



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 8011 WOOD AVENUE which is presently zoned DR5.5 & RC5
Deed References: 10156/269(17) & 20279/79(18) 10 Digit Tax Account # 1523153920(17)
Property Owner(s) Printed Name(s) RONALD S. ABRAMS 2400006627(18)
CAROL R. ABRAMS

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s)

SEE ATTACHED PAGE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

RONALD S. ABRAMS / CAROL R. ABRAMS

Name #1 - Type or Print Name #2 - Type or Print

Ronald S Abrams Carol R Abrams
Signature #1 Signature #2

8011 WOOD AVENUE BALTIMORE MD
Mailing Address City State

21219 410-828-1335 MHB@MHLAW.COM
Zip Code Telephone # Email Address

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING, LLC

Name - Type or Print

Bruce E Doak
Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
Mailing Address City State

21053 410-419-4906 BDOAK@BRUCEEDOAKCONSULTING.COM
Zip Code Telephone # Email Address

CASE NUMBER 2020-0107-A Filing Date 4/30/20

Do Not Schedule Dates: Reviewer gd

Zoning Hearing Petitions Being Requested

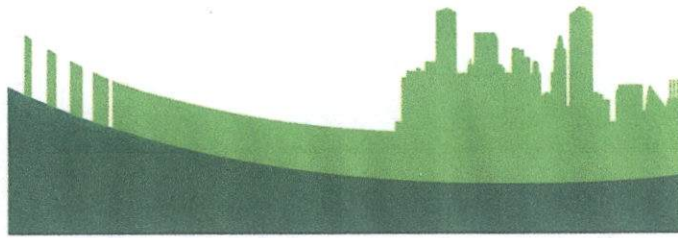
Variance to permit a front yard setback of 40 feet from the center line of the street or road (Wood Avenue) in lieu of the required 75 feet per Section 1A04.3.B.2.b BCZR

Variance to permit a side yard setback of 0 feet from the side lot line in lieu of the required 50 feet per Section 1A04.3.B.2.b BCZR

Variance to permit a rear yard setback of 20 feet from the rear lot line in lieu of the required 50 feet per Section 1A04.3.B.2.b BCZR

Variance to permit a lot which is partially zoned RC 5 to have an area of 12,738 square feet or 0.29 of an acre of land in lieu of the required minimum of 1.5 acres per Section 1A04.3.B.1.a BCZR

2020-0107-A



Zoning Description

8011 Wood Avenue
Fifteenth Election District Seventh Councilmanic District
Baltimore County, Maryland

Beginning at the intersection of the southeast side of Locust Avenue and the south side of Wood Avenue.

Being Lots 17 and 18 as shown on the plat entitled "Section No. 2 Pennwood Terrace" and recorded in the Land Records of Baltimore County in Plat Book 8, page 29.

Containing 12,738 square feet or 0.29 of an acre of land, more or less.

This description is part of a zoning petition and is not intended for any conveyance purposes.



Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

2020-0107-A



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Contract Purchaser/Lessee:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

RONALD S. ABRAMS | CAROL R. ABRAMS
 Name #1 - Type or Print Name #2 - Type or Print
Ronald S. Abrams Carol R. Abrams
 Signature #1 Signature #2

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Representative to be contacted:

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Bruce E. Doak
 Signature
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 Mailing Address City State
21053 410-419-4906 _____
 Zip Code Telephone # Email Address

BDOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2020-0107-A Filing Date 4/30/20

Do Not Schedule Dates: _____ Reviewer g

Zoning Hearing Petitions Being Requested

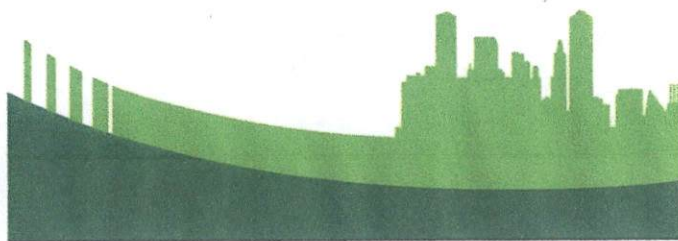
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2020 0107-A



Zoning Description

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Fifteenth Election District Seventh Councilmanic District
Baltimore County, Maryland

Beginning at the intersection of the southeast side of Locust Avenue and the south side of Wood Avenue.

