

M E M O R A N D U M

DATE: September 29, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0183-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on September 28, 2020. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(1016 Quietwood Court)		
4 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Michael Ward, Jr. & Shakira Ward	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2020-0183-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, Michael Ward, Jr. & Shakira Ward (“Petitioners”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”) § 1B02.3.C.1 to permit a rear yard deck with a rear setback of 18 ft. in lieu of the required 22.5 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 August 2, 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 welfare of the public and should therefore be granted. In the opinion of the Administrative Law

ORDER RECEIVED FOR FILING

Date 8-27-2020

By [Signature]

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.

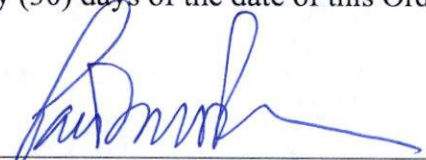
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 27th day of **August, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from BCZR § 1B02.3.C.1 to permit a rear yard deck with a rear setback of 18 ft. in lieu of the required 22.5 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 8-27-2020

By [Signature]



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 1016 Quietwood Ct. Reisterstown, MD 21136 Currently zoned DR 5.5
Deed Reference 38567 / 0322 10 Digit Tax Account # 2500011395
Owner(s) Printed Name(s) Shakia Ward, Michael Ward, Jr

(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)

BCZR: 1B02.3.C.1 → To permit a rear yard deck with a rear setback of 18 feet in lieu of the required 22.5 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):

Shakia Ward / Michael Ward, Jr
Name #1 – Type or Print Name #2 – Type or Print

Shakia Ward / Michael Ward, Jr
Signature #1 Signature #2

1016 Quietwood Ct. Reisterstown MD
Mailing Address City State

21136 / 443.413.8194 / shakia172003@yahoo.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:

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0183-A Filing Date 7/24/20 Estimated Posting Date 8/12/20 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: 1016 Quietwood Ct. 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)

As the owners and occupants of the subject property, we are unable to make practical and reasonable use of the allowed size dimensions for a deck. The builders did not leave enough backyard space to build a reasonably sized deck. The other properties in the development appears to have the space. However, we do not. This hardship is not a result of our (owner's) actions.

With the current layout, an 8 ft (in depth) deck is allowed. This is simply not practical. We believe a 12ft deck would be not only practical, but also reasonable. Note: we are the only owners within this development with this undue hardship.

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

Signature of Owner (Affiant)

Signature of Owner (Affiant)

Name- Print or Type

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 17 day of July, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Shelley Ward & Michael Ward

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

AS WITNESS my hand and Notaries Seal



Notary Public

My Commission Expires

6/18/22

1016 Quietwood Court, 21136

2020-0183-A

Property Description

Northwest side of Quietwood Court (50' wide) at a distance of 425' northwest of the intersection with Timbergrove Road (60' wide). Containing 6,398 sq. ft. located in the 4th Election District and 2nd Councilmatic District.

BEING KNOWN AND DESIGNATED as Lot No. 12 as shown on a plat entitled "Final Subdivision Plat TIMBER GROVE ESTATES", which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book No. 79, folio 427. The improvements thereon being known as No. 1016 Quietwood Court

Being part of the same lot of ground which by Deed dated February 9, 2012 and recorded among the Land Records of Baltimore County in Liber 31725, folio 46 was granted and conveyed by Community Bank of Tri-County to TimberGrove Associates, LLC, a Maryland Limited Liability Company, the grantor herein.

