

MEMORANDUM

DATE: May 18, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0063-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on May 14, 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	*	BEFORE THE
(37 Anderson Ridge Road)		
1 st Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
Wayne G. & Colleen F. McDowell	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2020-0063-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Wayne G. and Colleen F. McDowell (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 1B02.3.B of the Baltimore County Zoning Regulations (“BCZR”), [Section 504 of the 1984 Zoning regulations and Section V.B.6.b of the 1984 Comprehensive Manual of Development Policies (“CMDP”), to permit a replacement addition (attached sun room) with a window to property line setback of 9 ft. in lieu of the minimum required 15 ft., and to amend the latest Final Development Plan (“FDP”) for Highfields at Rolling Road Lot 76 only. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies. However, it is to be noted that a letter of support was contained in the case file from John H. Hoffman, Jr. (36 Anderson Ridge Road), who indicated he had no objection to Petitioner’s zoning request.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 8, 2020, and there being no request for a public hearing, a

ORDER RECEIVED FOR FILING

Date 4-14-2020

By [Signature]

decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this 14th day of **April, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.B of the Baltimore County Zoning Regulations ("BCZR"), [Section 504 of the 1984 Zoning regulations and Section V.B.6.b of the 1984 Comprehensive Manual of Development Policies ("CMDP"), to permit a replacement addition (attached sun room) with a window to property line setback of 9 ft. in lieu of the minimum required 15 ft., and to amend the latest Final Development Plan ("FDP") for Highfields at Rolling Road Lot 76 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date 4-14-2020

By [Signature]

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:dlw

ORDER RECEIVED FOR FILING

Date 4-14-2020

By DLW



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 37 Anderson Ridge Rd, Catonsville 21228 Currently zoned Residential (DR 2)
Deed Reference 080851 00727 10 Digit Tax Account # 1900012586
Owner(s) Printed Name(s) Wayne + Colleen McDowell

(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/plot attached hereto and made a part hereof, hereby petition for an:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1B02, 3, B, BLCZR (Sections 504 of the 1984 Zoning Regulations and Section VI, B, 6; b of the 1984 C.M.D.P.) to permit a replacement addition (attached sun room) with a window to property line setback of 9', in lieu of minimum required 15 feet, and to amend the latest Final Development Plan for Highfields + Rolling Rd. 10476 only.
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

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

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

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

Owner(s)/Petitioner(s):

Wayne McDowell , COLLEEN F. McDOWELL
Name #1 – Type or Print Name #2 – Type or Print

Wayne McDowell Colleen F. McDowell
Signature #1 Signature #2

37 Anderson Ridge Rd, Catonsville, MD
Mailing Address City State

21228 443-324-1943 Wgmcdowell3@gmail.com
Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Date

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0063-A Filing Date 2/28/2020 Estimated Posting Date 3/8/2020 Reviewer JNP

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: 37 Anderson Ridge Rd, Catonsville, MD 21228
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 Sheet & Pictures

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

Wayne G. McDowell
Signature of Owner (Affiant)

Wayne G. McDowell
Name- Print or Type

Colleen F. McDowell
Signature of Owner (Affiant)

COLLEEN F. McDOWELL
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 21 day of Feb, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Wayne G. McDowell + Colleen F. McDowell

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

AS WITNESS my hand and Notaries Seal

Rose M. Edwards
Notary Public
Baltimore County, MD

Rose M. Edwards
Notary Public
6-2-2020
My Commission Expires

The request for an Administrative Variance is based on the desire to replace a window on the Northwest side of a sunroom with a window of similar/smaller size.

We are replacing the existing sunroom with a sunroom with the exact footprint of the current one.

The existing sunroom has a large window on the northwest side of the room, approved by Baltimore County.

The sunroom as shown on the Site Plan is 9'3" from the property line

The property line is met with a 12' easement, so that there are 22' 3" between the sunroom and the neighbor's property line and a total of 35' to the neighbor's driveway.

The neighboring house has no side windows facing our property and only the rear of their garage is visible from the sunroom window.

Having a sunroom with a blank west facing wall would defeat the purpose of the room.

ZONING PETITION PROPERTY DESCRIPTION

PART A (START DESCRIPTION WITH THE FOLLOWING):

ZONING PROPERTY DESCRIPTION FOR : 37 Anderson Ridge Road

*Beginning at a point on the northeast side of Anderson Ridge Road which is 650 feet northeast of Plateau Court. 50 feet wide.

PART B (CONTINUE DESCRIPTION WITH ONE OF THE FOLLOWING 3 OPTIONS):

OPTION 2 (Subdivision Lot - lot is part of record plat):

Being Lot #76 in the subdivision of (Highfields at Rolling Road) as recorded in Baltimore County Plat Book # (53), Folio # (111), containing (8,581) square feet.
Located in the (1) Election District and (1) Council District.

2020-00637A

CERTIFICATE OF POSTING

CASE NO. 2020-0063-A
PETITIONER/DEVELOPER
Wayne & Colleen McDowell

DATE OF HEARING/CLOSING
March 23, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGE-
MENT

COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

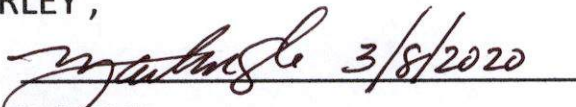
THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

37 Anderson Ridge Road

Sign # 1

THE SIGN(S) POSTED ON March 8, 2020
(MONTH, DAY, YEAR)

SINCERLEY ,


MARTIN OGLE

9912 MAIDBROOK RD.
PARKVILLE, MD 21234
443-629-3411



CERTIFICATE OF POSTING

CASE NO. 2020-0063-A

PETITIONER/DEVELOPER

Wayne & Colleen McDowell

DATE OF HEARING/CLOSING

March 23, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGE-
MENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

37 Anderson Ridge Road

Sign # 2

THE SIGN(S) POSTED ON March 8, 2020

(MONTH, DAY, YEAR)

SINCERLEY ,

Martin Ogle 3/8/2020

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411



Kristen L Lewis

From: Marty Ogle <mert1114@aol.com>
Sent: Sunday, March 22, 2020 12:48 PM
To: Kristen L Lewis
Subject: 2nd set of certificates

CAUTION: This message from mert1114@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

