

**M E M O R A N D U M**

DATE: August 25, 2020  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2020-0122-A – Appeal Period Expired

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The appeal period for the above-referenced cases expired on August 24, 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  
**(127 Church Road)** \*  
 4<sup>th</sup> Election District \* OFFICE OF ADMINISTRATIVE  
 4th Council District \* HEARINGS FOR  
 Wayne S. & Karen Koski-Miller \* BALTIMORE COUNTY  
 Petitioners \* **CASE NO. 2020-0122-A**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Wayne S. and Karen Koski-Miller (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit an accessory use (detached garage) on a corner lot that will be in the side yard that is closest to Delight Road in lieu of the required rear third of the lot that is farthest away from both streets. 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 July 5, 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

ORDER RECEIVED FOR FILING

Date 7-23-2020

By [Signature]

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 to satisfy the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed accessory use (detached garage) height and usage, I will impose conditions that the detached garage shall not be converted into a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and shall not be 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 23<sup>rd</sup> day of July, 2020, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit an accessory use (detached garage) on a corner lot that will be in the side yard that is closest to Delight Road in lieu of the required rear third of the lot that is farthest away from both streets, 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.

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Date 7-23-2020

By [Signature]

- 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.



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PAUL M. MAYHEW  
Managing Administrative Law Judge  
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING

Date 7-23-2020

By pw



# 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 127 Church Rd Reisterstown Md 21136 Currently zoned DR-2  
Deed Reference 12980 / 00328 10 Digit Tax Account # 0419073750  
Owner(s) Printed Name(s) Wayne Miller, Karen Koski-Miller

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

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

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

1.  **ADMINISTRATIVE VARIANCE** from Section(s) 400.1 - To permit an accessory use <sup>detached</sup> garage on a corner lot that will be in the side yard that is closest to Delight Road in lieu of the required rear third of the lot that is furthest away from both streets.  
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):

Wayne Miller / Karen Koski-Miller  
Name #1 - Type or Print / Name #2 - Type or Print  
Wayne Miller / Karen Koski-Miller  
Signature #1 / Signature #2  
127 Church Rd Reisterstown MD  
Mailing Address / City / State  
21136 / 410-376-5282 / wsmiller127@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:

Wayne Miller  
Name - Type or Print  
Wayne Miller  
Signature  
same as above  
Mailing Address / City / State  
Zip Code / Telephone # / Email Address

A PUBLIC HEARING has been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 12 day of July, 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 2020-0122-A Filing Date 5/26/2020 Estimated Posting Date / / Reviewer RS

# 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: 127 Church Rd Reisterstown Md 21136  
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)

Need a dry non slippery area for my parents  
to exit their car during bad weather.

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

Wayne Miller  
Signature of Owner (Affiant)

Wayne Miller  
Name- Print or Type

Karen Koski-Miller  
Signature of Owner (Affiant)

Karen Koski-Miller  
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 May, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Wayne Miller Karen Koski-Miller

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

AS WITNESS my hand and Notaries Seal

[Signature]  
Notary Public

6/17/2020  
My Commission Expires



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

Wayne Miller  
Signature of Owner (Affiant)

Wayne Miller  
Name- Print or Type

Karen Koski-Miller  
Signature of Owner (Affiant)

Karen Koski-Miller  
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 19th day of MAY, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Wayne Miller Karen Koski-Miller

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

AS WITNESS my hand and Notaries Seal

[Signature]  
Notary Public

6/17/2020  
My Commission Expires





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

1. **X** ADMINISTRATIVE VARIANCE from Section(s) 400.1 - To permit an accessory use detached garage on a corner lot that will be in the side yard that is closest to Delight Road in lieu of the required rear third that is farthest away from both streets.  
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):

Wayne Miller / Karen Koski-Miller  
Name #1 - Type or Print / Name #2 - Type or Print  
Wayne Miller / Karen Koski-Miller  
Signature #1 / Signature #2  
127 Church Rd Reisterstown Md  
Mailing Address / City / State  
21136 / 410-336-5282 / wsmiller127@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 \_\_\_\_\_  
*ORDER RECEIVED FOR FILING 7-23-2020*

Representative to be contacted:

Wayne Miller  
Name - Type or Print \_\_\_\_\_  
Wayne Miller  
Signature \_\_\_\_\_  
Same as above  
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 21 day of July, 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 2020-0122-A Filing Date 5 Aug 2020 Estimated Posting Date 1 / 1 Reviewer RS



127 CHURCH ROAD

Zoning Property Description for 127 Church Rd.

Beginning at a point on the East side of Church Rd which is 40' feet wide at a distance of 0 feet north of the centerline of the nearest improved intersecting street Delight Rd which is 40 feet wide.

Being Lot # 17 Block , section # in the subdivision of Triplett's Delight as recorded in Baltimore County Plat. Book # 0019, Folio # 0072, containing 33,541 sq. ft.

Located in the 4<sup>th</sup> Election District and 4<sup>th</sup> Council District.