CERTIFICATE OF POSTING

CASE NO. 2020-0183-A

PETITIONER/DEVELOPER

Ward

DATE OF HEARING/CLOSING

AUGUST 17, 2020

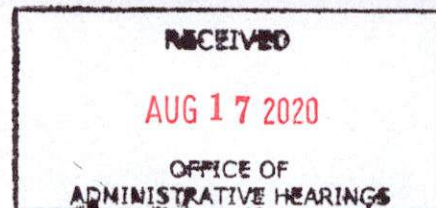
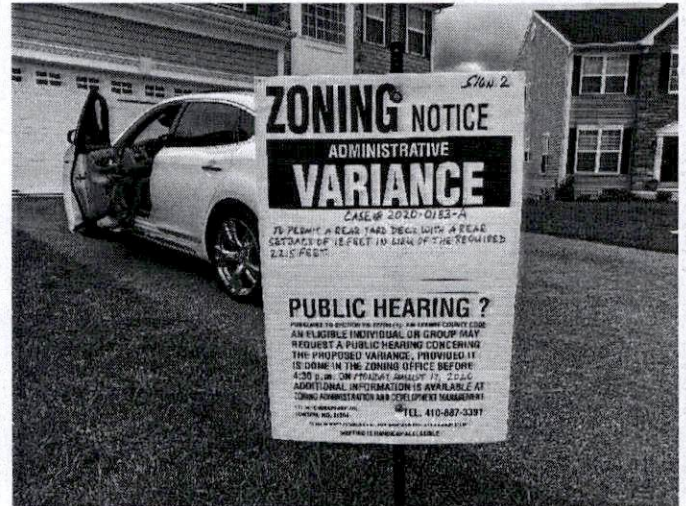
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

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

1016 Quitewood Court

SIGN 2

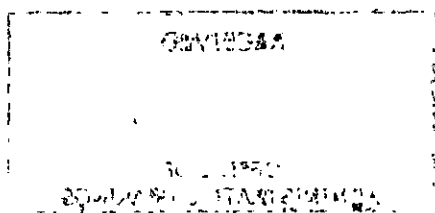


THE SIGN(S) POSTED ON August 2, 2020 August 16, 2020
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

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



CERTIFICATE OF POSTING

CASE NO. 2020-0183-A
PETITIONER/DEVELOPER
Ward

DATE OF HEARING/CLOSING
AUGUST 17, 2020

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PETITIONER/DEVELOPER
Ward

DATE OF HEARING/CLOSING
AUGUST 17, 2020

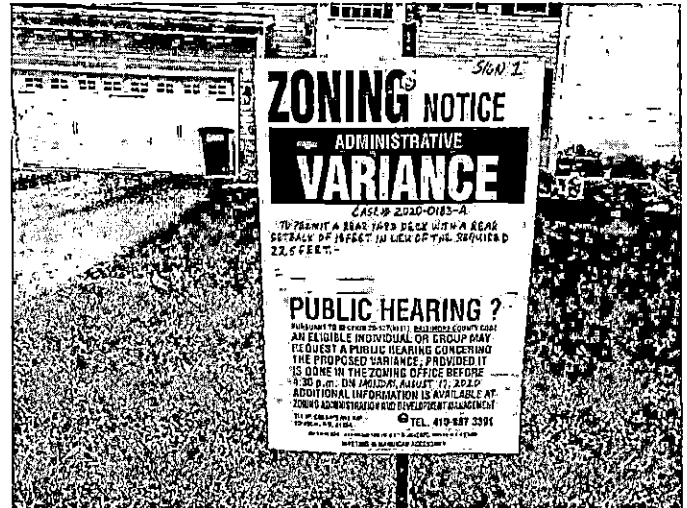
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SIGN 1



THE SIGN(S) POSTED ON August 2 ,2020
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

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

CERTIFICATE OF POSTING

CASE NO. 2020-0183-A

PETITIONER/DEVELOPER

Ward

DATE OF HEARING/CLOSING

AUGUST 17, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

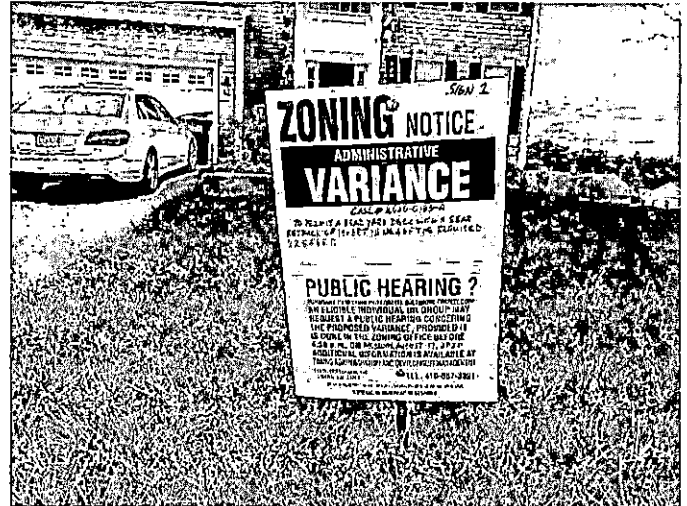
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THE PROPERTY LOCATED AT

1016 Quitewood Court

SIGN 1



THE SIGN(S) POSTED ON August 2 ,2020 August16,2020
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

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

CERTIFICATE OF POSTING

CASE NO. 2020-0183-A
PETITIONER/DEVELOPER
Ward

DATE OF HEARING/CLOSING
AUGUST 17, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMEN :

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THE PROPERTY LOCATED AT

1016 Quitewood Court

SIGN 2



THE SIGN(S) POSTED ON August 2 ,2020 August 16, 2020
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

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- 0183 -A Address 1016 QUIETWOOD CT.

