MEMORANDUM

DATE: September 22, 2020

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2020-0054-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on September 21, 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 VARIANCE **(4103 Glen Park Road)** 11th Election District 5th Council District Thomas & Justine Radtke *Legal Owners*	* * * * *	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY
Petitioners	*	**CASE NO. 2020-0054-A**

* * * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Variance filed by Thomas and Justine Radtke for property located at 4103 Glen Park Road. The Petitioners are requesting variance relief from BCZR § 1B02.3.C.1 to approve an addition on the left side with a front setback of 24 ft. in lieu of the required 25 ft. and a rear setback of 11 ft. in lieu of the required 30 ft. A site plan was marked as Petitioners' Exhibit 1.

Due to the COVID-19 pandemic, a WebEx hearing was conducted remotely by computer and/or phone participation. Petitioner Thomas Radtke, appeared in support of the requested relief. Thomas Radtke appeared on behalf of the Petitioner. There were no protestants in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. 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 by any of the County reviewing agencies. A site plan was marked as Petitioners' Exhibit 1.

The subject property is approximately 9,064 sq. ft. and is zoned DR-5.5. Mr. Radtke testified that he and his wife would like to construct a two car garage on the side of their house. The house was originally owned by his wife's grandmother and due to failing health they are moving her back into the house. The attached garage will allow covered, level access for her into

the house from the garage. Without this proposed garage handicap access would be difficult due to the steep grade of the site. Mr. Radtke also noted that the only reason that they need the requested setback variance is because of the way the house was originally sited on the lot. This is borne out by the site plan (Petitioner's Exhibit 2). Finally, Mr. Radtke explained that he had recently spoken with his neighbors, Marvin Simmons, and Judith Johnston, and had shown them the plans for the proposed garage and he testified that they are no longer opposed to the requested variance relief. He testified that he had explained to them that their concerns about him parking additional company vehicles on his property were unwarranted because he is merely an employee of the company and will continue to have only one of the company vehicles there. He also acknowledged that he is now aware that it is unlawful for him to park a vehicle with commercial signage on the site and that he is no longer doing so.

A variance request involves a two-step process, summarized as follows:

(1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity is what necessitates the requested variance relief; and
(2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

As noted above, the subject property is unique due to the siting of the house and the steep topography. Petitioner is correct that were it not for the siting of the house no setback variances would be needed. Further, the requested setback variances are not excessive. As also noted above, Petitioners will experience practical difficulty and hardship if the variance relief is denied.

THEREFORE, IT IS ORDERED, this **20th** day of **August, 2020** by the Administrative Law Judge for Baltimore County, that the Petition for Variance from, BCZR § 1B02.3.C.1 to approve an addition on the left side with a front setback of 24 ft. in lieu of the required 25 ft. and

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Date 8/20/20
By DMignon

a rear setback of 11 ft. in lieu of the required 30 ft. be and is hereby GRANTED.

- 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.

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

PAUL M. MAYHEW
Managing Administrative Law Judge for
Baltimore County

PMM:dlm

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Date 8/20/20
By DMignon

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 4103 Glen Park Rd **Currently zoned** DR 5.5

Deed Reference 37059 / 00176 10 Digit Tax Account # 1108005480

Owner(s) Printed Name(s) Thomas & Justine Radtke

(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) BCZR 1B02.3.C.1 TO APPROVE AN ADDITION ON THE LEFT SIDE WITH A FRONT SETBACK OF 24FT IN LIEU OF THE REQUIRED 25 FT AND A REAR SETBACK OF 11 FT IN LIEU OF THE REQUIRED 30 FT

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

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

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

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

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

Owner(s)/Petitioner(s):

Thomas Radtke / Justine Radtke

Name #1 – Type or Print / Name # 2 – Type or Print

Signature #1 / Signature # 2

4103 Glen Park Rd Baltimore Md

Mailing Address City State

21236 / 443 463 3438 / Tradtke4103@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

ORDER RECEIVED FOR FILING

Date 3/20/20

By DMigon

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 2020-0054-A **Filing Date** 2/20/2020 **Estimated Posting Date** 3/1/2020 **Reviewer** CP

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: 4103 Glen Park Rd | Baltimore | Md | 21236

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 <u>practical difficulty or hardship</u> here)**

Our family of 3 moved into the house in 2016. Garage was necessary at the time. My wife and I have been considering having another child. The steep incline and uncovered area would be extremely dangerous and difficult for loading and unloading of a newborn child and toddler. As well, my mother is currently being hospitalized in a facility in New Jersey for Huntingtons Disease. There have been talks of her being very close to entering the final stages of this disease. My family and I would like for her to spend her final days with her family at my home. Due to the Huntingtons disease, she would be unable to make the climb up our steep driveway. Unless a garage is built adjacent to my house at the top of the incline, my mother will be forced to send her final days at a nursing facility rather than my home.

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

Signature of Owner (Affiant)

Thomas Radtke

Name- Print or Type

Signature of Owner (Affiant)

Justine Radtke

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 5th day of February, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Thomas Radtke, Justine Radtke

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires 4/4/2020

Yvonne Kuehn
Notary Public
State of Maryland
My Commission Expires 4/4/2020

REV. 5/5/2016

Affidavit in Support 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: 4103 Glen Park Rd — Baltimore — MD — 21236

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 family of 3 moved into the house in 2016. Garage was not necessary at the time. My wife and I have been considering having another child. The steep incline and uncovered area would be extremely dangerous and difficult for loading and unloading of newborn child and toddler. As well, my mother is currently being hospitalized in a facility in New Jersey for Huntingtons Disease. There have been talks of her being very close to entering the final stages of this disease. My family and I would like for her to spend her final days with her family at my home. Due to the Huntingtons Disease, she would be unable to make the climb up our steep driveway. Unless a garage is built adjacent to my house at the top of the incline, my mother will be forced to spend her final days at a nursing facility rather than my home.

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

Signature of Owner (Affiant) — Signature of Owner (Affiant)

Thomas Radtke — Justine Radtke

Name- Print or Type — 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 5th day of February, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Thomas Radtke, Justine Radtke

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires 4/4/2020

Yvonne Kuehn
Notary Public
State of Maryland
My Commission Expires 4/4/2020

REV. 5/8/2014

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 4103 Glen Park Rd **Currently zoned** DR 5.5

Deed Reference 37059 / 00176 10 Digit Tax Account # 1 1 0 8 0 0 5 4 8 0

Owner(s) Printed Name(s) Thomas + Justine Radtke

(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) BCZR 1B02.3.C.1 TO APPROVE an addition on the left side with a FRONT SETBACK of 24 FT in lieu of the Required 25 FT and a REAR setback of 11 FT in lieu of the Required 30 FT

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

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

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

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

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

Owner(s)/Petitioner(s):

Thomas Radtke / Justine Radtke

Name #1 – Type or Print / Name #2 – Type or Print

Signature #1 / Signature # 2

4103 Glen Park Rd Baltimore Md

Mailing Address City State

21236 / 443 463 3438 / Tradtke4103@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

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Date 8/20/20
By D Mignon

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 2020-0054-A **Filing Date** 2/20/2020 **Estimated Posting Date** 3/1/2020 **Reviewer** CP

Rev 5/8/2014

Zoning Property Description for 4103 Glen Park Rd

Beginning at the point on the Southwest side of Glen Park Rd which is 30 ft wide at a distance of 180 ft South of the centerline of the nearest improved intersecting street Dundawan Rd which is 30 Ft wide

2020-0054-A

CERTIFICATE OF POSTING

RE: Case No.: 2020-0054-A

Petitioner/Developer: Thomas & Justine Radtke

Date of Hearing/Closing: August 20, 2020

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 4103 Glen Park Road SIGN 1

The sign(s) were posted on July 31, 2020
(Month, Day, Year)

Sincerely,

(Signature of Sign Poster) July 31, 2020 (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

CERTIFICATE OF POSTING

RE: Case No.: 2020-0054-A

Petitioner/Developer: Thomas & Justine Radtke

Date of Hearing/Closing: August 20, 2020

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

4103 Glen Park Road **SIGN 2**

The sign(s) were posted on July 31, 2020
(Month, Day, Year)

Sincerely,

July 31, 2020
(Signature of Sign Poster) **(Date)**

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

CERTIFICATE OF POSTING

CORRECTED COPY

RE: Case No.: 2020-0054-A

Petitioner/Developer: Thomas & Justine Radtke

Date of Hearing/Closing: March 16, 2020

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

4103 Glen Park Road **SIGN 1**

The sign(s) were posted on March 1, 2020
(Month, Day, Year)

Sincerely,

March 1, 2020

(Signature of Sign Poster) **(Date)**

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

CORRECTED COPY

RE: Case No.: 2020-0054-A

Petitioner/Developer: Thomas & Justine Radtke

Date of Hearing/Closing: March 16, 2020

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

4103 Glen Park Road **SIGN 2**

The sign(s) were posted on March 1, 2020
(Month, Day, Year)

Sincerely,

March 1, 2020

(Signature of Sign Poster) **(Date)**

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

CORRECTED COPY

RE: Case No.: **2020-0054-A**

Petitioner/Developer: **Thomas & Justine Radtke**

Date of Hearing/Closing: **March 16, 2020**

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

4103 Glen Park Road **SIGN 1 Recertification**

The sign(s) were posted on **March 1, 2020**
(Month, Day, Year)

Sincerely,

March 15, 2020

(Signature of Sign Poster) **(Date)**

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

CORRECTED COPY

RE: Case No.: 2020-0054-A

Petitioner/Developer: Thomas & Justine Radtke

Date of Hearing/Closing: March 16, 2020

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

4103 Glen Park Road **SIGN 2 Recertification**

The sign(s) were posted on March 1, 2020
(Month, Day, Year)

Sincerely,

March 15, 2020

(Signature of Sign Poster) **(Date)**

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

CERTIFICATE OF POSTING

RE: Case No.: 2020-0054-A

Petitioner/Developer: Thomas & Justine Radtke

Date of Hearing/Closing: August 20, 2020

RECEIVED
AUG 17 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

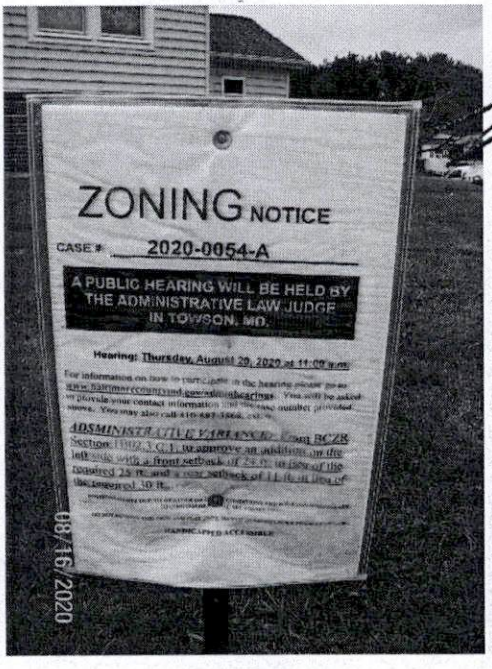
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 4103 Glen Park Road **SIGN 1 Recertification**

The sign(s) were posted on July 31, 2020
(Month, Day, Year)



Sincerely,

August 16, 2020

(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

CERTIFICATE OF POSTING

RE: Case No.: 2020-0054-A

Petitioner/Developer: Thomas & Justine Radtke

Date of Hearing/Closing: August 20, 2020

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

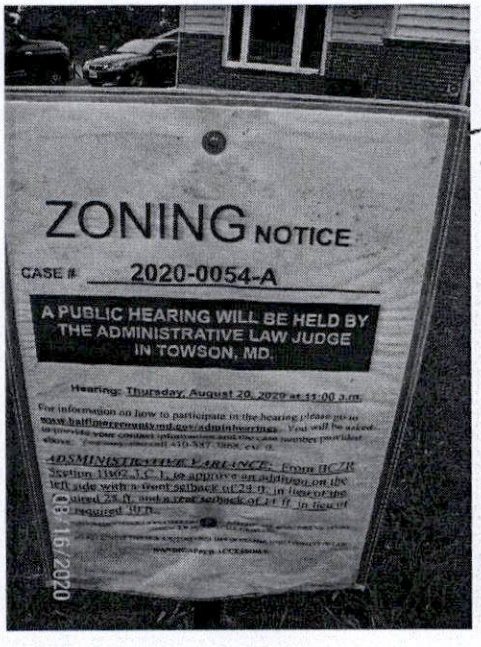
RECEIVED
AUG 17 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 4103 Glen Park Road **SIGN 2 Recertification**

The sign(s) were posted on July 31, 2020
(Month, Day, Year)



Sincerely,

August 16, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

The Daily Record
200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

Order #: 11903475
Case #:
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0054-A

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

7/31/2020

Darlene Miller

Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing the property identified herein as follows:

CASE NUMBER: 2020-0054-A
4103 Glen Park Road
SW side of Glen Park Road, 180 ft. S/of Dundawan Road
11th Election District - 5th Councilmanic District
Legal Owners: Thomas & Justin Radtke

Variance to approve an addition on the left side with a front setback of 24 ft. in lieu of the required 25 ft. and a rear setback of 11 ft. in lieu of the required 30 ft.

