

IN RE: PETITION FOR VARIANCE
(11 Victoria Falls Drive)
8th Election District
3rd Council District
Tim Mooney
Legal Owner

Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS OF
* BALTIMORE COUNTY
* **CASE NO. 2020-0296-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Tim Mooney, Petitioner for property located at 11 Victoria Falls Drive. The Petitioner is requesting variance relief from the Baltimore County Zoning Regulations (“BCZR”) § 301.1 to permit an open deck to extend 40 percent (12 ft.) into the minimum rear yard setback, in lieu of the permitted 25 percent (7.5 ft.).

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. A site plan was marked and accepted into evidence as Petitioners’ Exhibit 1.

Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”). They did not oppose the requested variance.

The Petitioner, Tim Mooney appeared at the hearing. There were no interested parties or citizens at the hearing. The subject property is approximately .046 acres and is zoned DR 5.5. Mr. Mooney explained that this is a townhouse unit in the Loveton Farms subdivision. The site has numerous mature trees and a substantial grade change. In addition, as shown by the photograph in Petitioner’s Exhibit 3, the existing deck on his unit is staggered from the adjoining units so that this proposed deck will protrude further into the rear yard than the others, and that this is why he

ORDER RECEIVED FOR FILING

Date

By

10/23/21

D. Mignone

needs the variance.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The site is unique for a variety of reasons, as described above. As also noted above, the unique siting of this townhouse with respect to the adjoining townhouses is what necessitates the requested variance. I find that the variance is within the spirit and intent of the BCZR and that it will not harm the public health, safety or welfare.

THEREFORE, IT IS ORDERED, this **23rd** day of **June 2021**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR § is hereby § 301.1 to permit an open deck to extend 40 percent (12 ft.) into the minimum rear yard setback, in lieu of the permitted 25 percent (7.5 ft.) is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

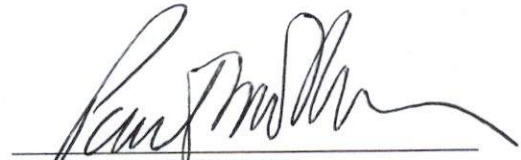
ORDER RECEIVED FOR FILING

Date

By

6/23/21
J. Mignone

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/dlm

ORDER RECEIVED FOR FILING

Date

By

10/23/21
D. M. Gannon



PETITION FOR ZONING HEARING(S)

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

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

Address 11 Victoria Falls Drive which is presently zoned DR-5.5
 Deed References: 12310/001 10 Digit Tax Account # 20-00-002864
 Property Owner(s) Printed Name(s) Tim Mooney

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. X a **Variance** from Section(s) 301.1 TO PERMIT AN OPEN DECK TO EXTEND 40 PERCENT (12 FEET) INTO THE MINIMUM REAR YARD SETBACK, IN LIEU OF THE PERMITTED 25 PERCENT (7.5 FEET).

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

SEE ATTACHED

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

TIM MOONEY

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

P.O. Box 343

Cockeysville

MD

Mailing Address

City

State

21030

410-868-8942

timmrp@verizon.net

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2020-0290A Filing Date 12/11/2020 Do Not Schedule Dates: _____

Reviewer PC

JUSTIFICATION IN SUPPORT OF VARIANCE RELIEF FOR 11 VICTORIA FALLS DRIVE

1. The dwelling exists and the rear of the building is currently situated at the 30-foot minimum rear yard setback line. (Section 1B01.2.C.1.c B.C.Z.R.)
2. It would be practically difficult to relocate the existing dwelling.
3. The dwelling is unique on the lot, and within the townhouse group in which it is situated, as it sits the farthest back of any of the dwellings.
4. The existing wooden deck is deteriorating and needs to be replaced.
5. The current Zoning Regulations will only allow a 7.5-foot deck to be constructed.
6. The architectural guidelines of the Cross Falls Homeowners Association which governs certain exterior improvements now permits decks to extend a maximum of 12-feet into the rear yard.
7. Several of the neighboring decks have been extended to 12-feet. The granting of the zoning relief requested would allow the replacement deck to be architecturally "in-keeping" with other dwellings in the group.
8. Other good and sufficient testimony to be presented at the hearing.

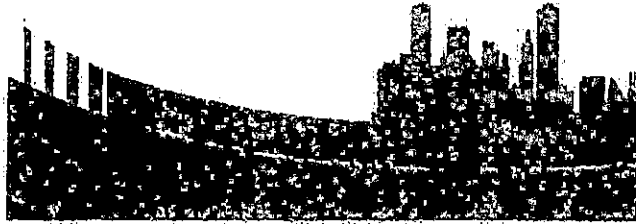
2020-0295-A

ZONING PROPERTY DESCRIPTION FOR 11 VICTORIA FALLS DRIVE

BEGINNING at a point on the east side of Victoria Falls Drive, which is 40 feet wide at a distance of 198 feet, more or less, south of the centerline of Loveton Farms Circle which is 60 feet wide.

BEING lot #93, Amended Section 3, in the subdivision of Loveton Farms as recorded in Baltimore County Plat Book E.H.K., Jr. 53, Folio 70, containing 2,000 square feet, or 0.046 acres. Located in the 8th Election District, 3rd Councilmanic District.

2020-0296-A



CERTIFICATE OF POSTING

April 21, 2021

May 05, 2021 amended for second inspection

Re:

Zoning Case No. 2020- 0296-A

Legal Owner: Tim Mooney

Hearing date: May 12, 2021

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 11 Victoria Falls Drive.

The signs were initially posted on April 20, 2021.

The subject property was also inspected on May 04, 2021.

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

CASE NO. 2020-0296-A

11 Victoria Falls Drive

THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY
AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING ON THE
PROPERTY IDENTIFIED.

DATE & TIME: WEDNESDAY MAY 12, 2021 10:00 AM

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS
PLEASE GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS.
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND
THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-887-3868, EXT. 0.

REQUESTS:

**VARIANCE TO PERMIT AN OPEN DECK TO EXTEND 40 PERCENT
(12 FEET) INTO THE MINIMUM REAR SETBACK IN LIEU OF THE
PERMITTED 25 PERCENT (7.5 FEET).**

ZONING NOTICE

CASE NO. 2020-0296-A

11 Victoria Falls Drive

THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY
AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING ON THE
PROPERTY IDENTIFIED.

