

M E M O R A N D U M

DATE: November 5, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0446-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 4, 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
(20029 Bollinger Road)		
6 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Michael G. Weaver & Sharon K.	*	HEARINGS FOR
O'Connor-Weaver		
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0446-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, Michael G. Weaver and Sharon K. O'Connor-Weaver ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations ("BCZR") to permit a proposed accessory building (garage) to be located in the side yard in lieu of the required rear yard 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 September 13, 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

ORDER RECEIVED FOR FILING

Date 10-4-19

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 proposed detached garage's height and usage, I will impose conditions that the garage 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 BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 4th day of **October, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations ("BCZR") to permit a proposed accessory building (garage) to be located in the side yard in lieu of the required rear yard only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.
- Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The proposed garage shall not be used for commercial purposes.

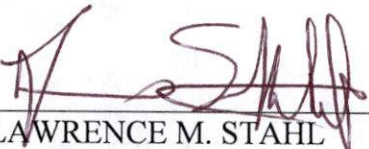
ORDER RECEIVED FOR FILING

Date 10-4-19

2

By [Signature]

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


LAWRENCE M. STAHL
Administrative Law Judge for
Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 10-4-19

By lw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 20029 Bollinger Rd. Miller MD 21102 Currently zoned RC2 (Vested RDP)
 Deed Reference 7714 / 1283 10 Digit Tax Account # 1200009610
 Owner(s) Printed Name(s) Michael G. 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:

- X **ADMINISTRATIVE VARIANCE** from Section(s) 400.1, BC2R, to permit a proposed accessory building (garage) to be located in the side yard in lieu of the required rear yard only.

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

- ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Michael G. Weaver / Sharon K. O'Connor Weaver
 Name #1 – Type or Print Name #2 – Type or Print
Michael G. Weaver / Sharon K. O'Connor Weaver
 Signature #1 Signature #2
20029 Bollinger Rd. Millers MD
 Mailing Address City State
21102 / 410-804-3238 / MSA@WEAVERCOMST.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

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 2019-0446-A Filing Date 9/3/2019 Estimated Posting Date 9/15/2019 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: 20029 Bollinger Rd Manchester MD 21102
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)

The county requires any free standing structure be constructed behind the home. I am asking for variance for a 24 by 48 pole garage to be built to the left of the home. There is an inground pool behind the home that interferes with the area the pole garage should be built.

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

Michael G. Weaver
Signature of Owner (Affiant)
Michael G. Weaver
Name- Print or Type

Sharon K. O'Connor Weaver
Signature of Owner (Affiant)
Sharon K. O'Connor 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 22 day of August, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Bernadine M. Nealy

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

AS WITNESS my hand and Notaries Seal



Bernadine M. Nealy
Notary Public
May 10, 2020
My Commission Expires

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: 20029 Bollinger Rd Manchester MD 21102
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)

The county requires any free standing structure be constructed behind the home. I am asking for variance for a 24 by 48 pole garage to be built to the left of the home. There is an inground pool behind the home that interferes with the area the pole garage should be built.

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

Michael G. Weaver
Signature of Owner (Affiant)

Michael G. Weaver
Name- Print or Type

Sharon K. O'Connor Weaver
Signature of Owner (Affiant)

Sharon K. O'Connor 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 22 day of August, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Bernadine M. Nealy

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

AS WITNESS my hand and Notaries Seal



Bernadine M. Nealy
Notary Public

May 10, 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 20029 Bollinger Rd. Miller MD 21102 Currently zoned RC2 (vested RDP)

Deed Reference 7714 / 1283 10 Digit Tax Account # 1200009610

Owner(s) Printed Name(s) Michael G. Weaver

(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) 400.1, BC2R, to permit a proposed accessory build (garage) to be located in the side yard in lieu of the required rear yard 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):

Name #1 – Type or Print Michael G. Weaver Name #2 – Type or Print Sharon K. O'Connor Weaver
Signature #1 Michael G. Weaver Signature #2 Sharon K. O'Connor Weaver
Mailing Address 20029 Bollinger Rd. City Miller State MD
Zip Code 21102 Telephone # 410-804-3238 Email Address MSA@WEAVER.COM
Net

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

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 10-4-19 day of Oct 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 2019-0446-A

Filing Date 9/3/2019

Estimated Posting Date 9/15/2019

Reviewer JNP

Part A

Zoning property description for 20029 Bollinger Rd Millers, MD 21102

Beginning at a point on the east side of Bollinger Rd which is 18 feet wide at a distance of 315 feet south of the centerline of the nearest improved intersecting street Cotter Rd which is 18 feet wide.

Part B

Option 2

Being lot #6 in the subdivision of Cotter Hills as recorded in Baltimore County Plat Book #39, Folio #4, containing 1.34 acres. Located in the 6th Election District and 3rd Council District.

2019-0446-A

LS (AV)

Debra Wiley

From: John Altmeyer <jaltmeyer@aol.com>
Sent: Tuesday, September 24, 2019 8:16 PM
To: Debra Wiley; jaltmeyer@aol.com
Subject: Administrative Hearing 2019-0446-A 20029 Bollinger Rd.
Attachments: Scan0039.pdf

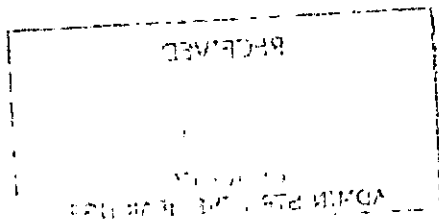
CAUTION: This message from jaltmeyer@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Debra:

Certificate of Posting is attached.

