

M E M O R A N D U M

DATE: April 30, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0251-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 29, 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
(4108 Brookside Oaks)		
2 nd Election District	*	OFFICE OF ADMINISTRATIVE
4 th Council District		
Michael & Nicole Billops	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0251-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Administrative Variance filed by the legal owners of the property, Michael & Nicole Billops ("Petitioners"). The Petitioners are requesting Variance relief from § 301.1.A of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed open deck attached to the rear of an existing dwelling with a rear yard setback of 17 feet in lieu of the required 22-½. 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 submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 10, 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 welfare of the public and should therefore be granted. In the opinion of the Administrative Law

ORDER RECEIVED FOR FILING

Date 3-29-19

By 192

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.

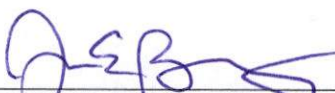
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 29th day of **March, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 301.1.A of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed open deck attached to the rear of an existing dwelling with a rear yard setback of 17 feet in lieu of the required 22-½, 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 3-29-19

By lw



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 4108 Brookside Oaks Owings Mills MD 21117 Currently zoned DR 3.5
 Deed Reference 33284 / 00276 10 Digit Tax Account # 2400010190
 Owner(s) Printed Name(s) Michael + Nicole Billops

(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:

- X** **ADMINISTRATIVE VARIANCE** from Section(s) 301.1.A of BCZR to permit a proposed open deck attached to the rear of an existing dwelling with a rear yard setback back of 17 feet in lieu of the required 22-1/2 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- 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 Billops / Nicole Billops
 Name #1 - Type or Print Name #2 - Type or Print
[Signature] / [Signature]
 Signature #1 Signature #2
4108 Brookside Oaks Owings Mills MD
 Mailing Address City State
21117 / 215 669 8519 /
 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:

Mitchell Clancy
 Name - Type or Print
[Signature]
 Signature
Po Box 310 Perry Hall MD
 Mailing Address City State
21128 / 443-610-7514 / mitchell@AppliedAndApproved.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 _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER

2019-0251-A

Filing Date

3/11/19

Estimated Posting Date

3/19/19
-3/25/19

Reviewer

AT/CF

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: 4103 Brookside OAKS Owings Mills MD 21117
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 ARE REQUESTING A VARIANCE TO THE REQUIRED 22 1/2' SETBACK TO THE REAR
PROPERTY LINE. WE ARE PROPOSING TO BUILD A 14'x34' IRREGULAR SHAPED OPEN DECK
WITH LANDING AND STAIRS TO GRADE ON REAR OF EX. SFD. THE DECK WILL BE APPROXIMATELY
9-10' ABOVE GRADE. BESIDES OUR FRONT DOOR, THE ONLY OTHER SIDE OF THE HOUSE WITH A
DOOR IS THE REAR. IF YOU LOOK AT THE PLAT, YOU WILL SEE WE ARE A CORNER LOT, AND
THUS THE SIDE OF THE HOUSE WITH THE MOST SPACE IS THE SIDE WE ARE PROPOSING (BECAUSE
WE HAVE 2 FRONTS). THE DECK IS DESPERATELY NEEDED TO USE OUR BACKYARD, OFF THE
EXISTING DOOR IN THE HOUSE. WE ARE ONLY PROPOSING TO COME OUT A VERY MODEST 14' ON THE
Biggest side OF THE DECK (ONLY 12' ON THE smaller!). HOWEVER, DUE TO NEEDING A LANDING
AND STAIRS, IT IS THE LANDING THAT FALLS 17' FROM THE REAR PROPERTY LINE. THUS WE
ARE ASKING FOR A 5 1/2' VARIANCE. WE DID DESIGN THE STAIRS TO TURN AT THE LANDING, TO
GO WITH WHAT WE FEEL IS THE MINIMUM DESIGN IMPACT

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

[Signature]
Signature of Owner (Affiant)

Michael Billops
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Nichole Billops
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 27 day of February, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Michael Billops & Nichole Billops

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

12/27/20
My Commission Expires



Rev. 5/5/2016

ZONING PROPERTY DESCRIPTION FOR 4108 BROOKSIDE OAKS, OWINGS MILLS MD 21117

Beginning at a point on the West side of Brookside Oaks which is 50' wide at a distance of 25' North of the centerline of the nearest improved intersecting street, Amber Oaks, which is 50' wide.

