

MEMORANDUM

DATE: November 24, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0240-A- Appeal Period Expired

The appeal period for the above-referenced cases expired on November 23, 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
(109 Greenridge Road)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Larry & Alex Paglia	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2020-0240-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, Larry Paglia and Alex Paglia (“Petitioners”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”) § 1B02.3.B, III. C.3 of the 1945 Regulations to permit an addition in the side yard on the street side of a corner lot residence with a proposed side yard setback of 10 ft. in the lieu of the required 15 ft. minimum to the building restriction line, as shown on approved record plat 12/107. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 2, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 10-23-2020

By [Signature]

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts 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.

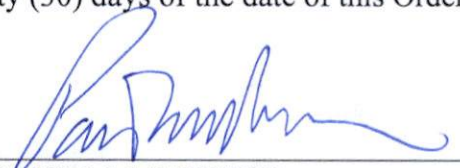
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 23rd day of **October, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.B of the Baltimore County Zoning Regulations ("BCZR"), III. C.3 of the 1945 Regulations to permit an addition in the side yard on the street side of a corner lot residence with a proposed side yard setback of 10 ft. in the lieu of the required 15 ft. minimum to the building restriction line, as shown on approved record plat 12/107.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 10-23-2020

By [Signature]



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 109 Greenridge Rd., Lutherville, MD 21093 Currently zoned Residential
 Deed Reference 1 10 Digit Tax Account # 0910452940
 Owner(s) Printed Name(s) Larry Paglia and Alex Paglia

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

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

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

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) III, C, 3 OF THE 1945 REGS FOR A RESIDENTIAL - To permit an addition in the side yard on the street side of a corner lot residence with a proposed side yard of 10 ft. in lieu of the required 15 ft. min. to the building restriction line shown on approved record plat 12/107. 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):

Larry Paglia , Alex Paglia
 Name #1 - Type or Print Name #2 - Type or Print
[Signature] Alex Paglia
 Signature #1 Signature #2
3006 Andover Rd., Forest Hill, MD
 Mailing Address City State
21050 , 410.591.6298 , Lori Paglia@msn.com
 Zip Code Telephone # Email Address

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

Name- Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

Representative to be contacted:

Larry Paglia
 Name - Type or Print
[Signature]
 Signature
3006 Andover Rd., Forest Hill, MD
 Mailing Address City State
21050 , 410.591.6298 , Lori Paglia@msn.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 BY day of 10-23-2020 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 2020-0240-A Filing Date 9/21/2020 Estimated Posting Date 10/4/2020 Reviewer RJ

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

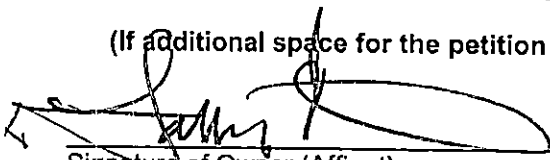
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in 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: 109 Greenridge Rd. Lutherville 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)

We want to put a small bathroom in one portion of the Sunroom
for an elderly parent that often stays with us. The first floor
of the house is very small consisting of a kitchen/dining room
and small family room and this small sunroom. This is the only
place we can put the bathroom. The house only has one bathroom
and it is on the second floor.

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


Signature of Owner (Affiant)

LARRY PAGLIA
Name- Print or Type

Alex Paglia
Signature of Owner (Affiant)

Alex Paglia
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:

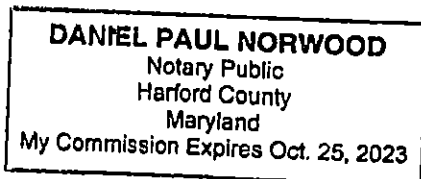
I HEREBY CERTIFY, this 18 day of September, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

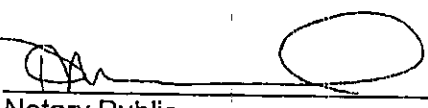
Print name(s) here:

