MEMORANDUM

DATE: August 19, 2019

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2019-0361-A - Appeal Period Expired

The appeal period for the above-referenced case expired on August 14, 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
(2602 Flintstone Road)		
1st Election District	*	OFFICE OF ADMINISTRATIVE
6th Council District		
Richard & Rhonda Ryan	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2019-0361-A**

* * * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Richard & Rhonda Ryan ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed accessory building (storage shed) with a height of 21 ft. in lieu of the maximum allowed 15 ft., and to amend the Final Development Plan ("FDP") for the Clark Property, Lot 1 only. 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 June 20, 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

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Date 7-15-19
By

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 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.

Although the Department of Planning did not make any recommendations related to the accessory building (storage shed) height and usage, I will impose conditions that the accessory building (storage shed) shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

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

THEREFORE, IT IS ORDERED, this **15th** day of **July, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed accessory building (storage shed) with a height of 21 ft. in lieu of the maximum allowed 15 ft., and to amend the Final Development Plan ("FDP") for the Clark Property, Lot 1 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

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Date 7-15-19

By

2. Petitioners or subsequent owners shall not convert the accessory building (storage shed) into a dwelling unit or apartment. The accessory building (storage shed) shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

3. The accessory building (storage shed) shall not be used for commercial purposes.

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

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Date 7-15-19
By DW

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 2602 FLINTSTONE RD FREELAND MD 21053 **Currently zoned** RC-2
Deed Reference 21008 / 00688 10 Digit Tax Account # 2400005978
Owner(s) Printed Name(s) RICHARD RYAN RHONDA RYAN

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

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

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

1. X **ADMINISTRATIVE VARIANCE** from Section(s) SECTION 400.3, BC2R, TO PERMIT A PROPOSED ACCESSORY BUILDING (STORAGE SHED) WITH A HEIGHT OF 21 FEET IN LIEU OF THE MAXIMUM ALLOWED 15 FEET, AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR THE CLARK PROPERTY, LOT 1 ONLY.
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):

RICHARD RYAN / RHONDA RYAN
Name #1 – Type or Print / Name # 2 – Type or Print

Signature #1 / Signature # 2

2602 FLINTSTONE RD FREELAND MD
Mailing Address City State

21053 / 410-599-1795 / RRYAN402VERIZON.NET
Zip Code / Telephone # / Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

ORDER RECEIVED FOR FILING
Date 7-15-19
By KW

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 2019-0361-A **Filing Date** 6/11/2019 **Estimated Posting Date** 6/23/2019 **Reviewer** JNP

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: 2602 FLINTSTONE RD (Print or Type Address of property) FREELAND (City) MD (State) 21053 (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)**

THIS BUILDING IS TO HOUSE AN RV, HORSE TRAILER AND ANTIQUE TRACTORS. DUE TO THE HEIGHT OF THE RV, HORSE TRAILER AND ONE OF THE TRACTORS A 12 FOOT GARAGE DOOR IS REQUIRED. THE HEIGHT OF THE GARAGE DOOR WITH ITS TRACK ABOVE PLUS THE HEIGHT OF THE ROOF TRUSSES WILL PUT THE PEAK OF THE ROOF AT 20 FOOT 6 INCHES.

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

Signature of Owner (Affiant)

RICHARD RYAN
Name- Print or Type

Signature of Owner (Affiant)

RHONDA RYAN
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 10 day of June, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Richard Ryan, Rhonda Ryan

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires 7/21/21

KEVIN SEIPP
NOTARY PUBLIC
HARFORD COUNTY
MARYLAND
My Commission Expires 07-21-2021

REV. 5/5/2016

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Signature of Owner (Affiant)

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Print name(s) here: Richard Ryan, Rhonda Ryan

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AS WITNESS my hand and Notaries Seal

Notary Public

7/21/21
My Commission Expires

KEVIN SEIPP
NOTARY PUBLIC
HARFORD COUNTY
MARYLAND
My Commission Expires 07-21-2021

REV. 5/5/2016

ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING
To be filed with the Department of Permits, Approvals and Inspections

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Address 2602 FLINTSTONE RD FREELAND MD 21053 **Currently zoned** RC-2
Deed Reference 21008 / 00688 10 Digit Tax Account # 2400005978
Owner(s) Printed Name(s) RICHARD RYAN RHONDA RYAN

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

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Property is to be posted and advertised as prescribed by the zoning regulations.
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Owner(s)/Petitioner(s):

RICHARD RYAN / RHONDA RYAN
Name #1 – Type or Print / Name # 2 – Type or Print

Signature #1 / Signature # 2

2602 FLINTSTONE RD FREELAND MD
Mailing Address City State

21053 / 410-599-1795 / RRYAN402VERIZON.NET
Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
Date 6-15-19
By LW

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 2019-0361-A **Filing Date** 6/11/2019 **Estimated Posting Date** 6/23/2019 **Reviewer** NP

Rev 5/5/2016

PROPERTY DESCRIPTION

Zoning property description for 2602 Flintstone Road, Freeland, Md. 21053. This property is located on the North West corner of Flintstone and Middletown Roads.