CASE No. 2020-0122-A

# CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 7/5/2020

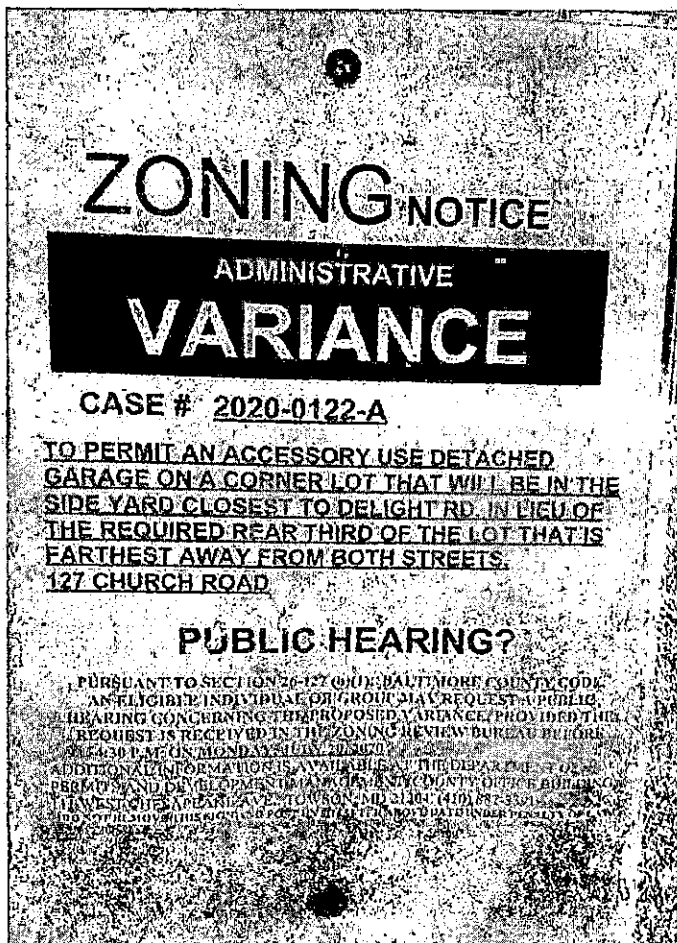
Case Number: 2020-0122-A

Petitioner / Developer: WAYNE & KAREN MILLER

Date of Closing: JULY 20, 2020

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:  
127 CHURCH ROAD

The sign(s) were posted on: JULY 5, 2020



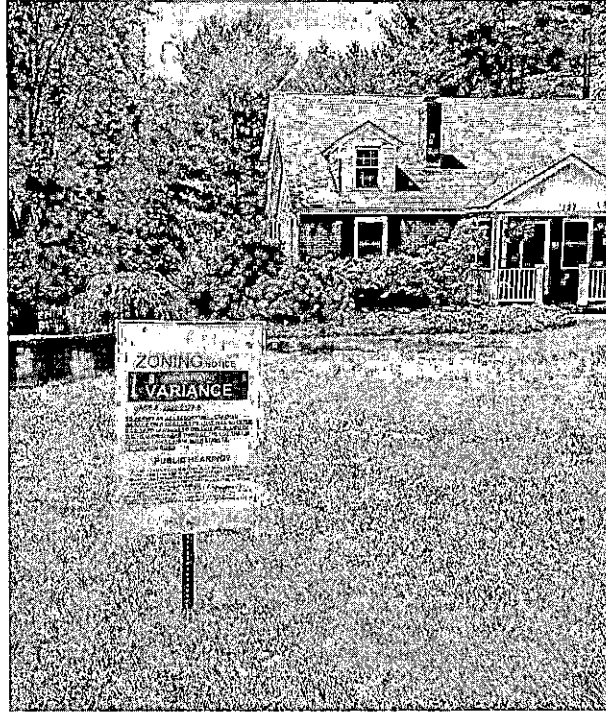
Linda O'Keefe  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

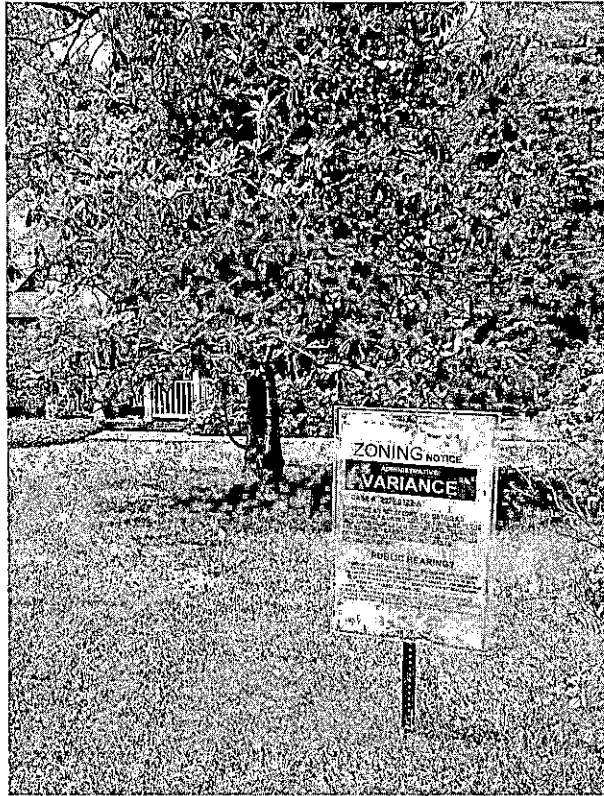
523 Penny Lane  
(Street Address of Sign Poster)

Hunt Valley, MD 21030  
(City, State, Zip of Sign Poster)

410-666-5366  
(Telephone Number of Sign Poster)



Background Photo 1<sup>st</sup> Sign @ 127 Church Road ~ 7/5/2020



Background Photo 2<sup>nd</sup> Sign @ 127 Church Road ~ 7/5/2020

**CASE # 2020-0122-A**

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

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2020- 0122 -A Address 127 CHURCH ROAD

Contact Person: ROZ JOHNSON Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 6/22/2020 Posting Date: 7/5/2020 Closing Date: 7/20/2020

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for 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.
- 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.
- 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- 0122 -A Address 127 CHURCH ROAD

Petitioner's Name WAYNE / KAREN MILLER Telephone (410) 336-5282

Posting Date: 7/5/2020 Closing Date: 7/20/2020

Wording for Sign: To Permit AN ACCESSORY USE DETACHED GARAGE ON A CORNER LOT THAT WILL BE IN THE SIDE YARD CLOSEST TO DELIGHT RD. IN LIEU OF THE REQUIRED REAR THIRD OF THE LOT THAT IS FARTHEST AWAY FROM BOTH STREETS.

