

M E M O R A N D U M

DATE: October 15, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0204-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on October 13, 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
(11181 Ridgemont Road)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Christopher & Jessica B. Weston	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2020-0204-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, Christopher and Jessica B. Weston (“Petitioners”). The Petitioners are requesting Variance relief pursuant to Baltimore County Zoning Regulations (“BZCR”) §§ 400.1 and 400.3, to allow an accessory building (detached garage) in the front yard in lieu of the required rear yard, and to allow an accessory building (detached garage) to have a height of 16.5 ft. in lieu of the allowed 15 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 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 August 23, 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 9/11/2020
 By D Mignon

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 result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed accessory building (detached garage) to be placed in the side yard in lieu of the required rear yard, I will impose conditions that the accessory building (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 11th day of **September, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from BZCR §§ 400.1 and 400.3, to allow an accessory building (detached garage) in the front yard in lieu of the required rear yard, and to allow an accessory building (detached garage) to have a height of 16.5 ft. in lieu of the allowed 15 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 his 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.

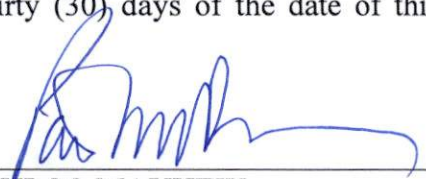
ORDER RECEIVED FOR FILING

Date 9/11/2020

By D Mignor

- Petitioners or subsequent owners shall not convert the accessory building (detached garage) into a dwelling unit or apartment. The detached garage shall not contain any sleeping quarters, kitchen or bathroom facilities, unless the proposed bathroom facilities are approved by the County agencies.
- 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.



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING

Date 9/11/2020
By D. M. Ligon



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 11811 RIDGEMONT ROAD Currently zoned RC-5 & RC-4
Deed Reference 33895 / 226 10 Digit Tax Account # 2200028227
Owner(s) Printed Name(s) CHRISTOPHER & JESSICA WESTON

(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):

CHRISTOPHER WESTON / JESSICA WESTON
Name #1 - Type or Print Name #2 - Type or Print
[Signature] [Signature]
Signature #1 Signature #2
11811 RIDGEMONT RD., LUTHVILLE-TIMONIUM, MD
Mailing Address City State
21093 / 410-952-8111 / CWESTON@OLDLINEARCHITECTS.COM
Zip Code Telephone # Email Address

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

N/A
Name- Type or Print
Signature
Mailing Address City State
Date / /
Zip Code Telephone # Email Address

Representative to be contacted:

THOMAS J. HOFF
Name- Type or Print
[Signature]
Signature
512 VIRGINIA AVE., TOWSON, MD
Mailing Address City State
21286 / 410-296-3669 / TOM@THOMASJHOFF.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 2020-0204-A Filing Date 8/11/2020 Estimated Posting Date 8/23/2020 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: 11811 RIDGEMONT RD., LUTHERVILLE-TIMONIUM, MD 21093

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)**

SEE ATTACHED

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

Signature of Owner (Affiant)

CHRISTOPHER WESTON

Name- Print or Type

Signature of Owner (Affiant)

JESSICA WESTON

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 18th day of August, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Christopher Weston Jessica Weston

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

REV. 5/5/2016

2020-0204-A



ATTACHMENT TO PETITION FOR VARIANCES
11811 Ridgemont Road

ZONING RELIEF REQUESTED:

- 1) Section 400.1. – Variance to allow an accessory building (detached garage) in the front yard in lieu of the required rear yard.
- 2) Section 400.3. – Variance to allow an accessory building (detached garage) to have a height of 16.5' in lieu of the allowed 15'.

2020-0204-A

ATTACHMENT TO PETITION FOR VARIANCES
11811 Ridgemont Road

Practical difficulty

The proposed garage is replacing an existing garage in the same location.

The site was once a 40 acre farm, and the original portion of the home was built in 1860. Current Ridgemont Road (running north – south) was a side access, and the house had a separate driveway that went to Broadway Road. The historic front of the house faces south to Broadway Road. When built, the current garage was on the side of the house. When Ridgemont Road was improved and lots were sold, the west side became the front of the house (and the garage was between the house and Ridgemont Road). The garage as it currently exists is a dilapidated structure with multiple non-historic additions. It was not previously visible from the road until Ridgemont Road was recently extended. It is now a highly visible eyesore. This application seeks to replace the existing structure in its current location for function and appearance.

The additional height is in keeping with the roof style of the existing house.

Regarding the design of the replacement structure: the intent is vernacular agricultural, as a complementary structure to the historic farm house. Regarding the massing: the roof ridge wants to run parallel to the long direction of building (north – south) to minimize height. The depth of garage (25' outside corners in east - west direction) is modern function based on allowing an ADA minivan to be parked and circulation around all sides. Using a 12" overhang, the resultant roof span is 27'-0". The top of the wall (truss bearing) is 8'-0" above slab elevation. Different roof pitches were explored to stay under 15' at the ridge. A 5:12 pitch resulted in squat looking non-historic massing. A 6:12 pitch resulted in a ridge elevation of 15'-6" (6" taller than compliance), and still looked squat. A 7:12 pitch (shown on the drawings) is the slope that is most harmonious between the prescribed zoning height and the vernacular agricultural appearance desired. The resultant height is 16'-3 ¾".

2020-0204-14

THOMAS J. HOFF
Landscape Architects and Land Development Consultants
512 VIRGINIA AVENUE
TOWSON, MD. 21286
410-296-3668
FAX 410-825-3887

August 7, 2020

**Description of 11811 Ridgemont Road, to Accompany Petition for Administrative Variances
8th Election District, 2nd Councilmanic District**

BEGINNING FOR THE SAME at a point on the east side of Ridgemont Road (50' R/W), 202 feet more or less north of the centerline of Chippendale Road (60' R/W).

Thence binding on the east side of Ridgemont Road,

- 1) By a curve to the left with a radius of 1,275.00 feet and a length of 122.39 feet, subtended by the chord North 12 degrees 16 minutes 20 seconds West 21.21 feet, thence,
- 2) North 15 degrees 00 minutes 44 seconds West 100.00 feet, thence,
- 3) By a curve to the right with a radius of 411.57 feet and a length of 87.73 feet, subtended by the chord North 08 degrees 54 minutes 21 seconds West 87.56 feet, thence,
- 4) North 09 degrees 13 minutes 08 seconds West 32.25 feet, thence leaving the east side of Ridgemont Road,
- 5) North 89 degrees 45 minutes 20 seconds East 58.44 feet, thence,
- 6) North 44 degrees 42 minutes 20 seconds East 223.82 feet, thence,
- 7) South 49 degrees 38 minutes 14 seconds East 367.88 feet, thence,
- 8) South 80 degrees 30 minutes 42 seconds West 38.38 feet, thence,
- 9) South 01 degrees 12 minutes 18 seconds East 95.09 feet, thence,
- 10) South 54 degrees 35 minutes 05 seconds West 242.02 feet, thence
- 11) South 80 degrees 29 minutes 16 seconds West 194.67 feet, to the place of beginning.

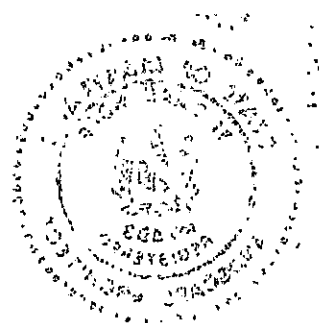
Containing 3.45 acres of land more or less.

Note:

This Description has been prepared for zoning purposes only.



