

## **M E M O R A N D U M**

DATE: January 30, 2020  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2019-0529-A - Appeal Period Expired

---

The appeal period for the above-referenced case expired on January 29, 2020. 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**  
**(1804 Ridgeway Avenue)**  
3<sup>rd</sup> Election District  
2<sup>nd</sup> Council District  
Lior Dayan  
Petitioner

\* BEFORE THE  
\* OFFICE OF ADMINISTRATIVE  
\* HEARINGS FOR  
\* BALTIMORE COUNTY  
\* **CASE NO. 2019-0529-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 owner of the subject property, Lior Dayan (“Petitioner”). The Petitioner is requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations (“BCZR”), to permit an accessory structure (garage) with a height of 18 ft. in lieu of the maximum permitted 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. A ZAC comment was received by the Department of Environmental Protection and Sustainability (“DEPS”), dated December 4, 2019, indicating that Ground Water management will need to review any proposed building permit for a garage, since the property is served by well and septic; the setback to the well(s) may be an issue.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on December 4, 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 12/30/19

By SEN

The Petitioner has 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 Petitioner.

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 the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 30<sup>th</sup> day of **December, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit an accessory structure (garage) with a height of 18 ft. in lieu of the maximum permitted 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

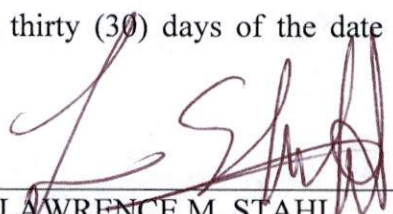
- Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

Date 12/30/19  
By slh

- Petitioner 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.
- Petitioner must comply with the DEPS ZAC comment, dated December 4, 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 12/30/19

By Sen





# 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 1804 RIDGEWAY AVE.

Deed Reference 37598 / 244

Owner(s) Printed Name(s) Lior Dayan

Currently zoned RC5

10 Digit Tax Account # 0319052475

(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)

400.3 TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF 18 FEET IN LIEU OF THE MAXIMUM PERMITTED 15 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):

Lior Dayan

Name #1 – Type or Print

Name #2 – Type or Print

L. Dayan

Signature #1

Signature #2

1804 RIDGEWAY AVE. LUTHERVILLE, MD

Mailing Address

City

State

21093

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:

DAVID BILLINGSLEY

Name – Type or Print

David Billingsley

Signature

601 CHARWOOD CT. EDGEWOOD, MD.

Mailing Address

City

State

21040 (410)679-8719 dwb0209@yahoo.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 12 day of December, 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 2019-0529-A

Filing Date 11/27/19

Estimated Posting Date 12/8/19

Reviewer gh

Rev 5/5/2016

# Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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

Address: 1804 RIDGEWAY AVE LUTHERVILLE, MO 21093  
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)

SEE ATTACHED

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

Lior Dayan  
Signature of Owner (Affiant)

Lior Dayan  
Name- Print or Type

\_\_\_\_\_  
Signature of Owner (Affiant)

\_\_\_\_\_  
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 8<sup>th</sup> day of November, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Lior Dayan

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

AS WITNESS my hand and Notaries Seal

MELISSA GANTT  
NOTARY PUBLIC  
BALTIMORE COUNTY  
MARYLAND

My Commission Expires 08-08-2023

Melissa Gantt  
Notary Public

8/08/2023  
My Commission Expires

## 1804 RIDGEWAY AVENUE

We recently obtained a permit to construct a garage in the rear yard of our property. After discussions with the contractor, we would like to increase the height of the garage door opening as well as increase the roof pitch slightly to better match the roof pitch of the existing dwelling. The two changes would require a height of 18 feet instead of the maximum permitted 15 feet.

The garage will not be used for commercial purposes or provide additional living space.

# **ZONING DESCRIPTION**

## **1804 RIDGEWAY AVENUE**

Beginning for the same at a point on the north side of Ridgeway Avenue (16.5 feet wide) distant 471 feet westerly from its intersection with the center of Greenspring Avenue, thence:

(1) N 9° E 158 feet, thence

(2) S 81° E 134.50 feet, thence

(3) S 9° W 149.66 feet, and

(4) N 84° 33' W 134.76 feet to the place of beginning.

Containing 20,908 square feet or 0.480 acre of land, more or less.

Being known as 1804 Ridgeway Avenue. Located in the 3<sup>RD</sup> Election District, 2<sup>ND</sup> Councilmanic District of Baltimore County, MD.

