

M E M O R A N D U M

DATE: May 16, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0266-A- Appeal Period Expired

The appeal period for the above-referenced case expired on May 15, 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.'

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(2009 Thistlewood Road)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Adam P. & Daniella Goldsmith	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0266-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, Adam P. and Daniella Goldsmith (“Petitioners”). The Petitioners are requesting Variance relief from §§ 1B01.2.C.1.b and 301.1.A of the Baltimore County Zoning Regulations (“BCZR”), to permit an addition (open projection deck) with a rear yard setback of 18' in lieu of the required 22.5'. 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 24, 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 4-16-19

By [Signature]

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 16th day of **April, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B01.2.C.1.b and 301.1.A of the Baltimore County Zoning Regulations ("BCZR"), to permit an addition (open projection deck) with a rear yard setback of 18' in lieu of the required 22.5', 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 4-16-19

By [Signature]



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 2009 Thistlewood Rd Baltimore MD 21209 Currently zoned DR-2
Deed Reference 40939 100105 10 Digit Tax Account # 2400012152
Owner(s) Printed Name(s) Danella & Adam Goldsmith

(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) 1001.2.C.1.b & 301.1.A BCZR
To permit an addition (open projection deck) with a rear
yard setbacks of 18' in lieu of the required 22.5'

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):

Danella Goldsmith Adam Goldsmith
Name #1 – Type or Print Name #2 – Type or Print

Danella Goldsmith [Signature]
Signature #1 Signature #2

2009 Thistlewood Rd Baltimore MD
Mailing Address City State
21209 240.535.5796
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:

Michelle Clancy
Name – Type or Print

Signature

Po Box 310 Perry Hall MD
Mailing Address City State

21128 443-610-7514 Michelle@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 31 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

2019-0266-A

Filing Date

3/2/19

Estimated Posting Date

3/29/19

Reviewer

JF

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: 2009 Thistlewood Rd Baltimore MD 21209
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 PROPOSING TO CONSTRUCT A VERY MODEST 14'x22 1/2' OPEN DECK ON THE REAR OF OUR EXISTING SINGLE FAMILY DWELLING. THE DECK JUST UNDER (3) THREE FEET ABOVE GRADE WITH THREE STEPS TO GRADE. THE EX. HOUSE IN AN R-2 REQUIRES 30' AS A REAR SETBACK. OPEN DECKS ARE ALLOWED TO GO 7 1/2' INTO THAT SETBACK, THUS WE HAVE A 22 1/2' REQUIRED REAR SETBACK. CONSTRUCTING A 14' DECK WOULD RESULT IN A 18' SETBACK, THUS WE NEED A 4 1/2' VARIANCE. TO MEET THE REQUIRED SETBACK WE WOULD HAVE TO BUILD A DECK AT 9 1/2' OUT. WITH THE EX. HOUSE ONLY A COUPLE FEET FROM BRL, NEARLY ANY DECK WOULD REQUIRE A VARIANCE. THE PROPOSED DECK IS THE MINIMUM DESIGN WE COULD COME UP WITH WHILE STILL AFFORDING US THE USE OF OUR REAR YARD, AND THE USE OF THE EXISTING DOOR FROM THE REAR OF OUR HOME. WE INTENTIONALLY PLANNED TO NOT MAKE THIS A PORCH OR ADDITION AS TO MINIMIZE THE IMPACT ON THE GENERAL PLAN. WE ALSO BACK TO ANOTHER RESIDENTIAL REAR YARD WITH THE 30' SETBACK, TAKING NO IMPACT TO THE GENERAL NEIGHBORHOOD EXITS.

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

Donella Goldsmith
Signature of Owner (Affiant)

Adam Goldsmith
Signature of Owner (Affiant)

Donella Goldsmith
Name- Print or Type

Adam Goldsmith
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 7th day of March, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Donella & Adam Goldsmith

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

My Commission Expires 12/27/2020

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.

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

Danielle Goldsmith
Signature of Owner (Affiant)

Adam Goldsmith
Signature of Owner (Affiant)

Danielle Goldsmith
Name- Print or Type

Adam Goldsmith
Name- Print or Type

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

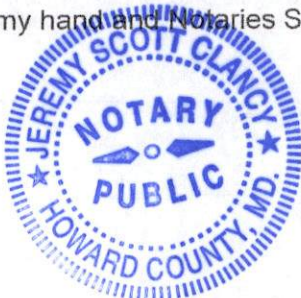
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of March, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Danielle + Adam Goldsmith

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

12/27/2020
My Commission Expires



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 2009 Thistlewood Rd Baltimore MD 21209 Currently zoned DR-2
 Deed Reference 40939 100105 10 Digit Tax Account # 2400012152
 Owner(s) Printed Name(s) Danella & Adam Goldsmith

(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) 1001.2.C.1.b & 301.1.A BCZR
To permit an addition (open projection deck) with a rear yard setbacks of 18' in lieu of the required 22.5'