2020-0204-A



CERTIFICATE OF POSTING

CASE NO. 2020-0204-A
PETITIONER/DEVELOPER
Tom Hoff

DATE OF HEARING/CLOSING
September 7, 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

11811 Ridgemont Road

SIGN 1



THE SIGN(S) POSTED ON August 23, 2020 September 3, 2020
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

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

CERTIFICATE OF POSTING

CASE NO. 2020-0204-A

PETITIONER/DEVELOPER

Tom Hoff

DATE OF HEARING/CLOSING

September 7, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

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THE PROPERTY LOCATED AT

11811 Ridgemont Road

SIGN 2



THE SIGN(S) POSTED ON August 23 ,2020 September 3, 2020
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2020-0204-A

PETITIONER/DEVELOPER

Tom Hoff

DATE OF HEARING/CLOSING

September 7, 2020

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

111 WEST CHESAPEAKE AVENUE

ATTENTION:

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THE SIGN(S) POSTED ON August 23, 2020
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

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



CERTIFICATE OF POSTING

CASE NO. 2020-0204-A

PETITIONER/DEVELOPER

Tom Hoff

DATE OF HEARING/CLOSING

September 7, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
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THE PROPERTY LOCATED AT

11811 Ridgemont Road

SIGN 2

THE SIGN(S) POSTED ON August 23, 2020
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

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



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0204 -A Address 11811 RIDGEMONT ROAD

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

Filing Date: 8/11/2020 Posting Date: 8/23/2020 Closing Date: 9/7/2020

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- 0204 -A Address 11811 RIDGEMONT ROAD

Petitioner's Name Christopher & Jessica Weston Telephone 410-296-3669

Posting Date: 8/23/2020 Closing Date: 9/7/2020

Wording for Sign: To Permit AN ACCESSORY USE DETACHED GARAGE IN
THE FRONT YARD IN LIEU OF THE REAR YARD WITH A HEIGHT OF
16.5 FT IN LIEU OF THE REQUIRED 15 FT MAXIMUM HEIGHT
OF A SINGLE-FAMILY RESIDENTIAL LOT.

Revised 6/30/2018

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

For Newspaper Advertising:

Case Number: 2020-0204-A

Property Address: 11811 RIDGEMONT RD

Property Description: Residence on east side of Ridgemont
Road north of Chippendale Rd.

Legal Owners (Petitioners): CHRISTOPHER WESTON

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: CHRISTOPHER WESTON

Company/Firm (if applicable): _____

Address: 11811 RIDGEMONT RD.

LUTHERVILLE-TIMONIUM, MD 21093

Telephone Number: 410-952-8111

Revised 5/20/2014



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 7, 2020

Thomas J Hoff,
512 Virginia Ave
Towson MD 21286

RE: Case Number: 2020-0204-A, 11811 Ridgemont 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 August 11, 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: August 20, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0204-A
Address 11181 Ridgemont Road
(Weston Property)

Zoning Advisory Committee Meeting of **August 17, 2020.**

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

Reviewer: Steve Ford

THOMAS J. HOFF

Landscape Architects and Land Development Consultants

512 VIRGINIA AVENUE

TOWSON, MD. 21286

410-296-3668

FAX 410-825-3887

LETTER OF TRANSMITTALTO ZONING OFFICE

DATE <u>8/7/20</u>	JOB NO. <u>710-01</u>
ATTENTION	
RE: <u>11811 RIDGEMONT RD</u>	
<u>ADMINISTRATIVE</u>	
<u>ZONING PETITION</u>	

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
<u>3</u>			<u>ADMIN. ZONING PETITION - ORIGINALS</u>
<u>3</u>			<u>AFFIDAVIT IN SUPPORT</u>
<u>3</u>			<u>DESCRIPTIONS</u>
<u>12</u>			<u>PRINTS - PLAN TO ACCOMPANY</u>
<u>1</u>			<u>ADVERTISING FORM</u>
<u>1</u>			<u>PHOTO KEY PLUS 12 PHOTOS</u>
<u>1</u>			<u>AERIAL PHOTO</u>
<u>1</u>			<u>GARAGE - 3D VIEWS</u>

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

 REMARKS ANY QUESTIONS, PLEASE CALL 410.296.3669
ALSO, CHECK FOR \$75⁰⁰
2020-0204-A

COPY TO _____

SIGNED: Thomas J. Hoff

If enclosures are not as noted, kindly notify us at once.

SECTION 400 - Accessory Buildings in Residence Zones

[BCZR 1955; Bill No. 27-1963]

§ 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.

§ 400.2. - Setback.

[Bill No. 2-1992]

Accessory buildings, including parking pads, shall be set back not less than 15 feet from the center line of any alley on which the lot abuts.

§ 400.3. - Height.

The height of accessory buildings, except as noted in Section 300, shall not exceed 15 feet.

§ 400.4. - Accessory apartments.

[Bill No. 49-2011 ¹]

An accessory apartment is permitted as a temporary use within a principal single-family detached dwelling or within an accessory building situated on the same owner-occupied lot as the principal dwelling in any zone that permits single-family dwellings, subject to the following requirements:

- A. If located within an existing single-family detached dwelling:
 1. An applicant shall file with the Department of Permits, Approvals and Inspections an application for a use permit for an accessory apartment, on a form approved by the Department. With the application, the applicant shall submit a declaration of understanding, on a form approved by the Department, including but not necessarily limited to the following terms and conditions:
 - a. The size of the accessory apartment may not exceed one-third of the overall floor area of the dwelling or 2,000 square feet, whichever is less;
 - b. Any and all improvements to be dedicated as an accessory apartment shall be used solely as a single-family residence; and
 - c. The accessory apartment may not have separate utility meters, such as gas and electric service.
 2. The Director may approve the application upon a finding that the size, location, and purpose of the accessory structure will not negatively affect the health, safety, or general welfare of the surrounding community.
- B. If located within an accessory building on the same owner-occupied property as the principal single-family detached dwelling:

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

Zoning Copy

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 08 Account Number - 2200028227			
Owner Information					
Owner Name:		WESTON CHRISTOPHER WESTON JESSICA BLAIR		Use:	RESIDENTIAL
Mailing Address:		11811 RIDGEMONT RD LUTH-TIMONIUM MD 21093-1620		Principal Residence:	YES
				Deed Reference:	/33895/ 00226
Location & Structure Information					
Premises Address:		11811 RIDGEMONT RD LUTH-TIMONIUM MD 21093-1620		Legal Description:	3.45 AC 11811 RIDGEMONT RD ES RIDGEMONT WEST
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0050	0023	0377	8090180.04	0000	2
					Block:
					3C
					Lot:
					2020
					Assessment Year:
					Plat No: 2
					Plat Ref: 0068/ 0144
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1900		2,639 SF		3,4500 AC	
				Property Land Area	
				County Use	
				04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
2 1/2	YES	STANDARD UNIT	SIDING/	5	3 full
					Garage
					1 Detached
Last Notice of Major Improvements					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2020	07/01/2020	07/01/2021
Land:		203,000	203,000		
Improvements		181,400	188,000		
Total:		384,400	391,000	386,600	388,800
Preferential Land:		0			0
Transfer Information					
Seller: WESTON CHRISTOPHER		Date: 07/03/2013		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /33895/ 00226		Deed2:	
Seller: DAWES KATHARINE K		Date: 10/11/2011		Price: \$474,000	
Type: ARMS LENGTH IMPROVED		Deed1: /31267/ 00398		Deed2:	
Seller: DAWES THOMAS D TRUSTEE		Date: 07/20/2011		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /31017/ 00369		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: Approved 08/15/2012					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

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2020-0204-A

11811 RIDGEMONT RD

Tax Account Number	2200028227
Owner Name	WESTON CHRISTOPHER WESTON JESSICA BLAIR
Premise Address	11811 RIDGEMONT RD
Tax Map	0050
Parcel	0377
Real Property Report	More info
StreetView	Click for StreetView
PermitReview	Permit Review Tool URL

ZONING INFORMATION

Zoning	RC 4
Zoning	RC 5

SCHOOL DISTRICTS

Elementary School District	Fort Garrison ES
Middle School District	Pikesville MS
High School District	Pikesville HS

CIVIC - GOVERNMENT

Police Precinct	Franklin
Councilmanic District	2
Congressional District	2
Legislative District	11
Election District	8
Voting Precinct	08-008

ECONOMIC

Commercial Revitalization District	No Feature Found
Enterprise Zone	No Feature Found
Economic Park Center Name	No Feature Found
Economic Park Center Type	No Feature Found

