

M E M O R A N D U M

DATE: November 21, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0473-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 20, 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

10/14



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: October 3, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0473-A
Address 2003 Cromwell Ridge Court
(Stephenson Property)

Zoning Advisory Committee Meeting of **September 20, 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:

If the proposed deck is to be enclosed, it must be built a minimum 35 feet from the neighboring Forest Buffer Easement in accordance with Section 33-3-111 (d)(1).

Reviewer: Glenn Shaffer

ORDER RECEIVED FOR FILING

Date 10-21-19

By LSW



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 2003 CROMWELL RIDGE CT, PARKVILLE MD 21234 Currently zoned 071A1
Deed Reference 23423 - 113 10 Digit Tax Account # 2500011416
Owner(s) Printed Name(s) PAUL + JOLANTA STEPHENSON

(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)

BCZR: 1B01.2.C.1.b. → To permit a rear yard deck with a rear setback of 16 feet in lieu of the required 22.5 feet.

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):

JOLANTA STEPHENSON

PAUL STEPHENSON

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]

Signature #1

[Signature]

Signature #2

2003 CROMWELL RIDGE CT, PARKVILLE MD

Mailing Address

City

State

21234 / 301-787-8821 / pstep123@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:

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 day of October, 2019, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0473-1

Filing Date 9/20/19

Estimated Posting Date 9/29/19

Reviewer JS

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: 2003 CROMWELL RIDGE CT, PARKVILLE MD 21234
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)

OUR PROPERTY IN BACK OF HOUSE IS CURRENTLY GRADED AS A 10-FOOT SLOPE. OUR (2) CHILDREN, AGES 3.5 AND 1, ARE LIMITED TO STREET AND A SMALL PART OF FRONT YARD AS PLAY AREA. WE ARE REQUESTING VARIANCE TO BUILD A SIZEABLE DECK TO SERVE AS PLAYAREA FOR OUR CHILDREN. DECK WILL PROVIDE A SAFER & AREA FOR PLAY + SAFER SUPERVISION OF OUR CHILDREN. CURRENTLY, THE SLOPED YARD + STEEP GRADE BEGIN 3 FEET AWAY FROM BACK SLIDER-DOOR MAKING IT UNSAFE FROM PLAY PERSPECTIVE. PLEASE REFERENCE ATTACHED IMAGES OF AREA IN QUESTION. MOST OTHER PROPERTIES FEATURE FLAT /USABLE YARDS + AMPLE /SAFE PLAY AREA. COMPLIANCE W/ BCZR WOULD ALLOW BUILDING A VERY SMALL 6' DECK. -THANK YOU FOR YOUR CONSIDERATION

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

Jolanta Stephenson
Signature of Owner (Affiant)

JOLANTA STEPHENSON
Name- Print or Type

Paul A. Stephenson
Signature of Owner (Affiant)

PAUL STEPHENSON
Name- Print or Type

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

CITY
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of September, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jolanta Stephenson + Paul Stephenson

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

AS WITNESS my hand and Notaries Seal

SEAN WEYLIN JENKINS-HOUK
NOTARY PUBLIC
CITY OF BALTIMORE
MARYLAND
MY COMMISSION EXPIRES JUNE 14, 2023

[Signature]
Notary Public

06/12/23
My Commission Expires

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The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

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

Jolanta Stephenson
Signature of Owner (Affiant)

JOLANTA STEPHENSON
Name- Print or Type

Paul A. Stephenson
Signature of Owner (Affiant)

PAUL STEPHENSON
Name- Print or Type

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

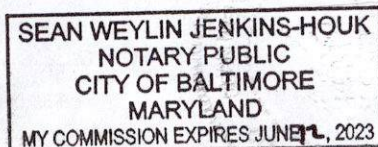
STATE OF MARYLAND, CITY ~~COUNTY OF BALTIMORE~~, to wit:

I HEREBY CERTIFY, this 20th day of September, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jolanta Stephenson + Paul Stephenson

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
06/12/23
My Commission Expires



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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Deed Reference 23423 / 113 10 Digit Tax Account # 2500011416
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BCZR: 1B01.2.C.1.b. → To permit a rear yard deck with a rear setback of 16 feet in lieu of the required 22.5 feet.

