

M E M O R A N D U M

DATE: November 19, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0202-A- Appeal Period Expired

The appeal period for the above-referenced cases expired on November 18, 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

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(3944 Chaffey Road) *
2nd Election District * OFFICE OF ADMINISTRATIVE
4th Council District *
Gregory O. & Rita R. Ward * HEARINGS FOR
Petitioners * BALTIMORE COUNTY
* CASE NO. 2020-0202-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, Gregory O. and Rita R. Ward (“Petitioners”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”) § 1B02.3.B (via §§ 211.3 and 214.1 of the 1964 BCZR), to permit a side yard addition (sunroom enclosure) of a semi-detached residence with a side setback of 8.3 ft. in lieu of the required minimum 15 ft. side yard setback. 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 September 27, 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 10/19/20
By J. M. Mignone

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 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 19th day of **October, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § § 1B02.3.B (via §§ 211.3 and 214.1 of the 1964 BCZR), to permit a side yard addition (sunroom enclosure) of a semi-detached residence with a side setback of 8.3 ft. in lieu of the required minimum 15 ft. side yard setback, 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

By

10/19/20
D. Mignone



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 3944 Chaffey Road Randallstown 21133 Currently zoned DR 5.5
Deed Reference 08859 / 00414 10 Digit Tax Account # 0218472690
Owner(s) Printed Name(s) Gregory & Rita Ward

(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. X ADMINISTRATIVE VARIANCE from Section(s)

(See Attached)

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):

Gregory Ward / Rita Ward
Name #1 – Type or Print Name #2 – Type or Print

Signature #1

Signature #2

3944 Chaffey Rd Randallstown MD
Mailing Address City State

21133 / 410 521 2910 / Ronail@verizon.net
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:

Whitney Gischel
Name Type or Print

[Signature]
Signature

501 McCormick Dr #E Glen Burnie MD
Mailing Address City State

21061 / 410 760 1919 / Whitney.Gischel@greatdayimprovements.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 2020-0202-A Filing Date 9/15/2020 Estimated Posting Date 10/27/2020 Reviewer RJ

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: 3944 Chaffey Rd Randallstown MD 21133
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)

This property is a semi-detached home
with only one side yard. The side yard that they
do have is very narrow due to the property
size. Therefore we are asking for a variance to
build a sunroom enclosure on the side of the
home

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

Rita Ward
Signature of Owner (Affiant)

Signature of Owner (Affiant)

RITA WARD
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 August 6th day of August, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: RITA WARD

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

AS WITNESS my hand and Notaries Seal

Patricia Beckline
Notary Public

July 19, 2022
My Commission Expires

2020-0202-A

Case no. 2020—0202-A – 3944 Chaffey Road

Petition for a Variance from Section 1B02.3.B of the BCZR (via Section 211.3 and 214.1 of the 1964 BCZR) to permit a side yard addition of a semi-detached residence with a side setback of 8.3 feet in lieu of the required minimum 15 ft. side yard setback.

ZONING NOTICE

#1

ADMINISTRATIVE VARIANCE

CASE # 2020-0202-A

TO PERMIT AN ADDITION IN THE SIDE
YARD OF A SEMI-DETACHED RESIDENCE WITH A SIDE
SETBACK OF 8.3 FT. IN LIEU OF THE REQUIRED MINIMUM
15 FT. SIDE YARD SETBACK

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 10/12/20

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

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2020-0202-A

TO PERMIT AN ADDITION IN THE SIDEYARD OF A
SEMI-DETACHED RESIDENCE WITH A SIDE SETBACK OF
8.3 FT. IN LIEU OF THE REQUIRED MINIMUM 15FT SIDE
YARD SETBACK

PUBLIC HEARING ?

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

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111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

ACCESSIBLE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0202 -A Address 3944 Chaffee Road
Contact Person: Roz JOHNSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/15/2020 Posting Date: 9/27/2020 Closing Date: 10/12/2020

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 0202 -A Address 3944 Chaffee Road
Petitioner's Name Gregory/Rita Ward Telephone 410-521-2910
Posting Date: 9/27/2020 Closing Date: 10/12/2020

Wording for Sign: To Permit an addition in the side yard of a semi-detached residence with a side setback of 8.3 FT in lieu of the required minimum 15 FT. Side yard setback.

Revised 6/30/2018

CERTIFICATE OF POSTING

Date: 9-27-20

RE: Case Number: 2020-0202-A

Petitioner/Developer: Ward

Date of Hearing/Closing: 10-12-20

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 3944 Chaffee Rd

The signs(s) were posted on 9-27-20
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

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

443-834-8162
(Telephone Number of Sign Poster)



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 13, 2020

Whitney Gischel,
501 McCormick Drive #E
Glen Burnie MD 21061

RE: Case Number: 2020-0202-A, 3944 Chaffey 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 September 15, 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 typed name.

