

M E M O R A N D U M

DATE: June 1, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0092-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on May 28, 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
(2920 Willoughby Road)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
6 th Council District		
Stephanie A. Perna & Mark A. Wingo, Sr.	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2020-0092-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, Stephanie A. Perna & Mark A. Wingo, Sr. (“Petitioners”). The Petitioners are requesting Variance relief pursuant to Section 400.1.d of the Zoning Commissioner's Policy Manual (“ZCPM”) and Section 1B02.3.C. of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed accessory structure (garage) with a street side setback of 7 ft. in lieu of the required 25 ft., and from BCZR Section 400.1, to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 12, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 4-26-2020

By [Signature]

The Petitioners have filed the supporting affidavits as required by Section 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 Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed accessory structure (detached garage) height and usage, I will impose conditions that the detached garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

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

THEREFORE, IT IS ORDERED, this 28th day of April, **2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 400.1.d of the Zoning Commissioner's Policy Manual ("ZCPM") and Section 1B02.3.C. of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed accessory structure (garage) with a street side setback of 7 ft. in lieu of the required 25 ft., and from BCZR Section 400.1, to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

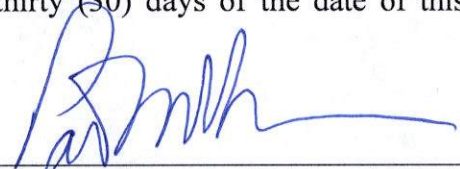
Date 4-28-2020

By bw

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- Petitioners or subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The proposed detached garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The proposed detached garage shall not be used for commercial purposes.

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 4-28-2020

By low



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 2920 Willoughby Rd Balt MD 21234 Currently zoned DR 5.5
 Deed Reference 41793 100480 10 Digit Tax Account # 0911156330
 Owner(s) Printed Name(s) STEPHANIE PERNA & MARK WINGO

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.1.d (Zoning Commissioner's Policy Manual) & 1802.3.C.1 (Baltimore County Zoning Regulations) To permit a proposed accessory structure (Garage) with a street side setback of 7 feet in lieu of the required 25 feet. - Section 400.1 BCCR To permit an accessory structure (Garage) to be located in the side yard in lieu of the required rear yard. 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):

STEPHANIE PERNA, MARK WINGO
 Name #1 – Type or Print Name #2 – Type or Print

Stephanie Perna
 Signature #1 Signature #2

2920 Willoughby Rd Parkville MD
 Mailing Address City State

21234, 443-474-4626, SESENTAHTH@comcast.net
 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 4th day of April, 2020, 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 2020-0092-A

Filing Date 4/1/2020

Estimated Posting Date 4/12/2020

Reviewer gh

Rev 5/5/2016

Affidavit in Support of Administrative Variance

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

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

Address: 2920 Willoughby Rd Balt MD 21234
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

There are multiple MATURE TREES IN THIS BACK YARD PROPERTY. THEY HAVE EXTENSIVE ROOT SYSTEMS MAKING IT DIFFICULT TO DIG AND POUR A CONCRETE BASE FOR A GARAGE. IF WE USED THE SIDE YARD OF THE HOUSE WE COULD EASILY DIG AND POUR THE CONCRETE BASE FOR THE GARAGE AND IN DOING SO WE COULD CONNECT THAT TO THE EXISTING DRIVEWAY.

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

Stephanie Perna
Signature of Owner (Affiant)

Stephanie Perna
Name- Print or Type

MARK WINGO
Signature of Owner (Affiant)

MARK WINGO
Name- Print or Type

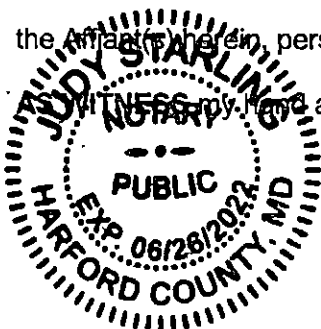
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of January, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Stephanie Perna

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



Judy Starling
Notary Public
06/28/2022
My Commission Expires

Zoning description for 2920 Willoughby Road Parkville, MD 21234.

Being at the corner formed by the intersection of the northeast side of Willoughby Road which is 50 feet wide and the northwest corner side of School Road which is 40 feet wide

Being known as lot number 34 as laid out in the revised plat of Parkville Summit which is in Plat Book C.W.B. 12, Folio 48, containing 9,375 square feet of lot. Located in the 9th Election District and 6th Council District

7.07.0-0792-1A

Date April 27, 2020

Stephanie Perna & Mark Wingo
2920 Willoughby Road
Baltimore MD 21234

RE: Case Number: 2020-0092-A 2920 Willoughby Road,

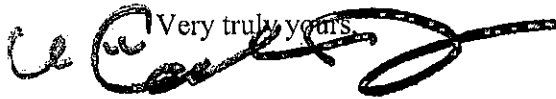
Dear: Stephanie Perna & Mark Wingo

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspections (PAI) on April 4, 2020.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

 Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

C: People's Counsel

CERTIFICATE OF POSTING

Date: 4-12-20

RE: Case Number: 2020-0092-A

Petitioner/Developer: Perna and Wingo

Date of Hearing/Closing: 4-27-20

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2920 Willoughby Rd

The signs(s) were posted on 4-12-20
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2020-0092-A

TO PERMIT A PROPOSED ACCESSORY
STRUCTURE (GARAGE) LOCATED IN THE SIDE YARD
ON THE STREET SIDE WITH A STREET SIDE SETBACK
OF 7 FEET IN LIEU OF THE REQUIRED 25 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY

REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 4/27/20

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2020-0092-A

TO PERMIT A PROPOSED ACCESSORY STRUCTURE
(GARAGE) LOCATED IN THE SIDE YARD ON THE STREET
SIDE WITH A STREET SIDE SETBACK OF 7 FEET IN
LIEU OF THE REQUIRED 25 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 4/27/20

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 4-12-20

RE: Case Number: 2020-0092-A

Petitioner/Developer: Perna and Wingo

Date of Hearing/Closing: 4-27-20

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2920 Willoughby Rd

The signs(s) were posted on 4-12-20
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2020-0092-A

TO PERMIT A PROPOSED ACCESSORY
STRUCTURE (GARAGE) LOCATED IN THE SIDE YARD
ON THE STREET SIDE WITH A STREET SIDE SETBACK
OF 7 FEET IN LIEU OF THE REQUIRED 25 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

5:00 P.M. ON 12/7/20

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
110 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW,
ACCESSIBLE

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2020-0092-A

TO PERMIT A PROPOSED ACCESSORY STRUCTURE
(GARAGE) LOCATED IN THE SIDE YARD ON THE STREET
SIDE WITH A STREET SIDE SETBACK OF 7 FEET IN
LIEU OF THE REQUIRED 25 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 28-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 4/22/20

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 807-3261
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER APPLICABLE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0092 -A Address 2920 Willoughby Road 21234

Contact Person: GARY HUIK Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/1/2020 Posting Date: 4/12/2020 Closing Date: 4/27/2020

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 and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 0092 -A Address 2920 Willoughby Road 21234

Petitioner's Name Stephanie Perna & Mark Wingo Telephone *443-474-4626

Posting Date: 4/12/2020 Closing Date: 4/27/2020

Wording for Sign: To Permit a proposed accessory structure (garage) located
in the side yard on the street side with a street side setback
of 7 feet in lieu of the required 25 feet.

Revised 2/20/2020

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: April 28, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0092-A
Address 2920 Willoughby Road
(Perna & Wingo Property)

Zoning Advisory Committee Meeting of **April 20, 2020**.

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

Reviewer: Steve Ford

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Secretary
Tim Smith, P.E.
Acting Administrator

Date: May 11, 2020

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. **2020-0092-A**

Administrative Variance
Stephanie Perna & Mark Wingo
2920 Willoughby 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,



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

WW/RAZ

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>4-28</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	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 (1 st)	Date: <u>4-12-20</u>	by <u>Pilson</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:		District - 09 Account Number - 0911156330
Owner Information		
Owner Name:	PERNA STEPHANIE A WINGO MARK A SR	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	2920 WILLOUGHBY RD BALTIMORE MD 21234-	Deed Reference: /41793/ 00480
Location & Structure Information		
Premises Address:	2920 WILLOUGHBY RD BALTIMORE 21234-	Legal Description: 2920 WILLOUGHBY RD PARKVILLE SUMMIT
Map:	Grid:	Parcel:
0071	0020	1177
Neighborhood:	Subdivision:	Section:
9140193.04	0000	
Block:	Lot:	Assessment Year:
	34	2020
Plat No:	Plat Ref:	
	0012/0048	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1942	1,344 SF	600 SF
Property Land Area	County Use	
9,375 SF	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/ BRICK	4	3 full
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	66,600	66,600
Improvements	83,200	235,800
Total:	149,800	302,400
Preferential Land:	0	
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
		149,800
		200,667
		0
Transfer Information		
Seller: GAF2 LLC	Date: 08/23/2019	Price: \$317,000
Type: ARMS LENGTH IMPROVED	Deed1: /41793/ 00480	Deed2:
Seller: GRABILL BRENT C	Date: 11/13/2017	Price: \$150,000
Type: ARMS LENGTH IMPROVED	Deed1: /39623/ 00188	Deed2:
Seller: WM SPECIALTY MORTGAGE LLC	Date: 01/23/2004	Price: \$135,000
Type: NON-ARMS LENGTH OTHER	Deed1: /19497/ 00502	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture:	None	
Homestead Application Information		
Homestead Application Status: No Application		

2020-0092-A

ZAC AGENDA

Case Number: 2020-0092-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Stephanie Perna & Mark Wingo
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 6

Property Address: 2920 WILLOUGHBY
Location: North east corner of Willoughby Road.