DATE & TIME: WEDNESDAY MAY 12, 2021 10:00 AM

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS
PLEASE GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS.
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND
THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-887-3868, EXT. 0.

REQUESTS:

**VARIANCE TO PERMIT AN OPEN DECK TO EXTEND 40 PERCENT
(12 FEET) INTO THE MINIMUM REAR SETBACK, IN LIEU OF THE
PERMITTED 25 PERCENT (7.5 FEET).**

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Paul Mayhew (Alternate Host)	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Tim Mooney	timmrp@verizon.net	1-	New York Time	English	U.S.



CERTIFICATE OF POSTING

April 21, 2021

May 05, 2021 amended for second inspection

Re:

Zoning Case No. 2020- 0296-A

Legal Owner: Tim Mooney

Hearing date: May 12, 2021

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 11 Victoria Falls Drive.

The signs were initially posted on April 20, 2021.

The subject property was also inspected on May 04, 2021.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Doak".

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

CASE NO. 2020-0296-A

11 Victoria Falls Drive

**THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY
AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING ON THE
PROPERTY IDENTIFIED.**

DATE & TIME: WEDNESDAY MAY 12, 2021 10:00 AM

**FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS
PLEASE GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS.
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND
THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-887-3060, EXT. 0.**

REQUESTS:

**VARIANCE TO PERMIT AN OPEN DECK TO EXTEND 40 PERCENT
(12 FEET) INTO THE MINIMUM REAR SETBACK, IN LIEU OF THE
PERMITTED 25 PERCENT (7.5 FEET).**

ZONING NOTICE

CASE NO. 2020-0296-A

11 Victoria Falls Drive

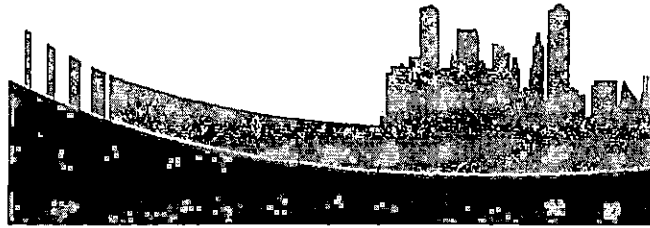
**THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY
AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING ON THE
PROPERTY IDENTIFIED.**

DATE & TIME: WEDNESDAY MAY 12, 2021 10:00 AM

**FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS
PLEASE GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS.
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND
THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-887-3868, EXT. 0.**

REQUESTS:

**VARIANCE TO PERMIT AN OPEN DECK TO EXTEND 40 PERCENT
(12 FEET) INTO THE MINIMUM REAR SETBACK, IN LIEU OF THE
PERMITTED 25 PERCENT (7.5 FEET)**



CERTIFICATE OF POSTING

April 21, 2021

_____ amended for second inspection

Re:

Zoning Case No. 2020- 0296-A

Legal Owner: Tim Mooney

Hearing date: May 12, 2021

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 **11 Victoria Falls Drive**.

The signs were initially posted on **April 20, 2021**.

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

CASE NO. 2020-0296-A

11 Victoria Falls Drive

**THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY
AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING ON THE
PROPERTY IDENTIFIED.**

DATE & TIME: WEDNESDAY MAY 12, 2021 10:00 AM

**FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS
PLEASE GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS.
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND
THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-887-3868, EXT. 0.**

REQUESTS:

**VARIANCE TO PERMIT AN OPEN DECK TO EXTEND 40 PERCENT
(12 FEET) INTO THE MINIMUM REAR SETBACK, IN LIEU OF THE
PERMITTED 25 PERCENT (7.5 FEET).**

ZONING NOTICE

CASE NO. 2020-0296-A

11 Victoria Falls Drive

**THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY
AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING ON THE
PROPERTY IDENTIFIED.**

DATE & TIME: WEDNESDAY MAY 12, 2021 10:00 AM

**FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS
PLEASE GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS.
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND
THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-887-3868, EXT. 0.**

REQUESTS:

**VARIANCE TO PERMIT AN OPEN DECK TO EXTEND 40 PERCENT
(12 FEET) INTO THE MINIMUM REAR SETBACK, IN LIEU OF THE
PERMITTED 25 PERCENT (7.5 FEET).**

The Daily Record

200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

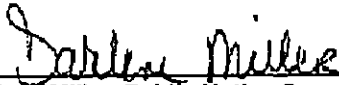
PUBLISHER'S AFFIDAVIT

Order #: 11992565
Case #: 2020-0296-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0296-A

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

4/22/2021



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0296-A

11 Victoria Falls Drive

South of Loveton Farm Road on east side of Victoria Falls Road

8th Election District - 3rd Councilmanic District

Legal Owners: Tim Mooney

Variance to permit an open deck to extend 40 percent (12 feet) into the minimum rear yard setback, in lieu of the permitted 25 percent (7.5 feet).

Hearing: Wednesday, May 12, 2021 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Pete Gutwald

Director of Permits, Approvals and Inspections for Baltimore County

ap22



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits,
Approvals & Inspections

April 14, 2021

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0296-A

11 Victoria Falls Drive

South of Loveton Farm Road on east side of Victoria Falls Road

8th Election District – 3rd Councilmanic District

Legal Owners: Tim Mooney

Variance to permit an open deck to extend 40 percent (12 feet) into the minimum rear yard setback, in lieu of the permitted 25 percent (7.5 feet).

Hearing: Wednesday, May 12, 2021 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

A handwritten signature in black ink, appearing to read "C. Gutwald", is written over the printed name and title.

Pete Gutwald
Director

PW/kl

C: Tim Mooney, P.O. 343, Cockeysville 21030

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, APRIL 22, 2021

TO: THE DAILY RECORD
Thursday, April 22, 2021- Issue

Please forward billing to:

Tim Mooney
P. O. Box 343
Cockeysville, MD 21030

410-868-8942

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0296-A

11 Victoria Falls Drive
South of Loveton Farm Road on east side of Victoria Falls Road
8th Election District – 3rd Councilmanic District
Legal Owners: Tim Mooney

Variance to permit an open deck to extend 40 percent (12 feet) into the minimum rear yard setback, in lieu of the permitted 25 percent (7.5 feet).