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: September 23, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0202-A
Address 3944 Chaffey Road
(Ward Property)

Zoning Advisory Committee Meeting of **September 21, 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



RECEIVED

SEP 23 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: September 23, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0202-A
Address 3944 Chaffey Road
(Ward Property)

Zoning Advisory Committee Meeting of **September 21, 2020.**

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

Reviewer: Steve Ford

10/12

CASE NO. 2020- 0202-A

CHECKLIST

<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>9-23</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>9-27-20</u> by <u>P. Isor</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 - 02 Account Number - 0218472690		
Owner Information		
Owner Name:	WARD GREGORY O WARD RITA RONAI	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	3944 CHAFFEY RD RANDALLSTOWN MD 21133	Deed Reference: /08859/ 00414
Location & Structure Information		
Premises Address:	3944 CHAFFEY RD RANDALLSTOWN 21133-	Legal Description: .1662 AC WS CHAFFEY RD STONEBROOK NORTH
Map:	Grid:	Parcel:
0077	0003	0918
Neighborhood:	Subdivision:	Section:
2030034.04	0000	1
Block:	Lot:	Assessment Year:
G	7	2019
Plat No:	Plat Ref:	
2	0030/ 0056	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1965	1,504 SF	141 SF
Property Land Area	County Use	
7,254 SF	04	
Stories	Basement	Type
1	YES	END UNIT
Exterior	Quality	Full/Half Bath
ASBESTOS SHINGLE/	3	2 full
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of
		01/01/2019
Land:	45,000	45,000
Improvements	109,600	111,100
Total:	154,600	156,100
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2020
		As of
		07/01/2021
		155,600
		156,100
		0
Transfer Information		
Seller: BALL KENNETH BARRY	Date: 07/19/1991	Price: \$102,000
Type: ARMS LENGTH IMPROVED	Deed1: /08859/ 00414	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 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: 2020-0202-A **Reviewer:** Rosalie Johnson
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Gregory & Rita Ward
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 3944 CHAFFEY RD
Location: On the West side of Chaffey Road South of Carthage Road.

Existing Zoning: DR 5.5 **Area:** 7,254 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1B02.3.B of BCZR (via Section 211.3 and 214.1 of the 1964 BCZR) To permit a side yard addition of a semi-detached residence with a side setback of 8.3 feet in lieu of the required minimum 15 feet side yard setback.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/12/2020

Miscellaneous Notes:



2020-0202-4



ZONING PROPERTY DESCRIPTION FOR
3944 CHAFFEY RD, RANDALLSTOWN, MD 21133

PART A

Beginning at a point on the **WEST** side of **CHAFFEY RD** which is **60** feet wide at a distance **217** feet **SOUTH** of the centerline of the nearest improved intersecting street **CHAFFEY RD** which is **50** feet wide.

PART B

Being Lot # **7**, in the subdivision of **STONEYBROOK NORTH** as recorded in Baltimore County Plat Book # **30/56**, Deed Reference # **8859/414**, containing **7,254** of total square feet. Located in the **2ND** Election District and **4TH** Council District.

2020-0202-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 3944 Chaffey Road Randallstown 21137 Currently zoned DP5.5
 Deed Reference 08859 / 00414 10 Digit Tax Account # 0218472690
 Owner(s) Printed Name(s) Gregory & Rita Ward

(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. X ADMINISTRATIVE VARIANCE from Section(s)

(see Attached)

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):

Gregory Ward / Rita Ward
 Name #1 – Type or Print Name #2 – Type or Print

Signature #1

Signature #2

3944 Chaffey Rd Randallstown MD
 Mailing Address City State
21133 / 410 521 2910 / Ronai1@verizon.net
 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:

Whitney Gischel
 Name- Type or Print

[Signature]
 Signature

501 McCormick Dr #E Glen Burnie MD
 Mailing Address City State

21061 / 410 760 1919 / Whitney.Gischel@greatdayimprovements.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 2020-0202-A Filing Date 9/15/2020 Estimated Posting Date 10/27/2020 Reviewer RT

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: 3944 Chaffey Rd Randallstown MD 21133
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)

This property is a semi-detached home
with only one side yard. The side yard that they
do have is very narrow due to the property
size. Therefore we are asking for a variance to
build a sunroom enclosure on the side of the
home

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

Rita Ward
Signature of Owner (Affiant)

Rita Ward
Name- Print or Type

Signature of Owner (Affiant)

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 6th day of August, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Rita Ward

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

AS WITNESS my hand and Notaries Seal

Patricia Becklin
Notary Public

July 19, 2022
My Commission Expires

2020-0202-A

Case no. 2020—0202-A – 3944 Chaffey Road

Petition for a Variance from Section 1B02.3.B of the BCZR (via Section 211.3 and 214.1 of the 1964 BCZR) to permit a side yard addition of a semi-detached residence with a side setback of 8.3 feet in lieu of the required minimum 15 ft. side yard setback.

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3944 CHAFFEY RD, RANDALLSTOWN, MD 21133

PART A

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PART B

Being Lot # **7**, in the subdivision of **STONEBROOK NORTH** as recorded in Baltimore County Plat Book # **30/56**, Deed Reference # **8859/414**, containing **7,254** of total square feet. Located in the **2ND** Election District and **4TH** Council District.

2020-0202-A

R. 6 Zone—Residence, One and Two-Family

Section 209—USE REGULATIONS

The following uses only are permitted:

209.1—Uses permitted and as limited in R. 40 Zone;

209.2—Two family dwellings, as defined in Section 101;

209.3—Special Exceptions—Same as R. 10 Zone, except sanitary landfills and trailer parks which are not permitted (see Sections 270 and 502).

Section 210—HEIGHT REGULATIONS

Same as R. 40 Zone.

Section 211—AREA REGULATIONS

Minimum requirements, except as provided in ARTICLE 3, shall be as follows:

211.1—Lot Area and Width—Except as noted below, each one-family dwelling and each other principal non-residential building hereafter erected shall be located on a lot having an area of not less than 6,000 square feet and a width at the front building line of not less than 55 feet; each two-family dwelling hereafter erected shall be located on a lot(s) having an area of not less than 10,000 square feet and a width at the front building line of not less than 80 feet for a duplex dwelling and 90 feet for the pair of lots occupied by a semi-detached dwelling (see Section 304). At least five per cent and six per cent (one-family and two-family dwelling types, respectively) of the gross residential acreage of the tract must be allocated to local open space tract(s). To meet this requirement the developer may reduce the minimum permitted lot size by not more than five per cent of the minimum required area.