Being Lot #1 in the subdivision of "Final Subdivision Plat, Clark Property" as recorded in Baltimore County plat book #SM76, Folio 137 containing 12.217 acres located in the 01 Election district and the 06 Council district.

2018-0361-A

7-8-19

Sherry Nuffer

From: John Altmeyer <jaltmeyer@aol.com>
Sent: Tuesday, July 2, 2019 6:49 PM
To: Administrative Hearings
Subject: Administrative Variance recheck Case 2019-0361-A 2602 Flintstone Rd.
Attachments: Scan0032.pdf

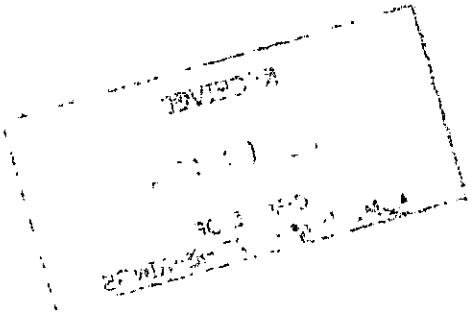
CAUTION: This message from jaltmeyer@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Please see attached for Certificates of Posting.

Have a Safe 4th of July!

John Altmeyer

RECEIVED
JUL 03 2019
OFFICE OF
ADMINISTRATIVE HEARINGS



CERTIFICATE OF POSTING Sign 1

Date: 07/02/2019

RE: Project Name: Administrative Variance

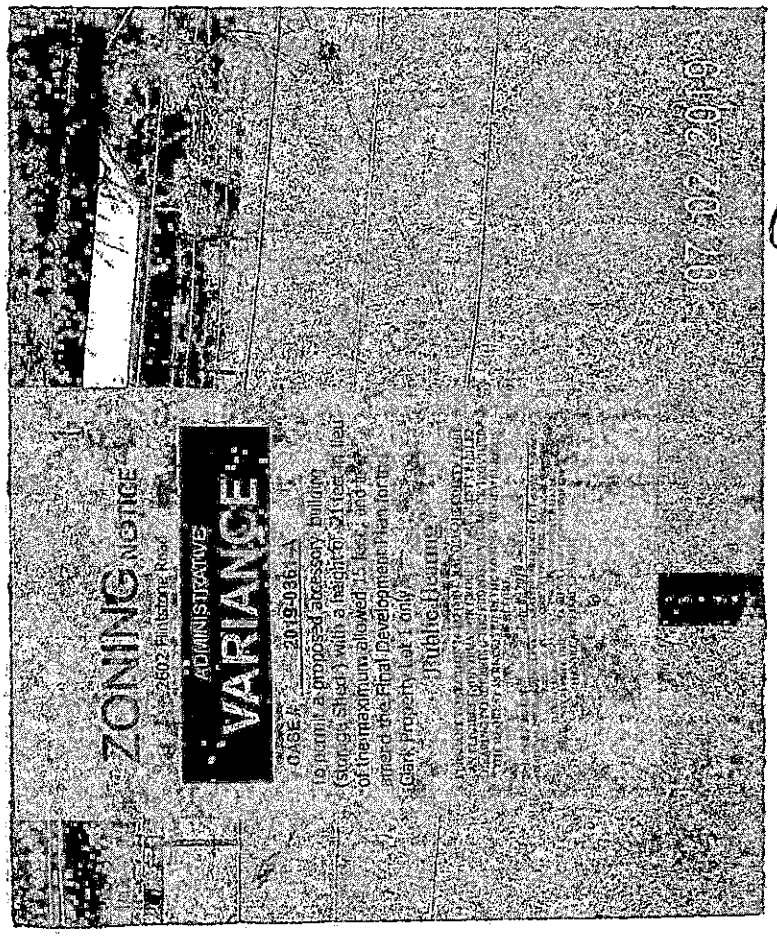
Case Number /PAI Number: 2019-0361-A

Petitioner/Developer: Richard & Rhonda Ryan

Date of Hearing/Closing: 07/08/2019

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 2602 Flintstone Rd. Freeland, MD. 21053