ENVIRONMENTAL

Watershed Name	Loch Raven Reservoir
River Basin Name	Gunpowder River
Subshed Name	Beaver Dam Run
Soil Name	Elioak silt loam, 3 to 8 percent slopes
Soil Name	Glenville silt loam, 8 to 15 percent slopes
Soil Name	Manor channery loam, 15 to 25 percent slopes

HISTORIC

National Register Historic District	No Feature Found
Baltimore County Historic District	No Feature Found
Landmark Name	No Feature Found
MIHP Number	No Feature Found

LAND MANAGEMENT

2020-0204-A

URDL Land Type
Growth Tier Description

Rural
Preservation and conservation areas - No major
subdivisions on septic
Large lot developments on septic

ZONING CASE HISTORY
Zoning History Case Number

2001-0242-SPH

2020-0204-A

THOMAS J. HOFF

Landscape Architects and Land Development Consultants

512 VIRGINIA AVENUE

TOWSON, MD. 21286

410-296-3668

FAX 410-825-3887

LETTER OF TRANSMITTALTO ZONING OFFICE

DATE	<u>8/25/20</u>	JOB NO.	<u>710-01</u>
ATTENTION	<u>ROZ JOHNSON</u>		
RE:	<u>11811 RIDGEMONT RD</u>		
	<u>CASE# 2020-0204-A</u>		

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
<u>3</u>			<u>AFFIDAVIT - ORIGINAL & 2 COPIES</u>
			<u>WITH BOTH SIGNATURES</u>

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☒ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS ANY QUESTIONS, PLEASE CALL 410-296-3669

COPY TO _____

SIGNED: THOMAS J. HOFF

If enclosures are not as noted, kindly notify us at once.

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
8/20	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
	DEPS (if not received, date e-mail sent _____)	
	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: 8/23 by M. Ogle

SIGN POSTING (2nd) Date: 9/3 by "

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

(PV) 7-1-1
2020-09-04

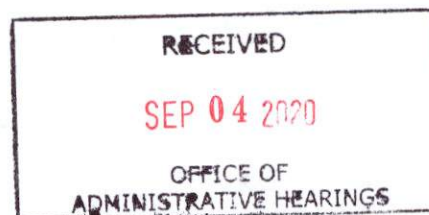
Donna Mignon

From: mert1114@aol.com
Sent: Friday, September 4, 2020 10:45 AM
To: Thomas J. Hoff
Cc: Donna Mignon
Subject: 2nd set of certificates
Attachments: Ridgemont 1A.docx; Ridgemont 2A.docx

CAUTION: This message from mert1114@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

All have a good day, thanks Marty.

Sent from Mail for Windows 10
Martin Ogle



Real Property Data Search (w3)