211.2—Front Yard—For dwellings, the front building line shall be not less than 25 feet from the front lot line and not less than 50 feet from the center line of the street, except as specified in Section 303.1; for other principal buildings—40 feet from

R. 6 ZONE

the front lot line and not less than 65 feet from the center line of the street, except as specified in Section 303.1.

211.3—Side Yards—For one-family dwellings, 8 feet wide for one side yard and not less than 20 feet for the sum of both, except that for a corner lot the building line along the side street shall be not less than 25 feet from the side lot line and not less than 50 feet from the center line of the side street; for two-family dwellings, side yards shall be as provided in Sections 214.1 and 214.3; for other principal buildings, same as in Section 208.3.

211.4—Rear Yard—30 feet deep.

211.5—Density—the maximum permitted gross residential density for one-family dwellings is 4.5, and the maximum permitted gross residential density for two-family dwellings is 6.0. If there is a mixture of residential use types, a combination of the local open space standards as specified in section 44-2 of the Baltimore County Code, 1958, as amended, may be used to determine density and to yield the total acreage required for local open space tracts.

R. G. Zone—Residence, Group House

Section 212—USE REGULATIONS

The following uses only are permitted:

212.1—Uses permitted and as limited in R. 6 Zone.

212.2—Group house dwellings.

212.3—Special Exceptions—The following uses when permitted as Special Exceptions (see Sections 270 and 502):

- Boarding or rooming houses;
- Conservatory, music and the arts;
- Convalescent home;
- Excavations, controlled (see Section 403);
- Hospital, Class B (see Section 407);
- Poultry, commercial killing of, but only on a farm (see Section 404);
- Private colleges, nursery or dancing schools, dormitories, fraternity and sorority houses, but excluding business and trade schools;
- Public utility uses other than those noted in Section 200.11 (see Section 411);
- Wireless transmitting and receiving structure.

Section 213—HEIGHT REGULATIONS

Same as R. 40 Zone.

Section 214—AREA REGULATIONS

Minimum requirements, except as provided in ARTICLE 3, shall be as follows:

214.1—Lot Areas and Width and Yard Dimensions (see also Section 304)—

- a. For one-family dwellings and other non-residential buildings, same as in R. 6 Zone;
- b. For group houses and two-family semi-detached or duplex dwellings, minimum standards shall be those shown in the following schedule:

R. G. ZONE

	LOT DIMENSIONS			YARD DIMENSIONS		
	Area in Square Feet ¹	Lot Width at Front Bldg. Line in Feet	Front Yard Depth in Feet	Side Yard Width in Feet	Rear Yard Depth in Feet	Maximum Number Dwelling Units in Any Group Bldg.
Group						
interior lot	2070	18	25	none	50	6
interior end lot	3795	33	25	15	50	6
street corner lot	4945	43	25	25	50	6
Semi-detached (1/2 of building)						
interior lot	4025	35	25	15	50	
street corner lot	4945	45	25	25	50	
Two-family duplex						
interior lot	8050	70	25	15	50	
street corner lot	9200	80	25	25	50	

¹ At least eight per cent and twelve per cent (two-family and group house types, respectively) of the gross residential acreage of the tract must be allocated to local open space tract(s). To meet this requirement, the developer may reduce the minimum permitted lot size by not more than 5 per cent of the minimum required area.

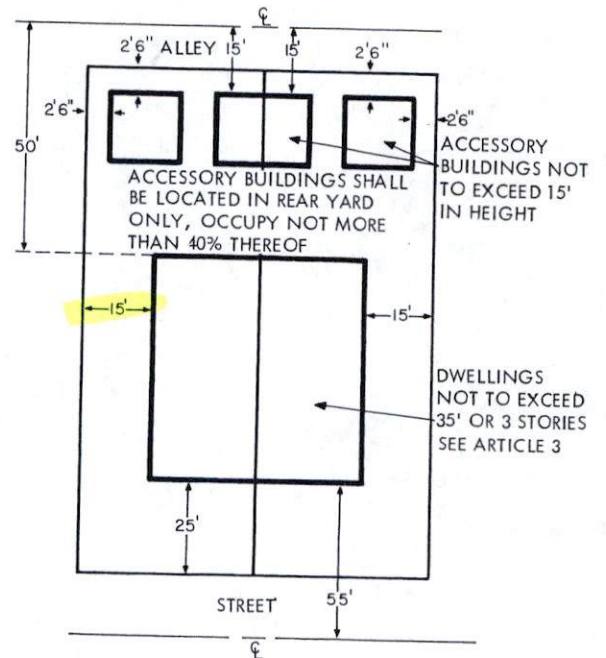
214.2—Front Yard—For all two-family dwellings and for group houses, the front building line shall be not less than 55 feet from the center line of the street.

214.3—Side Yards—For all two-family dwellings and group houses on corner lots, the building line along the side street shall be not less than 55 feet from the center line of the street.

214.4—Accessory Buildings—In case of a street corner end group house, any accessory building shall have a minimum setback of 25 feet from the lot line along the side street (see also Section 400).

