

IN RE: PETITION FOR ADMIN. VARIANCE \* BEFORE THE  
(100 Glenmoore Avenue) \*  
8<sup>th</sup> Election District \* OFFICE OF ADMINISTRATIVE  
3<sup>rd</sup> Council District \* HEARINGS FOR  
Jeffrey L. & Carrie Weaver \*  
Petitioners \* BALTIMORE COUNTY  
\* CASE NO. 2019-0378-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, Jeffrey L. and Carrie Weaver (“Petitioners”). The Petitioners are requesting Variance relief from § 1B02.3 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed dwelling addition with a rear yard setback of 20 ft. in lieu of the minimum required 30 ft., and to permit a replacement open projection deck with a side yard setback of 2 ft. in lieu of the minimum required 7-1/2 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. The property is subject to certain environmental regulations as noted in the ZAC comment, dated July 11, 2019, submitted by the Department of Environmental Protection and Sustainability (DEPS).

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 6, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 7-25-19

By [Signature]

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 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 25<sup>th</sup> day of **July, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed dwelling addition with a rear yard setback of 20 ft. in lieu of the minimum required 30 ft., and to permit a replacement open projection deck with a side yard setback of 2 ft. in lieu of the minimum required 7-1/2 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.
- Petitioners must comply with the DEPS ZAC comment, dated July 11, 2019; a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date 7-26-19

By [Signature]

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

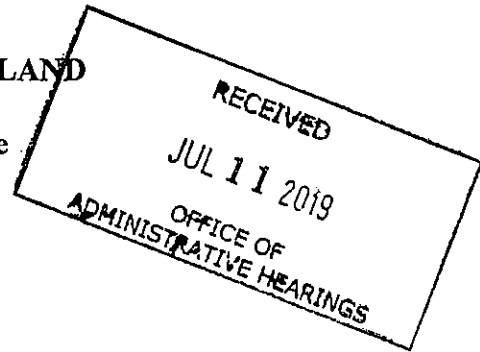
ORDER RECEIVED FOR FILING

Date 7-25-19

By ew

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: July 11, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0378-A  
Address 100 Glenmoore Avenue  
(Weaver Property)

Zoning Advisory Committee Meeting of July 01, 2019.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

A variance to the Law for the Protection of Water Quality, Streams, Wetlands, and Floodplains is required in order to build a structure within the required 100-foot buffer off the apparent stream on the adjacent property. The buffer must also be recorded as a Forest Buffer Easement wherever it overlaps with the subject property.

Reviewer: Libby Errickson

ORDER RECEIVED FOR FILING

Date 7-25-19  
By LB



# 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 100 Glenmore Ave Cockeysville MD 21030 Currently zoned DR 3.5 (vested R-10)  
 Deed Reference 27639 1 00291 10 Digit Tax Account # 0808005240  
 Owner(s) Printed Name(s) Jeffrey & Carrie Weaver

(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) 1 B02.3, BCZR (Section 208.4 & 301.1 of the 1962 Zoning Regulations) To permit a proposed dwelling addition with a rear yard setback of 20' FT in lieu of the minimum required 30' FT, & To permit a replacement open projection deck with a side yard setback of 2' in lieu of the min required 7 1/2 FT.  
 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):

Jeff Weaver , Carrie A. Weaver  
 Name #1 – Type or Print Name #2 – Type or Print

X JN X Carrie A. Weaver  
 Signature #1 Signature #2

100 Glenmore Ave Cockeysville MD  
 Mailing Address City State

21030 / (443) 834-4069 / jeff1weaver@gmail.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:

Jeff Tice  
 Name – Type or Print

[Signature]  
 Signature

704 Crisfield Way Annapolis MD  
 Mailing Address City State

21461 / (410) 200-5132 / jrt280@yola.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 2019-0378-A Filing Date 6/25/2019 Estimated Posting Date 7/7/2019 Reviewer JNP

# 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: 100 Glenmoore Ave Cockeysville MD 21030  
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)

Request a Variance For 20' Rear Yard Setback in Lieu of 30' Rear  
yard set back For 12X42'X12' Addition on Rear of House. And replacing  
existing Deck same location as original Deck, 2' side yard setback  
Due To the Unusual slope of our lot (Pie shaped) any addition would  
Require a Variance on the rear bedroom side of the house  
We have 6 Children & Need the extra Space For bedrooms & Bathroom  
For the children  
Due To the existing internal layout of the house, this Design (12X42) addition  
on the rear of the house is the only design that Allows us to Add Bedroom  
& Bathroom For the children so we can live in our house during construction  
& without significant extra cost of construction To remodel the existing house  
Floorplan.