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Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

2020 0107-2

September 02, 2020

Michael Mallinoff, Director
Department of Permits, Approvals & Inspections
111 West Chesapeake Avenue
Towson, MD 21204

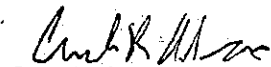
Re: Zoning Case 2020-107-A

Dear Mr. Mallinoff,

I am the owner of 8011 Wood Avenue Baltimore. MD 21219 (the subject property) and the petitioner for Case 2020-107-A. I would like to withdraw my petition for variances.

Please feel free to contact Bruce Doak 410-419-4906 if you have any questions or you need anything else.

With regards,



Carol Abrams
443-798-0611
crabrams57@yahoo.com

Donna Mignon

From: Donna Mignon
Sent: Thursday, September 3, 2020 7:39 AM
To: 'Bruce Doak'
Cc: Kristen L Lewis
Subject: RE: 8011 Wood Avenue - Carol and Ronald Adams - Case No: 2020-0107A

Withdrawn
Petition
Please
file
in
Case

Hi Bruce,
Thank you so much for letting us know. We will take it off the calendar.
Have a great day.

Donna Mignon

From: Bruce Doak <doakfarm@gmail.com>
Sent: Wednesday, September 2, 2020 6:01 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Cc: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: Re: 8011 Wood Avenue - Carol and Ronald Adams - Case No: 2020-0107A

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

Good evening,

The petitioners have decided to withdraw their request because the time to hearing has exceeded their opportunity.

Kristen,

Can I put another of my cases in that slot?

Bruce
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906
bdoak@bruceedoakconsulting.com

On Sep 2, 2020, at 11:31 AM, Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

Hi Bruce,
We sent an invite to Carol and Ronald Adams at mhb@mhblaw.com and was told that Carol Abrams no longer receives emails at this address.

Can you please send us a new email address so we can invite Carol and Ronald to the webex hearing.

Thank you.

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



Practice social distancing and
wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Donna Mignon

From: Bruce Doak <doakfarm@gmail.com>
Sent: Wednesday, September 2, 2020 6:01 PM
To: Donna Mignon
Cc: Kristen L Lewis
Subject: Re: 8011 Wood Avenue - Carol and Ronald Adams - Case No: 2020-0107A
Attachments: Case Withdrawal Letter 9 02 20 (signed).pdf; Zoning hearing notice.pdf

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

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September 02, 2020

Michael Mallinoff, Director
Department of Permits, Approvals & Inspections
111 West Chesapeake Avenue
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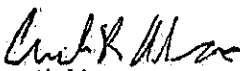
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With regards,


Carol Abrams
443-798-0611
crabrams57@yahoo.com



September 1, 2020
JOHN A. DZIEWSKI, JR.
County Executive

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

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: 2020-0107-A

8011 Wood Avenue

Intersection of southeast side of Locust Avenue and south side of Wood Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Ronald & Carol Abrams

Variance to permit a front yard setback of 40 feet from the center line of the street or road (Wood Avenue) in lieu of the required 75 feet per Section 1A04.3.B.2.b BCZR. To permit a side yard setback of 0 feet from the side lot line in lieu of the required 50 feet per Section 1A04.3.B.2.b BCZR To permit a rear yard setback of 20 feet from the rear lot line in lieu of the required 50 feet per Section 1A04.3.B.2.b BCZR. To permit a lot which is partially zoned RC 5 to have an area of 12,738 square feet or 0.29 of an acre of land in lieu of the required minimum of 1.5 acres per Section 1A04.3.B.1.a. BCZR.

Hearing: Wednesday, September 30, 2020 at 10:00 a.m.

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

MM:kl

C: Mr. & Mrs. Abrams, 8011 Woods Avenue, Baltimore 21219
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, SEPTEMBER 10, 2020.