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):

JOLANTA STEPHENSON

Name #1 – Type or Print

[Signature]

Signature #1

PAUL STEPHENSON

Name #2 – Type or Print

[Signature]

Signature #2

2003 CROMWELL RIDGE CT, PARKVILLE MD

Mailing Address

City

State

21234 / 301-787-8821 / pstep123@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:

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 31 day of September, 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 2019-0473-A

Filing Date 9/20/19

Estimated Posting Date 9/29/19

Reviewer JS

Rev 5/5/2016

PART A:

ZONING DESCRIPTION FOR **2003 Cromwell Ridge Court, Parkville MD 21234**

*Beginning at a point on the **EAST** side of **Cromwell Ridge Court**, which is **50 FEET** wide at a distance of **126 FEET NORTH** of the centerline of the nearest improved intersecting street **Rushley Road**, which is **25 feet wide**.

PART B:

Subdivision Lot – Lot is part of record plat

Being **Lot #18**, Block N/A, Section # N/A, in the subdivision of Cromwell Ridge, as recorded in the **Baltimore County Plat Book #79, Folio # 490** containing **0.147 Acre**. Located in the **9th Election District** and **5th Council District**.

2019-0473-A

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(2003 Cromwell Ridge Court)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Paul A. & Jolanta W. Stephenson	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0473-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, Paul A. & Jolanta W. Stephenson (“Petitioners”). The Petitioners are requesting Variance relief from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations (“BCZR”), to permit a rear yard deck with a rear setback of 16 ft. in lieu of the required 22.5 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 October 3, 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 September 26, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 10-21-19

By BSW

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.

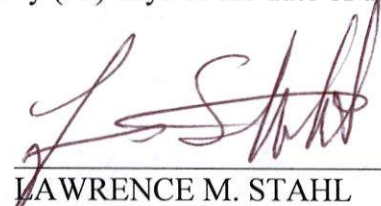
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 21st day of **October, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations ("BCZR"), to permit a rear yard deck with a rear setback of 16 ft. in lieu of the required 22.5 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 October 3, 2019; a copy of which is attached hereto and made a part hereof.

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 10-21-19
By lw

PART A:

ZONING DESCRIPTION FOR **2003 Cromwell Ridge Court, Parkville MD 21234**

*Beginning at a point on the **EAST** side of **Cromwell Ridge Court**, which is **50 FEET** wide at a distance of **126 FEET NORTH** of the centerline of the nearest improved intersecting street **Rushley Road**, which is **25 feet wide**.

PART B:

Subdivision Lot – Lot is part of record plat

Being **Lot #18**, Block N/A, Section # N/A, in the subdivision of Cromwell Ridge, as recorded in the **Baltimore County Plat Book #79, Folio # 490** containing **0.147 Acre**. Located in the **9th Election District** and **5th Council District**.

2019-0473-1

CERTIFICATE OF POSTING

Date: SEPTEMBER 26, 2019

RE: Project Name: 2003 CROMWELL RIDGE COURT #1
Case Number /PAI Number: 2019-0473-A
Petitioner/Developer: STEPHENSON
Date of Hearing/Closing: OCTOBER 14, 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 2003 CROMWELL RIDGE COURT

The sign(s) were posted on

SEPTEMBER 26, 2019

(Month, Day, Year)

Sep 26, 2019 1:18:55 PM

ZONING NOTICE

ADMINISTRATIVE VARIANCE

**2003 CROMWELL RIDGE COURT
CASE NO. 2019-0473-A**

**REQUEST: TO PERMIT A REAR YARD DECK WITH A
REAR SETBACK OF 16 FEET IN LIEU OF THE MINIMUM
REQUIRED 22 1/2 FEET**

Pursuant to Section 26-127(b)(1), Baltimore County Code, an eligible individual or group may request a public hearing concerning the proposed variance, provided the request is received in the Zoning Review Office before 5 P.M. on OCTOBER 14, 2019.

Additional information is available at the Department of Permits, Approvals and Inspections, Baltimore County Office Building, 111 West Chesapeake Avenue, Towson, Md. 21204 (410) 887-3391.

