

MEMORANDUM

PM
Admino
Variance
6/3/20

DATE: July 8, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0112-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 6, 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.'

/dlm

cc: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(4204 Perry River Road) *
11th Election District * OFFICE OF ADMINISTRATIVE
5th Council District * HEARINGS FOR
Cierra Payton & Cynthia Glover *
Petitioners * BALTIMORE COUNTY
* CASE NO. 2020-0112-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Cierra Payton and Cynthia Glover (“Petitioners”). The Petitioners are requesting Variance relief from § 259.9.B.4.e of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed rear yard deck with a rear setback of 25 ft. in lieu of the required 30 ft. 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.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 16, 2020, and there being no request for a public hearing, a 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

ORDER RECEIVED FOR FILING

Date 6-3-2020

By DW

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.

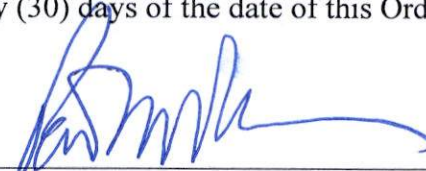
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 3rd day of **June, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 259.9.B.4.e of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed rear yard deck with a rear setback of 25 ft. in lieu of the required 30 ft., be and is hereby GRANTED.

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.

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 6-3-2020

By bw

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

Our family consists of several members with physical limitations, specifically my brother who is bound to a wheelchair as well as small children, 1 of which has a developmental issue affecting walking capabilities, who will frequent the space to safely and carefully navigate the space when supervision throughout the neighborhood is not available.

The space will be utilized as additional space for the members of the house to practice safe social distancing as well as offer opportunities to take advantage of green space on our very own property just outside of our home. My mother whom has recently retired and is facing a difficult recovery from surgery needs private restful space to continue physical therapy, where the additional space will grant.

Our aim is to use the area granted from the variance to have a practical outdoor function, hot tub space for safe and efficient physical therapy for my brother, and flat travel-way surface that we do not currently have. The home elevation, topography and layout demand a certain design for a rear deck design yet encumbrances dictate a severely limited in size and impractical deck design. After adding designated steps, ramp fittings and other access points for the deck to handi-accessible, the deck design became impractical and essentially useless which creates undue hardship on our entire family for the needs required for an adequate outdoor space. We are requesting the administrative variance to allow us to go out a total of 17 ft from the back of our home, which leaves 25 feet behind the deck.

2020-0112-A



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 4204 Perry River Rd Perry Hall MD 21128 Currently zoned DR 3.5 H
 Deed Reference 41238 / 00239 10 Digit Tax Account # 2500010222
 Owner(s) Printed Name(s) Cierra Payton, Cynthia Glover

(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)

BCZR: 259.9.B.4.e → To permit a proposed rear yard deck with a rear setback of 25 feet in lieu of the required 30 feet.

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

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

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

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

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

Owner(s)/Petitioner(s):

Cierra Payton, Cynthia Glover
 Name #1 - Type or Print Name #2 - Type or Print
Cin Payton, Cynthia Glover
 Signature #1 Signature #2
4204 Perry River Rd Perry Hall MD
 Mailing Address City State
21128 / 4439850197 / thepaytons11@gmail.com
 Zip Code Telephone # Email Address

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

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

Representative to be contacted:

Cierra Payton
 Name- Type or Print
Cin Payton
 Signature
4204 Perry River Rd Perry Hall MD
 Mailing Address City State
21128 / 4439850197 / thepaytons11@gmail.com
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 5 day of May, 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 2020-0112-4 Filing Date 5/6/20 Estimated Posting Date 5/17/20 Reviewer JS

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: 4204 Perry River Rd Perry Hall MD 21128
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)

Continued on separate paper

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

Cierra Payton
Signature of Owner (Affiant)

Cierra Payton
Name- Print or Type

Cynthia Glover
Signature of Owner (Affiant)

Cynthia Glover
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 14th day of April 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: CIERRA PAYTON and CYNTHIA GLOVER