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

Filing Date: 7/24/20 Posting Date: 8/2/20 Closing Date: 8/17/20

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- 0183 -A Address 1016 QUIETWOOD CT.

Petitioner's Name WARD Telephone 443-413-8194

Posting Date: 8/2/20 Closing Date: 8/27/20

Wording for Sign: To permit a rear yard deck with a rear setback of 18 feet in lieu of the required 22.5 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/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 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: 2020-0183-A

Property Address: 1016 QUIETWOOD CT.

Property Description:

Legal Owners (Petitioners): SHAKIA + MICHAEL WARD, JR.

Contract Purchaser/Lessee:

PLEASE FORWARD ADVERTISING BILL TO:

Name: SHAKIA WARD

Company/Firm (if applicable):

Address: 1016 QUIETWOOD CT.

REISTERSTOWN, MD 21136

Telephone Number: 443-413-8194

Revised 7/9/2015

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 199778

Date: 7/24/20

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					75.00
Total:									\$ 75.00

Rec From: WARD

For: 2020-0183-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

SHAKIA R WARD 04-13
8911 ALLENSWOOD ROAD
RANDALLSTOWN, MD 21133

7-7671/2520

191

DATE 7/16/2020

PAY TO THE ORDER OF Baltimore County, Maryland \$ 75.00
Seventy-five DOLLARS

Securityplus™
FEDERAL CREDIT UNION

BALTIMORE, MARYLAND 21207

MEMO Variance

Shakia Ward

INT

⑆ 252076714⑆

761617323⑈0191

SPECIALTY 10/07



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 24, 2020

Shakia Ward,
1016 Quietwood Court
Reisterstown MD 21136

RE: Case Number: 2020-0183-A, 1016 Quietwood Court

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 July 24, 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 words "Very truly yours,".

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: July 31, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0183-A
Address 1016 Quietwood Court
(Ward Property)

Zoning Advisory Committee Meeting of August 3, 2020.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office 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: July 31, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0183-A
Address 1016 Quietwood Court
(Ward Property)

Zoning Advisory Committee Meeting of **August 3, 2020**.

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

Reviewer: Steve Ford

July 16, 2020

Shakia and Michael Ward, Jr.
1016 Quietwood Ct.
Reisterstown, Md 21136

To whom it may concern:
Re: Administrative Variance for 1016 Quietwood Ct.

The purpose of this notice is to request an Administrative Variance for the subject property in an effort to build a 12x20 deck. We are the owners and occupants.

Currently, the plans permit an 8ft (depth) deck due to the limited backyard space, and easements. This limitation has created an undue hardship for my family and me as the current allowed dimension would prevent us from making reasonable use of the space. Not only is it unreasonable, but also impractical. In contrast to other properties, this limitation is peculiar to my home. In fact, others have been able to build a deck as large as 12-14ft in depths.

Please know that the development of a 12x20 deck would not negatively impact other residents and their home/property; and this hardship is not a result of our actions. This was merely the decision of the builders- knowing at some point the future owners/occupants would want to build a deck.

Prior to buying this home, we did not fully understand the impact of this limitation. To add, if we were to sell our home in the future, this limitation may greatly impact the sell of our home.

In summary, we ask that you approve our variance request so that we may move forward with our plans to build a reasonably functional and practical sized deck. Should you need additional information to complete this request, please contact me at shakia172003@yahoo.com or 443-413-8194.

Thank you for your time and consideration.