The sign(s) were posted on 06/20/2019 & recheck on 07/ 02/2019
(Month, Day, Year)



(Signature of Sign Poster)

John M. Altmeyer
(Printed Name of Sign Poster)

21722 Orwig Rd.
(Street Address of Sign Poster)

Freeland, MD. 21053
(City, State, Zip Code of Sign Poster)

410-382-6580
(Telephone Number of Sign Poster)

11/11

CERTIFICATE OF POSTING

SIGN 2

Date: 07/02/2019

RE: Project Name: Administrative Variance

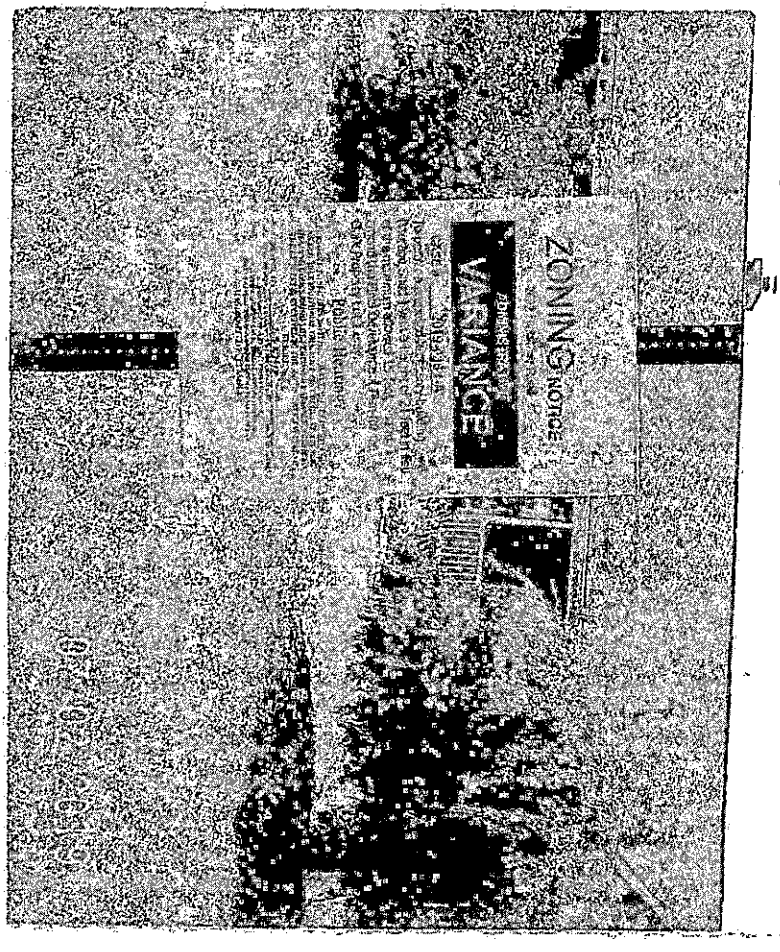
Case Number /PAI Number: 2019-0361-A

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(Month, Day, Year)



(Signature of Sign Poster)

John M. Altmeyer
(Printed Name of Sign Poster)

21722 Orwig Rd.
(Street Address of Sign Poster)

Freeland, MD. 21053
(City, State, Zip Code of Sign Poster)