Thank you,
John M. Altmeyer
410-382-6580





CERTIFICATE OF POSTING

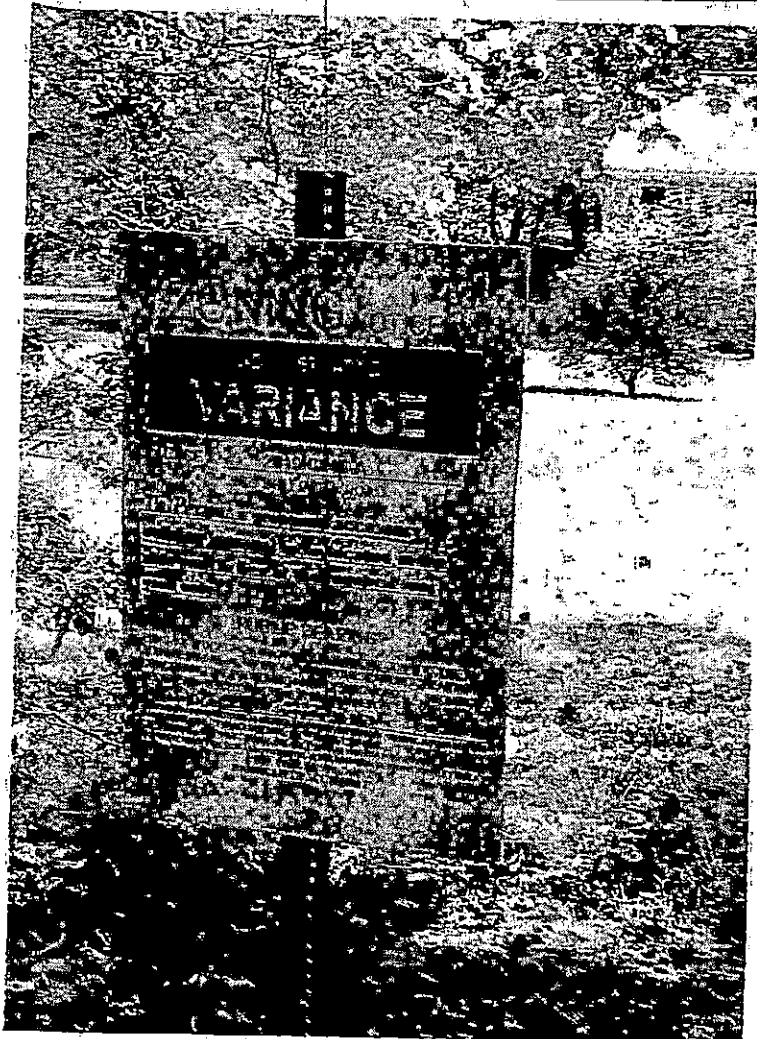
Date: 09/24/2019 (re-check)

RE: Project Name: Administrative Hearing
Case Number /PAI Number: 2019-0446-A
Petitioner/Developer: Michael & Sharon Weaver
Date of Hearing/Closing: 09/30/2019

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 20029 Bollinger Rd.

The sign(s) were posted on 09/13/2019 & re-check 09/24/2019

(Month, Day, Year)



John M. Altmeyer
(Signature of Sign Poster)

John M. Altmeyer
(Printed Name of Sign Poster)

21722 Onwig Rd.
(Street Address of Sign Poster)

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

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

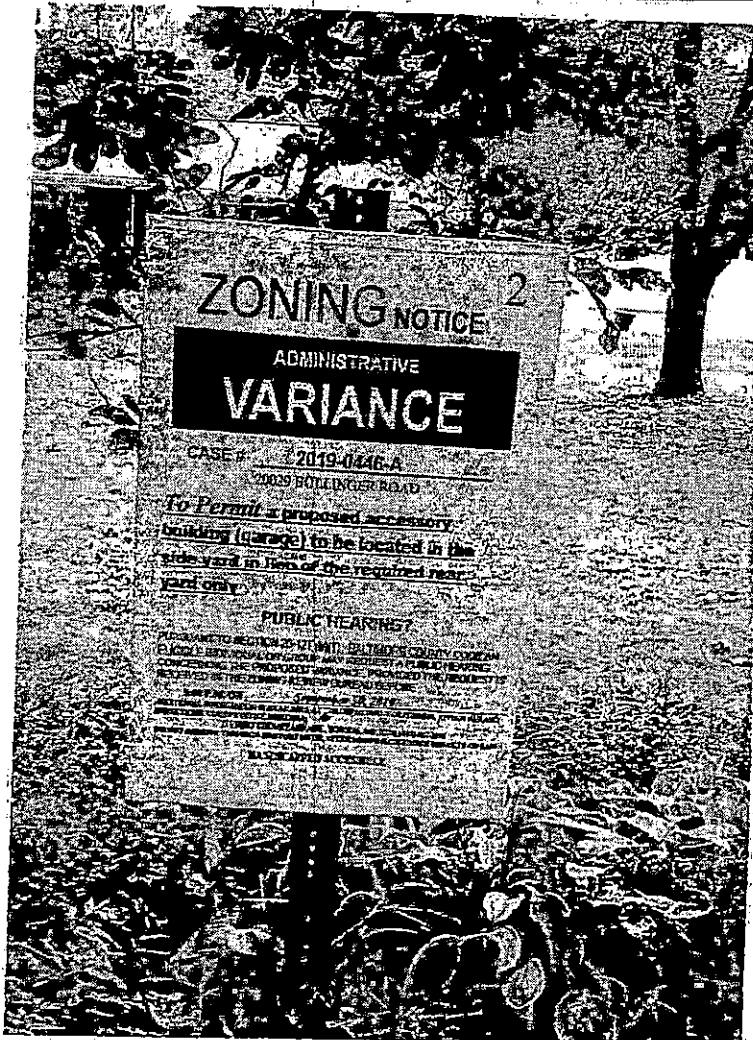
CERTIFICATE OF POSTING

Date: 09/24/2019 (re-check)