**UNDER PENALTY OF LAW, DO NOT REMOVE THIS SIGN UNTIL AFTER THE
ABOVE DATE**

David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)

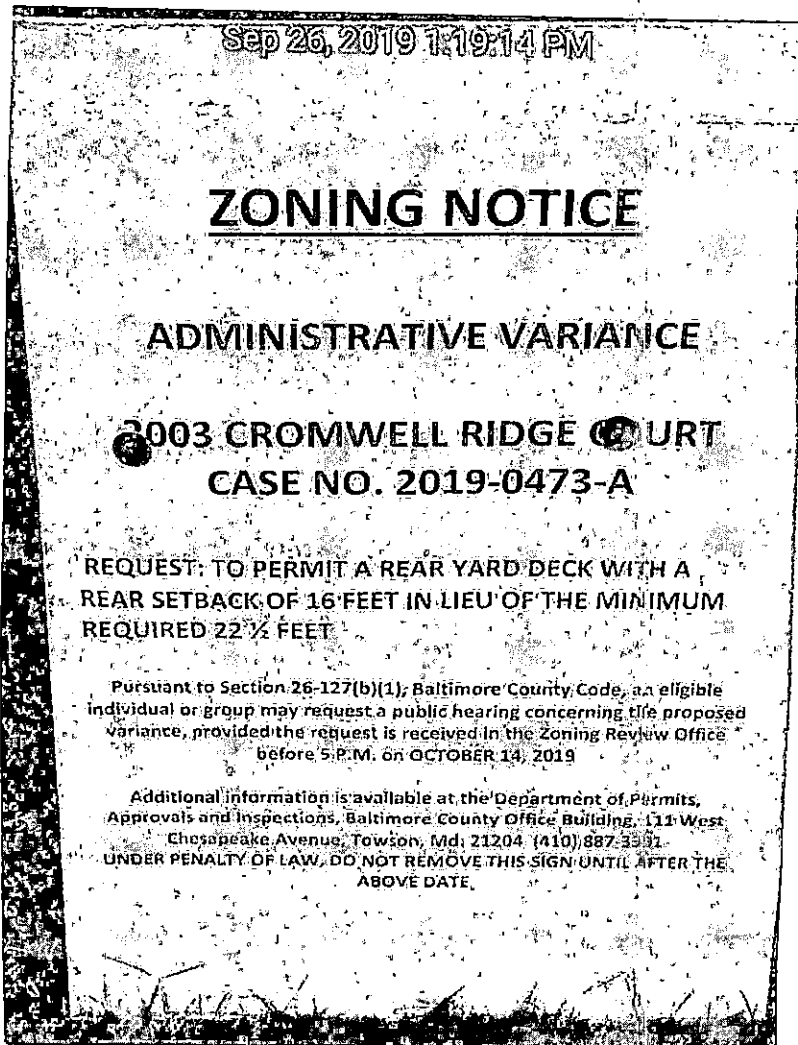
CERTIFICATE OF POSTING

Date: SEPTEMBER 26, 2019

RE: Project Name: 2003 CROMWELL RIDGE COURT #2
Case Number /PAI Number: 2019-0473-A
Petitioner/Developer: STEPHENSON
Date of Hearing/Closing: OCTOBER 14, 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 2003 CROMWELL RIDGE COURT

The sign(s) were posted on SEPTEMBER 26, 2019
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2019- 0473 -A Address 2003 CROMWELL RIDGE CT. 21234Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 9/20/19 Posting Date: 9/29/19 Closing Date: 10/14/19

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 FORMATCase Number 2019- 0473 -A Address 2003 CROMWELL RIDGE CT., 21234Petitioner's Name STEPHENSON Telephone 301-787-8821Posting Date: 9/29/19 Closing Date: 10/14/19Wording for Sign: TO PERMIT A REAR YARD DECK WITH A REAR SETBACK OF 16 FEET
IN LIEU OF THE REQUIRED MINIMUM 22 1/2 FEET.

