

## MEMORANDUM

DATE: December 1, 2020  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2020-0212-A- Appeal Period Expired

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The appeal period for the above-referenced cases expired on November 30, 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 \*

(57 Bellchase Court)

3<sup>rd</sup> Election District \*

2<sup>nd</sup> Council District \*

Ira L. Oring & Nancy L. Oring \*

Petitioners \*

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2020-0212-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, Ira L. Oring and Nancy L. Oring (“Petitioners”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”) § 1B02.3.B to permit a proposed addition with a side yard tract boundary setback of 24 ft. in lieu of the required 35 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. However, it is to be noted that a “Formal Demand” was originally filed on September 4, 2020 by Douglas K. and Susan M. Schehr (who reside at 47 Bellchase Court), although that request was withdrawn on October 20, 2020.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 21, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 10-30-2020

By low

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 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.

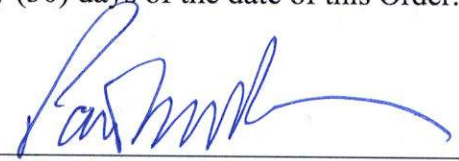
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 30<sup>th</sup> day of **October, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.B of the Baltimore County Zoning Regulations ("BCZR") to permit a proposed addition with a side yard tract boundary setback of 24 ft. in lieu of the required 35 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 10-30-2020 2

By lw



# 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 57 Bellchase Court, Pikesville, MD 21208 Currently zoned DR-3.5  
Deed Reference 10024 / 00690 10 Digit Tax Account # 2100000416  
Owner(s) Printed Name(s) IRA L. ORING & NANCY L. ORING

(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) 1B02.3.B; To permit a proposed addition with a side yard tract boundary setback of 24 feet in lieu of the required 35 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):

|                         |                         |
|-------------------------|-------------------------|
| IRA L. ORING            | NANCY L. ORING          |
| Name #1 – Type or Print | Name #2 – Type or Print |
|                         |                         |
| Signature #1            | Signature #2            |
| 57 Bellchase Court,     | Pikesville, MD          |
| Mailing Address         | City State              |
| 21208                   | 410-952-0460            |
| Zip Code                | Telephone #             |
|                         | Nancy.Oring2@gmail.com  |
|                         | 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:

Rebecca Levin Kent, AIA - Project Architect  
Name – Type or Print \_\_\_\_\_  
Signature   
15 Greenspring Valley Road Owings Mills, MD  
Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_  
21117 443-854-5204 Becky@LevinBrown.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 10 day of August, 2020 that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0212-A Filing Date 8/19/2020 Estimated Posting Date 8/23/2020 Reviewer gh

# 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: 57 Bellchase Court, Pikesville, MD 21208  
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)**

In order to locate a first floor master suite addition to support ageing in place, we wish to reduce the rear yard setback (SOUTH) from 35ft to 24ft

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

Signature of Owner (Affiant)

IRA L. ORING

Name- Print or Type

Signature of Owner (Affiant)

NANCY L. ORING

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 11<sup>th</sup> day of August, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

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

AS WITNESS my hand and Notaries Seal



Signature of Notary Public

My Commission Expires

ZONING PROPERTY DESCRIPTION FOR 57 BELLCHASE COURT, PIKESVILLE,  
MD 21208

\*Beginning at a end point on the south side of Bellchase Court which is 48 feet wide at a distance of approximately 2,204 feet south west of the centerline of the nearest improved intersecting Valley Gate Way which is 48 feet wide.

Being Lot #31, Map: 0068, Grid: 0013, Parcel:  
0542, Neighborhood 3030030.04 as recorded in Baltimore County Plat Book #0057 Folio #0035, containing 0.40 AC. Located in 3rd Election district and 2nd Council District.

2020-0212-A

**Kristen L Lewis**

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**From:** Douglas Schehr <dschehr27@verizon.net>  
**Sent:** Tuesday, October 20, 2020 8:41 AM  
**To:** Kristen L Lewis  
**Cc:** ira.oring@gmail.com  
**Subject:** Zoning Variance

**CAUTION:** This message from dschehr27@verizon.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

RE: Zoning case number, 2020-0212A  
57 Bellchase Court, Pikesville, MD 21208

We are writing to formally withdraw our demand for hearing for the variance request listed above. We have had the opportunity to speak with our neighbors at 57 Bellchase Court and gain a better understanding of what they intend to build which led to the need of a variance. Based on that, we no longer have an objection to their plan. Please let me know if anything additional is needed to withdraw the demand for hearing.

Thank you

Douglas and Susan Schehr  
47 Bellchase Court  
Pikesville, MD 21208

cc: Ira Oring



**FORMAL DEMAND  
FOR HEARING**

CASE NUMBER: 2020-0212-A

Property Address: 57 Bellchase Ct.  
Pikesville, MD 21208

Legal Owners (Petitioners): Ira Oring &  
Nancy Oring

TO THE ADMINISTRATIVE LAW JUDGE  
OF BALTIMORE COUNTY:

I/We Susan & Douglas Schehr  
Name - Type or Print

the ☒ Owners or ( ) Occupants of  
47 Bellchase Ct  
Address

Pikesville MD 21208  
City State Zip Code

410 409 8942  
Telephone Number

which is located approximately 80 feet from the  
property (must be within 1000 ft. of subject property), which is  
subject of the above petition, **do hereby submit a formal  
demand for a public hearing regarding this matter.**

**I/WE HAVE SUBMITTED THE REQUIRED PROCESSING FEE  
FOR THIS DEMAND AND REQUEST THAT A HEARING BE  
SCHEDULED FOR THE SUBJECT PETITION.**

Douglas Schehr 9/4/20  
Signature Date

Susan Schehr 9/4/20  
Signature Date

# CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 8/21/2020

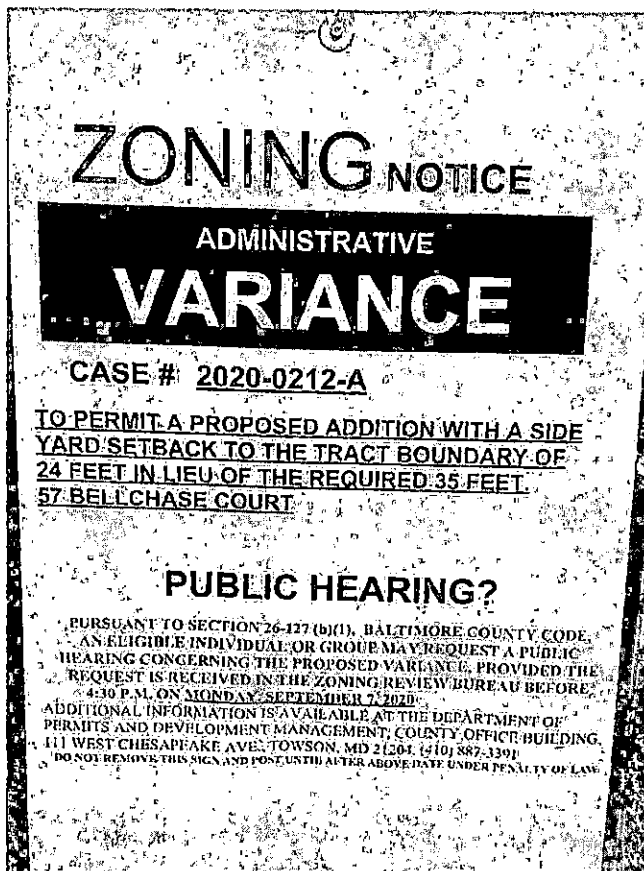
Case Number: 2020-0212-A

Petitioner / Developer: IRA L. ORING & NANCY L. ORING

Date of Closing: SEPTEMBER 7, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:  
57 BELLCHASE COURT

The sign(s) were posted on: AUGUST 21, 2020



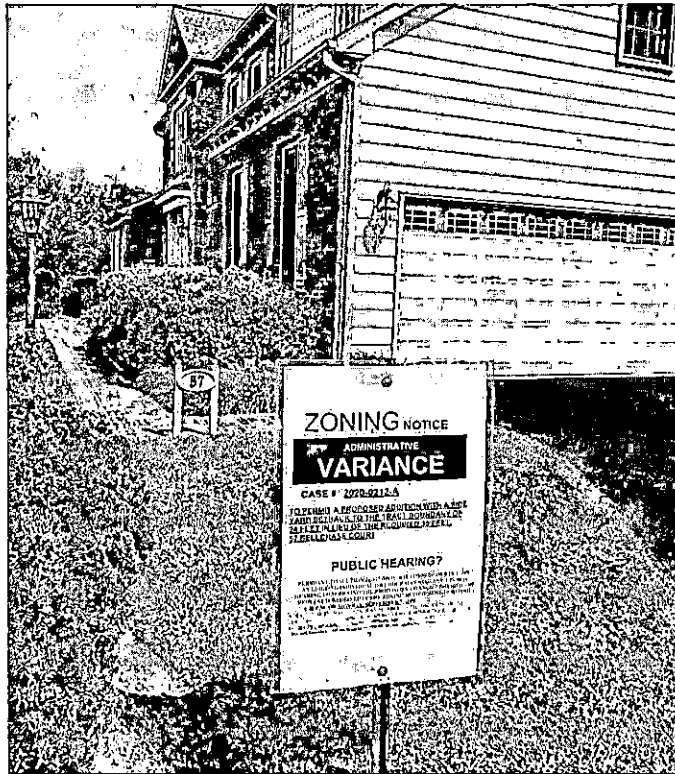
Linda O'Keefe  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

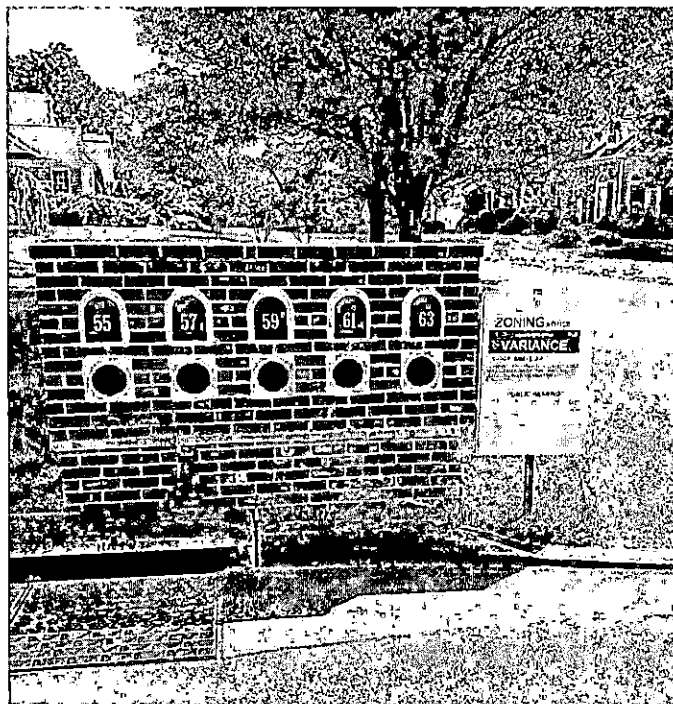
523 Penny Lane  
(Street Address of Sign Poster)

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

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



Background Photo 1<sup>st</sup> Sign @ 57 Bellchase Court ~ 8/21/2020



Background Photo 2<sup>nd</sup> Sign @ 57 Bellchase Court ~ 8/21/2020  
CASE # 2020-0212-A

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2020- 0212 -A Address 57 Bellechase Court 21208

Contact Person: Gary Hucik Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 8/19/2020 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- 0212 -A Address 57 Bellechase Court 21208

Petitioner's Name Ira L Oring & Nancy L Oring Telephone 410-952-0460

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

Wording for Sign: To Permit a propose addition with a with side yard set back to the tract boundary of 24 feet in lieu of the required 35 feet.