LARRY PAGLIA

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

AS WITNESS my hand and Notaries Seal

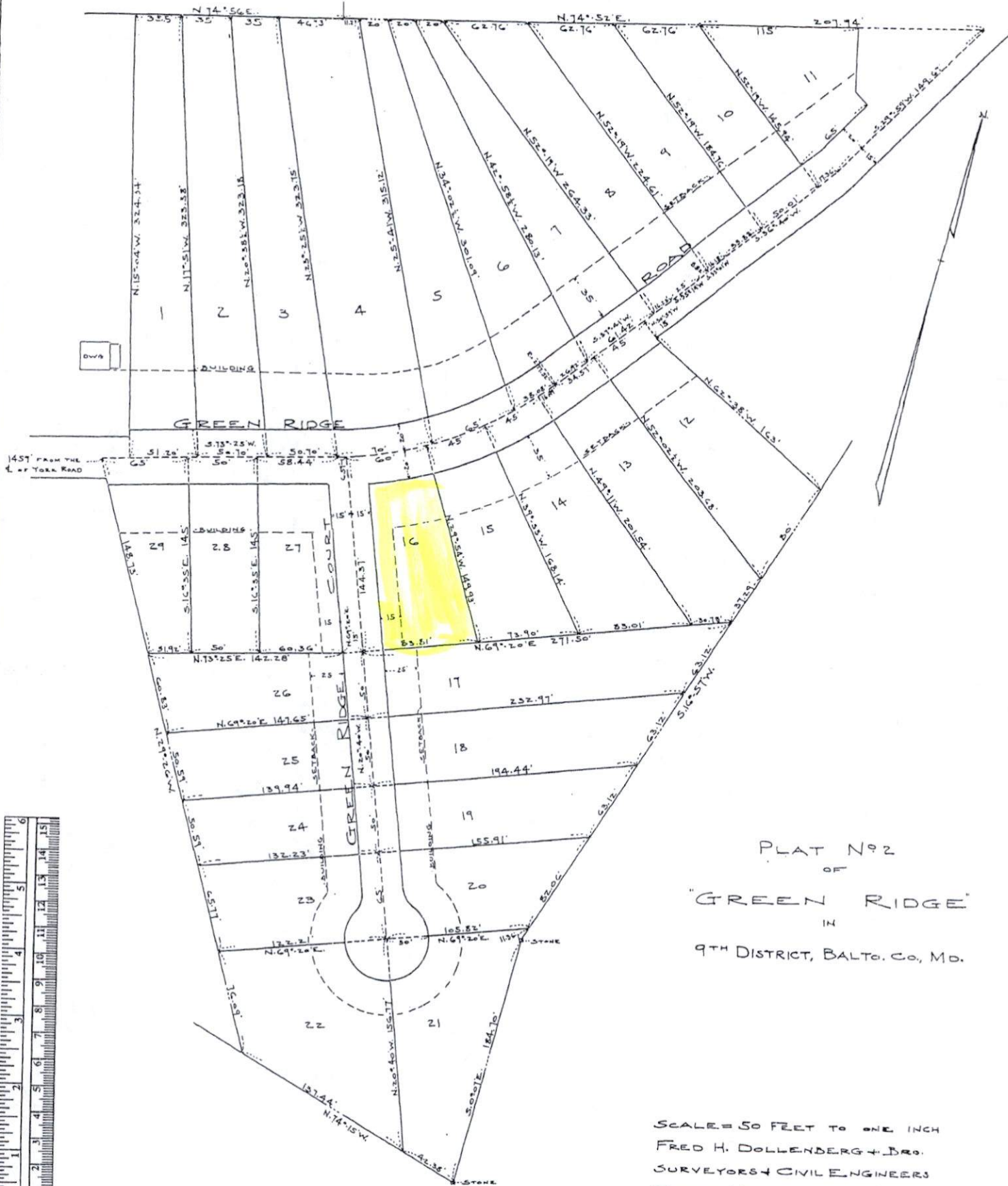



Notary Public

October 25, 2023
My Commission Expires

GUIDE FOR PLANNING COMMISSION APPROVED SUBDIVISIONS ONLY

YR.	ZONE	FRONT	SIDE	REAR	RESTRICTIONS PER SECTION	RESTRICTIONS (ALL SECTIONS)
1/2/45 TO 7/1/53	SEC. III A-RES.	III.C.2 25 FT. OR IN LINE NOT MORE THAN 50 FT.	III.C.3 7 FT. + 7 FT. COR. LOT - 15 FT. SIDE ST.	III.C.4 AVE. 20 FT. NEVER LESS THAN 15 FT.	III.A.13 d. ACCY. BLDG. SHALL BE ON SAME LOT AND IN REAR YARD WHEN LESS THAN 60 FT. FROM FRONT LOT LINE, AND ON CORNER WHEN REAR LOT LINE ABUTS SIDE LINE OF ADJ. LOT SHALL BE AT LEAST 25 FT. FROM SIDE ST. LINE WHEN LESS THAN 60 FT. FROM SIDE LOT LINE, REAR SETBACK IS 10 FT. WHEN REAR LINE ABUTS A REAR LOT LINE. SIDE ST. SETBACKS IS 15 FT. AND IN NO CASE LESS THAN 2 FT. TO ANY LOT LINE.	1945 ADDITIONS - PG. 2 - ALL RE: STRUCTURES SHALL COMPLY WITH THE AREA REQ. FOR RES. STRUCTURES IN SECTIONS III, IV, V, VI ACCORDING TO THE TYPE OF STRUCTURE X.A.2 - UNCOVERED PORCHES, FIRE ESCAPES, OPEN STAIRWAYS AND CHIMNEYS ARE PERMITTED WHERE THEY WOULD NOT OBSTRUCT LIGHT AND VENTILATION. X.A.3 - STEPS AND UNENCLOSED PORCHES MAY EXTEND 9 FT. BEYOND THE FRONT BLDG. LINE. COVERED PORCHES, CARPORTS ETC. HAVE TO MEET PRINCIPAL BLDG. SETBACKS. NO 25 % ALLOWANCE BEFORE 1955.
	SEC. IV B-RES. (SEMI-DET.)	IV.C (SAME)	IV.C (SAME)	IV.C (SAME)		
	SEC. V C-RES. AND A + B + APTS.	1 + 2 FAM. V.C.2 (SAME) 25 FT. OR IN LINE NOT MORE THAN 50 FT.	V.C.3 (SAME) 7 FT. + 7 FT. SIDE ST. - 15 FT.	V.C.4 MIN. - 20 FT. OVER 40 FT. HGT. ADD. 4 INCHES/FT.	III.C.1 MIN. LOT AREA = 5,000 SQ. FT. AND LOT WIDTH MIN. = 50 FT. III.C.2 - ADDITIONS PG. 1 - 50 FT. & REQ. III.C.3 - ADDITIONS PG. 1 - 40 FT. & REQ. V.C.2 - ADDITIONS PG. 1 - 55 FT. & REQ. (OVER 60' RD. MIN. 25 FT. OR IN LINE	
	SEC. VI D-RES. A, B, C AND GROUP HOUSES	VI.C.2 SAME AS C-RES. (SEE PG 2 OF ADDITIONS)	VI.C.3 10 FT. MIN.	VI.C.4 MIN. 25 FT.	VI.C.5 - ACCY. BLDGS. SHALL BE PERMITTED WITHOUT RESTRICTIONS AS TO SETBACKS FROM INTERIOR PROPERTY LINES AND REAR LINES. SIDE ST. SET BACKS (SEE III.A.13 d.)	
7/2/53 TO 3/29/55	SEC. III A & B-RESIDENTIAL (SEMI-DET.)	FRONT 25 FT. OR IN LINE NOT MORE THAN 50 FT.	SIDE 7 & 10 - SIDE YARD COR. LOT - 40 FT. TO CENTER LINE OF ST. 50 FT. WIDTH OR LESS. 15 FT. FROM SIDE PROP. LINE IF ST. IS MORE THAN 50 FT. WIDTH.	REAR AVE. 20 FT. NEVER LESS THAN 15 FT.	III.C.7 ON COR. LOT NO FENCE, WALL, PLANTING, OR OBSTRUCTION TO VISION MAY BE CONSTRUCTED HIGHER THAN 3'-6" ABOVE CURB. BARBED WIRE IS PROHIBITED OTHER THAN AGRICULTURAL AREA.	PORCH ENCLOSURES AND ADD. ON FRONT IN A, B, C AND D HAVE TO BE AVERAGE OF PROP. ON EITHER SIDE. I.1 - ACCY. BUILDINGS LIMITED TO 15 FT. HEIGHT AND 35 % COVERAGE OF REAR YARD. I.18 - BLDG. HEIGHT - MEASURE FROM AVERAGE GRADE AT BLDG. FRONT TO HIGHEST POINT ON THE BLDG.
	SEC. V C-RESIDENTIAL	NO CHANGE				
	SEC. VI D-RESIDENTIAL	25 FT. OR IN LINE NOT MORE THAN 50 FT.	15 FT. MIN. COR. LOT - 25 FT.	50 FT. MIN. FENCE, WALL OR HEDGE - 13 FT. FROM 1/2 OF ALLEY	VI.C.5 - ACCY. BLDGS. WITHOUT RESTRICTIONS EXCEPT ON A CORNER LOT, GROUP HOUSES SHALL HAVE MIN. SETBACK OF 25 FT. FROM SIDE ST. LINE. ALSO 13 FT. FROM 1/2 OF AN ALLEY THAT THE REAR OF THE LOT ABUTS.	