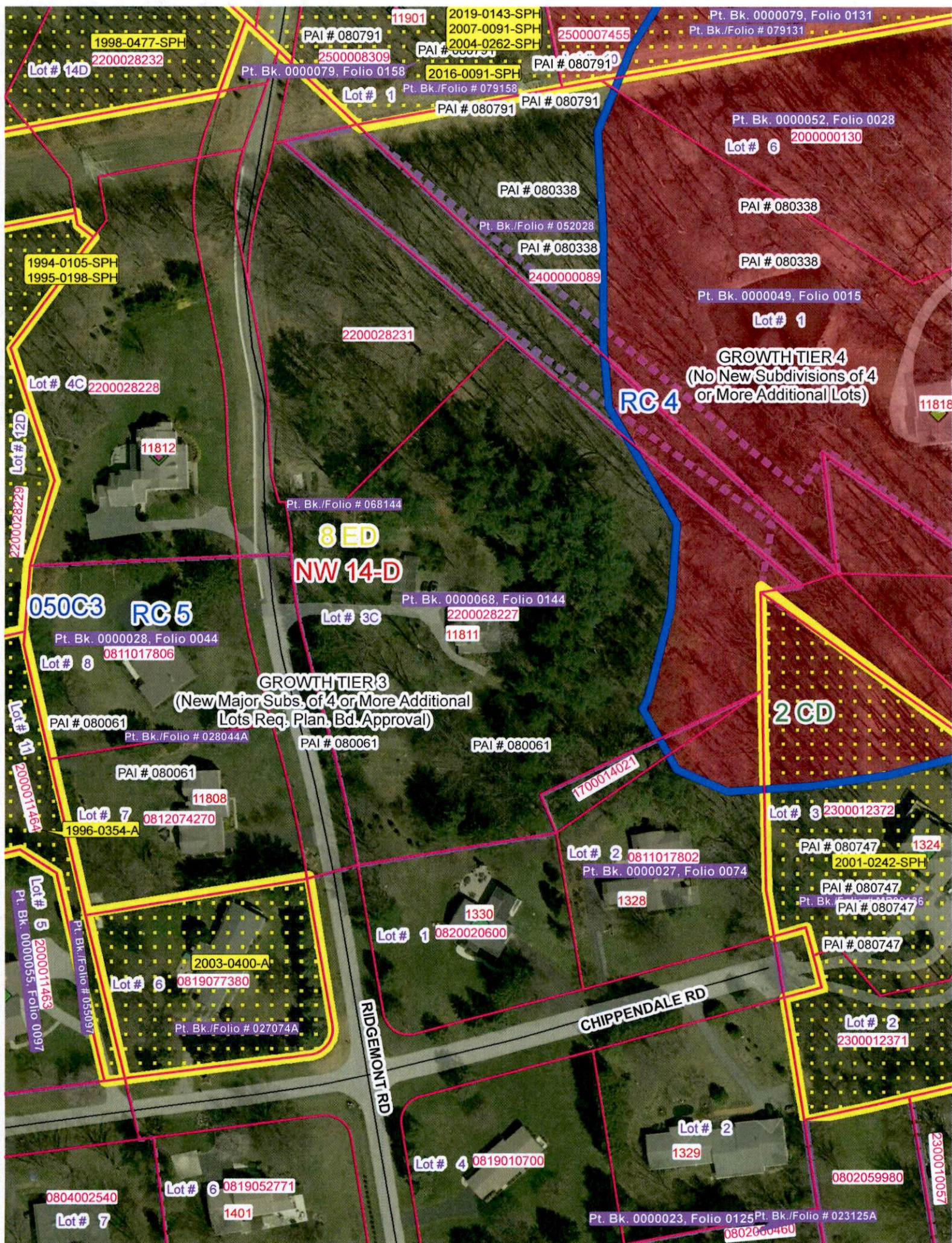
Search Result for BALTIMORE COUNTY

ALJ's File Copy

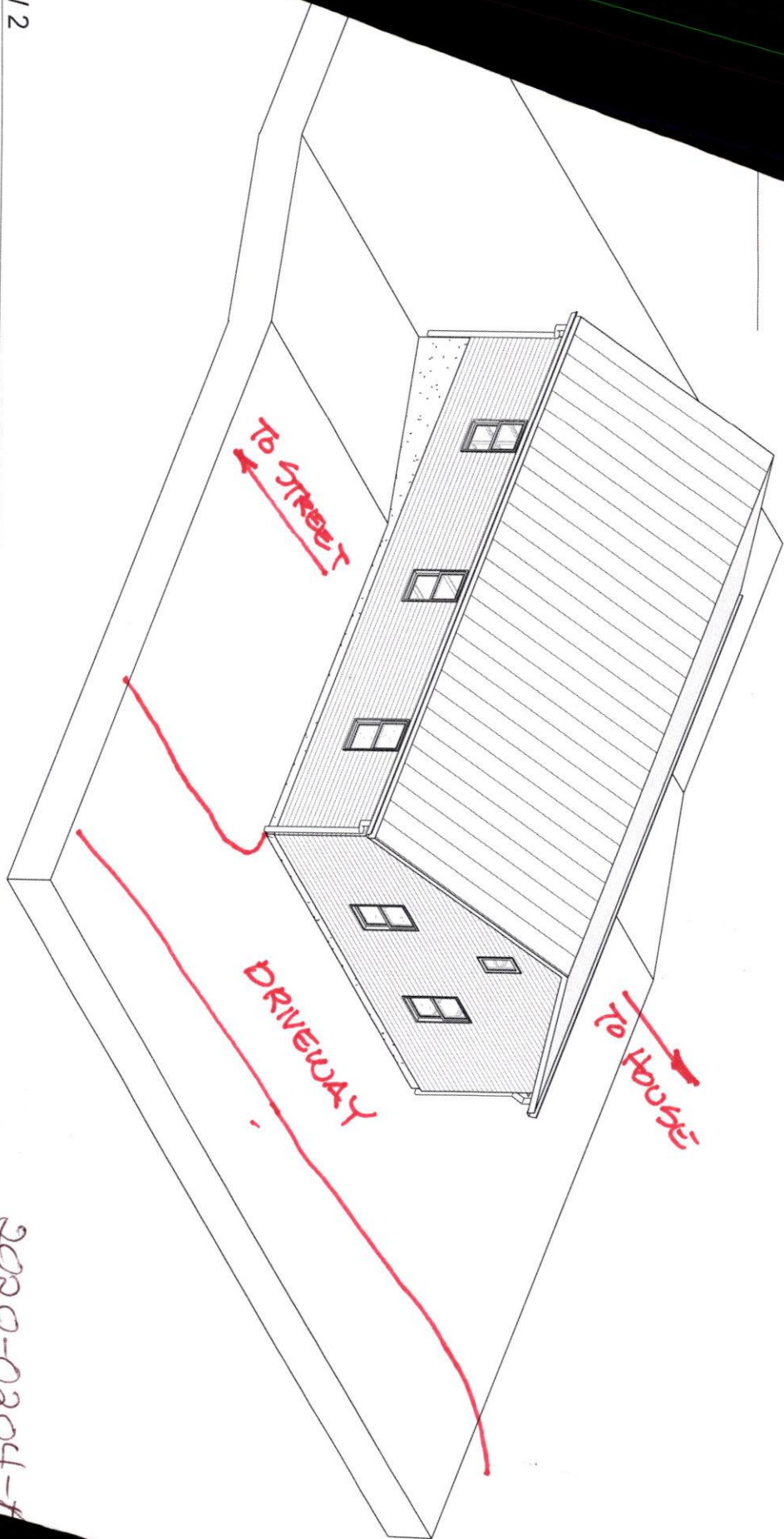
View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 08 Account Number - 2200028227			
Owner Information					
Owner Name:		WESTON CHRISTOPHER WESTON JESSICA BLAIR		Use:	RESIDENTIAL
Mailing Address:		11811 RIDGEMONT RD LUTH-TIMONIUM MD 21093-1620		Principal Residence:	YES
				Deed Reference:	/33895/ 00226
Location & Structure Information					
Premises Address:		11811 RIDGEMONT RD LUTH-TIMONIUM MD 21093-1620		Legal Description:	3.45 AC 11811 RIDGEMONT RD ES RIDGEMONT WEST
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0050	0023	0377	8090180.04	0000	2
					Block:
					3C
					Lot:
					2020
					Assessment Year:
					Plat No: 2
					Plat Ref: 0068/ 0144
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1900		2,639 SF		3,4500 AC	
				Property Land Area	
				County Use	
				04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
2 1/2	YES	STANDARD UNIT	SIDING/	5	3 full
				Garage	
				1 Detached	
Last Notice of Major Improvements					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2020		07/01/2020	
				As of	
				07/01/2021	
Land:	203,000	203,000			
Improvements	181,400	188,000			
Total:	384,400	391,000		386,600	
Preferential Land:	0			388,800	
Transfer Information					
Seller: WESTON CHRISTOPHER		Date: 07/03/2013		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /33895/ 00226		Deed2:	
Seller: DAWES KATHARINE K		Date: 10/11/2011		Price: \$474,000	
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Municipal:	000	0.00 0.00		0.00 0.00	
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Homestead Application Information					
Homestead Application Status: Approved 08/15/2012					
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2020-0204-A