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/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.**

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**For Newspaper Advertising:**

Case Number: 2020 - 0212-A

Property Address: 57 Bellchase Court, Pikesville, MD 21208

Property Description: Deed Reference 10024 / 00690

Legal Owners (Petitioners): IRA L. ORING & NANCY L. ORING

Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

Name: IRA L. ORING & NANCY L. ORING

Company/Firm (if applicable): \_\_\_\_\_

Address: 57 Bellchase Court, Pikesville, MD 21208

Telephone Number: 410-952-3929

Nancy.Oring2@gmail.com

Revised 7/9/2015

DOUGLAS K. SCHEHR 01-85  
SUSAN M. SCHEHR  
47 BELLCHASE COURT  
BALTIMORE, MD 21208

7-11  
520 6439

8885

DATE

9/4/2020

SECURED BY  
E-ZSHIELD

PAY TO THE  
ORDER OF

Baltimore County

\$60.00

City

M&T Bank

DOLLARS

MyChoice Plus

MEMO

Var 2020-0212-A

*Douglas K. Schehr*

NP

0520001131

1257615418885

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

No. 199682

Date: 9/4/2020

| Fund | Dept | Unit | Sub Unit | Rev     |     | Sub  |     | Dept | Obj | BS Acct | Amount |
|------|------|------|----------|---------|-----|------|-----|------|-----|---------|--------|
|      |      |      |          | Source/ | Obj | Rev/ | Sub |      |     |         |        |
| 001  | 806  | 0000 |          | (15)    |     |      |     |      |     |         | 60.00  |
|      |      |      |          |         |     |      |     |      |     |         |        |
|      |      |      |          |         |     |      |     |      |     |         |        |
|      |      |      |          |         |     |      |     |      |     |         |        |
|      |      |      |          |         |     |      |     |      |     |         |        |

Total:

60.00

Rec

From:

Douglas K Schehr

For:

2020-0212-A (Formal Demand)

57 Bellchase Ct 21208

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S  
VALIDATION

**VOID VOID VOID**

**NANCY L. ORING  
IRA L. ORING**  
57 BELLCHASE COURT  
PIKESVILLE, MD 21208  
nancy.oring2@gmail.com

**BANK OF AMERICA**  
108 OLD COURT ROAD  
PIKESVILLE, MD 21208

14628

PAY TO THE  
ORDER OF

*Baltimore County, MD*

\$ *75.00*  
00/100  
DOLLARS

*Seventy-Five*

WEALTH MANAGEMENT BANK

*57 Bellchase Court*  
MEMO *Tax Account # 21000000.416*

*Nancy L. Oring*  
AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑈014628⑈ ⑆052001633⑆ 003931313643⑈

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

No. 199617

Date: *8/19/2020*

| Fund       | Dept       | Unit        | Sub Unit | Rev Source/ Obj | Sub Rev/ Sub Obj | Dept | Obj | BS Acct | Amount    |
|------------|------------|-------------|----------|-----------------|------------------|------|-----|---------|-----------|
| <i>001</i> | <i>800</i> | <i>0000</i> |          | <i>0150</i>     |                  |      |     |         | <i>75</i> |
|            |            |             |          |                 |                  |      |     |         |           |
|            |            |             |          |                 |                  |      |     |         |           |
|            |            |             |          |                 |                  |      |     |         |           |
|            |            |             |          |                 |                  |      |     |         |           |

Total: *75*

Rec From: *Nancy L Oring & Ira L Oring*

For: *57 Bellchase Ct*

*2020-0212-A*

**CASHIER'S  
VALIDATION**

**DISTRIBUTION**

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



JOHN A. OLSZEWSKI, JR.  
*County Executive*

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

September 7, 2020

Rebecca Levin Kent,  
15 Greenspring Valley Road  
Owings Mills MD 21117

RE: Case Number: 2020-0212-A, 57 Bellchase 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 August 19, 2020. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

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 1, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0212-A  
Address 57 Bellchase Court  
(Oring Property)

Zoning Advisory Committee Meeting of **August 24, 2020**.

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

Reviewer: Steve Ford



STATE HIGHWAY  
ADMINISTRATION

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

October 7, 2020

Ms. Kristen Lewis  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request Administrative Variance Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2020-0212-A, Ira Oring & Nancy L. Oring, 57 Bellchaser Ct.

Should you have any questions regarding this matter, please contact Mr. Steven Autry at 410-229-2335, by using our toll-free number in Maryland only at 1-800-735-2258 (x2335) or via email at [sautry@mdot.maryland.gov](mailto:sautry@mdot.maryland.gov).

Sincerely,



Wendy Wolcott, P.L.A.  
Metropolitan District Engineer  
Maryland Department of Transportation  
State Highway Administration  
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: September 1, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0212-A  
Address 57 Bellchase Court  
(Oring Property)

Zoning Advisory Committee Meeting of **August 24, 2020.**

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

Reviewer: Steve Ford

CASE NO. 2020-

Formal Demand  
per Jenae on  
9-10  
0262ACHECKLISTComment  
ReceivedDepartmentSupport/Oppose/  
Conditions/  
Comments/  
No Comment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent \_\_\_\_\_)

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

Douglas + Susan Schehr - formal demand but then w/d

ZONING VIOLATION

(Case No. \_\_\_\_\_)

PRIOR ZONING

(Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT

Date: \_\_\_\_\_

SIGN POSTING (1<sup>st</sup>)Date: 8-21-20 by O'KeefeSIGN POSTING (2<sup>nd</sup>)

Date: \_\_\_\_\_ by \_\_\_\_\_

PEOPLE'S COUNSEL APPEARANCE

Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes ☐ No ☐

Comments, if any: \_\_\_\_\_

## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| View Map                                                             | View GroundRent Redemption               | View GroundRent Registration                                              |
|----------------------------------------------------------------------|------------------------------------------|---------------------------------------------------------------------------|
| <b>Special Tax Recapture:</b> None                                   |                                          |                                                                           |
| <b>Account Identifier:</b> District - 03 Account Number - 2100000416 |                                          |                                                                           |
| <b>Owner Information</b>                                             |                                          |                                                                           |
| <b>Owner Name:</b>                                                   | ORING IRA L<br>ORING NANCY L             | <b>Use:</b> RESIDENTIAL<br><b>Principal Residence:</b> YES                |
| <b>Mailing Address:</b>                                              | 57 BELLCHASE COURT<br>BALTIMORE MD 21208 | <b>Deed Reference:</b> /10024/ 00690                                      |
| <b>Location &amp; Structure Information</b>                          |                                          |                                                                           |
| <b>Premises Address:</b>                                             | 57 BELLCHASE CT<br>BALTIMORE 21208-      | <b>Legal Description:</b> .404 AC<br>57 BELLCHASE COURT SS<br>VALLEY GATE |
| <b>Map:</b> 0068                                                     | <b>Grid:</b> 0013                        | <b>Parcel:</b> 0542                                                       |
| <b>Neighborhood:</b> 3030030.04                                      | <b>Subdivision:</b> 0000                 | <b>Section:</b> 2                                                         |
| <b>Block:</b>                                                        | <b>Lot:</b> 31                           | <b>Assessment Year:</b> 2020                                              |
| <b>Plat No:</b> 2                                                    |                                          | <b>Plat Ref:</b> 0057/ 0035                                               |
| <b>Town:</b> None                                                    |                                          |                                                                           |
| <b>Primary Structure Built</b>                                       | <b>Above Grade Living Area</b>           | <b>Finished Basement Area</b>                                             |
| 1993                                                                 | 3,600 SF                                 | 642 SF                                                                    |
| <b>Property Land Area</b>                                            | <b>County Use</b>                        |                                                                           |
| 17,598 SF                                                            | 04                                       |                                                                           |
| <b>Stories</b>                                                       | <b>Basement</b>                          | <b>Type</b>                                                               |
| 2                                                                    | YES                                      | STANDARD UNIT                                                             |
| <b>Exterior</b>                                                      | <b>Quality</b>                           | <b>Full/Half Bath</b>                                                     |
| SIDING/                                                              | 5                                        | 4 full/ 1 half                                                            |
| <b>Garage</b>                                                        | <b>Last Notice of Major Improvements</b> |                                                                           |
| 2 Attached                                                           |                                          |                                                                           |
| <b>Value Information</b>                                             |                                          |                                                                           |
|                                                                      | <b>Base Value</b>                        | <b>Value</b>                                                              |
|                                                                      |                                          | As of 01/01/2020                                                          |
| <b>Land:</b>                                                         | 167,000                                  | 167,000                                                                   |
| <b>Improvements</b>                                                  | 407,400                                  | 411,800                                                                   |
| <b>Total:</b>                                                        | 574,400                                  | 578,800                                                                   |
| <b>Preferential Land:</b>                                            | 0                                        | 0                                                                         |
|                                                                      |                                          | <b>Phase-in Assessments</b>                                               |
|                                                                      |                                          | As of 07/01/2020                                                          |
|                                                                      |                                          | As of 07/01/2021                                                          |
|                                                                      |                                          | 575,867                                                                   |
|                                                                      |                                          | 577,333                                                                   |
| <b>Transfer Information</b>                                          |                                          |                                                                           |
| <b>Seller:</b> NVHOMES LIMITED PARTNERSHIP                           | <b>Date:</b> 09/21/1993                  | <b>Price:</b> \$394,750                                                   |
| <b>Type:</b> ARMS LENGTH IMPROVED                                    | <b>Deed1:</b> /10024/ 00690              | <b>Deed2:</b>                                                             |
| <b>Seller:</b> SEVEN COURTS DEVELOPMENT                              | <b>Date:</b> 06/03/1993                  | <b>Price:</b> \$115,000                                                   |
| <b>Type:</b> ARMS LENGTH IMPROVED                                    | <b>Deed1:</b> /09792/ 00000              | <b>Deed2:</b>                                                             |
| <b>Seller:</b> VALLEY GATE LIMITED PARTNERSHIP                       | <b>Date:</b> 02/11/1988                  | <b>Price:</b> \$0                                                         |
| <b>Type:</b> NON-ARMS LENGTH OTHER                                   | <b>Deed1:</b> /07791/ 00330              | <b>Deed2:</b>                                                             |
| <b>Exemption Information</b>                                         |                                          |                                                                           |
| <b>Partial Exempt Assessments:</b>                                   | <b>Class</b>                             | <b>07/01/2020</b>                                                         |
| <b>County:</b>                                                       | 000                                      | 0.00                                                                      |
| <b>State:</b>                                                        | 000                                      | 0.00                                                                      |
| <b>Municipal:</b>                                                    | 000                                      | 0.00 0.00                                                                 |
| <b>Special Tax Recapture:</b> None                                   |                                          |                                                                           |
| <b>Homestead Application Information</b>                             |                                          |                                                                           |
| <b>Homestead Application Status:</b> No Application                  |                                          |                                                                           |
| <b>Homeowners' Tax Credit Application Information</b>                |                                          |                                                                           |
| <b>Homeowners' Tax Credit Application Status:</b> No Application     |                                          |                                                                           |
| <b>Date:</b>                                                         |                                          |                                                                           |

# ZAC AGENDA

---

**Case Number:** 2020-0212-A      **Reviewer:** Gary Hucik  
**Existng Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL  
**Type:** ADMINISTRATIVE VARIANCE  
**Legal Owner:** IRA L. Oring & Nancy L. Oring  
**Contract Purchaser:** No Contract Purchaser was set.