Donna Mignon

Subject: Event cancelled: Zoning Hearing - 8011 Wood Avenue - Case No. 2020-0107-A
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eb7120f47653f38a970bceeb9b237227e>

Start: Wed 9/30/2020 10:00 AM
End: Wed 9/30/2020 11:00 AM
Show Time As: Free

Recurrence: (none)

Meeting Status: Accepted

Organizer: webex

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

You canceled the following Webex event.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)

Wednesday, September 30, 2020 10:00 am, Eastern Daylight Time (New York, GMT-04:00)

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

9/30
a
10:00

CASE NO. 2020-

0107A

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

5/26

DEPS
(if not received, date e-mail sent _____)

Comments
Ches Bay
Crit. Area

FIRE DEPARTMENT

5/3

PLANNING
(if not received, date e-mail sent _____)

No objection
Comments

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: _____ by _____

SIGN POSTING (2nd) Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____



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 Deed References: 10156/269 (17) & 20279/79 (18) Digit Tax Account # 1 5 2 3 1 5 3 9 2 0 (17)
 Property Owner(s) Printed Name(s) RONALD S. ABRAMS 2 4 0 0 0 0 6 6 2 7 (18)
CAROL R. ABRAMS

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Contract Purchaser/Lessee:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

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 Signature #1 Signature #2
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CASE NUMBER 2020-0107-A Filing Date 4/30/20

Do Not Schedule Dates: _____ Reviewer gja



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A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Mr. & Mrs. Abrams, 8011 Woods Avenue, Baltimore 21219
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, SEPTEMBER 10, 2020.

Event Information

Event: Zoning Hearing - 8011 Wood Avenue - Case No. 2020-0107-A
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e7ed00d43eb85290bfedd5afc5c34554f>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=gf3763108319807c0a49e340489aceedb>
Date and time: Wednesday, September 30, 2020 10:00 am
 Eastern Daylight Time (New York, GMT-04:00) Start Ev
Duration: 1 hour You can :
event by
Start Nov
Description: Zoning Hearing
 Address: 8011 Wood Avenue
 Owners: Ronald & Carol Abrams
 Case No: 2020-0107-A Stai
Event number: 172 098 6280
Event password: p7XQaSXpx97
Host key: 776295
Alternate Host: Debra Wiley, Henry Ayakwah Send Ev
Panelist Info: You can :
emails by
Send Err
Panelist password: Send
Panelist numeric password: 857836
Video Address: 1720986280@baltimorecountymd.webex.com
 You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
 +1-415-655-0001
[Show all global call-in numbers](#)
 Access code: 172 098 6280
Maximum number of registrants: 10000
Destination address after event:
Host Image:
Attendee list available for viewing by: Host, presenter and panelists only
Event material: None
Post-event survey: No
Email configured: Pending, Approved, Rejected

Registration Information

Registration ID required: No
Password required: No
Password:
Approval required: No
Custom registration form: No
After registration, go to URL:

[Manage Registrations](#)
[Delete Event](#)
[Edit Event](#)

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - 8011 Wood Avenue - Case No. 2020-0107-A
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eaf3c06fccd5eae49f1325ee5cb2ca41d>
Start: Wed 9/30/2020 10:00 AM
End: Wed 9/30/2020 11:00 AM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: webex

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

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

Host: Donna Mignon (dmignon@baltimorecountymd.gov)

Event number (access code): 172 098 6280

Wednesday, September 30, 2020 10:00 am, Eastern Daylight Time (New York, GMT-04:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eaf3c06fccd5eae49f1325ee5cb2c>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ec28c9fc4bb82f7dacc5cc6cdfb02>



Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1720986280@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 857836

If you are a host, click here to view host information:

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e89f69fd6f7a97428e33752813b47ccee>

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

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
☐ <u>Debra Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Bruce E. Doak</u>	bdoak@bruceedoakconsulting.com	1-	English	New York Time	U.S.
☐ <u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Ronald & Carol Adams</u>	mhb@mhblaw.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 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](#)

ZAC AGENDA

Case Number: 2020-0107-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Ronald S. Abrams & Carl R. Abrams
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** Yes **Election Dist:** 15 **Council Dist:** 7

Property Address: 8011 WOOD AVE

Location: Intersection of the Southeast side of Locust Ave and South side of Wood Ave.

Existing Zoning: DR 5.5, RC5

Area: .29 AC

Proposed Zoning:

VARIANCE:

To permit a front yard setback of 40 feet from the center line of the street or road (Wood Avenue) in lieu of the required 75 feet per Section 1A04.3.B.2.b BCZR.

To permit a side yard setback of 0 feet from the side lot line in lieu of the required 50 feet per Section 1A04.3.B.2.b BCZR

To permit a rear yard setback of 20 feet from the rear lot line in lieu of the required 50 feet per Section 1A04.3.B.2.b BCZR.