For information on how to participate in the hearings please go to www.baltimorecountymd/gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

jy31

CERTIFICATE OF POSTING

RE: Case No.: 2020-0054-A

Petitioner/Developer: Thomas & Justine Radtke

Date of Hearing/Closing: August 20, 2020

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

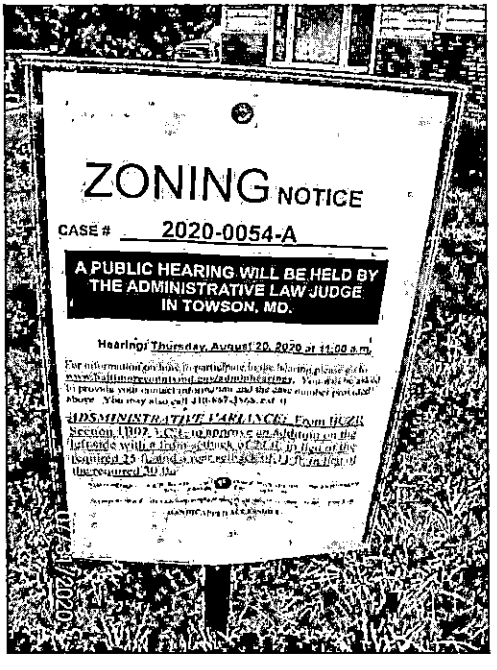
Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

4103 Glen Park Road **SIGN 2**

The sign(s) were posted on July 31, 2020
(Month, Day, Year)



Sincerely,

July 31, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

CERTIFICATE OF POSTING

RE: Case No.: 2020-0054-A

Petitioner/Developer: Thomas & Justine Radtke

Date of Hearing/Closing: August 20, 2020

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

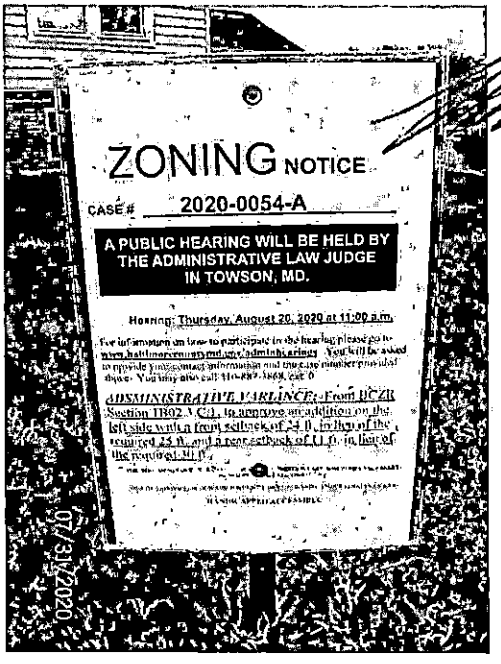
Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

4103 Glen Park Road **SIGN 1**

The sign(s) were posted on July 31, 2020
(Month, Day, Year)



Sincerely,

July 31, 2020

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

TO: THE DAILY RECORD
July 31, 2020 - Issue

Please forward billing to:
Thomas Radtke
4103 Glen Park Road
Baltimore, MD 21236

443-463-3438

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing the property identified herein as follows:

CASE NUMBER: 2020-0054-A
4103 Glen Park Road
SW side of Glen Park Road, 180 ft. S/of Dundawan Road
11th Election District – 5th Councilmanic District
Legal Owners: Thomas & Justin Radtke

Variance to approve an addition on the left side with a front setback of 24 ft. in lieu of the required 25 ft. and a rear setback of 11 ft. in lieu of the required 30 ft.

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Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
LAWRENCE M. STAHL
Administrative Law Judge

July 17, 2020

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

Case Number: 2020-0054-A
Property Address: 4103 GLEN PARK RD.
Location: SW side of Glen Park Road, 180 ft. S of Dundawan Road
Election District: 11 Council District: 5
Legal Owners: Thomas & Justine Radtke
Contract Purchaser: No Contract Purchaser was set.

ADMINISTRATIVE VARIANCE: From BCZR Section 1B02.3.C.1, to approve an addition on the left side with a front setback of 24 ft. in lieu of the required 25 ft. and a rear setback of 11 ft. in lieu of the required 30 ft.

Hearing: Thursday, August 20, 2020 at 11:00 AM

For information on how to participate in the hearings, please go to www.baltimorecountymdgov/adminhearings. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, press 0 for operator.

Paul M Mayhew
PAUL M. MAYHEW
Managing Administrative Law Judge for Baltimore County
Office of Administrative Hearings

ON AUTHORITY OF: Michael Mallinoff, Director, Department of Permits, Approvals and Inspections

PMM:dlw

c: Thomas & Justine Radtke, 4103 Glen Park Road, Baltimore, MD 21236
(via email: tradtke4103@gmail.com)

NOTE: THE PETITIONERS MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JULY 31, 2020

CERTIFICATE OF POSTING

RE: Case No.: 2020-0011-X

Petitioner/Developer: Thomas & Justine Radtke

Date of Hearing/Closing: March 16, 2020

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

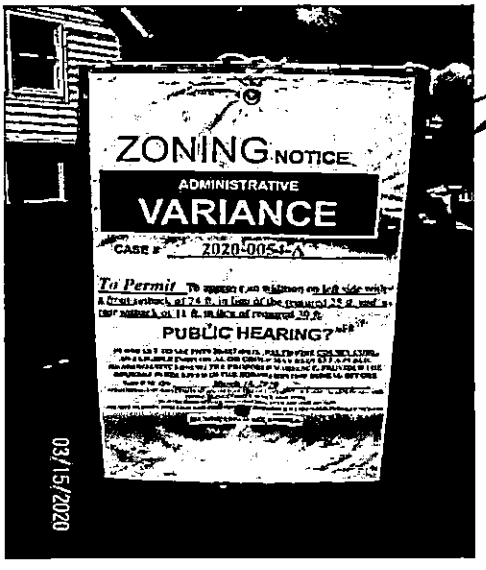
Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

4103 Glen Park Road **SIGN 1 Recertification**

The sign(s) were posted on March 1, 2020
(Month, Day, Year)



Sincerely,

March 15, 2020

(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

CERTIFICATE OF POSTING

RE: Case No.: 2020-0011-X

Petitioner/Developer: Thomas & Justine Radtke

Date of Hearing/Closing: March 16, 2020

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

4103 Glen Park Road **SIGN 2 Recertification**

The sign(s) were posted on March 1, 2020
(Month, Day, Year)

Sincerely,

March 15, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

CERTIFICATE OF POSTING

2020-0054-A

RE: Case No.: ~~2020-0011-X~~

Petitioner/Developer: Thomas & Justine Radtke

Date of Hearing/Closing: March 16, 2020

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

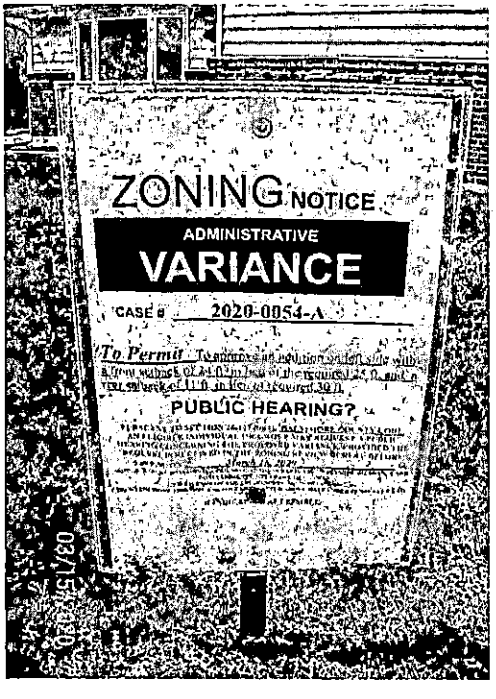
Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

4103 Glen Park Road **SIGN 2 Recertification**

The sign(s) were posted on March 1, 2020
(Month, Day, Year)



Sincerely,

March 15, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

CERTIFICATE OF POSTING

2020-0054-A

RE: Case No.: ~~2020-0011-X~~

Petitioner/Developer: Thomas & Justine Radtke

Date of Hearing/Closing: March 16, 2020

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

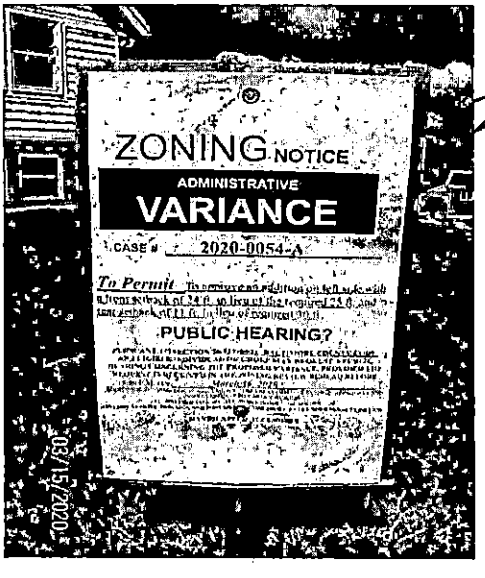
Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

4103 Glen Park Road **SIGN 1 Recertification**

The sign(s) were posted on March 1, 2020
(Month, Day, Year)



Sincerely,

March 15, 2020

(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

BALTIMORE COUNTY D ARTMENT OF PERMITS, APPRC S AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0054 -A Address 4103 Glen Park Rd

Contact Person: Christina Frink Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2-20-2020 **Posting Date:** 3-1-2020 **Closing Date:** 3-16-2020

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 (on the reverse side of this form) 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 an 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 zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The 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 zoning or deputy zoning commissioner), 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 2020- 0054 - A Address: 4103 Glen Park Rd

Petitioner's Name: Thomas Radtke Justine Radtke Telephone: 443-463-3438

Posting Date: 3-1-2020 **Closing Date:** 3-16-2020

Wording for Sign:

To Approve an addition on left side with a Front setback of 24Ft in lieu of the Required 25Ft and a Rear setback of 11Ft in lieu of Required 30Ft

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2020-0054-A

Property Address: 4103 Glen Park Rd

Property Description: _____

Legal Owners (Petitioners): Thomas + Justine Radtke

Contract Purchaser/Lessee: Purchaser

PLEASE FORWARD ADVERTISING BILL TO:

Name: Thomas Radtke

Company/Firm (if applicable): _____

Address: 4103 Glen Park Rd
Baltimore Md 21236

Telephone Number: 443-463-3438

Revised 7/9/2015

JOHN A. OLSZEWSKI, JR.
County Executive

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

March 17, 2020

Thomas & Radtke,
4103 Glen Park Road
Baltimore MD 21236

RE: Case Number: 2020-0054-A, 4103 Glen Park 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 February 20, 2020. This letter is not an approval, but only a **NOTIFICATION.**

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

DATE: April 14, 2020

FROM: Paul M. Mayhew, Managing Administrative Law Judge
Office of Administrative Hearings

RE: Petition for Administrative Variance – 3/16/2020 Closing Date
Case No. 2020-0054-A – 4103 Glen Park Rd.

After a review of the above-captioned case file, I am requesting that this case be set in for a public hearing.

Our office is returning the file to you for further processing, posting and advertising of the hearing notices.

Thank you.