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

**Property Address:** 57 BELLCHASE CT

**Location:** South side of Bellchase Court South West 2,204 feet to the center line of Valley Gate Way.

**Existing Zoning:** DR 3.5

**Area:** .40 AC

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

1B02.3.B; To permit a proposed addition with a side yard tract boundary setback of 24 feet in lieu of the required 35 feet.

**Attorney:** Not Available

**Prior Zoning Cases:** None

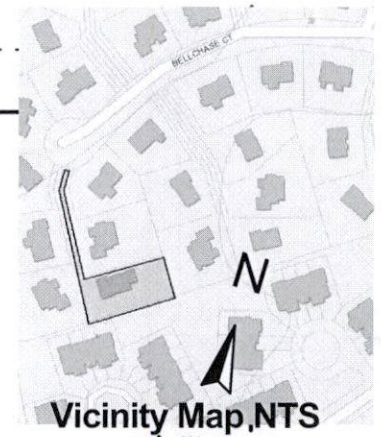
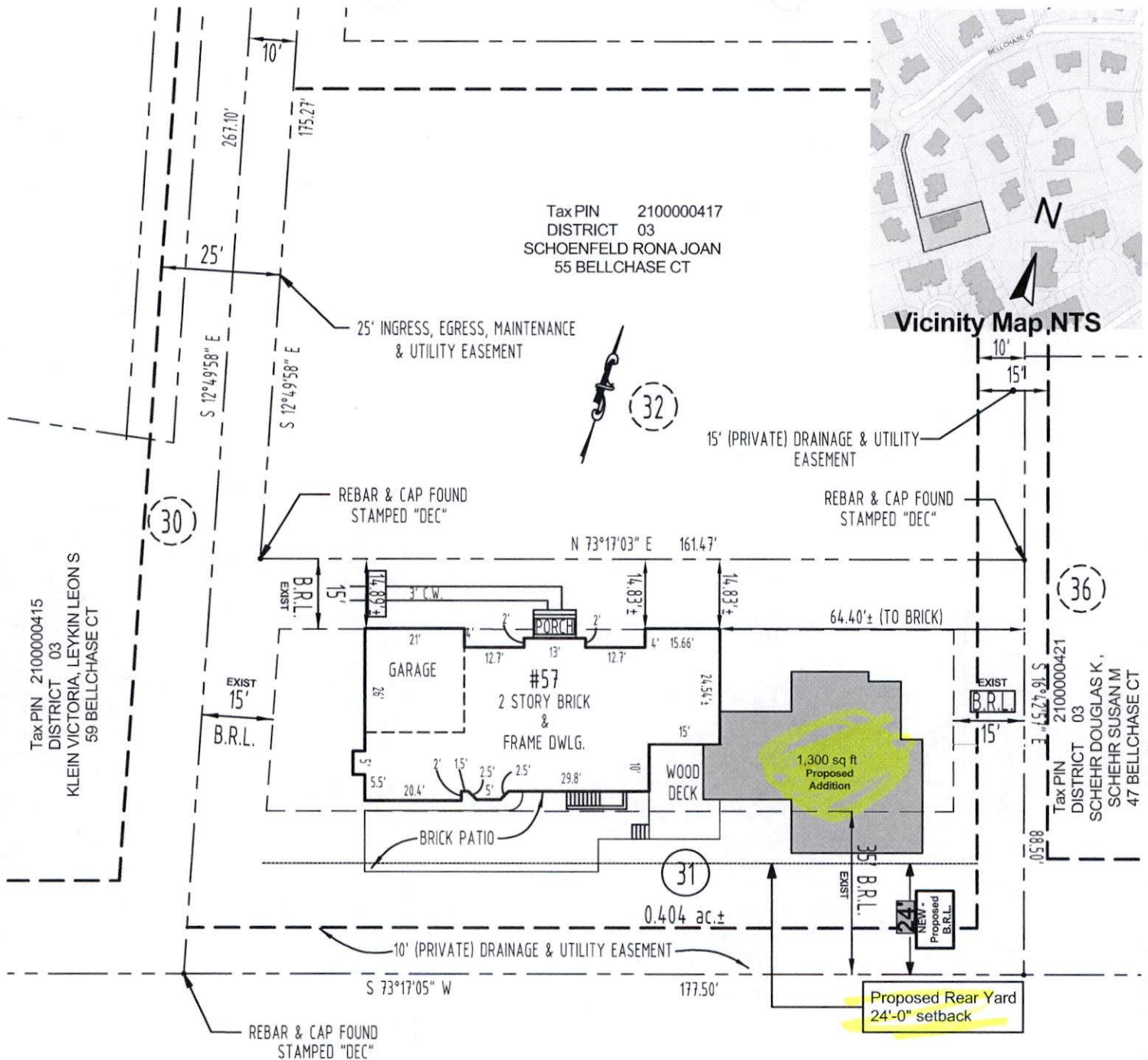
**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:** 09/07/2020

**Miscellaneous Notes:**

---



1 Site Plan  
SCALE: 1" = 30'

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

ADDRESS: 57 BELLCHASE COURT, PIKESVILLE, MD 21208

OWNERS NAME: IRA L. ORING & NANCY L. ORING

Subdivision Name: VALLEY GATE Lot #: 31 Block #: \_\_\_\_\_ Section #: 2

Plat Book #: 0057 Folio #: 0035 10 Digit Tax #: 2100000416

Deed Reference #: /10024/ 00690



Levin/Brown & Associates, Inc.

15 Greenspring Valley Road  
Owings Mills, Maryland 21117-4101  
Telephone: (410) 581-0104, Fax: (410) 581-0108  
www.levinbrown.com

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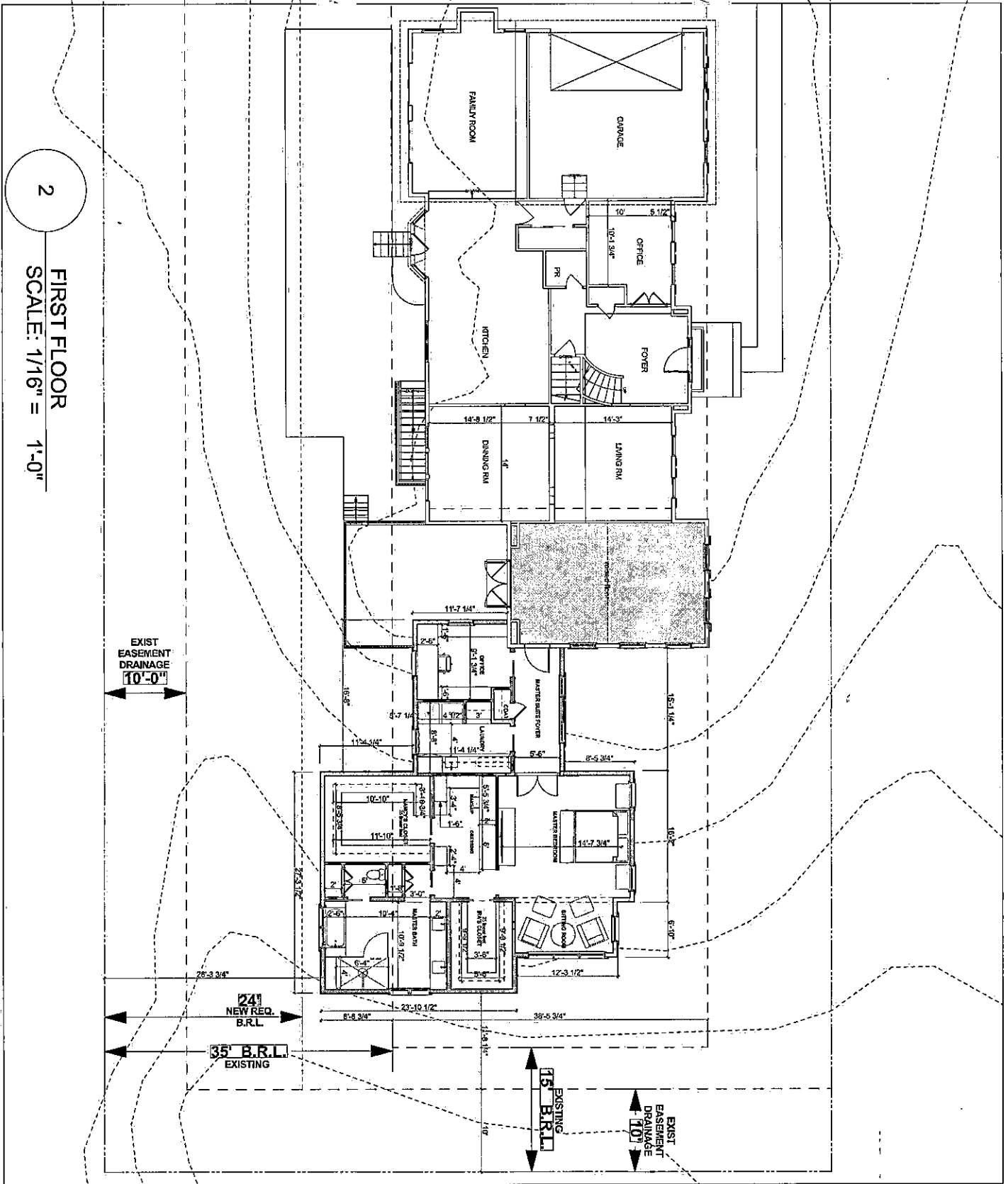
ZONING MAP #  
SITE ZONED: DR 3.5  
ELECTION DISTRICT: 3  
COUNCIL DISTRICT: 02  
LOT AREA ACREAGE: 0.40 AC  
or SQUARE FEET: 17,598 SF  
Tax Map 0068 Parcel 0542  
HISTORIC ? NO  
IN CBQA? NO  
IN FLOOD PLAIN? NO  
UTILITIES? MARK WITH X  
WATER IS:  
PUBLIC ☒ PRIVATE \_\_\_\_\_  
SEWER IS:  
PUBLIC ☒ PRIVATE \_\_\_\_\_  
PRIOR HEARING? \_\_\_\_\_  
CASE NUMBER: \_\_\_\_\_

DRAWN BY: REBECCA L KENT, AIA  
DATE: 08/09/2020

2020-0212-A

Per. Exh. 1





2  
FIRST FLOOR  
SCALE: 1/16" = 1'-0"

8/10/2020, 10:18 PM, C:\Users\becky\LBACheckmate - Levin Brown\2620 Oring\1010Oring 57 Belchase Court scheme D-SD variance\roof 2.pln, © Levin/Brown & Associates, Inc.