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

X Jeff Weaver  
Signature of Owner (Affiant)

Jeff Weaver  
Name- Print or Type

X Carrie A. Weaver  
Signature of Owner (Affiant)

Carrie A. Weaver  
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 24 day of June, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Print name(s) here: JEFF WEAVER CARRIE WEAVER

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

AS WITNESS my hand and Notaries Seal

Divyesh Patel  
NOTARY PUBLIC MARYLAND  
Baltimore County  
Commission Expires : 1/13/2022

Notary Public

My Commission Expires

1/13/2022

# 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: 100 Glenmore Ave Cockeysville MD 21030  
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)

Request a Variance For 20' Rear Yard Setback in Lieu of 30' Rear  
yard Setback For 12x42x12 Addition on the Rear of the house &  
Replacing existing deck, same location as original deck, 2' side yard setback  
Due to the unusual slope of the lot (Pic Sloped) any addition would  
require a Variance on the rear bedroom side of the house  
We have 6 children & Need the extra space for bedrooms & Bathroom  
For the children  
Due to the existing internal layout of the house, this design (12x42)  
addition on the rear of the house is the only design that allows us to  
Add Bedrooms & Bathrooms for the children so we can live in the house  
during construction & without significant extra cost of construction to reveal  
the existing house floorplan

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

X Jeff Weaver  
Signature of Owner (Affiant)

Jeff Weaver  
Name- Print or Type

X Carrie Weaver  
Signature of Owner (Affiant)

Carrie A. Weaver  
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 24<sup>th</sup> day of June, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: JEFF WEAVER CARRIE WEAVER

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

Divyesh Patel  
NOTARY PUBLIC MARYLAND  
Baltimore County  
Commission Expires : 1/13/2022

1/15/2022



# 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 100 Glenmore Ave Cockeysville MD 21030 Currently zoned DR 3.5 (Vested R-10)  
 Deed Reference 27639 / 00291 10 Digit Tax Account # 0808005340  
 Owner(s) Printed Name(s) Jeffrey & Carrie Weaver

(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) 1 B02.3, BCZR (Section 208.4 & 301.1 of the 1962 Zoning Regulation) to permit a proposed dwelling addition with a rear yard setback of 20' Ft in lieu of the minimum 30' Ft, & to permit a replacement open projection deck with a side yard setback of 2' Ft in lieu of the minimum required 7 1/2' Ft. 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):

JEFF WEAVER, Carrie A. Weaver

Name #1 – Type or Print

Name #2 – Type or Print

X JEFF WEAVER  
Signature #1

X CARRIE A. WEAVER  
Signature #2

100 Glenmore Ave Cockeysville MD  
Mailing Address City State

21030 (413) 834-4069 jeff1weaver@gmail.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:

JEFF TICE  
Name – Type or Print

Signature

Mailing Address

City

State

704 Crisfield Way Annapolis MD  
21401 (410) 200-5132 jrt280@earthlink.net  
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 2019-0378-A Filing Date 6/25/2019 Estimated Posting Date 7/7/2019 Reviewer JNP

## Property description

Zoning property description for 100 Glenmoore Ave, Baltimore MD 21030.  
Beginning at the point on the north side of Glenmoore Ave which is 50 feet wide at a distance of 28' east of the centerline of the nearest improved intersecting street York Ave which is 50 feet wide.

Being Lot #1, Block A, Section 1, Plat 2 in the subdivision of Glenmoore as recorded in Baltimore county Plat book # 0028, Folio # 0048, containing 12,382 sq. ft.  
Located in 8<sup>th</sup> Election district and 3rd council district.