2020-0240-A

A. Settlement Statement

3. Type of Loan

1. ☐ FHA

2. ☐ RHS

3. ☐ Conv. Unins.

4. ☐ VA

5. ☐ Conv Ins.

6. File No.
20-2851-NF

7. Loan No.

8. Mortgage Insurance Case No.

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower:
Larry Paglia and Alexandra Lynn Paglia
3006 Andover Road
Forest Hill, MD 21050

E. Name & Address of Seller:
James Scott Jordan and Marja Jordan
421 Oak Lane
Towson, MD 21286

F. Name & Address of Lender:

G. Property Location:
109 Greenridge Road
Lutherville-Timonium, MD 21093

H. Settlement Agent:
R & P Settlement Group, LLC
Place of Settlement:
1407 York Road Suite 201 Lutherville-Timonium, MD 21093

I. Settlement Date:
09/15/2020
Funding Date:
09/15/2020
Disbursement Date:
09/15/2020

Summary of Borrower's Transaction		Summary of Seller's Transaction	
100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller	
101. Contract sales price	\$220,000.00	401. Contract sales price	\$220,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	\$5,879.00	403.	
104.		404.	
105.		405.	
Adjustment for Items paid by seller in advance		Adjustment for Items paid by seller in advance	
106. City/Town Taxes		406. City/Town Taxes	
107. County Taxes 09/15/2020 to 06/30/2021	\$2,211.35	407. County Taxes 09/15/2020 to 06/30/2021	\$2,211.35
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Borrower	\$228,090.35	420. Gross Amount Due to Seller	\$222,211.35
200. Amount Paid by or In Behalf of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit	\$2,500.00	501. Excess deposit (see Instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	\$14,217.57
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of First Mortgage	
205.		505. Payoff of Second Mortgage	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for Items unpaid by seller		Adjustments for Items unpaid by seller	
210. City/Town Taxes		510. City/Town Taxes	
211. County Taxes		511. County Taxes	
212. Assessments		512. Assessments	
213. Water Adj. 01/23/2020 to 09/15/2020	\$59.91	513. Water Adj. 01/23/2020 to 09/15/2020	\$59.91
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	\$2,559.91	520. Total Reduction Amount Due Seller	\$14,277.48
300. Cash at Settlement from/to Borrower		600. Cash at Settlement to/from Seller	
301. Gross amount due from borrower (line 120)	\$228,090.35	601. Gross amount due to seller (line 420)	\$222,211.35
302. Less amounts paid by/for borrower (line 220)	\$2,559.91	602. Less reductions in amounts due seller (line 520)	\$14,277.48
303. Cash ☒ From ☐ To Borrower	\$225,530.44	603. Cash ☒ To ☐ From Seller	\$207,933.87

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of Information is estimated to average one hour per response, including the time for reviewing Instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

The information requested does not lend itself to confidentiality.