214.5—Density—The maximum permitted gross residential density for two-family dwellings is 6.60 and the maximum permitted gross residential density for group houses is 10.50. If there is a mixture of residential use types, a combination of the local open space standards as specified in section 44-2 of the Baltimore County Code, 1958, as amended, may be used to determine density and to yield the total acreage required for local open space tracts.

R. G. DWELLING, SEMI-DETACHED



Average lot area 4025 square feet.

Minimum length 115 feet.

Minimum width 35 feet.

(Definition) dwelling, semi-detached: a building that has two one-family house keeping units erected side by side on adjoining lots, separated by an approved masonry wall from cellar floor to roof along dividing lot line.

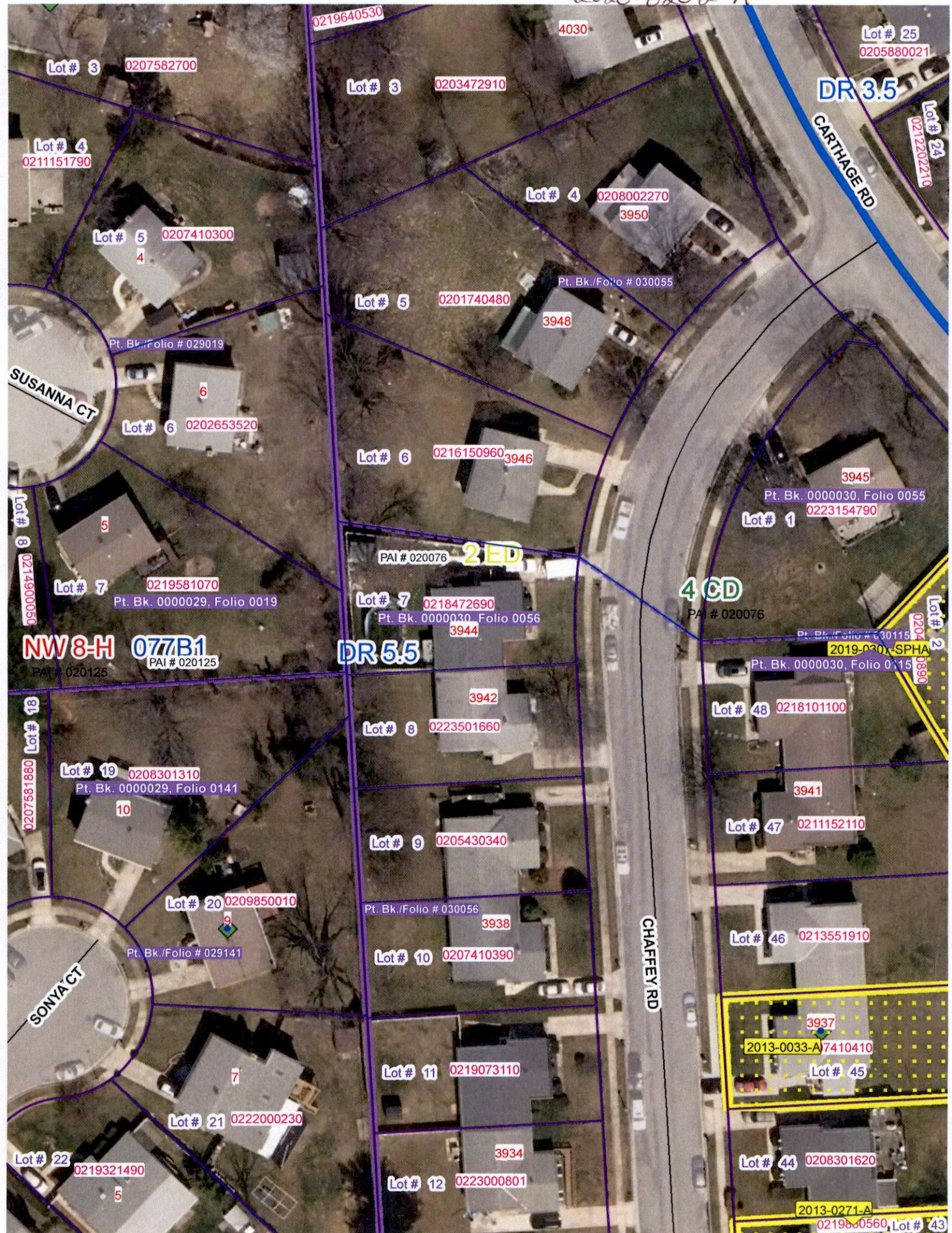
FOR INFORMATION ONLY

§ 1B02.3. - Special regulations for certain existing or proposed developments or subdivisions and for small lots or tracts in D.R. Zones.