2020-0063-A and ~~2020-0063-B~~ SPH

CERTIFICATE OF POSTING

CASE NO. 2020-0063-A
PETITIONER/DEVELOPER
WAYNE & COLLEEN McDOWELL

DATE OF HEARING/CLOSING
March 23, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGE-
MENT

COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:
LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT
37 ANDERSON RIDGE ROAD

Sign # 1

THE SIGN(S) POSTED ON March 8, 2020
(MONTH, DAY, YEAR)

SINCERELY,
Marty Ogle
MARTIN OGLE
9912 MAIDBROOK RD.
PARKVILLE, MD 21234
443-629-3411

ZONING NOTICE
VARIANCE
PUBLIC HEARING

CERTIFICATE OF POSTING

CASE NO. 2020-0063-A

PETITIONER/DEVELOPER

WAYNE & COLLEEN McDOWELL

DATE OF HEARING/CLOSING

March 23, 2020



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGE-
MENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

37 ANDERSON RIDGE ROAD

Sign # 2

THE SIGN(S) POSTED ON March 8, 2020

(MONTH, DAY, YEAR)

SINCERLEY,

Martin Ogle
MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0063 -A Address 37 Anderson Ridge Road

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

Filing Date: 2/28/2020 Posting Date: 3/8/2020 Closing Date: 3/23/2020

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 0063 -A Address: 37 Anderson Ridge Road

Petitioner's Name: Wayne & Colleen McDowell Telephone: 443-324-1943

Posting Date: 3/8/2020 Closing Date: 3/23/2020

Wording for Sign:

To permit a replacement addition (attached sunroom) with a window to property line setback of 9 feet in lieu of the minimum required 15 feet, and to amend the latest Final Development Plan for Highfields At Rolling-



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 23, 2020

Wayne McDowell Colleen F. McDowell
37 Anderson Ridge Road
Catonsville MD 21228

RE: Case Number: 2020-0063-A, 37 Anderson Ridge 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 28, 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,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Gregory Slater
Acting Secretary

Tim Smith, P.E.
Acting Administrator

Date: 3/4/20

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. 2020-0063-A.

*Administrative Variance
Wayne & Colleen McDowell
37 Anderson Ridge 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,



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: March 6, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0063-A
Address 37 Anderson Ridge Road
(McDowell Property)

Zoning Advisory Committee Meeting of **March 9, 2020**.

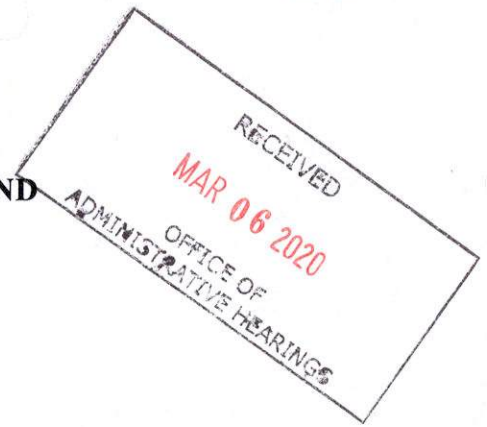
X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

3-23

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: March 6, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0063-A
Address 37 Anderson Ridge Road
(McDowell Property)

Zoning Advisory Committee Meeting of **March 9, 2020**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 4/3/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-066

INFORMATION:

Property Address: 9106 Hinton Avenue, Lot 44
Petitioner: William J. Kurek, Judith A. Kurek
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance from Section § 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit an existing dwelling on a lot of record of 50 feet wide in lieu of the required 55 feet.

The site is located on Hinton Avenue on the Millers Island Peninsula. The site is in a residential area and borders the waterfront. It is located within the Chesapeake Bay Critical Area and 100-Year Floodplain.

A site visit was conducted on 3/12/2020. The lot size is not uncommon for this area therefore the Department of Planning has no objections to this request.

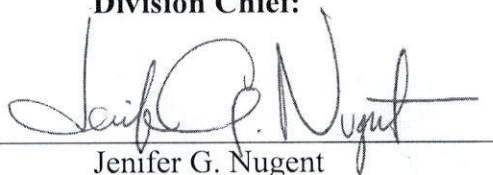
For further information concerning the matters stated herein, please contact Joseph Fraker at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Joseph Fraker
David Billingsley
Office of the Administrative Hearings
People's Counsel for Baltimore County

LIBER 8085 PAGE 727

37 ANDERSON RIDGE ROAD
BALTIMORE, MD 21228
Tax ID # 19-00-012586
Election District #1

884428 nao

C RC/F 16.00
C T TX 785.00
C RICS 910.00
DEED 1711.00
CH CLERK 1711.00
01/25/89

THIS DEED, Made this 30 day of December, in the year one thousand nine hundred and eighty-eight, by and between

✓ YEONG H. OH and ✓ BAEK H. OH Husband & Wife, parties of the first part, Grantors;

and

✓ WAYNE G. MCDOWELL and ✓ COLLEEN F. MCDOWELL Husband & Wife, parties of the second part, Grantees.

The actual consideration paid or to be paid is \$182,000.00.

WITNESSETH: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the Grantors do hereby grant and convey unto said Grantees, as Tenants by the Entireties, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple all that(those) lot(s) of ground situate in BALTIMORE COUNTY, in the State of Maryland, and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 76 as shown on Plat entitled, "Amended Plat of Lot No. 75 and 76 of Amended Plat of Plat Three, Highfields at Rolling Road, E.H.K. Jr. 52, folio 103", which Plat is recorded among the Land Records of Baltimore County in Plat Book 53, folio 111. The improvements thereon being known as No. 37 Anderson Ridge Road.

BEING the same lot of ground which by Deed dated February 13, 1986 and recorded among the Land Records of BALTIMORE COUNTY at Liber 7101, folio 553, was granted and conveyed from The Ryland Group, Inc., a body corporate of the State of Maryland to the within named grantors.

TOGETHER with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises, unto and to the use of the said Grantees, as Tenants by the Entireties, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple.

And the said Grantors covenant to warrant specially the property hereby granted and conveyed, and to execute such further assurances of the same as may be requisite.