PMM:dlw

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: February 28, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0054-A
Address 4103 Glen Park Road
(Radtke Property)

Zoning Advisory Committee Meeting of **March 2, 2020.**

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

Reviewer: Steve Ford

C:\Users\jnjohnson\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\H1PAGF4X\ZAC 20-0054-A 4103 Glen Park Road.doc

MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Gregory Slater
Acting Secretary

Tim Smith, P.E.
Acting Administrator

Date: 2/26/20

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. 2020-0054-A
Administrative Variance
Thomas & Justine Radtke
4103 Glen Park 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@mdot.maryland.gov).

Sincerely,

Richard A Zeller

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

WW/RAZ

(AV) 3-16-2020

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
FEB 28 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

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: February 28, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0054-A
Address 4103 Glen Park Road
(Radtke Property)

Zoning Advisory Committee Meeting of **March 2, 2020**.

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

Reviewer: Steve Ford

C:\Users\dwiley\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\AKRPMDDX\ZAC 20-0054-A 4103 Glen Park Road.doc

AV 3-16

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Sunday, March 15, 2020 10:50 PM
To: Kristen L Lewis; Administrative Hearings
Subject: Recertification's For 2020-0054-A
Attachments: Re-Cert 1 2020-0054-A.doc; Re-Cert 2 2020-0054-A.doc

Recertification's for 4103 Glen Park Road. Thanks.

File

Carl Richards Jr

From: Marvin Simmons <marvin.s@verizon.net>
Sent: Monday, March 16, 2020 9:40 PM
To: Carl Richards Jr
Subject: zoning varance for 4103 glen park-- case# 2020-0054-a

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

I am very concerned about the purpose of the garage to be built on this property. The owner parks a large private truck as well as a commercial — at times two commercial trucks on our peaceful Dunkeld ct. , a residential neighborhood . I feel that this is in violation of the zoning code and, I am very concerned after being informed by a gentleman at zoning variance who told me that the owner of said property has requested permission to build a large garage. I am fearful that this will add to the eye sore as well as the reduction of real estate value in our neighborhood. My name is marvin Simmons, and my cell # is 410-302-9690. Thank you

Carl Richards Jr

From: Marvin Simmons <marvin.s@verizon.net>
Sent: Monday, March 16, 2020 9:40 PM
To: Carl Richards Jr
Subject: zoning varance for 4103 glen park-- case# 2020-0054-a

---

I am very concerned about the purpose of the garage to be built on this property. The owner parks a large private truck as well as a commercial — at times two commercial trucks on our peaceful Dunkeld ct. , a residential neighborhood . I feel that this is in violation of the zoning code and, I am very concerned after being informed by a gentleman at zoning variance who told me that the owner of said property has requested permission to build a large garage. I am fearful that this will add to the eye sore as well as the reduction of real estate value in our neighborhood. My name is marvin Simmons, and my cell # is 410-302-9690. Thank you

File

Carl Richards Jr

From: JUDITH JOHNSTON <judyjon2@verizon.net>
Sent: Tuesday, March 17, 2020 9:19 PM
To: Carl Richards Jr
Subject: Fw: 4103 Glen Park Road 21236 - case No. 2020-0054-A

Sent from Yahoo Mail on Android

----- Forwarded Message -----
From: "JUDITH JOHNSTON" <judyjon2@verizon.net>
To: "carlc@baltimorecounty.MD.gov" <carlc@baltimorecounty.MD.gov>
Sent: Mon, Mar 16, 2020 at 8:31 PM
Subject: 4103 Glen Park Road 21236 - case No. 2020-0054-A

Sir:
I am writing to express my concern about the above-cited house and the owner's request for variance in zoning of the property.
This is a very small lot (made even smaller by the substantial addition he built on the house), and the request is for permission to build a very large garage on the premises. It sits at the the corner of Glen Park OOAD and Dunkeld Court, a small cul-de-sac where I live. Glen Park Rd. is the primary artery of the Perry Hall Estates community.
It will dwarf that house and create a huge eye-sore for near-by home owners. It will doubtless decrease the value of nearby properties.
The owner runs a business. Since he moved in, he has had a commercial truck parked in front of his house, advertising his glazing business. Frequently other trucks are parked in the driveway, which may well be a part of his business. Logically, it would seem he is building the garage to expand his business and add other trucks.
Please consider this request an objection to the planned zoning approval. Consider how you would feel if it were in your community. Consider what residents of West Towson, Ruxton, or other county home owners who pay substantial property taxes. This is still a pleasant, home-owner oriented community. I am hoping to keep it that way.
Thank you.

Judith Johnston
9602 Dunkeld Court\
Nottingham. MD 21236

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District** - 11 **Account Number** - 1108005480

Owner Information

Owner Name:	RADTKE JUSTINE RADTKE THOMAS	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	4103 GLEN PARK RD BALTIMORE MD 21236-1016	**Deed Reference:**	/37059/ 00176

Location & Structure Information

Premises Address:	4103 GLEN PARK RD BALTIMORE 21236-1016	**Legal Description:**	PERRY HALL ESTATES

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0063	0021	0389	11050044.04	0000	4	I	16	2018	Plat Ref: 0027/ 0027

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1961	2,533 SF		9,064 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	SPLIT LEVEL	FRAME/	3	1 full/ 1 half		

Value Information

	Base Value	Value As of 01/01/2018	Phase-in Assessments As of 07/01/2019	Phase-in Assessments As of 07/01/2020
Land:	100,000	100,000		
Improvements	115,300	157,600		
Total:	215,300	257,600	243,500	257,600
Preferential Land:	0			0

Transfer Information

Seller: HARTEN MARJORIE A	**Date:** 01/08/2016	**Price:** $285,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /37059/ 00176	**Deed2:**
Seller:	**Date:** 11/14/2011	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /31389/ 00047	**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	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 01/04/2018

Homeowners' Tax Credit Application Information

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

2020-0054-A

1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

CASE NO. 2020-0054-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent)	
2/28/20	DEPS (if not received, date e-mail sent)	No Comment
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent)	
2/26/20	STATE HIGHWAY ADMINISTRATION	NO Obj.
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

letters from property owners

ZONING VIOLATION (Case No.)

PRIOR ZONING (Case No.)

NEWSPAPER ADVERTISEMENT Date:

SIGN POSTING (1st) Date: 3/1/2020 by SSG Robert Black

SIGN POSTING (2nd) Date: 3/15/2020 by SSG Robert Black

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any:

Order ✓
ltr. ✓

8/2^ @ 11:00 a.m.

SDAT ✓

CASE NO. 2020-0054-A
-Formal Demand

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	
2/28	DEPS (if not received, date e-mail sent _____)	No Comment
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent _____)	
2/20	STATE HIGHWAY ADMINISTRATION	No comment No objection
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
3/16	ADJACENT PROPERTY OWNERS	Marvin Simmons email Judith Johnston

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 7/31/2020 by Sgt. Black

SIGN POSTING (2nd) Date: 8/16/20 by "

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Donna Mignon

From: Donna Mignon
Sent: Wednesday, August 12, 2020 11:07 AM
To: 'tradtke4103@gmail.com'
Cc: Debra Wiley
Subject: Hearing Date : 8/20/2020 at 11:00 a.m. - Case No: 2020-0054-A - 4103 Glen Park Road

Good Morning Mr. Radtke:

This is a reminder that your hearing is coming up next Thursday, August 20, 2020 at 11:00 a.m.
Please send any exhibits you wish to present at the hearing 48 hours before the hearing date.
You can email them at : admininstrativehearings@baltimorecountymd.gov.

Also, if anyone other than yourself wishes to speak at the hearing, please note they must be registered with our office 48 hours before the hearing as well.
We will need their name and email address.

If you have any questions or concerns, please feel free to call us or email. Thank you so much.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

ZAC AGENDA

Case Number: 2020-0053-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Michael F. & Carolina Cronin
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 521 PARK AVE
Location: Northwest side of Park Ave Southeast 640 feet to the center line of Woodbine Ave.

Existing Zoning: DR 5.5, DR 3.5 **Area:** 8736 SQ FT
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
Section 1B02.3.C.1 To permit a proposed addition with a side yard setback of 7 feet in lieu of the required 10 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 03/16/2020

Miscellaneous Notes:

Case Number: 2020-0054-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Thomas & Justine Radtke
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 4103 GLEN PARK RD
Location: SW side of Glen Park Road 180 feet S. of Dundawan Road.

Existing Zoning: DR 5.5 **Area:** 9,064 SQ FT
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
BCZR 1B02.3.C.1 To approve an addition on the left side with a front setback of 24 feet in lieu of the required 25 feet and a rear setback of 11 feet in lieu of the required 30 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 03/16/2020

Miscellaneous Notes:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District -** 11 **Account Number -** 1108005480

Owner Information

Owner Name:	RADTKE JUSTINE RADTKE THOMAS	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	4103 GLEN PARK RD BALTIMORE MD 21236-1016	**Deed Reference:**	/37059/ 00176

Location & Structure Information

Premises Address:	4103 GLEN PARK RD BALTIMORE 21236-1016	**Legal Description:**	PERRY HALL ESTATES

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0063	0021	0389	11050044.04	0000	4	I	16	2018	**Plat Ref:**	0027/ 0027

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1961	2,533 SF		9,064 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	SPLIT LEVEL	FRAME/	3	1 full/ 1 half		

Value Information

	Base Value	Value As of 01/01/2018	Phase-in Assessments As of 07/01/2019	Phase-in Assessments As of 07/01/2020
Land:	100,000	100,000		
Improvements	115,300	157,600		
Total:	215,300	257,600	243,500	257,600
Preferential Land:	0			0

Transfer Information

Seller: HARTEN MARJORIE A	**Date:** 01/08/2016	**Price:** $285,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /37059/ 00176	**Deed2:**
Seller:	**Date:** 11/14/2011	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /31389/ 00047	**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	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 01/04/2018

Homeowners' Tax Credit Application Information

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

3/16

CASE NO. 2020- 0054-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	
2-28	DEPS (if not received, date e-mail sent _____)	NC
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent _____)	
	STATE HIGHWAY ADMINISTRATION	
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 3-1-20 by Beach

SIGN POSTING (2nd) Date: 3-15-20 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

Special Tax Recapture: None

Account Identifier: **District -** 11 **Account Number -** 1108005480

Owner Information

Owner Name:	RADTKE JUSTINE RADTKE THOMAS	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	4103 GLEN PARK RD BALTIMORE MD 21236-1016	**Deed Reference:**	/37059/ 00176

Location & Structure Information

Premises Address:	4103 GLEN PARK RD BALTIMORE 21236-1016	**Legal Description:**	PERRY HALL ESTATES

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0063	0021	0389	11050044.04	0000	4	I	16	2018	**Plat Ref:** 0027/ 0027

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1961	2,533 SF		9,064 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	SPLIT LEVEL	FRAME/	3	1 full/ 1 half		

Value Information

	Base Value	Value As of 01/01/2018	Phase-in Assessments As of 07/01/2019	Phase-in Assessments As of 07/01/2020
Land:	100,000	100,000		
Improvements	115,300	157,600		
Total:	215,300	257,600	243,500	257,600
Preferential Land:	0			0

Transfer Information

Seller: HARTEN MARJORIE A	**Date:** 01/08/2016	**Price:** $285,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /37059/ 00176	**Deed2:**
Seller:	**Date:** 11/14/2011	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /31389/ 00047	**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	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 01/04/2018

Homeowners' Tax Credit Application Information

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

ZAC AGENDA

Case Number: 2020-0053-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Michael F. & Carolina Cronin
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 521 PARK AVE
Location: Northwest side of Park Ave Southeast 640 feet to the center line of Woodbine Ave.

Existing Zoning: DR 5.5, DR 3.5 **Area:** 8736 SQ FT
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
Section 1B02.3.C.1 To permit a proposed addition with a side yard setback of 7 feet in lieu of the required 10 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 03/16/2020

Miscellaneous Notes:

Case Number: 2020-0054-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Thomas & Justine Radtke
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 4103 GLEN PARK RD
Location: SW side of Glen Park Road 180 feet S. of Dundawan Road.

Existing Zoning: DR 5.5 **Area:** 9,064 SQ FT
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
BCZR 1B02.3.C.1 To approve an addition on the left side with a front setback of 24 feet in lieu of the required 25 feet and a rear setback of 11 feet in lieu of the required 30 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 03/16/2020

Miscellaneous Notes:

Edit Panelist Invitation List

You can select contacts from an existing address book, import a Comma or Tab Delimited file (file contains non-ASCII characters, use a Unicode file delimited either by commas or tabs) or add new contacts. Note that the number of invitation emails cannot exceed 10000.