2019-0529-A



# CERTIFICATE OF POSTING

Date: DECEMBER 5, 2109

RE: Project Name: 1804 RIDGEWAY AVE #2  
Case Number /PAI Number: 2019-0529-A  
Petitioner/Developer: DAYAN  
Date of Hearing/Closing: DECEMBER 23, 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 1804 RIDGEWAY AVE

The sign(s) were posted on DECEMBER 4, 2019

(Month, Day, Year)

Dec 4, 2019 9:43:52 AM

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: DECEMBER 5, 2109

RE: Project Name: 1804 RIDGEWAY AVE #1  
Case Number /PAI Number: 2019-0529-A  
Petitioner/Developer: DAYAN  
Date of Hearing/Closing: DECEMBER 23, 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 1804 RIDGEWAY AVE

The sign(s) were posted on DECEMBER 4, 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 DATES

Case Number 2019- 0529 -A Address 1804 Ridgeway Ave. 21093  
 Contact Person: GARY HUEK Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 11/27/19 Posting Date: 12/8/19 Closing Date: 12/23/19

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- 0529 -A Address 1804 Ridgeway Ave 21093  
 Petitioner's Name Lior Dayan Telephone \_\_\_\_\_  
 Posting Date: 12/8/19 Closing Date: 12/23/19  
 Wording for Sign: To Permit a proposed accessory structure (garage)  
with a height of 18 feet in lieu of the maximum  
height of 15 feet.

Revised 6/30/2019

PLEASE PRESS HARD!!!!





JOHN A. OLSZEWSKI, JR.  
*County Executive*

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

December 23, 2019

David Billingsley  
601 Charwood Court  
Edgewood MD 21040

RE: Case Number: 2019-0529-A, 1804 Ridgeway 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 November 27, 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  
Lior Dayan 1804 Ridgeway Ave Lutherville MD 21093

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

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

Date: 12/5/19

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

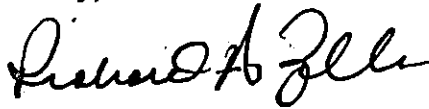
Dear Ms. Lewis:

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. *2019-0529-A*

*Administrative Variance  
Lior Dayan  
1804 Ridgeway 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@mdot.maryland.gov](mailto:rzeller@mdot.maryland.gov)).

Sincerely,



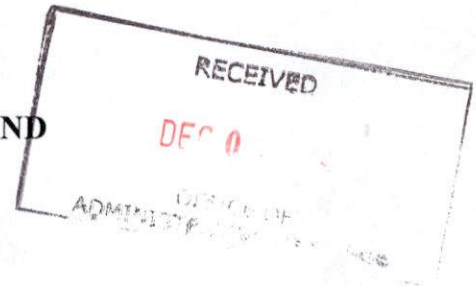
Wendy Wolcott, P.L.A.  
Metropolitan District Engineer  
Maryland Department of Transportation  
State Highway Administration  
District 4 - Baltimore and Harford Counties

WW/RAZ

12-03

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge  
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and  
Sustainability (EPS) - Development Coordination

DATE: December 4, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0529-A  
Address 1804 Ridgeway Avenue  
(Dayan Property)

Zoning Advisory Committee Meeting of **November 29, 2019**.

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

1. Ground Water Management will also need to review any proposed building permit for a garage, since the property is served by well and septic. The setback to the well(s) may be an issue here.

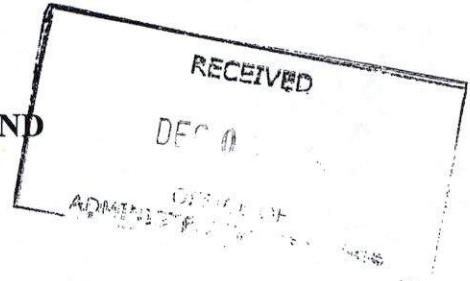
Reviewer: Dan Esser



12-23

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge  
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and  
Sustainability (EPS) - Development Coordination

DATE: December 4, 2019

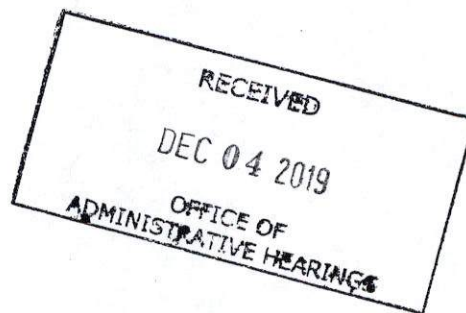
SUBJECT: DEPS Comment for Zoning Item # 2019-0529-A  
Address 1804 Ridgeway Avenue  
(Dayan Property)

Zoning Advisory Committee Meeting of **November 29, 2019**.

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

1. Ground Water Management will also need to review any proposed building permit for a garage, since the property is served by well and septic. The setback to the well(s) may be an issue here.

Reviewer: Dan Esser



ORDER RECEIVED FOR FILING

Date

12/30/19

By

slh



(12-23)

CASE NO. 2019- 0529-A

**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<br>(if not received, date e-mail sent _____) | _____                                                   |
| <u>12-4</u>                                                                             | DEPS<br>(if not received, date e-mail sent _____)                     | <u>C</u>                                                |
| _____                                                                                   | FIRE DEPARTMENT                                                       | _____                                                   |
| _____                                                                                   | PLANNING<br>(if not received, date e-mail sent _____)                 | _____                                                   |
| <u>12-5</u>                                                                             | STATE HIGHWAY ADMINISTRATION                                          | <u>No object</u>                                        |
| _____                                                                                   | TRAFFIC ENGINEERING                                                   | _____                                                   |
| <hr/>                                                                                   |                                                                       |                                                         |
| _____                                                                                   | 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>12-4-19</u>                                                  | by <u>Breenley</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"/>              |                                                         |
| <hr/>                                                                                   |                                                                       |                                                         |
| Comments, if any: <u>12-24 - No pics in file</u> ✓ <u>Rec'd 12-24-19</u> <u>Jan 12.</u> |                                                                       |                                                         |
| <hr/>                                                                                   |                                                                       |                                                         |