RE: Project Name: Administrative Hearing
Case Number /PAI Number: 2019-0446-A
Petitioner/Developer: Michael & Sharon Weaver
Date of Hearing/Closing: 09/30/2019

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 20029 Bollinger Rd.

The sign(s) were posted on 09/13/2019 & re-check 09/24/2019
(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)

CERTIFICATE OF POSTING

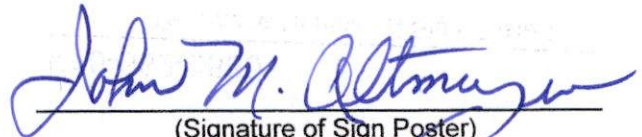
Date: 09/13/2019

RE: Project Name: Administrative Variance
Case Number /PAI Number: 2019-0446-A
Petitioner/Developer: Michael & Sharon Weaver
Date of Hearing/Closing: 09/30/2019

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 20029 Bollinger Rd.

The sign(s) were posted on 09/13/2019

(Month, Day, Year)


(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd.

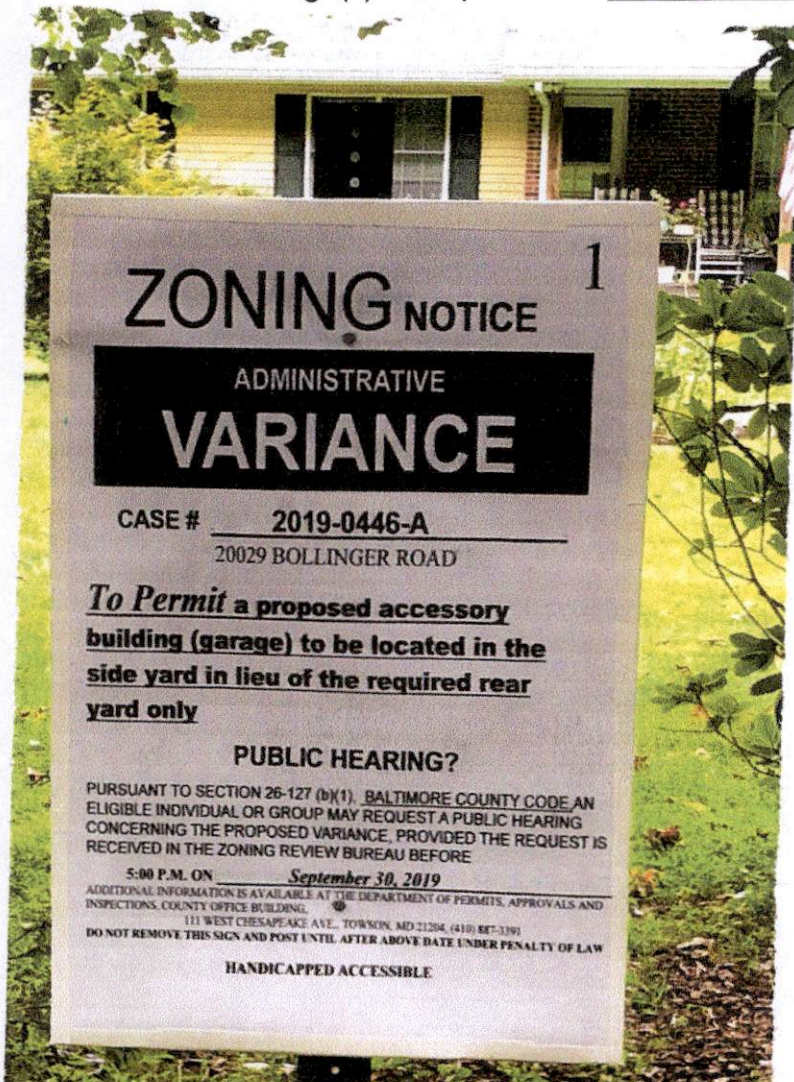
(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

410-382-6580

(Telephone Number of Sign Poster)



1921

1921

1921

1921

1921

1921

1921

CERTIFICATE OF POSTING

Date: 09/13/2019

RE: Project Name: Administrative Variance
Case Number /PAI Number: 2019-0446 -A
Petitioner/Developer: Michael & Sharon Weaver
Date of Hearing/Closing: 09/30/2019

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 20029 Bollinger Rd.

The sign(s) were posted on 09/13/2019

(Month, Day, Year)


(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd.