Revised 2/20/2020

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

SENT VIA EMAIL 6/23/2020

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

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2020- 0122 -A Address 127 CHURCH ROAD

Contact Person: ROZ JOHNSON Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 5/26/2020 Posting Date: 6/7/2020 Closing Date: 6/22/2020

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list 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.
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- 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- 0122 -A Address 127 CHURCH ROAD

Petitioner's Name WAYNE / KAREN MILLER Telephone (410) 336-5282

Posting Date: 6/7/2020 Closing Date: 6/22/2020

Wording for Sign: To Permit AN ACCESSORY USE DETACHED GARAGE  
ON A CORNER LOT THAT WILL BE IN THE SIDE YARD  
CLOSEST TO DELIGHT RD. IN LIEU OF THE REQUIRED REAR  
THIRD OF THE LOT THAT IS FARTHEST AWAY FROM BOTH STREETS

Revised 2/20/2020



JOHN A. OLSZEWSKI, JR.  
*County Executive*

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

July 21, 2020

Wayne Miller,  
127 Church Road  
Reisterstown MD 21136

RE: Case Number: 2020-0122-A, 127 Church 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 26, 2020. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", written over the typed name.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel



STATE HIGHWAY  
ADMINISTRATION

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

Date: June 1, 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. 2020-0122-A

**Administrative Variance**  
**Wayne Miller, Karen Koski Miller**  
**127 Church 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](mailto: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 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: June 4, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0122-A  
Address 127 Church Road  
(Miller Property)

Zoning Advisory Committee Meeting of **June 8, 2020**.

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

Reviewer: Steve Ford



Real Property Data Search ( w2)

Search Result for BALTIMORE COUNTY

<a href="#">View Map</a>		<a href="#">View GroundRent Redemption</a>				<a href="#">View GroundRent Registration</a>			
<b>Special Tax Recapture: None</b>									
<b>Account Identifier:</b>		<b>District - 04 Account Number - 0419073750</b>							
Owner Information									
<b>Owner Name:</b>		MILLER WAYNE S KOSKI-MILLER KAREN H				<b>Use:</b>		RESIDENTIAL	
<b>Mailing Address:</b>		127 CHURCH RD REISTERSTOWN MD 21136-6200				<b>Principal Residence:</b>		YES	
						<b>Deed Reference:</b>		/12980/ 00328	
Location & Structure Information									
<b>Premises Address:</b>		127 CHURCH RD 0-0000				<b>Legal Description:</b>			
						127 CHURCH RD TRIPLETTS DELIGHT			
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>
0057	0012	0147	4010011.04	0000			17	2019	Plat Ref: 0019/ 0072
<b>Town:</b> None									
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>		<b>Finished Basement Area</b>		<b>Property Land Area</b>		<b>County Use</b>	
1953		1,162 SF				33,541 SF		04	
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Notice of Major Improvements</b>		
1 1/2	YES	STANDARD UNIT	BRICK/	3	1 full				
Value Information									
		<b>Base Value</b>		<b>Value</b>		<b>Phase-in Assessments</b>			
				As of		As of		As of	
				01/01/2019		07/01/2019		07/01/2020	
<b>Land:</b>		71,100		71,100					
<b>Improvements</b>		122,800		136,800					
<b>Total:</b>		193,900		207,900		198,567		203,233	
<b>Preferential Land:</b>		0						0	
Transfer Information									
<b>Seller:</b> SANDSTROM WILLIAM F				<b>Date:</b> 06/29/1998		<b>Price:</b> \$121,500			
<b>Type:</b> ARMS LENGTH IMPROVED				<b>Deed1:</b> /12980/ 00328		<b>Deed2:</b>			
<b>Seller:</b> STONE DAVID A				<b>Date:</b> 07/09/1973		<b>Price:</b> \$34,000			
<b>Type:</b> ARMS LENGTH IMPROVED				<b>Deed1:</b> /05375/ 00099		<b>Deed2:</b>			
<b>Seller:</b>				<b>Date:</b>		<b>Price:</b>			
<b>Type:</b>				<b>Deed1:</b>		<b>Deed2:</b>			
Exemption Information									
<b>Partial Exempt Assessments:</b>		<b>Class</b>		07/01/2019		07/01/2020			
<b>County:</b>		000		0.00					
<b>State:</b>		000		0.00					
<b>Municipal:</b>		000		0.00 0.00		0.00 0.00			
<b>Special Tax Recapture: None</b>									
Homestead Application Information									
<b>Homestead Application Status:</b> Approved 02/14/2012									
Homeowners' Tax Credit Application Information									
<b>Homeowners' Tax Credit Application Status:</b> No Application <b>Date:</b>									