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):

Danella Goldsmith Adam Goldsmith
 Name #1 – Type or Print Name #2 – Type or Print

Danella Goldsmith Adam Goldsmith
 Signature #1 Signature #2

2009 Thistlewood Rd Baltimore MD
 Mailing Address City State

21209 240.535.5796
 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:

Michelle Clancy
 Name – Type or Print

Signature

Po Box 310 Pury Hall MD
 Mailing Address City State

21128 443-610-7514 Michelle Clancy
 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 15 day of April, 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 2019-0266-A Filing Date 3/12/19 Estimated Posting Date 3/24/19 Reviewer JF

ZONING PROPERTY DESCRIPTION FOR 2009 THISTLEWOOD ROAD, BALTIMORE MD 21209

Beginning at a point on the South side of Thistlewood Road which is 40' wide at a distance of 95 feet West of the centerline of the nearest improved intersecting street, Ashdale Road which is 40' wide.

Being Lot #119, no block, no section, but Phase 2 in the subdivision of Bonnie View Estates as recorded in Baltimore County Plat Book #0078, Folio #0017, containing 8,030 square feet. Located in the 3rd Election District and 2nd Council District.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0266 -A Address 2009 THISTLEWOOD RD.Contact Person: Jan Fernando Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 3/12/19 Posting Date: 3/24/19 Closing Date: 4-8-19

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0266 -A Address 2009 THISTLEWOOD RD

Petitioner's Name Danielle & Adam Goldsmith Telephone 240-535-5796

Posting Date: 3/24/19 Closing Date: 4/8/19

Wording for Sign: To Permit an addition (open deck) with a rear yard setback of 18' in lieu of the required 22.5'

Revised 6/30/2019

CERTIFICATE OF POSTING

CASE NO. 2019-0266-A

PETITIONER/DEVELOPER

DANIELLA & ADAM
GOLDSMITH

DATE OF HEARING/CLOSING

4/8/19

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

2009 THISTLEWOOD RD
SIGN #2

THIS SIGN(S) POSTED ON March 24, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 3/24/19
SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2019-0266-A

PETITIONER/DEVELOPER

DANIELLA & ADAM
GOLDSMITH

DATE OF HEARING/CLOSING

4/8/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

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THE PROPERTY LOCATED AT

2009 THISTLEWOOD RD

SIGN #1

THIS SIGN(S) POSTED ON

March 24, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 3/24/19

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD

ZONING NOTICE
ADMINISTRATIVE
VARIANCE

CASE # 2019-0266-A
TO PERMIT AN ADDITIONAL (OPEN) DECK WITH A REAR YARD
SETBACK OF 10' IN LIEU OF THE REQUIRED 22.5'

PUBLIC HEARING ?

PURSUANT TO SECTION 26-17701 (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, APRIL 8, 2019
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD 21204
TEL. 410-887-3391
MEETING IS HANDICAP ACCESSIBLE

Martin Ogle 3/24/19

560 #2

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2017-0244-A
TO PLANT AN ADDITIONAL (OPULDILL) WITH A READ
TALL SETBACK OF 18' TO MEET THE REQUIRED 22.5'

PUBLIC HEARING ?

PURSUANT TO SECTION 28-127(h) (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, APRIL 9, 2018
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESTER AVE.
TOWSON, MD 21204

TEL. 410-887-3391

DO NOT SIGNIFY THIS HAS BEEN DONE, OR THE HEARD DATE. GREAT THANKS TO ALL
MEETING IS HANDICAP ACCESSIBLE

2/24/19

Debra Wiley

From: Marty Ogle <mert1114@aol.com>
Sent: Saturday, April 6, 2019 8:22 PM
To: Administrative Hearings
Subject: 2019-0266-A

2nd set of certificates

CERTIFICATE OF POSTING

CASE NO. 2019-0266-A
PETITIONER/DEVELOPER
DANIELA F ADAM
COCOSMITH
DATE OF HEARING/CLOSING
4/8/19

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
2009 THISTLEWOOD RD

THIS SIGN(S) POSTED ON March 24, 2019 April 5, 2019
(MONTH, DAY, YEAR)

SINCERELY,
Marty Ogle 3/24/19
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDENBROOK ROAD
PARKVILLE, MD. 21244
443-629-3411

Sign #2

ZONING NOTICE
ADMINISTRATIVE
VARIANCE
PUBLIC HEARING ?