- A. In D.R. Zones, contrary provisions of this article notwithstanding, the provisions of or pursuant to this subsection shall apply to the use, occupancy and development of; alteration or expansion of structures upon; and administrative procedures with respect to:
1. Any lot which is in a recorded residential subdivision approved by the Baltimore County Planning Board or Planning Commission and which has been used, occupied or improved in accordance with the approved subdivision plan;
 2. Any land in a subdivision tract which was laid out in accordance with the regulations of residence zoning classifications now rescinded, for which a subdivision plan tentatively approved by the Planning Board remains in effect and which has not been used, occupied or improved in accordance with such plan;
 3. Any lot or tract of lots in single ownership which is not in an existing development or subdivision, as described in Subsection A.1 or A.2, and which is too small in gross area to accommodate six dwelling or density units in accordance with the maximum permitted density in the D.R. Zone in which such tract is located;
 4. Any lot or tract of lots in single ownership which is not in an existing development or subdivision, as described in Subsection A.1 or A.2, and which is less than one-half acre in area, regardless of the number of dwelling or density units permitted at the maximum permitted density in the zone in which it is located; or
 5. Any lot or tract of lots in single ownership which is in a duly recorded subdivision plat not approved by the Baltimore County Planning Board or Planning Commission.
- B. Standards applicable to existing developments, etc. The minimum standards for net area, lot width, front yard depth, single-side-yard width, sum of widths of both side yards, rear yard depth and height with respect to each use in a development described in Subsection A.1 above, shall be as prescribed by the zoning regulations applicable to such use at the time the plan was approved by the Planning Board or Commission; however, the same or similar standards may be codified under Section 504, and these standards shall thereupon control in such existing developments. Development of any subdivision described in Subsection A.2 shall be in accordance with the tentatively approved subdivision plan therefor. Standards for development of lots or tracts described in Subsection A.3, A.4 or A.5 shall be as set forth in Subsection C below.
- C. Development standards for small lots or tracts.
1. Any dwelling hereafter constructed on a lot or tract described in Subsection A.3 or A.4 shall comply with the requirements of the following table:

Zoning Classification	Minimum Net Lot Area per Dwelling Unit (square feet)	Minimum Lot Width (feet)	Minimum Front Yard Depth (feet)	Minimum Width of Individual Side Yard (feet)	Minimum Sum of Side Yard Widths (feet)	Minimum Rear Yard Depth (feet)
D.R.1	40,000	150	50	20	50	50
D.R.2	20,000	100	40	15	40	40
D.R.3.5	10,000	70	30	10	25	30
D.R.5.5	6,000	55	25	10	—	30

2020-0202-H



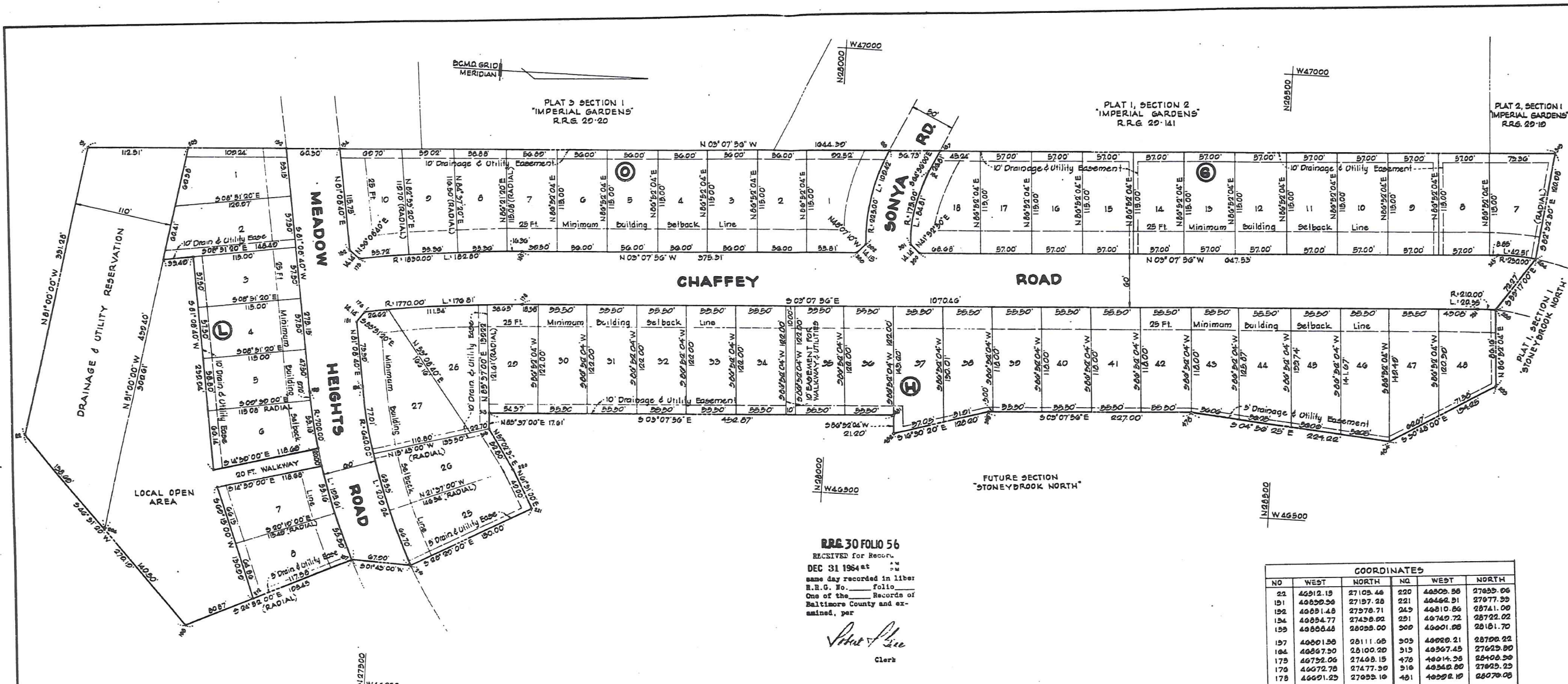
Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration					
Special Tax Recapture: None											
Account Identifier:			District - 02 Account Number - 0218472690								
Owner Information											
Owner Name:			WARD GREGORY O WARD RITA RONAI				Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:			3944 CHAFFEY RD RANDALLSTOWN MD 21133				Deed Reference:		/08859/ 00414		
Location & Structure Information											
Premises Address:			3944 CHAFFEY RD RANDALLSTOWN 21133-				Legal Description:		.1662 AC WS CHAFFEY RD STONEBROOK NORTH		
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	2	
0077	0003	0918	2030034.04	0000	1	G	7	2019	Plat Ref:	0030/ 0056	
Town: None											
Primary Structure Built			Above Grade Living Area			Finished Basement Area			Property Land Area		County Use
1965			1,504 SF			141 SF			7,254 SF		04
Stories	Basement	Type	Exterior		Quality	Full/Half Bath		Garage	Last Notice of Major Improvements		
1	YES	END UNIT	ASBESTOS SHINGLE/		3	2 full					
Value Information											
			Base Value		Value		Phase-in Assessments				
					As of		As of		As of		
					01/01/2019		07/01/2020		07/01/2021		
Land:			45,000		45,000						
Improvements			109,600		111,100						
Total:			154,600		156,100		155,600		156,100		
Preferential Land:			0						0		
Transfer Information											
Seller: BALL KENNETH BARRY					Date: 07/19/1991			Price: \$102,000			
Type: ARMS LENGTH IMPROVED					Deed1: /08859/ 00414			Deed2:			
Seller:					Date:			Price:			
Type:					Deed1:			Deed2:			
Seller:					Date:			Price:			
Type:					Deed1:			Deed2:			
Exemption Information											
Partial Exempt Assessments:			Class		07/01/2020		07/01/2021				
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:											