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

AS WITNESS my hand and Notaries Seal

SHELNEL MARIE CHAINCY
NOTARY PUBLIC
My Commission Expires January 1

Shelnel Chaincy
Notary Public
January 11, 2022
My Commission Expires

Affidavit in Support of Administrative Variance

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continued on separate paper

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

Cierra Payton
Signature of Owner (Affiant)
Cierra Payton
Name- Print or Type

Cynthia Glover
Signature of Owner (Affiant)
Cynthia Glover
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 14th day of April, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: CIERRA PAYTON and CYNTHIA GLOVER

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

AS WITNESS my hand and Notaries Seal

SHELNEL MARIE CHAINEY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires January 11, 2022

Shelnel Chainey
Notary Public
January 11, 2022
My Commission Expires



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

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

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Deed Reference 41238 / 00239 10 Digit Tax Account # 25 000 10 22 2
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(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

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

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

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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):

Cierra Payton, Cynthia Glover
Name #1 - Type or Print Name #2 - Type or Print
Cierra Payton, Cynthia Glover
Signature #1 Signature #2

4204 Perry River Rd Perry Hall MD
Mailing Address City State

21128, 4439850197, thepaytons11@gmail.com
Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Cierra Payton
Name- Type or Print
Cierra Payton
Signature

4204 Perry River Rd Perry Hall MD
Mailing Address City State

21128, 4439850197, thepaytons11@gmail.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ 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 2020-0112-A Filing Date 5/6/20 Estimated Posting Date 5/17/20 Reviewer JS

Rev 5/5/2016

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

Our family consists of several members with physical limitations, specifically my brother who is bound to a wheelchair as well as small children, 1 of which has a developmental issue affecting walking capabilities, who will frequent the space to safely and carefully navigate the space when supervision throughout the neighborhood is not available.

The space will be utilized as additional space for the members of the house to practice safe social distancing as well as offer opportunities to take advantage of green space on our very own property just outside of our home. My mother whom has recently retired and is facing a difficult recovery from surgery needs private restful space to continue physical therapy, where the additional space will grant.

Our aim is to use the area granted from the variance to have a practical outdoor function, hot tub space for safe and efficient physical therapy for my brother, and flat travel-way surface that we do not currently have. The home elevation, topography and layout demand a certain design for a rear deck design yet encumbrances dictate a severely limited in size and impractical deck design. After adding designated steps, ramp fittings and other access points for the deck to handi-accessible, the deck design became impractical and essentially useless which creates undue hardship on our entire family for the needs required for an adequate outdoor space. We are requesting the administrative variance to allow us to go out a total of 17 ft from the back of our home, which leaves 25 feet behind the deck.

2020-0112-A

Zoning Property description of 4204 Perry River Road, Perry Hall, MD 21128

Beginning at a point on the North East side of Perry River Rd which is 50 feet wide at a distance of 135 feet East of the centerline of the nearest improved intersecting street Perry Hall Road which is 50 feet wide.

Being Lot #46, Block n/a, section n/a in the subdivision Gunpowder Overlook as recorded in Baltimore County Plat Book JLE #79, Folio #339, containing 9,219 sq ft. Located in the 11th election district and 5th council district.

2070-0112-A

CERTIFICATE OF POSTING

CASE NO. 2020-0112-A
PETITIONER/DEVELOPER
PAYTON

DATE OF HEARING/CLOSING
JUNE 1, 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

4204 PERRY RIVER ROAD

SIGN 1



THE SIGN(S) POSTED ON MAY 16 ,2020
(MONTH, DAY, YEAR)

SINCERLEY ,

Martin Ogle 5/16/2020
MARTIN OGLE

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

CERTIFICATE OF POSTING

CASE NO. 2020-0112-A
PETITIONER/DEVELOPER
PAYTON

DATE OF HEARING/CLOSING
JUNE 1, 2020

BALTIMORE COUNTY DEPARTMENT OF
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4204 PERRY RIVER ROAD

SIGN 2



THE SIGN(S) POSTED ON MAY 16 ,2020
(MONTH, DAY, YEAR)

SINCERLEY ,


MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

Kristen L Lewis

From:
Sent:
To:
Subject:

Marty Ogle <mer1114@aol.com>
Sunday, May 31, 2020 7:11 PM
Kristen L Lewis
2nd set of certificates

CAUTION: This message from mer1114@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.