## 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 - 03 Account Number - 0319052475           |                 |                              |                                                          |                      |                                   |
| Owner Information                                 |          |                                                     |                 |                              |                                                          |                      |                                   |
| Owner Name:                                       |          | DAYAN LIOR                                          |                 | Use:                         | RESIDENTIAL                                              |                      |                                   |
| Mailing Address:                                  |          | 1804 RIDGEWAY AVE<br>LUTHERVILLE TIMONIUM MD 21093- |                 | Principal Residence:         | YES                                                      |                      |                                   |
|                                                   |          |                                                     |                 | Deed Reference:              | /37598/ 00244                                            |                      |                                   |
| Location & Structure Information                  |          |                                                     |                 |                              |                                                          |                      |                                   |
| Premises Address:                                 |          | 1804 RIDGEWAY AVE<br>LUTHERVILLE TIMONIUM 21093-    |                 | Legal Description:           | NS RIDGEWAY AV<br>.48 AC<br>450 W GREENSPRING AV         |                      |                                   |
| Map:                                              | Grid:    | Parcel:                                             | Neighborhood:   | Subdivision:                 | Section: Block: Lot: Assessment Year: Plat No: Plat Ref: |                      |                                   |
| 0059                                              | 0010     | 0404                                                | 3010001.04      | 0000                         | 2020                                                     |                      |                                   |
| Special Tax Areas: None                           |          |                                                     |                 | Town:                        | None                                                     |                      |                                   |
|                                                   |          |                                                     |                 | Ad Valorem:                  | None                                                     |                      |                                   |
|                                                   |          |                                                     |                 | Tax Class:                   | None                                                     |                      |                                   |
| Primary Structure Built                           |          | Above Grade Living Area                             |                 | Finished Basement Area       |                                                          |                      |                                   |
| 1954                                              |          | 2,544 SF                                            |                 | 900 SF                       |                                                          |                      |                                   |
|                                                   |          |                                                     |                 | Property Land Area           |                                                          |                      |                                   |
|                                                   |          |                                                     |                 | 20,908 SF                    |                                                          |                      |                                   |
|                                                   |          |                                                     |                 | County Use                   |                                                          |                      |                                   |
|                                                   |          |                                                     |                 | 04                           |                                                          |                      |                                   |
| Stories                                           | Basement | Type                                                | Exterior        | Quality                      | Full/Half Bath                                           | Garage               | Last Notice of Major Improvements |
| 1                                                 | YES      | STANDARD UNIT                                       | FRAME/<br>BRICK | 4                            | 4 full                                                   |                      |                                   |
| Value Information                                 |          |                                                     |                 |                              |                                                          |                      |                                   |
|                                                   |          | Base Value                                          |                 | Value                        |                                                          | Phase-in Assessments |                                   |
|                                                   |          |                                                     |                 | As of                        |                                                          | As of                |                                   |
|                                                   |          |                                                     |                 | 01/01/2017                   |                                                          | 07/01/2019           |                                   |
|                                                   |          |                                                     |                 |                              |                                                          | As of                |                                   |
|                                                   |          |                                                     |                 |                              |                                                          | 07/01/2020           |                                   |
| Land:                                             |          | 94,200                                              |                 | 94,200                       |                                                          |                      |                                   |
| Improvements                                      |          | 375,000                                             |                 | 375,000                      |                                                          |                      |                                   |
| Total:                                            |          | 469,200                                             |                 | 469,200                      |                                                          | 469,200              |                                   |
| Preferential Land:                                |          | 0                                                   |                 |                              |                                                          |                      |                                   |
| Transfer Information                              |          |                                                     |                 |                              |                                                          |                      |                                   |
| Seller: LOTZ REAL ESTATE INVESTMENTS LLC          |          | Date: 06/06/2016                                    |                 | Price: \$495,000             |                                                          |                      |                                   |
| Type: ARMS LENGTH IMPROVED                        |          | Deed1: /37598/ 00244                                |                 | Deed2:                       |                                                          |                      |                                   |
| Seller: KASHIMA MARK H                            |          | Date: 12/21/2015                                    |                 | Price: \$229,000             |                                                          |                      |                                   |
| Type: NON-ARMS LENGTH OTHER                       |          | Deed1: /37000/ 00050                                |                 | Deed2:                       |                                                          |                      |                                   |
| Seller: SPIES JAMES L                             |          | Date: 11/30/1992                                    |                 | Price: \$185,660             |                                                          |                      |                                   |
| Type: ARMS LENGTH IMPROVED                        |          | Deed1: /09481/ 00085                                |                 | 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 07/25/2017 |          |                                                     |                 |                              |                                                          |                      |                                   |
| Homeowners' Tax Credit Application Information    |          |                                                     |                 |                              |                                                          |                      |                                   |

Homeowners' Tax Credit Application Status: No Application

Date:



## ZAC AGENDA

---

**Case Number:** 2019-0529-A **Reviewer:** Gary Hucik  
**Existing Use:** RESIDENTIAL **Proposed Use:** RESIDENTIAL  
**Type:** ADMINISTRATIVE VARIANCE  
**Legal Owner:** Lior Dayan  
**Contract Purchaser:** No Contract Purchaser was set.