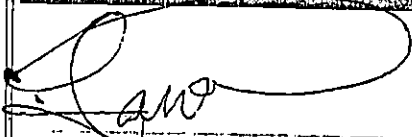
Previous editions are obsolete

Page 1 of 2

HUD-1 / Order #20-2851-NF / September 14, 2020

Settlement Charges				
700. Total Real Estate Broker Fees				
Division of commission (line 700) as follows :			Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
701. \$5,500.00 to Coldwell Banker Residential Brokerage				
702. \$5,500.00 to CORE Maryland of Keller Williams Legacy Central				
703. Commission paid at settlement				
704. Admin Fee to CORE Maryland of Keller Williams Legacy Central			\$595.00	\$11,000.00
705. Admin Fee to Coldwell Banker Residential Brokerage				\$450.00
800. Items Payable In Connection with Loan				
801. Our origination charge				
802. Your credit or charge (points) for the specific interest rate chosen				
803. Appraisal fee				
804. Credit report				
805. Tax service				
806. Flood certification				
807.				
808.				
809.				
810.				
900. Items Required by Lender to be Paid In Advance				
901. Daily interest charges from 09/15/2020 to 10/01/2020				
902. Mortgage Insurance premium				
903. Homeowner's Insurance				
904.				
1000. Reserves Deposited with Lender				
1001. Initial deposit for your escrow account				
1002. Homeowner's Insurance				
1003. Mortgage Insurance				
1004. Property taxes				
1005.				
1006.				
1007. Aggregate Adjustment \$0.00				
1100. Title Charges				
1101. Settlement or closing fee to R & P Settlement Group, LLC \$200.00			\$200.00	
1102. Owner's title insurance to Westcor Land Title Insurance Company			\$1,254.00	
1103. Lender's title insurance to Westcor Land Title Insurance Company				
1104. Lender's title policy limit \$				
1105. Owner's title policy limit \$220,000.00				
1106. Abstract/Title Search to Mortiles \$165.00			\$165.00	
1107. Deed Preparation to Dan Radebaugh, Esq. \$100.00			\$100.00	
1108. Technology Fee to R & P Settlement Group, LLC \$45.00			\$45.00	
1109. Hand Recording Fee to Record Time \$30.00			\$30.00	
1110. Title Exam Fee to R & P Settlement Group, LLC \$595.00			\$595.00	
1111. Title CPL to R & P Settlement Group, LLC \$30.00			\$30.00	
1112.				
1200. Government Recording and Transfer Charges				
1201. Recording fees: Deed \$60.00 Mortgage \$ Release \$ to Clerk of the Circuit Court			\$60.00	
1202. City/County tax/stamps Deed \$3,300.00 Mortgage \$ to Baltimore County MD			\$1,650.00	\$1,650.00
1203. State tax/stamps Deed \$1,100.00 Mortgage \$ to Clerk of the Circuit Court			\$550.00	\$550.00
1204. Recordation Tax Deed \$1,100.00 to Baltimore County MD			\$550.00	\$550.00
1205.				
1300. Additional Settlement Charges				
1301. Lien Certificate to Baltimore County, Maryland			\$55.00	
1302. Survey Fee, Plot Plan				
1303. Open Water Bill to Director of Finance				\$17.57
1304.				
1305.				
1306.				
1307.				
1308.				
1309.				
1400. Total Settlement Charges (enter on line 109 section, and 102 section 14, 2020)			\$5,879.00	\$14,217.57

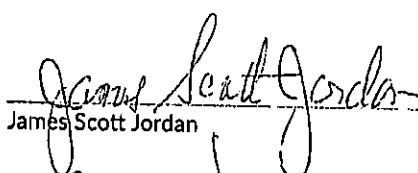
See signature addendum



Larry Paglia

9/15/20

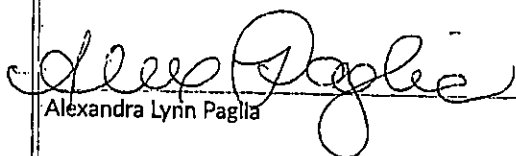
Date



James Scott Jordan

9/15/20

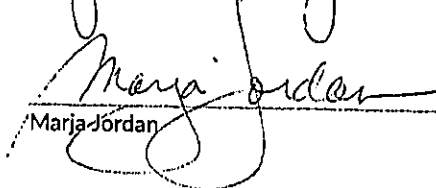
Date



Alexandra Lynn Paglia

9/15/20

Date



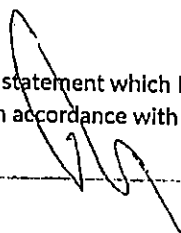
Marja Jordan

9/15/20

Date

The HUD-1 settlement statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement

Settlement Agent



9/15/20

Date

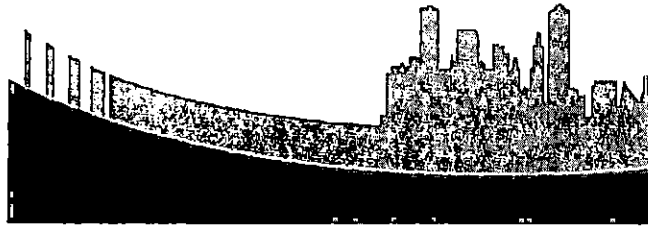
Zoning Property Description for:

109 Greenridge Road, Lutherville, MD 21093

*Beginning at a point on the north side of Greenridge Road which is 40' wide at a distance of 15' east of the centerline of the nearest improved intersecting street Greenridge Court which is 30' wide.

Being Lot #16 on Plat #2 of Greenridge which is recorded among the Plat Records of Baltimore County in Plat Book #12, Folio 107 containing 7,579 sq. ft. Located in the 09 Election district.

2020-0240-A



CERTIFICATE OF POSTING

October 2, 2020

_____ amended for second inspection

Re:

Zoning Case No. 2020- 0240- A

Legal Owner: Larry & Alex Paglia

Closing date: October 19, 2020

Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Jenae Johnson

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **109 Greenridge Road**.

The signs were initially posted on **October 2, 2020**.

The subject property was also inspected on _____.

Sincerely,

Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

410-419-4906 cell / 443-900-5535 office

bdoak@bruceedoakconsulting.com

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2020-0240-A

109 Greenridge Road

**REQUEST: TO PERMIT AN ADDITION TO THE
SIDE YARD ON THE STREET SIDE OF A
CORNER LOT RESIDENCE WITH A SIDE YARD
SETBACK OF 10 FEET IN LIEU OF THE
REQUIRED 15 FEET MINIMUM SIDE YARD
SETBACK.**

PUBLIC HEARING?

**PURSUANT TO SECTION 26-127(b)(1) BALTIMORE
COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
MAY REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN
THE ZONING OFFICE BEFORE NOVEMBER 19, 2020.**

**ADDITIONAL INFORMATION IS AVAILABLE AT THE ZONING
ADMINISTRATION AND DEVELOPMENT DEPARTMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204-3391**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2020-0240-A

109 Greenridge Road

**REQUEST: TO PERMIT AN ADDITION TO THE
SIDE YARD ON THE STREET SIDE OF A
CORNER LOT RESIDENCE WITH A SIDE YARD
SETBACK OF 10 FEET IN LIEU OF THE
REQUIRED 15 FEET MINIMUM SIDE YARD
SETBACK.**

PUBLIC HEARING?