Taken on 5-30-2020

CERTIFICATE OF POSTING

CASE NO. 2020-0112-A
PETITIONER/DEVELOPER
PAYTON

DATE OF HEARING/CLOSING
JUNE 1, 2020



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGE-
MENT

COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

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THE PROPERTY LOCATED AT

4203 PERRY RIVER ROAD

SIGN 1

THE SIGN(S) POSTED ON MAY 16, 2020 May 30, 2020
(MONTH, DAY, YEAR)

SINCERLEY,

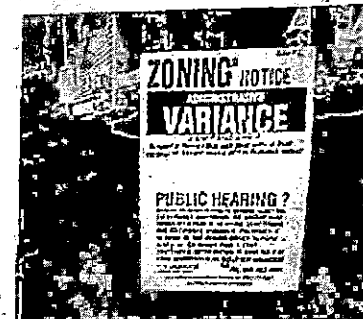
Marty Ogle
MARTIN OGLE

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

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CASE NO. 2020-0112-A
PETITIONER/DEVELOPER
PAYTON

DATE OF HEARING/CLOSING
JUNE 1, 2020



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGE-
MENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

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4204 PERRY RIVER ROAD

SIGN 2

THE SIGN(S) POSTED ON MAY 16, 2020
(MONTH, DAY, YEAR)

MAY 30, 2020

SINCERLEY,

MARTIN OGLE

5912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2020-0112-A
PETITIONER/DEVELOPER
PAYTON

DATE OF HEARING/CLOSING
JUNE 1, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGE-
MENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

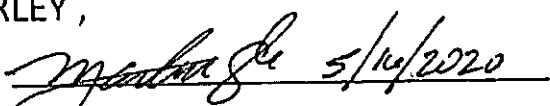
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SIGN 1

THE SIGN(S) POSTED ON MAY 16 ,2020
(MONTH, DAY, YEAR)

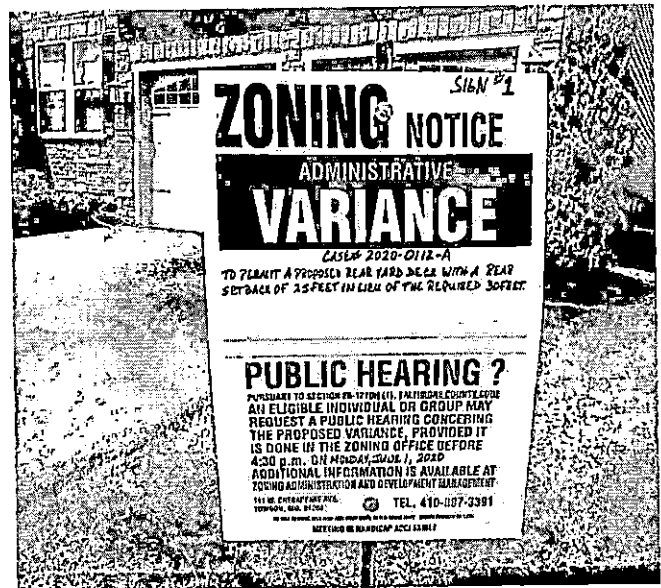
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CERTIFICATE OF POSTING

CASE NO. 2020-0112-A
PETITIONER/DEVELOPER
PAYTON

DATE OF HEARING/CLOSING
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PERMITS AND DEVELOPMENT MANAGE-
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THE SIGN(S) POSTED ON MAY 16, 2020
(MONTH, DAY, YEAR)