Hearing: Wednesday, May 12, 2021 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.



Pete Gutwald
Director of Permits, Approvals and Inspections for Baltimore County

**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.

For Newspaper Advertising:

Case Number: 2020-029⁶B-A
Property Address: 11 Victoria Falls Drive
Property Description: → Lot 93, Amended Section 3, Loveton Farms
Residence at Plat E.H.K., Jr. 53/70
Legal Owners (Petitioners): Tim Mooney
Contract Purchaser/Lessee: n/a

PLEASE FORWARD ADVERTISING BILL TO:

Name: Tim Mooney
Company/Firm (if applicable): _____
Address: P.O. Box 343
Cockeysville, MD 21030

Telephone Number: 410-868-8942

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits,
Approvals & Inspections

May 03, 2021

Tim Mooney,
P.O Box 343
Cockeysville MD 21030

RE: Case Number: 2021-0296-A, 11 Victoria Falls Drive

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 11, 2020. This letter is not an approval, but only a NOTIFICATION.

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

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

Very truly yours,

A handwritten signature in black ink that reads "Jeffrey Perlow". The signature is fluid and cursive.

Jeff Perlow
Supervisor
Department of Zoning

PCG

Enclosures

CC: People's Counsel

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

January 4, 2021

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

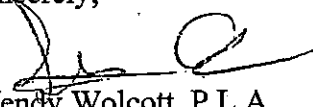
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the 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. 2020-0296-A

Tim Mooney
11 Victoria Falls Dr.

If there are any questions, please contact Mr. Steven Autry at 410-229-2335, or toll free (in Maryland only) at 1-800-735-2258 (x2335), or via email at 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



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUERARD, Director
Department of Permitting,
Approvals & Inspections

January 13, 2021

To: Zoning Advisory Committee
Baltimore County Office Building
111 W. Chesapeake Avenue, Room 123
Towson, Maryland 21204
Attention: Zoning Review

Distribution Meeting of: **December 21, 2020**

Formal or Informal Response Due: **December 28, 2020**

Item No.:

Administrative Variance: 2020-0294-0295-A, 2020-0298-A, 2020-0301-0303-A.

Variance: 2020-0296-A, 2020-0297-SPHA, 2020-0299-SPHA.

Special Hearing: 2020-0297-SPHA.

Comments:

The Baltimore County Fire Marshal's Office has no comments at this time on the above listed case numbers.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3rd Floor

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 1/11/2021

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-296

INFORMATION:

Property Address: 11 Victoria Falls Drive
Petitioner: Tim Mooney
Zoning: DR 5.5
Requested Action: Variance

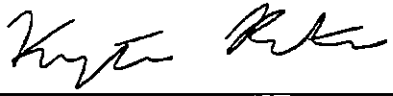
The Department of Planning has reviewed the petition for a Variance from Section 301.1 to permit an open deck to extend 40 percent (12') into the minimum rear yard setback, in lieu of the permitted 25 percent (7.5')

The property is located in the Loveton Farm's subdivision. The subject property is a middle townhome with no side yard and HOA land to the rear of the property.

The Department does not object to the request for the Variance. The 15% difference is only 4.5' and not interfering with any neighbors to the rear.

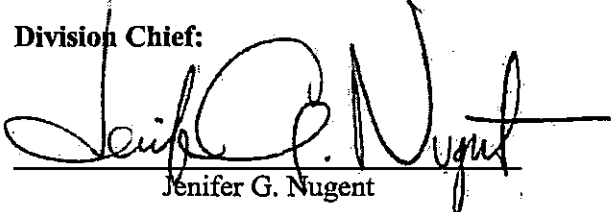
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/KP/

c: Joseph Wiley, Northern Sector Planner
Tim Mooney
Office of the Administrative Hearings
People's Counsel for Baltimore County

CASE NO.

20-02910-A

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:

4/22/21

SIGN POSTING (1st)

Date:

4/20/21

by

B Dack

SIGN POSTING (2nd)

Date:

5/4/21

by

"

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Paul Mayhew (Alternate Host)	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Jessica Kirby	jessica@amdeck.com	1-	New York Time	English	U.S.
Tim Mooney	timmrp@verizon.net	1-	New York Time	English	U.S.

Attendee List

Name	Email address	Phone number	Time Zone	Language	Locale
------	---------------	--------------	-----------	----------	--------

No contacts selected.

OK

Debra Wiley

From: Debra Wiley
Sent: Thursday, June 17, 2021 2:33 PM
To: 'timmrp@verizon.net'
Subject: Case No. 2020-0296-A - 11 Victoria Drive - Hearing: 6/18 @ 1:30 PM

Good Afternoon,

Per our telephone conversation a few moments ago, please be advised that even though the County has designated tomorrow as a County holiday, the judge assigned to the above case will still proceed as planned.

Our office did not want any confusion.

Thank you.

Debra Wiley

From: Debra Wiley
Sent: Thursday, June 17, 2021 2:32 PM
To: 'jessica@amdeck.com'
Subject: Case No. 2020-0296-A - 11 Victoria Drive - Hearing: 6/18 @ 1:30 PM

Good Afternoon,

Please be advised that even though the County has designated tomorrow as a County holiday, the judge assigned to the above case will still proceed as planned.

Our office did not want any confusion.

Thank you.