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.

2020-0202-A



REC-30 FOLIO 56
RECEIVED for Record
DEC 31 1964
same day recorded in Liber
R.R.C. No. _____ folio _____
One of the _____ Records of
Baltimore County and ex-
amined, per
John A. Lee
Clerk

PLAT 2 SECTION 1
STONEYBROOK NORTH
2ND ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE 1"=50' SEPTEMBER 21, 1964

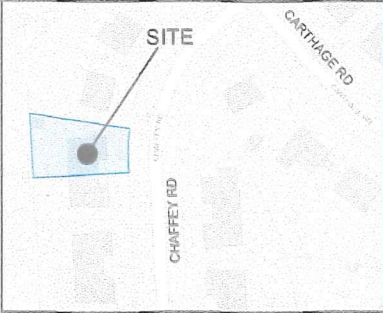
DEVELOPER
STONEYBROOK NORTH, INC.
1800 N. CHARLES STREET
BALTIMORE, MARYLAND

CURVE DATA						
FROM	TO	RADIUS	LENGTH	Δ	TANGENT	CHORD
169	167	700.00'	109.01'	16° 00' 40"	86.43'	5 75° 08' 20" W 194.08'
194	210	640.00'	208.24'	18° 45' 57"	109.50'	N 71° 46' 42" E 208.51'
175	180	1030.00'	182.80'	05° 45' 24"	91.48'	N 05° 50' 30" W 182.72'
170	178	1770.00'	176.81'	05° 45' 24"	88.48'	S 05° 50' 30" E 176.73'
199	202	925.00'	109.42'	27° 31' 40"	95.81'	N 78° 51' 53" W 108.34'
104	201	175.00'	84.81'	27° 40' 00"	43.25'	S 78° 40' 00" E 83.58'
243	434	230.00'	42.51'	10° 35' 26"	21.32'	N 02° 00' 47" E 42.45'
231	209	210.00'	30.35'	05° 39' 04"	10.18'	S 00° 21' 24" E 20.34'

COORDINATES					
NO	WEST	NORTH	NO	WEST	NORTH
23	46512.15	27105.46	220	46509.56	27659.06
191	46509.56	27197.28	221	46462.91	27677.39
192	46514.48	27378.71	243	46510.56	28741.00
194	46514.77	27436.02	251	46749.72	28722.02
199	46555.48	28055.00	300	46601.06	28181.70
197	46501.58	28111.65	303	46502.21	28700.22
104	46567.30	28100.20	313	46567.45	27623.80
175	46752.06	27468.15	476	46514.58	28408.39
170	46672.78	27477.30	519	46540.80	27625.25
178	46691.25	27052.10	481	46502.10	28070.08
180	46751.14	27840.86	482	46571.02	28077.23
181	46661.36	27480.03	484	46502.07	28031.72
182	46740.40	27450.74	333	46665.81	28747.08
104	46555.48	27480.35	335	46749.72	28742.35
109	46579.01	27421.08	380	46771.65	28024.95
197	46501.58	27477.01	390	46775.45	28094.35
199	46509.56	27297.56	391	46784.91	28084.00
203	46445.51	27209.03	392	46782.10	28034.06
212	46545.57	27370.94	434	46502.25	28785.31
210	46509.56	27549.40	204	46411.31	27200.80