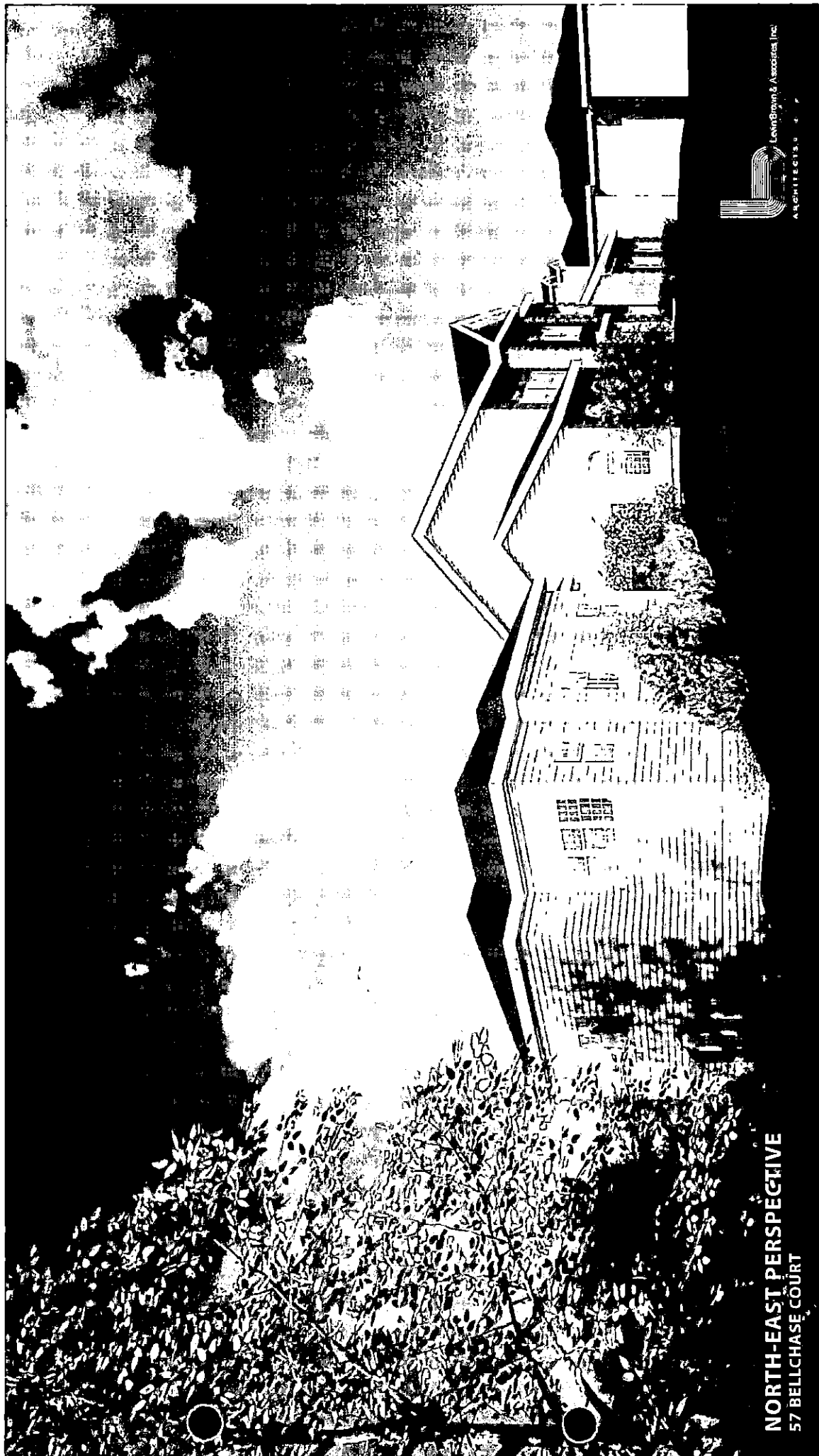
|       |                                                                                                                                                                                                            |                             |                   |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------|
| A-104 |  <div>Levin/Brown<br/>&amp; Associates, Inc.</div> <div>ARCHITECTS © Copyright Levin/Brown &amp; Associates, Inc.</div> | Oring Residence             | PROJECT<br>NUMBER |
|       |                                                                                                                                                                                                            | First Floor Master Addition | 2620              |
|       |                                                                                                                                                                                                            | <hr/>                       | ISSUE DATE        |
|       |                                                                                                                                                                                                            | FIRST FLOOR PLAN            | 07/21/2020        |

2020-0212-A



**NORTH PERSPECTIVE**  
57 BELLCHASE COURT

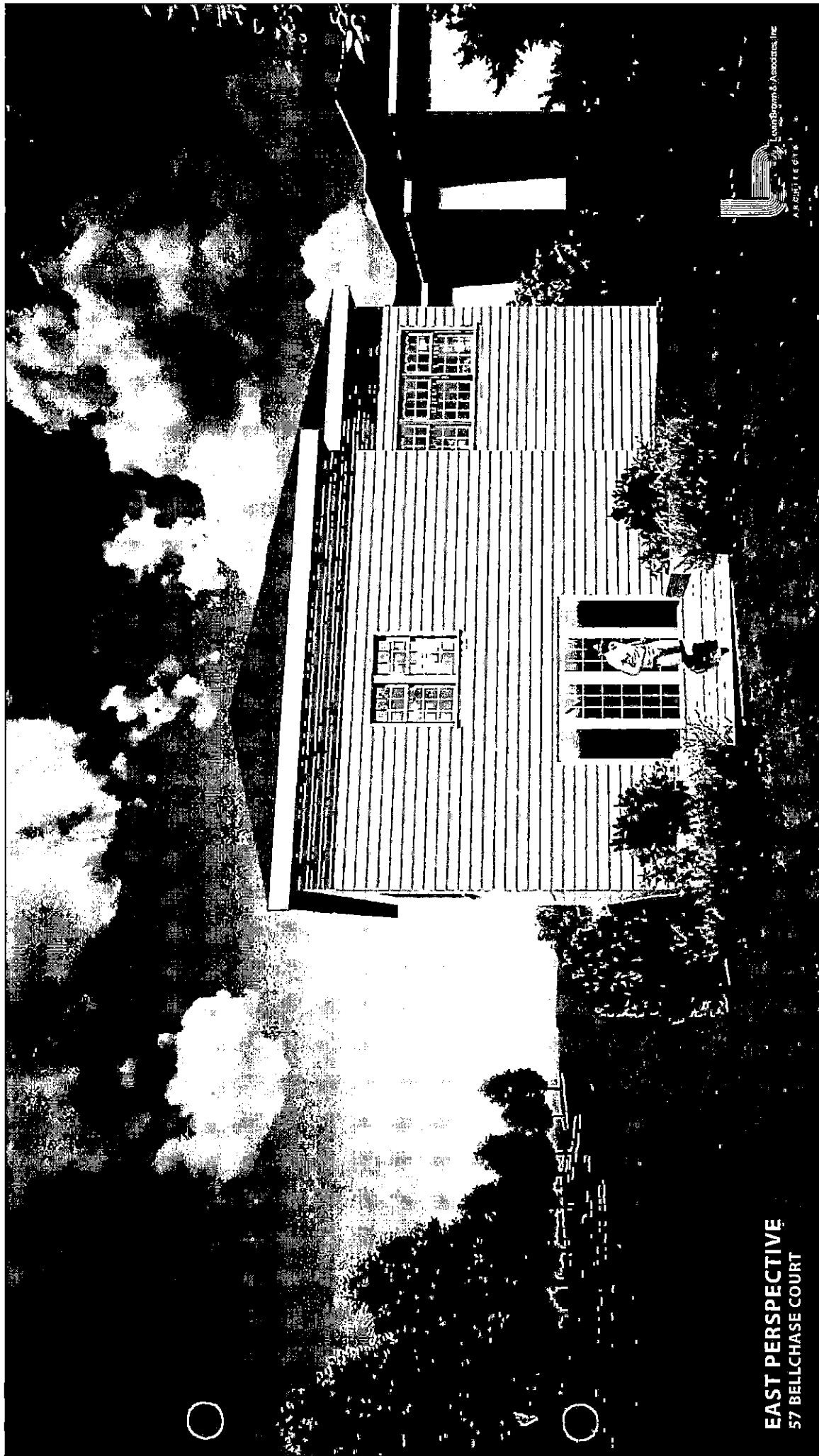
 **Levin Brown & Associates, Inc.**  
ARCHITECTS