410-382-6580
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

Date: 06/20/2019

RE: Project Name: Administrative Variance

Case Number /PAI Number: 2019-0361-A

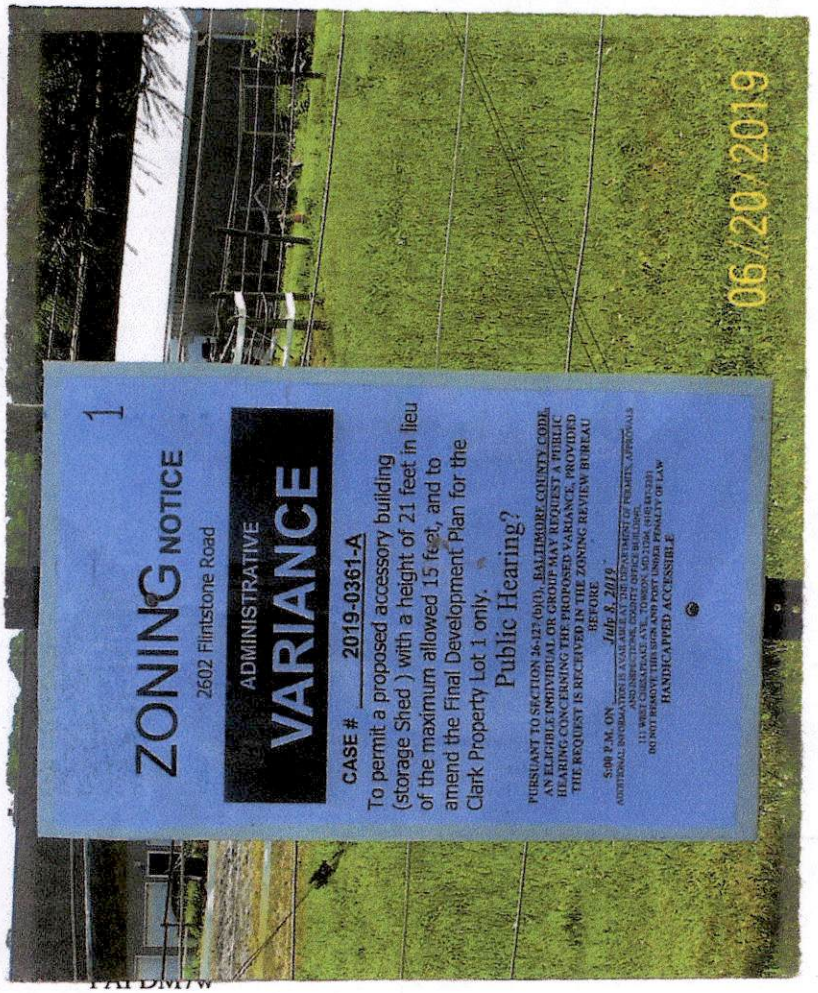
Petitioner/Developer: Richard & Rhonda Ryan

Date of Hearing/Closing: 07/08//2019

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The sign(s) were posted on 06/20/2019

(Month, Day, Year)



John M. Altmeyer

(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd.

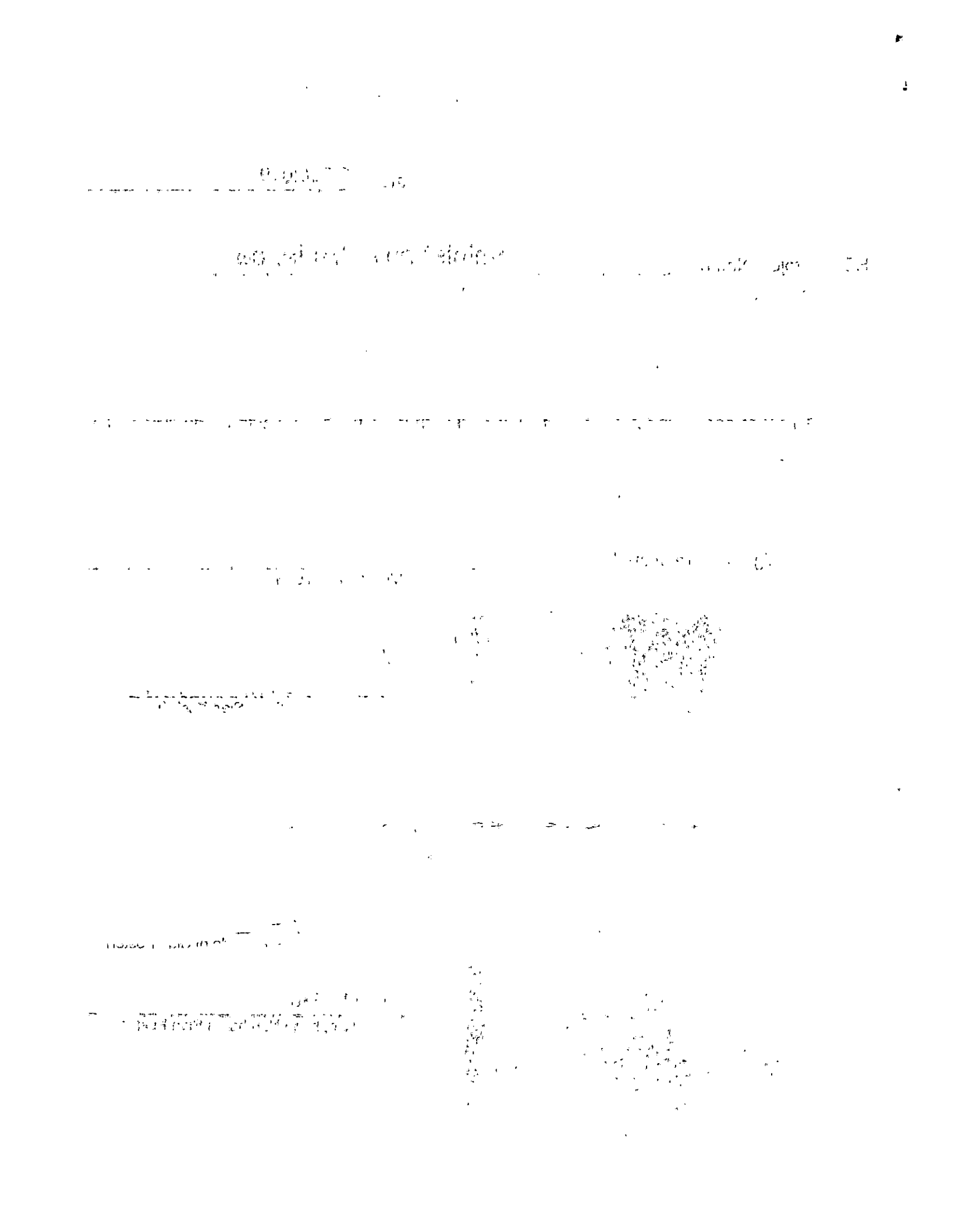
(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