Being Lot #86, no block, no section, in the subdivision of the Lee Property as recorded in Baltimore County Plat Book #0077, Folio #100, containing 10,288 square feet. Located in the 2nd Election District and 4th Council District.

2019-0251-A

CERTIFICATE OF POSTING

CASE NO. 2019-0251-A

PETITIONER/DEVELOPER

MICHAEL
BILLOPS

DATE OF HEARING/CLOSING

3/25/19

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

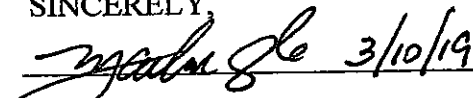
4108 BROOKSIDE OAKS SIGN #2

THIS SIGN(S) POSTED ON

March 10, 2019

(MONTH, DAY, YEAR)

SINCERELY,

 3/10/19
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

ZONING NOTICE

SGN#2

**ADMINISTRATIVE
VARIANCE**

CASE # 3019-0451-A

TO PERMIT A PROPOSED OPEN DECK
ATTACHED TO THE REAR OF AN EXISTING
DWELLING WITH A REAR SETBACK BACK
OF 17 FEET IN LIEU OF THE REQUIRED
32'-1/2 FEET.

PUBLIC HEARING ?

PURSUANT TO SECTION 28-127(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
4:30 p.m. ON *MONDAY, MARCH 18, 2019*

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT.

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

WE HAVE PROVIDED THIS SIGN FOR YOUR POSTS. PLEASE REMOVE DATE. SUBJECT AT RISK OF LOSS

MEETING IS HANDICAP ACCESSIBLE

Matthew Gle 3/10/19

CERTIFICATE OF POSTING

CASE NO. 2019-0251-A

PETITIONER/DEVELOPER

MICHAEL
BILLOPS

DATE OF HEARING/CLOSING

3/25/19

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

4108 BROOKSIDE OAKS SIGN #1

THIS SIGN(S) POSTED ON March 10, 2019
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 3/10/19
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

5601

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CISE# 2019-0451-A

TO PERMIT A PROPOSED OPEN DECK ATTACHED
TO THE REAR OF AN EXISTING DWELLING WITH
A REAR YARD SETBACK BACK OF 15 FEET
IN USE OF THE REQUIRED 22-1/2 FEET.

PUBLIC HEARING ?

PURSUANT TO SECTION 24-227(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
4:30 P.M. ON Monday, March 25, 2019
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
115 W. CYPRESS AVE.
TOWSON, MD. 21204



TEL. 410-887-3391

WE WILL PROVIDE THIS NOTICE POST 10 DAYS BEFORE ANY HEARING. HEARING PUBLICITY IS LATE.

MEETING IS HANDICAP ACCESSIBLE

3/10/19

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2019- 0251 - AAddress 4108 Brookside OaksContact Person: Aaron Tsui
Planner, Please Print Your NamePhone Number: 410-887-3391Filing Date: 03/01/2019Posting Date: 03/10/19Closing Date: 03/25/19

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 (on the reverse side of this form) 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 an 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 zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The 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 zoning or deputy zoning commissioner), 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- 0251 -A Address: 4108 Brookside OaksPetitioner's Name: Michael Billops Telephone : 215-669-8519Posting Date: 03/10/2019Closing Date: 03/25/2019Wording for Sign: To permit a proposed open deck attached to the rear of an existing dwelling with a rear yard setback back of 17 feet in lieu of the required 22-1/2 feet.