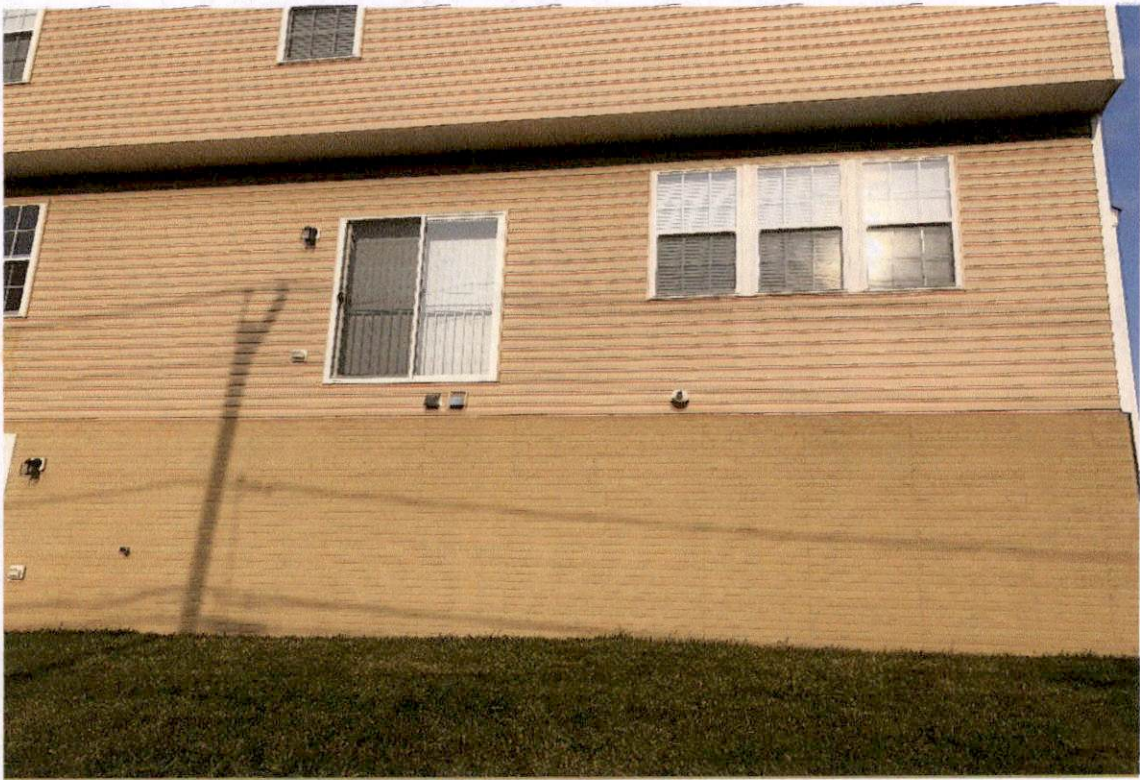
Shakia Ward, Michael Ward
Shakia and Michael Ward, Jr.

Included:

- 12 Copies of the Hearing Plan
- 3 copies of the Survey Drawing
- 3 copies of the Petition (2pgs)
- 3 copies of the property description
- Check in the amount of \$75.00 (Filling Fees)
- Pictures of the property