3D VIEW 2

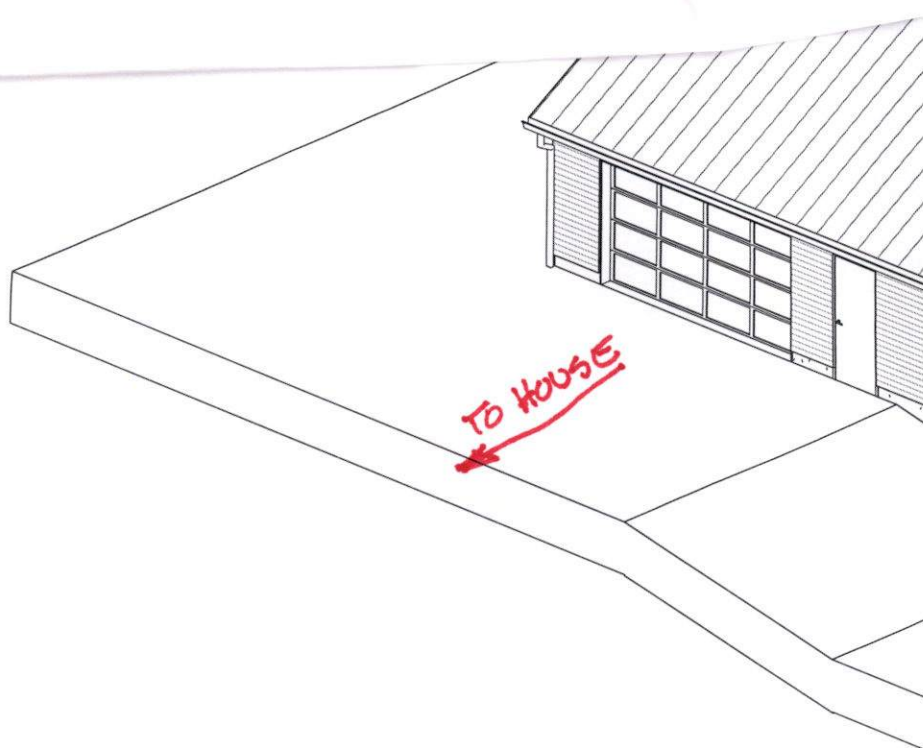


2020-0204-#

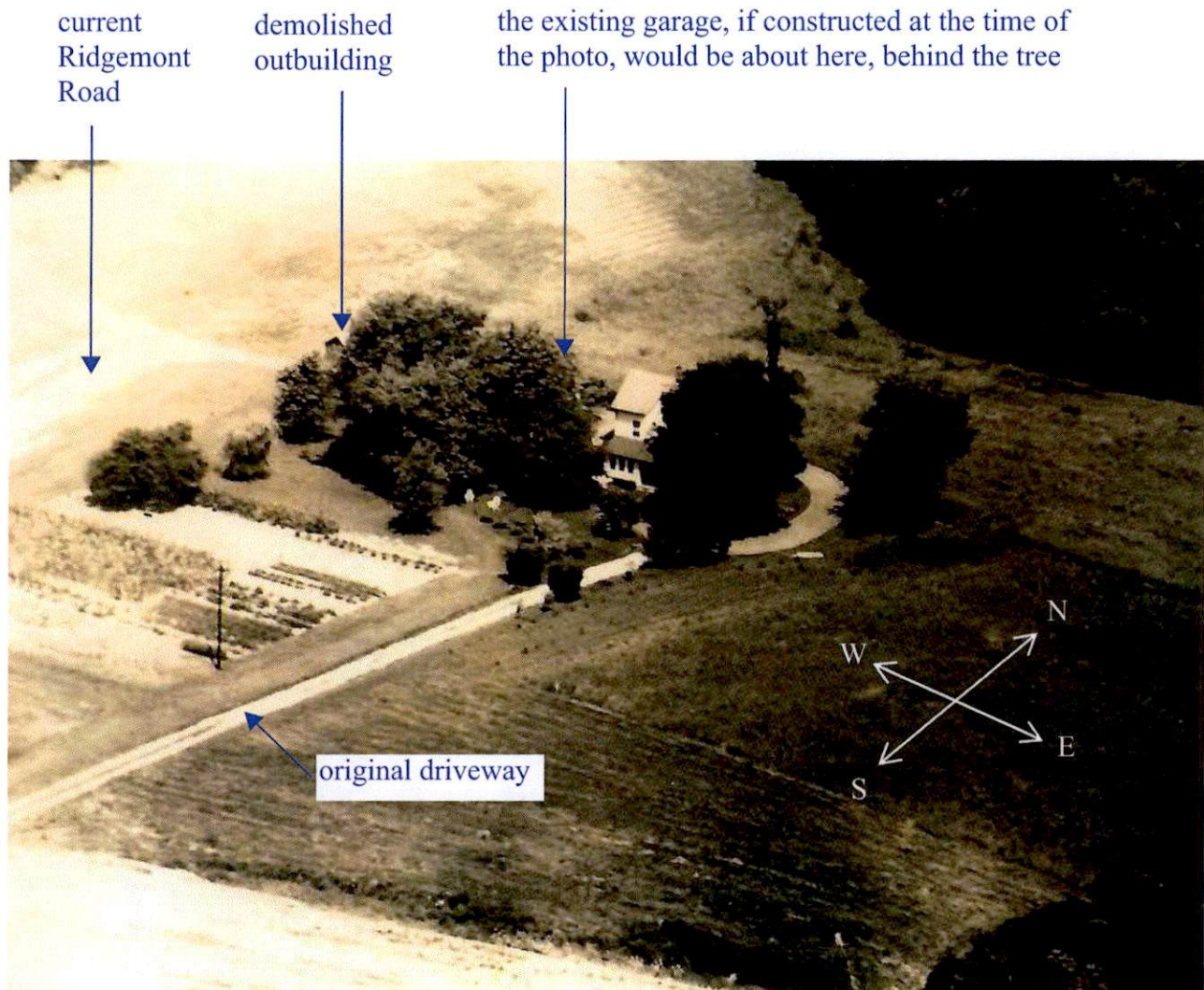
WESTON GARAGE
11811 RIDGEMONT ROAD
LUTHERVILLE MD 21093

OLD LINE ARCHITECTS
1340 SMITH AVE, SUITE 200
BALTIMORE, MD 21209
443-977-8387





① 3D VIEW 1



Dawes Farm historic aerial photo; Currently 11811 Ridgemont Road. The first section of the house (behind visible portion) was constructed in 1860, and the visible portion was constructed in 1900 (anecdotal from Katherine Dawes). The Dawes property appears on the 1877 county map and remained in their family until purchased by us in 2011. Tom Dawes sold off sections of the farm incrementally forming much of the neighborhood as it is today. Approximately three years ago, Ridgemont Road was extended to the Becker Property adding eight additional luxury homes. Traffic and travel speed on Ridgemont have increased substantially over that time.

2020-0204-A

2020-0204-A

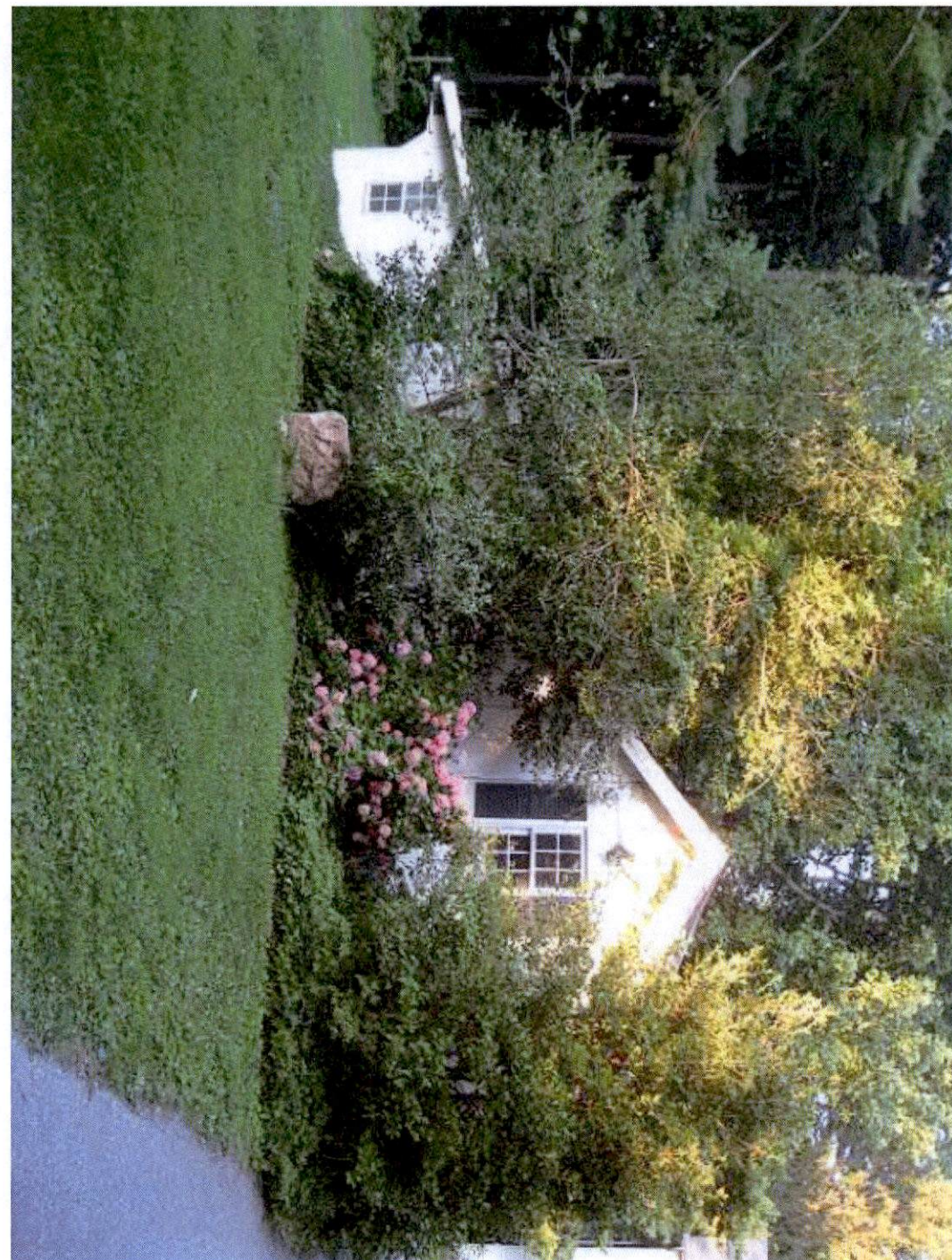
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20

