

M E M O R A N D U M

DATE: February 8, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0289-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on February 4, 2021. 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
(105 Oak Avenue) *
15th Election District * OFFICE OF ADMINISTRATIVE
7th Council District *
Ryan Scott & Colleen A. Moore * HEARINGS FOR
Petitioners * BALTIMORE COUNTY
* CASE NO. 2020-0289-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, Ryan Scott and Colleen A. Moore (“Petitioners”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”) § 1B02.3.C.1 to permit an addition (attached garage) to the existing house with a side yard setback of 3 ft. in lieu of the required 10 ft., and to permit a front yard setback of 11 ft. in lieu of the required 25 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 11, 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 1-5-21

By 100

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.

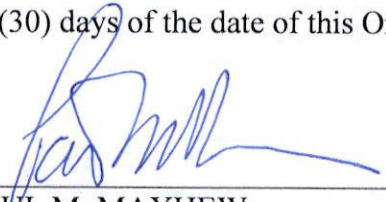
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 5th day of **January, 2021**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Baltimore County Zoning Regulations ("BCZR") § 1B02.3.C.1 to permit an addition (attached garage) to the existing house with a side yard setback of 3 ft. in lieu of the required 10 ft., and to permit a front yard setback of 11 ft. in lieu of the required 25 ft., be 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 1-5-21
By dlw



A ADMINISTRATIVE ZONING PETITION
 FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING
 To be filed with the Department of Permits, Approvals and Inspections

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

Address 105 OAK AVENUE Currently zoned DR 5.5
 Deed Reference 38496 / 237 10 Digit Tax Account # 2500005894
 Owner(s) Printed Name(s) RYAN SCOTT MOORE & COLLEEN A. MOORE

(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) 1802.3.C.1 (CHART)
1) TO PERMIT AN ADDITION (GARAGE) TO THE EXISTING HOUSE WITH A
SIDE YARD SETBACK OF 3 FEET IN LIEU OF THE REQUIRED 10 FEET AND
2) TO PERMIT A FRONT YARD SETBACK OF 11 FEET IN LIEU OF THE REQUIRED
 of the zoning regulations of Baltimore County, to the zoning law of Baltimore County. 25 FEET

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):

RYAN SCOTT MOORE / COLLEEN A. MOORE
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] / [Signature]
 Signature #1 Signature #2
105 OAK AVENUE BALTIMORE MD
 Mailing Address City State

21219 / 443-632-5630 /
 Zip Code Telephone # Email Address

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC
 Name – Type or Print

[Signature]
 Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
 Mailing Address City State

21053 / 410-419-4906 /
 Zip Code Telephone # Email Address
BD@DOAKCONSULTING.COM

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0289-A Filing Date 12/3/2020 Estimated Posting Date 12/13/2020 Reviewer [Signature]

ORDER RECEIVED FOR FILING

Date 1-5-21

By [Signature]

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: 105 OAK AVENUE BALTIMORE MD 21219
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)

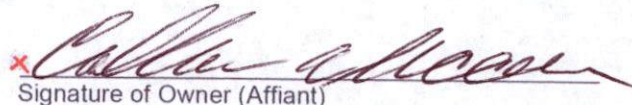
We wish to build a one bay garage which will be attached to the left side of our home. It will allow for storage of one car and other items for the maintenance of our house and property. The proposed garage will be in keeping with the size and design of our house and the surrounding neighborhood. There is a tree row between my lot and the vacant property next to it..

Our lot is narrow and has no room on the right side for a garage and no access to the rear of the property for one there. The left side is the only side feasible for a small garage. The garage is positioned slightly forward of the house so we can meet the required setback to the stormwater management easement.

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


Signature of Owner (Affiant)

RYAN SCOTT MOORE
Name- Print or Type


Signature of Owner (Affiant)

COLLEEN A. MOORE
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:

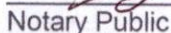
I HEREBY CERTIFY, this 13 day of November, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Ryan Moore, Colleen Moore

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

AS WITNESS my hand and Notaries Seal


Notary Public

6/15/23
My Commission Expires

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.

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Our lot is narrow and has no room on the right side for a garage and no access to the rear of the property for one there. The left side is the only side feasible for a small garage. The garage is positioned slightly forward of the house so we can meet the required setback to the stormwater management easement.