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/neighborhood 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: 2019-0473-A

Property Address: 2003 CHOMWICK RIDGE COURT, 21234

Property Description: _____

Legal Owners (Petitioners): PAUL + JOLANTA STEPHENSON

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: PAUL + JOLANTA STEPHENSON

Company/Firm (if applicable): _____

Address: 2003 CHOMWICK RIDGE COURT, #10
PARKVILLE, MD 21234

Telephone Number: 301-787-8821



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 09, 2019

Jolanta Stephenson & Paul Stephenson
2003 Cromwell Ridge Court
Parkville MD 21234

RE: Case Number: 2019-0473-A, 2003 Cromwell Ridge Court

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 20, 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 the "Very truly yours," text.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

Date: 9/24/13

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

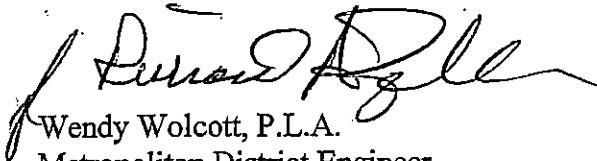
Dear Ms. Lewis:

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. 2013-0173-A

*Administrative Variance
Paul & Lolita Stephenson
2003 Cromwell Bridge 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).

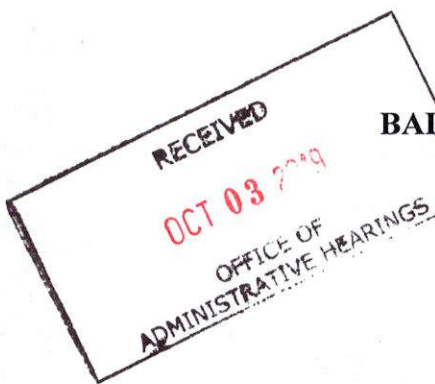
Sincerely,



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

WW/RAZ

10/14



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: October 3, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0473-A
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(Stephenson Property)

Zoning Advisory Committee Meeting of **September 20, 2019.**

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Additional Comments:

If the proposed deck is to be enclosed, it must be built a minimum 35 feet from the neighboring Forest Buffer Easement in accordance with Section 33-3-111 (d)(1).

Reviewer: Glenn Shaffer

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>10-3</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-24</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>9-26-19</u>	by <u>Billingley</u>
SIGN POSTING (2 nd)	Date: _____	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: None		Special Tax Recapture: None
Exempt Class: None		
Account Identifier:	District - 09 Account Number - 2500011416	
Owner Information		
Owner Name:	STEPHENSON PAUL ASHMORE STEPHENSON JOLANTA WODKA	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	2003 CROMWELL RIDGE CT BALTIMORE MD 21234-2727	Deed Reference: /38417/ 00137
Location & Structure Information		
Premises Address:	2003 CROMWELL RIDGE CT BALTIMORE 21234-2727	Legal Description: 0.147 AC 2003 CROMWELL RIDGE CT ES CROMWELL RIDGE
Map:	Grid:	Parcel:
0071	0007	0124
Neighborhood:	Subdivision:	Section:
9110130.04	9490	
Block:	Lot:	Assessment Year:
	18	2020
Plat No:	Plat Ref:	
1	0079/ 0490	
Special Tax Areas: None		Town: None
		Ad Valorem: None
		Tax Class: None
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2016	2,746 SF	800 SF
Property Land Area	County Use	
6,403 SF	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	5	3 full
Garage	Last Notice of Major Improvements	
2 Attached		
Value Information		
	Base Value	Value
		As of 01/01/2017
Land:	99,400	99,400
Improvements	383,500	383,500
Total:	482,900	482,900
Preferential Land:	0	
Phase-in Assessments		
	As of 07/01/2019	As of 07/01/2020
Transfer Information		
Seller: THE RYLAND GROUP INC	Date: 12/22/2016	Price: \$554,135
Type: ARMS LENGTH IMPROVED	Deed1: /38417/ 00137	Deed2:
Seller:	Date: 05/07/2014	Price: \$3,320,000
Type: ARMS LENGTH MULTIPLE	Deed1: /34942/ 00482	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
Tax Exempt: None	Special Tax Recapture: None	
Exempt Class: None		
Homestead Application Information		
Homestead Application Status: No Application		

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2019-0473-A **Reviewer:** Jason Seidelman

Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Paul & Jolanta Stephenson

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 2003 CROMWELL RIDGE

Location: E/S of Cromwell Ridge Court (50'), 126' N of the centerline of Rushley Road 25'.