2020-0204-A



C

2020-0204-14

2020-02-14-H

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2020-0204-H

W



2020-0204-A

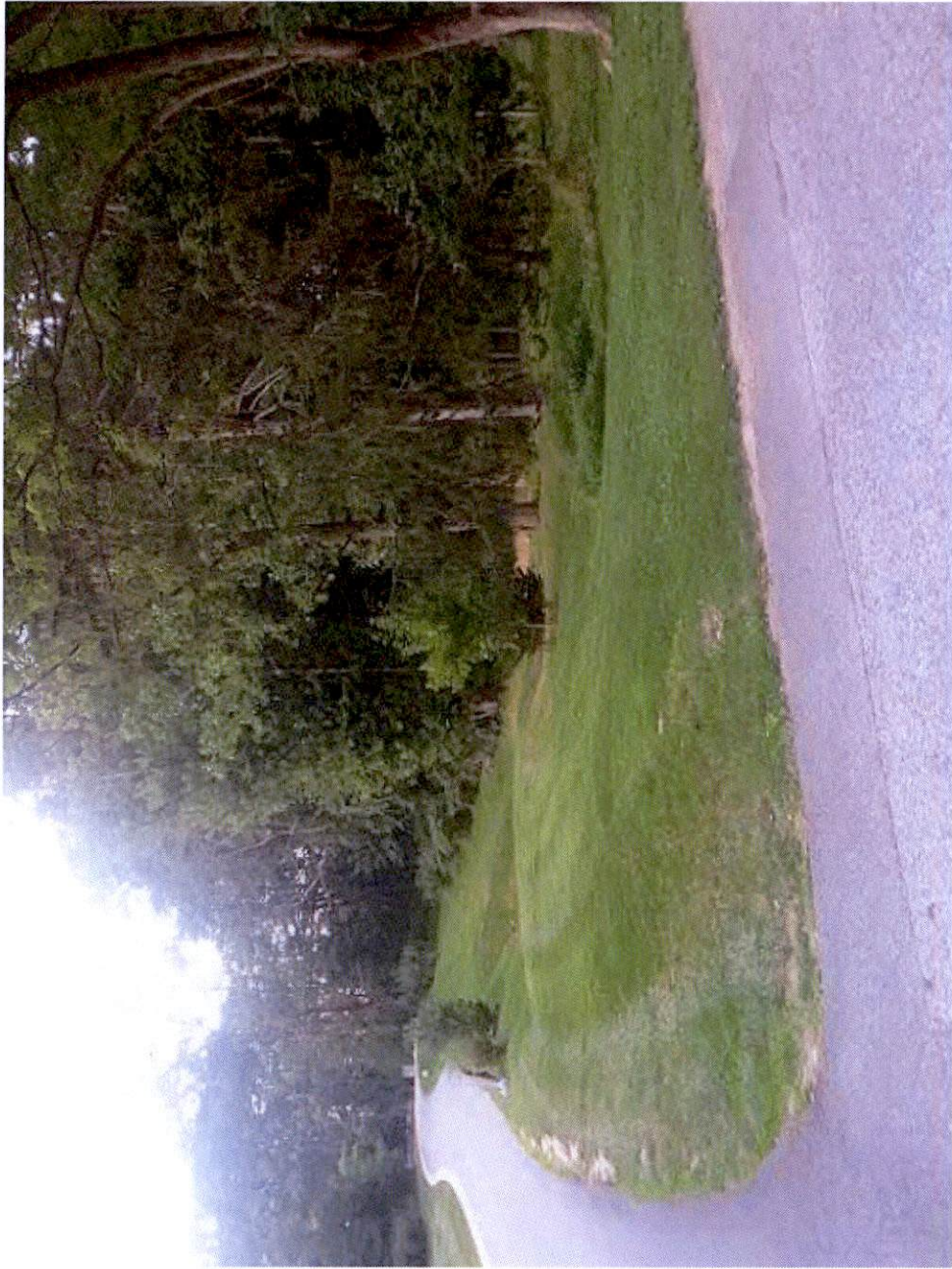
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2020-0204-A

6



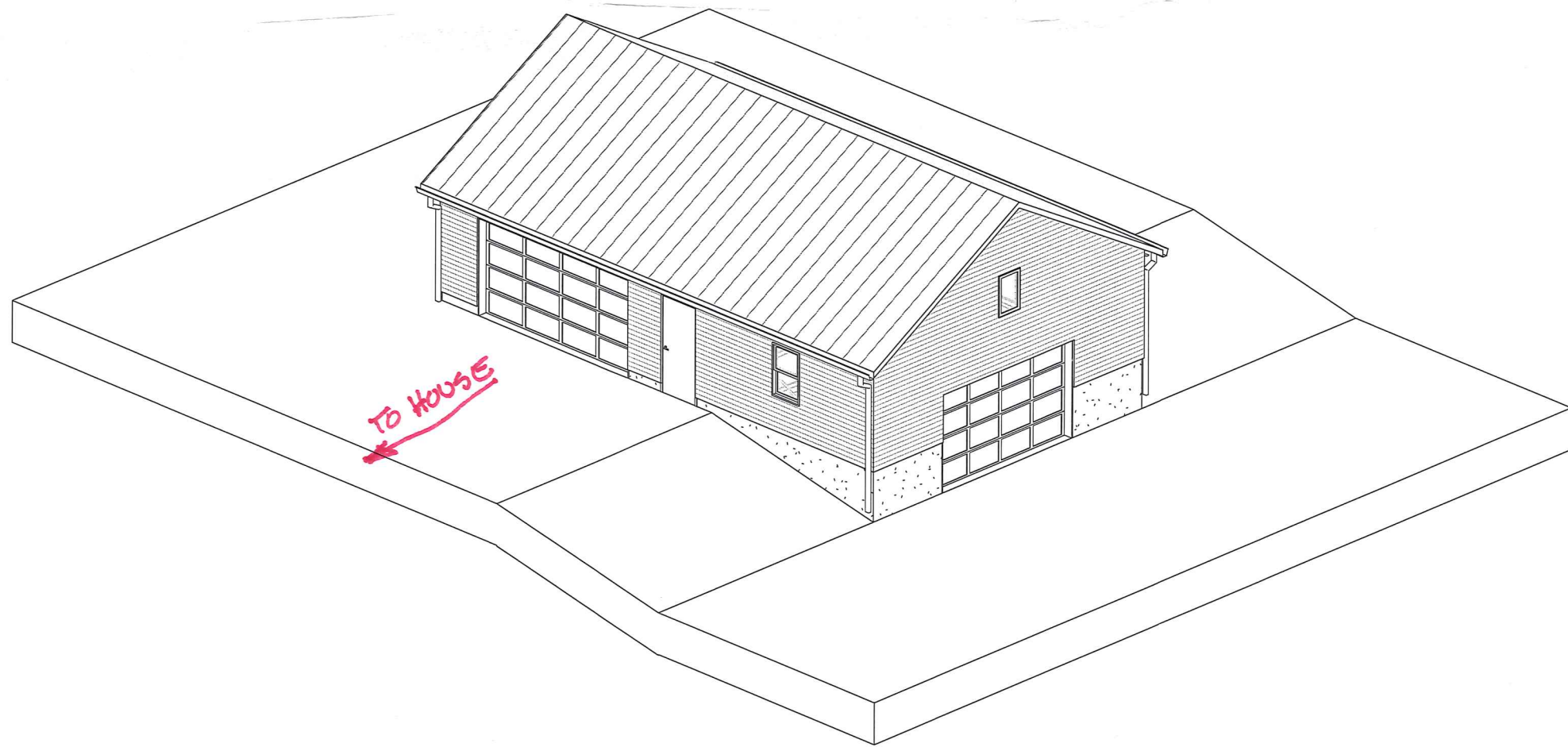


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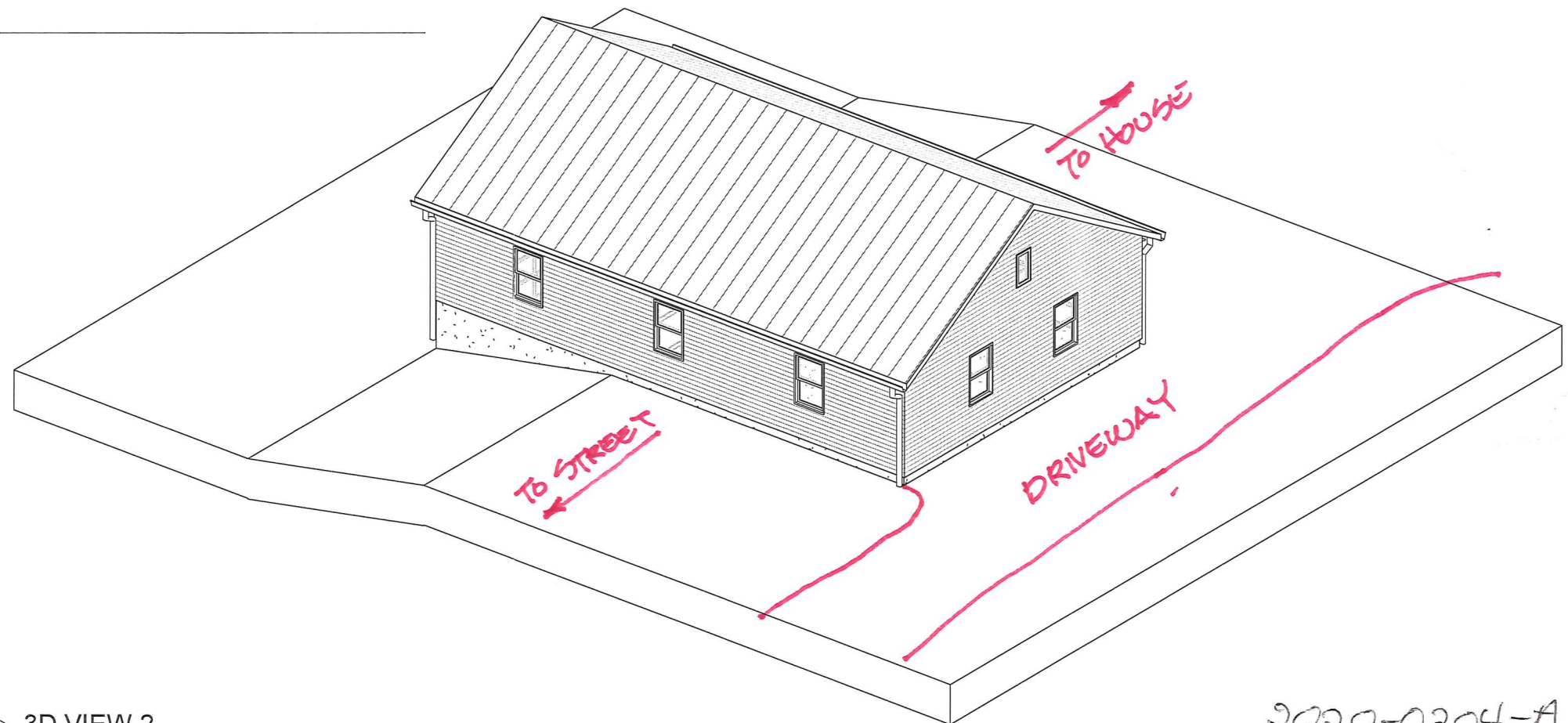
2020-0204-A