Bullock
Exp 6/10/22



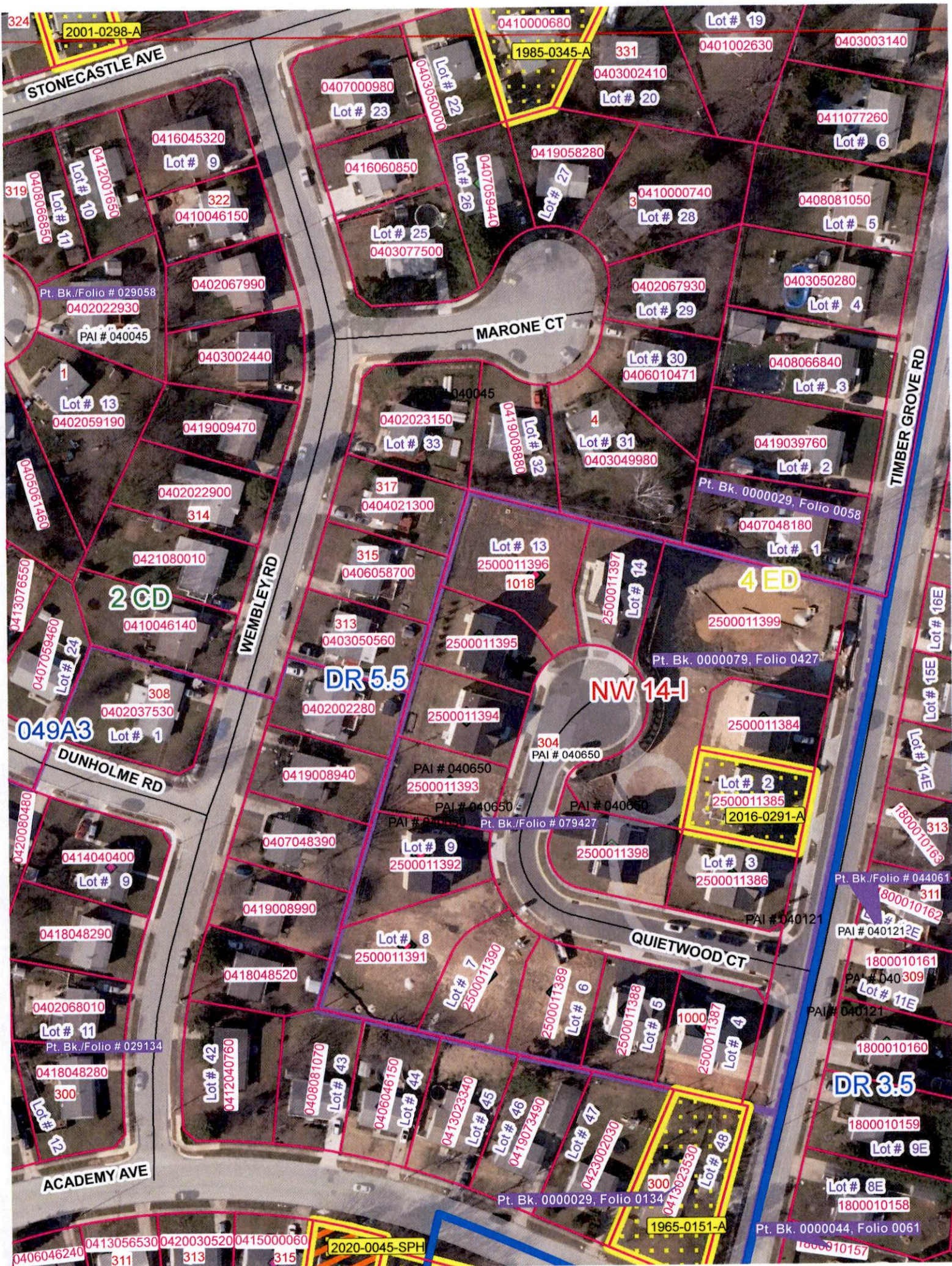
2020-0183-A



2020-0183-A



2020-0183-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>7-31</u>	DEPS (if not received, date e-mail sent _____)	<u>NSC</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 (1st) Date: 8-2-20 by Ogle

SIGN POSTING (2nd) Date: 8-16-20 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 - 2500011395		
Owner Information		
Owner Name:	WARD SHAKIA WARD MICHAEL JR	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	1016 QUIETWOOD CT REISTERSTOWN MD 21136-	Deed Reference: /38567/ 00322
Location & Structure Information		
Premises Address:	1016 QUIETWOOD CT	Legal Description: 0.147 AC 1016 QUIETWOOD CT NS TIMBER GROVE ESTATES
Map: 0049	Grid: 0019	Parcel: 0129
Neighborhood: 4030029.04	Subdivision: 9427	Section: 12
Block: 2019	Lot: 12	Assessment Year: 2019
Plat No: 0079/ 0427	Plat Ref: 0079/ 0427	
Town: None		
Primary Structure Built: 2016	Above Grade Living Area: 2,596 SF	Finished Basement Area: 6,398 SF
Property Land Area: 04	County Use: 04	
Stories: 2	Basement: YES	Type: STANDARD UNIT
Exterior: SIDING/	Quality: 5	Full/Half Bath: 2 full/ 1 half
Garage: 2 Attached	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2019
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
Land:	118,800	118,800
Improvements	335,800	355,300
Total:	454,600	474,100
Preferential Land:	0	461,100
		467,600
		0
Transfer Information		
Seller: TIMBERGROVE ASSOCIATES LLC	Date: 01/30/2017	Price: \$447,888
Type: ARMS LENGTH IMPROVED	Deed1: /38567/ 00322	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
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: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

ZAC AGENDA

Case Number: 2020-0182-A **Reviewer:** Gary Hucik
Existng Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE
Legal Owner: Maddiemack LLC
Contract Purchaser: Northpoint Development LLC

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 6400 6402 FALLS RD

Location: West of Falls Road South 148 feet to the center line of Old Pimlico Road.