To permit a lot which is partially zoned RC 5 to have an area of 12,738 square feet or 0.29 of an acre of land in lieu of the required minimum of 1.5 acres per Section 1A04.3.B.1.a. BCZR.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAY 26 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: May 26, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0107-A
Address 8011 Wood Avenue
(Abrams Property)

Zoning Advisory Committee Meeting of **May 11, 2020.**

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA), and is subject to Critical Area lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17), as follows:

(17) (i) "Lot coverage" means that percentage of total lot or parcel that is:

- 1. Occupied by a structure, parking area, driveway, walkway, or roadway; or*
- 2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material*

(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.

(iii) "Lot coverage" does not include:

1. A fence or wall that is less than 1 foot in width that has not been constructed with a footer;
2. A walkway in the buffer or expanded buffer, including a stairway, that provides direct access to a community or private pier;
3. A wood mulch pathway; or
4. A deck with gaps to allow the water to pass freely.

The subject property is located within a Limited Development Area (LDA) of the Chesapeake Bay Critical Area. The plan attached with the petition proposes a one-story addition to the existing dwelling. According to the plan, the addition crosses property lines, effectively joining the two properties, therefore, the total property area would comprise approximately 12,738 square feet (sf), per SDAT, as stated on the plan. The petitioner is requesting to permit the proposed addition with front yard, side yard and rear yard setback reductions, and to permit a lot which is partially zoned RC 5 to have an area of 12,738 sf in lieu of the required minimum 1.5 acres. In order to minimize impacts on water quality, any building permit and/or development plan will be reviewed for compliance with the LDA lot coverage limits, which, for a property this size is 31 1/4% (3,981 sf) with mitigation for lot coverage between 25% (3,185 sf) and 31 1/4%. According to the plan submitted, the total, proposed lot coverage is unclear. In addition, the LDA regulations require minimum afforestation of 15%, which equates to four trees for a property this size. As stated above, compliance with the LDA lot coverage limits is required. By allowing the items requested by the petitioner, impacts on water quality will be minimized.

2. Conserve fish, wildlife, and plant habitat; and

The current development proposal for the property will be reviewed for the application of the Critical Area LDA requirements, which, if approved, will improve buffer functions, and conserve fish, wildlife and plant habitat in nearby Old Road Bay and the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

The items requested by the petitioner will be consistent with established land use policies, provided that the applicants meet any LDA requirements applicable to the proposal. The request, if granted, will minimize environmental impacts.

Reviewer: Thomas Panzarella;
Environmental Impact Review

BALTIMORE COUNTY, MARYLAND

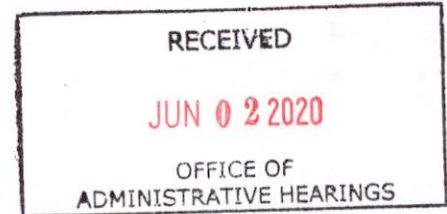
INTER-OFFICE MEMORANDUM

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

DATE: 5/13/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-107



INFORMATION:

Property Address: 8011 Wood Avenue
Petitioner: Ronald S. Abrams, Carol R. Abrams
Zoning: DR 5.5, RC 5
Requested Action: Variance

The Department of Planning has reviewed the petition for the following:

1. Variance to permit a front yard setback of 40 feet from the centerline of the street or road (Wood Avenue) in lieu of the required 75 feet per Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (BCZR)
2. Variance to permit a side yard setback of 0 feet from the side lot line in lieu of the required 50 feet per Section 1A04.3.B.2.b of the BCZR
3. Variance to permit a rear yard setback of 20 feet from the rear lot line in lieu of the required 50 feet per Section 1A04.3.B.2.b of the BCZR
4. Variance to permit a lot which is partially zoned RC 5 to have an area of 12,738 square feet or 0.29 of an acre of land in lieu of the required minimum of 1.5 acres per Section 1A04.3.B.1.a. of the BCZR.

The petitioner owns 4 contiguous lots and is proposing an addition on the western side of the existing house (lot 17). The addition would extend onto the adjacent lot to the west (lot 18) which is zoned RC 5.

The site is located at the end of Wood Avenue. The property sits at the end of a residential street comprised of single-family detached homes, and is surrounded by RC 5 zoning to the east, west and south, with DR 5.5 to the north. The Maryland Department of Natural Resources owns the land adjacent and to the south.