410-382-6580

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CERTIFICATE OF POSTING

Date: 06/20/2019

RE: Project Name: Administrative Variance

Case Number /PAI Number: 2019-0361-A

Petitioner/Developer: Richard & Rhonda Ryan

Date of Hearing/Closing: 07/08//2019

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 2602 Flintstone Rd. Freeland, MD. 21053

The sign(s) were posted on 06/20/2019
(Month, Day, Year)



(Signature of Sign Poster)

John M. Altmeyer
(Printed Name of Sign Poster)

21722 Orwig Rd.
(Street Address of Sign Poster)

Freeland, MD. 21053
(City, State, Zip Code of Sign Poster)

410-382-6580
(Telephone Number of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019-0361-A Address 2602 Flinstone Road

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/11/2019 Posting Date: 6/23/19 Closing Date: 7/8/2019

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 2019-0361-A Address 3602 Flinstone Road

Petitioner's Name Richard & Rhonda Ryan Telephone 410-599-1795

Posting Date: 6/23/2019 Closing Date: 7/8/2019

Wording for Sign: To Permit a proposed accessory building (storage shed) with a height of 21 feet in lieu of the maximum allowed 15 feet, and to amend the Final Development Plan for the Clark Property, Lot 1 only.

Revised 6/30/2019

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2019-0361-A

Property Address: 2602 FLINTSTONE RD

Property Description: THIS PROPERTY IS LOCATED ON THE NORTH WEST CORNER OF FLINTSTONE AND MIDDLETOWN RDS.

Legal Owners (Petitioners): RICHARD & RHONDA RYAN

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: RICHARD RYAN

Company/Firm (if applicable): _____

Address: 2602 FLINTSTONE RD
FREELAND MD 21053

Telephone Number: 410-599-1795

Revised 7/9/2015

JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits, Approvals & Inspections

July 8, 2019

Richard Ryan & Rhonda Ryan
2602 Flinstone Road
Freeland MD 21053

RE: Case Number: 2019-0361-A, 2602 Flinstone 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 June 11, 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

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

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

Date: 6/19/19

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. 2019-0361-A
Administrative Variance
Richard & Rhonda Ryan
2602 Flintstone 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,

Richard A Zeller

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

WW/RAZ

7-8

RECEIVED
JUN 27 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

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: June 27, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0361-A
Address 2602 Flintstone Road
(Ryan Property)

Zoning Advisory Committee Meeting of **June 24, 2019**.