ACK
DEC

KAP 1/16/89

KAP 1/18/89

2020-0063-A

LIBER 8085 PAGE 728

Witness the hands and seals of said grantors:

WITNESS:

Sharon A. Johnson Yeong H. OH (Seal)
to be an YEONG H. OH

Baek H. OH (Seal)
BAEK H. OH

STATE OF MARYLAND, County of Howard, to wit:

I HEREBY CERTIFY, That on this 30 day of December,
in the year one thousand nine hundred and eighty-eight, before me,
the subscriber, a Notary Public of the State aforesaid,
personally appeared YEONG H. OH and BAEK H. OH Husband & Wife,
known to me (or satisfactorily proven) to be the persons whose
names are subscribed to the within instrument, and acknowledged
that they executed the same for the purposes therein contained,
and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Sharon A. Johnson



My Commission Expires: July 1, 1990.

This document prepared by:
The Sentinel Title Corporation
5840 Banneker Road
Columbia, Maryland 21044
301-730-8484

SENTINEL TITLE

RETURN TO THE ABOVE ADDRESS

AFFIDAVIT OF OCCUPANCY

I/We, do hereby certify under penalty of perjury that the residentially improved property which is located at:
37 ANDERSON RIDGE ROAD is the owner-occupied residence of the undersigned.

Witness my/our hand(s) and seal(s) this 30 day of December, 1988.

Wayne G. McDowell (Seal)
WAYNE G. MCDOWELL

Colleen F. McDowell (Seal)
COLLEEN F. MCDOWELL

State of Maryland, City/County of Howard

On this 30 day of December, 1988, before me personally came WAYNE G. MCDOWELL and COLLEEN F. MCDOWELL Husband & Wife to me known who, being by me duly sworn, did depose and say that he/she/they signed his/her/their names to the above affidavit.

Shelley A. Maloney
NOTARY PUBLIC
Notary Public
Howard County

My Commission Expires: July 1, 1990

LIBER 8085 PAGE 729

AFFIDAVIT OF OCCUPANCY

I/We, do hereby certify under penalty of perjury that the residentially improved property which is located at:
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Wayne G. McDowell (Seal)
WAYNE G. MCDOWELL

Colleen F. McDowell (Seal)
COLLEEN F. MCDOWELL

State of Maryland, City/County of Howard

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Shelby C. Maloney
NOTARY PUBLIC
Howard County

My Commission Expires: July 1, 1990

LIGER 8085 PAGE 729

AFFIDAVIT OF OCCUPANCY

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37 ANDERSON RIDGE ROAD is the owner-occupied residence of the undersigned.

Witness my/our hand(s) and seal(s) this 30 day of December, 1988.

Shelby C. Maloney Wayne G. McDowell (Seal)
to both WAYNE G. MCDOWELL

Colleen F. McDowell (Seal)
COLLEEN F. MCDOWELL

State of Maryland, City/County of Howard

On this 30 day of December, 1988, before me personally came WAYNE G. MCDOWELL and COLLEEN F. MCDOWELL Husband & Wife to me known who, being by me duly sworn, did depose and say that he/she/they signed his/her/their names to the above affidavit.

Shelby C. Maloney
NOTARY PUBLIC
Notary Public
Howard County

My Commission Expires: July 1, 1990

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 01 Account Number - 1900012586		
Owner Information		
Owner Name:	MCDOWELL WAYNE G MCDOWELL COLLEEN F	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	37 ANDERSON RIDGE RD BALTIMORE MD 21228	Deed Reference: /08085/ 00727
Location & Structure Information		
Premises Address:	37 ANDERSON RIDGE RD 0-0000	Legal Description: 8581 SQ FT .197 AC HIGHFIELDS AT ROLLNG RD
Map:	Grid:	Parcel:
0101	0021	0436
Neighborhood:	Subdivision:	Section:
1060113.04	0000	
Block:	Lot:	Assessment Year:
	76	2019
Plat No:	3	
Plat Ref:	0053/ 0111	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1986	2,156 SF	
Property Land Area	County Use	
8,581 SF	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	4	2 full/ 1 half
Garage	Last Notice of Major Improvements	
2 Attached		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2019	07/01/2019
Land:	119,100	146,100
Improvements	277,700	270,100
Total:	396,800	416,200
Preferential Land:	0	403,267
		409,733
		0
Transfer Information		
Seller: OH YEONG H	Date: 01/25/1989	Price: \$182,000
Type: ARMS LENGTH IMPROVED	Deed1: /08085/ 00727	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2019
State:	000	0.00
Municipal:	000	0.00
		0.00 0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 02/09/2010		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

Colleen and Wayne McDowell
37 Anderson Ridge Road
Catonsville, Maryland 21228
cmcdowell5062@gmail.com

February 27, 2020

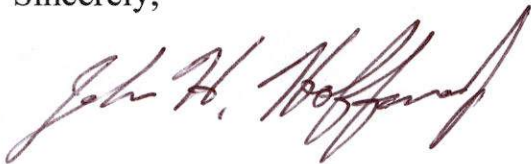
Zoning Review Office
Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

Re: Window addition on NW side of 37 Anderson Ridge Road

To Whom It May Concern:

I am Colleen and Wayne McDowell's immediate neighbor at 36 Anderson Ridge Road in Highfields. I have no objection to a window on the NW side of their house in the new addition.

Sincerely,

A handwritten signature in dark ink, appearing to read "John H. Hoffman, Jr.", written in a cursive style.

John H. Hoffman, Jr.

2020-0063-A

Baltimore County - My Neighborhood



Legend

Building Footprints

- Buildings
- Institutional Buildings
- Commercial Buildings
- House Numbers
- Permits
- Zoning History Cases
- Zoning
- Property
- Interstates
- Interstate Ramps
- Major Roads
- Minor Roads
- Local Roads
- Alleys and Driveways
- County Boundary

36

37 B966646
DR 2

B938763
35

DR 3.5

ANDERSON RIDGE RD

1:564

0 20 40 80 Feet

February 20, 2020

Sources: Esri, HERE, Garmin, Intermap, increment P, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri, DeLorme, NAVTEQ, Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community