SINCERLEY ,


MARTIN OGLE

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

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0112 -A Address 4204 PERRY RIVER ROAD, 21128

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/6/20 Posting Date: 5/17/20 Closing Date: 6/1/20

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- 0112 -A Address 4204 PERRY RIVER ROAD, 21128

Petitioner's Name PAYTON Telephone 443-985-0197

Posting Date: 5/17/20 Closing Date: 6/1/20

Wording for Sign: _____

_____ To permit a proposed rear yard deck with a rear setback of 25 feet in lieu of the required 30 feet. _____

Revised 2/20/2020

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2020-0112-A
Property Address: 4204 Perry River Rd Perry Hall MD 21128
Property Description: _____
Legal Owners (Petitioners): Cierra Payton, Ceorothia Glover
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: CIERRA PAYTON
Company/Firm (if applicable): _____
Address: 4204 PERRY RIVER RD.
PERRY HALL, MD. 21128
Telephone Number: 443-985-0197



JOHN A. OLSZEWSKI, JR.
County Executive

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

June 01, 2020

Cierra Payton,
4204 Perry River Road
Perry Hall MD 21128

RE: Case Number: 2020-0112-A, Perry River 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 May 06, 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.", is written over the "Very truly yours," text.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

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: May 12, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0112-A
Address 4204 Perry River Road
(Payton & Glover Property)

Zoning Advisory Committee Meeting of **May 18, 2020**.

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

Reviewer: Steve Ford

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>5-12</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>5-16-2020</u> by <u>Ogle</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 - 11 Account Number - 2500010222		
Owner Information		
Owner Name:	PAYTON CIERRA GLOVER CYNTHIA ET AL	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	4204 PERRY RIVER ROAD PERRY HALL MD 21128-	Deed Reference: /41238/ 00239
Location & Structure Information		
Premises Address:	4204 PERRY RIVER RD PERRY HALL 21128-9727	Legal Description: 0.21 AC 4204 PERRY RIVER RD NS GUNPOWDER OVERLOOK
Map: 0063	Grid: 0022	Parcel: 0688
Neighborhood: 11050043.04	Subdivision: 9339	Section: 46
Block: 2018	Assessment Year: 2018	Plat No: 1
		Plat Ref: 79/ 339
Town: None		
Primary Structure Built: 2016	Above Grade Living Area: 3,851 SF	Finished Basement Area: 400 SF
Property Land Area: 9,219 SF	County Use: 04	
Stories: 2	Basement: YES	Type: STANDARD UNIT
Exterior: SIDING/	Quality: 5	Full/Half Bath: 3 full/ 1 half
Garage: 1 Attached	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2018
Land:	140,300	140,300
Improvements	446,800	460,900
Total:	587,100	601,200
Preferential Land:	0	0
Phase-in Assessments		
	As of 07/01/2019	As of 07/01/2020
	596,500	601,200
Transfer Information		
Seller: PAYTON CIERRA	Date: 03/20/2019	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /41238/ 00239	Deed2:
Seller: NVR INC	Date: 10/06/2016	Price: \$618,047
Type: ARMS LENGTH IMPROVED	Deed1: /38104/ 00016	Deed2:
Seller: ROUTE ONE DEVELOPMENT	Date: 05/04/2016	Price: \$250,000
Type: ARMS LENGTH VACANT	Deed1: /37465/ 00448	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: Approved 09/12/2017		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

1118011800

1102023180

DR 1 H

9909

Lot # 48
2500010224
2012-0194-A

Lot # 47 2500010223

NE 12-H 063B3
5 CD 11 ED

Lot # 46 2500010222
4204

DR 3.5 H

Lot # 45 2500010221
4206

Lot # 44
2500010220

PAI # 111109 Pt. Bk./Folio # 079339
PAI # 111109 78-SPHA PAI # 111109

2500010229

PERRY RIVER RD

DR 1 NC

Pt. Bk. 0000079, Folio 0339

2500010230

2500010219

2500010231

Enter Property Address Here



Publication Date: 4/30/2020



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40
Feet

1 inch = 30 feet





View of space between lot #45 (left)
and #46 (right). Picture shows
the sides of both lots, while
standing in the backyard of lot #46
Also shown single basement stair and
dwelling of lot #46