2019-0378-A

$$S(\mathbf{y}) = \sum_{i=1}^n y_i \log y_i$$

$$\begin{aligned} \mathbb{E}[\log p(\mathbf{y})] &= \mathbb{E}[\log p(\mathbf{y}|\mathbf{z})] + \mathbb{E}[\log p(\mathbf{z})] \\ &= \mathbb{E}[\log p(\mathbf{y}|\mathbf{z})] + \mathbb{E}[\log p(\mathbf{z})] \\ &= \mathbb{E}[\log p(\mathbf{y}|\mathbf{z})] + \mathbb{E}[\log p(\mathbf{z})] \end{aligned}$$

$$\begin{aligned} \mathbb{E}[\log p(\mathbf{y})] &= \mathbb{E}[\log p(\mathbf{y}|\mathbf{z})] + \mathbb{E}[\log p(\mathbf{z})] \\ &= \mathbb{E}[\log p(\mathbf{y}|\mathbf{z})] + \mathbb{E}[\log p(\mathbf{z})] \\ &= \mathbb{E}[\log p(\mathbf{y}|\mathbf{z})] + \mathbb{E}[\log p(\mathbf{z})] \end{aligned}$$

# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN LEWIS

**DATE:** 7/6/2019

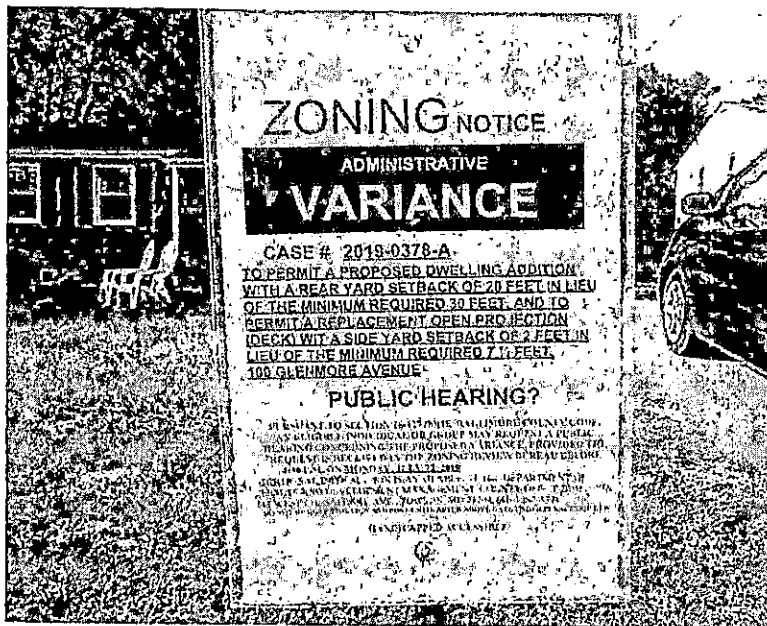
**Case Number:** 2019-0378-A

**Petitioner / Developer:** JEFFREY & CARRIE WEAVER ~ JEFF TICE of  
MARYLAND CONTRACTING & DESIGN

**Date of Closing:** JULY 22, 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:  
100 GLENMORE AVENUE

**The sign(s) were posted on:** JULY 6, 2019



Linda O'Keefe  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

523 Penny Lane  
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030  
(City, State, Zip of Sign Poster)

410 - 666 - 5366  
(Telephone Number of Sign Poster)



**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2019- 0378 -A Address 100 Glenmoore Avenue

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

Filing Date: 6/25/2019 Posting Date: 7/7/2019 Closing Date: 7/22/19

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- 0378 -A Address 100 Glenmoore Avenue

Petitioner's Name Jeffrey & Carrie Weaver Telephone 443-834-4069

Posting Date: 7/7/2019 Closing Date: 7/22/2019

Wording for Sign: To Permit a proposed dwelling addition with a rear yard setback of 20 feet in lieu of the minimum required 30 feet, and to permit a replacement open projection (deck) with a side yard setback of 2 feet in lieu of the minimum required 7½ feet.

Revised 6/30/2019

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

No. **184823**

**PAID RECEIPT**

Date: **6/25/2019**

BUSINESS ACTUAL 11:14 AM

REG. NO. 013890

WALKIN LOR

>>RECEIPT

6/25/2019 10:58:15

| Fund | Dept | Unit | Sub Unit | Rev Source/Obj | Sub Rev/Sub Obj | Dept | Obj | BS Acct |
|------|------|------|----------|----------------|-----------------|------|-----|---------|
|------|------|------|----------|----------------|-----------------|------|-----|---------|

Amount

528 ZONING VERIFICATION

|     |     |      |  |      |  |  |  |  |
|-----|-----|------|--|------|--|--|--|--|
| 001 | 806 | 0000 |  | 6150 |  |  |  |  |
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75.00