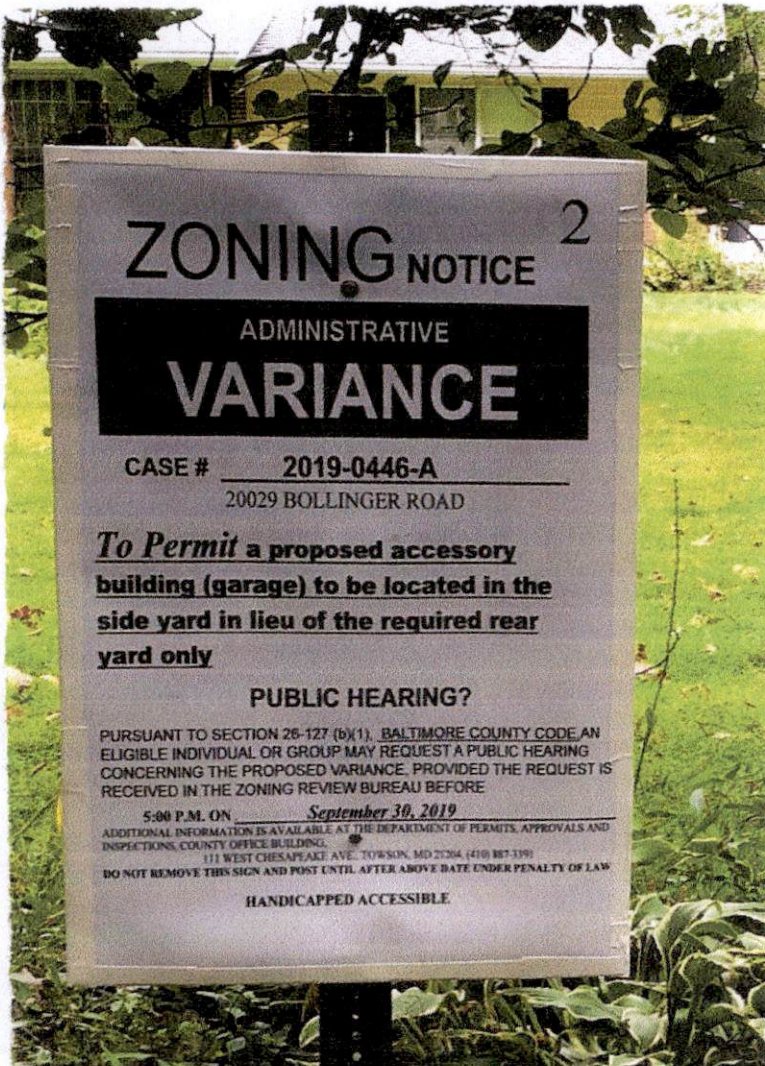
(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

410-382-6580

(Telephone Number of Sign Poster)



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

No. 187169

PAID RECEIPT

Date:

9/3/2019

BUSINESS ACTUAL TIME DRW
9/03/2019 9/03/2019 09:21:13 1

REC WSD1 WALKIN LJR
>>RECEIPT # 030738 9/03/2019 OFLN

Dept 5 528 ZONING VERIFICATION
187169

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

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

Total: 75.00

Rec. From: Michael & Sharon Weaver

For: Adm. Variance - 20029 Bollinger Road
2019-0446-A (Weaver)

CASHIER'S
VALIDATION

DISTRIBUTION

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2019- 0446 -A Address 20029 Bollinger RoadContact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 9/3/2019 Posting Date: 9/15/2019 Closing Date: 9/30/2019

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 FORMATCase Number 2019- 0446 -A Address 20029 Bollinger RoadPetitioner's Name Michael & Sharon Weaver Telephone 410-804-3238Posting Date: 9/15/2019 Closing Date: 9/30/2019Wording for Sign: To Permit a proposed accessory building (garage) to be located in the side yard in lieu of the required rear yard only.

Revised 6/30/2019



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 30, 2019

Michael G Weaver
20029 Bollinger Road
Miller MD 21102

RE: Case Number: 2019-0446-A, 20029 Bollinger 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 September 3, 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.", is 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

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

Date: 9/9/19

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. 2019-0446-A.

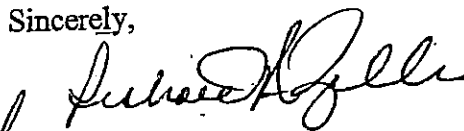
Administrative Variance

Michael G. Weaver

20024 Bollinger 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,

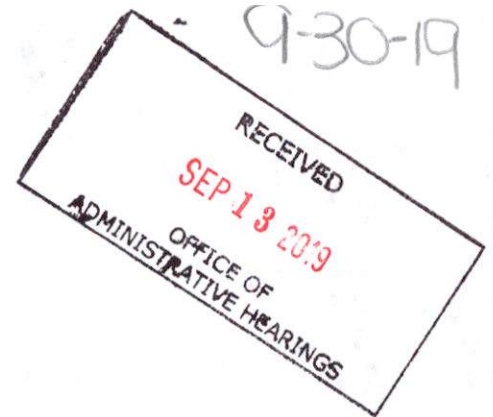


Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

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: September 13, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0446-A
Address 20029 Bollinger Road
(Weaver Property)