**NORTH-EAST PERSPECTIVE**  
57 BELLCHASE COURT



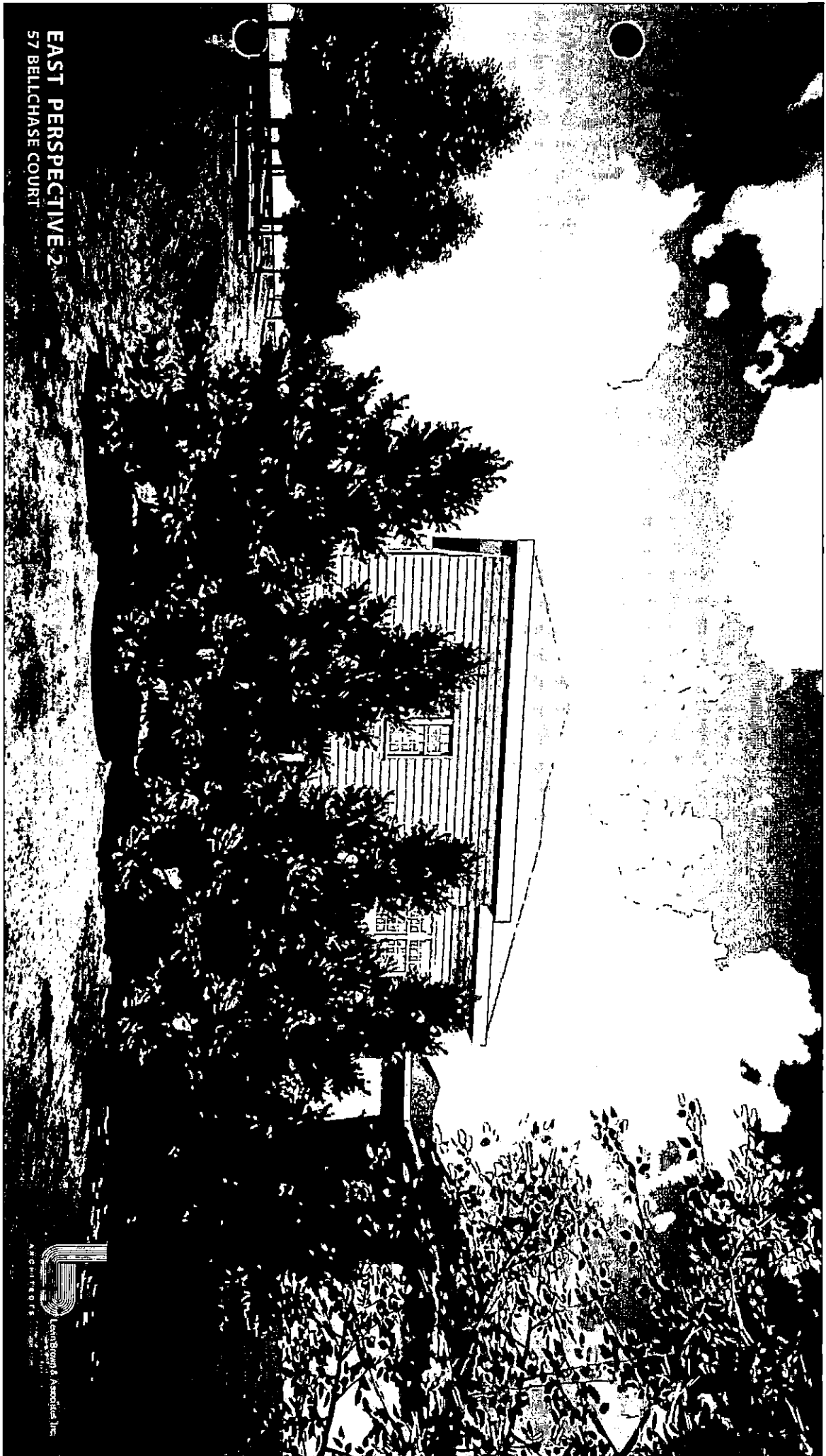
7-20-00-A

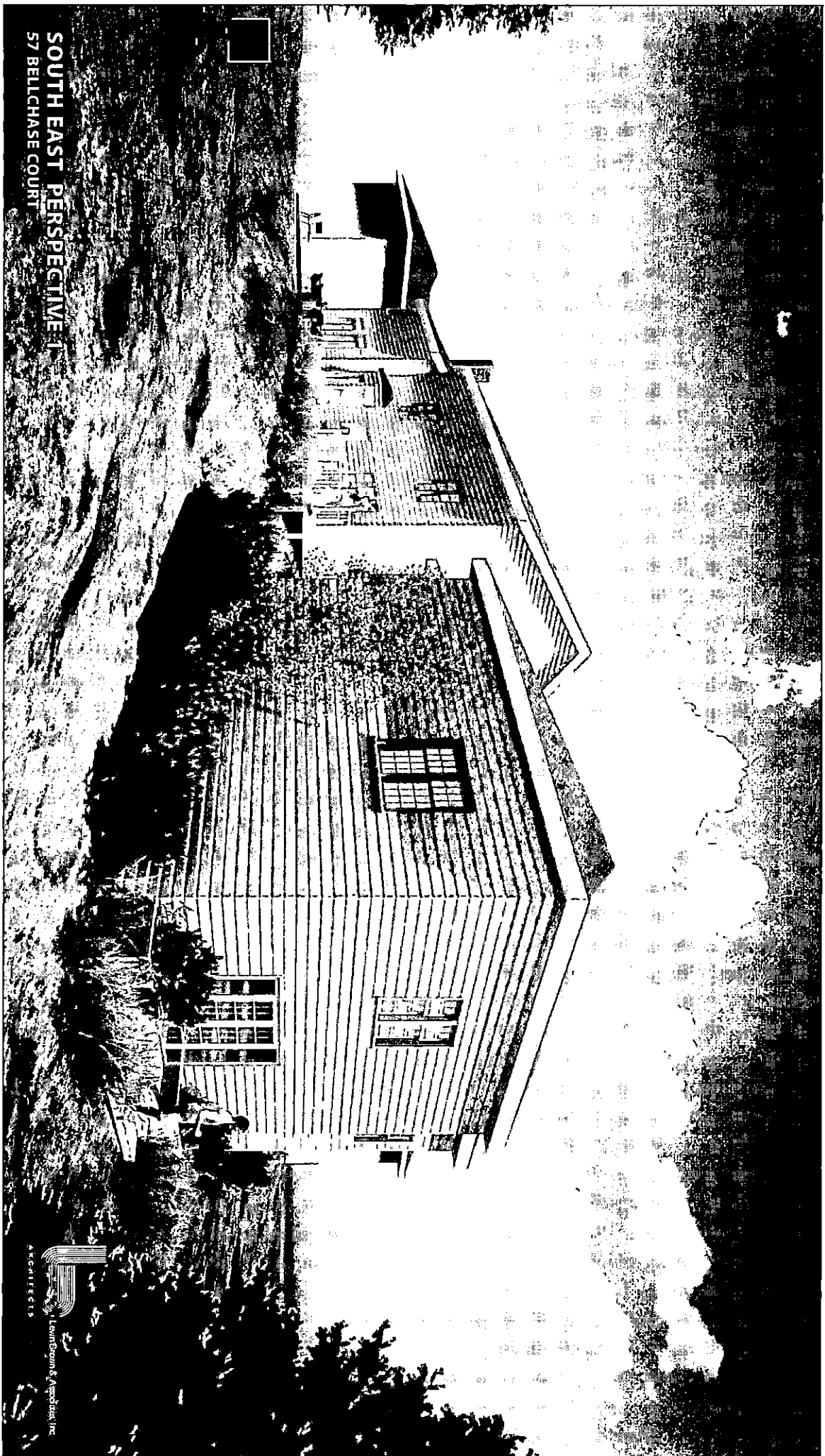


LEVINSON & ASSOCIATES, INC.  
ARCHITECTS

EAST PERSPECTIVE  
57 BELLCHASE COURT

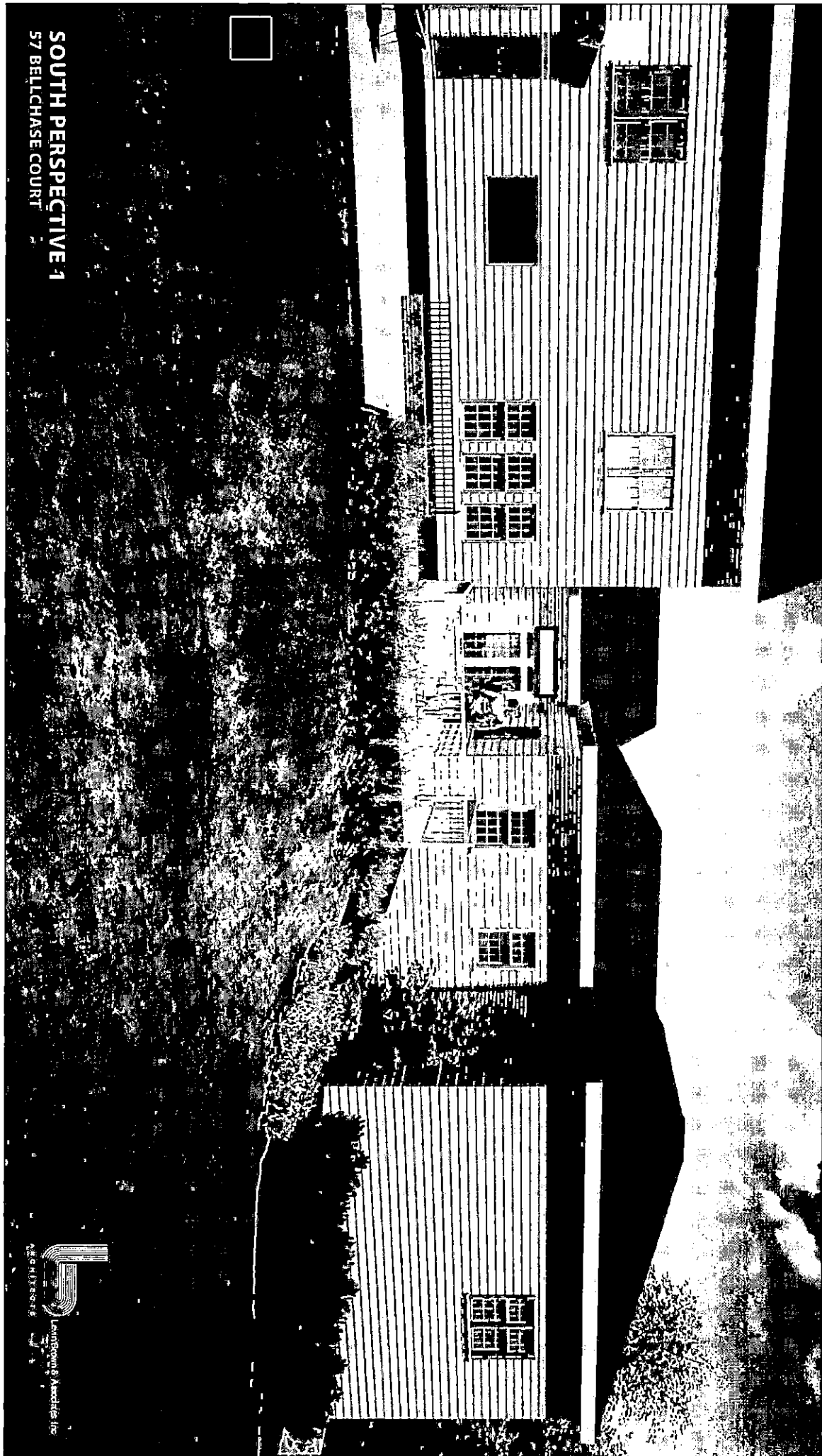
EAST PERSPECTIVE 2  
57 BELLCHASE COURT





SOUTH EAST PERSPECTIVE  
57 BELLCCHASE COURT

**SOUTH PERSPECTIVE - 1**  
**57 BELCHCHASE COURT**



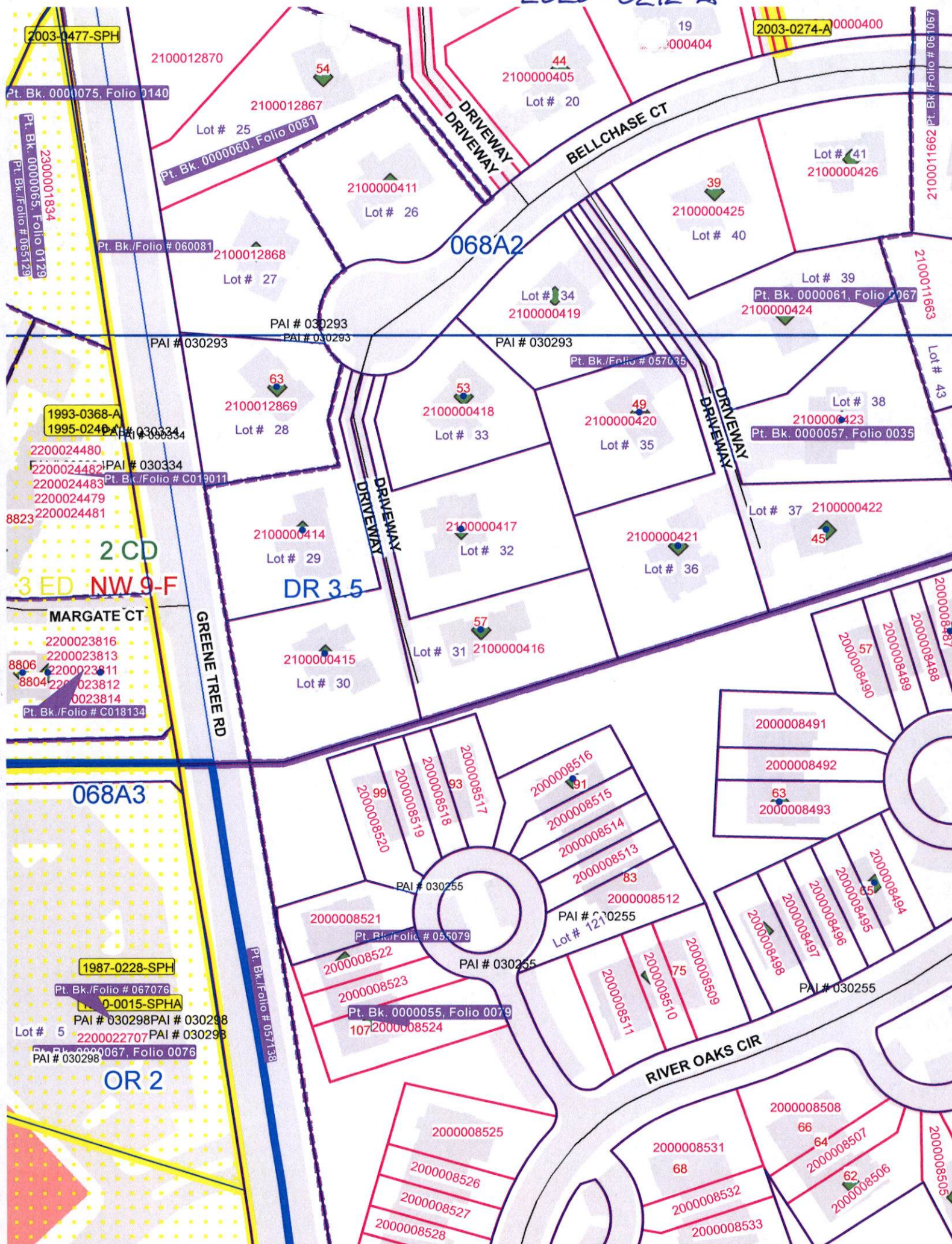


SOUTHWEST PERSPECTIVE - I  
5700 HIGHLAND COURT

WESTPERSPECTIVE-1  
57 BELLCHASE COURT

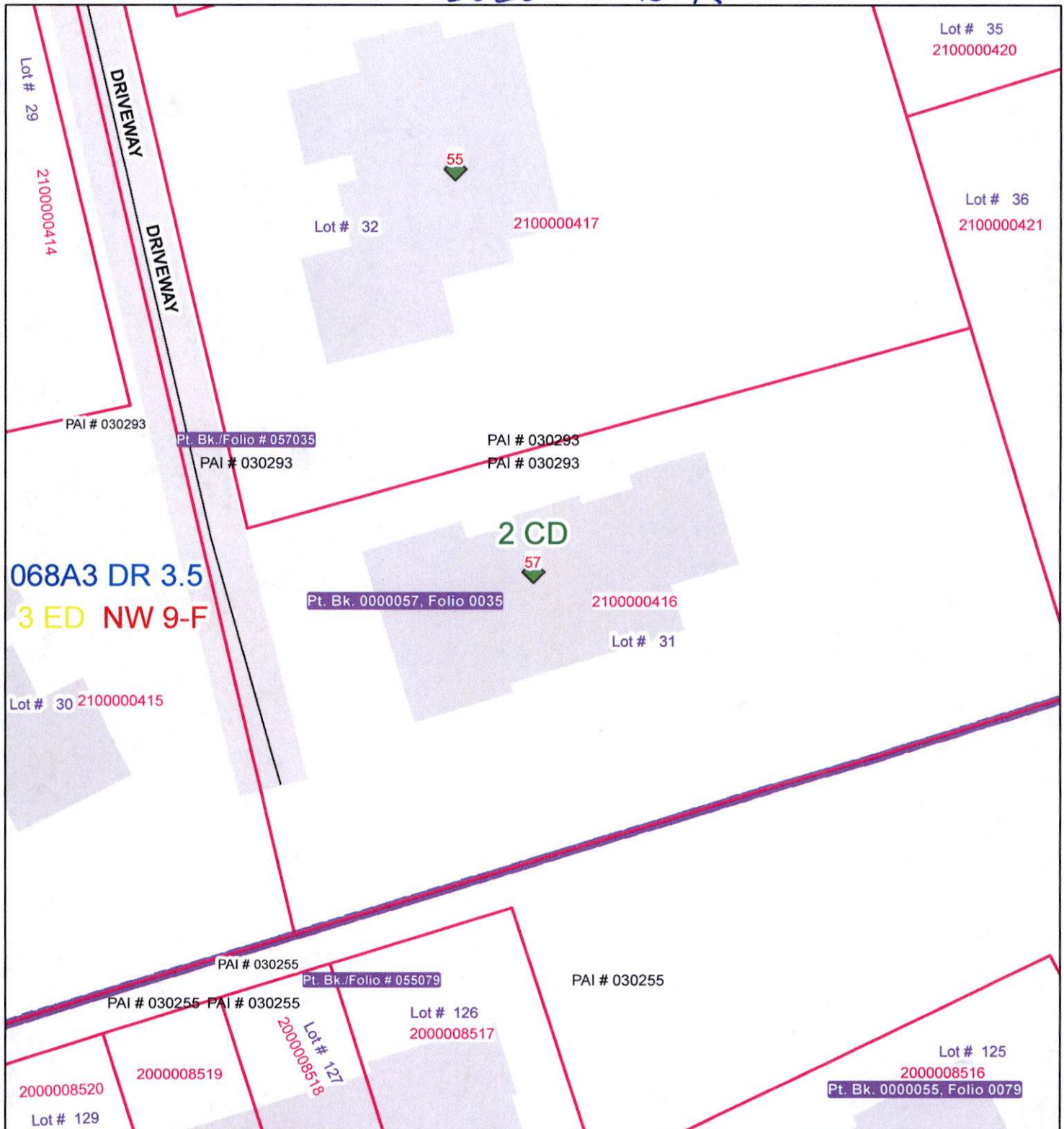


  
Lavin & Brown Associates, Inc.  
ARCHITECTS, P.C.



Enter Property Address Here

2020-0212-A



Publication Date: 8/19/2020



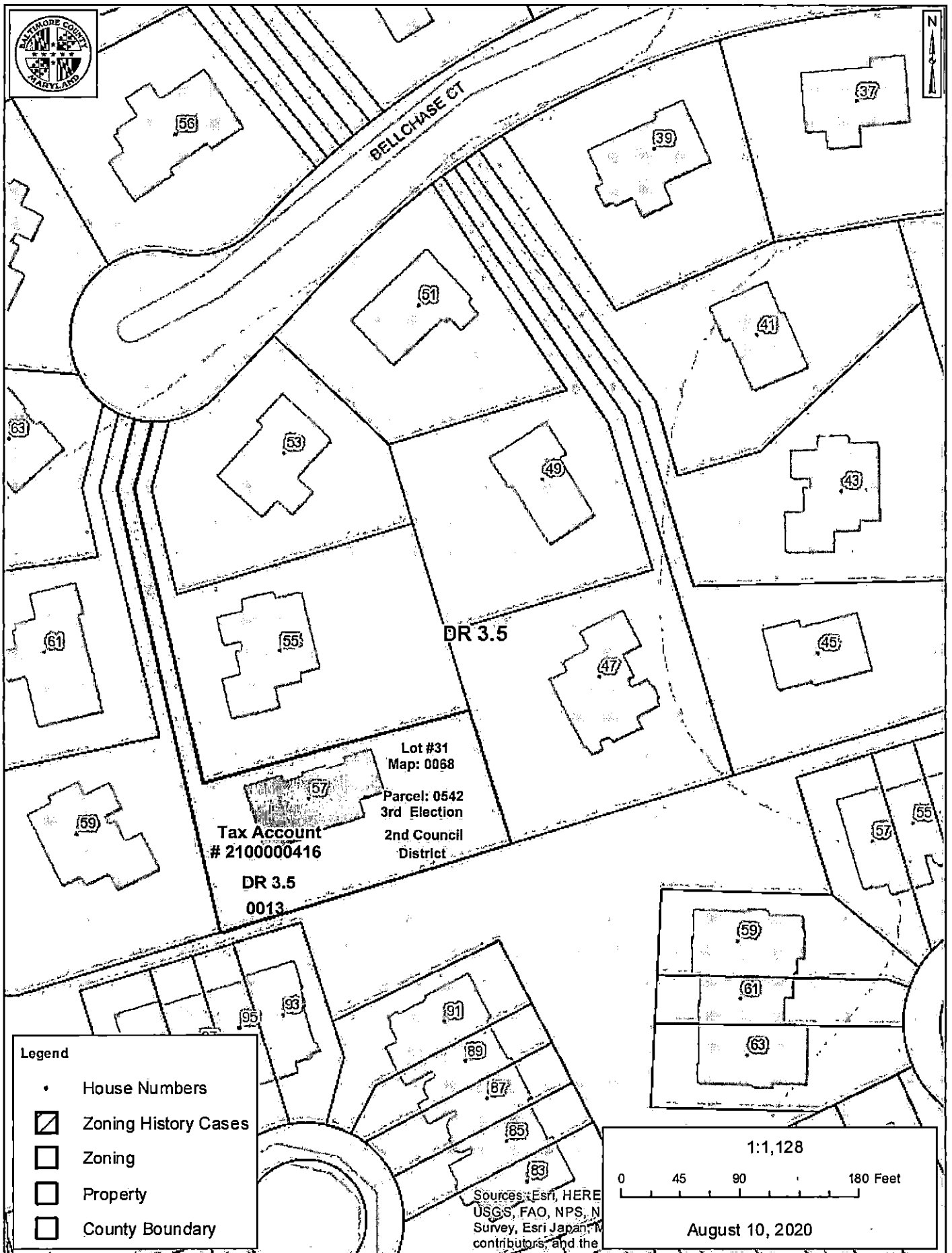
Publication Agency: Permits, Approvals & Inspections  
Projection/Datum: Maryland State Plane,  
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40  
Feet

1 inch = 30 feet

# Baltimore County - My Neighborhood



## Legend

- House Numbers