Existing Zoning: DR 5.5 **Area:** 9375 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

400.1.d (zoning commissioner's policy manual) 1B02.3.C. (Baltimore County Zoning Regulation) To permit a proposed accessory structure (garage) with a street side setback of 7 feet in lieu of the required 25 feet. Section 400.1 BCZR To permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

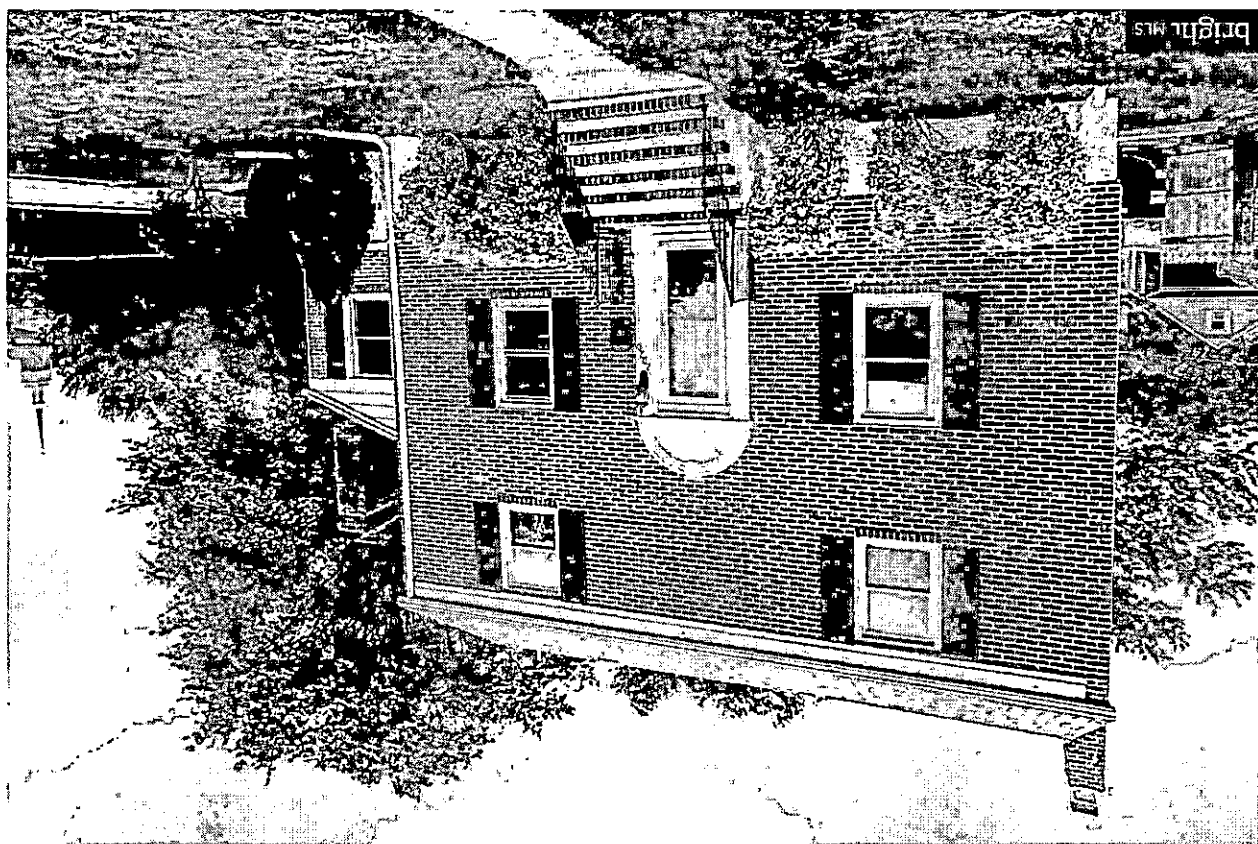
Violation Cases: None

Closing Date: 04/27/2020

Miscellaneous Notes:

Front of house on willaghby rd





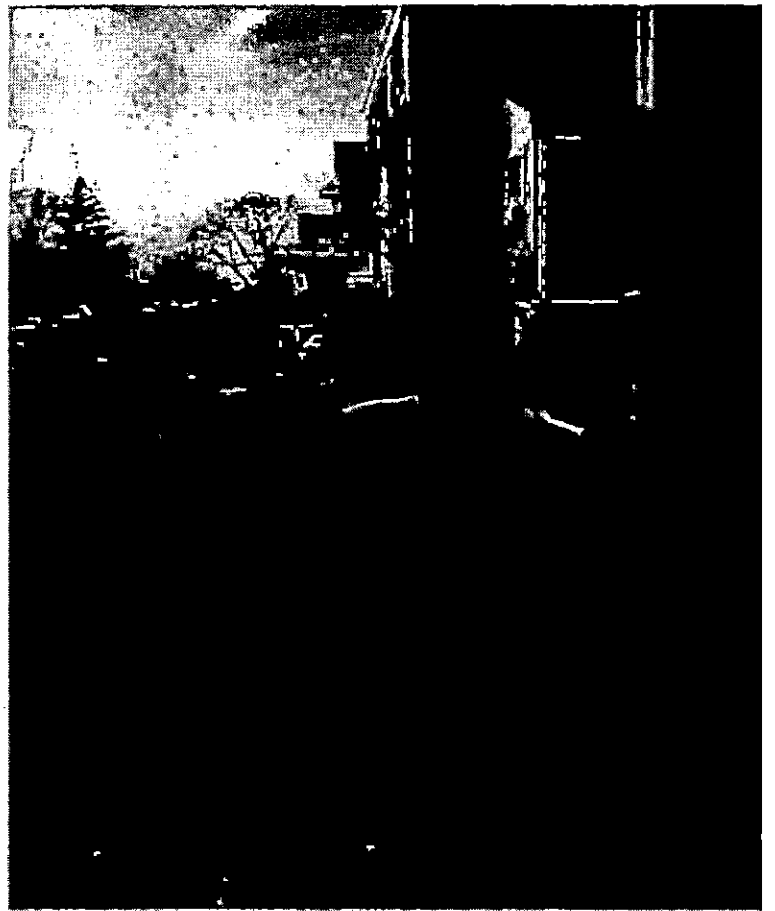
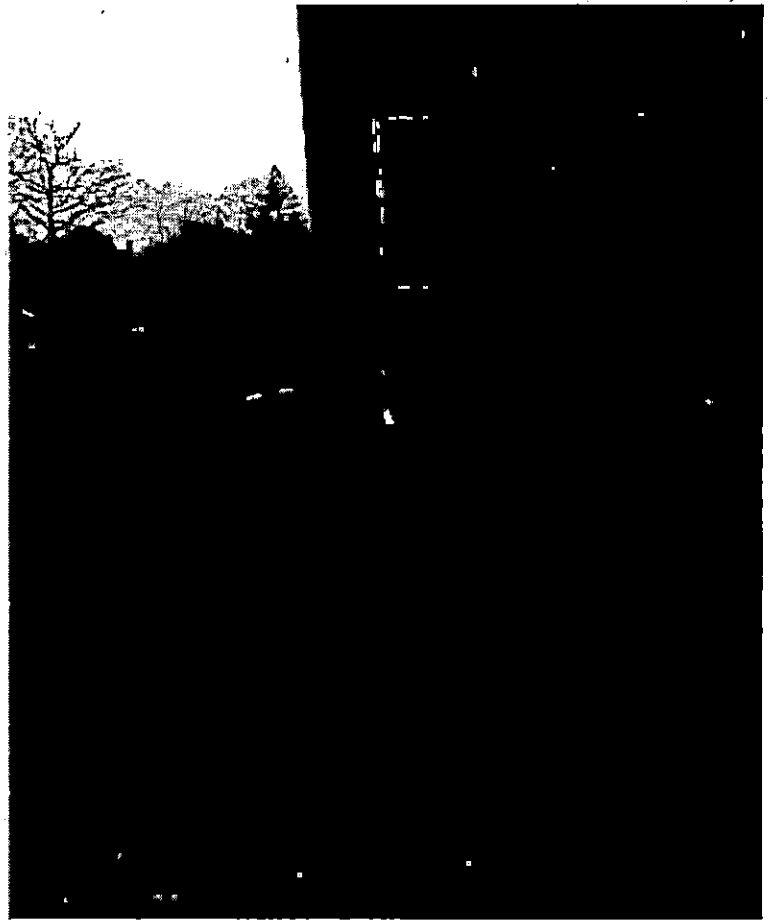
Front of House on Washington St