Zoning Advisory Committee Meeting of **September 6, 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>9-13</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-9</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>9-13-19</u>	by <u>Altmeier</u>
SIGN POSTING (2 nd)	Date: <u>9-24-19</u>	by <u>"</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Search Result for BALTIMORE COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Tax Exempt: None				Special Tax Recapture: None							
Exempt Class: None											
Account Identifier:		District - 06		Account Number - 1700009610							
Owner Information											
Owner Name:		WEAVER MICHAEL G WEAVER SHARON K OCONNOR				Use: Principal Residence:		RESIDENTIAL YES			
Mailing Address:		20029 BOLLINGER RD MILLERS MD 21102-2723				Deed Reference:		/07714/ 00283			
Location & Structure Information											
Premises Address:		20029 BOLLINGER RD 0-0000		Legal Description:		1.3433 AC 266 S COTTER RD COTTER HILLS					
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:		
0011	0001	0132	6030007.04	0000			6	2020	Plat Ref:	0039/ 0004	
Special Tax Areas: None						Town:		None			
						Ad Valorem:		None			
						Tax Class:		None			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use			
1985		1,468 SF				1.3400 AC		04			
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements				
1	YES	STANDARD UNIT	SIDING/	3	2 full	1 Attached					
Value Information											
			Base Value		Value		Phase-in Assessments				
					As of		As of		As of		
					01/01/2017		07/01/2019		07/01/2020		
Land:			102,300		102,300						
Improvements			148,800		148,800						
Total:			251,100		251,100		251,100				
Preferential Land:			0								
Transfer Information											
Seller: WEAVER MICHAEL G				Date: 11/03/1987				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /07714/ 00283				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Exemption Information											
Partial Exempt Assessments:		Class		07/01/2019		07/01/2020					
County:		000		0.00							
State:		000		0.00							
Municipal:		000		0.00		0.00					
Tax Exempt: None				Special Tax Recapture: None							
Exempt Class: None											
Homestead Application Information											
Homestead Application Status: Approved 09/11/2008											
Homeowners' Tax Credit Application Information											

ZAC AGENDA

Case Number: 2019-0445-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Donna Davis
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 12544 GREEN SPRINGS AVE
Location: South side of Green Spring Ave 727 feet North of Baublitz Road.

Existing Zoning: RC 5 **Area:** 12,001 AC
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
400.0 BCZR To approve an accessory structure (garage) in the front yard in lieu of the required rear yard.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 09/30/2019

Miscellaneous Notes:

Case Number: 2019-0446-A **Reviewer:** Jeffrey Perlow
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Michael G Weaver
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 6 **Council Dist:** 3

Property Address: 20029 BOLLINGER RD
Location: E/S of Bollinger Road, 315' S of Cotter Road and Weaver.

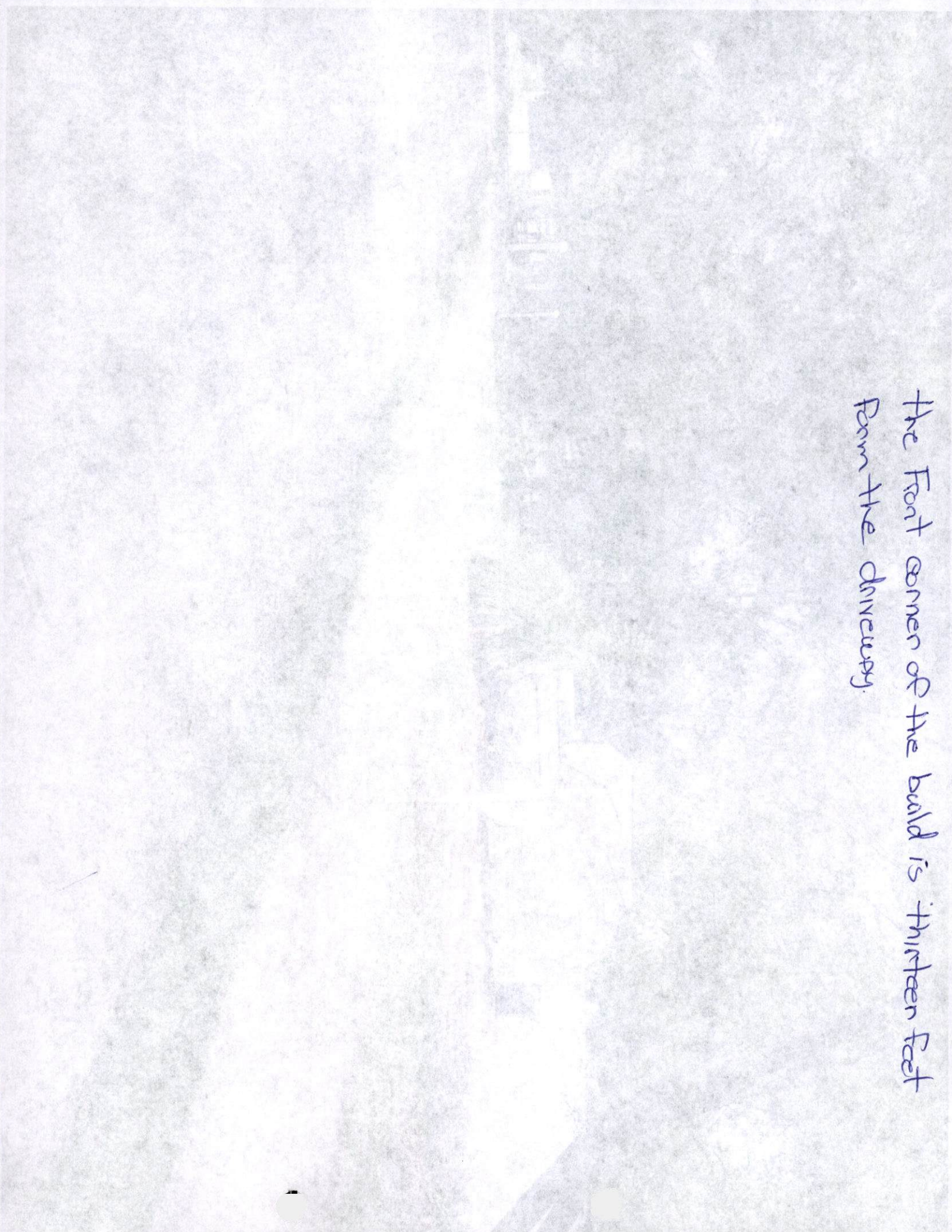
Existing Zoning: RC 2 **Area:** 1.34 AC
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
400.1 BC2R, To permit a proposed accessory build (garage) to be located in the side yard in lieu of the required rear yard only.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 09/30/2019

Miscellaneous Notes:



2019-0446-A

The Front corner of the bald is thirteen feet
from the driveway.