Select Contacts... Import Contacts...

Panelists to Invite

Name	Email address	Phone number	Language	Time Zone	Locale
☐ Debra Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ Paul Mayhew (Alternate Host)	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ Thomas and Justine Radtke	tradtke4103@gmail.com	1-	English	New York Time	U.S.

Invite Select All Clear All Delete Cancel

New Panelist

Full name: (required)

Email address: (required)

Phone number: Country/Region 1 Number (with area/city code)

Time Zone: New York (Eastern Daylight Time, GMT-04:00)

Language: English

Locale: U.S.

☐ Add new panelist in my address book

☐ Invite as alternate host

Add to Invitation List

Donna Mignon

Subject:	Web seminar updated: Zoning Hearing-4103 Glen Park Road
Location:	https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e4976a8653d0f9f6cd8b65c96ae3f0b3d
Start:	Thu 8/20/2020 11:00 AM
End:	Thu 8/20/2020 12:00 PM
Recurrence:	(none)
Meeting Status:	Accepted
Organizer:	webex

When it's time, start your Webex event here.

Event number: 160 090 7912
Event password: 1234
Panelist password: The Event has no Panelist Password
Host key: 880455 (Use this to reclaim host privileges.)

Thursday, August 20, 2020 11:00 am, Eastern Daylight Time (New York, GMT-04:00)

Event address for attendees:
https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e4976a8653d0f9f6cd8b65c96ae3
Event address for panelists:
https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ea987964032f46e0e216c28e7f94

Start event

Audio conference information
+1-415-655-0001 US Toll
Global call-in numbers

Join from a video system or application

Dial 1600907912@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Panelist numeric password: 442540

Need help? Go to http://help.webex.com

Left v.m.
7-17 @
2:55 pm
re: rescheduling

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

DATE: April 14, 2020

FROM: Paul M. Mayhew, Managing Administrative Law Judge
Office of Administrative Hearings

RE: Petition for Administrative Variance – 3/16/2020 Closing Date
Case No. 2020-0054-A – 4103 Glen Park Rd.

After a review of the above-captioned case file, I am requesting that this case be set in for a public hearing.

Our office is returning the file to you for further processing, posting and advertising of the hearing notices.

Thank you.

PMM:dlw

Debra Wiley

From: Debra Wiley
Sent: Friday, July 17, 2020 4:59 PM
To: 'tradtke4103@gmail.com'
Subject: NOTICE OF ZONING HEARING & SIGN POSTING INFORMATION for Case No. 2020-0054-A - 4103 Glen Park Rd. (Radtke) - Hearing: 8/20 @ 11 AM
Attachments: 20200717165916665.pdf

Mr. Radtke,

Per our telephone conversation, please find attached the Notice of Hearing and Sign Posting information regarding your hearing on Thursday, August 20, 2020 @ 11 AM.

Have a great and safe weekend !

Debra Wiley, Legal Administrative Secretary Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

-----Original Message-----
From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Friday, July 17, 2020 4:59 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 07.17.2020 16:59:16 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

Debra Wiley

From: Debra Wiley
Sent: Friday, July 17, 2020 4:59 PM
To: Kristen L Lewis
Subject: FW: NOTICE OF ZONING HEARING & SIGN POSTING INFORMATION for Case No. 2020-0054-A - 4103 Glen Park Rd. (Radtke) - Hearing: 8/20 @ 11 AM
Attachments: 20200717165916665.pdf

FYI

Debra Wiley, Legal Administrative Secretary Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

-----Original Message-----
From: Debra Wiley
Sent: Friday, July 17, 2020 4:59 PM
To: 'tradtke4103@gmail.com' <tradtke4103@gmail.com>
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Sent: Friday, July 17, 2020 4:59 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 07.17.2020 16:59:16 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

8/20
11Am

Debra Wiley

From: Thomas Radtke <tradtke4103@gmail.com>
Sent: Friday, July 17, 2020 5:10 PM
To: Debra Wiley
Subject: Re: NOTICE OF ZONING HEARING & SIGN POSTING INFORMATION for Case No. 2020-0054-A - 4103 Glen Park Rd. (Radtke) - Hearing: 8/20 @ 11 AM

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Thank you.
Judith Johnston said she will be calling on Monday to retract her letter that she wrote she wanted clarification and I showed her the drawings she said she's fine with it.

Tom Radtke

C 443.463.3438

On Jul 17, 2020, at 4:58 PM, Debra Wiley <dwiley@baltimorecountymd.gov> wrote:

Mr. Radtke,

Per our telephone conversation, please find attached the Notice of Hearing and Sign Posting information regarding your hearing on Thursday, August 20, 2020 @ 11 AM.

Have a great and safe weekend !

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

-----Original Message-----
From: adminhearingscpr@baltimorecountymd.gov
<adminhearingscpr@baltimorecountymd.gov>
Sent: Friday, July 17, 2020 4:59 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 07.17.2020 16:59:16 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

[http://www.baltimorecountymd.gov/sebin/g/u/signature-covid.gif]<https://www.baltimorecountymd.gov/news/coronavirus.html>

<http://www.baltimorecountymd.gov>

Connect with Baltimore County

[http://www.baltimorecountymd.gov/sebin/x/g/social-icon-facebook.png]<https://www.facebook.com/baltcogov> [http://www.baltimorecountymd.gov/sebin/p/o/social-icon-twitter.png] <https://twitter.com/BaltCoGov> [http://www.baltimorecountymd.gov/sebin/z/n/social-icon-news.png] <http://www.baltimorecountymd.gov/News/BaltimoreCountyNow> [http://www.baltimorecountymd.gov/sebin/b/d/social-icon-youtube.png] <https://www.youtube.com/user/BaltimoreCounty> [http://www.baltimorecountymd.gov/sebin/l/y/social-icon-flickr.png] <https://www.flickr.com/photos/baltimorecounty> [http://www.baltimorecountymd.gov/sebin/t/q/social-icon-linkedin.png] <https://www.linkedin.com/company/baltimore-county-government>

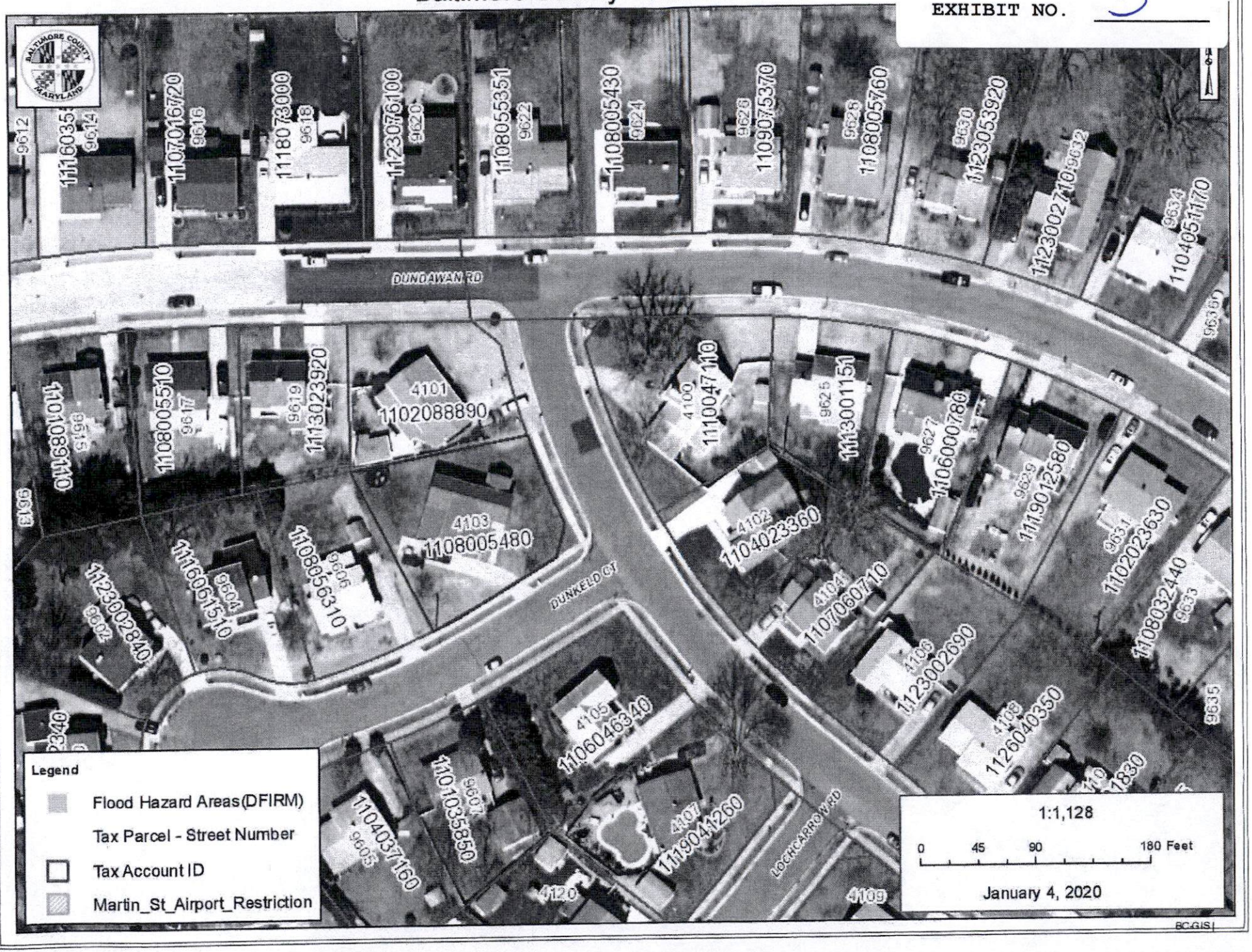
www.baltimorecountymd.gov<http://www.baltimorecountymd.gov>

