NS NANCY LEE FARMS II	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0050	0001	0005		0000	
			Block:	Lot:	Assessment Year:
				15	2019
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
2018		3,745 SF		1500 SF	
				Property Land Area	
				1.3500 AC	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	FRAME	4 full	1 Attached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2019		07/01/2018	
				As of	
				07/01/2019	
Land:	194,000	248,400			
Improvements	748,600	767,100			
Total:	942,600	1,015,500		942,600	
Preferential Land:	0			966,900	
Transfer Information					
Seller: NLF DOVER BUSINESS TRUST		Date: 03/30/2018		Price: \$390,000	
Type: ARMS LENGTH VACANT		Deed1: /40094/ 00434		Deed2:	
Seller: JARVIS STEEL & LUMBER CO INC		Date: 11/03/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /20921/ 00347		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

ZAC AGENDA

Case Number: 2019-0227-A **Reviewer:** Jason Seidelman
Existing Use: **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Spencer Gordon & Kerry Kress Levy
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 4 **Council Dist:** 2

Property Address: 30 ASTON CT

Location: E/S of Aston Ct (50'), 1171' SE of center line of intersection with Garrison Forest Road (70')

Existing Zoning: RC 5

Area: 1.1 A

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a rear yard addition with a 30 feet rear setback and a 60 feet setback to the centerline of Walnut Avenue in lieu of the required 50 feet and 75 feet, respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 02/25/2019

Miscellaneous Notes:

Case Number: 2019-0228-A **Reviewer:** Rosalie Johnson

Existing Use: **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Craig J & Lee Ann Reich

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 4 **Council Dist:** 2

Property Address: 2506 DEER MEADOW CT

Location: West of Dover Road on N side of Deer Meadow Ct

Existing Zoning: RC 5, RC 4

Area: 1.354 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To request a detached accessory use garage to be partially located in the side yard with maximum height of 22 feet in the lieu of the required rear yard at a maximum height of 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

2019-0229-A





7-2000-0100





2019-0228-A



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6601 Ritchie Highway, N.E.
Glen Burnie, MD 21062

SALES / RENTAL
REGISTRATION

R200125441442
OWNER LICENSE / SOUNDER NO.

12/03/18

DATE

157

01442

CRAIG JOSEPH REICH
2506 DEER MEADOW CT
REISTERSTOWN MD 21136

THIS IS A CORRECTION ATTACHMENT ONLY

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Attachments: 20190304082049564.pdf