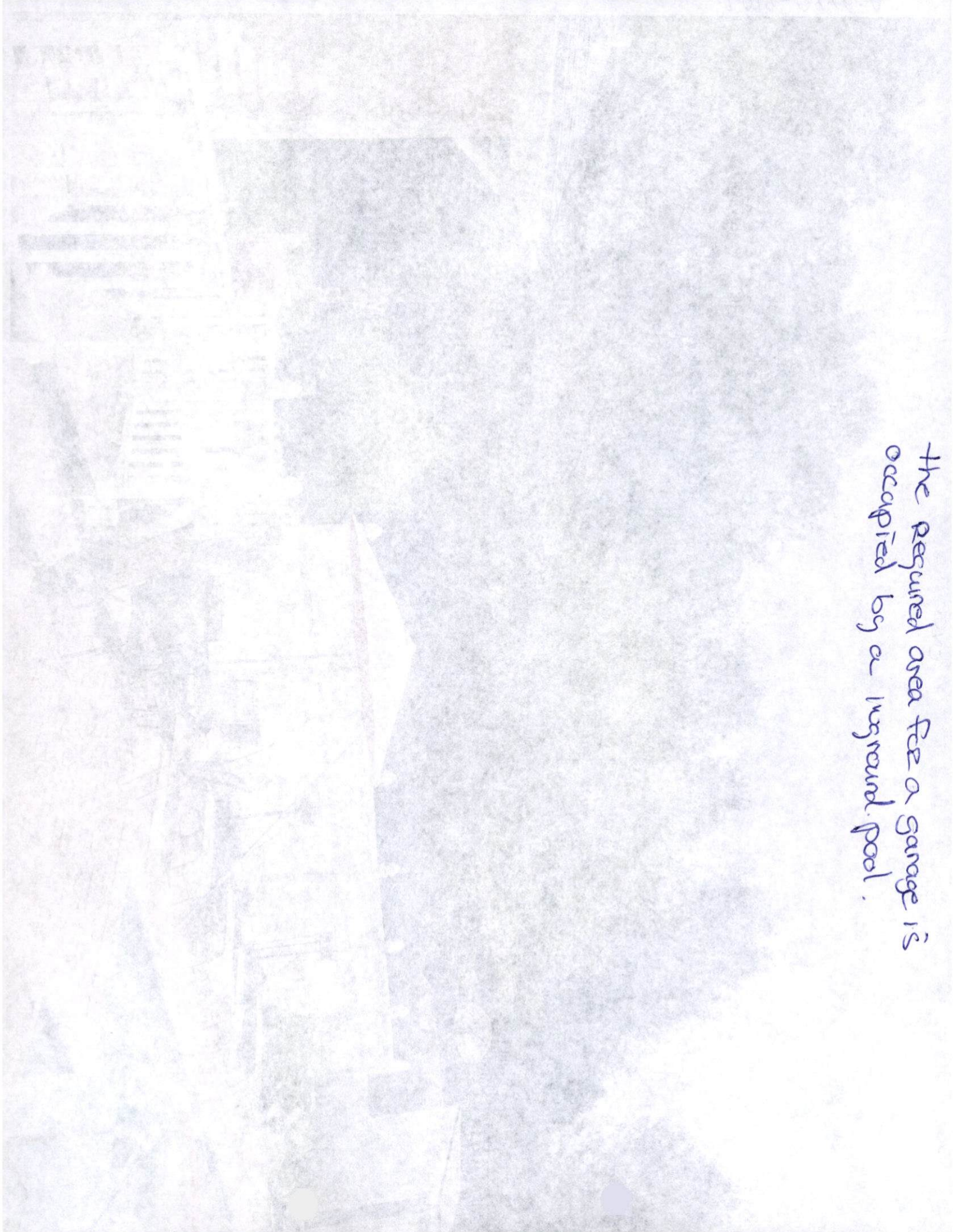




0195

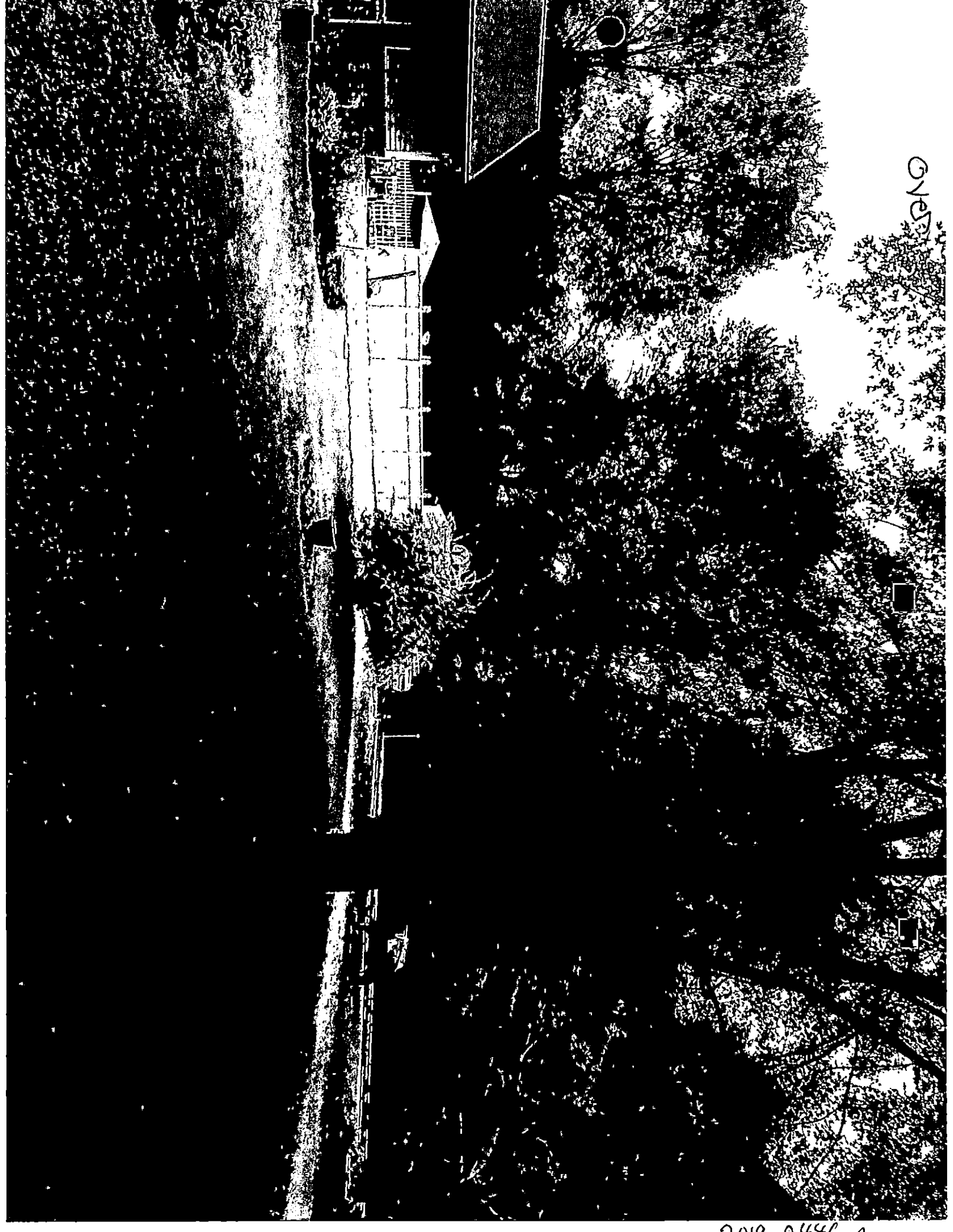
7019-0446-A

the required area for a garage is
occupied by a inground pool.





9 010-0442-A



0155

010 044P-0

The build will start at the first pole
of the privacy panel.