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

Reviewer: Steve Ford

CASE NO. 2019-0361-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
6-27	DEPS (if not received, date e-mail sent _____)	NC
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
6-19	STATE HIGHWAY ADMINISTRATION	No objection
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 6-20-19 by Bethmeyer

SIGN POSTING (2nd) Date: 7-2-19 by "

PEOPLE'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 -** 06 **Account Number -** 2400005978

Owner Information

Owner Name:	RYAN RICHARD RYAN RHONDA	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	2602 FLINTSTONE RD FREELAND MD 21053-9740	**Deed Reference:**	/21008/ 00688

Location & Structure Information

Premises Address:	2602 FLINTSTONE RD 0-0000	**Legal Description:**	12.217 AC 2602 FLINTSTONE RD NS CLARK PROPERTY

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0006	0013	0116		0000			1	2017	Plat Ref:	0076/ 0137

Special Tax Areas: **Town:** NONE
Ad Valorem:
Tax Class:

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2005	3,384 SF		12.2200 AC	05

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1	YES	STANDARD UNIT	SIDING	3 full/ 1 half	1 Attached	

Value Information

	Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2018	As of 07/01/2019
Land:	150,600	150,600		
Improvements	389,800	462,400		
Total:	540,400	613,000	588,800	613,000
Preferential Land:	0			0

Transfer Information

Seller: ONEILL JOSEPH M	**Date:** 11/19/2004	**Price:** $275,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /21008/ 00688	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**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: Approved 08/23/2008

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

ZAC AGENDA

Case Number: 2019-0361-A **Reviewer:** Jeffrey Perlow
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Richard & Rhonda Ryan
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 6

Property Address: 2602 FLINTSTONE RD
Location: Northwest side of Flintstone Road at corner of Middletown Road

Existing Zoning: RC-2 **Area:** 12.217 AC
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
to permit a proposed accessory building (storage shed) with a height of 21 ft. in lieu of the maximum allowed 15 ft., and to amend the Final Development Plan for the Clark Property, Lot 1 only.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 07/08/2019

Miscellaneous Notes:

Case Number: 2019-0362-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Michael Lee, Christina Cage
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 500 CROSBY RD
Location: North side of Crosby Road, 25 ft. east of Glen Wilton Court

Existing Zoning: DR 3.5 **Area:** 9,916 SQ. FT.
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
to permit a 6 ft. fence in the rear side yard which is situated within 10 ft. of the adjoining front yard property line in lieu of the maximum height of 42 inches.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 07/08/2019

Miscellaneous Notes:



SOUTH VIEW



NORTH VIEW

2019-0361-A



EAST VIEW



WEST VIEW

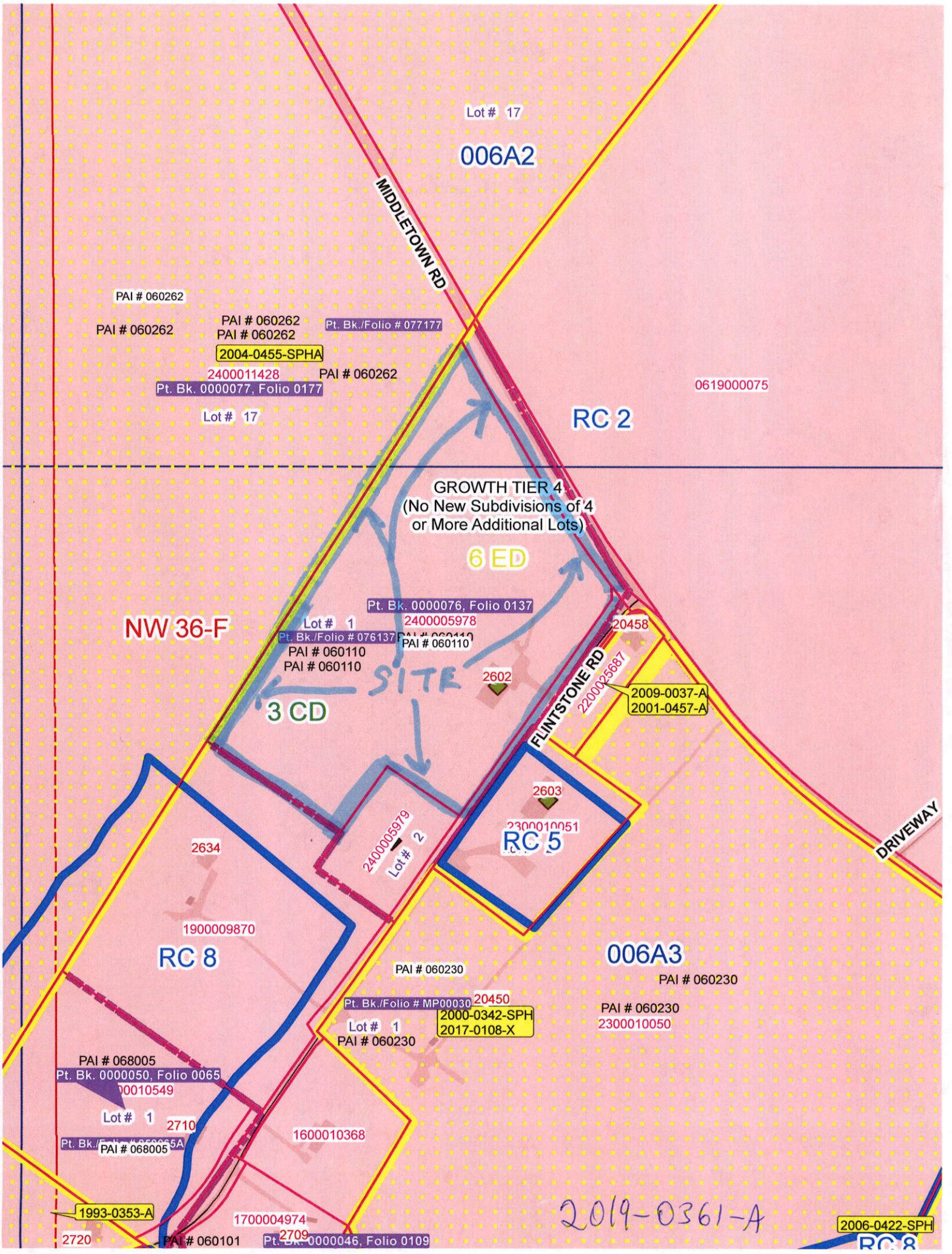
2018-0361-A



EAST VIEW

EXISTING HORSE BARN

2018-0361-A


Lot # 17
006A2
MIDDLETOWN RD
PAI # 060262
PAI # 060262
PAI # 060262
PAI # 060262
Pt. Bk./Folio # 077177
2004-0455-SPHA
2400011428
PAI # 060262
Pt. Bk. 0000077, Folio 0177
Lot # 17
0619000075
RC 2
GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)
6 ED
Pt. Bk. 0000076, Folio 0137
NW 36-F
Lot # 1
2400005978
Pt. Bk./Folio # 076137
PAI # 060110
PAI # 060110
PAI # 060110
SITE
2602
3 CD
20458
2200025687
2009-0037-A
2001-0457-A
FLINTSTONE RD
2603
2300010051
RC 5
2400005979
Lot # 2
DRIVEWAY
2634
1900009870
RC 8
006A3
PAI # 060230
PAI # 060230
Pt. Bk./Folio # MP00030
20450
2000-0342-SPH
2017-0108-X
Lot # 1
PAI # 060230
2300010050
PAI # 068005
Pt. Bk. 0000050, Folio 0065
Lot # 1
2710
1600010368
Pt. Bk./Folio # 050065A
PAI # 068005
1993-0353-A
1700004974
2720
PAI # 060101
2709
Pt. Bk. 0000046, Folio 0109
2019-0361-A
2006-0422-SPH
RC 8

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

No. 183872

Date: 6/11/2019

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				150.00

Total: 150.00

Rec From: Richard & Rhoida Ryan

For: Adm. Variance - 2602 Flintstone Road
2019-0361-A (RYAN)

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

CASHIER'S VALIDATION

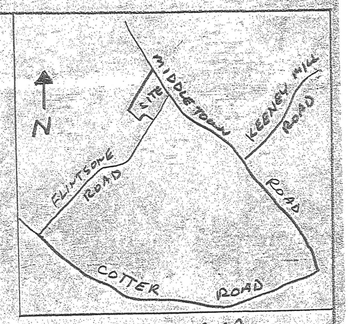
PAID RECEIPT
BUSINESS ACTUAL TIME DRW
6/13/2019 6/11/2019 11:20:05 5
REG WSUB WALKIN LRB
>>RECEIPT 010939 6/11/2019 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 10 872
Rcpt Tot $ 150.00
150.00 CK .00 CA
Baltimore County, Maryland