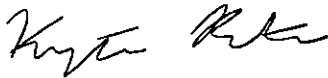
The Department of Planning recommends approval of the aforementioned variances pending the following conditions are met. These conditions are intended to preserve the rural character of the area and ensure that compatible design standards are met:

- Elevations for the proposed addition, prior to permit, that show evidence that the rural character of the area is being reflected in architectural form, scale, materials, detailing and landscaping per § 1A04.4.D.1.a.
- Retain the existing quality vegetation of the site to the fullest extent possible and protect the root systems of the remaining vegetation during construction § 1A04.4.D.1.b.

- Ensure that exteriors of all buildings use the same finish materials and architectural details on all front, side and rear elevations § 1A04.4.G.1.e.
- The addition is compliant with CBCA Limited Development Area laws.

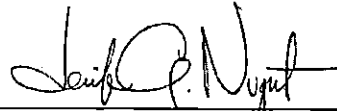
For further information concerning the matters stated herein, please contact Joseph Fraker at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Joseph Fraker

Choose an item.

Bruce E. Doak, Bruce E. Doak Consulting, LLC

Office of the Administrative Hearings

People's Counsel for Baltimore County

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 15 Account Number - 1523153920		
Owner Information		
Owner Name:	ABRAMS RONALD S ABRAMS CAROL R	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	8011 WOOD AVE BALTIMORE MD 21219-2444	Deed Reference: /10156/ 00269
Location & Structure Information		
Premises Address:	8011 WOOD AVE 0-0000	Legal Description: 8011 WOOD AVE SS PENNWOOD TERRACE
Map: 0111	Grid: 0024	Parcel: 0146
Neighborhood: 15140127.04	Subdivision: 0000	Section: 2
Block: 17	Lot: 2021	Assessment Year: 0008/ 0029
Plat No: 0008/ 0029		
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1927	1,584 SF	7,076 SF
Property Land Area	County Use	
04		
Stories	Basement	Type
1 1/2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	3	1 full
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2018
Land:	73,000	73,000
Improvements	79,000	79,000
Total:	152,000	152,000
Preferential Land:	0	
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
Transfer Information		
Seller: ABRAMS RONALD S	Date: 11/22/1993	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /10156/ 00269	Deed2:
Seller: KALB JOHN G	Date: 10/29/1982	Price: \$60,000
Type: ARMS LENGTH IMPROVED	Deed1: /06449/ 00128	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
Special Tax Recapture:	None	
Homestead Application Information		
Homestead Application Status: Approved 12/31/2012		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		



September 11, 2020
DENIA ZEWSKI, JR.
County Executive

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

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: 2020-0107-A

8011 Wood Avenue

Intersection of southeast side of Locust Avenue and south side of Wood Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Ronald & Carol Abrams

Variance to permit a front yard setback of 40 feet from the center line of the street or road (Wood Avenue) in lieu of the required 75 feet per Section 1A04.3.B.2.b BCZR. To permit a side yard setback of 0 feet from the side lot line in lieu of the required 50 feet per Section 1A04.3.B.2.b BCZR. To permit a rear yard setback of 20 feet from the rear lot line in lieu of the required 50 feet per Section 1A04.3.B.2.b BCZR. To permit a lot which is partially zoned RC 5 to have an area of 12,738 square feet or 0.29 of an acre of land in lieu of the required minimum of 1.5 acres per Section 1A04.3.B.1.a. BCZR.

Hearing: Wednesday, September 30, 2020 at 10:00 a.m.

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

MM:kl

C: Mr. & Mrs. Abrams, 8011 Woods Avenue, Baltimore 21219
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, SEPTEMBER 10, 2020.

TO: THE DAILY RECORD
Thursday, September 10, 2020 - Issue

Please forward billing to:

Carol Abrams
8011 Wood Avenue
Baltimore, MD 21219

410-828-1335

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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: 2020-0107-A

8011 Wood Avenue

Intersection of southeast side of Locust Avenue and south side of Wood Avenue

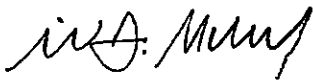
15th Election District – 7th Councilmanic District

Legal Owners: Ronald & Carol Abrams

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

RE: PETITION FOR VARIANCE
8011 Wood Avenue; Intersection of SE/S
of Locust Avenue & S/S of Wood Avenue
15th Election & 7th Councilmanic Districts
Legal Owner(s): Ronald & Carol Abrams
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2020-107-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of May, 2020, a copy of the foregoing Entry of Appearance was emailed to Bruce Doak. 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Date: May 12, 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. **2020-0107-A**

Variance

Ronald S. Abrams & Carl R. Abrams
8011 Wood Avenue

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@mdot.maryland.gov).