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - Case No: 2020-0296-A 11 Victoria Falls Drive - Owner: Tim Mooney
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e4df132adfa230d3d350a690460008451>
Start: Fri 6/18/2021 1:30 PM
End: Fri 6/18/2021 2:30 PM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: webex

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

When it's time, start the Webex event here.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)
Event number (access code): 172 275 2610

Friday, June 18, 2021 1:30 pm, Eastern Daylight Time (New York, GMT-04:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e4df132adfa230d3d350a6904600>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ed24f8a1eac4e9ca61a34791e3fb>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1722752610@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 423998

If you are a host, click here to view host information:

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e68def5ee46c774264cf17ea7808282ca>

Need help? Go to <https://help.webex.com>

Donna Mignon

From: Donna Mignon
Sent: Monday, June 7, 2021 2:18 PM
To: Kristen L Lewis
Cc: Debra Wiley
Subject: Link - RE: 2020-0296-A

Top of Form

Event Information

Event: Zoning Hearing - Case No: 2020-0296-A 11 Victoria Falls Drive - Owner: Tim I
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTI>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTI>
Date and time: Friday, June 18, 2021 1:30 pm
Eastern Daylight Time (New York, GMT-04:00)
Duration: 1 hour
Description: Zoning Hearing
Case No: 2020-0296-A
Address: 11 Victoria Falls Road
Owner: Tim Mooney
Event number: 172 275 2610
Event password: 1234
Host key: 260871
Alternate Host: Deb Wiley, Maureen Murphy, Paul Mayhew
Panelist Info:
Panelist password:
Panelist numeric password: 423998
Video Address: 1722752610@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
+1-415-655-0001
[Show all global call-in numbers](#)
Access code: 172 275 2610
Maximum number of registrants: 10000
Destination address after event:
Host image:
Attendee list available for viewing by: Host, presenter and panelists only
Event material: None
Post-event survey: No
Email configured: Pending, Approved, Rejected

Registration Information

Registration ID required: No
Password required: No
Password:
Approval required: No
Custom registration form: No
After registration, go to URL:

Bottom of Form
Top of Form

Bottom of Form
© 2021 Cisco and/or its affiliates. All rights reserved. [Privacy Statement](#) | [Terms of Service](#)

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Monday, June 7, 2021 1:54 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: 2020-0296-A

Good afternoon,

Please create a webex for Maureen for the referenced case. Thank you.

From: timmrp@verizon.net <timmrp@verizon.net>
Sent: Monday, June 7, 2021 1:30 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: RE: Hearing

CAUTION: This message from timmrp@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.

Kristen,
I can do 6/18 at 1:30

Respectfully,
Tim Mooney
Tim Mooney
CEO



260 SCHILLING CIRCLE
HUNT VALLEY, MD 21031
P: 410.771.1007 – EXT: 2
Cell: 410.868.8942
WWW.MRPCOMPANY.COM



From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Monday, June 7, 2021 9:38 AM
To: timmrp@verizon.net
Subject: RE: Hearing

I have availability for continuation for Judge Murphy on either 6/18 at 1:30 p.m. or 6/21 at 1:30 p.m. Please let me know which date works on your end and I will have the Judge's office send out another webex invite to the virtual hearing. Thank you.

From: timmrp@verizon.net <timmrp@verizon.net>
Sent: Monday, June 7, 2021 8:32 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: RE: Hearing

CAUTION: This message from timmrp@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.

Yes, that was the first hearing date

Respectfully,
Tim Mooney
Tim Mooney
CEO



260 SCHILLING CIRCLE
HUNT VALLEY, MD 21031
P: 410.771.1007 – EXT: 2
Cell: 410.868.8942
WWW.MRPCOMPANY.COM



From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Monday, June 7, 2021 7:51 AM
To: timmrp@verizon.net
Subject: RE: Hearing

Good morning,

Was your case opened on May 12th?

From: timmrp@verizon.net <timmrp@verizon.net>
Sent: Saturday, June 5, 2021 5:15 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: Hearing

CAUTION: This message from timmrp@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.

Hi Kristen,

I wanted to follow up on the voice mail I left you a couple of weeks ago. I have submitted the evidence for my request to build a deck closer to the property line at 11 Victoria Falls Drive, Sparks MD 21152 and I am requesting another court date.

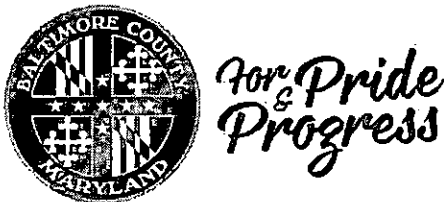
Respectfully,

Tim Mooney

Tim Mooney
CEO



260 SCHILLING CIRCLE
HUNT VALLEY, MD 21031
P: 410.771.1007 – EXT: 2
Cell: 410.868.8942
WWW.MRPCOMPANY.COM



[Register for your COVID-19 vaccine today.](#)

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Donna Mignon

From: Kristen L Lewis
Sent: Monday, June 7, 2021 1:54 PM
To: Donna Mignon
Subject: 2020-0296-A

Good afternoon,

Please create a webex for Maureen for the referenced case. Thank you.

From: timmrp@verizon.net <timmrp@verizon.net>
Sent: Monday, June 7, 2021 1:30 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: RE: Hearing

CAUTION: This message from timmrp@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.

Kristen,
I can do 6/18 at 1:30

Respectfully,
Tim Mooney
Tim Mooney
CEO



260 SCHILLING CIRCLE
HUNT VALLEY, MD 21031
P: 410.771.1007 – EXT: 2
Cell: 410.868.8942
WWW.MRPCOMPANY.COM



From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Monday, June 7, 2021 9:38 AM
To: timmrp@verizon.net
Subject: RE: Hearing

I have availability for continuation for Judge Murphy on either 6/18 at 1:30 p.m. or 6/21 at 1:30 p.m. Please let me know which date works on your end and I will have the Judge's office send out another webex invite to the virtual hearing. Thank you.

From: timmrp@verizon.net <timmrp@verizon.net>
Sent: Monday, June 7, 2021 8:32 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: RE: Hearing

CAUTION: This message from timmrp@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.

Yes, that was the first hearing date

Respectfully,

Tim Mooney

Tim Mooney
CEO



260 SCHILLING CIRCLE
HUNT VALLEY, MD 21031
P: 410.771.1007 – EXT: 2
Cell: 410.868.8942
WWW.MRPCOMPANY.COM



From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Monday, June 7, 2021 7:51 AM
To: timmrp@verizon.net
Subject: RE: Hearing

Good morning,

Was your case opened on May 12th?

From: timmrp@verizon.net <timmrp@verizon.net>
Sent: Saturday, June 5, 2021 5:15 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: Hearing

CAUTION: This message from timmrp@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.

Hi Kristen,

I wanted to follow up on the voice mail I left you a couple of weeks ago. I have submitted the evidence for my request to build a deck closer to the property line at 11 Victoria Falls Drive, Sparks MD 21152 and I am requesting another court date.