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

**Property Address:** 1804 RIDGEWAY AVE

**Location:** North side of Rideway Ave West 471 feet to the centerline of Green spring Ave.

**Existing Zoning:** RC 5

**Area:** 20,908 SQ FT

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

400.3 To permit an accessory structure (garage) with a height of 18 feet in lieu of the maximum permitted 15 feet.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:** 12/23/2019

**Miscellaneous Notes:**

---

**Case Number:** 2019-0530-A **Reviewer:** Aaron Tsui  
**Existing Use:** RESIDENTIAL **Proposed Use:** RESIDENTIAL  
**Type:** ADMINISTRATIVE VARIANCE  
**Legal Owner:** Michael Geist  
**Contract Purchaser:** No Contract Purchaser was set.

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

**Property Address:** 5 FAIRFIELD DR

**Location:** ES of Fairfield Dr. 121 FTS of the centerline ST Park Drive.

**Existing Zoning:** DR 2

**Area:** 10,500 SF

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

To permit a proposed addition to side and rear of the dwelling with a side yard setback of 17.5 and a sum of both side yards of 31.5 feet in lieu of the required 25 feet and a sum side yards of 40 feet respectively.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:** 12/23/2019

**Miscellaneous Notes:**

---



Nov 18, 2019 10:10:01 AM







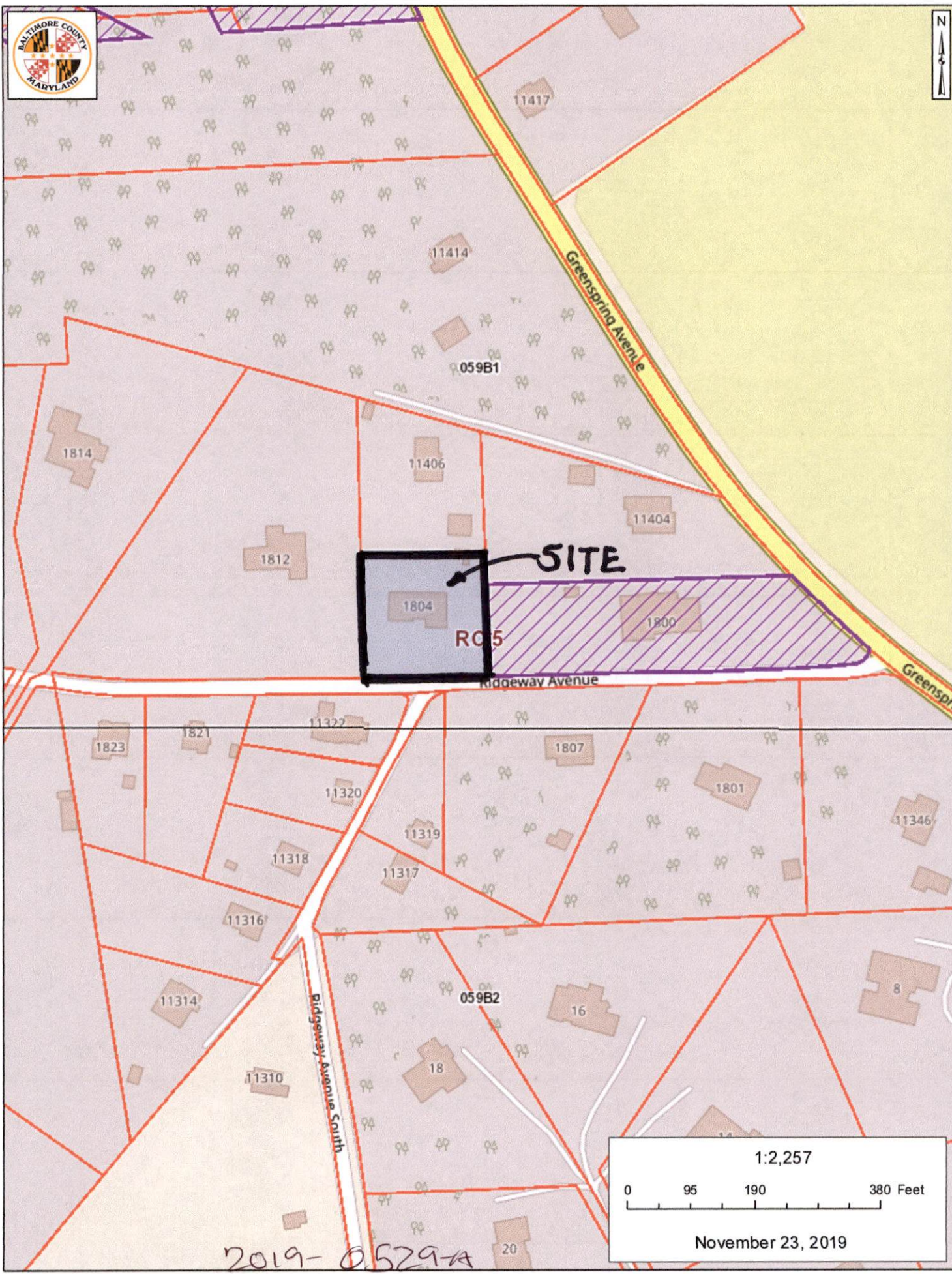
2



3



1804 RIDGEWAY AVENUE



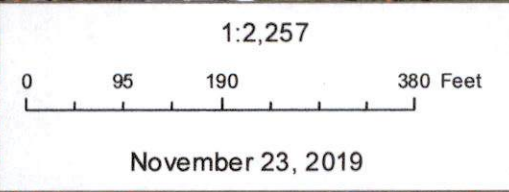
1:2,257

0 95 190 380 Feet

November 23, 2019

2019-0529-A



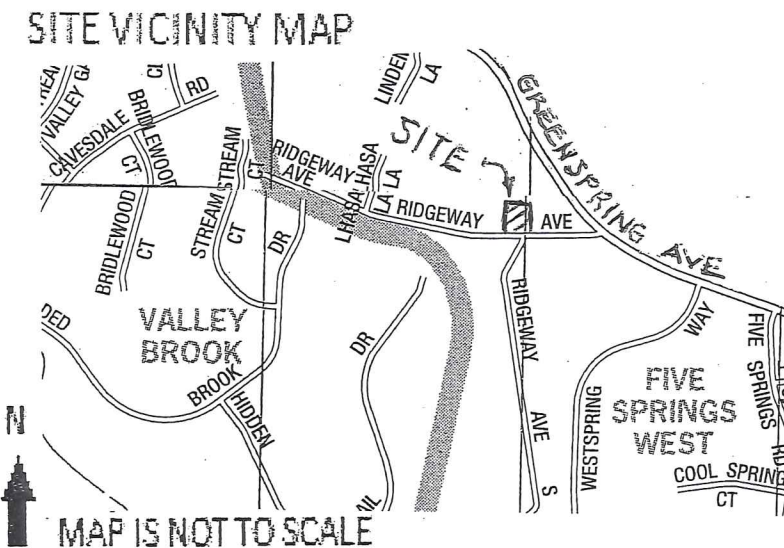
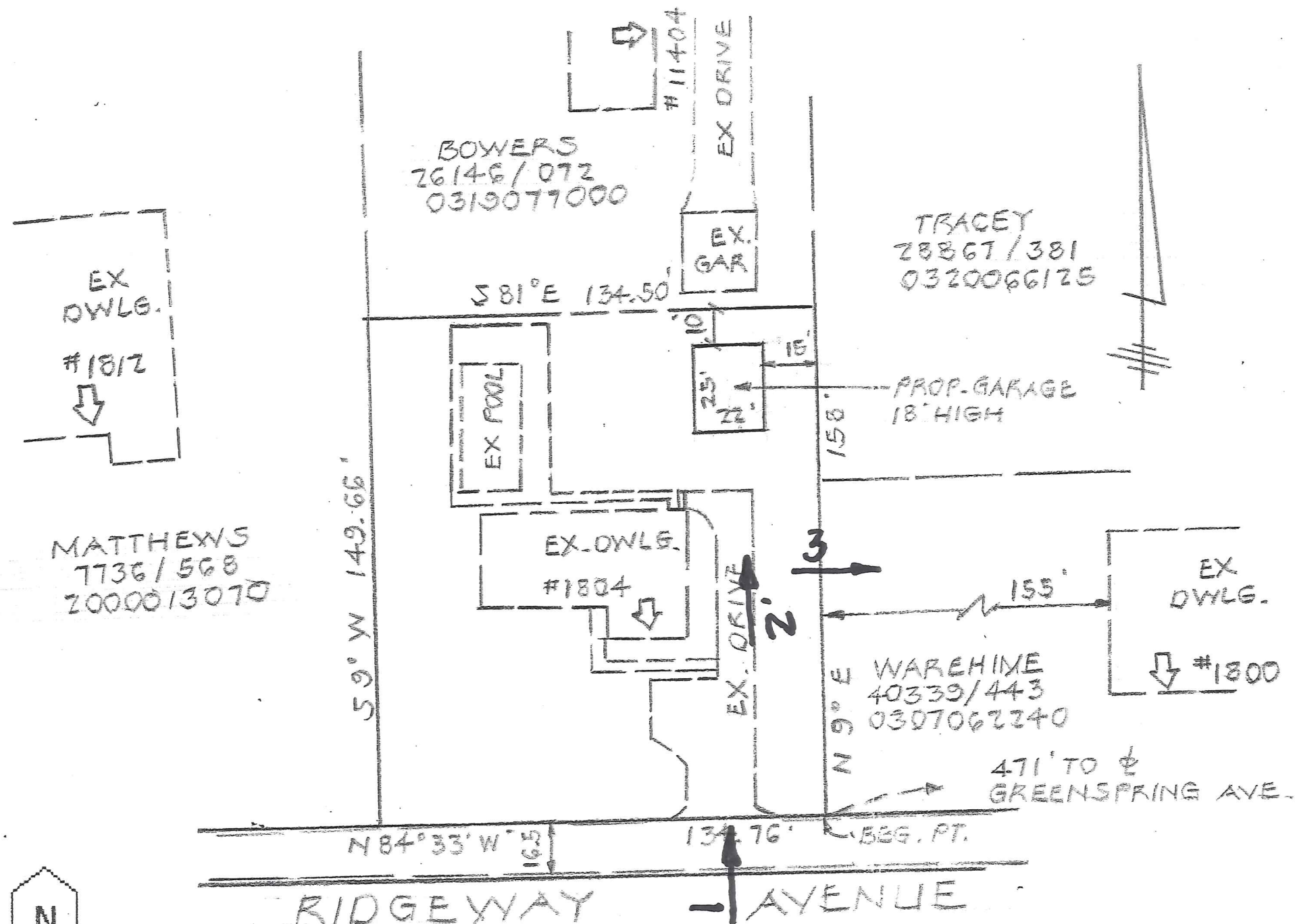