Existing Zoning: DR 3.5

Area: 0.147 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a rear yard deck with a rear setback of 16 feet in lieu of the required 22.5 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/14/2019

Miscellaneous Notes:



* other homes in community
w/ flat backyards



* other homes in community
w/ flat backyards



*slope: side view
approx. 10 feet high
to end of property



* slope : approx. 10 feet high
(construction stage
2016)



* slope: approx. 10 feet high



* other homes in community
w/ flat backyards



* other homes in community
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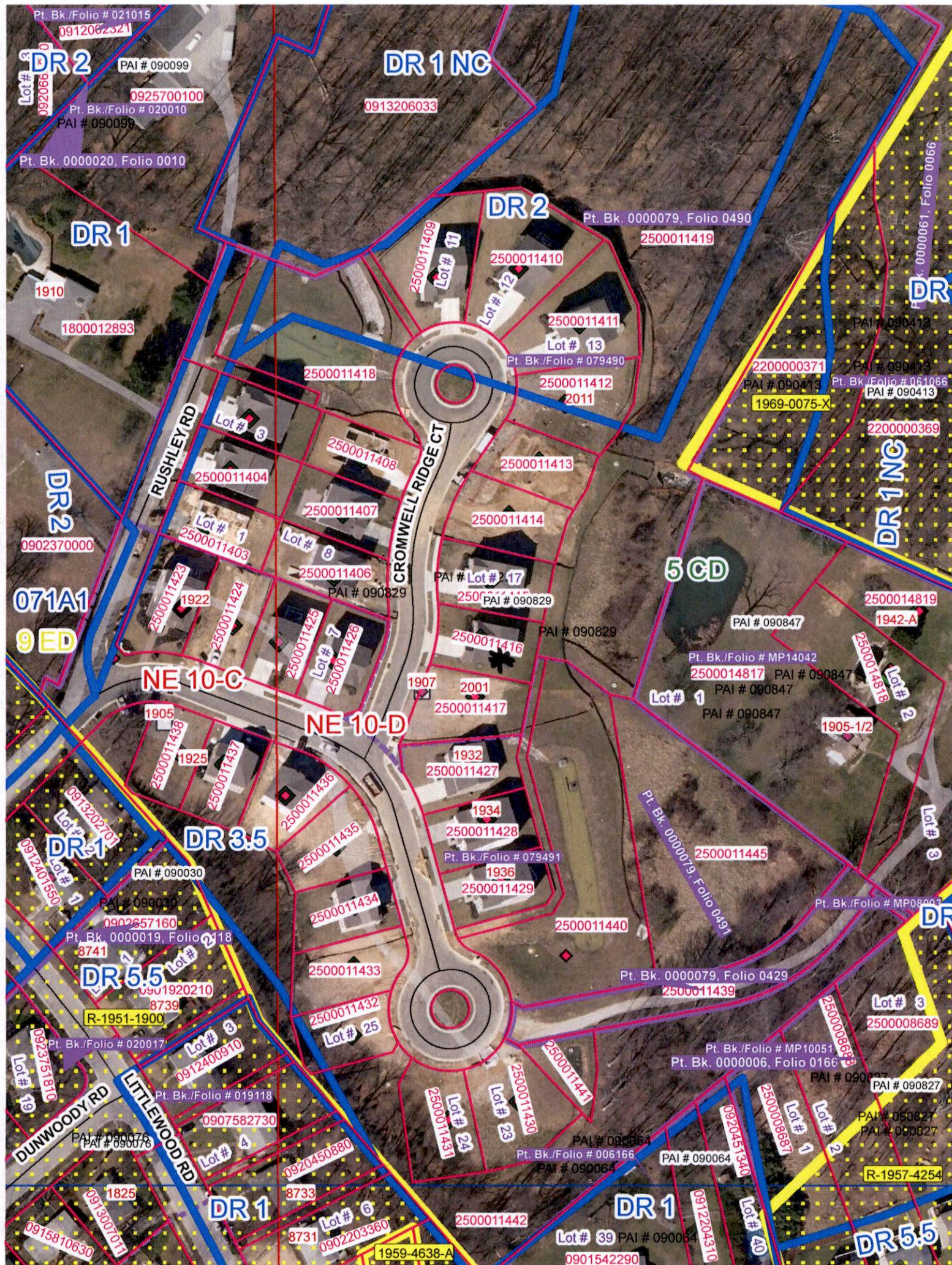
*slope: side view
approx. 10 feet high
to end of property