View of lot #46 proposed decking from
lot #45, side of #46 home



Showing lot # 46 proposed deck
size of 40 x 17, leaving 25' + behind
the proposed deck



Front View of my home, lot #46,
4204 Perry River Rd



Front View of Lot #47, 4202 Perry
River Rd



Front
View of lot # 45, 4206 Perry River Rd



View of lot ~~46~~ #46, cone represents
where the proposed deck will begin
If facing the rear of the home
this is showing the left side of
proposed deck, where steps will be
added for exit entrance of deck



View of lot #46, cone represents
where the proposed deck will have
an exit/entrance into the home.



View of lot #46, cone represents
edge of proposed deck, 23' from the
property line of lot #45



View of proposed deck ~~for~~ for lot #46
view from lot #47



View of space between lot #46, lot
#47



View of proposed deck standing at
the property line of lot #46

Also shown lot #47 rear backyard



View of lot #46 full rear showing
proposed deck, property line limit



View of proposed lot #46 proposed
deck. Also shown is rear yard
of lot #45 (left)

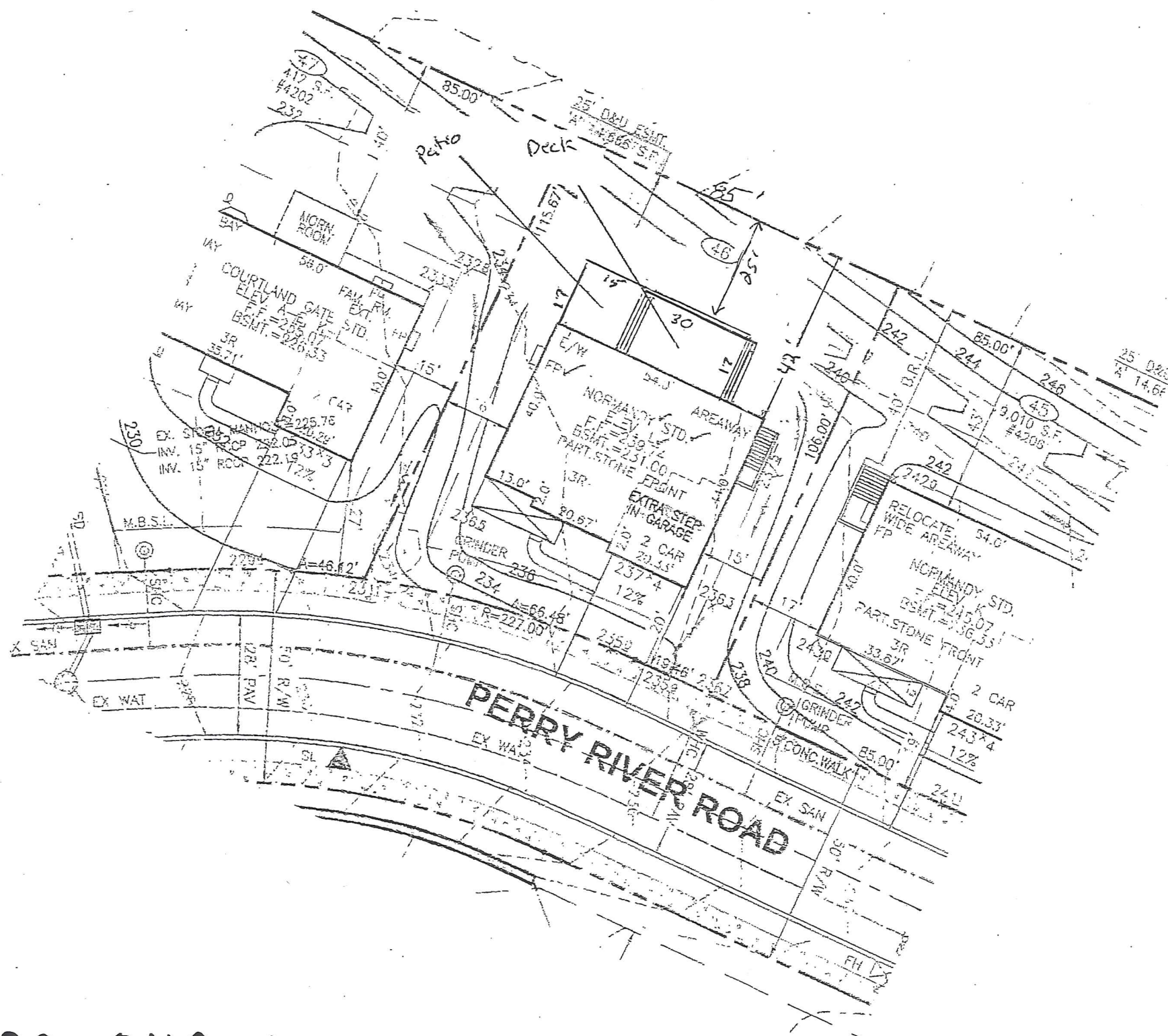


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 4204 PERRY RIVER ROAD 31128 OWNER(S) NAME(S) CIERRA PAYTON

SUBDIVISION NAME GUNPOWDER OVERLOOK LOT # 46 BLOCK # N/A SECTION # N/A

PLAT BOOK # 79 FOLIO # 339 10 DIGIT TAX # 2500010222 DEED REF. # 41238/00239



MAP IS NOT TO SCALE

ZONING MAP# 063B3

SITE ZONED DR 3.5 H

ELECTION DISTRICT 11

COUNCIL DISTRICT 5

LOT AREA ACREAGE _____

OR SQUARE FEET 9219 4