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

x [Signature]
Signature of Owner (Affiant)

RYAN SCOTT MOORE
Name- Print or Type

x [Signature]
Signature of Owner (Affiant)

COLLEEN A. MOORE
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 13 day of November, 2022, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Ryan Moore & Colleen Moore

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

6/15/23
My Commission Expires



A MINISTRATIVE 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 105 OAK AVENUE Currently zoned DR 5.5
Deed Reference 38496 / 237 10 Digit Tax Account # 2500005894
Owner(s) Printed Name(s) RYAN SCOTT MOORE & COLLEEN A. MOORE

(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) 1802.3.C.1 (CHART)
ATTACHED
1) TO PERMIT AN ADDITION (GARAGE) TO THE EXISTING HOUSE WITH A
SIDE YARD SETBACK OF 3 FEET IN LIEU OF THE REQUIRED 10 FEET AND
2) TO PERMIT A FRONT YARD SETBACK OF 11 FEET IN LIEU OF THE REQUIRED 25 FEET
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County. 25 FEET

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):

RYAN SCOTT MOORE / COLLEEN A. MOORE
Name #1 – Type or Print Name #2 – Type or Print
[Signature] / [Signature]
Signature #1 Signature #2

105 OAK AVENUE BALTIMORE MD
Mailing Address City State

21219 / 443-632-5630 /
Zip Code Telephone # Email Address

RMOORE851@MSN.COM

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

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC
Name – Type or Print

Name- Type or Print

Signature

[Signature]
Signature

Mailing Address City State

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
Mailing Address City State

Zip Code Telephone # Email Address

21053 / 410-419-4906 /
Zip Code Telephone # Email Address
BDOAK@BRUCEEDOAKCONSULTING.COM

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0289-A Filing Date 12/3/2020 Estimated Posting Date 12/13/2020 Reviewer [Signature]

ORDER RECEIVED FOR FILING

Date 1-5-21

By [Signature]



Zoning Description

105 Oak Avenue
Fifteenth Election District Seventh Councilmanic District
Baltimore County, Maryland

Beginning at a point on the northeast side of Oak Avenue, 500 feet southeasterly, more or less, from the centerline of Sparrows Point Road, thence leaving the side of Oak Avenue and running with and binding on the outlines of the subject property, the three following courses and distances, viz. 1) North 36 degrees 16 minutes 55 seconds East 100.00 feet, 2) South 53 degrees 43 minutes 05 seconds East 76.00 feet and 3) South 36 degrees 16 minutes 55 seconds West to the northeast side of Oak Avenue, thence binding on the side of Oak Avenue and continuing to run with and bind on the outlines of the subject property 4) North 53 degrees 43 minutes 05 seconds West 76.00 feet to the point of beginning

Containing 7,600 square feet of land, more or less.

This description is part of a zoning hearing petition and is not intended for any conveyance purposes.

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com



2020-0289-A



CERTIFICATE OF POSTING

December 11, 2020

_____ amended for second inspection

Re:

Zoning Case No. 2020- 0289- A

Legal Owner: Ryan & Colleen Moore

Closing date: December 28, 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 **105 Oak Avenue**.

The signs were initially posted on **December 11, 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. 2020-0289-A

105 Oak Avenue

**REQUEST: TO PERMIT AN ATTACHED
GARAGE ADDITION WITH A SIDE YARD
SET BACK OF 3 FEET IN LIEU OF THE
REQUIRED 10 FEET MINIMUM AND A
FRONT YARD SET BACK OF 11 FEET IN
LIEU OF THE REQUIRED 25 FEET
MINIMUM FRONT 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 DECEMBER 28, 2020.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
REGISTRATION AND DEVELOPMENT MANAGEMENT
TOWSON, MD 21204 410-337-3333**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2020-0289-A

105 Oak Avenue

**REQUEST: TO PERMIT AN ATTACHED
GARAGE ADDITION WITH A SIDE YARD
SET BACK OF 3 FEET IN LIEU OF THE
REQUIRED 10 FEET MINIMUM AND A
FRONT YARD SET BACK OF 11 FEET IN
LIEU OF THE REQUIRED 25 FEET
MINIMUM FRONT YARD SETBACK.**

PUBLIC HEARING?