184823

75.00

100.00

25.00

Baltimore County, Maryland

Total: **75.00**

Rec From: **Jeffrey & Carrie Weaver**

For: **Adm. Variance-100 Glenmoore Ave**  
**2019-0378-A (Weaver)**

**DISTRIBUTION**

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S  
 VALIDATION**



JOHN A. OLSZEWSKI, JR.  
County Executive

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

July 23, 2019

Jeff Tice  
704 Crisfield Way  
Annapolis MD 21401

RE: Case Number: 2019-0378-A, 100 Glenmoore Ave

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 25, 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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

**MDOT**  
MARYLAND DEPARTMENT  
OF TRANSPORTATION  
STATE HIGHWAY  
ADMINISTRATION

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

Date: 7/3/19

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

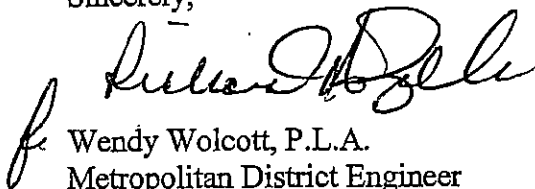
Dear Ms. Lewis:

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. *2019-0378-A*

*Administrative Variance  
Jeffrey & Carrie Weaver  
100 Glenmore Avenue*

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

7-22

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: July 11, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0378-A  
Address 100 Glenmoore Avenue  
(Weaver Property)

Zoning Advisory Committee Meeting of **July 01, 2019**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

A variance to the Law for the Protection of Water Quality, Streams, Wetlands, and Floodplains is required in order to build a structure within the required 100-foot buffer off the apparent stream on the adjacent property. The buffer must also be recorded as a Forest Buffer Easement wherever it overlaps with the subject property.

Reviewer: Libby Errickson



2019-0378-A

2019-0378-A

Frost of House as viewed from  
Glenmore Ave.



2019-0378-A

Front Yard of House To York Ave  
As Viewed From Glenmore Ave



2019-0378-A

Side (Left) of House as Viewed From  
Corner of York Ave & Glenmore Ave



Left Side of House as Viewed  
From York Ave



2019-03-28-A

Left side of house as View  
From Left side of Property



2012-0328-4

Rear of House as Viewed From  
Backyard

2019-0378-A



Dear of Home as Usual From  
Bochydrol

2019-0378-A



Rear of Home As Viewed From  
Backyard



2019-0378-A

Rear of home looking towards  
York Ave

**C H E C K L I S T**

| <u>Comment<br/>Received</u>     | <u>Department</u>                                                     | <u>Support/Oppose/<br/>Conditions/<br/>Comments/<br/>No Comment</u> |
|---------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------|
| <u>7-11</u>                     | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | <u>C</u>                                                            |
|                                 | DEPS<br>(if not received, date e-mail sent _____)                     |                                                                     |
|                                 | FIRE DEPARTMENT                                                       |                                                                     |
|                                 | PLANNING<br>(if not received, date e-mail sent _____)                 |                                                                     |
| <u>7-3</u>                      | STATE HIGHWAY ADMINISTRATION                                          | <u>No objection</u>                                                 |
|                                 | TRAFFIC ENGINEERING                                                   |                                                                     |
|                                 | COMMUNITY ASSOCIATION                                                 |                                                                     |
|                                 | ADJACENT PROPERTY OWNERS                                              |                                                                     |
| <hr/>                           |                                                                       |                                                                     |
| ZONING VIOLATION                | (Case No. _____)                                                      |                                                                     |
| PRIOR ZONING                    | (Case No. _____)                                                      |                                                                     |
| <hr/>                           |                                                                       |                                                                     |
| NEWSPAPER ADVERTISEMENT         | Date: _____                                                           |                                                                     |
| SIGN POSTING (1 <sup>st</sup> ) | Date: <u>7-6-19</u>                                                   | by <u>O'Keefe</u>                                                   |
| SIGN POSTING (2 <sup>nd</sup> ) | Date: _____                                                           | by _____                                                            |
| <hr/>                           |                                                                       |                                                                     |
| PEOPLE'S COUNSEL APPEARANCE     | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                                     |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                                     |