Debra Wiley

From: Marty Ogle <mert1114@aol.com>
Sent: Sunday, March 24, 2019 7:41 PM
To: Administrative Hearings
Subject: 2019-0251-A

RECEIVED
MAR 25 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

2nd set of certificates

CERTIFICATE OF POSTING

CASE NO. 2019-0251-A
PETITIONER/DEVELOPER
MICHAEL
BULLOFS
DATE OF HEARING/CLOSING
3/25/19

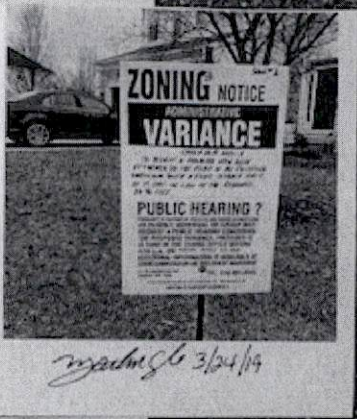
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:
LADIES AND GENTLEMAN:

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
4108 BROOKSIDE OAKS SIGN # 2

THIS SIGN(S) POSTED ON March 10, 2019 March 24, 2019
(MONTH, DAY, YEAR)

SINCERELY,
Marty Ogle 3/10/19
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411



CERTIFICATE OF POSTING

CASE NO. 2019-0251-A

PETITIONER/DEVELOPER

MICHAEL

BULLOFS

DATE OF HEARING/CLOSING

3/25/19

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

408 BROOKSIDE PARKS

SIGN #1

THIS SIGN(S) POSTED ON

March 10, 2019

March 24, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 3/10/19

SIGNATURE OF SIGN POSTER

MARTIN OGLE

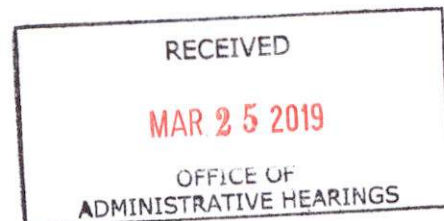
9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411



Sent from my iPhone



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

No. **180715**

Date:

03/01/2019

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 3/01/2019 3/01/2019 10:28:52 5

REG 4535 / WALKIN LRB
 >>RECEIPT # 997655 3/01/2019 OFLN

Dept 5 528 ZONING VERIFICATION

Amount. 180715

Recpt Tot \$ 75.00
 75.00 CK .00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 75

Total:

\$ 75

Rec From:

For:

4108 BROOKSIDE OAKS

2019-0251-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 26, 2019

Michael & Nicole Billops
4108 Brookside Oaks
Owings Mills MD 21117

RE: Case Number: 2019-0251-A, 4108 Brookside Oaks

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 March 1, 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
Michelle Clancy PO Box 310 Perry Hall MD 21128

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 18, 2019

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 11, 2019
Item No. 2019-0238-SPH, 0240-A, 0241-A, 0242-A, 0243-A, 0244-A, 0246-
SPH, 0247-A, 0248-A, 0249-A, 0250-SPH, 0251-A & 0252-A

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

*

*

*

*

*

VKD: cen
cc: file

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 2/7/19

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. 2019-0251-A

*Administrative Variance
Michael & Nicole Billaps
4108 Brookside Oaks.*

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,



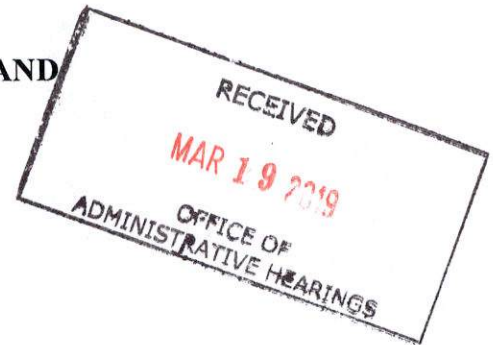
Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

3-25-19

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 19, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0251-A
Address 4108 Brookside Oaks
(Billops Property)