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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 DECEMBER 28, 2020.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391**

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0289 -A Address 105 OAK AVENUE

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

Filing Date: 12/3/2020 Posting Date: 12/13/2020 Closing Date: 12/28/2020

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- 0289 -A Address 105 OAK AVENUE SPARROWS POINT 21219

Petitioner's Name RYAN/COLLEEN MOORE Telephone 410/419-4906

Posting Date: 12/13/2020 Closing Date: 12/28/2020

Wording for Sign: TO PERMIT AN ATTACHED GARAGE ADDITION WITH A
SIDE YARD SET BACK OF 3 FT. IN LIEU OF THE REQUIRED
10 FT. MINIMUM AND A FRONT YARD SET BACK OF 11 FT.
IN LIEU OF THE REQUIRED 25 FT. MIN. FRONT YARD SETBACK.

Revised 2/20/2020

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2020-0289-A
Property Address: 105 OAK AVENUE
Property Description: _____

Legal Owners (Petitioners): RYAN & COLLEEN MOORE
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRUCE E. DOAK
Company/Firm (if applicable): BRUCE E. DOAK CONSULTING
Address: 3801 BAKER SCHOOLHOUSE ROAD
FREELAND MO 21053

Telephone Number: 410-419-4906

BDOAK@BRUCEEDOAKCONSULTING.COM

Revised 5/20/2014



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 29, 2020

Bruce E. Doak,
3801 Baker Schoolhouse Road
Freeland MD 21053

RE: Case Number: 2020-0289-A, 105 Oak Ave

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 December 03, 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 dark ink, appearing to read "W. Carl Richards, Jr.", is written over the "Very truly yours," text.

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: December 8, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0289-A
Address 105 Oak Avenue
(Moore Property)

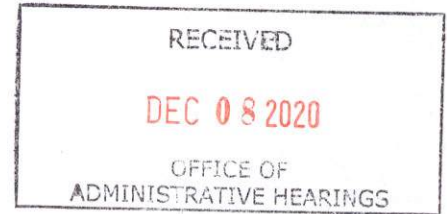
Zoning Advisory Committee Meeting of **December 14, 2020**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: December 8, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0289-A
Address 105 Oak Avenue
(Moore Property)

Zoning Advisory Committee Meeting of **December 14, 2020.**

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

Reviewer: Steve Ford

CHECKLISTComment
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

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING (1st)

Date: _____

by DoakSIGN POSTING (2nd)

Date: _____

by _____

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 15 Account Number - 2500005894		
Owner Information		
Owner Name:	MOORE RYAN SCOTT MOORE COLLEEN A	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	105 OAK AVENUE BALTIMORE MD 21219-	Deed Reference: /38496/ 00237
Location & Structure Information		
Premises Address:	105 OAK AVE BALTIMORE 21219-	Legal Description: .174AC PRT LT 6 105 OAK AVE SNYDER
Map:	Grid:	Parcel:
0111	0011	0102
Neighborhood:	Subdivision:	Section:
15130118.04	0000	
Block:	Lot:	Assessment Year:
	1	2021
Plat No:	MS	
Plat Ref:	0002/0086	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2011	1,108 SF	
Property Land Area	County Use	
7,600 SF	04	
Stories	Basement	Type
Split Foyer	YES	SPLIT FOYER
Exterior	Quality	Full/Half Bath
SIDING/	4	2 full
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2018
Land:	73,600	73,600
Improvements	157,600	157,600
Total:	231,200	231,200
Preferential Land:	0	
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
Transfer Information		
Seller: MOORE RYAN SCOTT	Date: 01/12/2017	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /38496/ 00237	Deed2:
Seller: OAK AVENUE LLC	Date: 05/03/2011	Price: \$255,000
Type: ARMS LENGTH IMPROVED	Deed1: /30771/ 00384	Deed2:
Seller: OAK AVENUE LLC	Date: 12/15/2009	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /28973/ 00444	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 06/07/2011		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

2020-0289-A

2020-0282-A

Street View - Facing East





Street View - Facing West

2020-0282-A

2020-0282-A

Rear Yard - Steep Elevation



2020-0282-A

Rear Yard - Steep Elevation





Existing Detached Garage

ZAC AGENDA

Case Number: 2020-0289-A **Reviewer:** Rosalie Johnson

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Ryan Scott Moore & Colleen A. Moore

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 105 OAK AVE

Location: West of Sparrows Point Road on North side of Oak Ave.

Existing Zoning: DR 5.5

Area: 7,600 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

Section 1B02.3.C.1 To permit an addition (Attached Garage) to the existing house with a side yard setback of 3 feet in lieu of the required 10 feet.