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 - 08 Account Number - 0808005240      |               |                              |                                |
| Owner Information                 |          |                                                |               |                              |                                |
| Owner Name:                       |          | WEAVER JEFFREY L<br>WEAVER CARRIE              |               | Use:                         | RESIDENTIAL<br>YES             |
| Mailing Address:                  |          | 100 GLENMOORE AVENUE<br>COCKEYSVILLE MD 21030- |               | Principal Residence:         | YES                            |
|                                   |          |                                                |               | Deed Reference:              | /27639/ 00291                  |
| Location & Structure Information  |          |                                                |               |                              |                                |
| Premises Address:                 |          | 100 GLENMOORE AVE<br>COCKEYSVILLE 21030-2412   |               | Legal Description:           | 100 GLENMOORE AVE<br>GLENMOORE |
| Map:                              | Grid:    | Parcel:                                        | Sub District: | Subdivision:                 | Section:                       |
| 0051                              | 0005     | 0292                                           |               | 0000                         | 1                              |
|                                   |          |                                                |               |                              | A                              |
|                                   |          |                                                |               |                              | 1                              |
|                                   |          |                                                |               |                              | 2017                           |
|                                   |          |                                                |               |                              | Plat No: 2                     |
|                                   |          |                                                |               |                              | Plat Ref: 0028/0048            |
| Special Tax Areas:                |          | Town: NONE                                     |               |                              |                                |
|                                   |          | Ad Valorem:                                    |               |                              |                                |
|                                   |          | Tax Class:                                     |               |                              |                                |
| Primary Structure Built           |          | Above Grade Living Area                        |               | Finished Basement Area       |                                |
| 1963                              |          | 1,148 SF                                       |               | 12,382 SF                    |                                |
| Property Land Area                |          | County Use                                     |               |                              |                                |
| 12,382 SF                         |          | 04                                             |               |                              |                                |
| Stories                           | Basement | Type                                           | Exterior      | Full/Half Bath               | Garage                         |
| 1                                 | YES      | STANDARD UNIT                                  | SIDING        | 1 full                       |                                |
| Last Major Renovation             |          |                                                |               |                              |                                |
| Value Information                 |          |                                                |               |                              |                                |
| Base Value                        |          | Value                                          |               | Phase-in Assessments         |                                |
|                                   |          | As of 01/01/2017                               |               | As of 07/01/2018             |                                |
|                                   |          | As of 07/01/2019                               |               |                              |                                |
| Land:                             | 114,500  | 114,500                                        |               |                              |                                |
| Improvements                      | 94,200   | 94,300                                         |               |                              |                                |
| Total:                            | 208,700  | 208,800                                        |               | 208,767                      |                                |
| Preferential Land:                | 0        |                                                |               | 208,800                      |                                |
| Transfer Information              |          |                                                |               |                              |                                |
| Seller: BROWN CARRIE              |          | Date: 02/10/2009                               |               | Price: \$0                   |                                |
| Type: NON-ARMS LENGTH OTHER       |          | Deed1: /27639/ 00291                           |               | Deed2:                       |                                |
| Seller: HAMILTON CHARLES C,JR     |          | Date: 01/29/2004                               |               | Price: \$153,250             |                                |
| Type: NON-ARMS LENGTH OTHER       |          | Deed1: /19513/ 00090                           |               | Deed2:                       |                                |
| Seller: A J WATKINS & SO NS INC   |          | Date: 11/12/1963                               |               | Price: \$13,500              |                                |
| Type: ARMS LENGTH IMPROVED        |          | Deed1: /04228/ 00113                           |               | 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 12/31/2012

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**Homeowners' Tax Credit Application Information**

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

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# ZAC AGENDA

**Case Number:** 2019-0377-A      **Reviewer:** Aaron Tsui  
**Existing Use:** RESIDENTIAL      **Proposed Use:** RESIDENTIAL  
**Type:** ADMINISTRATIVE VARIANCE  
**Legal Owner:** Shelley McIntire  
**Contract Purchaser:** No Contract Purchaser was set.