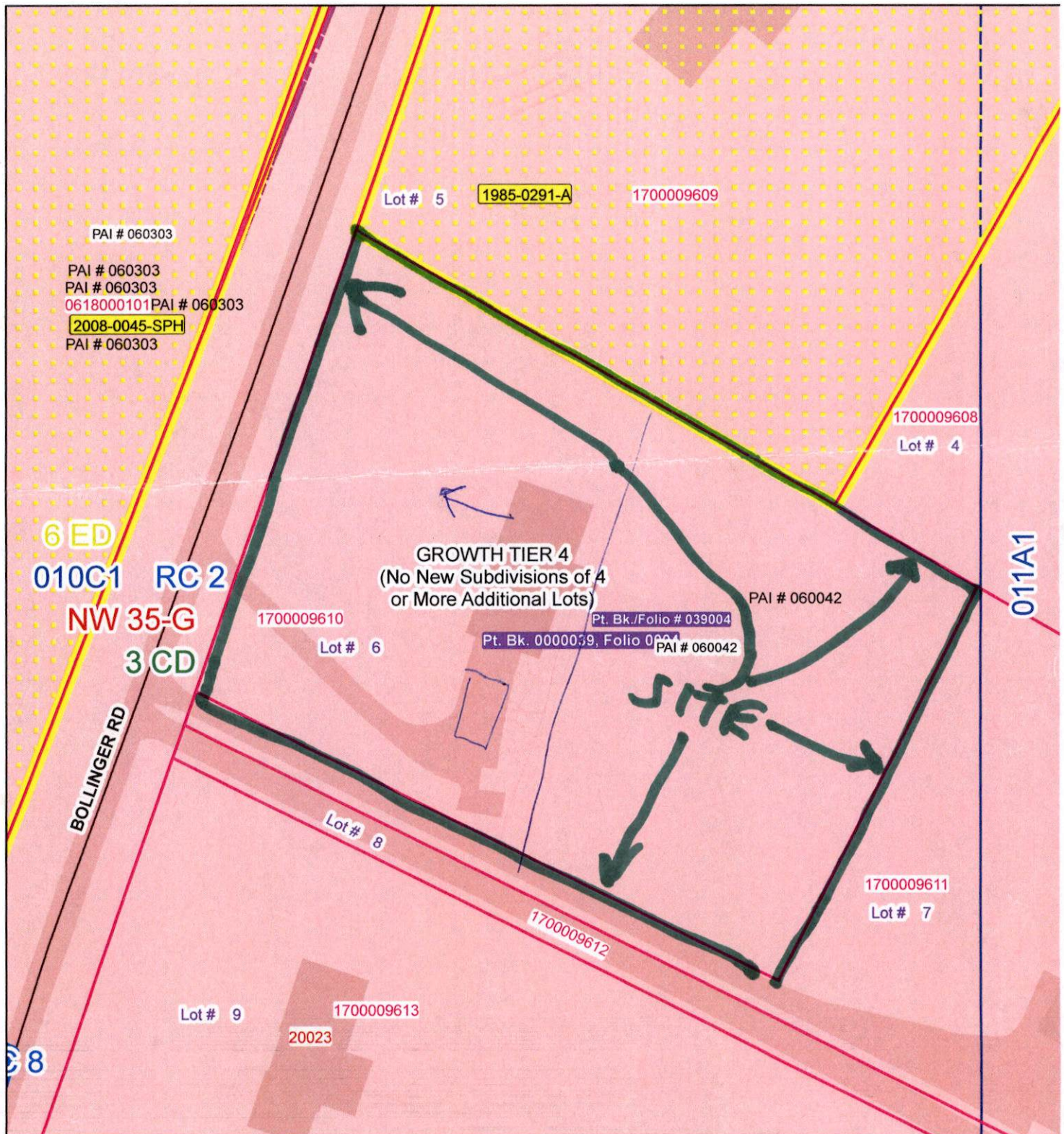
2019-04-10



2019-0446-1



2019-0446-A



Publication Date: 8/9/2017



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 15 30 60 90 120 Feet

1 inch = 60 feet

2019-0446-A

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

ADDRESS 20029 Bollinger Rd OWNER(S) NAME(S) Michael G Weaver Sharon K O'Connor Weaver

SUBDIVISION NAME Cotter Hill LOT # 6 BLOCK # _____ SECTION # _____

PLAT BOOK # 39 FOLIO # 4 10 DIGIT TAX # 1200009610 DEED REF. # 2214 - 283

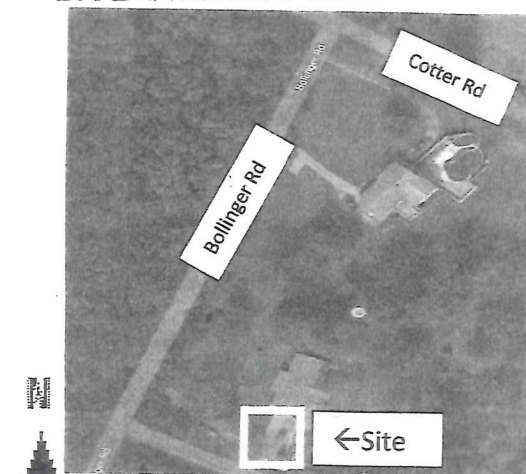


PLAT OF LOCATION SURVEY
LOT 6, "COTTER HILLS"
Plat 39 at 4
ELECTION DISTRICT 6
BALTIMORE COUNTY, MD
No. 20029 Bollinger Road

DRAWN BY: Zachary L. Weaver DATE 8-26-19 SCALE: 1 INCH = 50 FEET
8-26-19

2019-0446-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 010C1

SITE ZONED Rc2 (Vested RDP)

ELECTION DISTRICT 6

COUNCIL DISTRICT 3

LOT AREA ACREAGE 1.3433 Ac±

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE ✓