- ☒ Zoning History Cases
- ☐ Zoning
- ☐ Property
- ☐ County Boundary

1:1,128  
0 45 90 180 Feet

August 10, 2020

Sources: Esri, HERE  
USGS, FAO, NPS, N  
Survey, Esri Japan, M  
contributors, and the

REQUIRE  
UPDATED  
PROVIDE

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THEIR HC

PROVISORY SE

5. OFFST  
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4. OPEN  
TOT

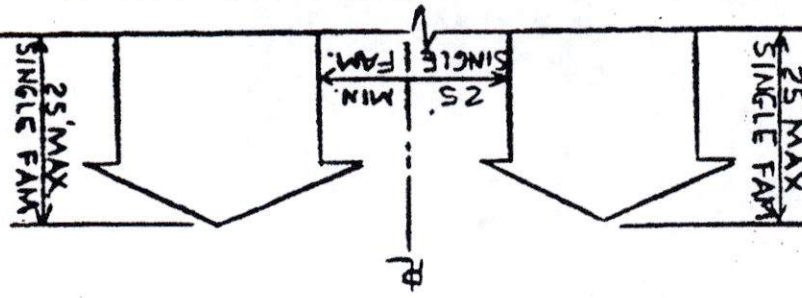
1. TOTAL  
2. EXISTIN  
3. DENSIT  
TOT

SECTION:

13. A LANDSCAPE PLAN WILL BE REVIEWED AND APPROVED BY THE OFFICE OF PLANNING AND ZONING PRIOR TO ISSUANCE OF A BUILDING PERMIT
14. CRG APPROVAL DATE: 7/3/86-AMENDED 4/27/87
15. TRASH COLLECTION BY BALTIMORE COUNTY IN R/W.
16. WAIVER OF CRG PLAN FOR REVISED LOT LAYOUT APPROVED: 3/19/87
17. WAIVER ALLOWING BITUMINOUS CONC. MOUNTABLE CURB AND NO SIDEWALKS

NOTE - THERE ARE NO OFFSITE UNITS OR VACANT LOTS OF 2 ACRES OR LESS THAT WOULD CREATE A RESIDENTIAL TRANSITION AREA WITHIN 300' OF SUBJECT SITE.