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

2020-0122-A



**Permits, Approvals & Inspections**

111 W. Chesapeake Avenue  
Towson, MD 21204

Report Generated On:  
5/22/2020

**Permit Processing Residential Permit & Development Report**

Page 1 of 1

**Property Information**

Tax Account Number: **0419073750**

Plat Ref: **019:072**

Election District: **4**

Owner Name(s): **MILLER WAYNE S and KOSKI-MILLER KAREN H**

PDM # :

Address: **127 CHURCH RD**

Zoning District(s): **DR 2**

**REISTERSTOWN, MD 21136**

Premise Address: **127 CHURCH RD**

Elevation Range: **680ft - 698ft**

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Homes	Internal Alts.	Add / Ext. Alts.	Access. Struct.	Open Decks	Piers/Pilings	Grading/SW	Tanks	Ret. Walls/Bulk	Razing	Elec. & Plumb	High Rise Apts.	Agency Acknowledgment Initial & Date
Contact Agency	Potential Overlay Issues													
<b>PAI-Public Services</b> County Office Building Room 119 Phone: 410-887-3751	<b>Growth Tier 1: Served by public sewer and inside URDL</b>													
	InFill Lot Review	X												OK To File
	Verify Water Service Size.	X												

Notice: This report is not inclusive as additional issues may arise which would affect the ability to obtain a building permit. This Report is solely for Departmental use and nothing herein creates any right which would accrue to the applicant.

2020-0122-A

**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>6-4</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-1</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT Date: \_\_\_\_\_

SIGN POSTING (1<sup>st</sup>) Date: 7-5-2020 by O'Keefe

SIGN POSTING (2<sup>nd</sup>) 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 - 04 Account Number - 0419073750

## Owner Information

Owner Name: MILLER WAYNE S  
KOSKI-MILLER KAREN H      Use: RESIDENTIAL  
Principal Residence: YES

Mailing Address: 127 CHURCH RD      Deed Reference: /12980/ 00328  
REISTERSTOWN MD 21136-6200

## Location &amp; Structure Information

Premises Address: 127 CHURCH RD      Legal Description: 127 CHURCH RD  
0-0000      TRIPLETTS DELIGHT

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:  
0057 0012 0147 4010011.04 0000 17 2019 Plat Ref: 0019/ 0072

Town: None

Primary Structure Built      Above Grade Living Area      Finished Basement Area      Property Land Area      County Use  
1953      1,162 SF           33,541 SF      04

Stories      Basement      Type      Exterior      Quality      Full/Half Bath      Garage      Last Notice of Major Improvements  
1 1/2      YES      STANDARD UNIT      BRICK/      3      1 full

## Value Information

	Base Value	Value		Phase-in Assessments	
		As of 01/01/2019	As of 07/01/2019	As of 07/01/2019	As of 07/01/2020
Land:	71,100	71,100			
Improvements	122,800	136,800			
Total:	193,900	207,900	198,567		203,233
Preferential Land:	0				0

## Transfer Information

Seller: SANDSTROM WILLIAM F      Date: 06/29/1998      Price: \$121,500  
Type: ARMS LENGTH IMPROVED      Deed1: /12980/ 00328      Deed2:

Seller: STONE DAVID A      Date: 07/09/1973      Price: \$34,000  
Type: ARMS LENGTH IMPROVED      Deed1: /05375/ 00099      Deed2:

Seller:      Date:      Price:  
Type:      Deed1:      Deed2:

## Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

## Homestead Application Information

Homestead Application Status: Approved 02/14/2012

## Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application      Date:

# ZAC AGENDA

**Case Number:** 2020-0121-A      **Reviewer:** Jason Seidelman  
**Existing Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL  
**Type:** VARIANCE  
**Legal Owner:** Susinn Tosato  
**Contract Purchaser:** Robert Griffin

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 15    **Council Dist:** 4

**Property Address:** 3941 NORTH POINT RD

**Location:** South west side of North Point Road (45'), 260 South East of intersection with Raymond Ave (30').

**Existing Zoning:** DR 5.5      **Area:** 6,500 SQ FT

**Proposed Zoning:**

VARIANCE:

BCZR 1B02.3.C.1. To allow an existing dwelling to remain (partially constructed, building permits not obtained in advance) on a lot with a lot width of 50 feet in lieu of the required 55 feet, side setbacks of 4 feet and 5 feet in lieu of the required 10 feet each, and rear setback of 5 feet in lieu of the required 30 feet.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:**

**Miscellaneous Notes:**

**Case Number:** 2020-0122-A      **Reviewer:** Rosalie Johnson  
**Existing Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL  
**Type:** ADMINISTRATIVE VARIANCE  
**Legal Owner:** Wayne Miller, Karen Koski Miller  
**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 4    **Council Dist:** 4

**Property Address:** 127 CHURCH RD

**Location:** South East corner of Delight Road Church Road.

**Existing Zoning:** DR 2      **Area:** 33,541 SQ FT

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

400.1 To permit an accessory use detached garage on a corner lot that will be in the side yard closest to Delight Road in lieu of the required rear third that is farthest away from both streets.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