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 5/13/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-107

INFORMATION:

Property Address: 8011 Wood Avenue
Petitioner: Ronald S. Abrams, Carol R. Abrams
Zoning: DR 5.5, RC 5
Requested Action: Variance

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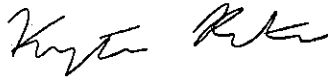
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- Retain the existing quality vegetation of the site to the fullest extent possible and protect the root systems of the remaining vegetation during construction § 1A04.4.D.1.b.

- Ensure that exteriors of all buildings use the same finish materials and architectural details on all front, side and rear elevations § 1A04.4.G.l.e.
- The addition is compliant with CBCA Limited Development Area laws.

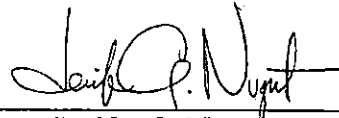
For further information concerning the matters stated herein, please contact Joseph Fraker at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Joseph Fraker
Choose an item.
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

**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/neighbor 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 fifteen (15) 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: 2020-0107A

Property Address: 8011 WOOD AVENUE

Property Description: LOT 17 & 18 SECTION No. 2 PENNWOOD TERRACE
PB 8/29

Legal Owners (Petitioners): RONALD S. ABRAMS & CAROL R. ABRAMS

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: CAROL R. ABRAMS

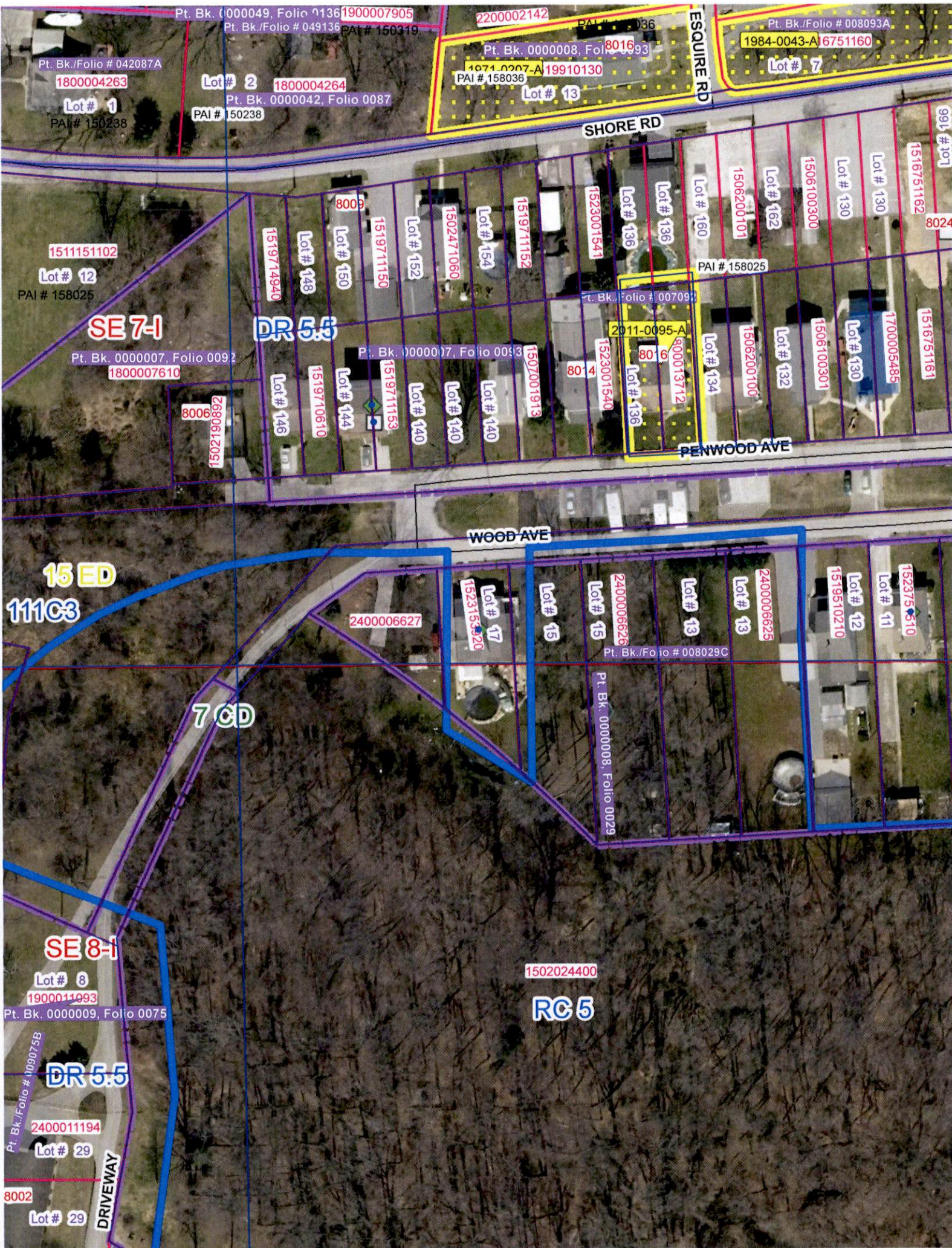
Company/Firm (if applicable): _____

Address: 8011 WOOD AVENUE

BALTIMORE MD 21219

Telephone Number: 410-828-1335 (WORK)

Revised 5/20/2014



GENERAL SITE INFORMATION

- 1. Ownership: Ronald S. Abrams & Carol R. Abrams