APPROVED: <i>12/30/64</i> <i>George E. Lewis</i> BALTIMORE COUNTY PLANNING BOARD	NOTE: STREETS and ROADS shown herein and section thereof in clouds are for purposes of description only, and the same are not intended to be dedicated to public use; the fee simple title to the lands thereof is expressly reserved in the grant of the deed to which this plat is attached, their heirs and assigns.	NOTE: COORDINATES and BEARINGS shown on this plat are referred to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations: X 2506 W 40900.28 N 27066.01 X 2507 W 40900.01 N 27004.55 X 2508 W 40904.67 N 28004.75 X 2509 W 40105.50 N 28033.67	OWNERS CERTIFICATE: The requirements of Section 72-8, Article 17 of the Annotated Code of Maryland, (Buck 1947 Supplement) as far as they relate to the preparation of this plat have been complied with. STONEYBROOK NORTH, INC. <i>Joseph L. Griston, Pres.</i> OWNER DATE	SURVEYORS CERTIFICATE: I, JOHN C. CHILDS SR., a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown herein has been laid out, and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill 1459, Chapter 1010 of the Acts of 1945 and subsequent amendatory acts. <i>John C. Childs, Jr.</i> REGISTERED LAND SURVEYOR, No. 3622 DATE 12-2-64	MATZ, CHILDS & ASSOCIATES 2129 N. CHARLES ST. BALTIMORE 18, MD. COMPUTED: H.B.M. DRAWN: T.R. CHECKED: R.E.C. 12-2-64 MSA SSU 1236-4951 30-56
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ZONING HEARING PLAN FOR VARIANCE.
ADDRESS: 3944 CHAFFEY RD OWNER NAME: GREGORY O. WARD & RITA RONAI WARD
SUBDIVISION NAME: STONEYBROOK NORTH LOT # 7 BLOCK # G SECTION # 1
PLAT BOOK # 0030 FOLIO # 0056 10 DIGIT TAX ID # 0218472690 DEED REFERENCE # 08859/00414



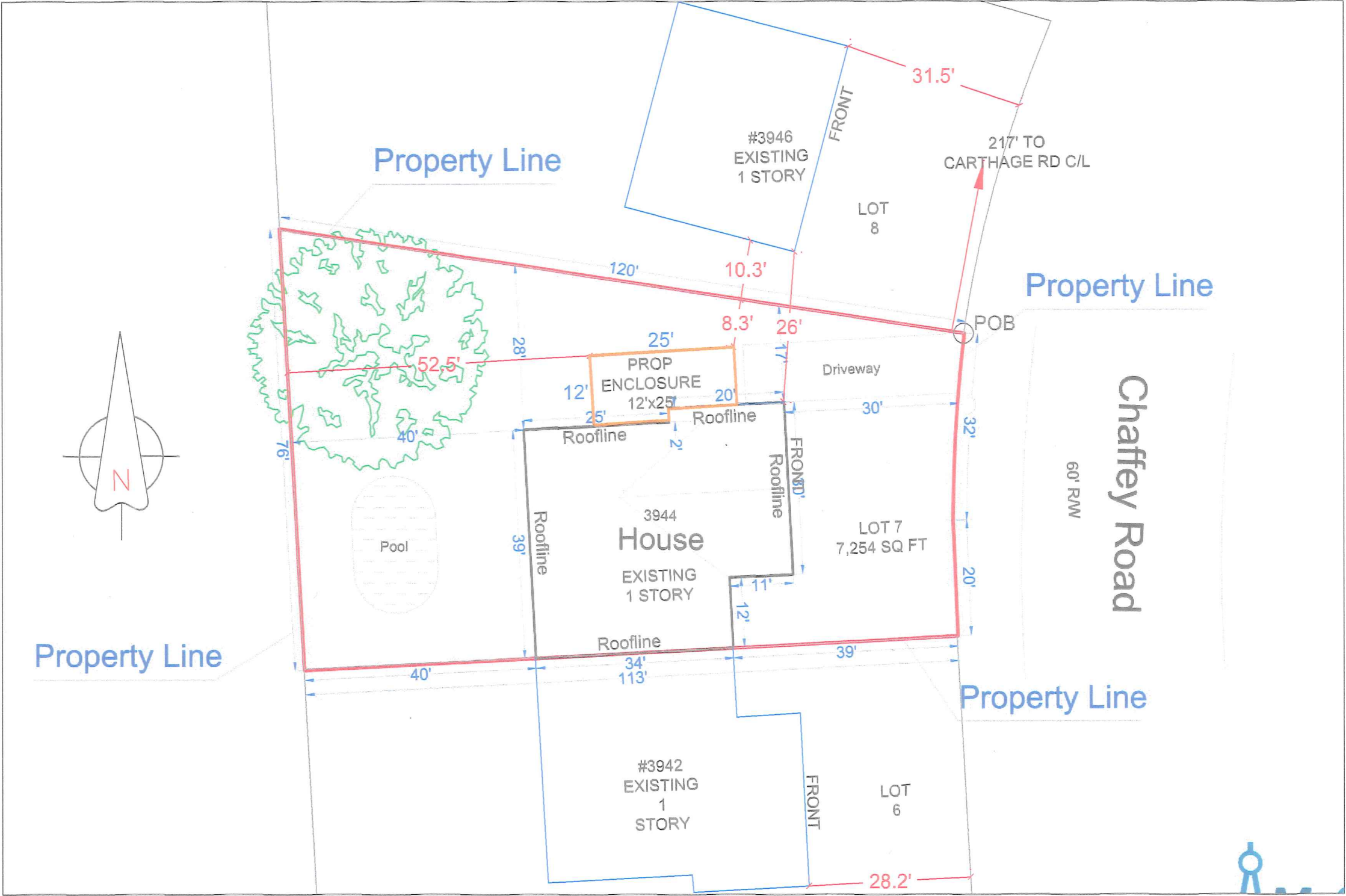
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3944 CHAFFEY RD
RANDALLSTOWN, MD 21133