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

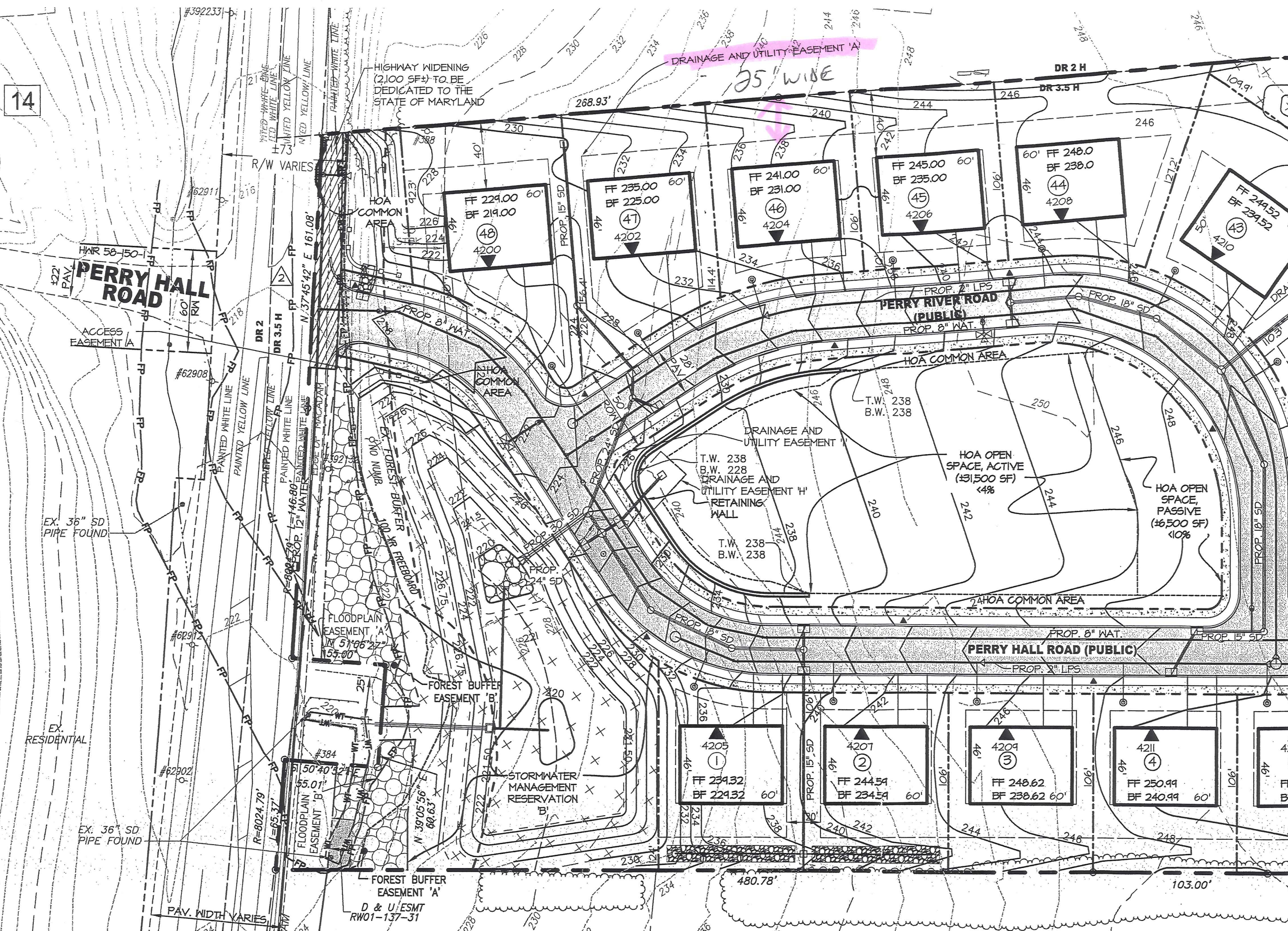
IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2020-0112-A

Pet. Eas. 1



HAIR 58-150-1
PERRY HALL ROAD

ACCESS EASEMENT 'A'

EX. 36" SD PIPE FOUND

EX. RESIDENTIAL

EX. 36" SD PIPE FOUND

HIGHWAY WIDENING
(2,100 SF) TO BE
DEDICATED TO THE
STATE OF MARYLAND

DRAINAGE AND UTILITY EASEMENT 'A'

25' WIDE

DR 2 H

DR 3.5 H

PERRY RIVER ROAD
(PUBLIC)

PROP. 8" WAT.

HOA COMMON AREA

DRAINAGE AND
UTILITY EASEMENT 'H'

T.W. 238
B.W. 228
DRAINAGE AND
UTILITY EASEMENT 'H'

T.W. 238
B.W. 238

HOA OPEN
SPACE, ACTIVE
(31,500 SF)
<4%

HOA OPEN
SPACE,
PASSIVE
(16,500 SF)
<10%

PERRY HALL ROAD (PUBLIC)

PROP. 8" WAT.

PROP. 8" LPS

STORMWATER
MANAGEMENT
RESERVATION
'B'

FOREST BUFFER
EASEMENT 'A'