8011 Wood Avenue Baltimore, MD 21219
- 2. Address: 8011 Wood Avenue (Lot 17) & no address (Lot 18)
- 3. Deed references: SM 10156/ 269 (Lot 17) & SM 20279/ 79 (Lot 18)
- 4. Area: 7076 sf / 0.16 acre (Lot 17) & 5662 sf / 0.13 acre (Lot 18)
[per SDAT]
- 5. Tax Map / Parcel / Lot / Tax account #: 111 / 146 / Lot 17 / 15-23-153920
Tax Map / Parcel / Lot / Tax account #: 111 / 146 / Lot 18 / 24-00-006627
- 6. Election District: 15 Councilmanic District: 7
ADC Map: 4942A5 GIS tile: 111C3 Position sheet: 29SE35
Census tract: 451900 Census block: 240054519003
Schools: Chesapeake Terrace ES Sparrows Point MS Sparrows Point HS
- 7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 111C3 and the information provided by Baltimore County on the internet.
- 8. Improvements: Lot 17- Single family house and driveway
Lot 18- Shed to be removed

OFFICE OF ZONING

Zoning: RC 5 & DR 5.5 (Lot 17) / RC 5 (Lot 18)
There are no previous zoning cases on the subject lots.

DR 5.5 Setbacks for Residential Buildings

Front: 75 feet from the centerline of street
Side: 10 feet from the property line
Rear: 30 feet from the property line

Minimum size lot in DR 5.5: 6,000 sf

R.C. 5 CR Setbacks for Residential Buildings

Front: 25 feet from the street right of way or property line
Side / Rear: 50 feet from any property line

Minimum size lot in RC 5: 1.5 acres
* Lot 17 and Lot 18 were created Dec. 18, 1925 (PB 8/29)

ENVIRONMENTAL IMPACT

Watershed: Baltimore Harbor URDL land type: 1

- 1. The existing dwelling is currently served by public water and sewer.
- 2. There are no underground storage tanks on the subject lots.
- 3. The subject lots are in the Chesapeake Bay Critical Area.
- 4. The subject lots are not located within a 100 year flood plain.