Site



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)  
 ADDRESS 1804 RIDGEWAY AVE OWNER(S) NAME(S) LIOK QAYAN  
 SUBDIVISION NAME NA LOT # NA BLOCK # NA SECTION # NA  
 PLAT BOOK # NA FOLIO # NA 10 DIGIT TAX # 0319052475 DEED REF. # 37598/0244



ZONING MAP# 059B1  
 SITE ZONED RCS  
 ELECTION DISTRICT 3  
 COUNCIL DISTRICT 2  
 LOT AREA ACREAGE 0.480  
 OR SQUARE FEET 20,908  
 HISTORIC? NO  
 IN CBCA? NO  
 IN FLOOD PLAIN? NO  
 UTILITIES? MARK WITH  
 WATER IS:  
 PUBLIC \_\_\_\_\_ PRIVATE X  
 SEWER IS:  
 PUBLIC \_\_\_\_\_ PRIVATE X  
 PRIOR HEARING? N/A  
 IF SO GIVE CASE NUMBER  
 AND ORDER RESULT BELOW

NONE  
**PHOTOS**

VIOLATION CASE INFO:  
NONE

*Pet. Eor. 1*

2019-0529-A



CENTRAL DRAFTING & DESIGN  
 601 CHARWOOD COURT  
 EDGEWOOD, MD 21040  
 (410) 679-8719

PLAN DRAWN BY \_\_\_\_\_ DATE NOV 4, 2019 SCALE: 1 INCH = 40' FEET