Respectfully,

Tim Mooney

Tim Mooney
CEO



260 SCHILLING CIRCLE
HUNT VALLEY, MD 21031
P: 410.771.1007 – EXT: 2
Cell: 410.868.8942
WWW.MRPCOMPANY.COM



Register for your COVID-19 vaccine today.

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Donna Mignon

From: Donna Mignon
Sent: Tuesday, May 25, 2021 8:32 AM
To: 'Jessica Kirby'
Subject: RE: 11 Victoria Falls Road - Case No: 2020-0296-A

Good Morning,

My understanding this case was postponed since the Petitioner did not submit his exhibits before the hearing. This case has not be reset. If you would like to contact Kristen Lewis regarding setting this in for a new date, please contact her at 410-887-3391. Thank you.

From: Jessica Kirby <Jessica@amdeck.com>
Sent: Tuesday, May 25, 2021 8:03 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: Re: 11 Victoria Falls Road - Case No: 2020-0296-A

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

Good morning!

Was the variance approved?

Jessica

On Tue, May 4, 2021 at 10:34 AM Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

Good Morning:

As you are aware, a virtual Webex hearing has been scheduled for May 12, 2021. You should have received an invitation in an email which invited you to this hearing.

Please note that all electronic hearing exhibits, documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at **least two business days** in advance of the hearing to the Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov

Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit. **Please bring a hard copy of all exhibits and drop them off in our lobby before the hearing date. Thank you.**

If you have any questions or concerns, please feel free to contact our office.

Thank you so much.

Donna Mignon, Legal Assistant

Baltimore County Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 103

Towson, Maryland 21204

410-887-3868



Register for your COVID-19 vaccine today.

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Donna Mignon

From: Debra Wiley
Sent: Thursday, May 13, 2021 10:50 AM
To: timmrp@verizon.net
Cc: Donna Mignon; Administrative Hearings
Subject: RE: Case No. 2020-0296-A - 11 Victoria Falls Dr. - 5/12 - New Hearing Date After Materials Gathered

Good Morning Mr. Mooney,

This is to acknowledge receipt of your email and exhibits. Please drop off hard copies to the Office of Administrative Hearings, Jefferson Building, 103 W. Chesapeake Ave., Towson. There is a box in the lobby with our office name and suite # -- please leave it in there.

In addition, please submit an exhibit list identifying your exhibits.

Thank you.

From: timmrp@verizon.net
Sent: Thursday, May 13, 2021 9:35 AM
To: Debra Wiley
Cc: Kristen L Lewis
Subject: RE: Case No. 2020-0296-A - 11 Victoria Falls Dr. - 5/12 - New Hearing Date After Materials Gathered

CAUTION: This message from timmrp@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.

Thank you Debra.

Hi Kristen,

**Please see attached the supporting document for my request for a variance.
What address would I need to send the hard copies to ?**

Respectfully,

Tim Mooney

**Tim Mooney
CEO**



**260 SCHILLING CIRCLE
HUNT VALLEY, MD 21031
P: 410.771.1007 – EXT: 2
Cell: 410.868.8942
WWW.MRP COMPANY.COM**



From: Debra Wiley <dwiley@baltimorecountymd.gov>
Sent: Wednesday, May 12, 2021 11:24 AM
To: timmrp@verizon.net
Cc: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: Case No. 2020-0296-A - 11 Victoria Falls Dr. - 5/12 - New Hearing Date After Materials Gathered

Good Morning Mr. Mooney,

Per ALJ Murphy's instructions, it appears you will need to gather your exhibits so that you can present them at your Day 2 (continuation) hearing.

After you have gathered what you need, please contact Kristen Lewis at 410-887-3391 or klewis@baltimorecountymd.gov and she can give you a new hearing date. Once she confirms with you, she will contact our office and we will create another Webex event. There is no need to re-post or re-advertise since we're continuing this hearing.

Please be reminded that all exhibits must be received via email (and via hard copy two (2) business days before your new hearing date.

Thank you.



[Register for your COVID-19 vaccine today.](#)

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Donna Mignon

From: Bruce Doak <bdoak@bruceedoakconsulting.com>
Sent: Wednesday, May 5, 2021 3:08 PM
To: Administrative Hearings
Cc: Donna Mignon
Subject: Case #2020-0296-A Posting Cert
Attachments: Case #2020-00296-A posting cert 5 05 21.pdf

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

Posting cert enclosed

Bruce
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906
bdoak@bruceedoakconsulting.com

Donna Mignon

From: Donna Mignon
Sent: Tuesday, May 4, 2021 10:35 AM
To: 'timmrp@verizon.net'
Cc: 'jessica@amdeck.com.'
Subject: 11 Victoria Falls Road - Case No: 2020-0296-A

Good Morning:

As you are aware, a virtual Webex hearing has been scheduled for May 12, 2021. You should have received an invitation in an email which invited you to this hearing.

Please note that all electronic hearing exhibits, documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at **least two business days** in advance of the hearing to the Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov. Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit. **Please bring a hard copy of all exhibits and drop them off in our lobby before the hearing date. Thank you.**

If you have any questions or concerns, please feel free to contact our office.
Thank you so much.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Donna Mignon

From: Kristen L Lewis
Sent: Wednesday, April 14, 2021 3:19 PM
To: Donna Mignon; Debra Wiley
Subject: Webex 2020-0296-A

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

Below is a new case needing a webex event created. Thank you,

2020-0296-A
11 Victoria Falls Drive
Tim Mooney – Owner – timmrp@verizon.net
5/12/21 at 10:00 a.m.