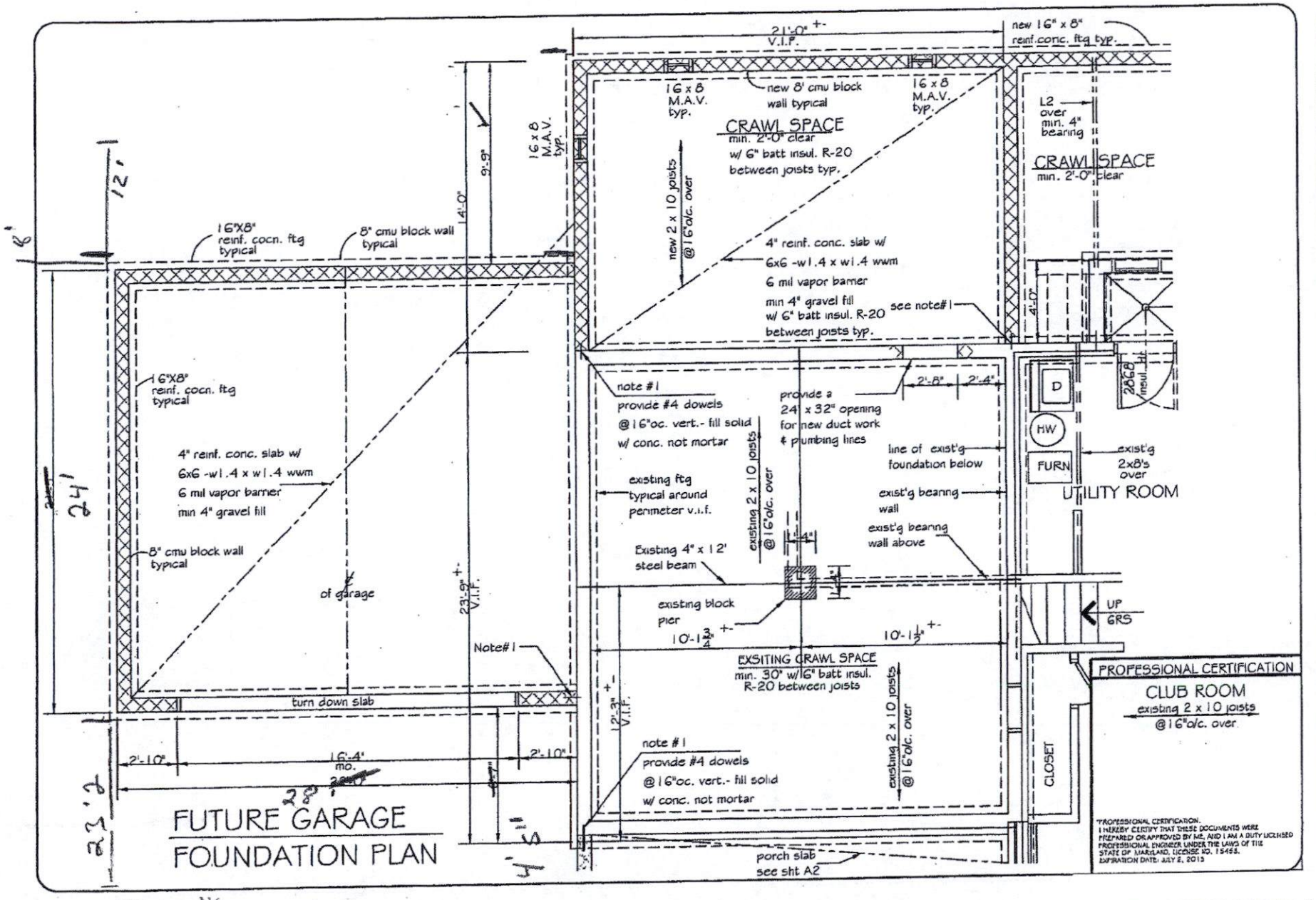
<20200717165916665.pdf>

PETITIONER'S

EXHIBIT NO. 3

Baltimore County - Permit Review





ARCHITECTURAL / INTERIOR DESIGN SERVICES
JAMES W. BOYCE
4 KEITH DRIVE, UNIT 1
MIDDLE RIVER, MD. 21220

GEOFFREY A. TIZARD, II, P.E.
5 LEADBURN COURT
TOWSON MD 21204

ALTERATIONS - ADDITION FOR:
MRS. HARTEN & MR. RADTKE
4103 GLEN PARK RD
PERRY HALL MD. 21236

SECOND FLOOR PLAN

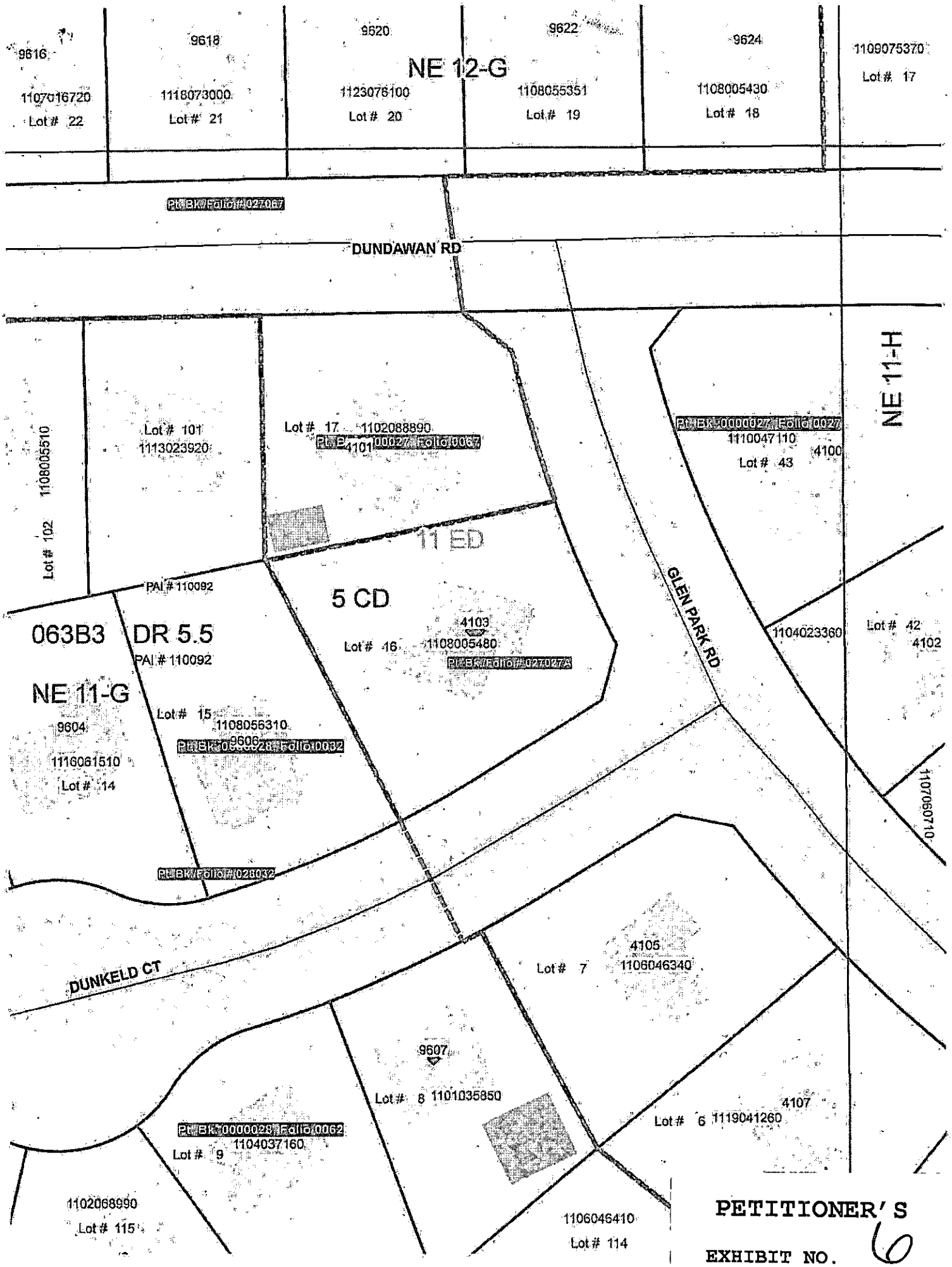
DATE: JAN. 26, 2015
SCALE: 1/4"=1'-0"
REV.
JOB NO 2013-06

A10

Sidewalk

PETITIONER'S EXHIBIT NO. 4

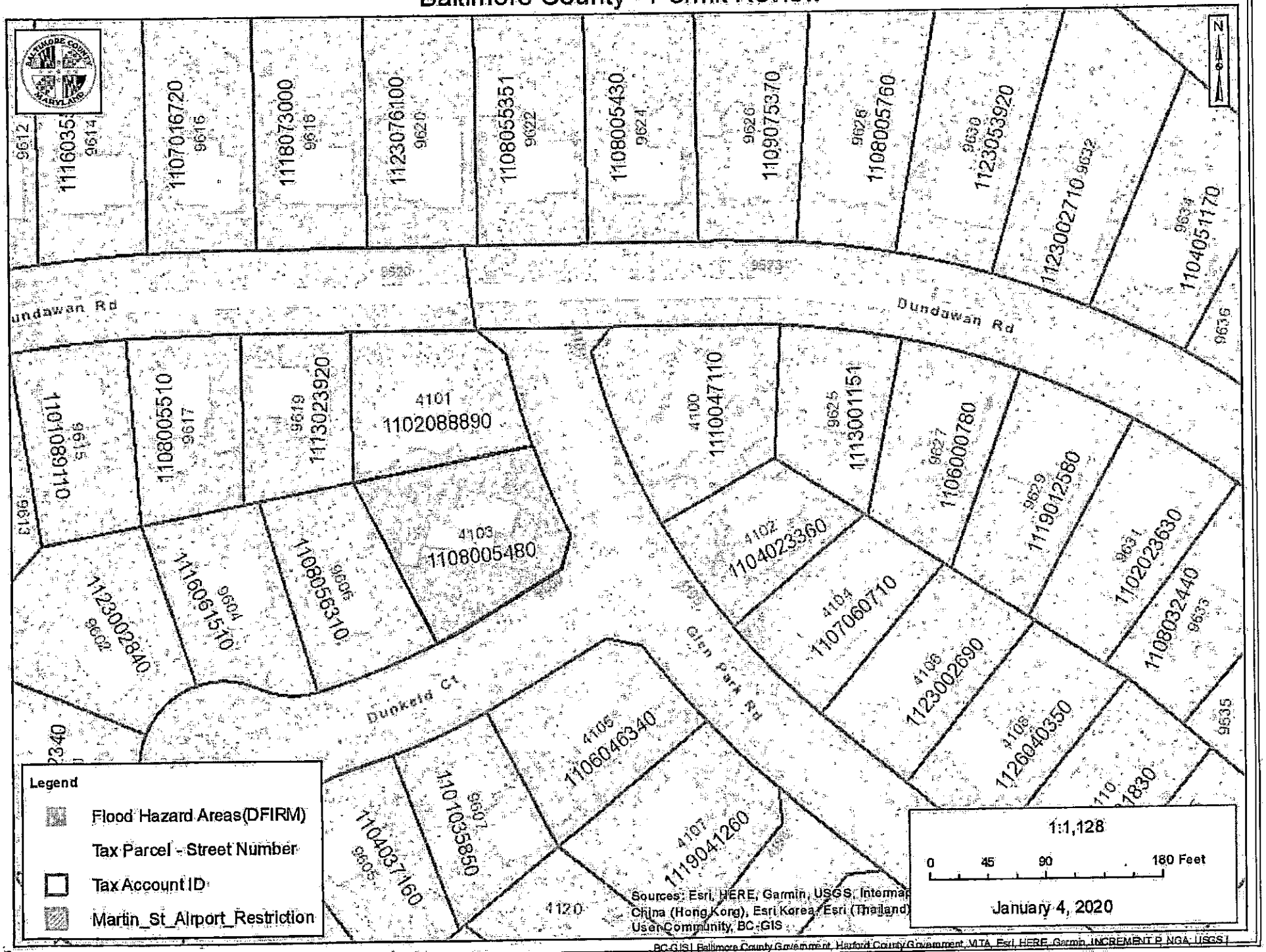
PETITIONER'S
EXHIBIT NO. 5



PETITIONER'S

EXHIBIT NO. 6

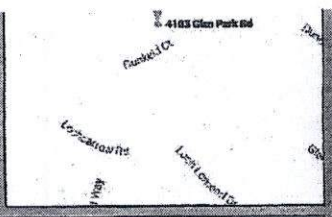
Baltimore County - Permit Review

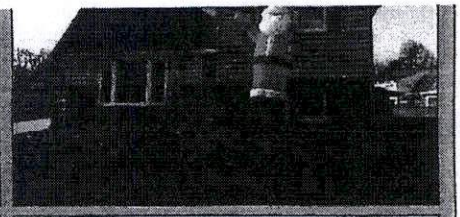


FRONT DOOR Title

1810 Bel Air Road, Suite 103
Fallston, MD 32058

[redacted]





PROPERTY ADDRESS: 4103 GLEN PARK ROAD BALTIMORE, MARYLAND 21236

SURVEY NUMBER: MD1512.0769

FIELD WORK DATE: 12/8/2015

REVISION HISTORY: (REV.0 12/9/2015)

MD1512.0769
LOCATION DRAWING
LOT 16, BLOCK I
SECTION 4, PERRY HALL ESTATES,
BALTIMORE COUNTY, MARYLAND
12-08-2015 SCALE 1"=30'

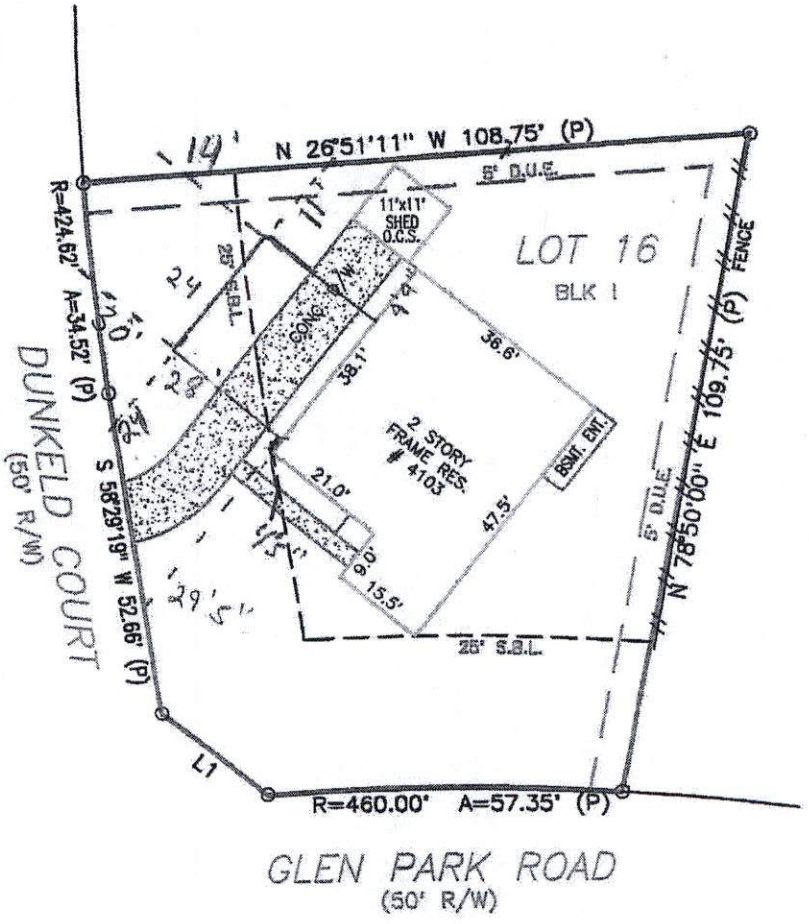


TABLE:
L1 S 15°31'08" W 21.95' (P)

PLEASE NOTE

This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.