SEWER IS:

PUBLIC _____ PRIVATE ✓

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

Pet. Ech. 1

VIOLATION CASE INFO:

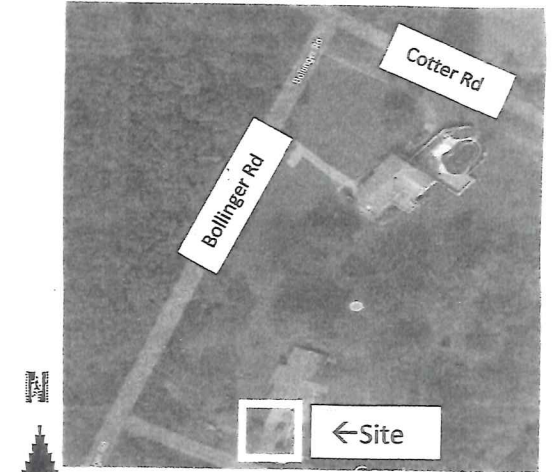
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 20029 Bollinger Rd OWNER(S) NAME(S) Michael G Weaver Sharon K O'Connor Weaver
SUBDIVISION NAME Cotter Hill LOT # 6 BLOCK # _____ SECTION # _____
PLAT BOOK # 39 FOLIO # 4 10 DIGIT TAX # 1200009610 DEED REF. # 2214 - 283



PLAT OF LOCATION SURVEY
LOT 6, "COTTER HILLS"
Plat 39 at 4
ELECTION DISTRICT 6
BALTIMORE COUNTY, MD
No. 20029 Bollinger Road

DRAWN BY: Zuhair Weaver DATE 8-26-19 SCALE: 1 INCH = 50 FEET
8-26-19

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 010C1
SITE ZONED Rc2 (Vested RDP)
ELECTION DISTRICT 6
COUNCIL DISTRICT 3
LOT AREA ACREAGE 1.3433 Ac±
OR SQUARE FEET _____
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC _____ PRIVATE ✓
SEWER IS:
PUBLIC _____ PRIVATE ✓
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2019-0446-A