Kristen Lewis-Coles
PAI – Zoning Review
410-887-3391

Donna Mignon

From: Donna Mignon
Sent: Wednesday, April 14, 2021 3:24 PM
To: Kristen L Lewis
Subject: Link - RE: Webex 2020-0296-A

Top of Form

Event Information

Event: Zoning Hearing - Case No: 2020-0296-A - 11 Victoria Falls Drive - Owner: Tim
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTIC>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTIC>
Date and time: Wednesday, May 12, 2021 10:00 am
Eastern Daylight Time (New York, GMT-04:00)
Duration: 1 hour
Description: Zoning Hearing
Case No: 2020-0296-A
Address: 11 Victoria Falls Drive
Owner: Tim Mooney
Event number: 160 668 1139
Event password: 1234
Host key: 602527
Alternate Host: Deb Wiley, Maureen Murphy, Paul Mayhew
Panelist Info:
Panelist password:
Panelist numeric password: 107843
Video Address: 1606681139@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
+1-415-655-0001
[Show all global call-in numbers](#)
Access code: 160 668 1139
Maximum number of registrants: 10000
Destination address after event:
Host image:
Attendee list available for viewing by: Host, presenter and panelists only
Event material: None
Post-event survey: No
Email configured: Pending, Approved, Rejected

Registration Information

Registration ID required: No
Password required: No
Password:

Approval required: NO
Custom registration form: No
After registration, go to URL:

Bottom of Form
Top of Form

Bottom of Form
© 2021 Cisco and/or its affiliates. All rights reserved. [Privacy Statement](#) | [Terms of Service](#)

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Wednesday, April 14, 2021 3:19 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Webex 2020-0296-A

Good afternoon,

Below is a new case needing a webex event created. Thank you,

2020-0296-A
11 Victoria Falls Drive
Tim Mooney – Owner – timmrp@verizon.net
5/12/21 at 10:00 a.m.

Kristen Lewis-Colts
PAI – Zoning Review
410-887-3391

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - Case No: 2020-0296-A - 11 Victoria Falls Drive - Owner: Tim Mooney

Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e154efb70da2379e77b912f7d28739737>

Start: Wed 5/12/2021 10:00 AM

End: Wed 5/12/2021 11:00 AM

Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: webex

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

When it's time, start the Webex event here.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)

Event number (access code): 160 668 1139

Wednesday, May 12, 2021 10:00 am, Eastern Daylight Time (New York, GMT-04:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e154efb70da2379e77b912f7d287>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e28aace54506c9cd0f6f6316fefe9f>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1606681139@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 107843

If you are a host, click here to view host information:

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=ecdaf3979f9248f0f25b030bdf153cf0d>

Need help? Go to <https://help.webex.com>

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 08 Account Number - 2000002864		
Owner Information		
Owner Name:	MOONEY TIM	Use: RESIDENTIAL
Mailing Address:	PO BOX 343 COCKEYSVILLE MD 21030-0343	Principal Residence: NO
		Deed Reference: /12310/ 00001
Location & Structure Information		
Premises Address:	11 VICTORIA FALLS DR 0-0000	Legal Description: .0459 AC 11 VICTORIA FALLS DR LOVETON FARMS
Map:	Grid:	Parcel:
0034	0022	0343
Neighborhood:	Subdivision:	Section:
8040078.04	0000	3
Block:	Lot:	Assessment Year:
	93	2020
		Plat No:
		Plat Ref: 0053/ 0070
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1987	1,520 SF	450 SF
		Property Land Area
		2,000 SF
		County Use
		04
Stories	Basement	Type
2		CENTER UNIT
Exterior	Quality	Full/Half Bath
BRICK/	4	2 full/ 1 half
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of
		01/01/2020
		As of
		07/01/2020
		As of
		07/01/2021
Land:	105,000	105,000
Improvements	183,000	195,400
Total:	288,000	300,400
Preferential Land:	0	0
		292,133
		296,267
Transfer Information		
Seller: THOMAS FREDERICK GATES,3RD	Date: 08/04/1997	Price: \$129,500
Type: ARMS LENGTH IMPROVED	Deed1: /12310/ 00001	Deed2:
Seller: LOVETON FARMS IN C	Date: 04/22/1987	Price: \$120,850
Type: ARMS LENGTH IMPROVED	Deed1: /07495/ 00361	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2020
State:	000	0.00
Municipal:	000	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:

RE: PETITION FOR VARIANCE
11 Victoria Falls Drive; S of Loveton Farm
Road, E/S of Victoria Falls Drive
8th Election & 3rd Councilmanic Districts
Legal Owner(s): Tim Mooney
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2020-296-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of January, 2021, a copy of the foregoing Entry of Appearance was emailed to Tim Mooney, P.O. Box 343, Cockeysville, Maryland 21030, timmrp@verizon.net, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Petitioner's List of Exhibits
Zoning Case: 2020-0296-A
11 Victoria Falls Drive

- 1) Petitioner's Exhibit 1 – Zoning Hearing Plan
- 2) Petitioner's Exhibit 2 – Aerial photograph
- 3) Petitioner's Exhibit 3 – Photo exhibit
- 4) Petitioner's Exhibit 4 – Plot Plan to accompany the building permit application



PETITIONERS EXHIBIT 2

5-12-21
104m

May 14, 2021

Office of Administrative Hearings
Jefferson Building
103 W. Chesapeake Avenue
Towson, MD 21204

HAND DELIVERED

Re: 2020-0296-A
11 Victoria Falls Drive

Dear Ms. Wiley,

Please find enclosed, the following Exhibits to accompany the zoning variance request at 11 Victoria Falls Drive:

- 1) List of Exhibits
- 2) Petitioner's Exhibit 1 – Zoning Hearing Plan
- 3) Petitioner's Exhibit 2 – Aerial photograph
- 4) Petitioner's Exhibit 3 – Photo exhibit
- 5) Petitioner's Exhibit 4 – Plot Plan to accompany the building permit application

Should you require anything additional, please do not hesitate to contact me.

Sincerely,

Tim Mooney
timmrp@verizon.net
(410) 771-1007, ext 2 (work)
(410) 868-8942 (cell)

10/23/21
D.M.