2020-0063-A

2020-000054



1 CD
1 ED

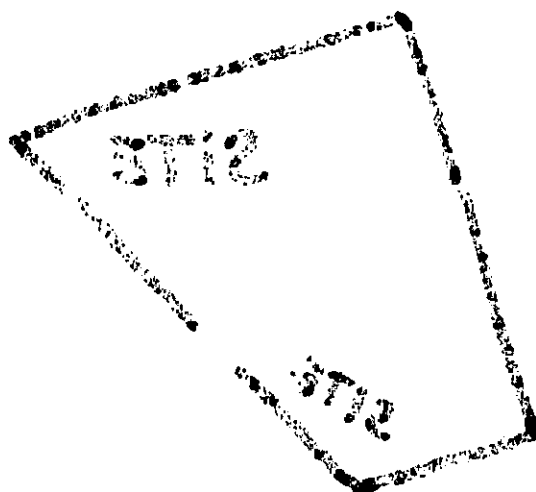
DR 2

SW 5-E

101B3

DR 3.5
2580

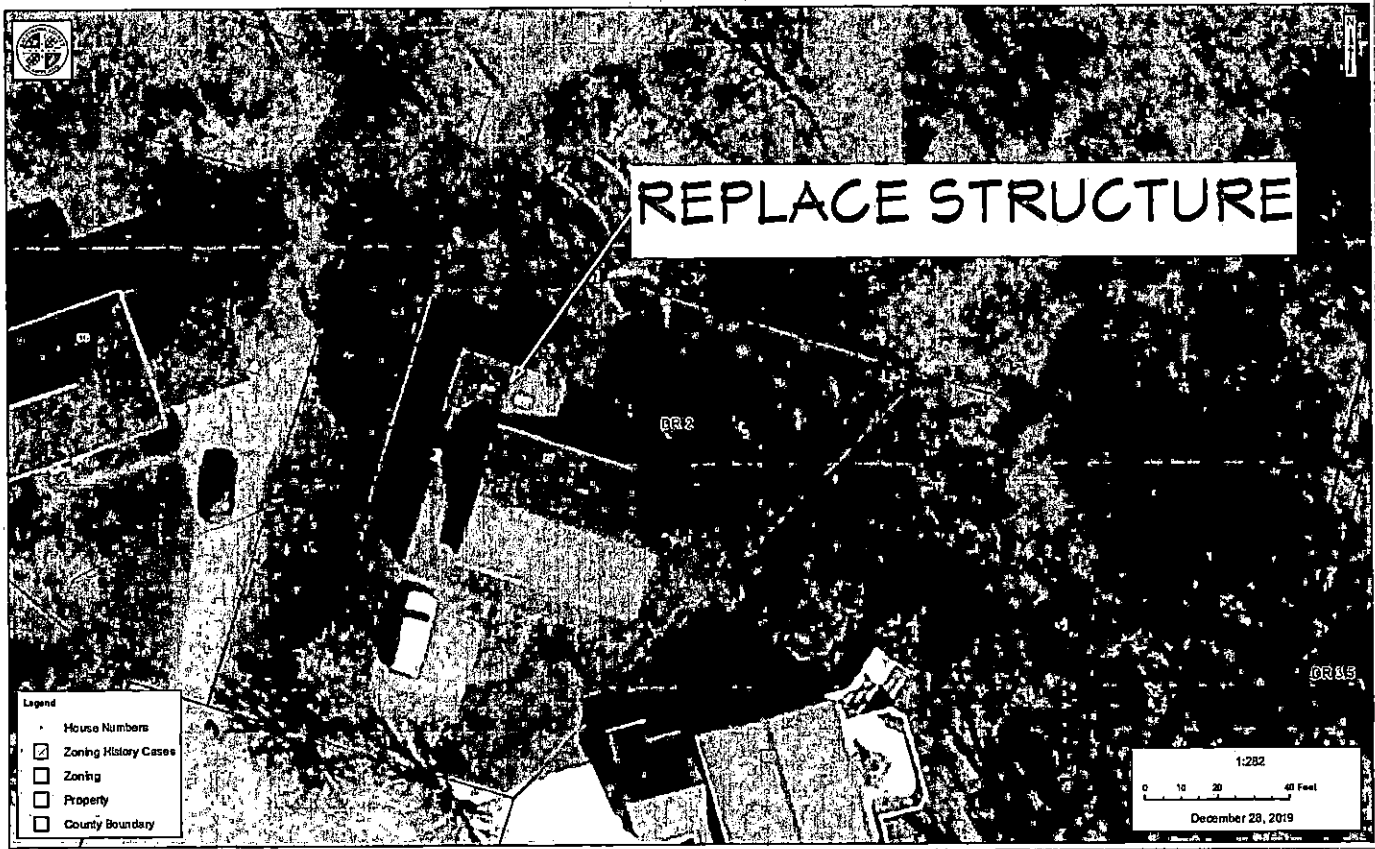
DR 3.5
0119717372





EXISTING ROOM TO BE REPLACED
 RE-TO ENERGY AND STRUCTURAL
 SUFFICIENCY N.T.S.

Baltimore County - My Neighborhood



My NeighborHood View N.T.S.