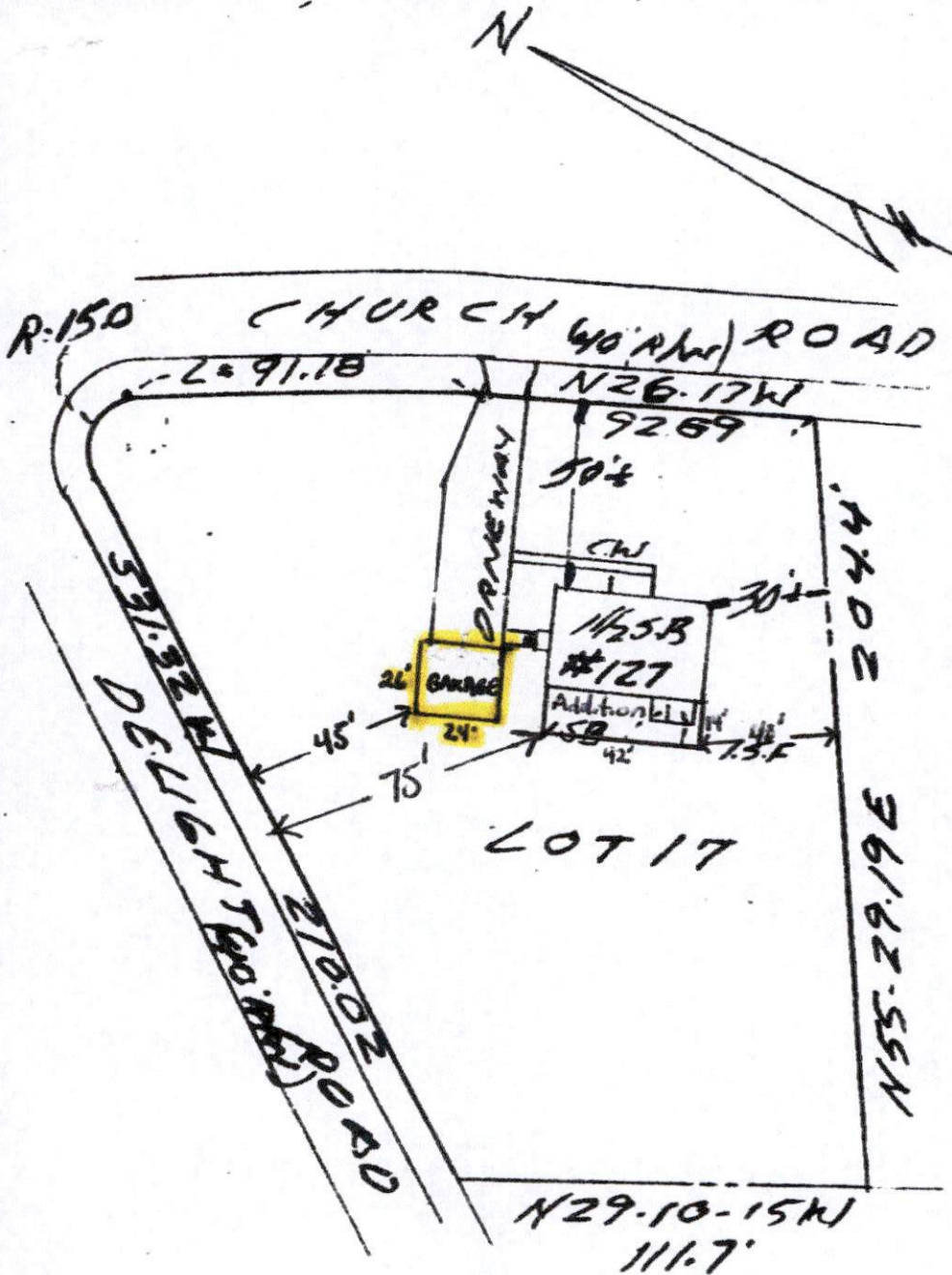
**Violation Cases:** None

**Closing Date:** 06/22/2020

**Miscellaneous Notes:**

THE PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY BY ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR RE-FINANCING. THE PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS, AND THE PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR RE-FINANCING.

THIS PROPERTY IS NOT LOCATED WITHIN ANY PREVIOUSLY DETERMINED FLOOD PLAIN AREA, UNLESS OTHERWISE INDICATED.



LOT 17  
 "TRIPLETT'S  
 DELIGHT"  
 G.L.B. 19  
 FOLIO 72  
 BALTIMORE  
 COUNTY,  
 MARYLAND



LOCATION SURVEY

NO. 127 CHURCH ROAD

SCALE 1" = 50'

THIS IS TO CERTIFY THAT ON MAY 20 1970 I PERFORMED A LOCATION SURVEY ON THE SUBJECT PROPERTY FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS THEREON AND SAID IMPROVEMENTS ARE LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY, UNLESS INDICATED BY ASTERISK\*.

*Thomas M. Hoffman*  
 THOMAS M. HOFFMAN LS #6126

The Surveyors  
 Professional Land Surveyors

401 S. ROBINSON STREET  
 BALTIMORE, MD 21224  
 (410) 327-3772

CASE No. 2020-0122-A

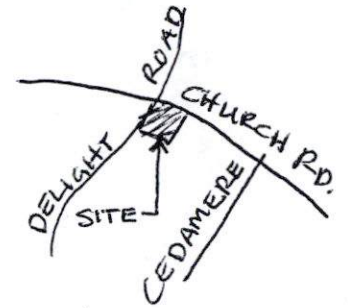
ZONING HEARING PLAN FOR VARIANCE  FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH )

ADDRESS 127 CHURCH RD. OWNER(S) NAME(S) W. MILLER / K. KOSKI-MILLER

SUBDIVISION NAME TRIPLETT'S DELIGHT LOT # 17 BLOCK # \_\_\_\_\_ SECTION # \_\_\_\_\_

PLAT BOOK # 0019 FOLIO # 0072 10 DIGIT TAX # 0419023750 DEED REF. # 12980/00328

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 057-C2

SITE ZONED DR-2

ELECTION DISTRICT 4

COUNCIL DISTRICT 4

LOT AREA ACREAGE \_\_\_\_\_

OR SQUARE FEET 33,541

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH

WATER IS:

PUBLIC  PRIVATE \_\_\_\_\_

SEWER IS:

PUBLIC  PRIVATE \_\_\_\_\_

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

\_\_\_\_\_

\_\_\_\_\_

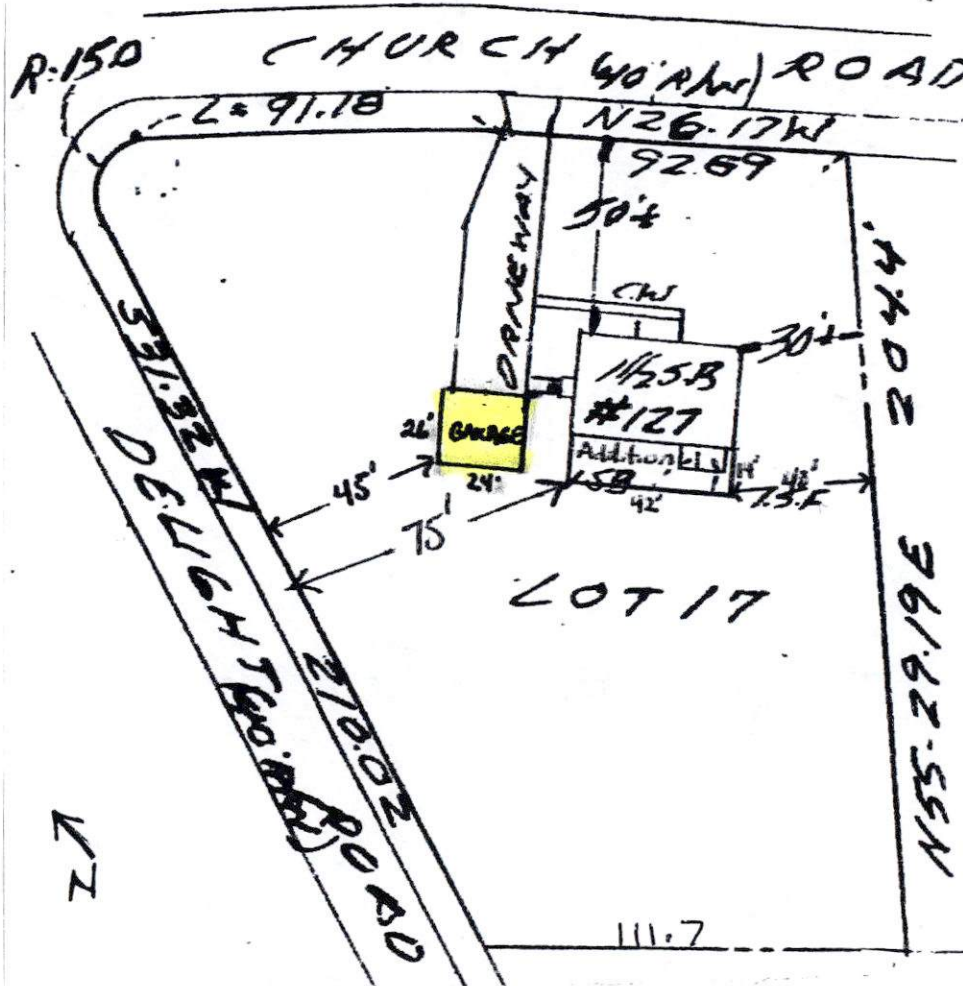
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VIOLATION CASE INFO:

\_\_\_\_\_

\_\_\_\_\_



THIS PROPERTY IS NOT LOCATED WITHIN ANY PREVIOUSLY DETERMINED FLOOD PLAIN AREA, UNLESS OTHERWISE INDICATED

LOT 17  
"TRIPLETT'S  
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G.L.B. 19  
FOLIO 72  
BALTIMORE  
COUNTY,  
MARYLAND

PLAN DRAWN BY \_\_\_\_\_

DATE \_\_\_\_\_

SCALE: 1 INCH = 50 FEET

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

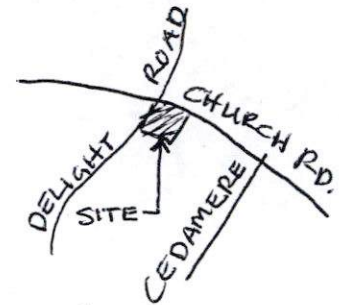
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ZONING MAP# 057-C2

SITE ZONED DR-2

ELECTION DISTRICT 4

COUNCIL DISTRICT 4

LOT AREA ACREAGE \_\_\_\_\_

OR SQUARE FEET 33,541

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH

WATER IS:

PUBLIC  PRIVATE \_\_\_\_\_

SEWER IS:

PUBLIC  PRIVATE \_\_\_\_\_

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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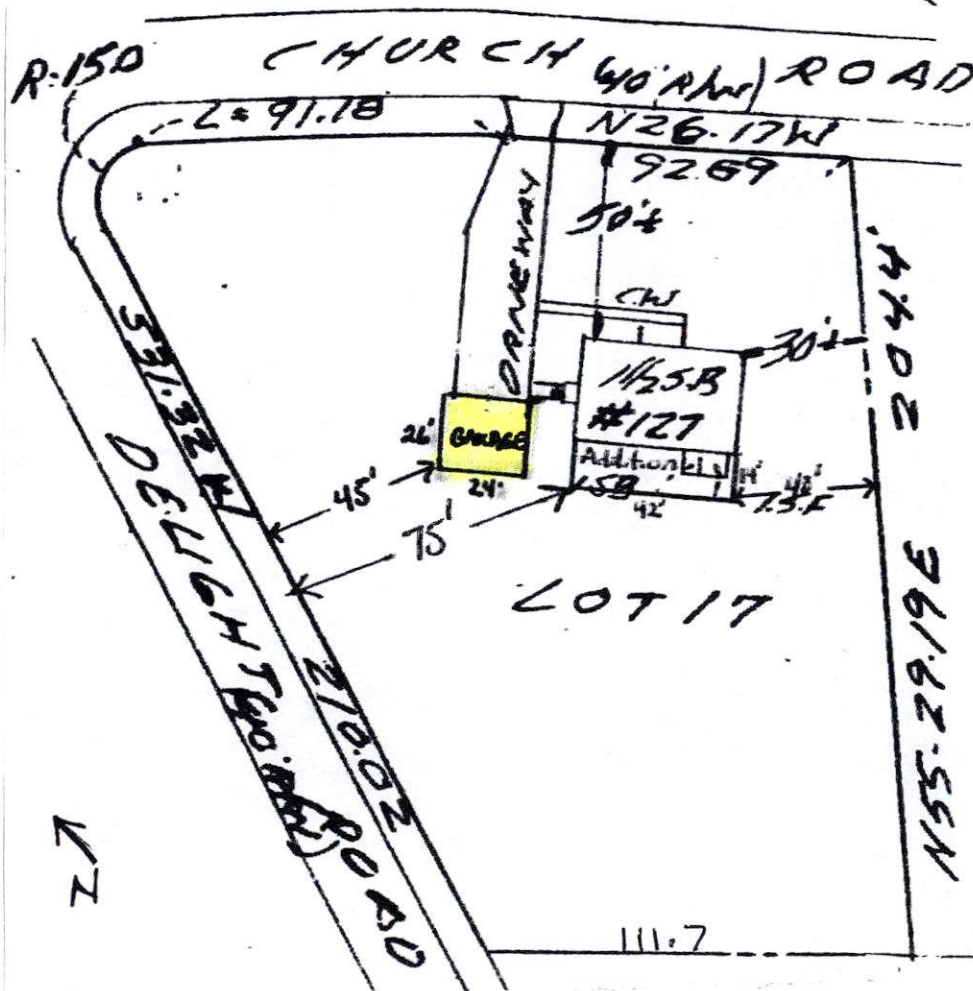
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THIS PROPERTY IS NOT LOCATED WITHIN ANY PREVIOUSLY DETERMINED FLOOD PLAIN AREA, UNLESS OTHERWISE INDICATED



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FOLIO 72  
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MARYLAND