Front/Corner of house on Willoughby School Rd



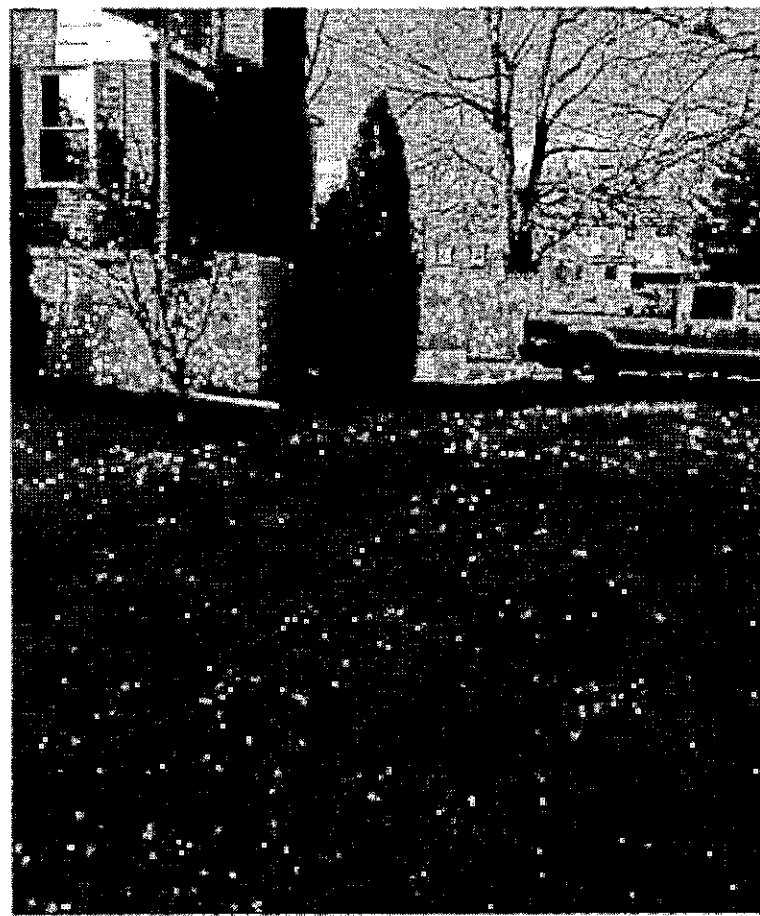
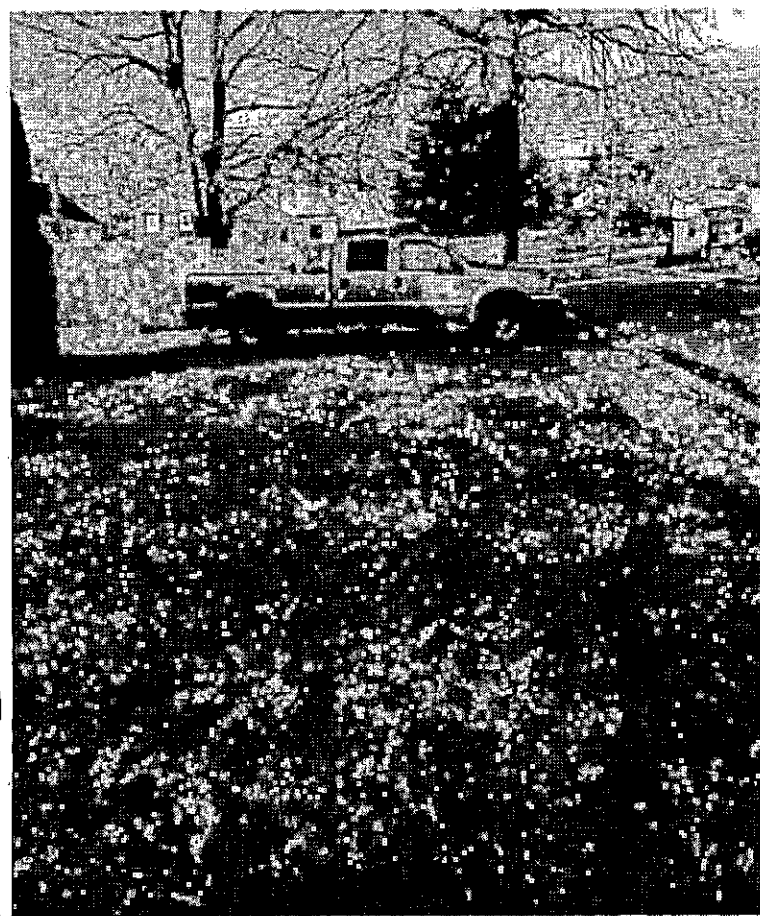
bright MLS

2020-0092-8



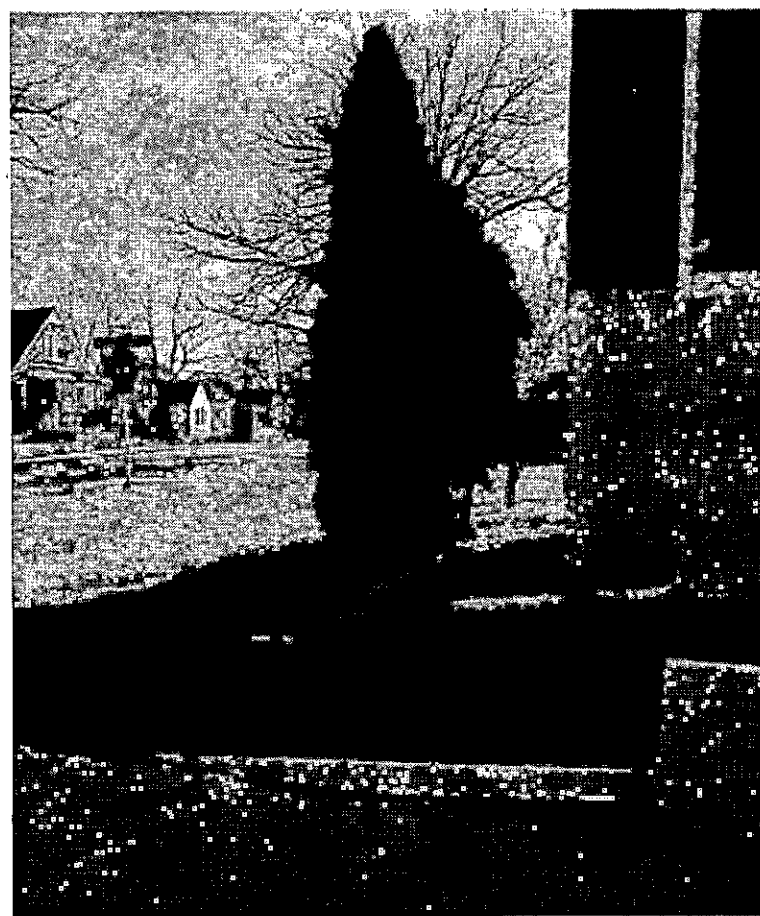
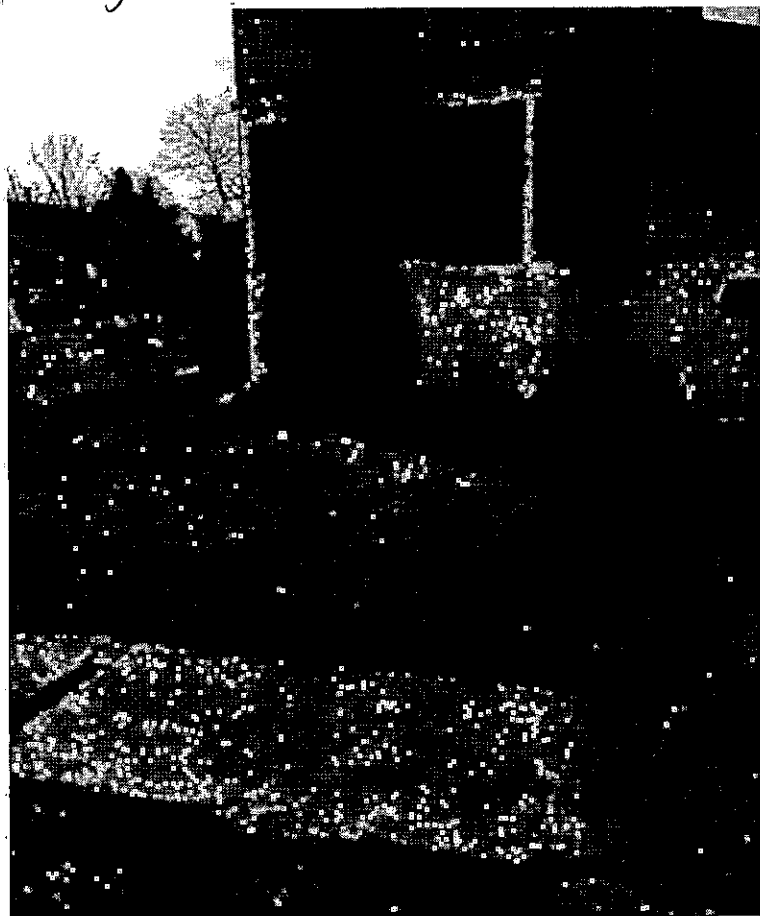
70777-10007-4