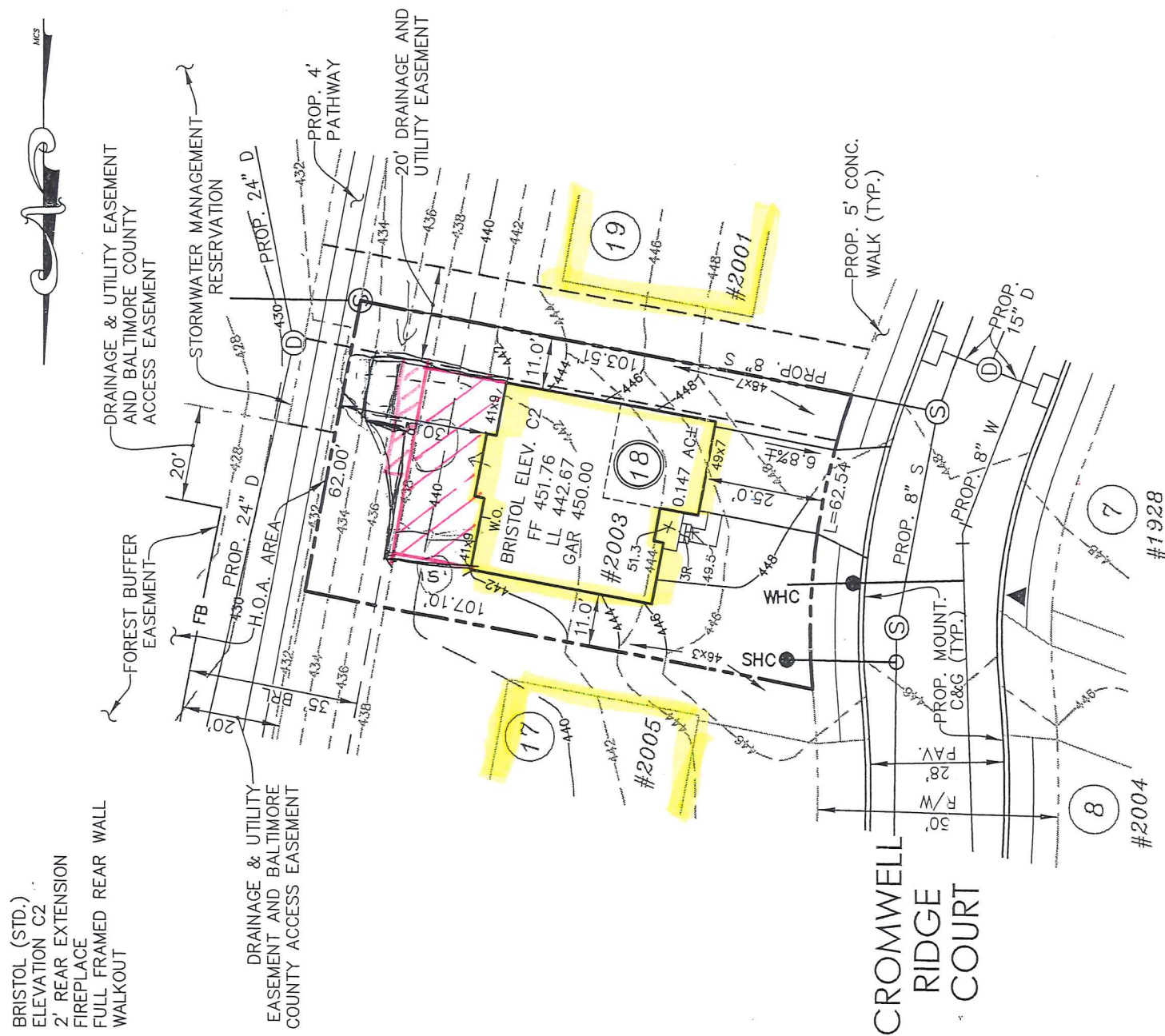
* slope : approx . 10 feet high
(construction stage
2016)