PLAN DRAWN BY \_\_\_\_\_

DATE \_\_\_\_\_

SCALE: 1 INCH = 50 FEET

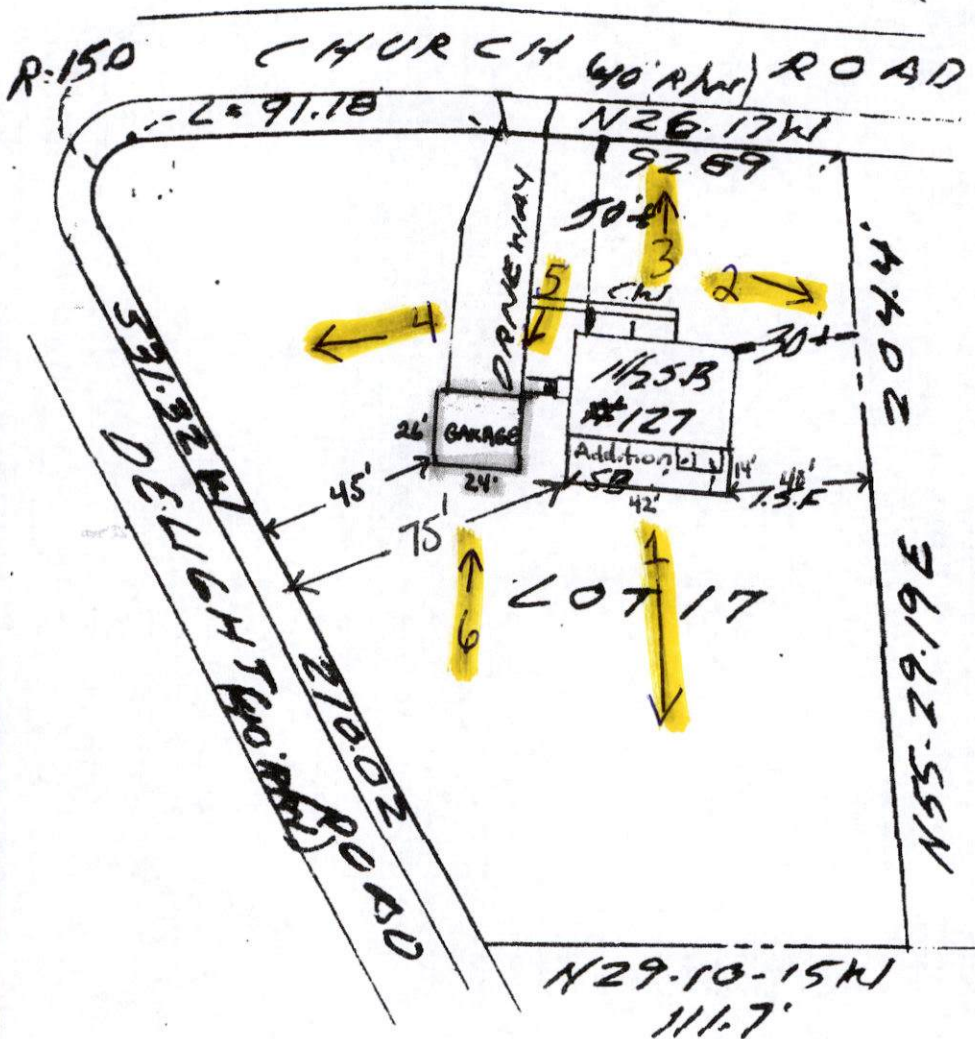
Ret. For. 1



FOR PICTURE  
LOCATIONS

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*Thomas M. Hoffman*  
THOMAS M. HOFFMAN

LS #6138



The Surveyors  
Professional Land Surveyors

401 S. ROBINSON STREET  
BALTIMORE, MD 21224  
(410) 327-3772

CASE No. 2020-0122-A

From: Wayne Miller wsmiller127@gmail.com  
Subject: We  
Date: May 18, 2020 at 9:36 AM  
To: Wayne Miller wsmiller127@gmail.com



2

3

1



4



5

6

CASE No. 2020-0122-A



1600001771

0407059170

0414010430

116

115

DRIVEWAY

DELIGHT RD

0420066200  
120

0413055275  
122

0403002350

0410046180

Lot # 4  
0406057425

0408080650

PDM # 040657

CHURCH RD

0411077250

Lot # 1  
2500002380

NOT LOCATED

2500000794

0411057530

200  
Lot # 1  
0406058590

DR 2

CHURCH RD

CHURCH RD

NW 13-J

057C2

PDM # 040654

Pt. Bk. 0000019, Folio 0072  
0419073750

Lot # 17

4 CD 4 ED

Lot # 2 0406058591 202

Pt. Bk./Folio # 02007  
0423051850

Lot # 16

Pt. Bk./Folio # MP06024

Pt. Bk. 0000020 PDM # 04

207-B

Lot # 2  
2500002381

Lot # 3 0408002275

Lot # 1  
1600008566

PDM # 040017

Pt. Bk./Folio # 019072

Lot # 15 0403049020

Lot # 4 0419048170

206

Lot # 14 0402002580

Lot # 3  
1600008568

Lot # 5 0407048000  
PDM # 040474 0497089

208

Lot # 4  
1600008569  
PDM # 040100

204

2300003554

Lot # 13 0402047410

207

Lot # 5 1600008570  
Pt. Bk. 0000036, Folio 0014

206

DR 3.5

Lot # 6 0408030850

210

Lot # 12 0402086000

209

Lot # 6 1600008571

Lot # 7  
0402023280

212

CEDARMERLE CIR

4457C



GROSS ACRES	10.244 A.1
NET ACRES	5.021 A.1
NO. OF LOTS	17
GROSS DENSITY	0.908 A.1
NET DENSITY	0.585 A.1

"The streets and/or roads as shown hereon and the portion thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved to the Grantors of the deed to which this plat is attached, their heirs and assigns."

NOTE:  
Coordinates on this plat are assumed.  
Elevations on this plat are assumed.

**OWNER'S CERTIFICATE**  
I hereby certify that the requirements of Sections 72 A and 72 B of Article 17 (Flood, Annotated Code of Maryland, 1947 Supplement) as far as it concerns the making of this plat and setting of the markers, have been complied with.

*[Signature]*  
EAST J. TRIPLETT, Delight & Reisterstown, Md.

Owners of the land shown hereon

APPROVED

*[Signature]*  
BORNE ENGINEER

*[Signature]*  
DATE

APPROVED

*[Signature]*  
COMMISSIONER OF PLANNING COMMISSION

*[Signature]*  
DATE

PLAT OF  
**TRIPLETT'S DELIGHT**  
4<sup>TH</sup> DISTRICT, BALTIMORE COUNTY, MD.  
SCALE 1" = 50'  
JULY 23, 1953

*[Signature]*  
H. S. MORFOOT & ASSOCIATES  
STATE REGISTERED ENGINEER & SURVEYOR  
UPPERCO, MD. - PHONE, HAMPSTEAD 4725

248 19 1/2 x 7 1/2  
FILING FOR RECORD \$12.00

FILE  
74  
1953  
CLERK

2020-0122-A

§ 400.1. - Location; lot coverage.

Accessory buildings in residence zones, other than farm buildings (Section 404) shall be located only in the rear yard and shall occupy not more than 40 percent thereof. On corner lots they shall be located only in the third of the lot farthest removed from any street and shall occupy not more than 50 percent of such third. In no case shall they be located less than 2½ feet from any side or rear lot lines, except that two private garages may be built with a common party wall straddling a side interior property line if all other requirements are met. The limitations imposed by this section shall not apply to a structure which is attached to the principal building by a covered passageway or which has one wall or part of one wall in common with it. Such structure shall be considered part of the principal building and shall be subject to the yard requirements for such a building.

2020-0122-A.