Right side of House corner of Willoughby + School



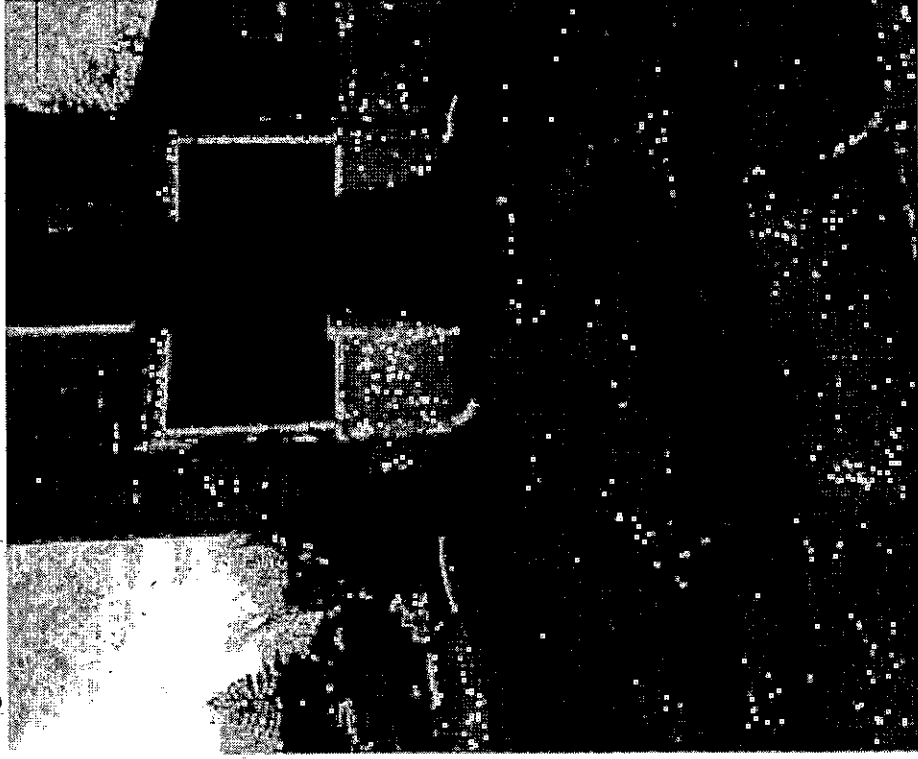
2020-0092-A

Right Side of House on Corner of Witten Way + School

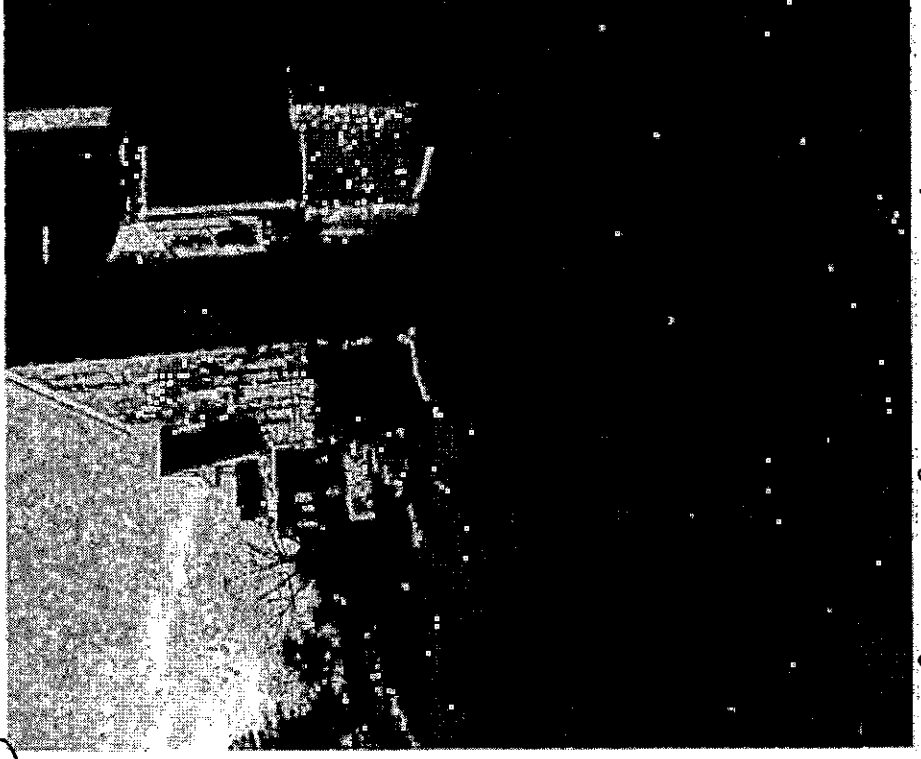
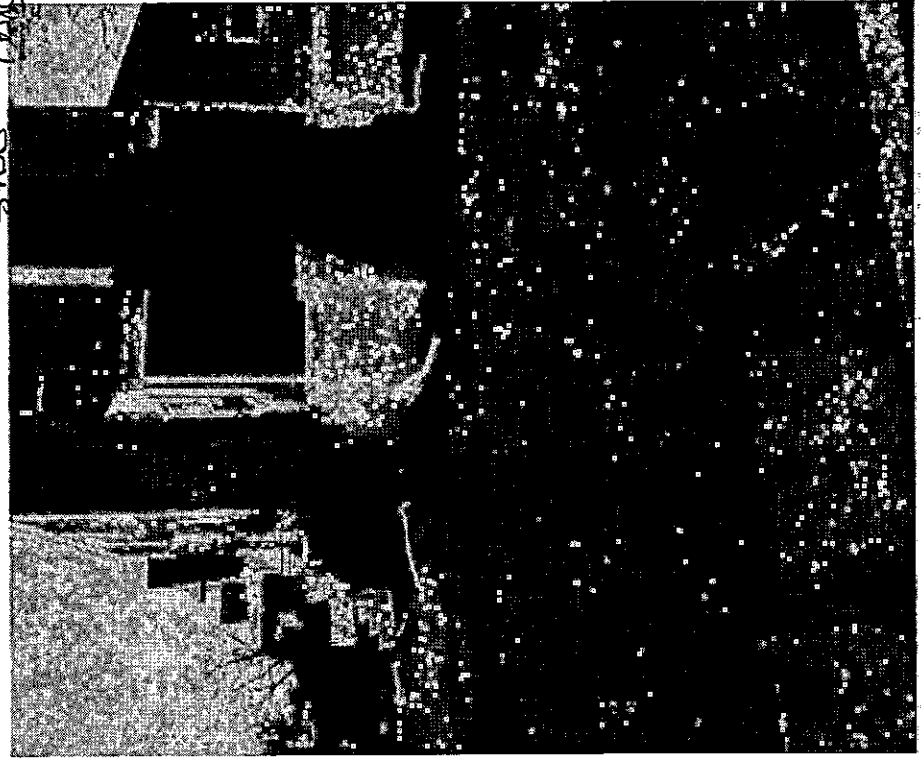


207 6-00924

Right side of house corner of Willow Way & 8th St.

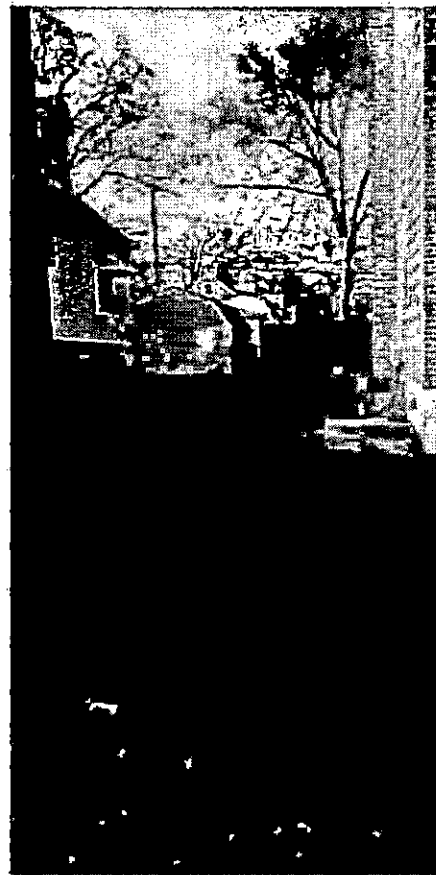
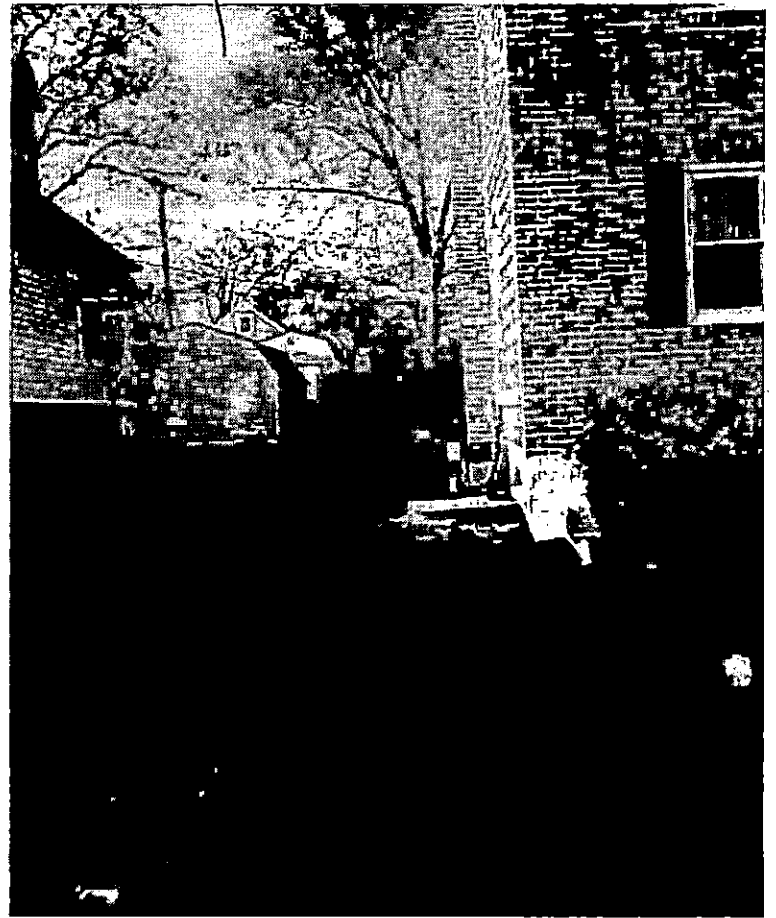
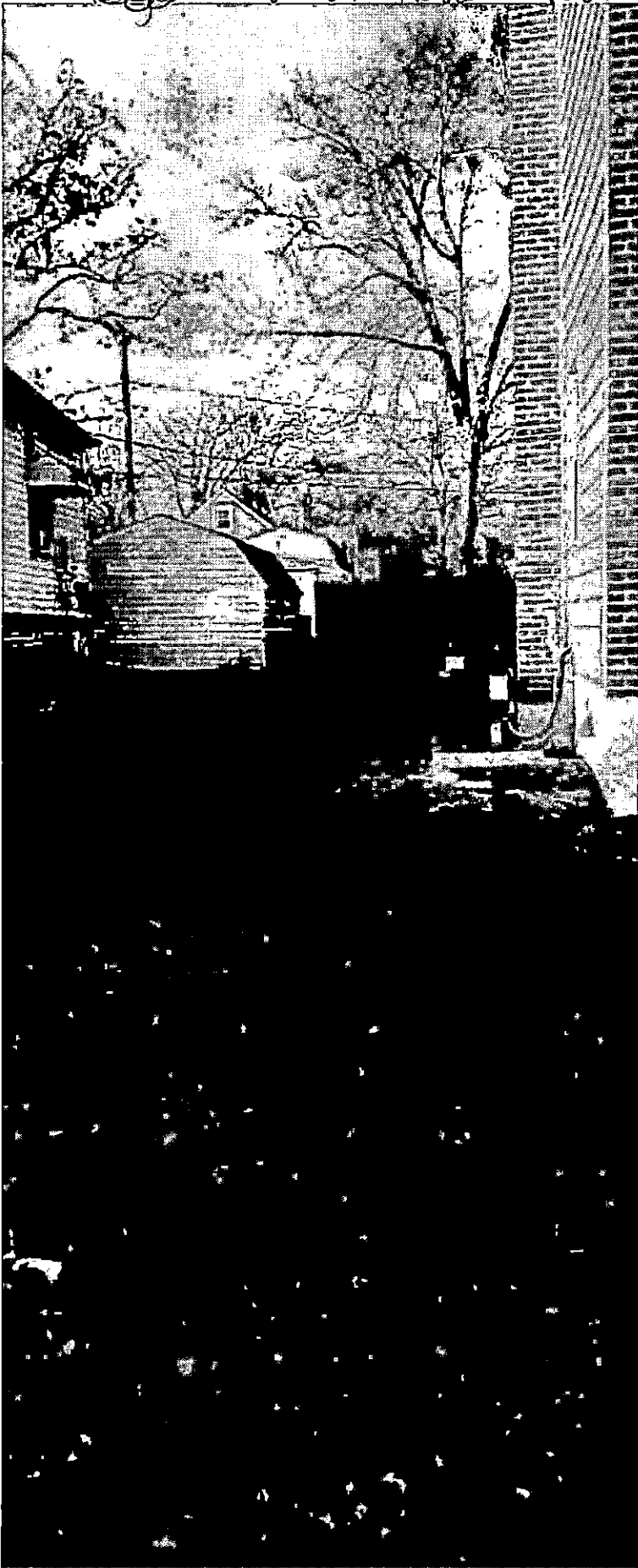