PHOTO EXHIBIT



FROM VICTORIA FALLS COURT LOOKING NORTHWESTERLY TOWARDS EXISTING DECK (RED ARROW)



FROM VICTORIA FALLS COURT LOOKING SOUTHWESTERLY TOWARDS EXISTING DECK

PETITIONERS EXHIBIT 3

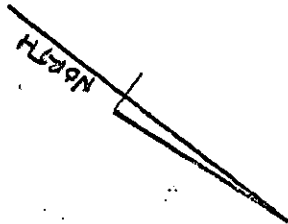
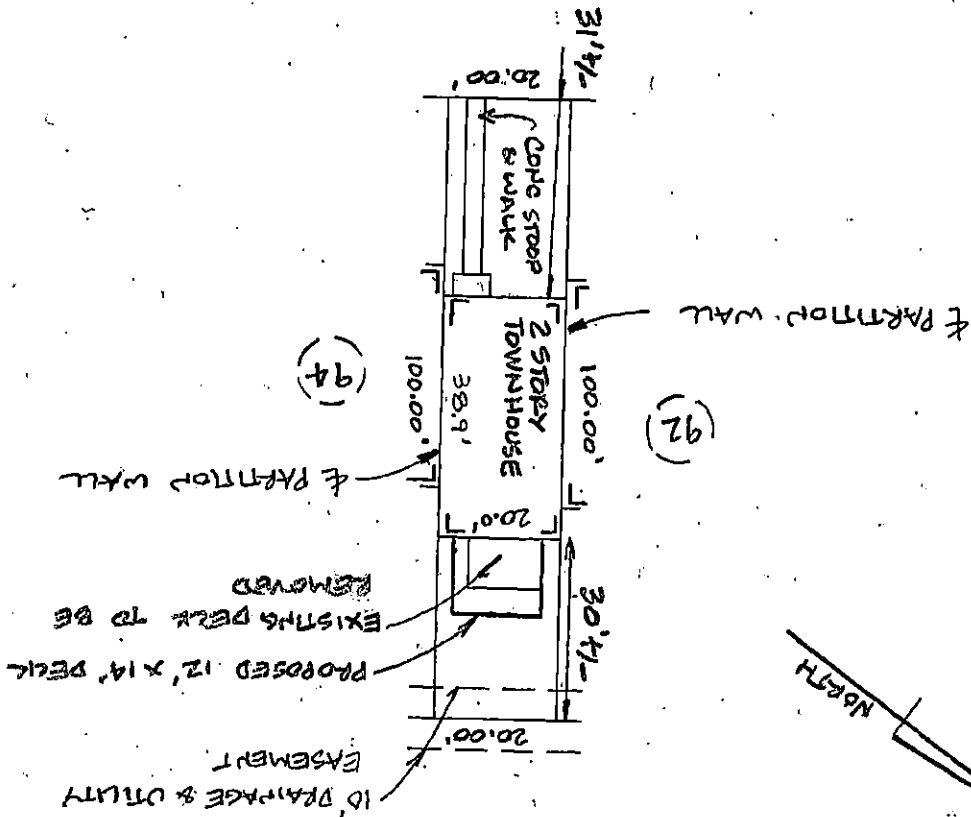
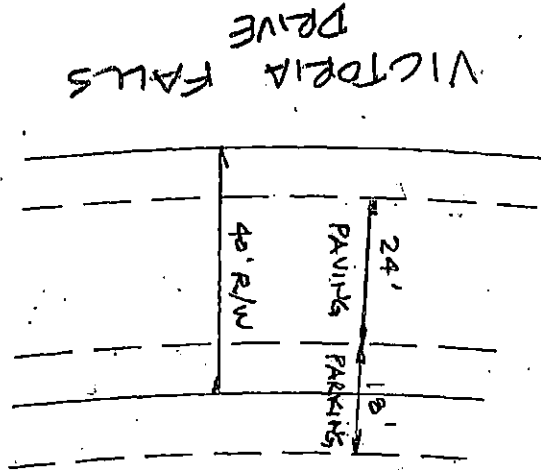
PETTONELS EXHIBIT 4

LOT 93
AMENDED SECTION 3
LOVEYON FARMS
PLAT 53/70
1"=30'
ELECT. DIST 863

FLAT PLAN
#11 VICTORIA FALLS DRIVE

EXISTING ZONING: DR S.5

TAX MAP NO.: 20-00-002864





2000002868

DR 1 NC

LOVETON FARMS RD

Pt. Bk. 0000052, Folio 0097
2000002869

PAI # 080283

Pt. Bk./Folio # 053070

NW 21-B
3 CD

034B3
8 ED

VICTORIA FALLS CT

PAI # 080283

2000002871

PAI # 080283

GLEN FALLS PATH

DR 5.5

Pt. Bk. 0000053, Folio 0070

VICTORIA FALLS DR

Pt. Bk./Folio # 054126

DR 1 NC

Pt. Bk./Folio # 053008

DR 1 NC

DR 3.4
Pt. Bk. 0000053, Folio 0008

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 08 Account Number - 2000002864			
Owner Information					
Owner Name:	MOONEY TIM		Use:	RESIDENTIAL	
			Principal Residence:	NO	
Mailing Address:	PO BOX 343 COCKEYSVILLE MD 21030-0343		Deed Reference:	/12310/ 00001	
Location & Structure Information					
Premises Address:	11 VICTORIA FALLS DR 0-0000		Legal Description:	.0459 AC 11 VICTORIA FALLS DR LOVETON FARMS	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0034	0022	0343	8040078.04	0000	3
					Block:
					93
					Lot:
					2020
					Assessment Year:
					Plat No:
					Plat Ref:
					0053/ 0070
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1987		1,520 SF		450 SF	
				Property Land Area	
				2,000 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
2		CENTER UNIT	BRICK/	4	2 full/ 1 half
Garage					
Last Notice of Major Improvements					
Value Information					
		Base Value		Value	
				As of	
				01/01/2020	
				Phase-In Assessments	
				As of	
				07/01/2020	
				As of	
				07/01/2021	
Land:		105,000		105,000	
Improvements		183,000		195,400	
Total:		288,000		300,400	292,133
Preferential Land:		0		0	296,267
Transfer Information					
Seller: THOMAS FREDERICK GATES,3RD		Date: 08/04/1997		Price: \$129,500	
Type: ARMS LENGTH IMPROVED		Deed1: /12310/ 00001		Deed2:	
Seller: LOVETON FARMS IN C		Date: 04/22/1987		Price: \$120,850	
Type: ARMS LENGTH IMPROVED		Deed1: /07495/ 00361		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class			07/01/2020	07/01/2021
County:	000			0.00	
State:	000			0.00	
Municipal:	000			0.00 0.00	0.00 0.00
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