Zoning Advisory Committee Meeting of **March 11, 2019.**

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

Reviewer: Steve Ford

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>3-18</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>3-19</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-17</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 3-10-19 by OgleSIGN POSTING (2nd) Date: 3-24-19 by OglePEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 02 Account Number - 2400010190			
Owner Information					
Owner Name:	BILLOPS MICHAEL BILLOPS NICOLE		Use:	RESIDENTIAL	
Mailing Address:	4108 BROOKSIDE OAKS OWINGS MILLS MD 21117-		Principal Residence:	YES	
			Deed Reference:	/41022/ 00157	
Location & Structure Information					
Premises Address:	4108 BROOKSIDE OAKS OWINGS MILLS 21117-		Legal Description:	.2362 AC 4108 BROOKSIDE OAKS WS LEE PROPERTY	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 1
0067	0020	0032		0000	86 2019 0077/0100
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
2006	3,702 SF		10,288 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	3 full	2 Attached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2019	07/01/2018	07/01/2019	
Land:	116,000	116,000			
Improvements	311,400	321,100			
Total:	427,400	437,100	427,400	430,633	
Preferential Land:	0			0	
Transfer Information					
Seller: OBIEGBU CHIMA MARIAN		Date: 01/04/2019	Price: \$490,000		
Type: ARMS LENGTH IMPROVED		Deed1: /41022/ 00157	Deed2:		
Seller: BANK OF NEW YORK MELLON		Date: 11/17/2016	Price: \$411,000		
Type: NON-ARMS LENGTH OTHER		Deed1: /38284/ 00276	Deed2:		
Seller: WHITE LAVERNE A		Date: 02/10/2016	Price: \$357,000		
Type: NON-ARMS LENGTH OTHER		Deed1: /37161/ 00336	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:**

(AV) 3/25/19

ZAC AGENDA

Case Number: 2019-0251-A

Reviewer: Aaron Tsui

Existing Use: **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Michael & Nicole Billops

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 4108 BROOKSIDE OAKS

Location: NW corner of the intersecting streets of Brookside Oak and Amber Oak Way.

Existing Zoning: DR 3.5

Area: 10,288

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed open deck attached to the rear of an existing dwelling with a rear yard setback of 17 feet in lieu of the required 22 1/2 feet.

Attorney: Not Available

Prior Zoning Cases: 2003-0534-SPH

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2019-0251-A

Reviewer: Christina Frink

Existing Use: **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Michael & Nicole Billops

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 4108 BROOKSIDE OAKS

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Attorney: Not Available

Prior Zoning Cases: 2003-0534-SPH

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:



Rear of house

2019.0251-A



Rear / side yard

2019-0251-A



Rear / Side yard

2019-0251-A



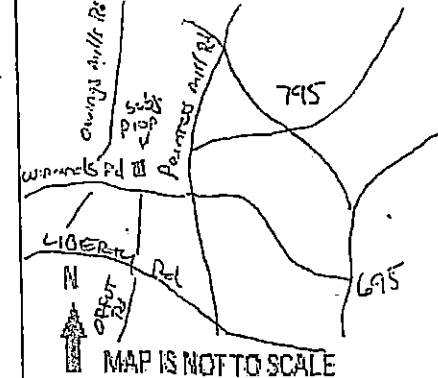
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 4108 Brookside Oaks Owings Mills OWNER(S) NAME(S) Michael + Nichol Ballaps