SIDE YARD



← Corner front / side yard

Left
~~Right~~ Side of House front facing



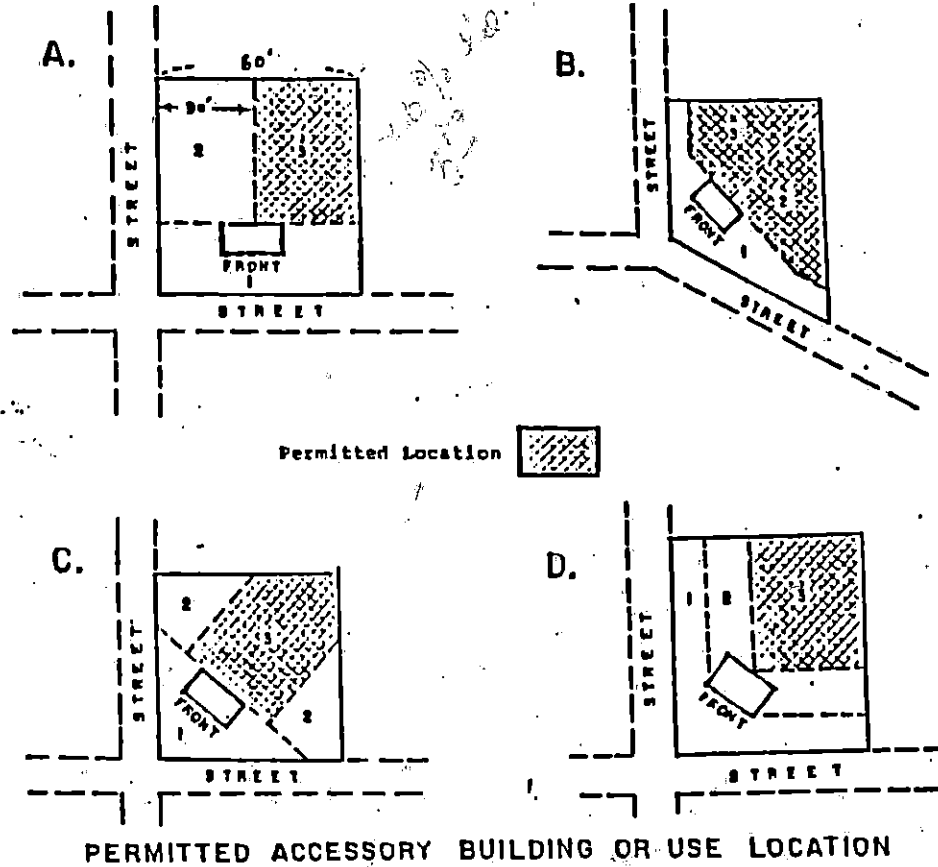
Left side yard

2070-0012-A

ZONING COMMISSIONER'S POLICY MANUAL

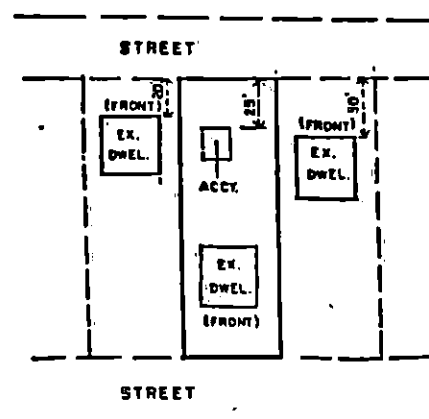
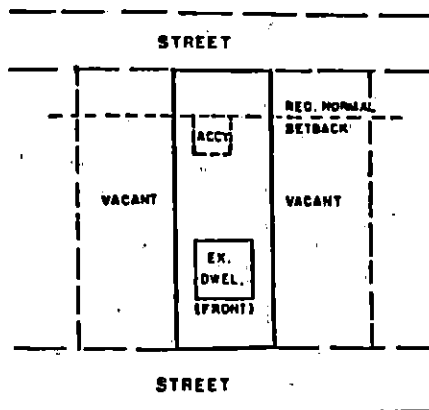
SECTION 400.1.d ACCESSORY STRUCTURES/USES

(1) Corner Lots - Location Diagrams:



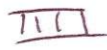
(2) Double Frontage Lots

- (A) Accessory structures/uses on double-frontage lots shall not be closer to a street right-of-way line than the setback required for a principal dwelling.
- (B) Where street setbacks have been established by existing dwellings on adjoining properties, Section 303.1 shall be utilized to determine the average setback.