STATE OF MARYLAND
WILLIAM R. HEBERT
PROPERTY LINE SURVEYOR
NO. 483

EXPIRES 1-15-2017

30 0 15 30

GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

ACCURACY=3'±

PETITIONER'S
EXHIBIT NO. 7

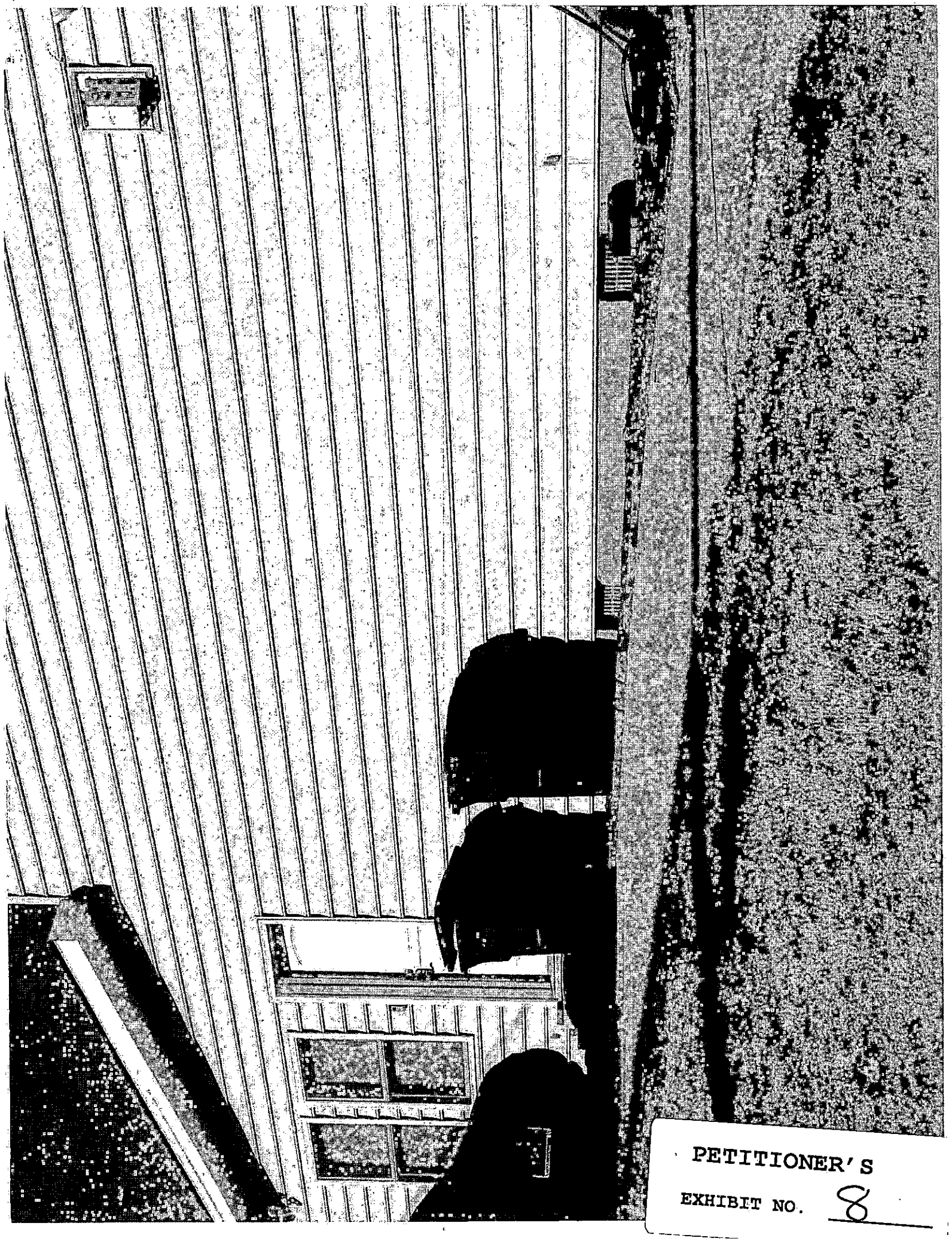
POINTS OF INTEREST:
NONE VISIBLE

CLIENT NUMBER: 1511008

DATE: 12/9/2015

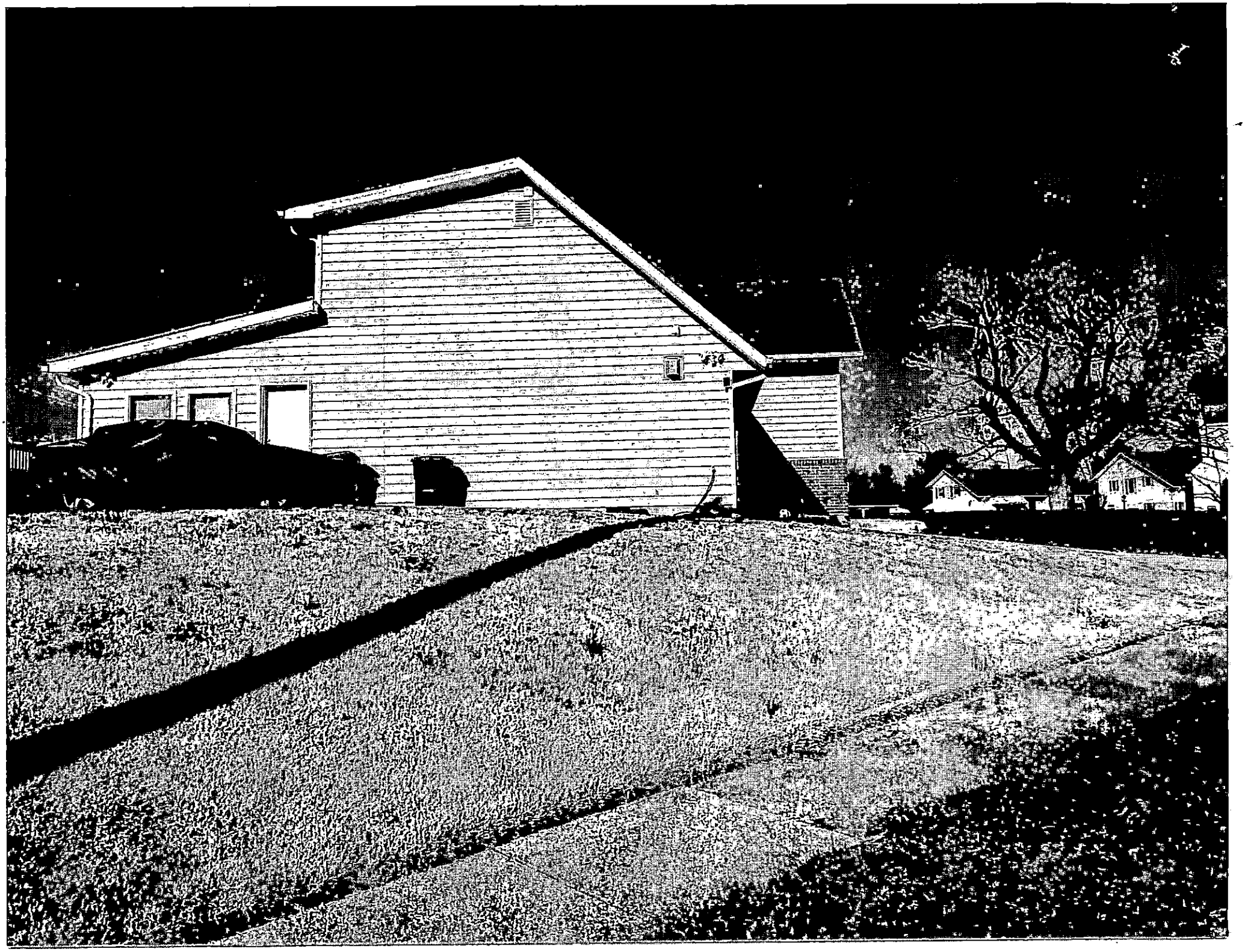
BUYER: THOMAS RADTKE AND JUSTINE RADTKE

EXACTA CONTACT



PETITIONER'S

EXHIBIT NO. 8



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 17, 2020

Thomas & Radtke,
4103 Glen Park Road
Baltimore MD 21236

RE: Case Number: 2020-0054-A, 4103 Glen Park 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 February 20, 2020. This letter is not an approval, but only a **NOTIFICATION.**

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

PETITIONER'S
EXHIBIT NO. 1

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: February 28, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0054-A
Address 4103 Glen Park Road
(Radtke Property)

Zoning Advisory Committee Meeting of **March 2, 2020**.

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

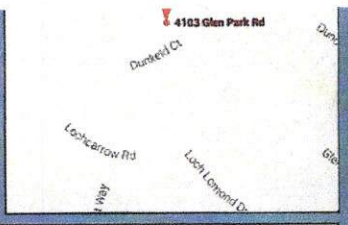
Reviewer: Steve Ford

C:\Users\jnjohnson\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\H1PAGF4X\ZAC 20-0054-A 4103 Glen Park Road.doc

FRONT DOOR Title

1810 Bel Air Road, Suite 103
Fallston, MD 32058

o: 410.870.7070 | f: 443.981.3920



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REVISION HISTORY: (REV.0 12/9/2015)

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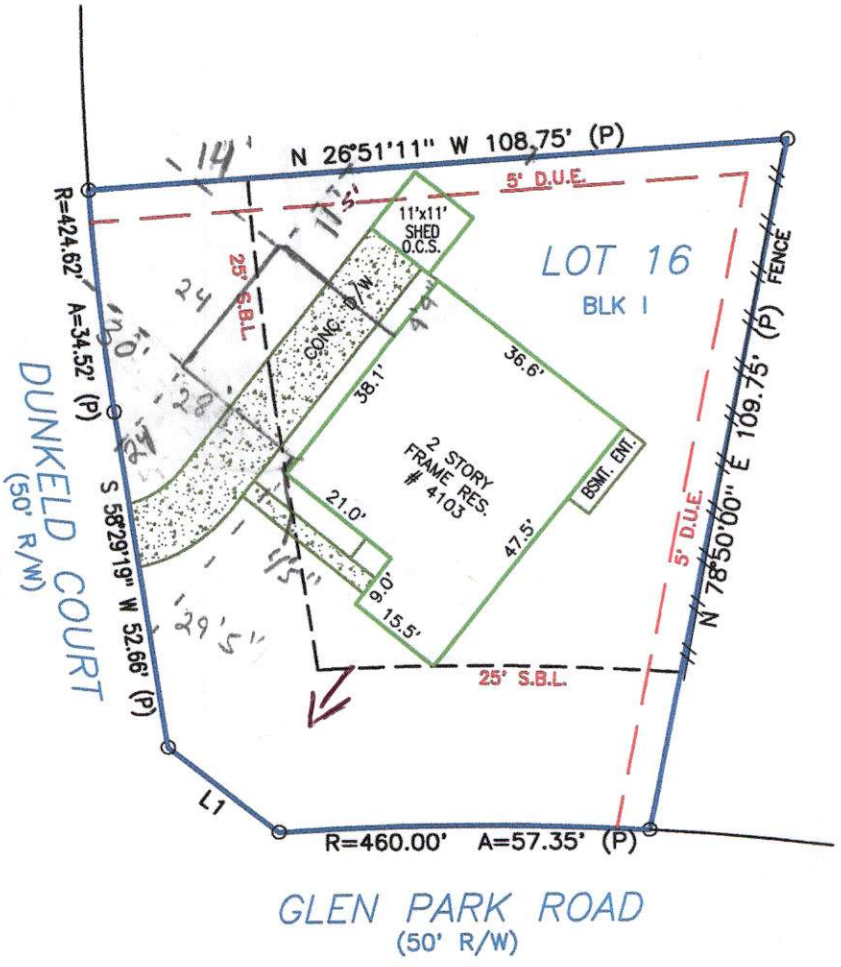
SECTION 4, PERRY HALL ESTATES,
BALTIMORE COUNTY, MARYLAND
12-08-2015 SCALE 1"=30'