2020-0204-A



① 3D VIEW 1



② 3D VIEW 2

2020-0204-A



OLD LINE ARCHITECTS
1340 SMITH AVE, SUITE 200
BALTIMORE, MD 21209
443-977-8387

WESTON GARAGE
11811 RIDGEMONT ROAD
LUTHERVILLE MD 21093

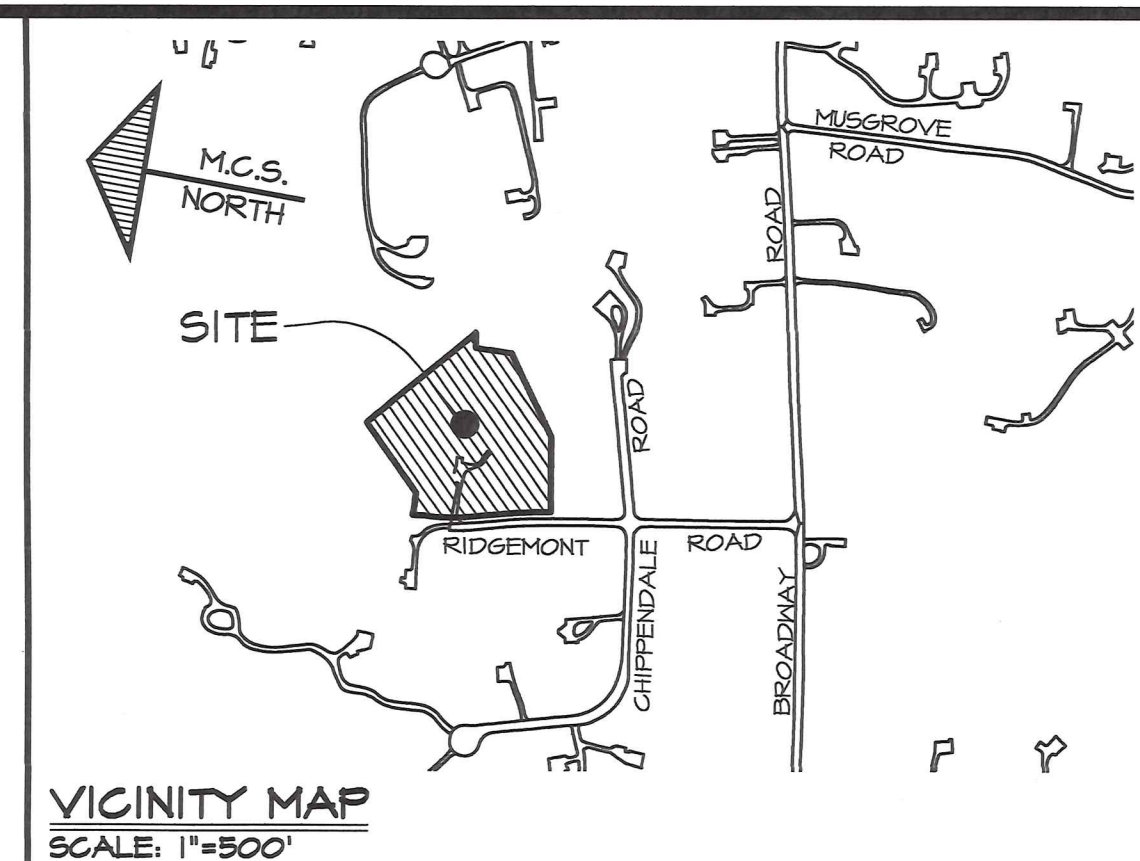
ISSUE / DATE

PROJECT 18013

VIEWS

A114

SHEET OF



SITE DATA:
SITE AREA
NET AREA = 3.45 AC.±

EXISTING ZONING:
RC-5 2.98 AC.±
RC-4 0.47 AC.±
ZONING MAP 050C3

OWNER:
CHRISTOPHER & JESSICA WESTON
11811 RIDGEMONT RD.
LUTHERVILLE, MD 21093
DEED REF 33845/226
TAX #2200028227
TAX MAP 050, GRID 23, PARCEL 371

- ZONING RELIEF REQUESTED:**
- SECTION 400.1 - VARIANCE TO ALLOW AN ACCESSORY BUILDING (DETACHED GARAGE) IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD.
 - SECTION 400.3 - VARIANCE TO ALLOW AN ACCESSORY BUILDING (DETACHED GARAGE) A HEIGHT OF 16.5' IN LIEU OF THE ALLOWED 15'.
- ZONING HISTORY:**
- THERE ARE NO PRIOR ZONING CASES ON THIS PROPERTY.
 - THERE ARE NO PRIOR OR ACTIVE ZONING VIOLATIONS ON THIS PROPERTY.

- GENERAL NOTES:**
- PROPERTY IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
 - THERE ARE NO HISTORIC STRUCTURES LISTED ON THE HISTORIC INVENTORY AS DETERMINED BY THE LANDMARKS PRESERVATION COMMISSION ON SITE.
 - THE PROPERTY IS NOT IN A HISTORIC DISTRICT.
 - PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC.
 - BEARINGS AND DISTANCES SHOWN HEREON TAKEN FROM DEEDS AND PLATS.
 - TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM BALTIMORE COUNTY GIS.
 - OWNER WILL BE FILING FOR A BUILDING PERMIT FOR THE ADDITION IN THE NEXT FEW WEEKS.