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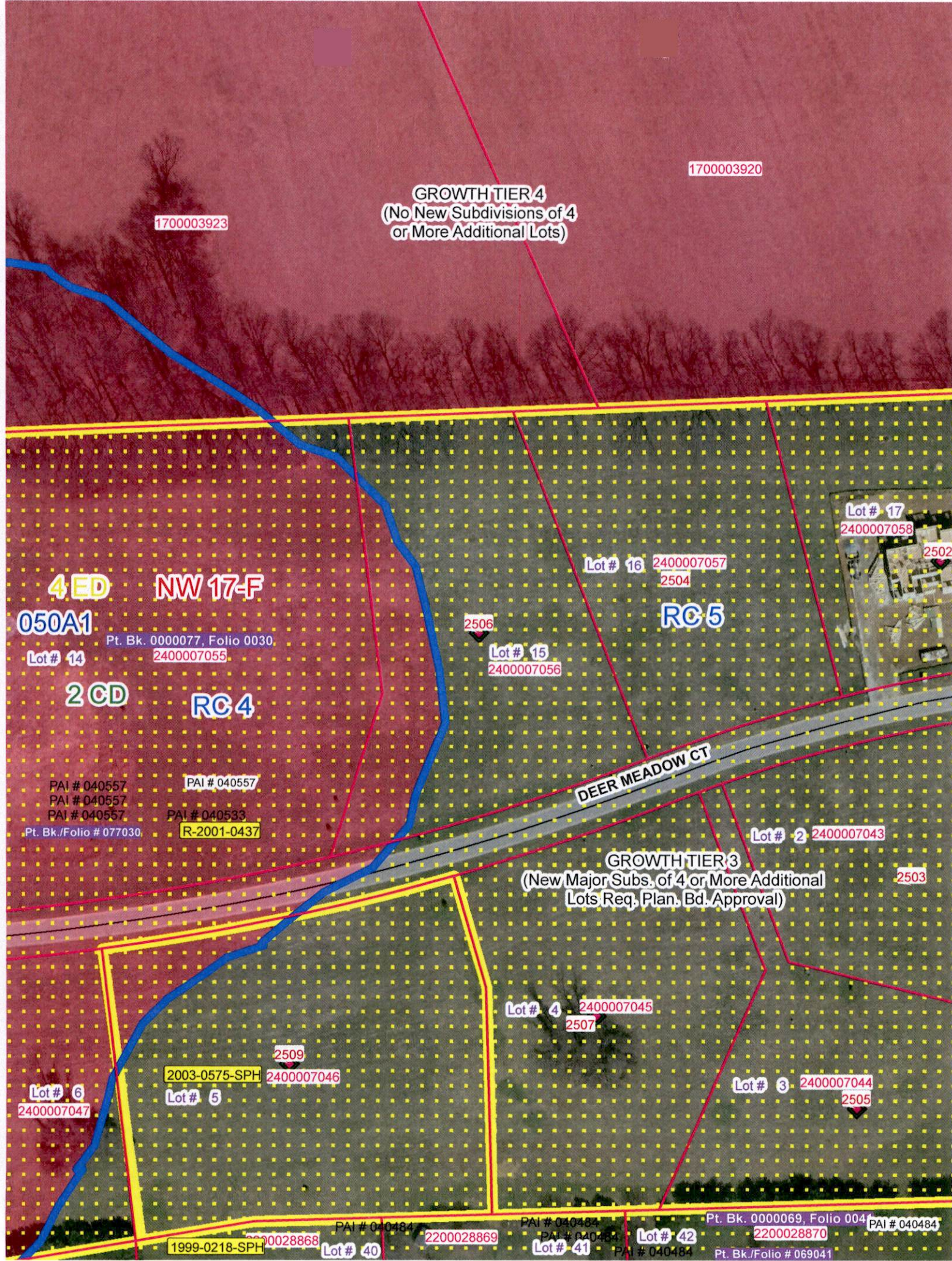
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View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 04 Account Number - 2400007068			
Owner Information					
Owner Name:		REICH CRAIG JOSEPH REICH LEE ANN		Use: Principal Residence:	
Mailing Address:		P57 801 KEY HWY BALTIMORE MD 21230-		Deed Reference:	
				RESIDENTIAL NO /40094/ 00434	
Location & Structure Information					
Premises Address:		2508 DEER MEADOW CT REISTERSTOWN 21138-		Legal Description:	
				1.354 AC 2508 DEER MEADOW CT NS NANCY LEE FARMS II	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0050	0001	0005		0000	
					Block:
					15
					Assessment Year:
					2019
Special Tax Areas:		Town:		Plat No:	
		Ad Valorem:		Plat Ref:	
		Tax Class:		0077/ 0030	
				NONE	
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
2018		3,746 SF		1500 SF	
				Property Land Area	
				1.3500 AC	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
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Last Major Renovation					
Value Information					
Base Value		Value		Phase-In Assessments	
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Exemption Information					
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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: No Application					
Homeowners' Tax Credit Application Information					
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Date:					



GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

1700003920

1700003923

4 ED
050A1

NW 17-F

Pt. Bk. 0000077, Folio 0030
2400007055

Lot # 14

2 CD

RC4

Lot # 16 2400007057
2504

RC5

2506

Lot # 15
2400007056

Lot # 17
2400007058

2502

DEER MEADOW CT

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

Lot # 2 2400007043

2503

Lot # 4 2400007045
2507

2509

2003-0575-SPH 2400007046

Lot # 6
2400007047

Lot # 5

Lot # 3 2400007044
2505

PAI # 040484

PAI # 040484

Pt. Bk. 0000069, Folio 004

PAI # 040484

1999-0218-SPH

2200028868

2200028869

PAI # 040484

Lot # 42

2200028870

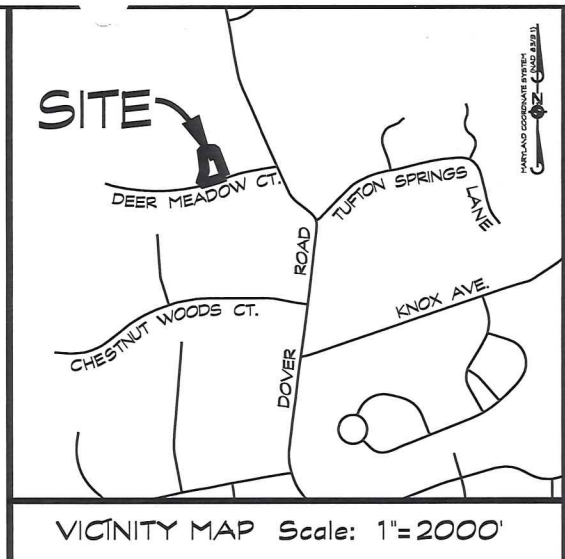
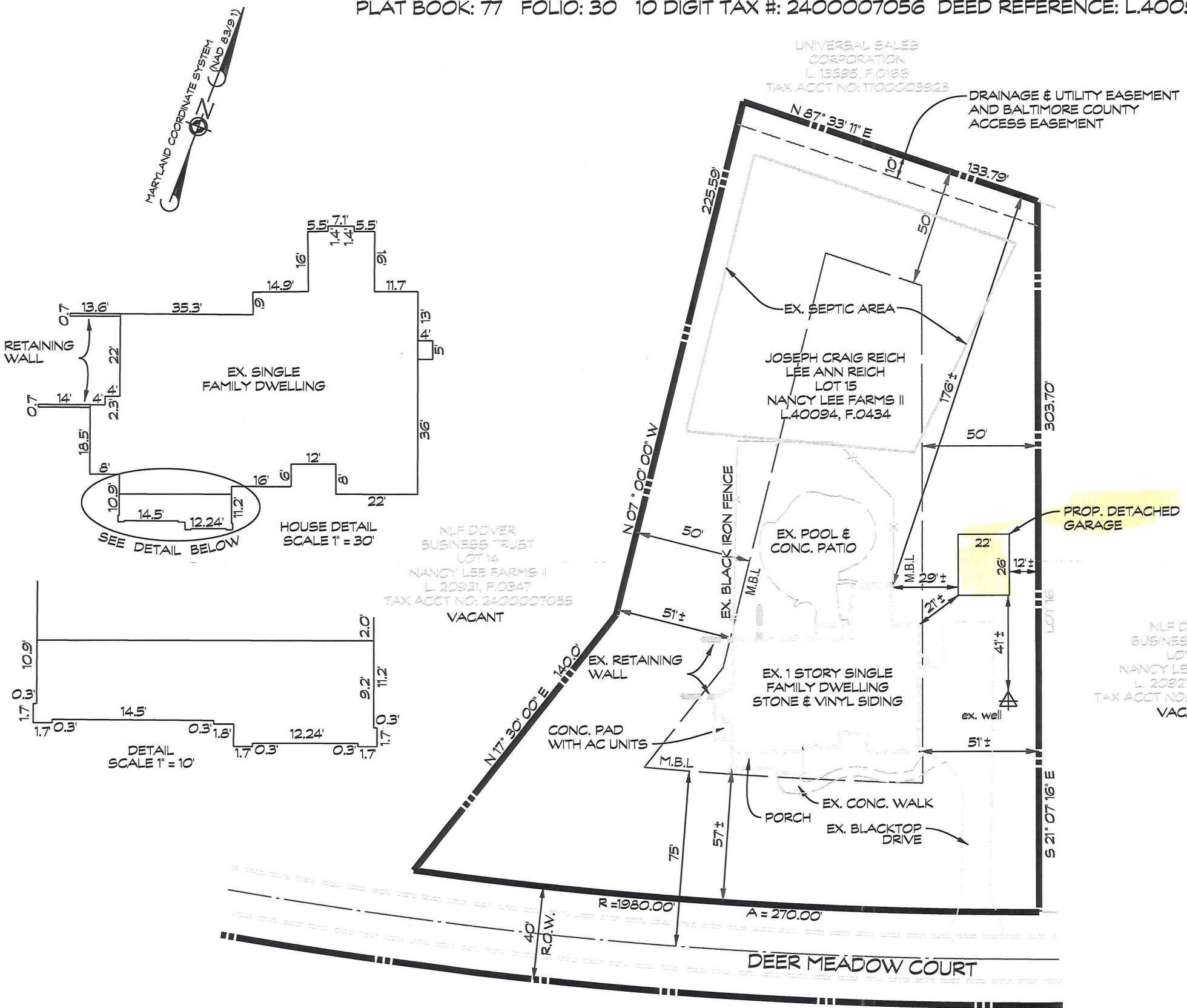
Pt. Bk./Folio # 069041

Lot # 40

Lot # 41

PAI # 040484

ZONING HEARING PLAN FOR VARIANCE: X FOR SPECIAL HEARING:
ADDRESS: 2506 DEER MEADOW COURT OWNER NAMES: JOSEPH CRAIG REICH & LEE ANN REICH
SUBDIVISION NAME: NANCY LEE FARMS II LOT: 15 BLOCK: N/A SECTION: N/A
PLAT BOOK: 77 FOLIO: 30 10 DIGIT TAX #: 2400007056 DEED REFERENCE: L.40094, F.0434



ZONING MAP: 050A1
SITE ZONED: RC-5
ELECTION DISTRICT: 4
COUNCIL DISTRICT: 2
LOT AREA ACREAGE: 1.354
OR SQUARE FEET: 58,998
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?: YES
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW:
R-2001-0437
RECLASSIFICATION OF ZONING
TO RC-5 DENIED (CASE FILED
PRIOR TO SUBDIVISION)

VIOLATION CASE INFO: N/A

439 East Main Street Westminster, MD 21157-5539
(410) 848-1790 FAX (410) 848-1791

DRAWN BY: BH
DESIGN BY:
REVIEW BY:
DATE: 1/23/19
SCALE: 1" = 50'
JOB NO: 2016049
SHEET:

Pet. Ex. 1

CASE No. 2019-0228-A