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STATE OF MARYLAND
WILLIAM R. HERBERT
PROPERTY LINE SURVEYOR
NO. 483

EXPIRES 1-15-2017

30 0 15 30

GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

ACCURACY=3'±

Pet. Exhibit 1

POINTS OF INTEREST:
NONE VISIBLE

JD20-0054-A

CLIENT NUMBER: 1511008

DATE: 12/9/2015

BUYER: THOMAS RADTKE AND JUSTINE RADTKE

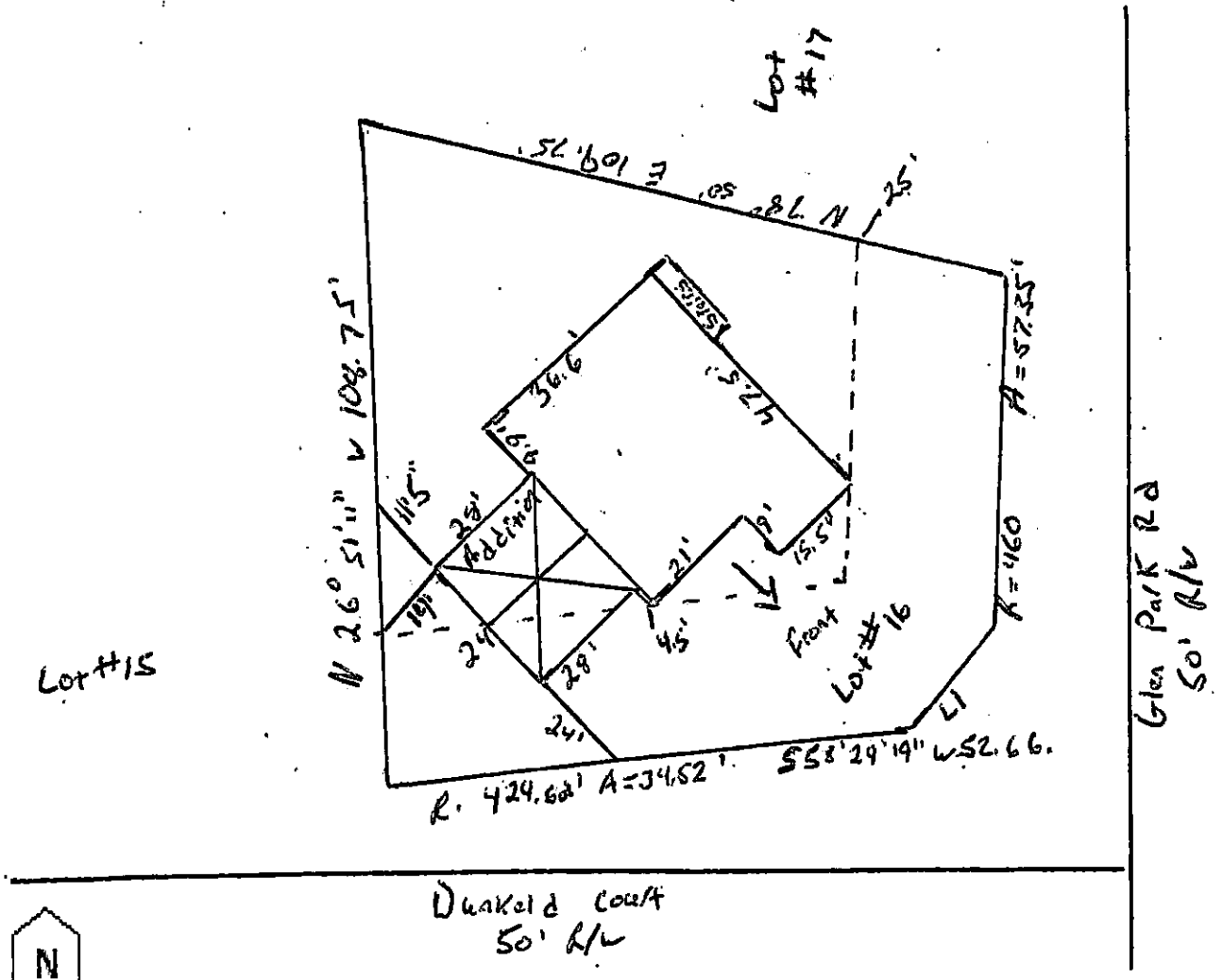
EXACTA CONTACT

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

ADDRESS 4103 Glen Park Rd OWNER(S) NAME(S) Thomas/Justine Radtke

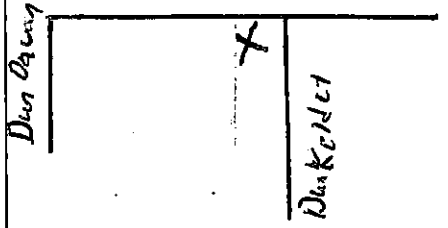
SUBDIVISION NAME Perry Hall estates LOT # 16 BLOCK # 1 SECTION # 4

PLAT BOOK # 27 FOLIO # 27 10 DIGIT TAX # 1108054800 DEED REF. # 32059/00176



PLAN DRAWN BY Thomas Radtke DATE 1/14/2020 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP# 063B3

SITE ZONED DR 5.5

ELECTION DISTRICT 11th

COUNCIL DISTRICT 5th

LOT AREA ACREAGE ___

OR SQUARE FEET 9,064

HISTORIC ? NO

IN CBCA ? NO

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC X PRIVATE ___

SEWER IS:

PUBLIC X PRIVATE ___

PRIOR HEARING ? ___

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

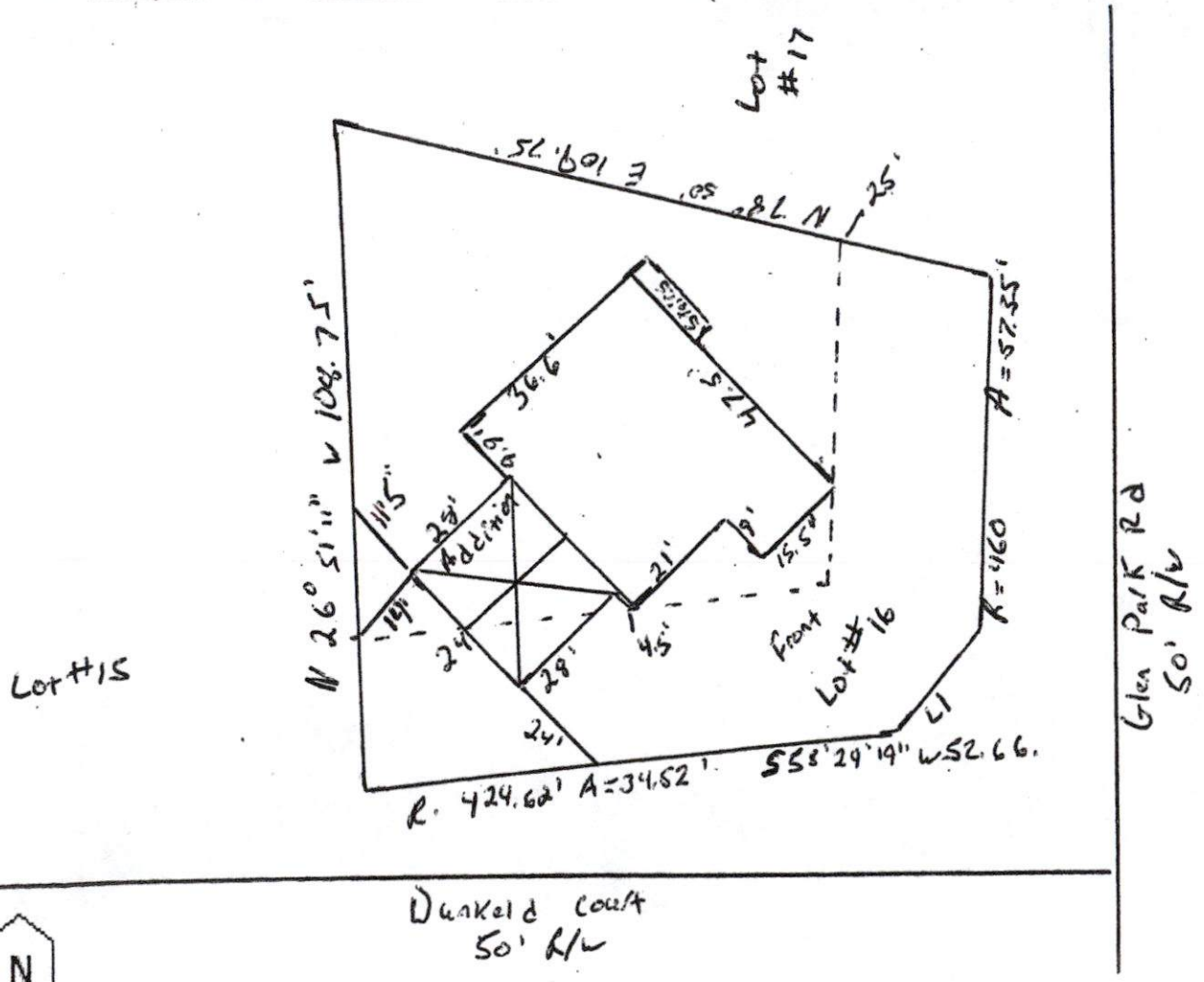
2020-0054-A

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

ADDRESS 4103 Glen Park Rd OWNER(S) NAME(S) Thomas / Justine Radtke

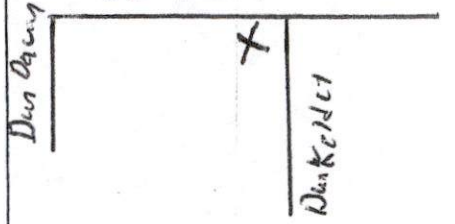
SUBDIVISION NAME Perry Hall estates LOT # 16 BLOCK # 1 SECTION # 4

PLAT BOOK # 27 FOLIO # 27 10 DIGIT TAX # 1108005480 DEED REF. # 32059/00176



PLAN DRAWN BY Thomas Radtke DATE 1/14/2020 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP
Glen Park Rd



N

MAP IS NOT TO SCALE

ZONING MAP# 063B3

SITE ZONED DR 5.5

ELECTION DISTRICT 11th

COUNCIL DISTRICT 5th

LOT AREA ACREAGE ____

OR SQUARE FEET 9,064

HISTORIC ? NO

IN CBCA ? NO

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC X PRIVATE ____

SEWER IS:

PUBLIC X PRIVATE ____

PRIOR HEARING ? ____

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

N/A

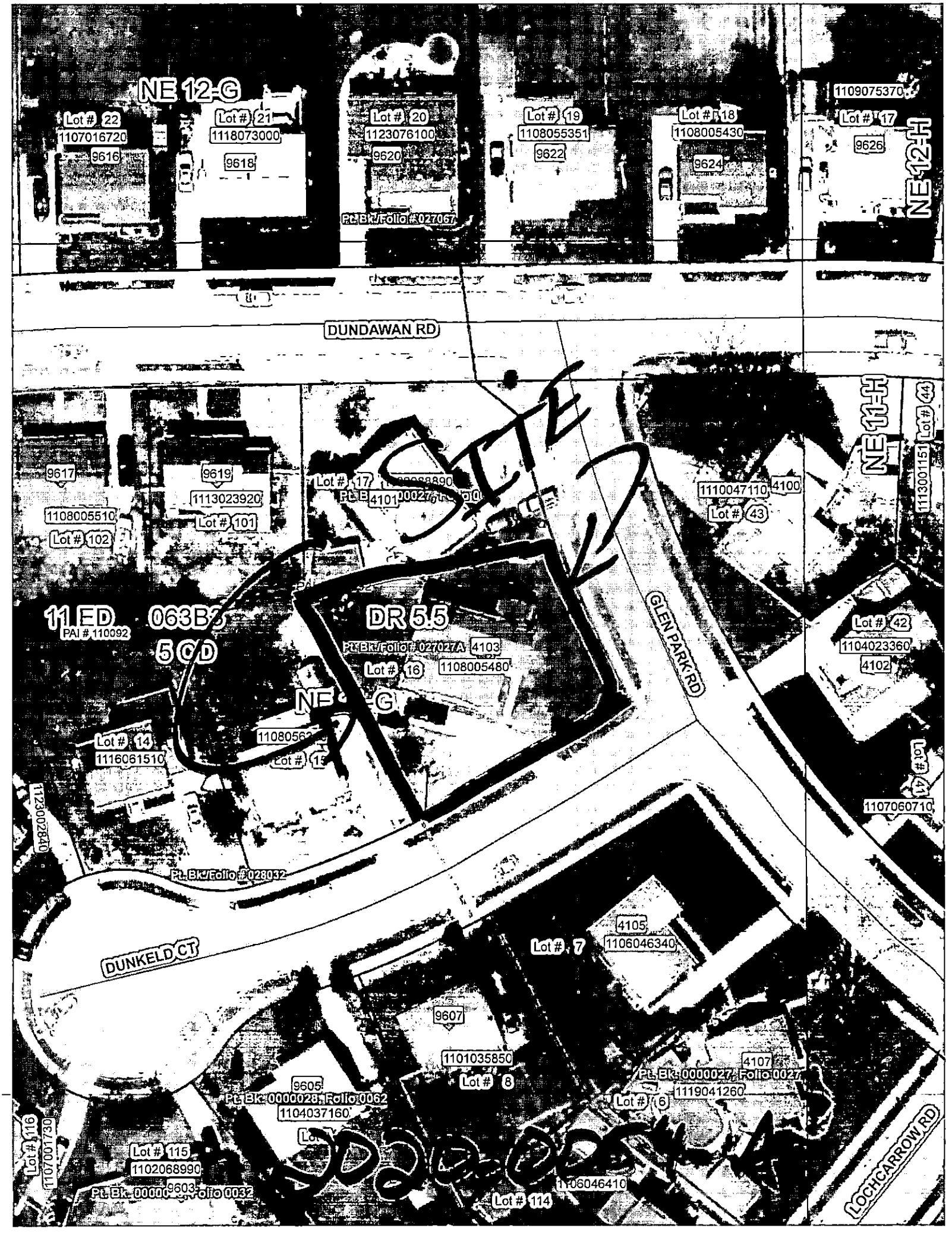
VIOLATION CASE INFO:

N/A

PETITIONER'S

EXHIBIT NO. 2

2020-0054-A


NE 12-G
Lot # 22
1107016720
9616
Lot # 21
1118073000
9618
Lot # 20
1123076100
9620
Pt. Bk./Folio # 027067
Lot # 19
1108055351
9622
Lot # 18
1108005430
9624
1109075370
Lot # 17
9626
NE 12-H
DUNDAWAN RD
SITE
NE 11-H
Lot # 44
1113001151
9617
9619
1113023920
1108005510
Lot # 101
Lot # 102
Lot # 17
4101
1110047110
4100
Lot # 43
11 ED
PAI # 110092
063B3
5 CD
DR 5.5
Pt. Bk./Folio # 027027A
4103
Lot # 16
1108005480
GLEN PARK RD
Lot # 42
1104023360
4102
Lot # 14
1116061510
Lot # 41
1107060710
1123002840
Pt. Bk./Folio # 028032
DUNKELD CT
4105
Lot # 7
1106046340
9607
1101035850
Lot # 8
4107
Pt. Bk. 0000027, Folio 0027
1119041260
Lot # 6
9605
Pt. Bk. 0000028, Folio 0062
1104037160
Lot # 116
1107001730
Lot # 115
1102068990
9603
Pt. Bk. 0000028, Folio 0032
1106046410
Lot # 114
LOCHCARROW RD


The gaigge is in the
Pink Flag area.
This view is from
Dunkeld Ct side
of the property
looking down
Glen Park Rd.

#089-14

Side View
of the home
from 960 Blackrock Ct

4-500054-A

1:38 PM Sat Jan 4 88%

AA google.com

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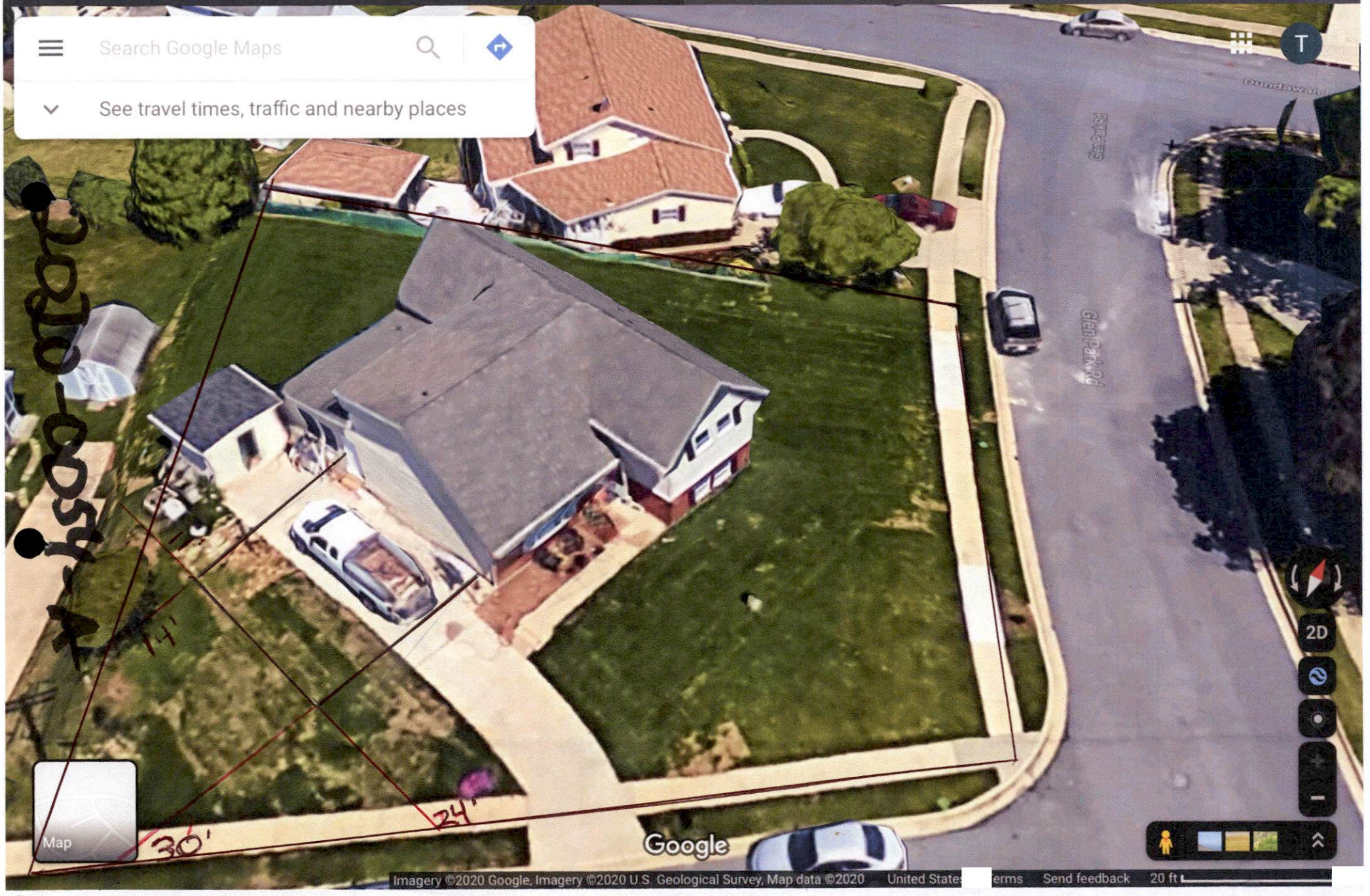
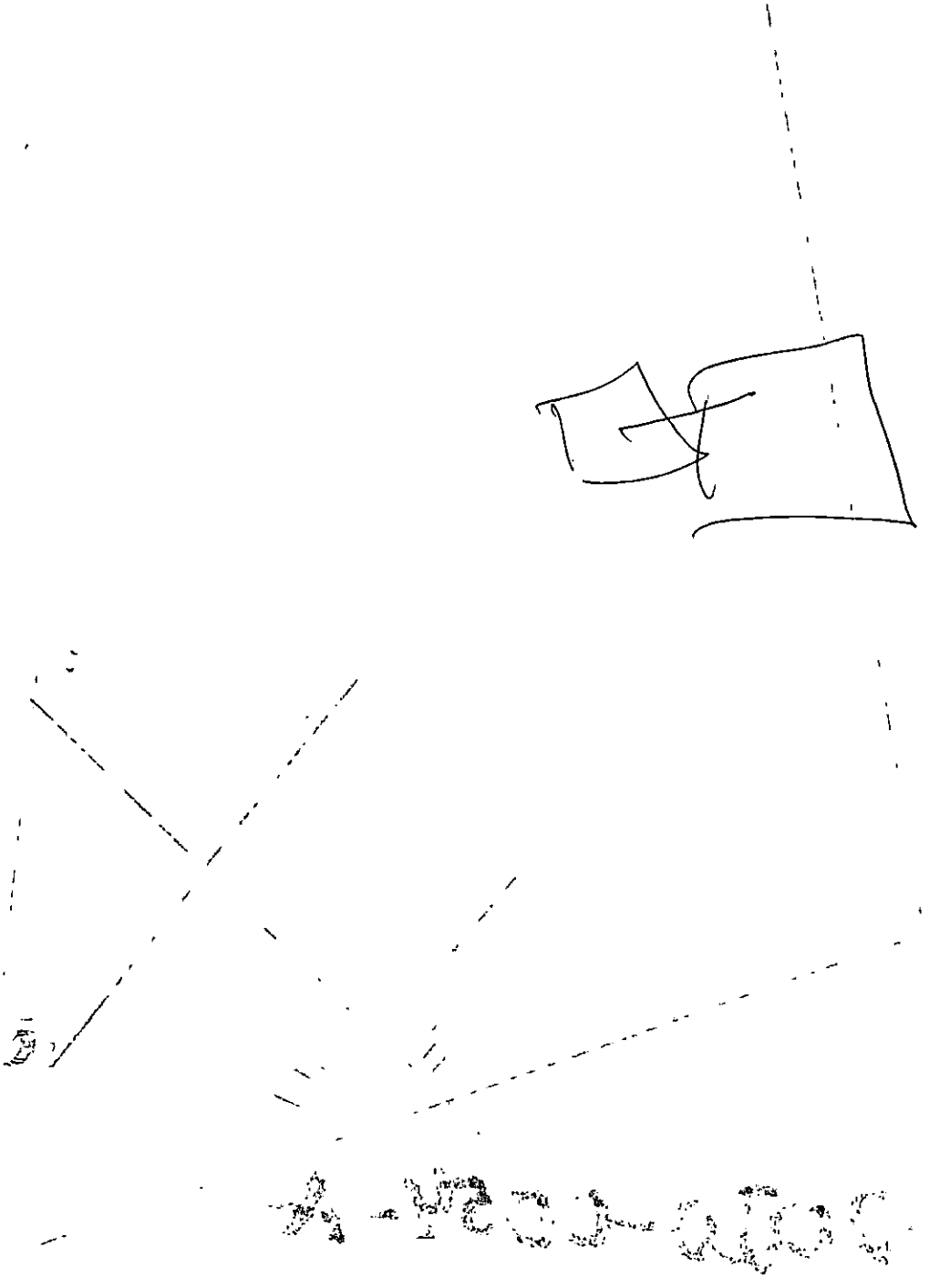
See travel times, traffic and nearby places






Back yard
looking down to
the front of the home

JF 20-0629-X