Existing Zoning: ML-AS, ML-IM

Area: 1.75 AC

Proposed Zoning:

VARIANCE:

From section 255.2, 243.1 and 243.2 of the Baltimore County Zoning Regulations to permit a front yard setback of 50' in lieu of the required 75' and a side yard setback of 35' and 25' in lieu of the required 50'.

Attorney: Adam D. Baker

Prior Zoning Cases: 1976-0185-A; 1987-0349-A

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2020-0183-A **Reviewer:** Jason Seidelman

Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Shakia Ward, Michael Ward Jr.

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 4 **Council Dist:** 2

Property Address: 1016 QUIETWOOD CT

Location: North West side of Quietwood (50') 425 North West of Tiber Grove Road (60').

Existing Zoning: DR 5.5

Area: 6,398 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B02.3.C.1 To permit a rear yard deck with a rear setback of 18 feet in lieu of the required 22.5 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 08/27/2020

Miscellaneous Notes:

CERTIFICATE OF POSTING

(Av) 8-27

CASE NO. 2020-0183-A

PETITIONER/DEVELOPER

Ward

DATE OF HEARING/CLOSING

AUGUST 17, 2020

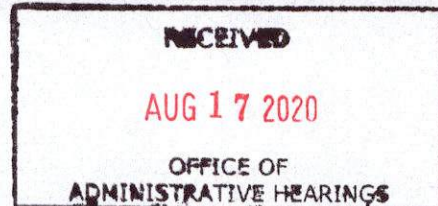
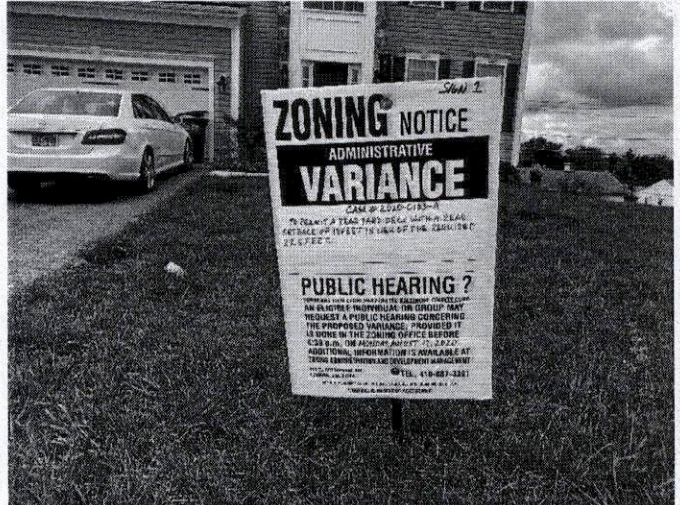
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

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

1016 Quitewood Court

SIGN 1



THE SIGN(S) POSTED ON August 2, 2020 August 16, 2020
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