To permit a front yard setback of 11 feet in lieu of the required 25 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 12/28/2020

Miscellaneous Notes:

A

2020-02-09-A





2020-0289-A

B



2020-0289-A

C



2020-0289-A

D



2020-0289-A

E



2020-0289-A

F

5

2020-0289-A





2020-0289-A H



2020-0289-A

7



2020-0289-A





2020-0289-A

K

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M

N

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2020-0289-A

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2020-0289-A

P



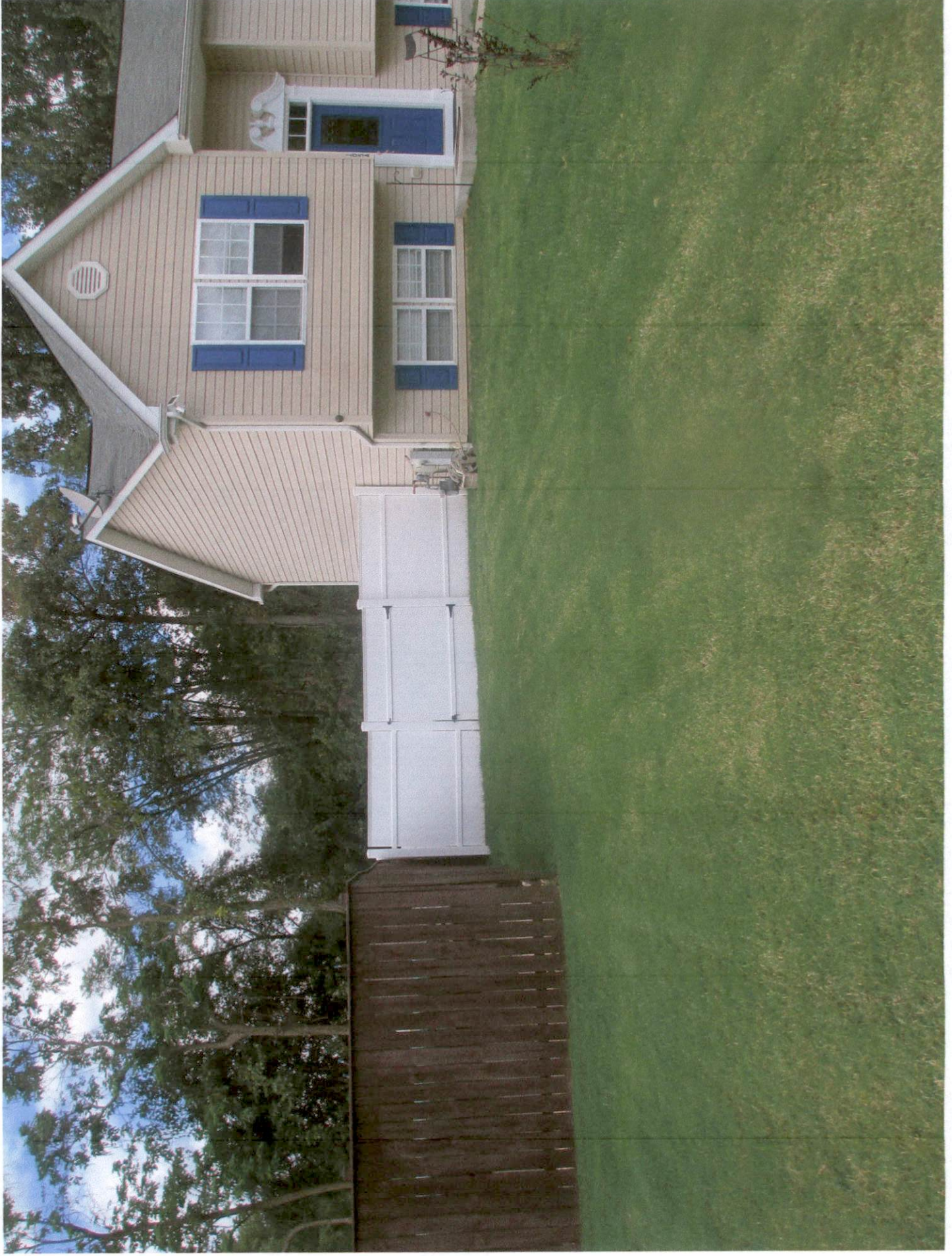
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