SUBDIVISION NAME LEE Property LOT # 86 BLOCK # - SECTION # -

PLAT BOOK # 0077 FOLIO # 100 10 DIGIT TAX # 2400010190 DEED REF. # 41022/163

SITE VICINITY MAP



ZONING MAP # 067A3

SITE ZONED DR 3-5

ELECTION DISTRICT 2

COUNCIL DISTRICT 4

LOT AREA ACREAGE 0.236 Acres

OR SQUARE FEET 10,288 $\pm$

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

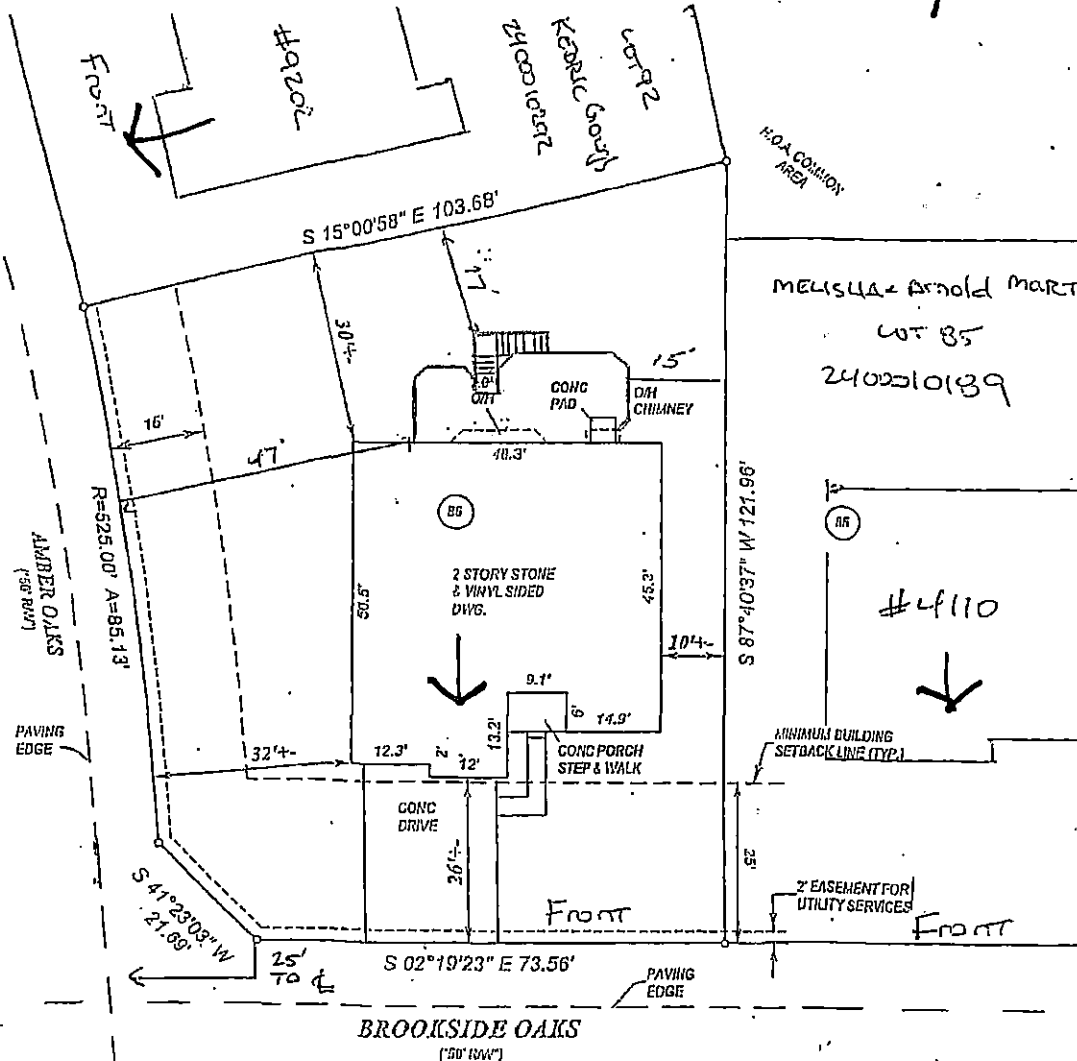
IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

2003-0534-SPL4

VIOLATION CASE INFO:

N/A



PLAN DRAWN BY SSC

DATE 2/21/19

SCALE: 1 INCH = 30 FEET

2019-0251-A

Pet. Exh. 1