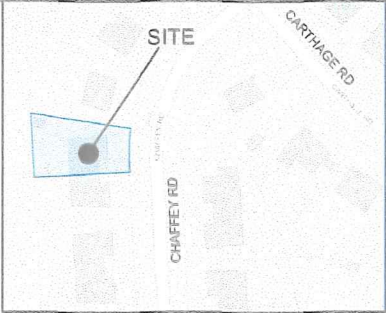
ZONING MAP# 077-B1
SITE ZONED: DR 5.5
ELECTION DIST.: 2ND
COUNCIL DIST.: 4TH
LOT ACREAGE: 0.1665
LOT SQ. FT.: 7,254
HISTORIC?: NO
IN CBCA?: NO
IN FLOODPLAIN?: NO
WATER IS: PUBLIC
SEWER IS: PUBLIC
PRIOR HEARING: NO
CASE # 2020-0202-A
RESULT: _____

WARD
ZONING PLAN
PROP. TAX ID # 0218472690

DRAFTED BY:
GERARDO F. PEREZ
GFPEREZ@LIVE.COM
703-944-0530
08/28/2020



ZONING HEARING PLAN FOR VARIANCE.
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SUBDIVISION NAME: STONEYBROOK NORTH LOT # 7 BLOCK # G SECTION # 1
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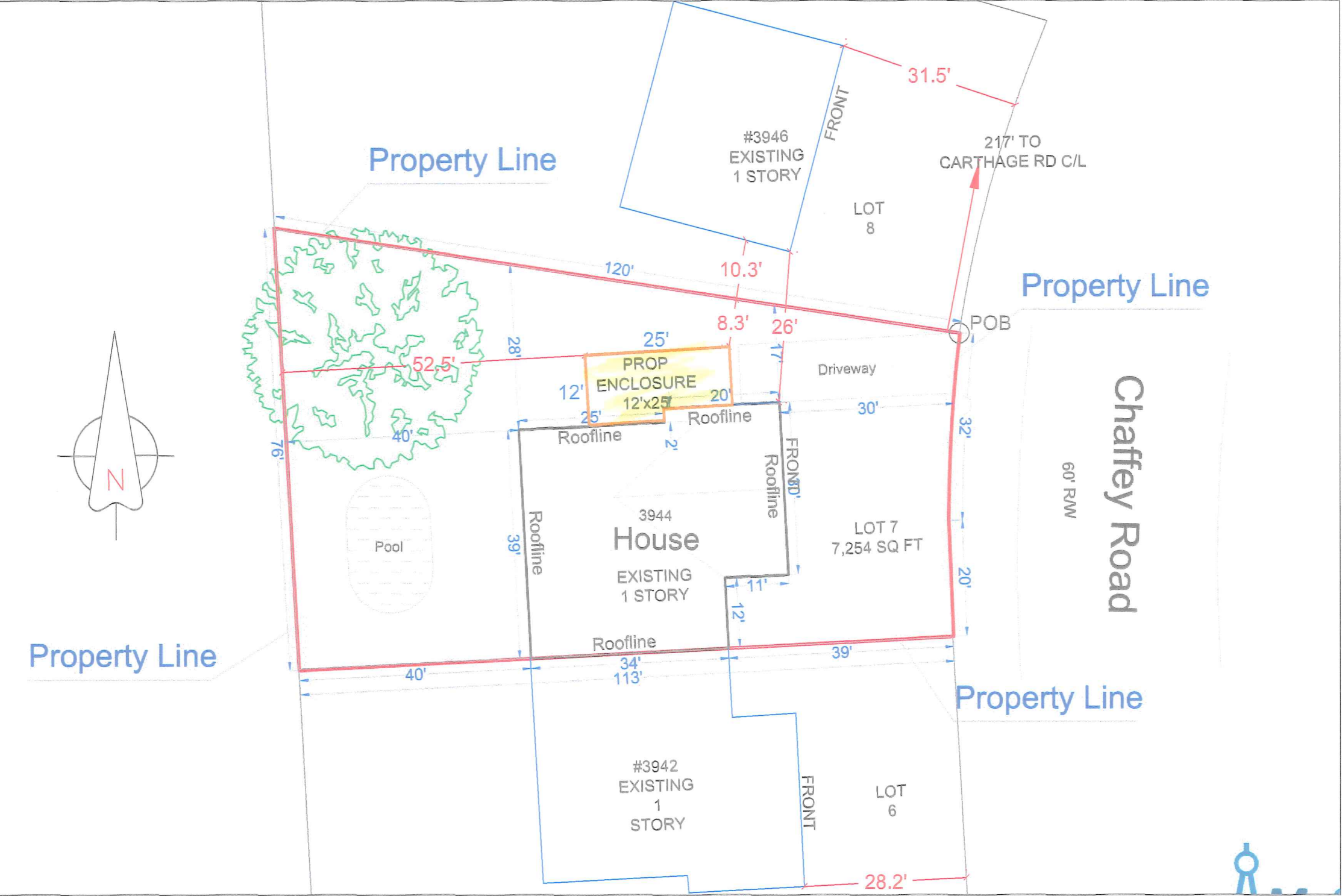
SCALE: 1:20

3944 CHAFFEY RD
RANDALLSTOWN, MD 21133

ZONING MAP# 077-B1
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ELECTION DIST.: 2ND
COUNCIL DIST.: 4TH
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WATER IS: PUBLIC
SEWER IS: PUBLIC
PRIOR HEARING: NO
CASE # 2020-0202-A
RESULT: _____

WARD
ZONING PLAN
PROP. TAX ID # 0218472690

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GERARDO F. PEREZ
GFPEREZ@LIVE.COM
703-944-0530
08/28/2020



Pet. Exh. 1