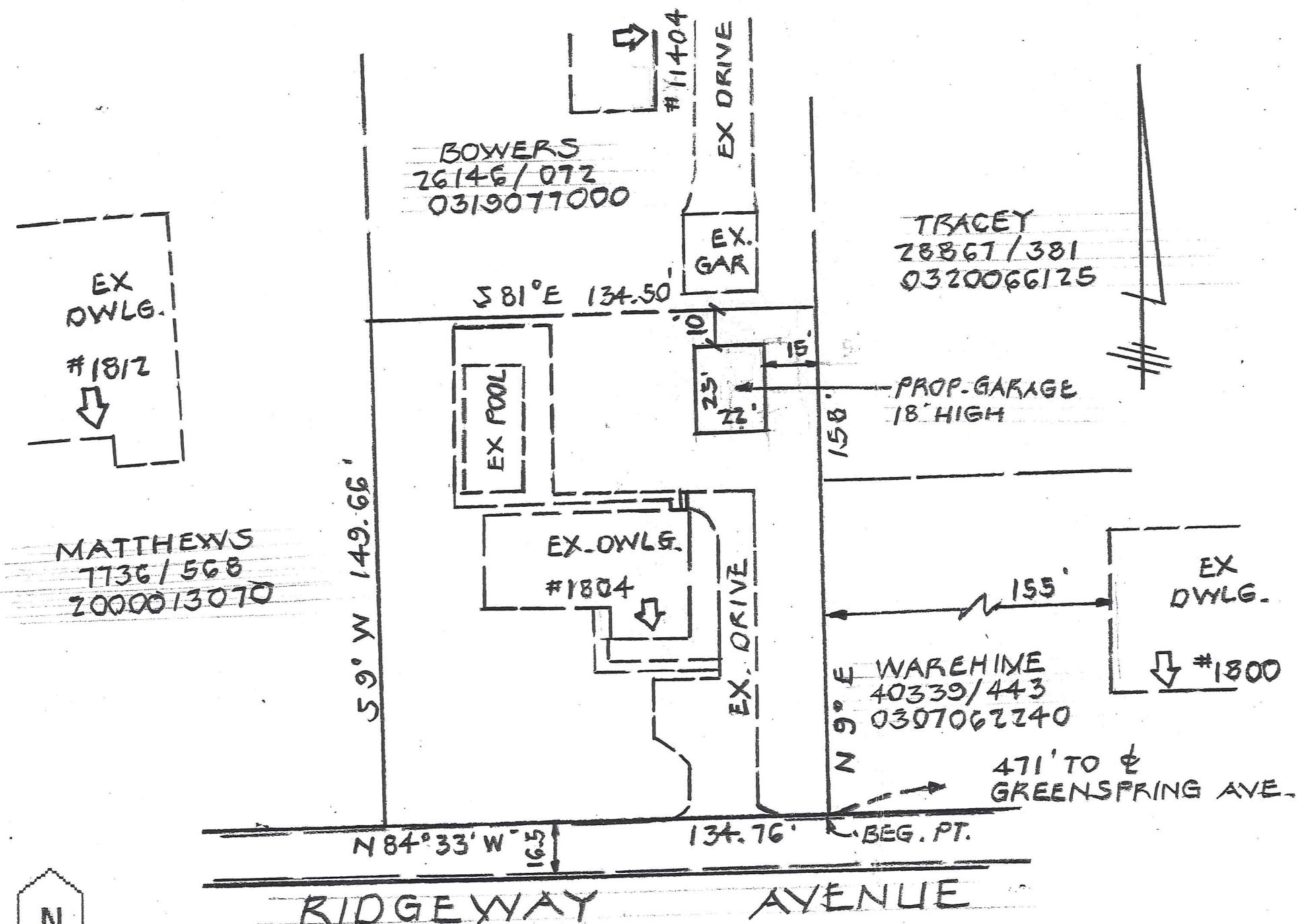


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)

ADDRESS 1804 RIDGEWAY AVE OWNER(S) NAME(S) LIOK DAYAN

SUBDIVISION NAME NA LOT # NA BLOCK # NA SECTION # NA

PLAT BOOK # NA FOLIO # NA 10 DIGIT TAX # 0319052475 DEED REF. # 37598/0244

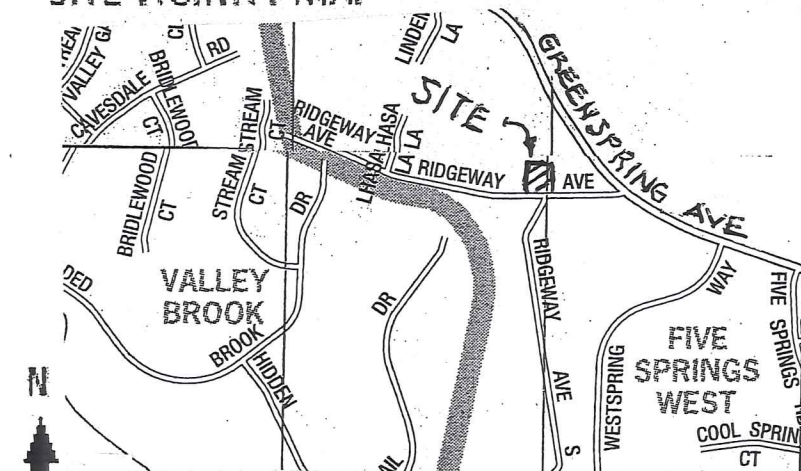


PLAN DRAWN BY

CENTRAL DRAFTING & DESIGN  
601 CHARWOOD COURT  
EDGEWOOD, MD 21040  
(410) 679-8719

DATE NOV 4, 2019 SCALE: 1 INCH = 40' FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 059B1

SITE ZONED RTS

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE 0.480

OR SQUARE FEET 20,908

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH

WATER IS:

PUBLIC PRIVATE X

SEWER IS:

PUBLIC PRIVATE X

PRIOR HEARING? N/A

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

NONE

VIOLATION CASE INFO:

NONE

2019-0529-A

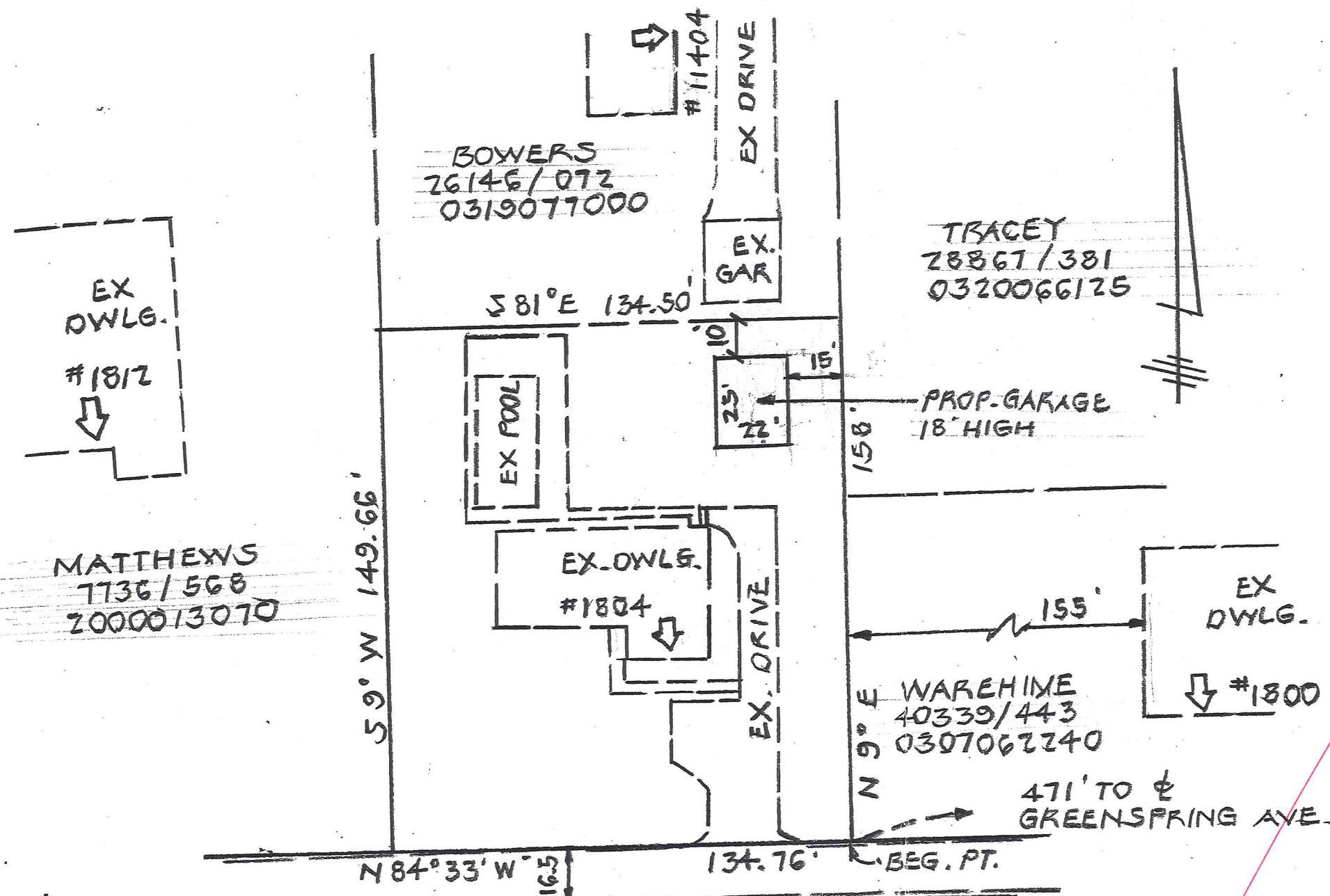


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)

ADDRESS 1804 RIDGEWAY AVE OWNER(S) NAME(S) LIOK DAYAN

SUBDIVISION NAME NA LOT # NA BLOCK # NA SECTION # NA

PLAT BOOK # NA FOLIO # NA 10 DIGIT TAX # 0319052475 DEED REF. # 37598/0244

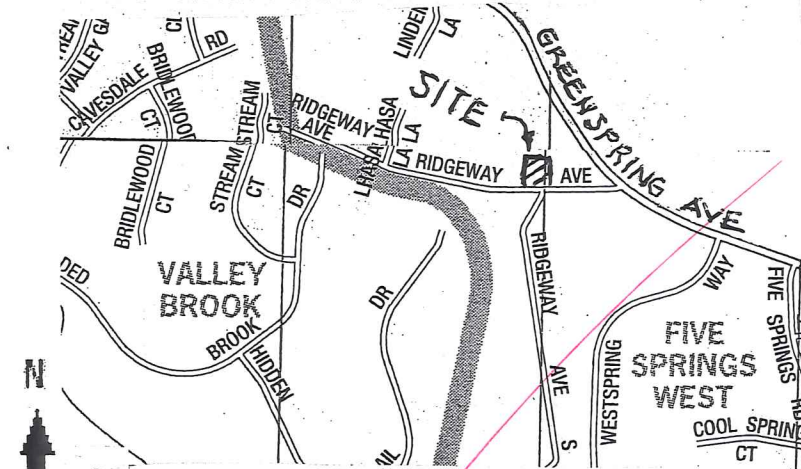


CENTRAL DRAFTING & DESIGN  
601 CHARWOOD COURT  
EDGEWOOD, MD 21040  
(410) 679-8719

PLAN DRAWN BY \_\_\_\_\_

DATE NOV 4, 2019 SCALE: 1 INCH = 40' FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 059B1

SITE ZONED RTS

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE 0.480

OR SQUARE FEET 20,908

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH

WATER IS:

PUBLIC   PRIVATE X

SEWER IS:

PUBLIC   PRIVATE X

PRIOR HEARING? N/A

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

NONE

VIOLATION CASE INFO:

NONE

*Pet.  
Ex. 1*