SHEET NUMBER

SITE PLAN

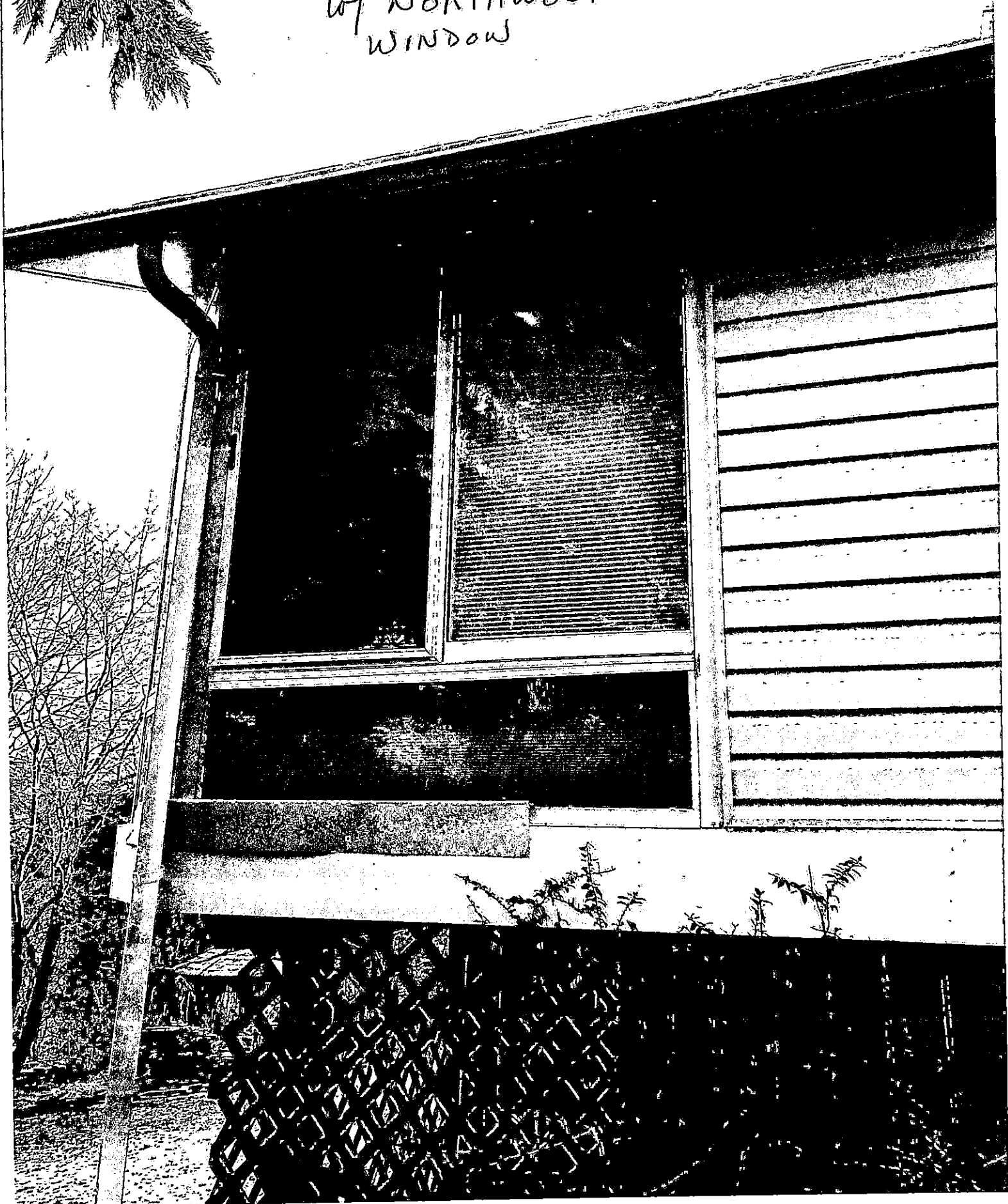
Wayne & Colleen McDowell

1655 Robin Circle,

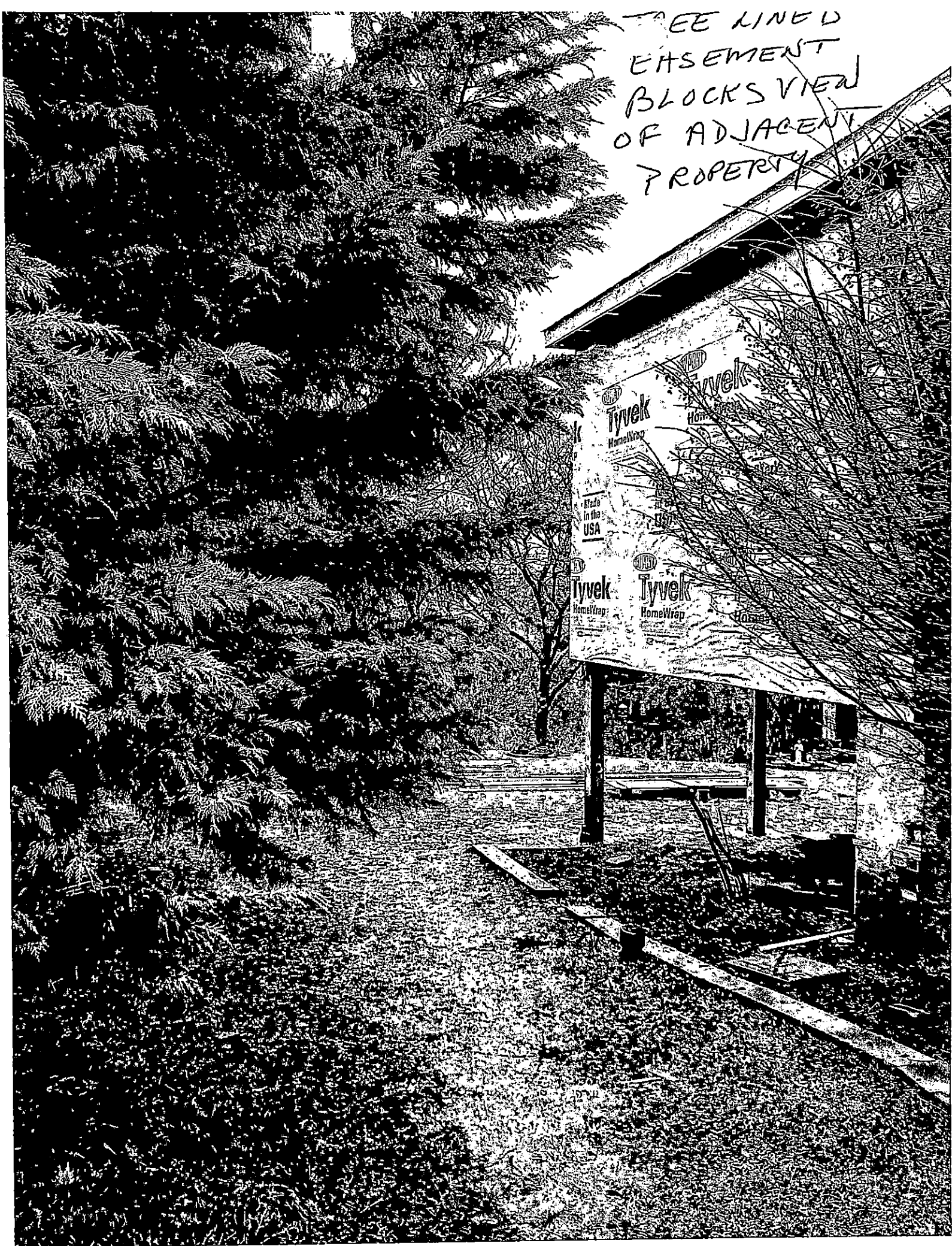
bel air

REEXISTING
STRUCTURE
W/ NORTHWEST
WINDOW

1.. PROVED BY
BALTO. COUNTY



TREE LINED
EASEMENT
BLOCKS VIEW