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING

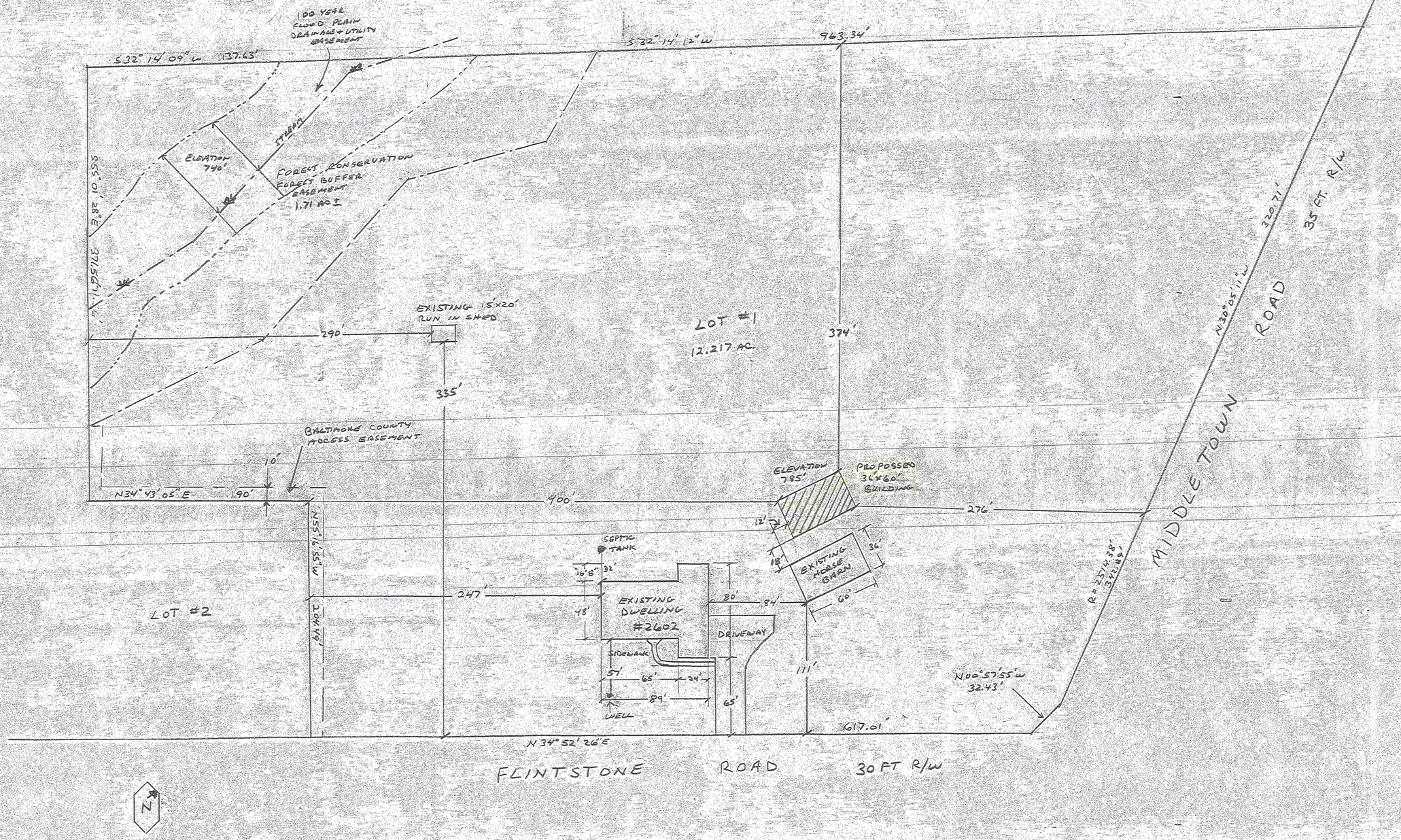
ADDRESS 2602 FLINTSTONE RD OWNERS RICHARD - RHONDA RYAN

SUBDIVISION NAME "FINAL SUBDIVISION PLAT CLARK PROPERTY" LOT # 1 BLOCK # SECTION #

PLAT BOOK # SM76 FOLIO # 137 10 DIGIT TAX # 24-00-005978 DEED REF # 21008006 688



VICINITY MAP
SCALE 1" = 2000'



ZONING MAP # 0006
SITE ZONED RC-2
ELECTION DISTRICT 01
COUNCIL DISTRICT 06
LOT AREA ACREAGE 12.217 AC.
OR SQUARE FEET ____
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? ____
UTILITIES? MARK WITH X
WATER IS:
PUBLIC ___ PRIVATE X
SEWER IS:
PUBLIC ___ PRIVATE X
PRIOR HEARING? NO

PLAN DRAWN BY RICHARD RYAN DATE 6/9/19 SCALE 1" = 50'

Pet. Exh. 1
2019-0361-A