NOTE - NO LOTS HAVE BEEN SOLD WITHIN 200' OF THE AMENDED AREA



- THE FOLLOWING SETBACKS APPLY
1. 40' WINDOW TO WINDOW (DIFF. BLDGS)
  2. 35' WINDOW TO TRACT BOUNDARY
  3. 25' WINDOW TO STREET RIGHT-OF-WAY
  4. 15' WINDOW TO PROPERTY LINE
  5. 30' BUILDING TO TRACT BOUNDARY
  6. 50' BUILDING TO STREET
  7. FACING ELEV. = 1 1/2 x HEIGHT



2020-08-12-14





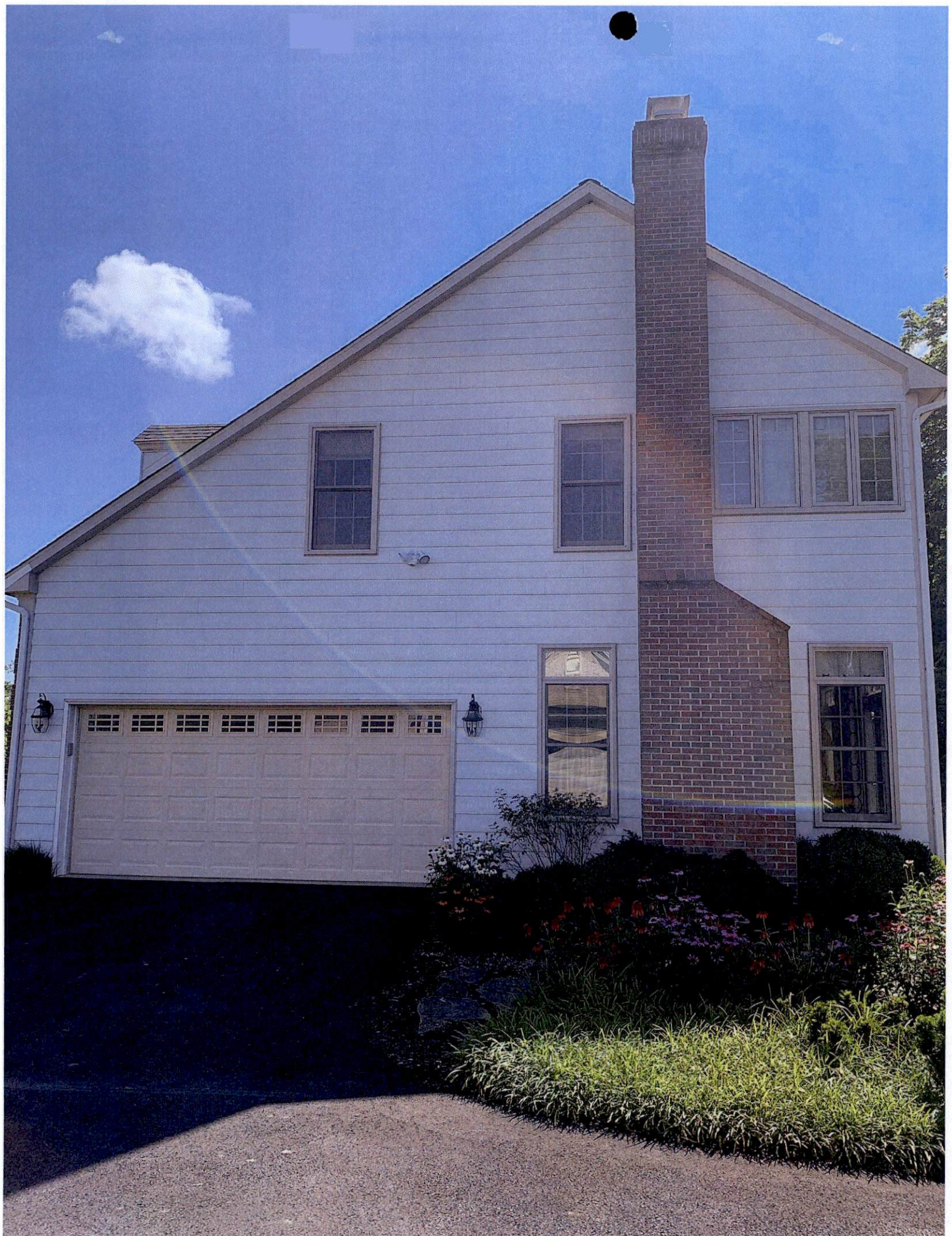
7500012-A



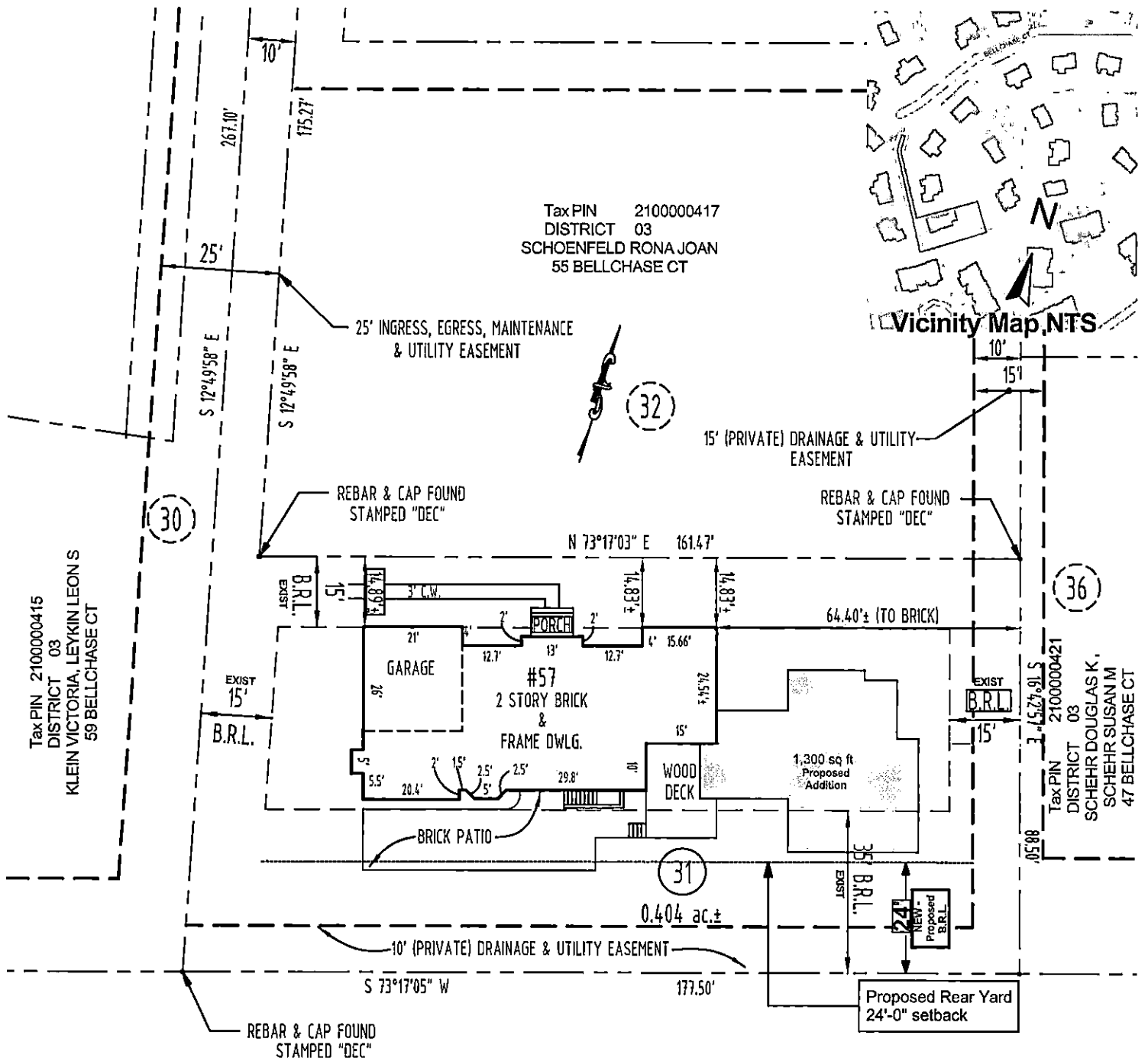




700-5510-1



2024071



1 Site Plan  
SCALE: 1" = 30'

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

ADDRESS: 57 BELLCHASE COURT, PIKESVILLE, MD 21208

OWNERS NAME: IRA L. ORING & NANCY L. ORING

Subdivision Name: VALLEY GATE Lot #: 31 Block #:        Section #: 2

Plat Book #: 0057 Folio #: 0035 10 Digit Tax #: 2100000416

Deed Reference #: /10024/ 00690



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ZONING MAP #  
SITE ZONED: DR 3.5  
ELECTION DISTRICT: 3  
COUNCIL DISTRICT: 02  
LOT AREA ACREAGE: 0.40 AC  
or SQUARE FEET: 17,598 SF  
Tax Map 0068 Parcel 0542  
HISTORIC ? NO  
IN CBCA? NO  
IN FLOOD PLAIN? NO  
UTILITIES? MARK WITH X  
WATER IS:  
PUBLIC ☒ PRIVATE ☐  
SEWER IS:  
PUBLIC ☒ PRIVATE ☐  
PRIOR HEARING? ☐  
CASE NUMBER:                     