**PURSUANT TO SECTION 26-127(b)(1) BALTIMORE
COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
MAY REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN
THE ZONING OFFICE BEFORE OCTOBER 1, 2020.**

**ADDITIONAL INFORMATION IS AVAILABLE FROM THE
ADMINISTRATION AND DEVELOPMENT DEPARTMENT
CHESAPEAKE AVENUE TOWSON, MD 21204**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0240 -A Address 109 GREENRIDGE ROAD

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

Filing Date: 9/21/2020 Posting Date: 10/4/2020 Closing Date: 10/19/2020

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- 0240 -A Address 109 GREENRIDGE ROAD

Petitioner's Name LARRY AND ALEX PAGLIA Telephone 410-591-6298

Posting Date: 10/4/2020 Closing Date: 10/19/2020

Wording for Sign: To Permit an addition to the side yard on the street side of
a lot residence with a side yard setback of 10 ft. in
lieu of the required 15 ft. min. side yard setback.

Revised 6/30/2018



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 19, 2020

Larry Pagia,
3006 Andover Road
Forest Hill MD 21050

RE: Case Number: 2020-0240-A, 109 Greenridge Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 21, 2020. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,
A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", written over the words "Very truly yours,".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: September 29, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0240-A
Address 109 Greenridge Road
(Paglia Property)

Zoning Advisory Committee Meeting of **September 28, 2020**.

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

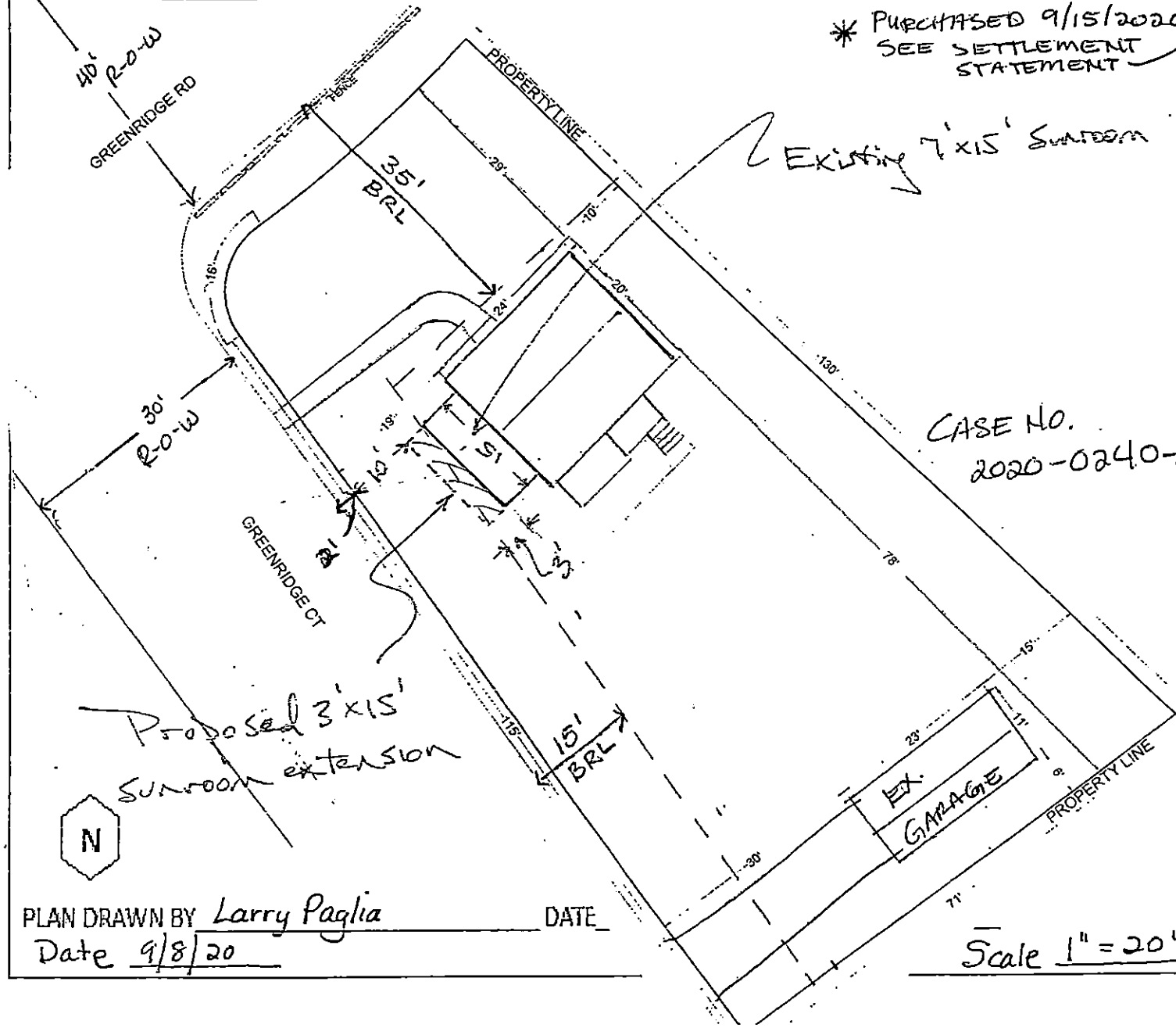
Reviewer: Steve Ford

Real Property Data Search (w3)