OF ADJACENT
PROPERTY



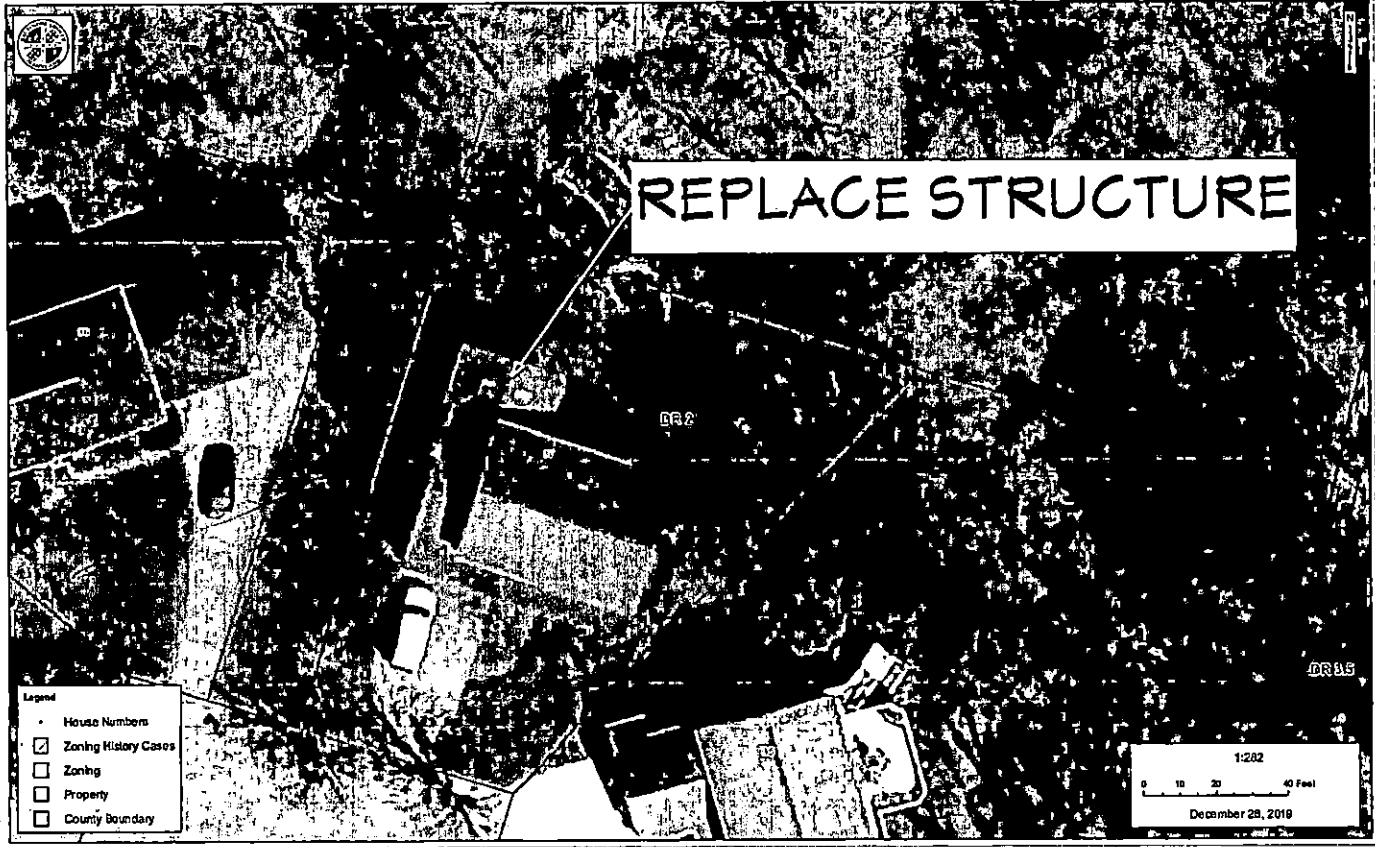
EASEMENT BETWEEN
37 & 36 ANDERSON RIDGE RD





EXISTING ROOM TO BE REPLACED
 REPAIR TO ENERGY AND STRUCTURAL
 SUFFICIENCY N.T.S.

Baltimore County - My Neighborhood



My NeighborHood View N.T.S.