DRAWN BY: REBECCA L KENT, AIA  
DATE: 08/09/2020

2020-012-A

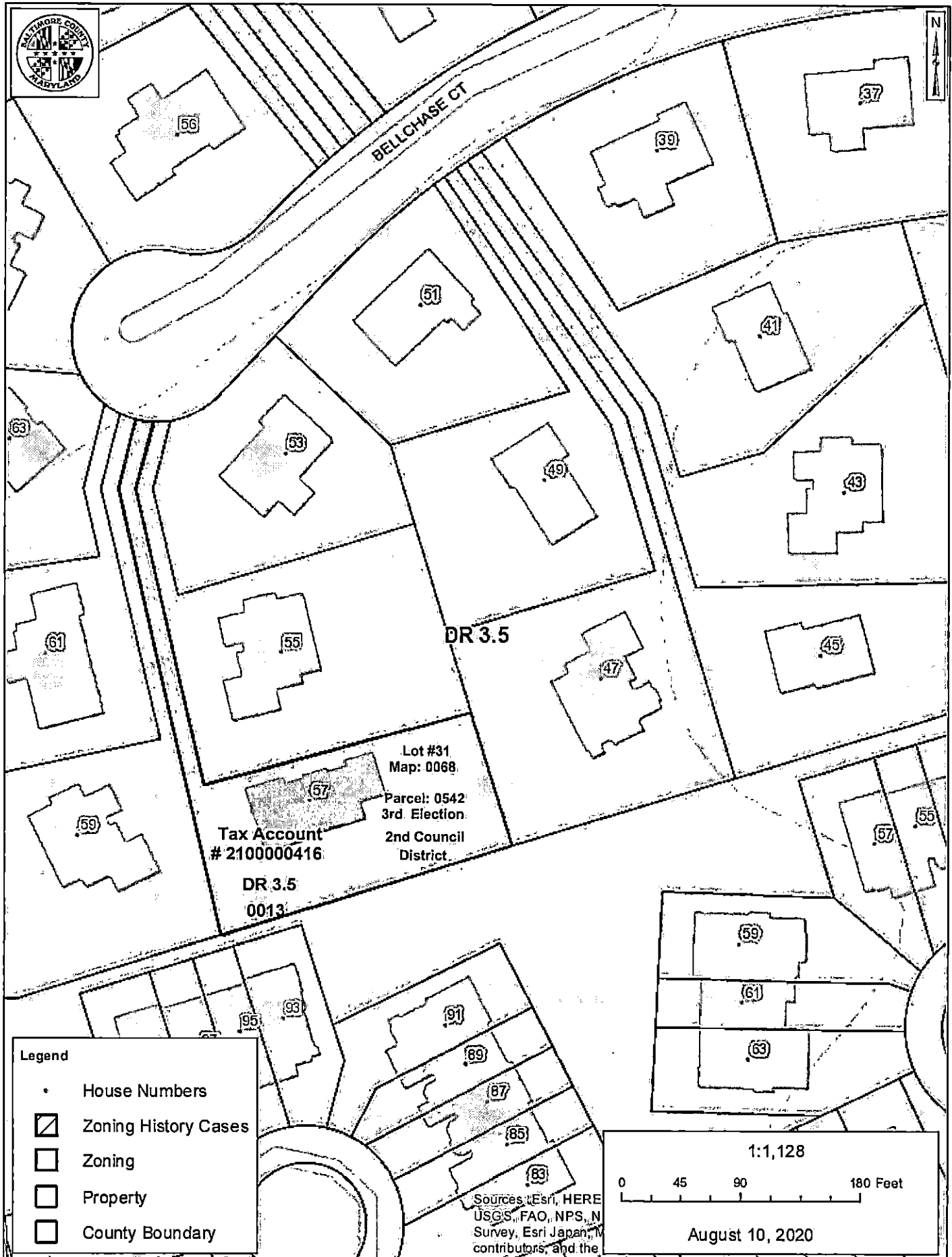
2020-0212-A

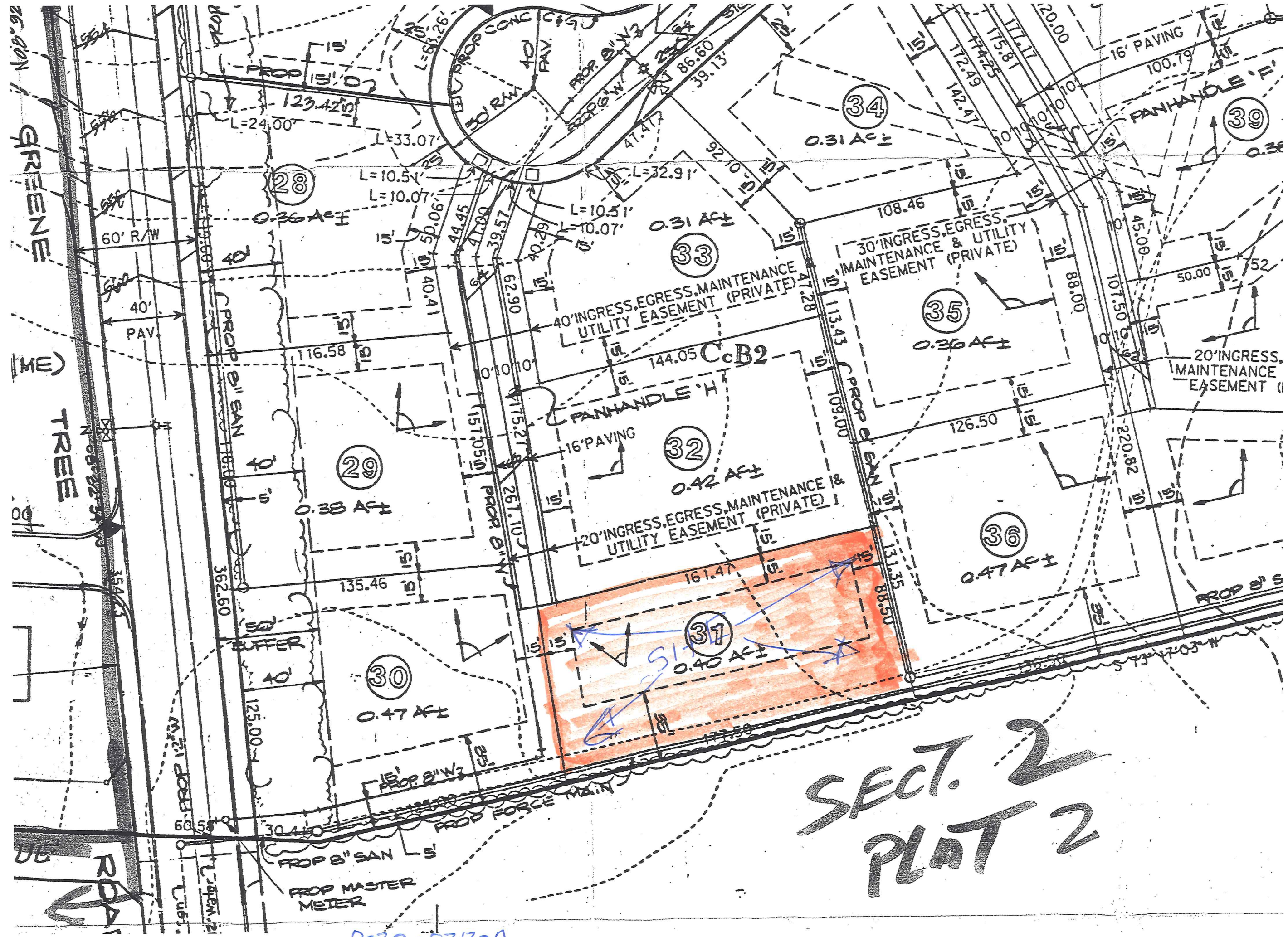
## Real Property Data Search ( w4)

Search Result for BALTIMORE COUNTY

| <a href="#">View Map</a>                            | <a href="#">View GroundRent Redemption</a> | <a href="#">View GroundRent Registration</a>                              |
|-----------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------|
| <b>Special Tax Recapture: None</b>                  |                                            |                                                                           |
| <b>Account Identifier:</b>                          |                                            | <b>District - 03 Account Number - 2100000416</b>                          |
| Owner Information                                   |                                            |                                                                           |
| <b>Owner Name:</b>                                  | ORING IRA L<br>ORING NANCY L               | <b>Use:</b> RESIDENTIAL<br><b>Principal Residence:</b> YES                |
| <b>Mailing Address:</b>                             | 57 BELLCHASE COURT<br>BALTIMORE MD 21208   | <b>Deed Reference:</b> /10024/ 00690                                      |
| Location & Structure Information                    |                                            |                                                                           |
| <b>Premises Address:</b>                            | 57 BELLCHASE CT<br>BALTIMORE 21208-        | <b>Legal Description:</b> .404 AC<br>57 BELLCHASE COURT SS<br>VALLEY GATE |
| <b>Map:</b>                                         | <b>Grid:</b>                               | <b>Parcel:</b>                                                            |
| 0068                                                | 0013                                       | 0542                                                                      |
| <b>Neighborhood:</b>                                | <b>Subdivision:</b>                        | <b>Section:</b>                                                           |
| 3030030.04                                          | 0000                                       | 2                                                                         |
| <b>Block:</b>                                       | <b>Lot:</b>                                | <b>Assessment Year:</b>                                                   |
|                                                     | 31                                         | 2020                                                                      |
| <b>Plat No:</b> 2                                   |                                            | <b>Plat Ref:</b> 0057/0035                                                |
| <b>Town:</b> None                                   |                                            |                                                                           |
| <b>Primary Structure Built</b>                      | <b>Above Grade Living Area</b>             | <b>Finished Basement Area</b>                                             |
| 1993                                                | 3,600 SF                                   | 642 SF                                                                    |
| <b>Property Land Area</b>                           | <b>County Use</b>                          |                                                                           |
| 17,598 SF                                           | 04                                         |                                                                           |
| <b>Stories</b>                                      | <b>Basement</b>                            | <b>Type</b>                                                               |
| 2                                                   | YES                                        | STANDARD UNIT                                                             |
| <b>Exterior</b>                                     | <b>Quality</b>                             | <b>Full/Half Bath</b>                                                     |
| SIDING/                                             | 5                                          | 4 full/ 1 half                                                            |
| <b>Garage</b>                                       | <b>Last Notice of Major Improvements</b>   |                                                                           |
| 2 Attached                                          |                                            |                                                                           |
| Value Information                                   |                                            |                                                                           |
|                                                     | <b>Base Value</b>                          | <b>Value</b>                                                              |
|                                                     |                                            | As of 01/01/2020                                                          |
| <b>Land:</b>                                        | 167,000                                    | 167,000                                                                   |
| <b>Improvements</b>                                 | 407,400                                    | 411,800                                                                   |
| <b>Total:</b>                                       | 574,400                                    | 578,800                                                                   |
| <b>Preferential Land:</b>                           | 0                                          |                                                                           |
|                                                     |                                            | <b>Phase-in Assessments</b>                                               |
|                                                     |                                            | As of 07/01/2020                                                          |
|                                                     |                                            | As of 07/01/2021                                                          |
|                                                     |                                            | 575,867                                                                   |
|                                                     |                                            | 577,333                                                                   |
|                                                     |                                            | 0                                                                         |
| Transfer Information                                |                                            |                                                                           |
| <b>Seller:</b> NVHOMES LIMITED PARTNERSHIP          | <b>Date:</b> 09/21/1993                    | <b>Price:</b> \$394,750                                                   |
| <b>Type:</b> ARMS LENGTH IMPROVED                   | <b>Deed1:</b> /10024/ 00690                | <b>Deed2:</b>                                                             |
| <b>Seller:</b> SEVEN COURTS DEVELOPMENT             | <b>Date:</b> 06/03/1993                    | <b>Price:</b> \$115,000                                                   |
| <b>Type:</b> ARMS LENGTH IMPROVED                   | <b>Deed1:</b> /09792/ 00000                | <b>Deed2:</b>                                                             |
| <b>Seller:</b> VALLEY GATE LIMITE D PARTNERSHIP     | <b>Date:</b> 02/11/1988                    | <b>Price:</b> \$0                                                         |
| <b>Type:</b> NON-ARMS LENGTH OTHER                  | <b>Deed1:</b> /07791/ 00330                | <b>Deed2:</b>                                                             |
| Exemption Information                               |                                            |                                                                           |
| <b>Partial Exempt Assessments:</b>                  | <b>Class</b>                               |                                                                           |
| <b>County:</b>                                      | 000                                        | 07/01/2020                                                                |
| <b>State:</b>                                       | 000                                        | 07/01/2021                                                                |
| <b>Municipal:</b>                                   | 000                                        | 0.00                                                                      |
|                                                     |                                            | 0.00 0.00                                                                 |
| <b>Special Tax Recapture: None</b>                  |                                            |                                                                           |
| Homestead Application Information                   |                                            |                                                                           |
| <b>Homestead Application Status:</b> No Application |                                            |                                                                           |
| Homeowners' Tax Credit Application Information      |                                            |                                                                           |

# Baltimore County - My Neighborhood





SECT. 2  
PLAT 2