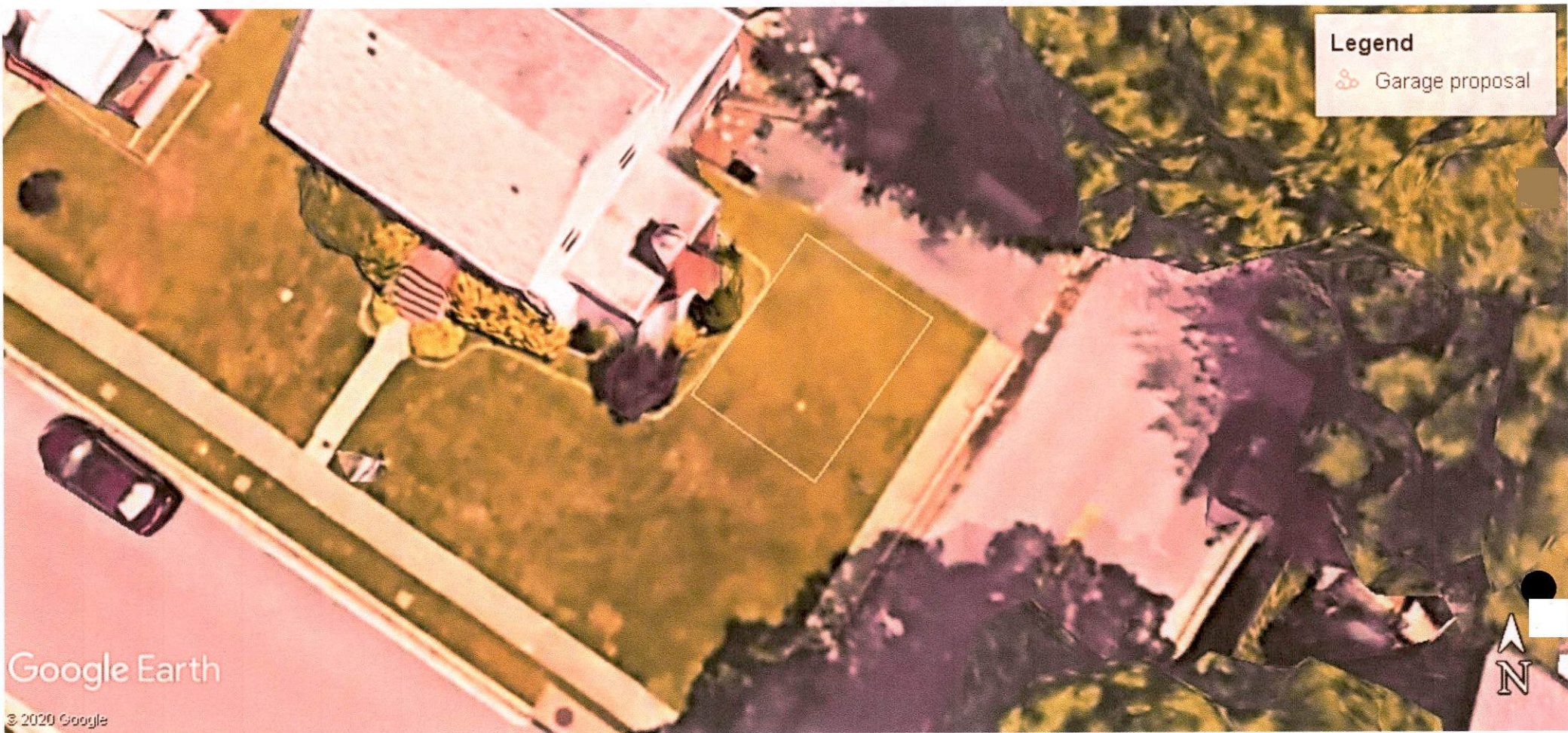


Google Maps 2920 Willoughby Rd

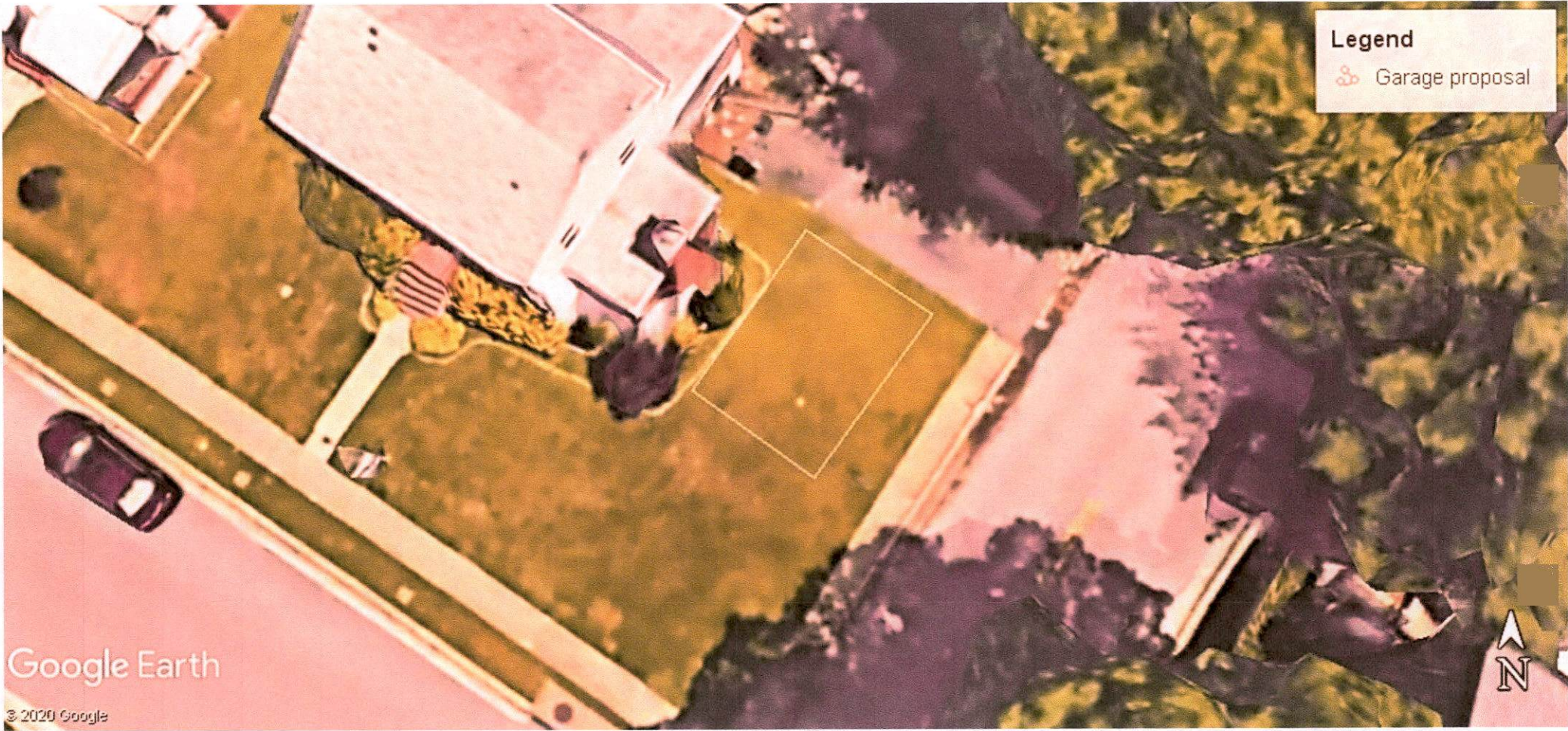


Proposed Garage  and concrete 

2020-0092-A



2020-0092-A



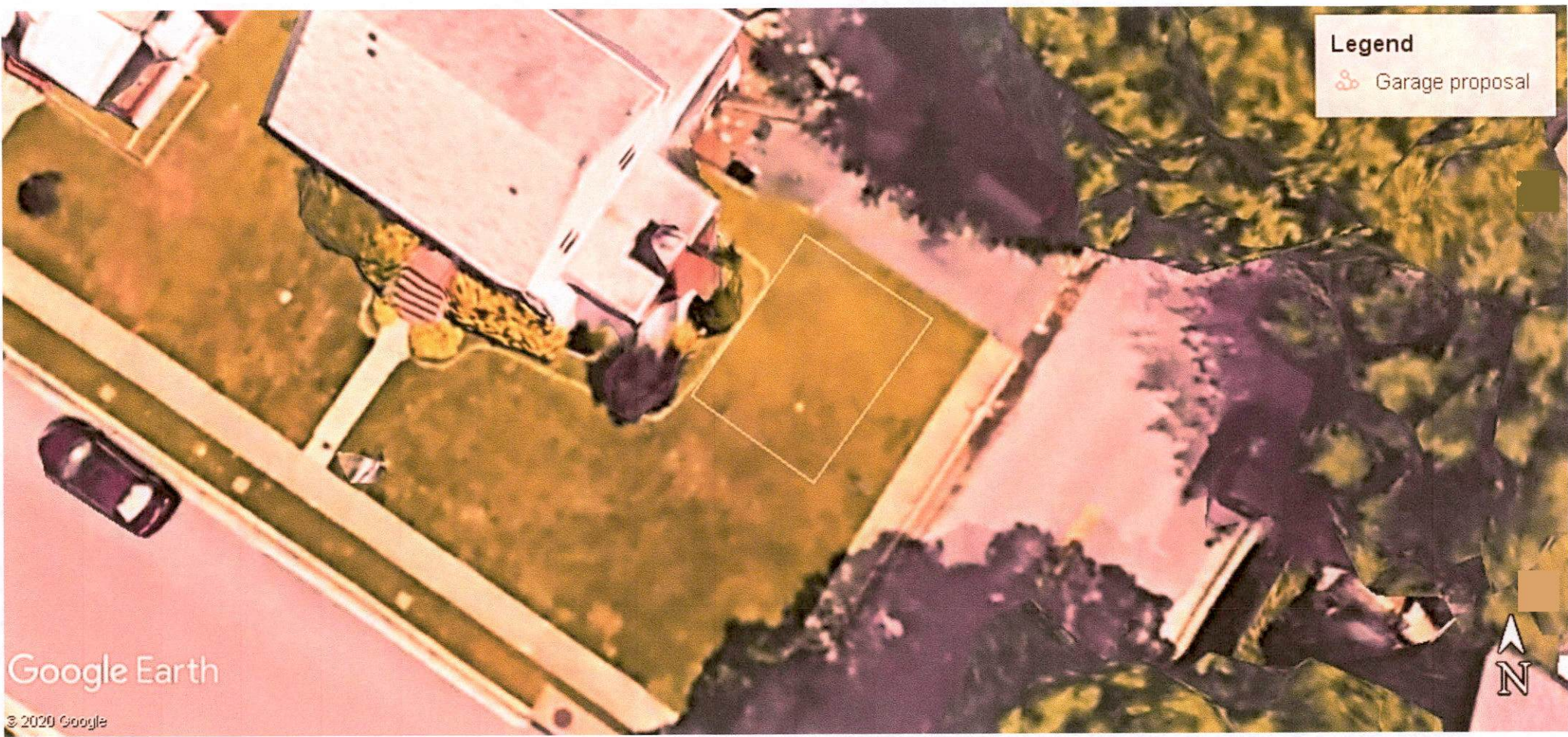
Legend

 Garage proposal

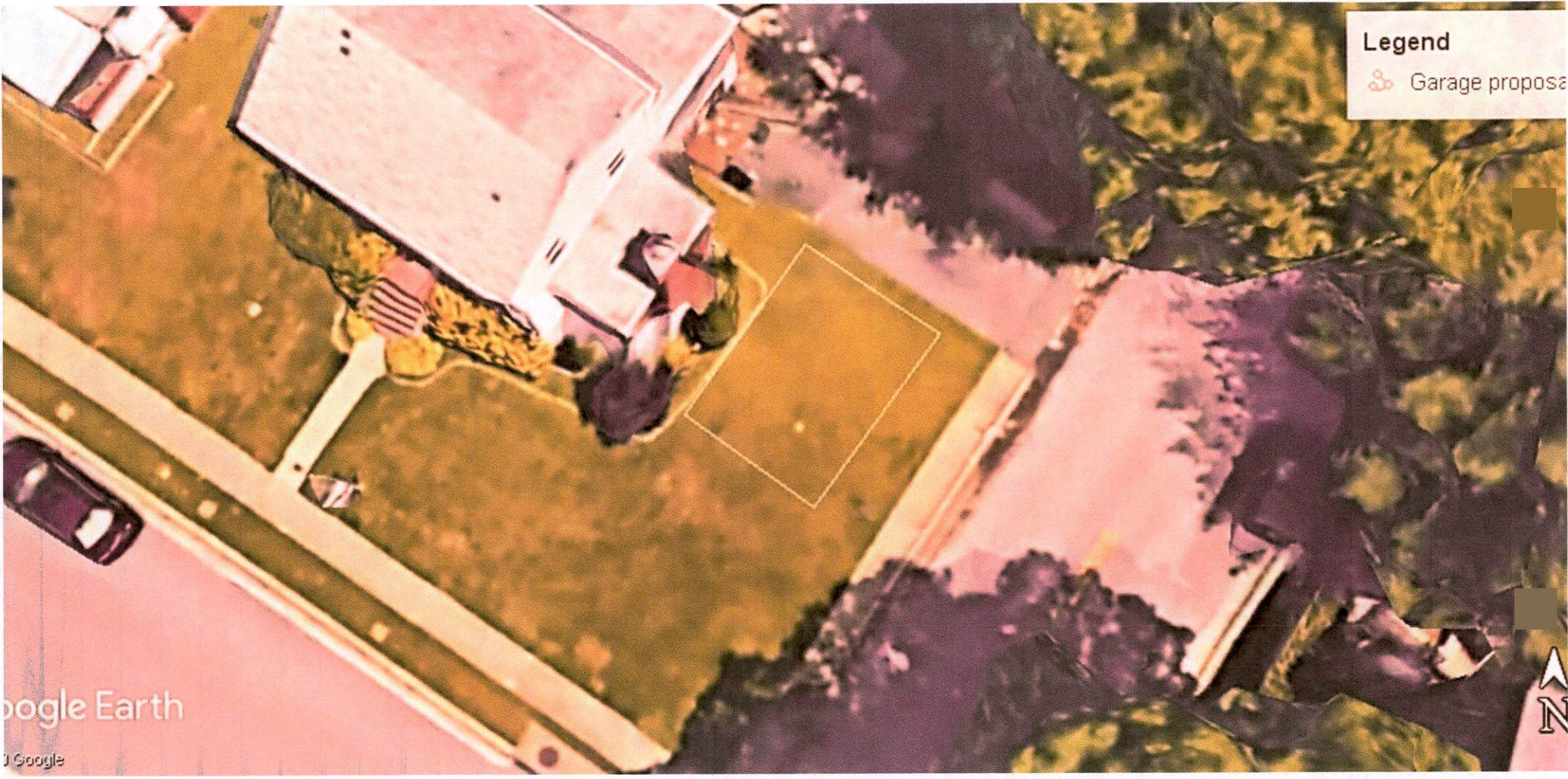
Google Earth

© 2020 Google

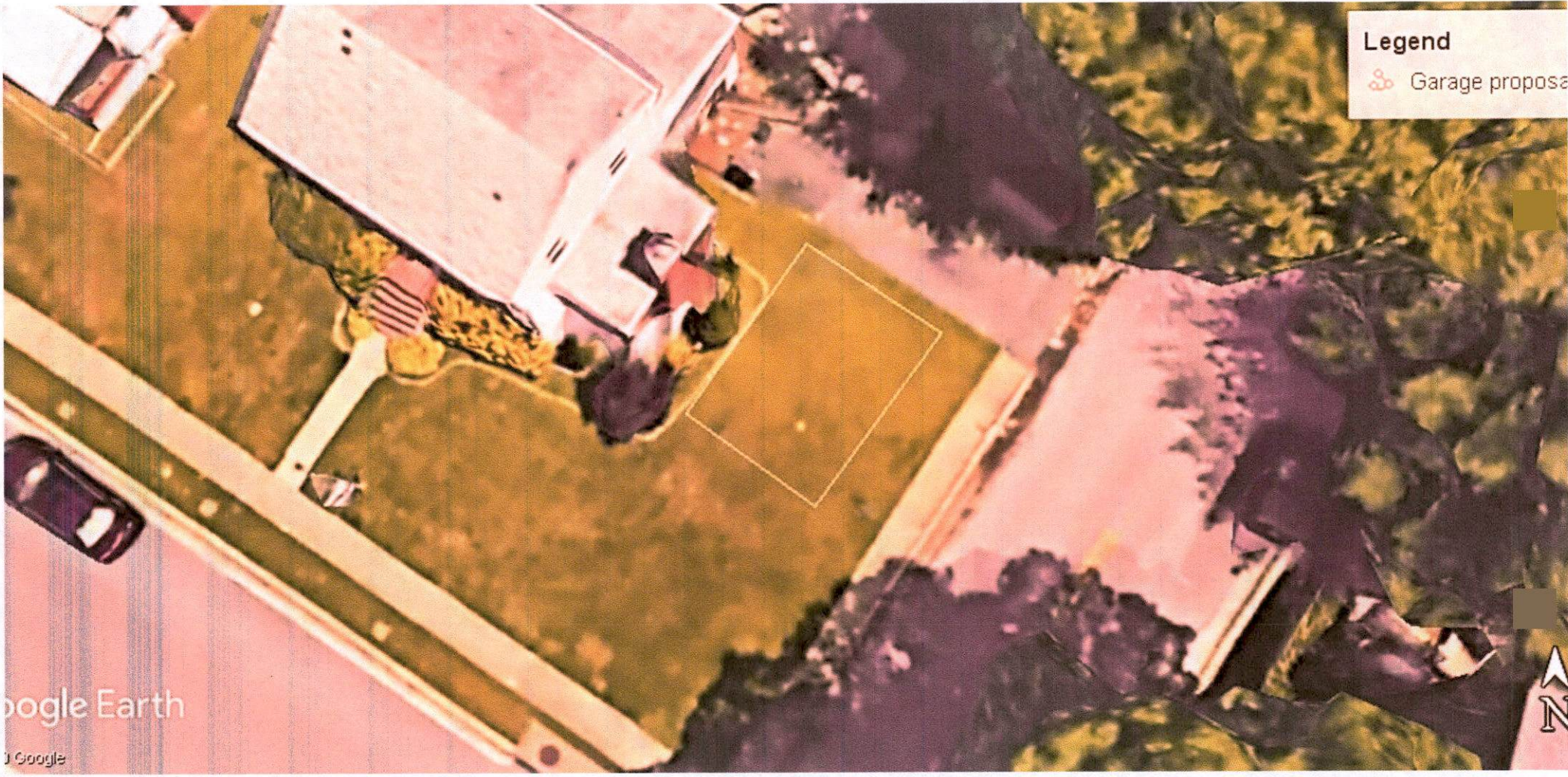
2020-0092-A



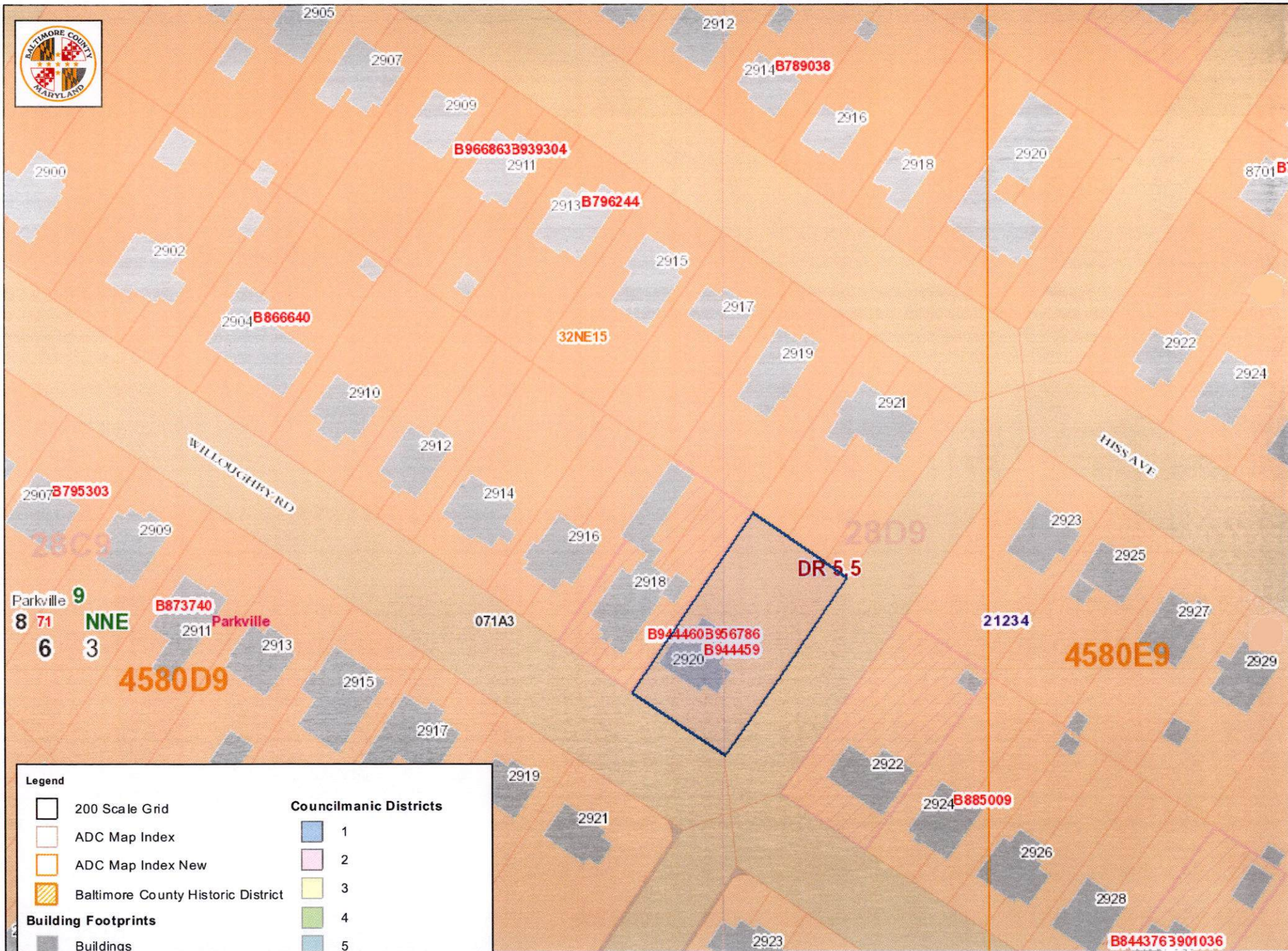
2020 0092-A



2020-0092-A



2020-0092-A



Legend

- 200 Scale Grid
- ADC Map Index
- ADC Map Index New
- Baltimore County Historic District

Building Footprints

- Buildings

Councilmanic Districts

- 1
- 2
- 3
- 4
- 5



Baltimore County - My Neighborhood

My Neighborhood

Select a Property
from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

2920 willoughby rd

Search

:

Get Started

Property Report - 2920 WILLOUGHBY RD

2920 WILLOUGHBY RD

Tax Account Number 0911156330
Owner Name PERNA STEPHANIE A WINGO
MARK A SR
Premise Address 2920 WILLOUGHBY RD
Tax Map 0071
Parcel 1177
Real Property Report [More info](#)
StreetView [Click for StreetView](#)
PermitReview [Permit Review Tool URL](#)

ZONING INFORMATION

Zoning [DR 5.5](#)