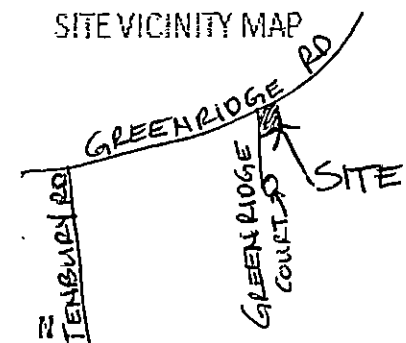
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Special Tax Recapture: None									
Account Identifier:		District - 09 Account Number - 0910452940							
Owner Information									
Owner Name:		JORDAN JAMES SCOTT JORDAN MARJA				Use: Principal Residence:		RESIDENTIAL NO	
Mailing Address:		421 OAK LANE TOWSON MD 21286-				Deed Reference:		/32031/ 00172	
Location & Structure Information									
Premises Address:		109 GREENRIDGE RD 0-0000				Legal Description:		109 GREENRIDGE RD GREENRIDGE	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0061	0019	0316	9070080.04	0000			16	2020	Plat Ref: 0012/ 0107
Town: None									
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1942		1,088 SF				7,579 SF		04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
2	YES	STANDARD UNIT	SIDING/	4	1 full	1 Detached			
Value Information									
			Base Value		Value		Phase-in Assessments		
					As of 01/01/2020		As of 07/01/2020		As of 07/01/2021
Land:			83,100		83,100				
Improvements			115,700		117,000				
Total:			198,800		200,100		199,233		199,667
Preferential Land:			0						0
Transfer Information									
Seller: JORDAN JAMES SCOTT				Date: 05/07/2012				Price: \$0	
Type: NON-ARMS LENGTH OTHER				Deed1: /32031/ 00172				Deed2:	
Seller: CONVERSO ELEANOR H				Date: 10/10/2003				Price: \$0	
Type: NON-ARMS LENGTH OTHER				Deed1: /18941/ 00320				Deed2:	
Seller: CONVERSO ELEANOR H JORDAN				Date:				Price: \$0	
Type: NON-ARMS LENGTH OTHER				Deed1: //				Deed2:	
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2020			07/01/2021		
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00			0.00 0.00		
Special Tax Recapture: None									
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application						Date:			

Scale $1'' = 20'$



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 061-A3

SITE ZONED DR-5,5

ELECTION DISTRICT 09

COUNCIL DISTRICT 03

LOT AREA ACREAGE .17

OR SQUARE FEET 7,579

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN ? No

UTILITIES ? MARK WITH X

WATER IS: ✓

PUBLIC X PRIVATE

SEWER IS:

PUBLIC X PRIVATE

PRIOR HEARING ? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

] VIOLATION CASE INFO.

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 09 Account Number - 0910452940		
Owner Information		
Owner Name:	JORDAN JAMES SCOTT JORDAN MARJA	Use: RESIDENTIAL Principal Residence: NO
Mailing Address:	421 OAK LANE TOWSON MD 21286-	Deed Reference: /32031/ 00172
Location & Structure Information		
Premises Address:	109 GREENRIDGE RD 0-0000	Legal Description: 109 GREENRIDGE RD GREENRIDGE
Map: 0061	Grid: 0019	Parcel: 0316
Neighborhood: 9070080.04	Subdivision: 0000	Block: 16
Assessment Year: 2020	Lot: 16	Plat No: 0012/ 0107
Town: None		
Primary Structure Built: 1942	Above Grade Living Area: 1,088 SF	Finished Basement Area: 7,579 SF
County Use: 04		
Stories: 2	Basement: YES	Type: STANDARD UNIT
Exterior: SIDING/	Quality: 4	Full/Half Bath: 1 full
Garage: 1 Detached		Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	83,100	83,100
Improvements	115,700	117,000
Total:	198,800	200,100
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
		199,233
		199,667
Transfer Information		
Seller: JORDAN JAMES SCOTT	Date: 05/07/2012	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /32031/ 00172	Deed2:
Seller: CONVERSO ELEANOR H	Date: 10/10/2003	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /18941/ 00320	Deed2:
Seller: CONVERSO ELEANOR H JORDAN	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: //	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

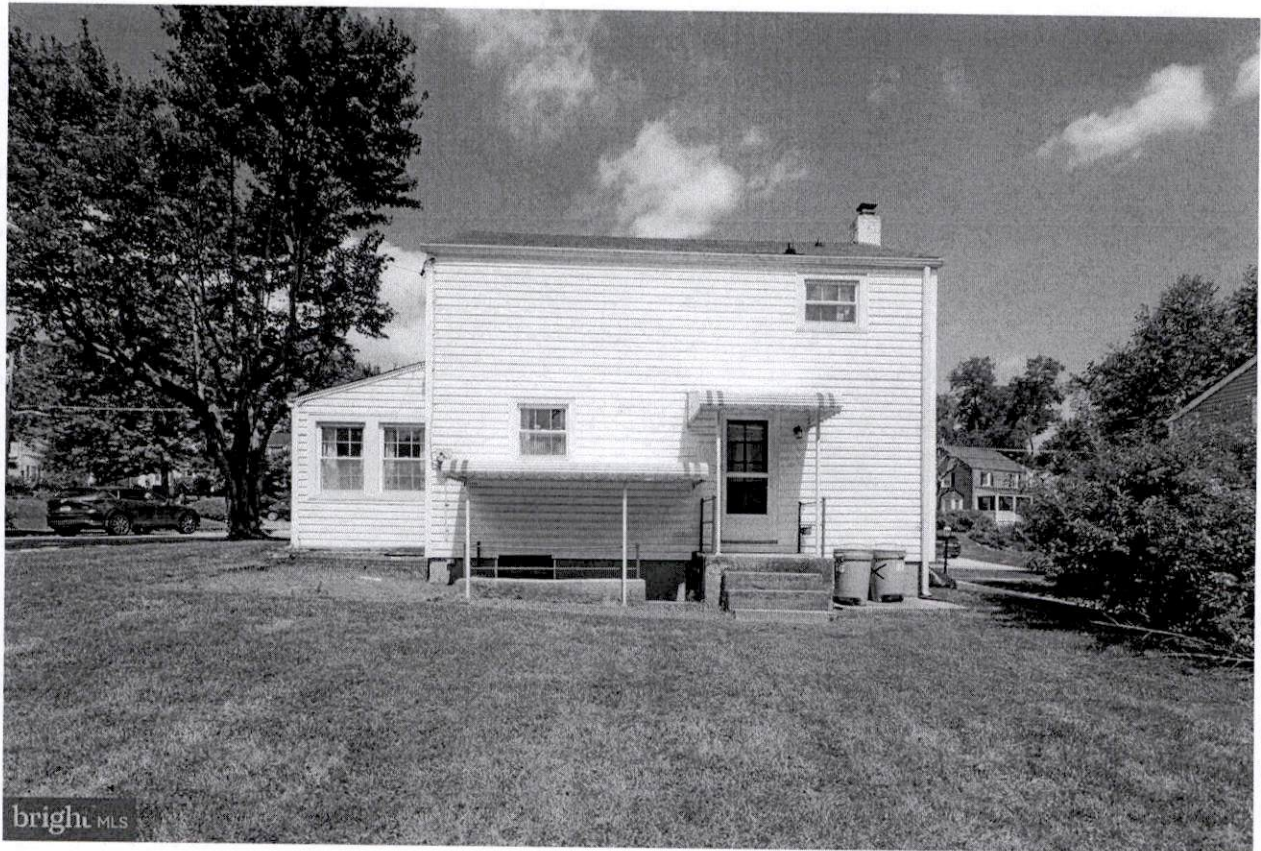
[illegible]