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

**Property Address:** 111 FAIRFIELD DR  
**Location:** ES of Fairfield Dr, 395 ft S of the centerline of Magruder Ave.

**Existing Zoning:** DR 2      **Area:** 12,562 SQ FT

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

To permit an addition onto the side of the existing dwelling, with a front yard setback of 38 feet, side yard setback of 3.5 and a sum side yard setback of 19.5 feet, in lieu of the required 40 feet, 15 feet and 40 feet respectively.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:** 07/22/2019

**Miscellaneous Notes:**

**Case Number:** 2019-0378-A      **Reviewer:** Jeffrey Perlow  
**Existing Use:** RESIDENTIAL      **Proposed Use:** RESIDENTIAL  
**Type:** ADMINISTRATIVE VARIANCE  
**Legal Owner:** Jeffrey & Carrie Weaver  
**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 8    **Council Dist:** 3

**Property Address:** 100 GLENMOORE AVE  
**Location:** N/S of Glenmoore Avenue, 28' E of York Road Avenue

**Existing Zoning:** DR 3.5, R 10      **Area:** 12,382 SQ FT

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

To permit a proposed dwelling with a rear yard setback of 20' feet in lieu of the minimum required 30' feet. To permit a replacement open projection deck with a side yard setback of 2' in lieu of the minimum required 7 1/2 feet.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:** 07/22/2019