* slope: approx. 10 feet high



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 2003 CROMWELL RIDGE CT OWNER(S) NAME(S) PAUL + JOLANTA STEPHENSON
 SUBDIVISION NAME CROMWELL RIDGE PLAT 1 LOT# 18 BLOCK# N/A SECTION# N/A
 PLAT BOOK# 79 FOLIO# 490 10 DIGIT TAX# 2500011416 DEED REF# 23423113



EXISTING GRADES SHOWN ON THIS PLAN ARE BASED ON THE HOLD DOWN PLAN DATED 7/8/2014.

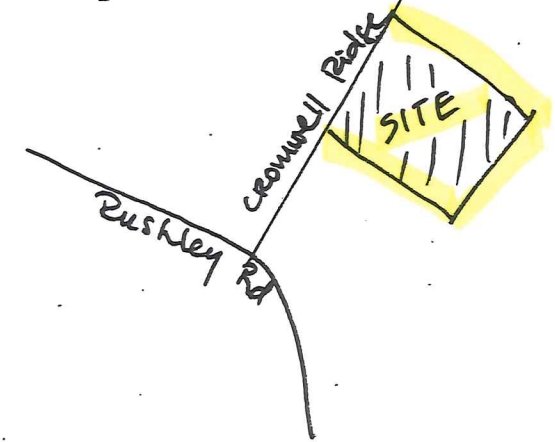
SITE PLAN TO ACCOMPANY
 BUILDING PERMIT APPLICATION
 #2003 CROMWELL RIDGE COURT
 CROMWELL RIDGE

LOT # 18
 PAI FILE # 09-0829
 TAX ACCT # 2500011416
 DISTRICT 9-5
 SCALE: 1"=30'
 PLAT: 79/490
 BALTIMORE COUNTY, MD
 APRIL 7, 2016

LITTLE & ASSOCIATES, INC.
 ENGINEERS--LAND PLANNERS--SURVEYORS
 1055 TAYLOR AVENUE, SUITE 307
 TOWSON, MARYLAND 21286
 PHONE: (410) 296-1636 FAX: (410) 296-1639



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 071A1
 SITE ZONED DR 3.5
 ELECTION DISTRICT 9th
 COUNCIL DISTRICT 5th
 LOT AREA ACREAGE 0.147
 OR SQUARE FEET _____
 HISTORIC? NO
 IN CBQA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATERS:
 PUBLIC X PRIVATE _____
 SEWERS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