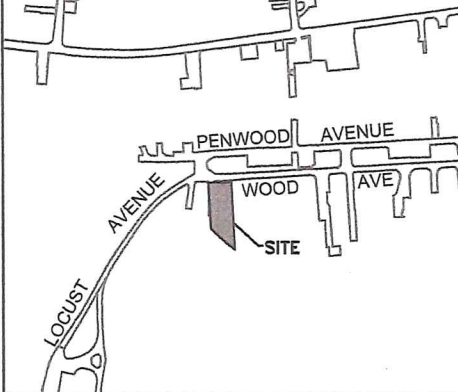
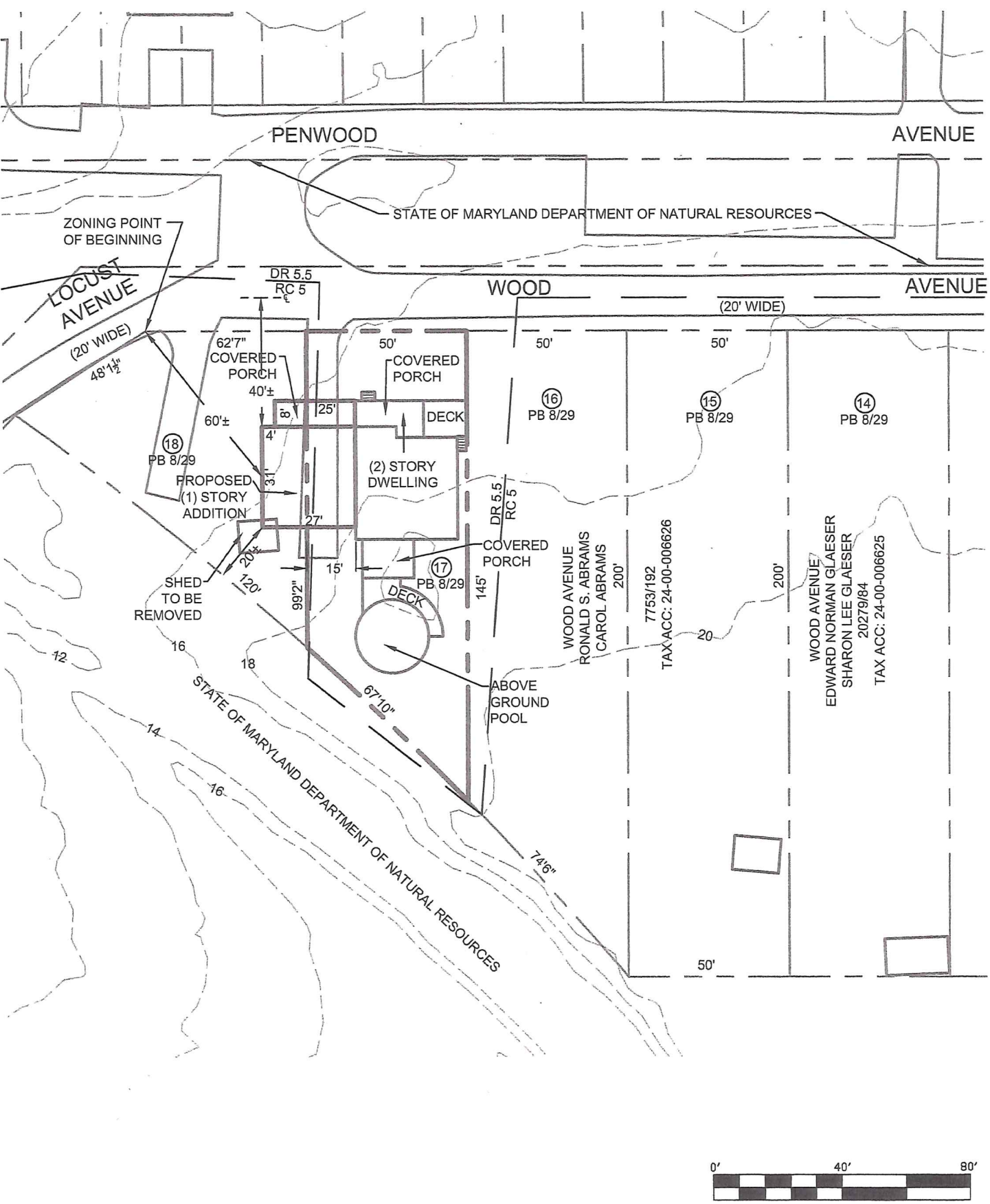
OFFICE OF PLANNING

Regional Planning District: Edgemere District Code: 331

- 1. The subject house is not historic. The subject lots are not in a historic district.

PROPOSED DEVELOPMENT

To construct an addition to the existing house



Vicinity Map - Scale: 1" = 400'



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21063
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION.
FOR
#8011 WOOD AVENUE
BALTIMORE COUNTY, MARYLAND
15th ELECTION DISTRICT 7th COUNCILMANIC DISTRICT

Date: 4/23/2020
Scale: 1"=40'



2020-0107-A