SHEET NUMBER

SITE PLAN

Wayne & Colleen McDowell

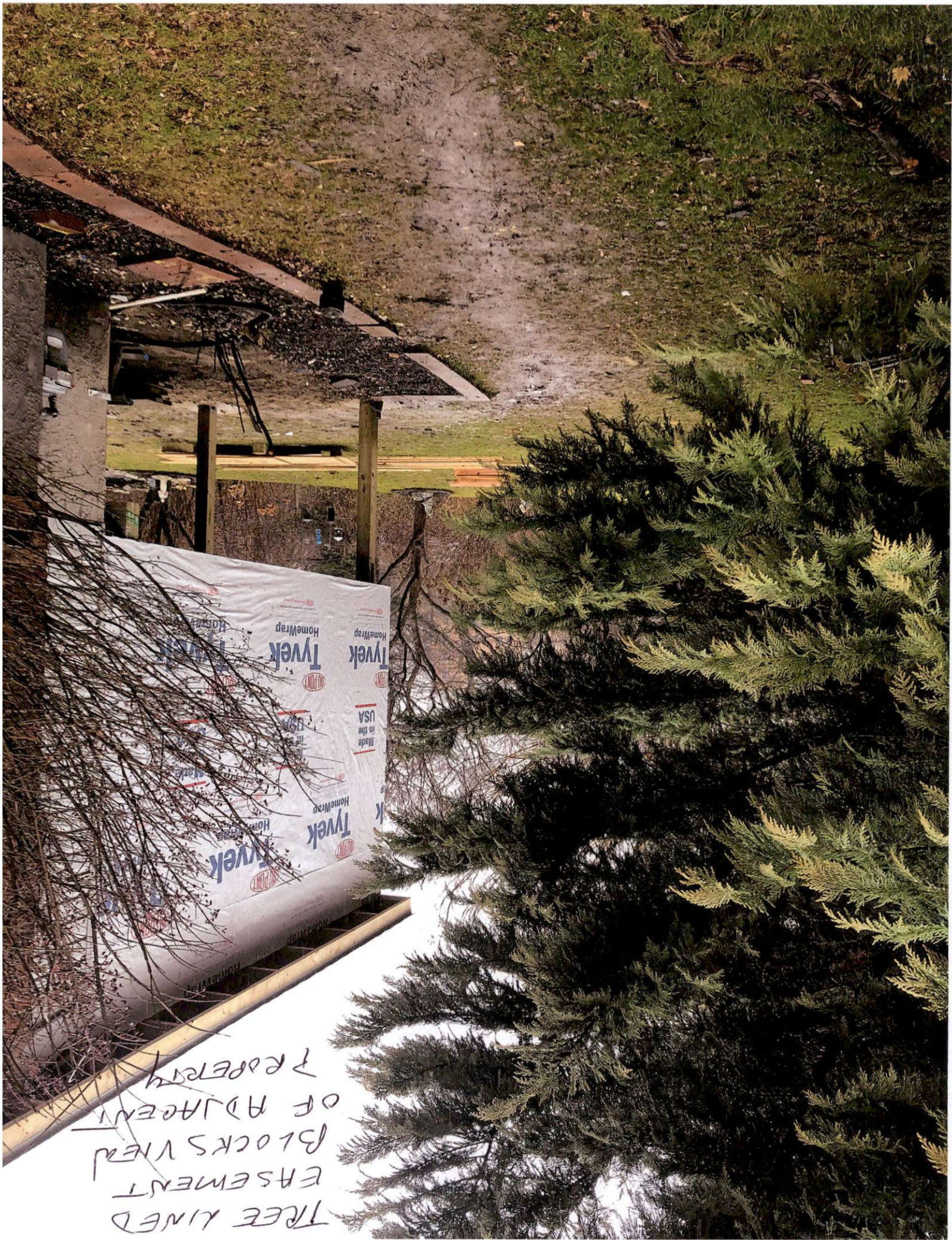
1655 Robin Circle,

bel air

PREEXISTING
STRUCTURE
W/ NORTHWEST
WINDOW
APPROVED BY
BAATO. COUNTY



TREE LINED
EASEMENT
BLOCKS VIEW
OF ADJACENT
PROPERTY



EASEMENT BETWEEN
37 & 36 ANDERSON RIDGE RD



ZAC AGENDA

Case Number: 2020-0062-A **Reviewer:** Joseph Merrey
Exstng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Fredrick & Louise Auffarth
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 1740 DREXEL RD
Location: North side of Dizexel Road, 27' West of the center line of Kirkland Road.

Existing Zoning: DR 5.5 **Area:** 6,804 SQ FT
Proposed Zoning:
VARIANCE:
303.1, BCZR, To permit a front setback for a deck of 17'5' in lieu of the required front application of section 303.1 average setback of 22.5' (rounded up).
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: CC1916899
Closing Date:

Miscellaneous Notes:

Case Number: 2020-0063-A **Reviewer:** Jeffrey Perlow
Exstng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Wayne & Colleen Mcdowell
Contract Purchaser: No Contract Purchaser was set.

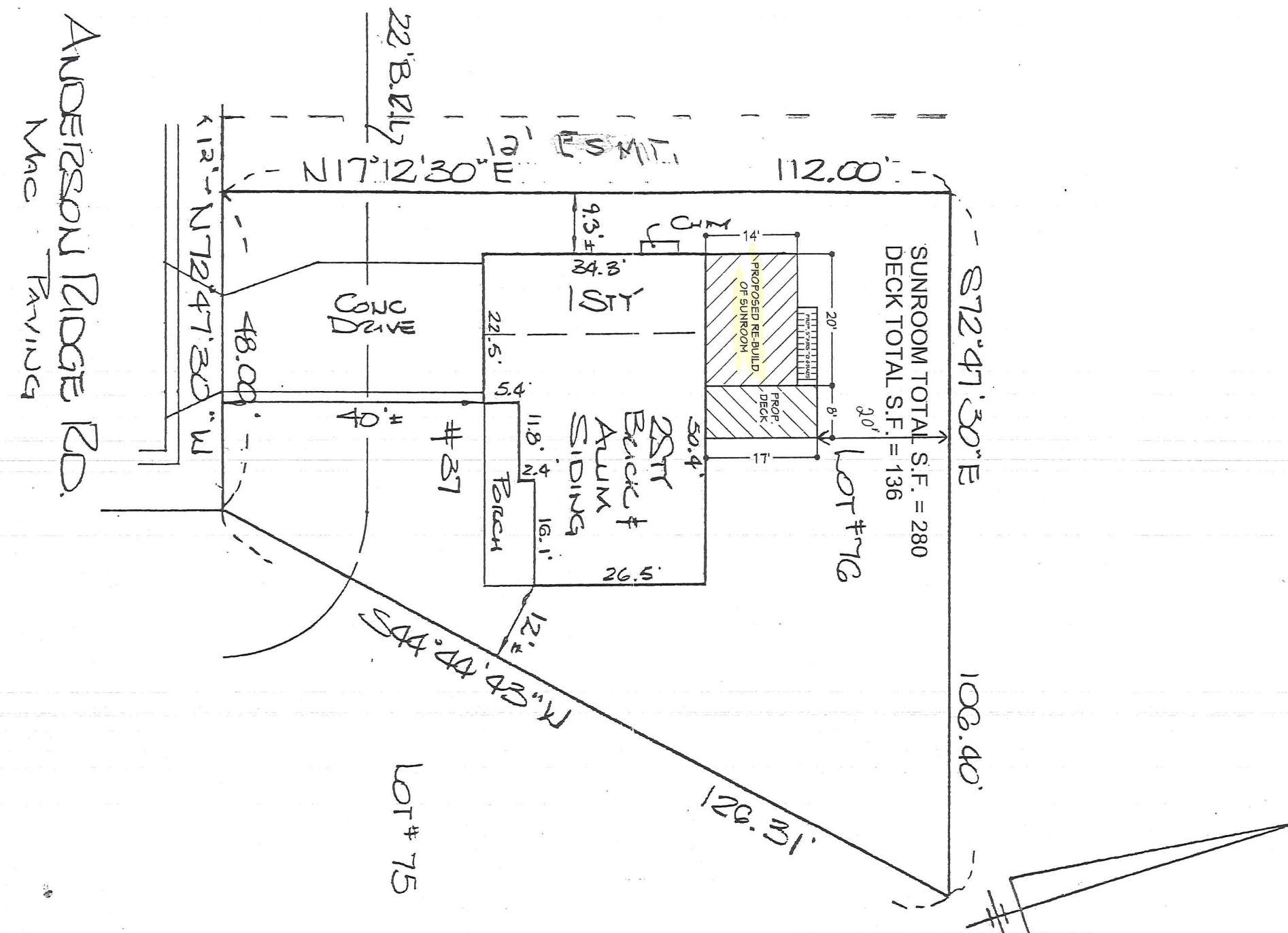
Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 37 ANDERSON RIDGE RD
Location: North East side of Anderson Ridge Road, 650' North East of Plateau Court