D & U ESMT
RW01-137-31

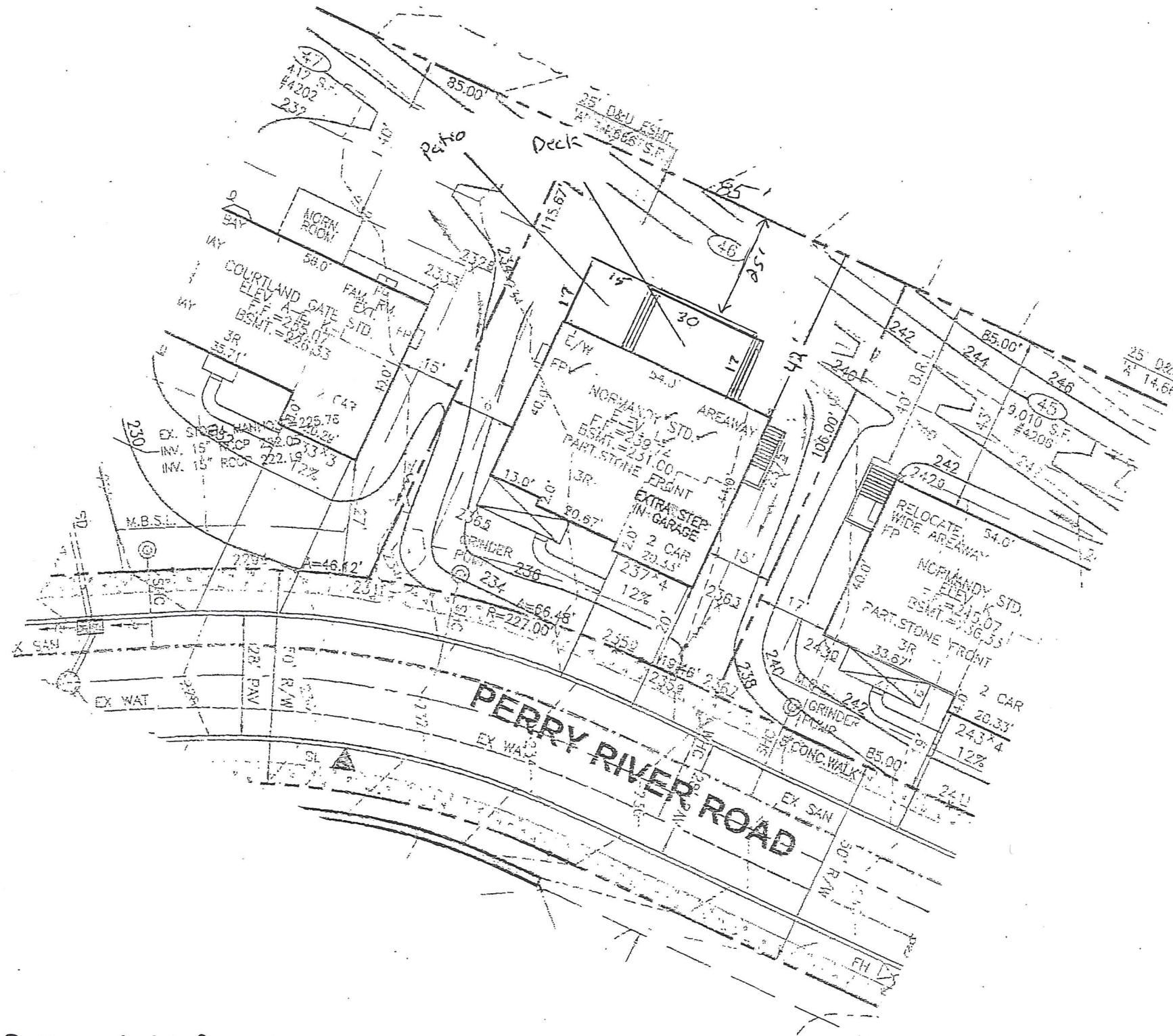
PAV. WIDTH VARIES

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

ADDRESS 4204 PERRY RIVER ROAD, 21128 OWNER(S) NAME(S) CIERRA PAYTON

SUBDIVISION NAME GUNPOWDER OVERLOOK LOT# 46 BLOCK# N/A SECTION# N/A

PLAT BOOK# 79 FOLIO# 339 10 DIGIT TAX# 2500010222 DEED REF.# 41238/00239



MAP IS NOT TO SCALE

ZONING MAP# 063B3

SITE ZONED DR 3.5 H

ELECTION DISTRICT 11

COUNCIL DISTRICT 5

LOT AREA ACREAGE _____

OR SQUARE FEET 9219

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2020-0112-A