**Miscellaneous Notes:**



DR 3.5

10513

Pt. Bk./Folio # 030030

Lot # 5 0818013250

Pt. Bk. 0000030, Folio 0030 0806001040

Lot # 1

Pt. Bk. 0000029, Folio 0079

0823002129

Pt. Bk./Folio # 029079A

Pt. Bk. 0000028, Folio 0048

0802000389

DR 1 NC

PAI # 080093

PAI # 080093

Pt. Bk./Folio # 028048A

100

Lot # 1 0808005240

0813026220

Lot # 2

0801051310

Lot # 3

104

8 ED

3 CD

0820067930

Lot # 4

051C1  
NW 17-B

YORK AVE

DR 3.5

GLENMOORE AVE

2008-0254-A

0812040210

PAI # 080082

Pt. Bk. 0000027, Folio 0003

PAI # 080082

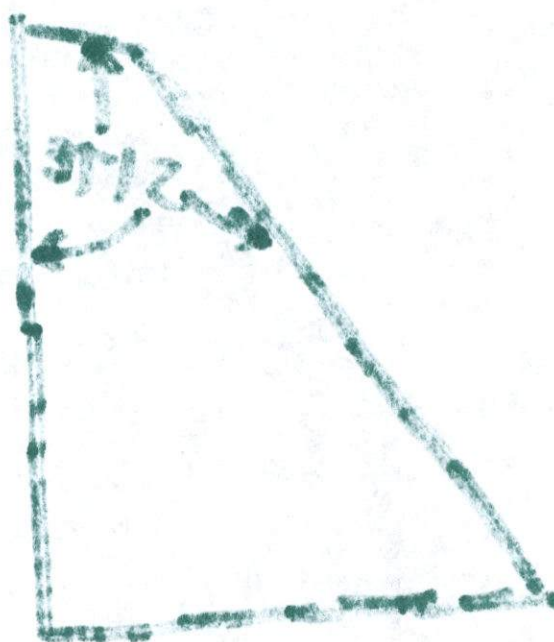
0820045025

0812040201

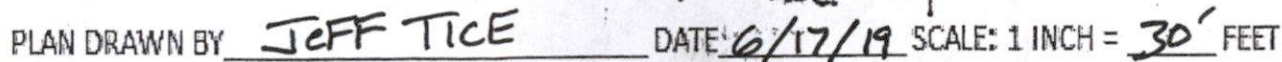
0812040475

Lot # 4

2019-0378-A



YORK AVE



NA

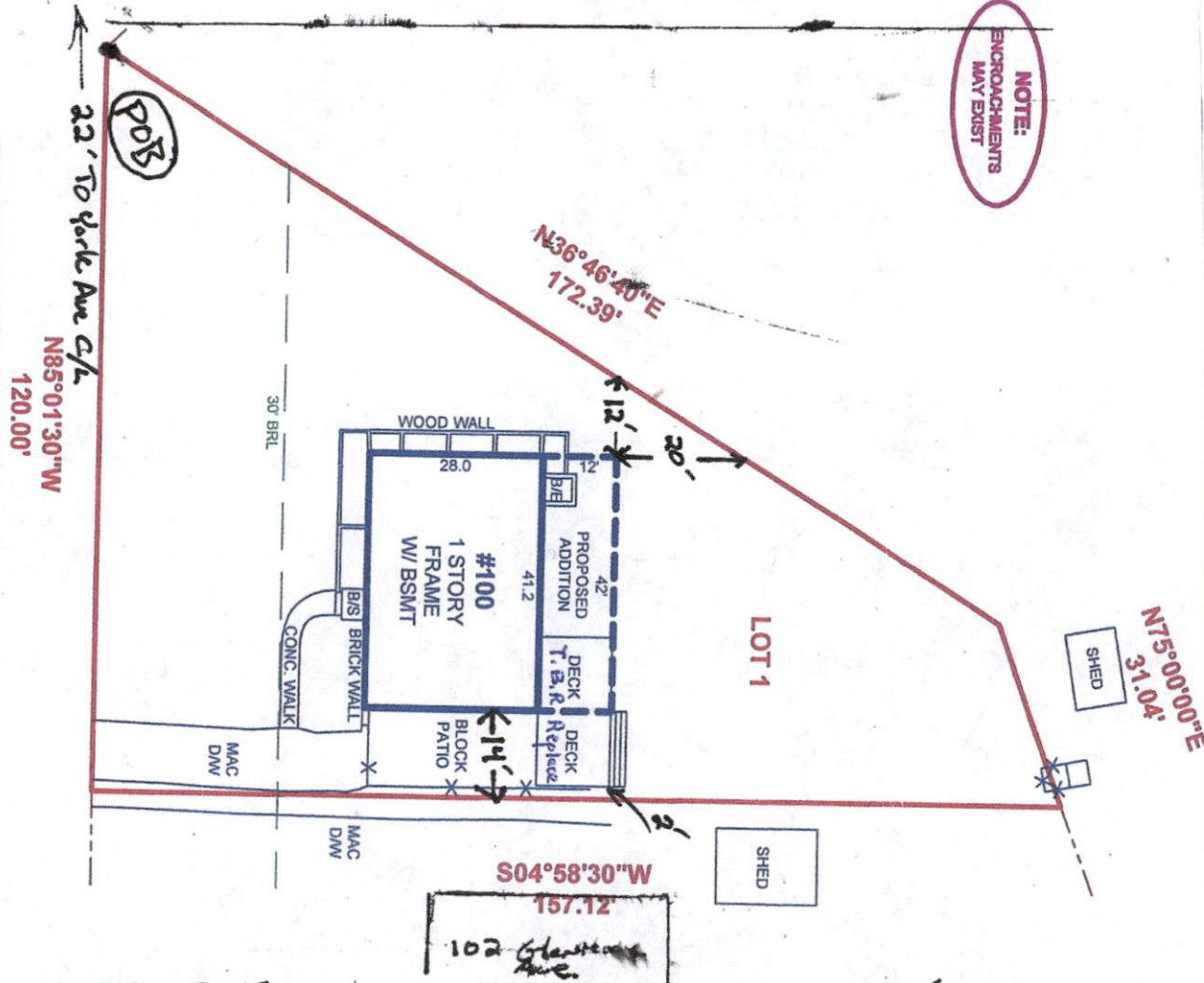
2019-0378-A

Pet. Exh. 1

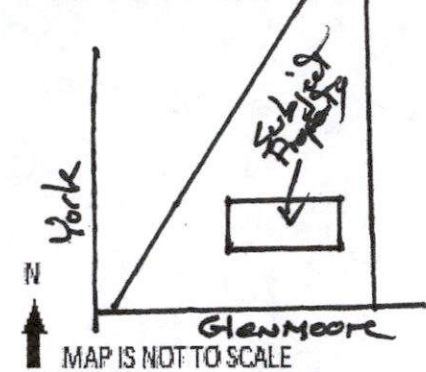
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)  
 ADDRESS 100 Glenmoore Ave OWNER(S) NAME(S) Jeffrey & Carrie Weaver  
 SUBDIVISION NAME Glenmoore, Plat 2 LOT # 1 BLOCK # A SECTION # 1  
 PLAT BOOK # 0028 FOLIO # 0048 10 DIGIT TAX # 0808005240 DEED REF. # 27639/00291

YORK AVE

GLENMOORE AVENUE



SITE VICINITY MAP



ZONING MAP# 0051  
 SITE ZONED DR 3.5 (Vested R-10)  
 ELECTION DISTRICT 08  
 COUNCIL DISTRICT 3rd  
 LOT AREA ACREAGE \_\_\_\_\_  
 OR SQUARE FEET 12,382  
 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

No

VIOLATION CASE INFO:

NA

PLAN DRAWN BY JEFF TICE

DATE 6/17/19 SCALE: 1 INCH = 30' FEET

2019-0378-A