Existing Zoning: DR 2 **Area:** 8,581 SQ FT
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
1B02.3.B, BCZR (Section 504 of the 1984 Zoning regulations and section V.B.6.b of the 1984 C.M.D.P.) To permit a replacement addition (attached sun room) with a window to property line setback of 9 feet in lieu of the minimum required 15 feet, and to amend the latest final development plan for Highfields at Rolling Road Lot 76 only.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 03/23/2020

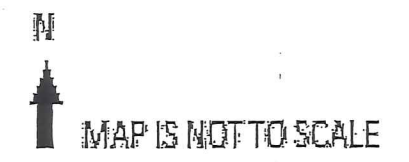
Miscellaneous Notes:

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 37 Anderson Ridge Road OWNER(S) NAME(S) Wayne & Colleen McDowell
 SUBDIVISION NAME Highfields At Rolling Road LOT # 76 BLOCK # N/A SECTION # N/A
 PLAT BOOK # 53 FOLIO # 111 10 DIGIT TAX # 19 000 12586 DEED REF. # 08085/00727



PLAN DRAWN BY Wayne G. McDowell DATE 2/21/2020 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



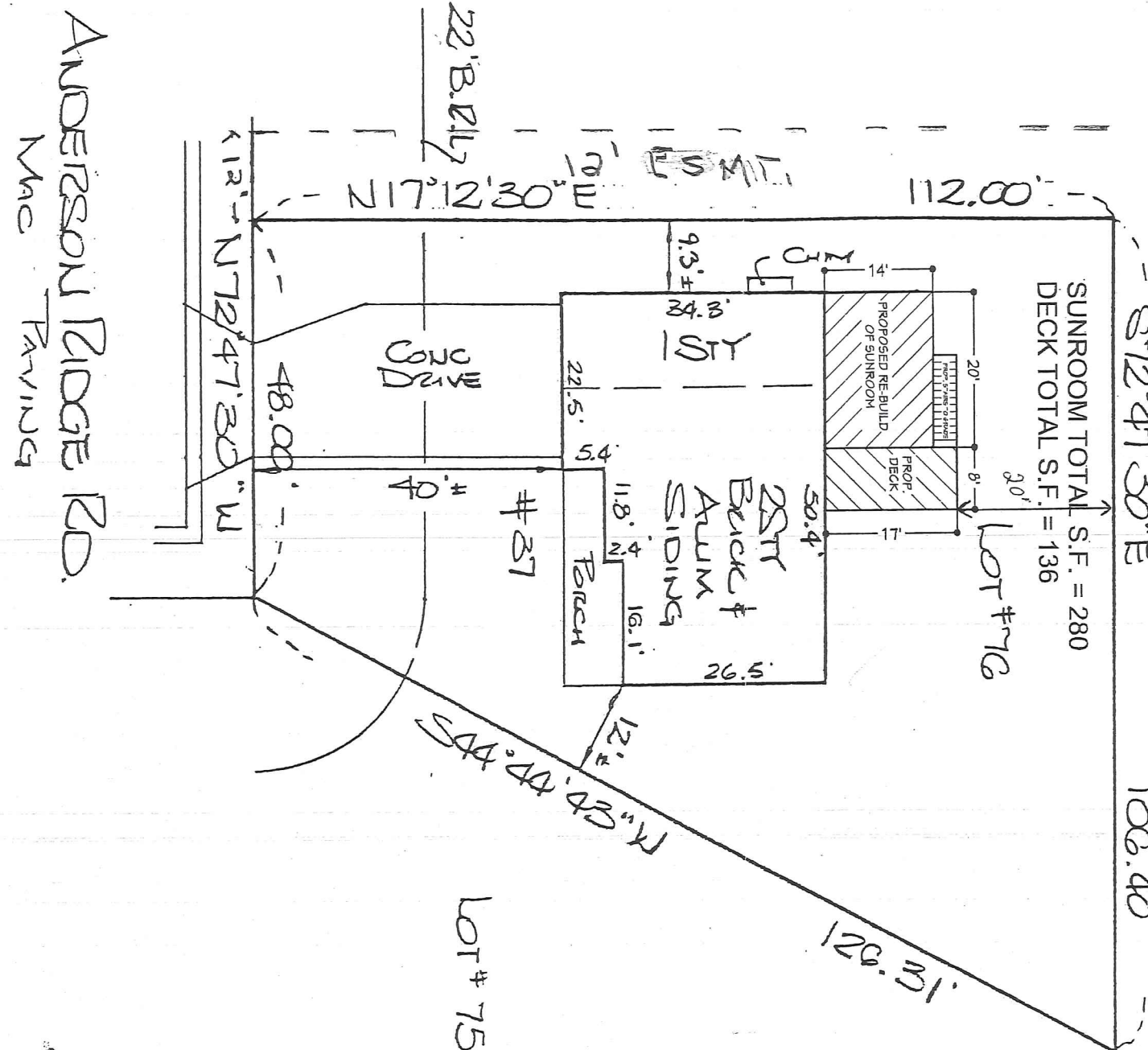
ZONING MAP# 101B3
 SITE ZONED PR2
 ELECTION DISTRICT 1st
 COUNCIL DISTRICT 1st
 LOT AREA ACREAGE _____
 OR SQUARE FEET 8,581
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2020-0063-A

Ret. Exp. 1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 37 Anderson Ridge Road OWNER(S) NAME(S) Wayne & Colleen McDowell
SUBDIVISION NAME Highfields At Rolling Road LOT # 76 BLOCK # N/A SECTION # N/A
PLAT BOOK # 53 FOLIO # 111 10 DIGIT TAX # 19 000 12586 DEED REF. # 08085/00727



PLAN DRAWN BY Wayne G. McDowell DATE 2/21/2020 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP

N



MAP IS NOT TO SCALE

ZONING MAP# 101B3

SITE ZONED PR2

ELECTION DISTRICT 1st

COUNCIL DISTRICT 1st

LOT AREA ACREAGE _____

OR SQUARE FEET 8,581

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2020-0063-A