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

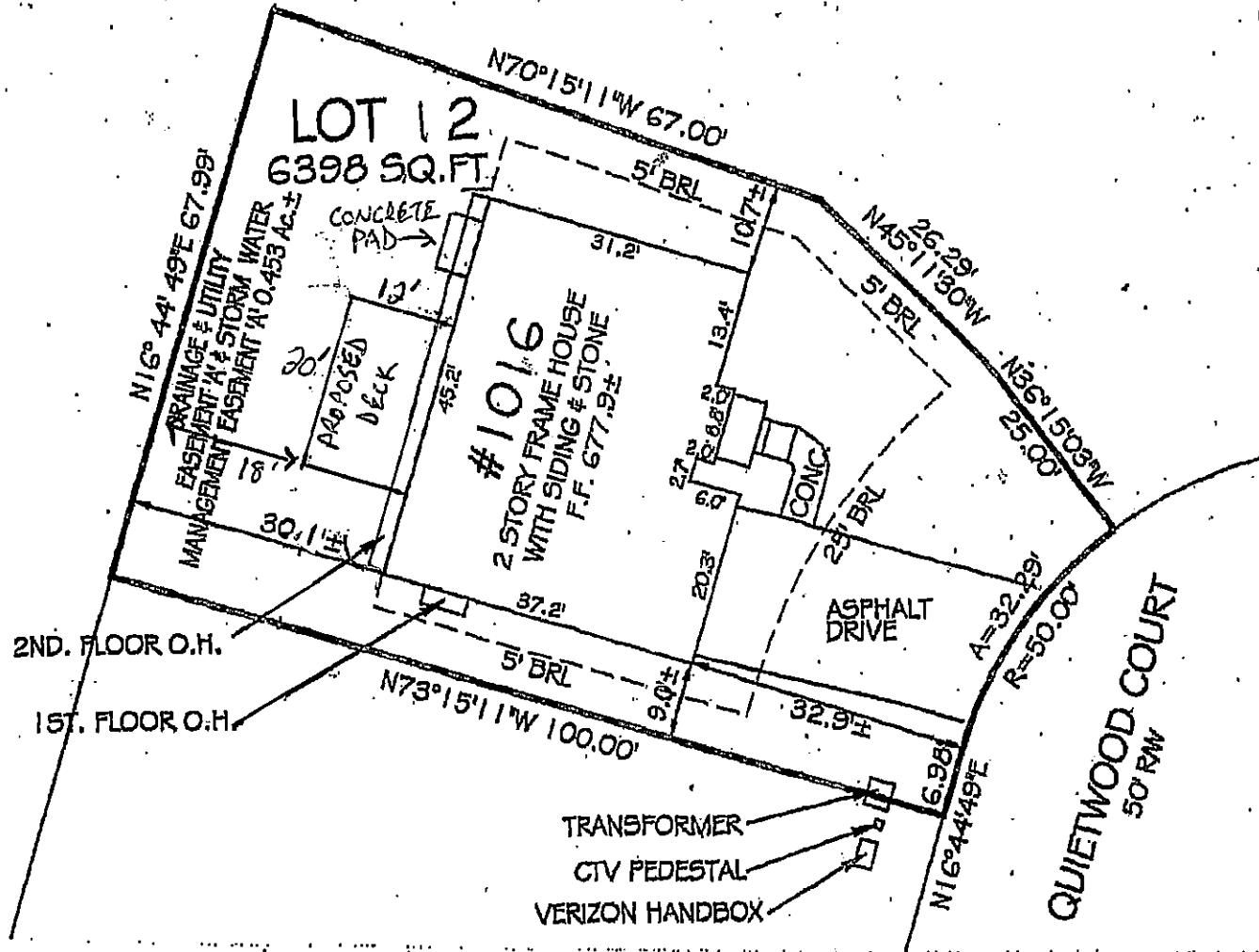
ADMINISTRATIVE SERVICES
OFFICE OF

WDC 1 & S050

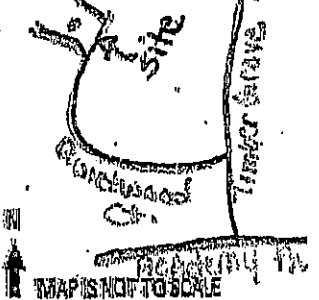
CBIA

UNCLASSIFIED

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 1616 Quietwood Ct. OWNER(S) NAME(S) Shakia & Michael Ward
 SUBDIVISION NAME Timber Grove Estates LOT # 12 BLOCK # _____ SECTION # _____
 PLAT BOOK # 79 FOLIO # 427 DD DIGIT TAX # 2500011395 DEED REF. # 38567100222



SITE VICINITY MAP



ZONING MAP # 0049
 SITE ZONED DR 5.5
 ELECTION DISTRICT 4
 COUNCIL DISTRICT 2
 LOT AREA ACREAGE _____
 OR SQUARE FEET 6398
 HISTORIC? NO
 IN CEQA? NO
 IN RECORD 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 _____

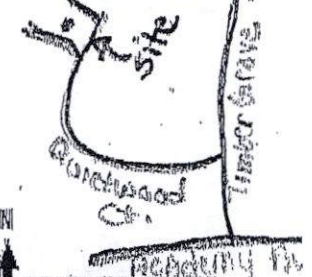
VIOLATION CASE INFO:

IN DRAWN BY Shakia Ward DATE 7/16/20 SCALE: 1 INCH = 20 FEET

2020-0183 - A

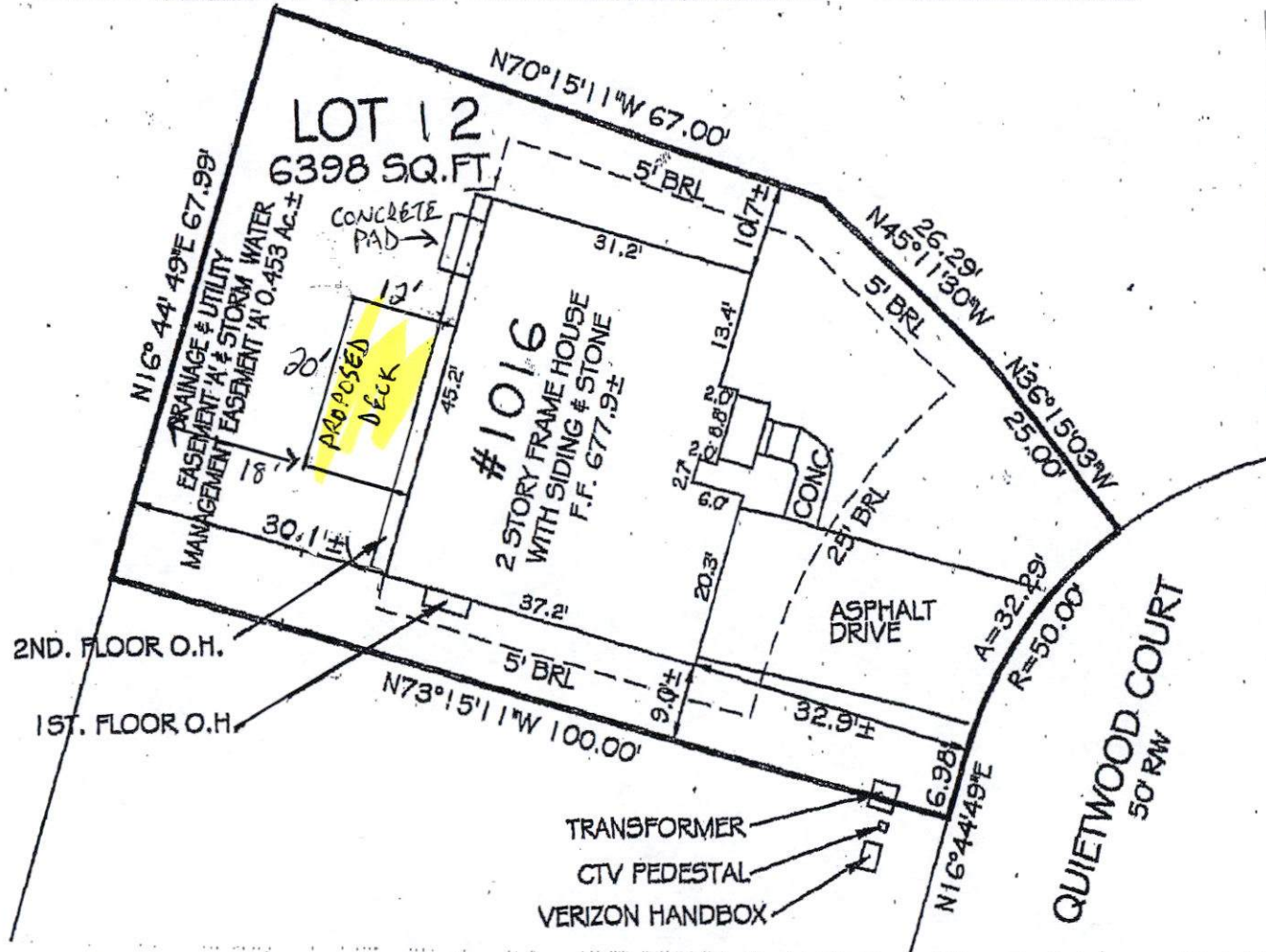
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 1016 Quietwood Ct. OWNER(S) NAME(S) Shakia & Michael Ward
 SUBDIVISION NAME Timber Grove Estates LOT # 12 BLOCK # _____ SECTION # _____
 PLAT BOOK # 79 FOLIO # 427 ID DIGIT TAX # 2500011395 DEED REF. # 38567/00322

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 0049
 SITE ZONED DR 5.5
 ELECTION DISTRICT 4
 COUNCIL DISTRICT 2
 LOT AREA ACREAGE _____
 OR SQUARE FEET 6398
 HISTORIC? NO
 IN CECA? 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 _____



IN DRAWN BY Shakia Ward DATE 7/16/20 SCALE: 1 INCH = 20 FEET

2020-0183 - A

Pet. Exh. 1