Front View

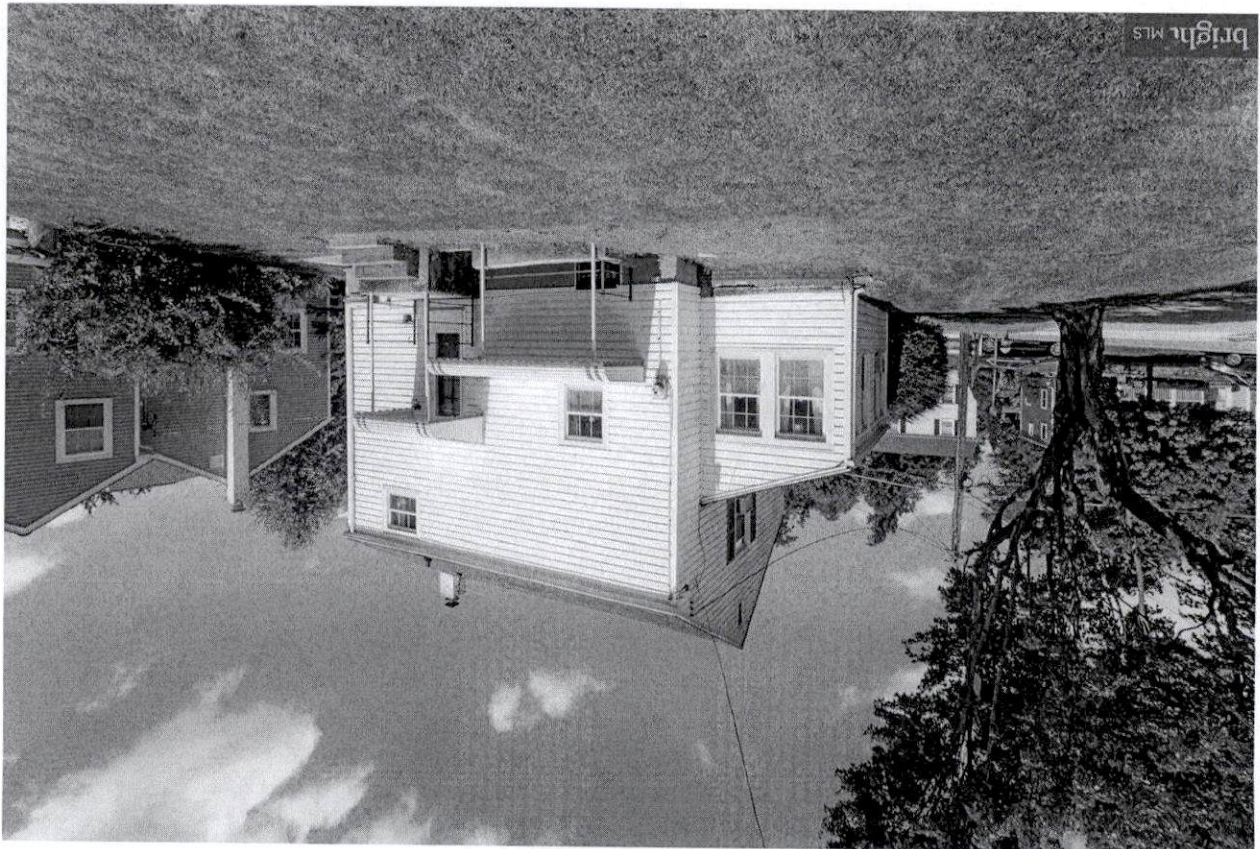


Side view



Back view

Back/Side View





Interior - portion to be a bathroom +
remaining to be an office

10/19

CASE NO. 2020- 0240-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>9-29</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>10-2-20</u> by <u>Joak</u>	
SIGN POSTING (2 nd)	Date: _____ by _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Debra Wiley

From: Debra Wiley
Sent: Thursday, October 15, 2020 1:31 PM
To: Roz Johnson
Cc: Donna Mignon; Jenae Johnson
Subject: Administrative Variance Case No. 2020-0240-A (Closing date: 10/19)
Attachments: 20201015133055228.pdf

Hi Roz,

Since the Petitioners' settlement was 9/15 and SDAT is not updated yet, please make sure that a copy of their settlement is in the case file before we receive.

Thank you and be safe.

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Thursday, October 15, 2020 1:31 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 10.15.2020 13:30:55 (-0400)

Queries to: adminhearingscpr@baltimorecountymd.gov

ZAC AGENDA

Case Number: 2020-0240-A **Reviewer:** Rosalie Johnson
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Larry Paglia & Alex Paglia
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 3

Property Address: 109 GREENRIDGE RD

Location: South East of South East Greenridge Road at the corner of Greenridge Court.

Existing Zoning: DR 5.5

Area:

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

III. C.3 of the 1945 regs for a residential. To permit an addition in the side yard on the street side of a corner lot residence with a proposed side yard setback of 10 feet in the lieu of the required 15 feet min to the building restriction line, as shown on approved record plat 12/107.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/19/2020

Miscellaneous Notes:

Settlement was 9/15/2020 SDAT is not updated to show current ownership settlement statement attached.