SCHOOL DISTRICTS

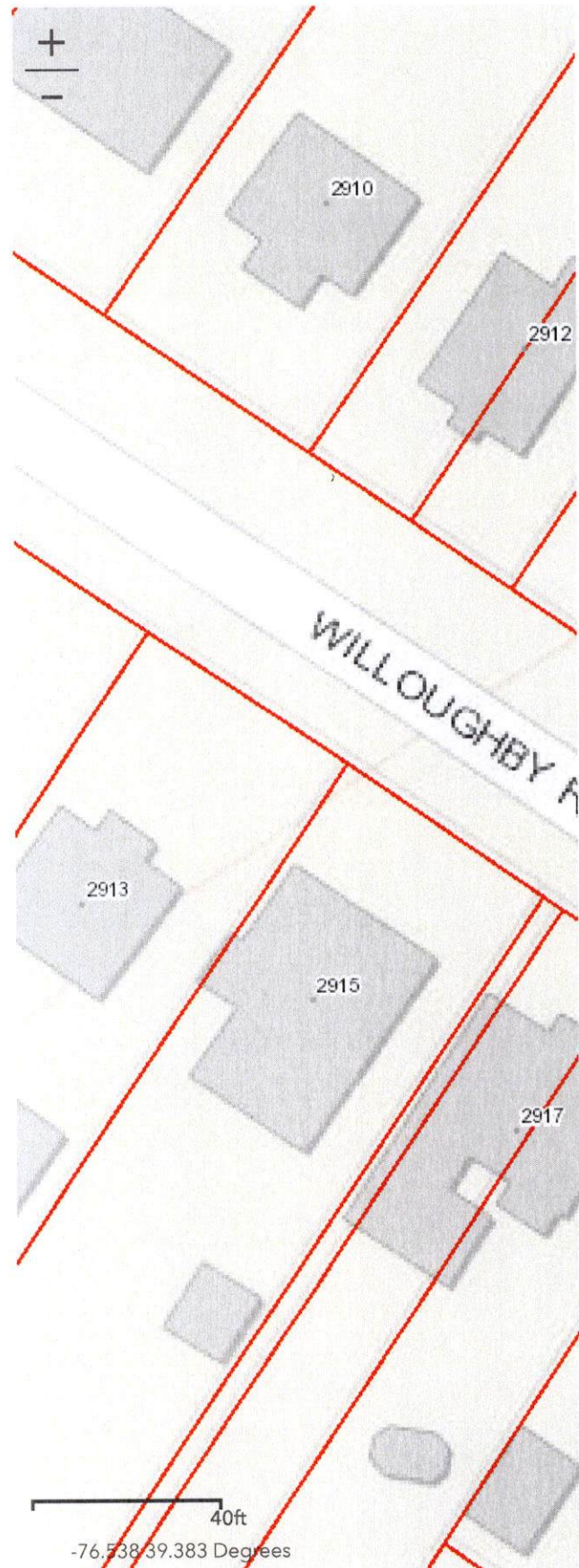
Elementary School District [Villa Cresta ES](#)
Middle School District [Parkville MS](#)
High School District [Parkville HS](#)

CIVIC - GOVERNMENT

Police Precinct [Parkville](#)
Councilmanic District [6](#)
Congressional District [3](#)
Legislative District [8](#)
Election District [2](#)
Voting Precinct [09-022](#)

ECONOMIC

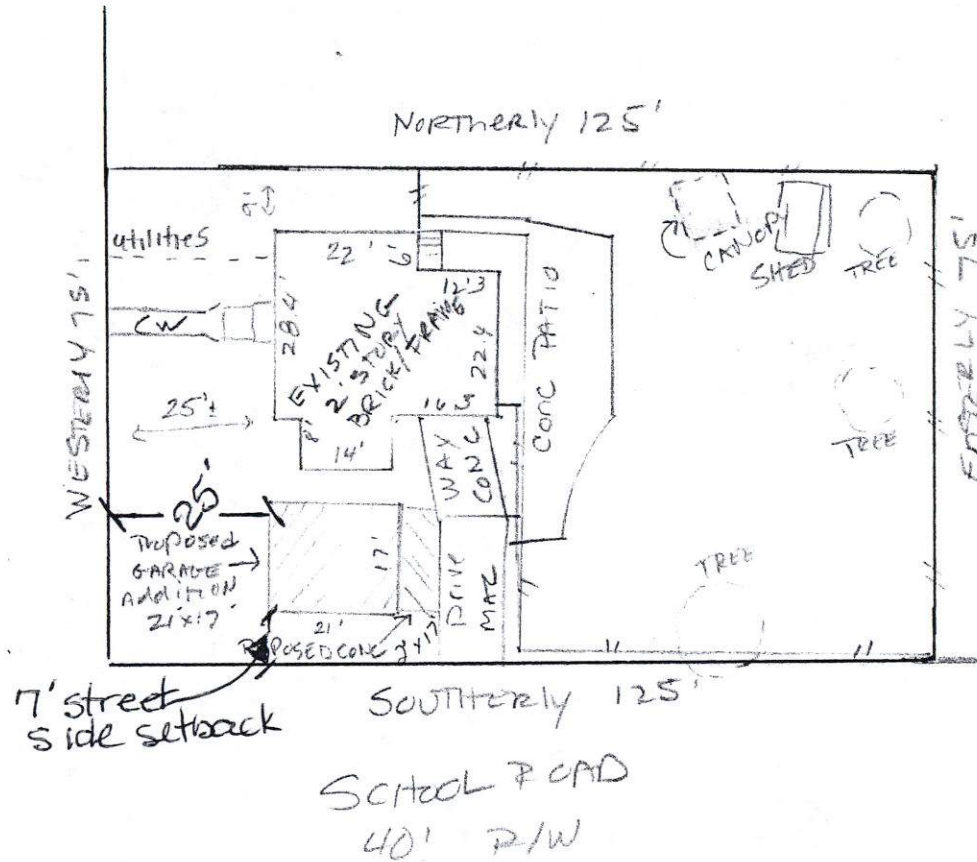
Commercial No Feature Found



2020-0092-A

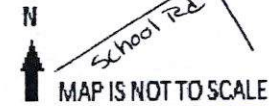
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 2920 Willoughby Rd OWNER(S) NAME(S) Stephanie Perna / Mark Wingo
 SUBDIVISION NAME _____ LOT # 34 BLOCK # _____ SECTION # _____
 PLAT BOOK C.W.B. 12 FOLIO # 48 10 DIGIT TAX # 0911156330 DEED REF. # 41793100480
41793 480

Willoughby Rd
50' R/W



PLAN DRAWN BY Stephanie Perna DATE 3/1/20 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



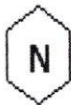
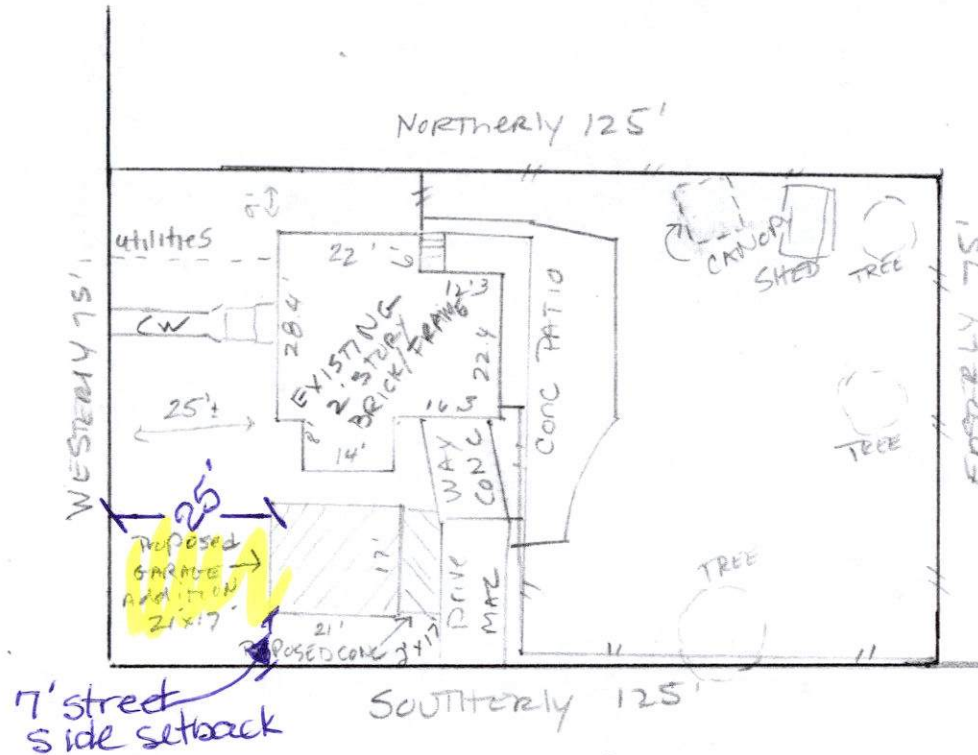
ZONING MAP# 07143
 SITE ZONED DR 5.5
 ELECTION DISTRICT 9
 COUNCIL DISTRICT 6
 LOT AREA ACREAGE 1/4
 OR SQUARE FEET 9,375
 HISTORIC? ☒
 IN CBCA? ☒
 IN FLOOD PLAIN? ☒
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? ☒
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2020-0092-A

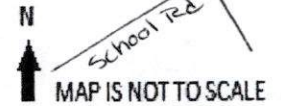
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 2920 Willoughby Rd OWNER(S) NAME(S) Stephanie Perna / Mark Wingo
 SUBDIVISION NAME _____ LOT # 34 BLOCK # _____ SECTION # _____
 PLAT BOOK # C.W.B. 12 FOLIO # 48 10 DIGIT TAX # 0911156330 DEED REF. # 41793100480
41793 480

Willoughby Rd
50' R/W



PLAN DRAWN BY Stephanie Perna DATE 3/1/20 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



ZONING MAP# 071A3

SITE ZONED DR 5.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 6

LOT AREA ACREAGE 4

OR SQUARE FEET 9,375

HISTORIC? 0

IN CBCA? 0

IN FLOOD PLAIN? 0

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? 0

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2020-0092-A

Ret. E.A.H.
1