Sign #2

4/5/19

CERTIFICATE OF POSTING

CASE NO. 2019-0266-A

PETITIONER/DEVELOPER

DAVID L. ADAM

GOVERNMENT

DATE OF HEARING/CLOSING

4/8/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

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THE PROPERTY LOCATED AT

2009 THISTLEWOOD RD

SG-041

THIS SIGN(S) POSTED ON

March 24, 2019

April 5, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogile 3/24/19

SIGNATURE OF SIGN POSTER

MARTIN OGILE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411



sg-041 4/5/19

Sent from my iPhone

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

No. **181954**

Date: **3/12/19**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 3/13/2019 3/12/2019 10:07:23 1

REG NS01 WALKIN LJR
 >>RECEIPT # 836798 3/12/2019 OFLN

Dept 5 528 ZONING VERIFICATION
 Amount 181954

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					75.00

Total: **75.00**

Rec

From: **Applied to Approved Permits LLC**

For:

2009

2011 This blow coal Rel.

Cas - # 2019 - 0266 - 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

April 9, 2019

Doniella & Adam Goldsmith
2009 Thistlewood Road
Baltimore MD 21209

RE: Case Number: 2019-0266-A, 2009 Thistlewood 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 March 12, 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 Cloney PO Box 310 Perry hall MD 21128

Date: 3/20/19

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

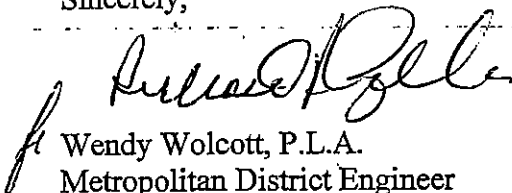
Dear Ms. Lewis:

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. 2018-0266-A.

*Administrative Variance
Daniella & Adam Goldsmith
2009 Thistlewood Road*

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

Sincerely,

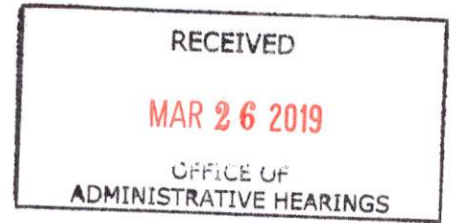

Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

(AV) 4-8-19

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 26, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0266-A
Address 2009 Thistlewood Road
(Goldsmith Property)

Zoning Advisory Committee Meeting of **March 25, 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>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>3-26</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-20</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 (1 st)	Date: <u>3-24-19</u>	by <u>Ogle</u>
SIGN POSTING (2 nd)	Date: <u>4-5-19</u>	by <u>"</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

ZAC AGENDA

Case Number: 2019-0265-A **Reviewer:** Rosalie Johnson
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Colleen M. Mallon
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 2

Property Address: 7340 BRIGHTSIDE RD
Location: West side of Brightside Road South of Bellona Avenue.

Existing Zoning: DR 1 **Area:** 1.28

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a 33 feet front setback in lieu of the required 50 ft. Front setback to accommodate a new addition.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/01/2019

Miscellaneous Notes:

Case Number: 2019-0266-A **Reviewer:** Jun Fernando
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Daniella & Adam Goldsmith
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 2009 THISTLEWOOD RD
Location: Southside of Thistlewood Road @ a distance of 95 feet West of the centerline of Ashdale Road

Existing Zoning: DR 2 **Area:** 8,030

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an addition (open projection deck) with a rear yard setback of 18' in lieu of the required 22.5'.

Attorney: Not Available

Prior Zoning Cases: 1988-0056-SPHXA; 1992-0204-SPHA

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/08/2019

Miscellaneous Notes:







TLEWOOD RD

2400013209

2400013208

Pt. Bk./Folio # 078080

2400013214

Pt. Bk. 0000078, Folio 0080

6609

Lot # 105
2400012138

Lot # 106
2400012139

2008-0362-A
2400012140
Lot # 107

Lot # 108
2400012141
2003

Lot # 109
2400012142
2001

2000
2400012147
Lot # 114

2400012146
Lot # 113

2400012145
Lot # 112

2400012144
Lot # 111

2400012143
Lot # 110

2400012177
Lot # 144

2400012176
Lot # 143

2400012182

THISTLEWOOD RD

ASHDALE RD

2008-0521-A
2017-0029-A

2400012149
Lot # 116

Lot # 117
2400012150

2018-0187-A
1992-0204-SPHA
1988-0056-SPHA

2400012151
Lot # 118

2400012152
Lot # 119

Pt. Bk./Folio # 078017

2400012153
Lot # 120

PAI # 030454

PAI # 030454

2400012154
Lot # 121

2400012155
Lot # 122

DR 2

CD NW 7 C

079A1

2 CD

2400012163

2008-0339-A
2400012162
Lot # 129

2400012161
Lot # 128

2400012160
Lot # 127

2400012159
Lot # 126

2400012158
Lot # 125

2400012157
Lot # 124

2400012156
Lot # 123

MYRTLEWOOD RD

Pt. Bk. 0000078, Folio 0017

2400012178

2400012171
Lot # 138

Lot # 139
2400012172
2010-0278-A

2400012173
Lot # 140

2400012174

Lot # 8
2000000512

0312034320

DR 3.5

6217

6215

Lot # 10
0319002080

2400012179