Real Property Data Search

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Special Tax Recapture: None		
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Neighborhood: 9070080.04	Subdivision: 0000	Section: 16
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Plat No: 0012/ 0107	Plat Ref: 0012/ 0107	
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Property Land Area: 04	County Use: 04	
Stories: 2	Basement: YES	Type: STANDARD UNIT
Exterior: SIDING/	Quality: 4	Full/Half Bath: 1 full
Garage: 1 Detached	Last Notice of Major Improvements:	
Value Information		
	Base Value	Value
		As of 01/01/2020
		As of 07/01/2020
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Improvements:	115,700	117,000
Total:	198,800	200,100
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Preferential Land:	0	0
Transfer Information		
Seller: JORDAN JAMES SCOTT	Date: 05/07/2012	Price: \$0
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Seller: CONVERSO ELEANOR H	Date: 10/10/2003	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /18941/ 00320	Deed2:
Seller: CONVERSO ELEANOR H JORDAN	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: //	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application	Date:	

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 29, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0240-A
Address 109 Greenridge Road
(Paglia Property)

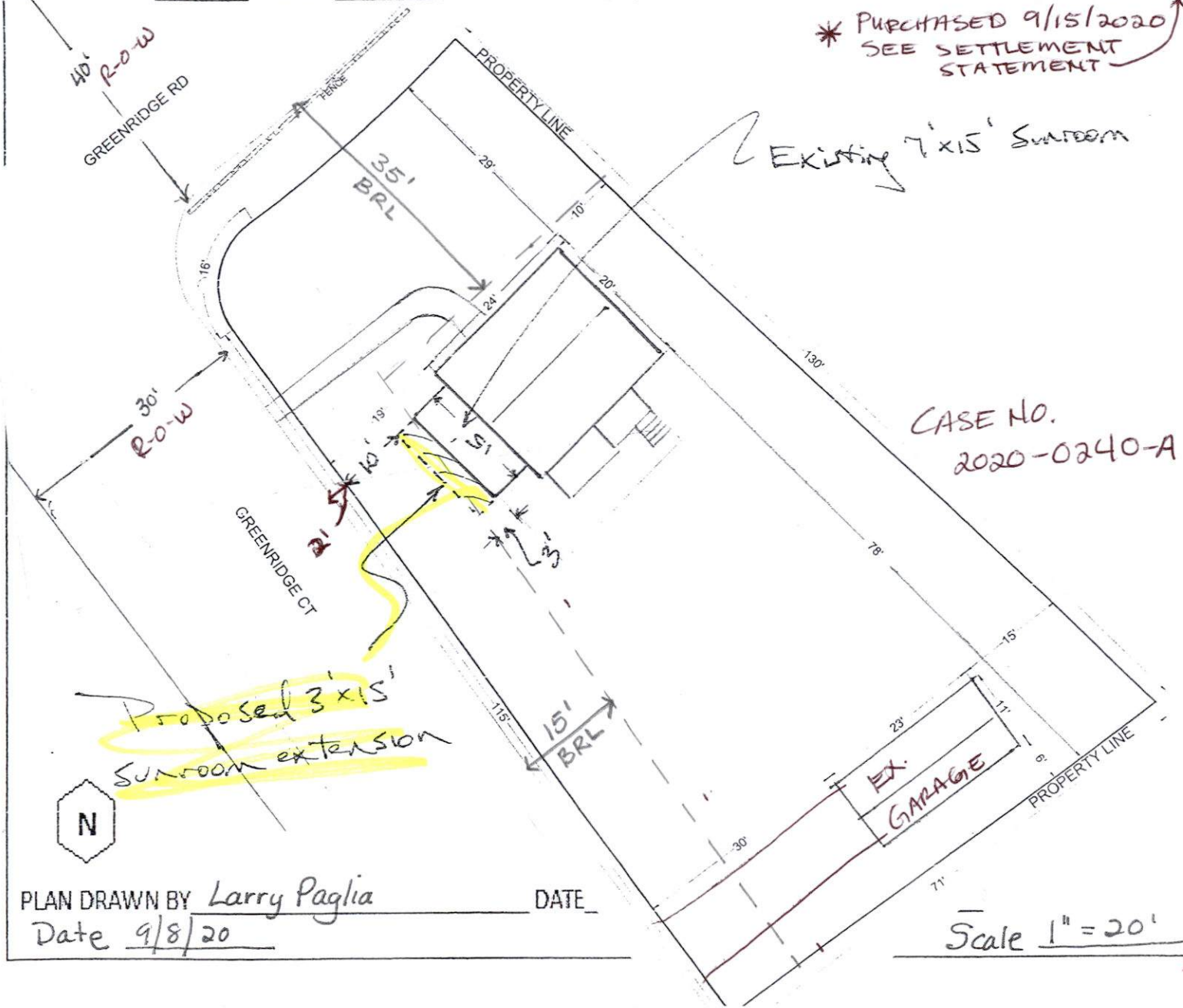
Zoning Advisory Committee Meeting of **September 28, 2020.**

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

Reviewer: Steve Ford

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 109 Greenridge Rd. OWNER(S) NAME(S) Larry Paglia + Alexandra Paglia
 SUBDIVISION NAME GreenRidge LOT # 16 BLOCK # _____ SECTION # _____
 PLAT BOOK # 12 FOLIO # 107 10 DIGIT TAX # 0910452940 DEED REF. # _____

* PURCHASED 9/15/2020
 SEE SETTLEMENT STATEMENT



Existing 7' x 15' Sunroom

CASE NO.
 2020-0240-A

Proposed 3' x 15'
 Sunroom extension

PLAN DRAWN BY Larry Paglia DATE _____
 Date 9/8/20

Scale 1" = 20'



MAP IS NOT TO SCALE
 ZONING MAP# 061-A3
 SITE ZONED DR-5.5
 ELECTION DISTRICT 09
 COUNCIL DISTRICT 03
 LOT AREA ACREAGE .17
 OR SQUARE FEET 7,579
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pet. Enr. 1