2020-0204-A

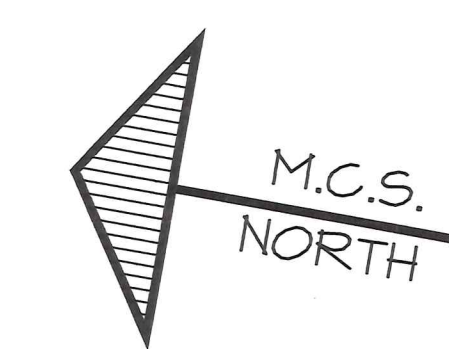
SITE PLAN TO ACCOMPANY PETITION FOR VARIANCES
11811 RIDGEMONT ROAD
AKA LOT 30, SECTION 2, RIDGEMONT WEST
8th ELECTION DISTRICT, 2nd COUNCILMANIC, BALTIMORE COUNTY, MD

THOMAS J. HOFF
LAND DEVELOPMENT CONSULTANTS
LANDSCAPE ARCHITECTS
512 VIRGINIA AVENUE
TOWSON, MARYLAND 21286
410-296-3668 FAX 410-825-3887

SCALE: 1"=30'
DATE: 08/03/20
JOB NO.: 0710-01
DESIGNED: TJH
DRAWN: TJH

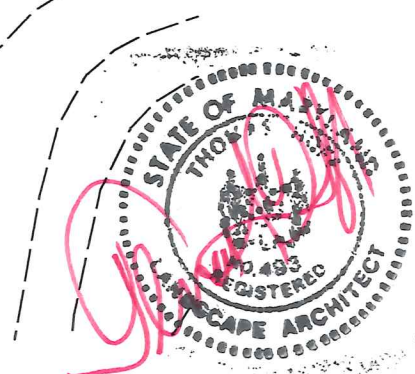
REVISIONS:
DRAWING NUMBER:
SP-1
SHEET 1 OF 1

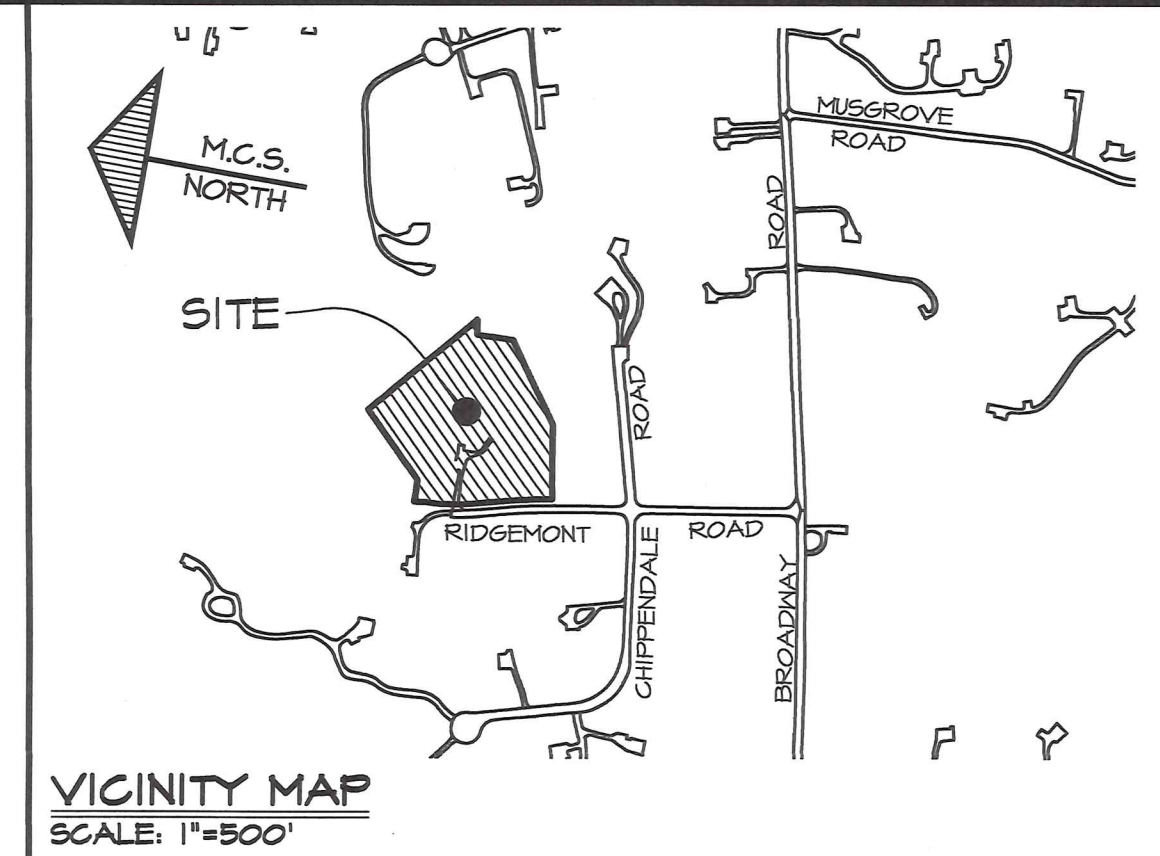
THIS DRAWING WAS MADE IN THE USA



SITE PLAN
SCALE: 1"=30'

Pet
Exhibit #





SITE DATA:
SITE AREA
NET AREA = 3.45 AC.±

EXISTING ZONING:
RC-5 2.98 AC.±
RC-4 0.47 AC.±
ZONING MAP 050C3

OWNER:
CHRISTOPHER & JESSICA WESTON
11811 RIDGEMONT RD.
LUTHERVILLE, MD 21043
DEED REF. 33845/226
TAX #2200028221
TAX MAP 050, GRID 23, PARCEL 3TT

- ZONING RELIEF REQUESTED:**
- SECTION 400.1 - VARIANCE TO ALLOW AN ACCESSORY BUILDING (DETACHED GARAGE) IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD.
 - SECTION 400.3 - VARIANCE TO ALLOW AN ACCESSORY BUILDING (DETACHED GARAGE) A HEIGHT OF 16.5' IN LIEU OF THE ALLOWED 15'.

- ZONING HISTORY:**
- THERE ARE NO PRIOR ZONING CASES ON THIS PROPERTY.
 - THERE ARE NO PRIOR OR ACTIVE ZONING VIOLATIONS ON THIS PROPERTY.

- GENERAL NOTES:**
- PROPERTY IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
 - THERE ARE NO HISTORIC STRUCTURES LISTED ON THE HISTORIC INVENTORY AS DETERMINED BY THE LANDMARKS PRESERVATION COMMISSION ON SITE.
 - THE PROPERTY IS NOT IN A HISTORIC DISTRICT.
 - PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC.
 - BEARINGS AND DISTANCES SHOWN HEREON TAKEN FROM DEEDS AND PLATS.
 - TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM BALTIMORE COUNTY GIS.
 - OWNER WILL BE FILING FOR A BUILDING PERMIT FOR THE ADDITION IN THE NEXT FEW WEEKS.

2020-0204-A

SITE PLAN TO ACCOMPANY PETITION FOR
VARIANCES
11811 RIDGEMONT ROAD
AKA LOT 3C, SECTION 2, RIDGEMONT WEST
8th ELECTION DISTRICT, 2nd COUNCILMANIC, BALTIMORE COUNTY, MD

THOMAS J. HOFF

LAND DEVELOPMENT CONSULTANTS
LANDSCAPE ARCHITECTS
512 VIRGINIA AVENUE
TOWSON, MARYLAND 21286
410-296-3668 FAX 410-825-3827

REVISIONS:

THIS DRAWING WAS MADE IN THE USA

SCALE: 1"=30'

DATE: 08/03/20

JOB NO.: 0710-01

DESIGNED: TJH

DRAWN: TJH

DRAWING NUMBER:

SP-1

SHEET 1 OF 1

SITE PLAN
SCALE: 1"=30'

RIDGEMONT RD.

CHIPPENDALE RD.

CENTERLINE

POB

EX. 2 STY. DWLG.

1328 CHIPPENDALE RD.
ANATOLY & NATALIE
GIMBERG
DEED REF. 17490/454
TAX NO. 081101802

EX. 2 STY. DWLG.

EX. 60' R/W
EX. 24'± PAVING

1330 CHIPPENDALE RD.
STEPHEN & TRACIE FERON
DEED REF. 34054/210
TAX NO. 0820020600

1814 MEYLETON DR.
RANDOLPH BRINTON
DEED REF. 22644/130
TAX NO. 1800001924

1324 CHIPPENDALE RD.
JONATHAN & LISA SODRY
DEED REF. 18261/65
TAX NO. 2300012372

11818 MEYLETON DR.
JOSEPH BELL & ELIZABETH BRIPLEY
DEED REF. 41626/243
TAX NO. 2400000084

LYNN CASEY
DEED REF. 12219/683
TAX NO. 2200028231

PROPOSED ADDITION, SEE GEN. NOTE #7

EX. GARAGE TO
BE REMOVED

PROPOSED
GARAGE

EX. FOREST BUFFER
EASEMENT