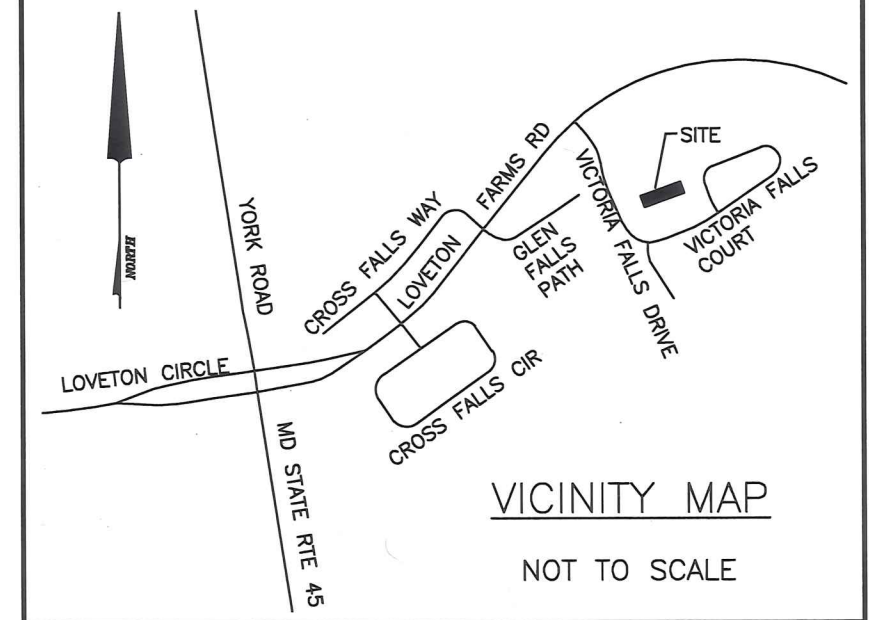
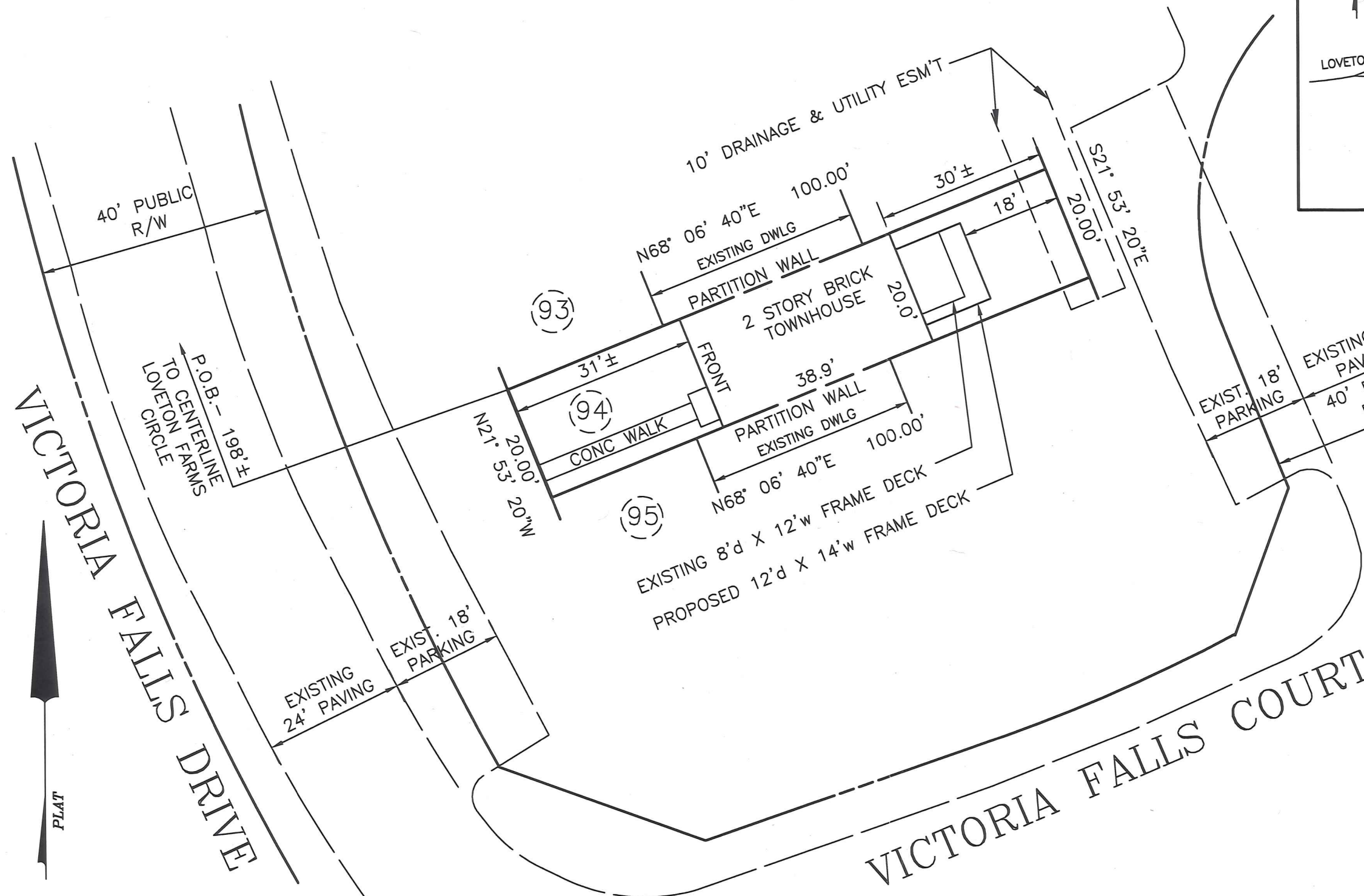
2020-0295-A

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

ADDRESS 11 VICTORIA FALLS DRIVE OWNER(S) NAME(S) TIM MOONEY

SUBDIVISION NAME LOVETON FARMS LOT # 93 BLOCK # _____ SECTION # 3

PLAT BOOK # 53 FOLIO# 70 10 DIGIT TAX # 20-00-002864 DEED REF. # 12310/001



ZONING MAP # 034B3
SITE ZONED: DR-5.5
ELECTION DISTRICT 8
COUNCIL DISTRICT 3
LOT AREA ACREAGE 0.046 AC
OR SQUARE FEET 2,000
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? NONE
VIOLATION CASE INFO: NONE

DRAWN BY: _____

DATE: 11/11/2020

SCALE: 1"=20'

PETITIONERS EXHIBIT 1