Pet. Ech. 1

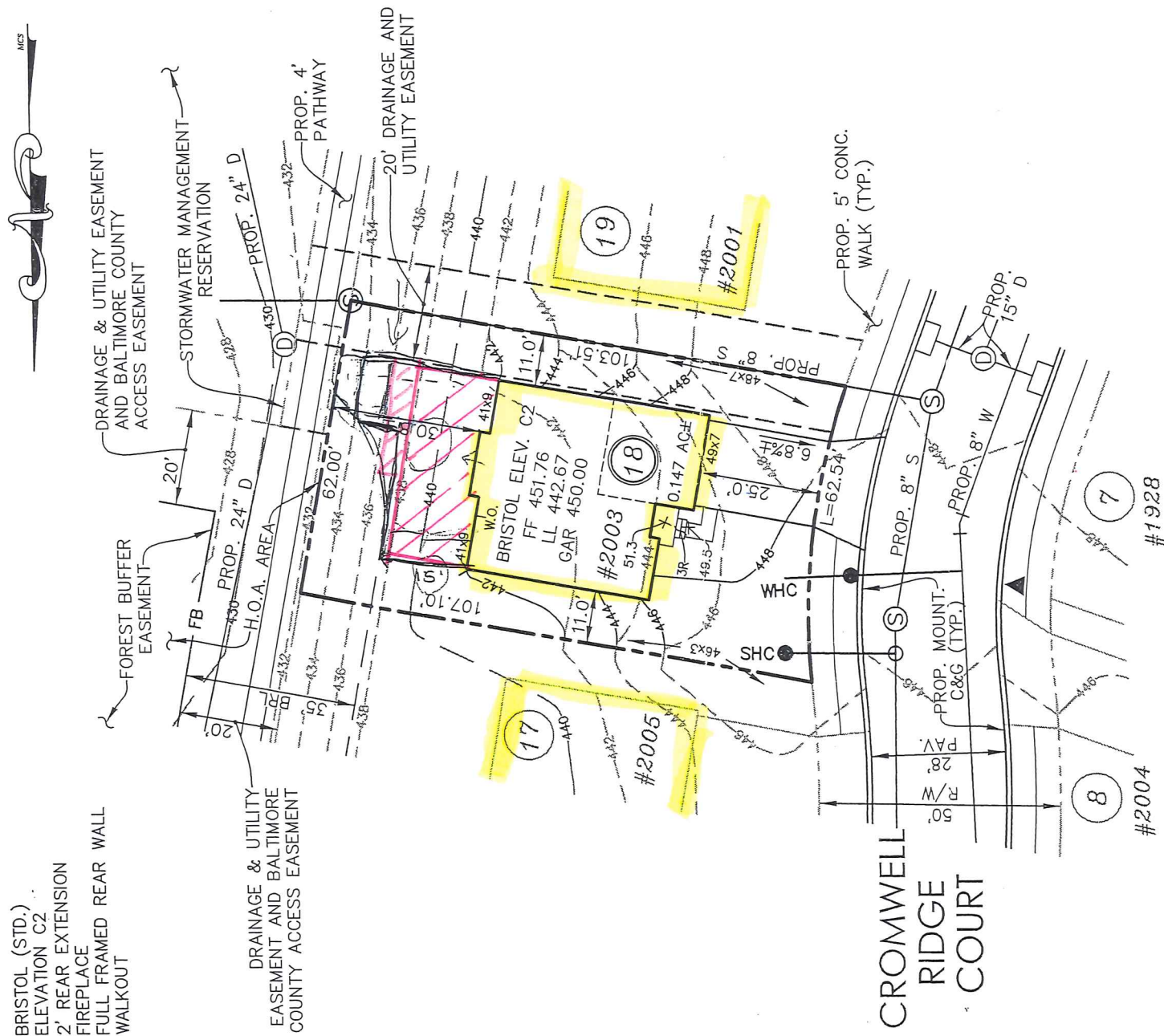


2019-0473-A

PLAN DRAWN BY JOLANTA STEPHENSON DATE 9/19/19 SCALE: 1 INCH = 30 FEET

MWELL RIDGE 13710.dwg SITE PLANS LOT 18.dwg, 4/7/2016 5:17:13 PM, JoshM, Letter, 1:30

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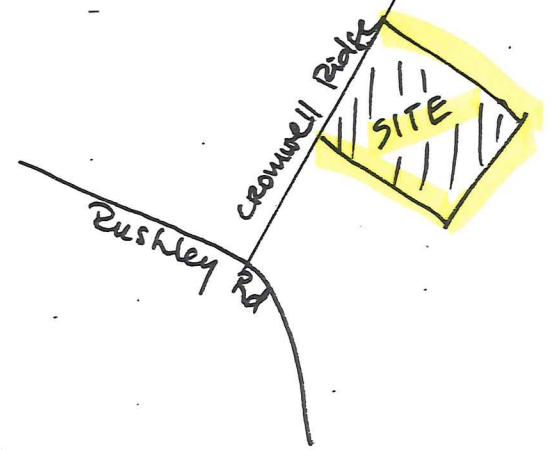
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 PUBLIC X PRIVATE _____
 SEWER IS: _____
 PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW



2019-0473-4

PLAN DRAWN BY JOLANTA STEPHENSON DATE 9/19/19 SCALE: 1 INCH = 30 FEET

MWELL RIDGE 13710\dwg\SITE PLANS\LOT 18.dwg, 4/7/2016 5:17:13 PM, JoshM, Letter, 1:30