



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 8715 Gerst Avenue, Perry Hall, MD 21128

Currently zoned DR1

Deed Reference 45881 / 00002

10 Digit Tax Account # 1 1 2 3 0 0 2 4 6 5

Owner(s) Printed Name(s) Isaac Wood and Rebecca Wood

(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)

BCZR 400.3 to approve an accessory building (garage) at total height of 20 feet in lieu of the required maximum height of 15 feet

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

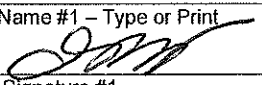
2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

If 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):

Isaac Wood	/	Rebecca Wood
Name #1 – Type or Print		Name #2 – Type or Print
	/	
Signature #1		Signature #2
8715 Gerst Avenue		Perry Hall MD
Mailing Address		City State
21128	/	410-882-4412 / izakwould@gmail.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:

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 2022-0013-A Filing Date 1/14/22 Estimated Posting Date 1/23/22 Reviewer SAC

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: 8715 Gerst Avenue Perry Hall MD 21128
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)

Our property is at the bottom of a hill, and the properties on either side of us are uphill from our property. Because our property is in a depression our yard is very wet and we have constant water in our basement. We've spent thousands of dollars on waterproofing and sump pumps, but the basement is still not dry enough to be used as a storage area.

We'd like to build a two-story garage with our vehicles stored on the first level, so that the second level can be used for dry storage. Our lot is abnormally large for Perry Hall, and the garage would be situated where it would be hidden by trees from surrounding properties and would not obstruct any neighbor sight lines. At least one property adjacent to ours (4812 Silver Spring Road) already has a two story 3 bay detached garage, so our garage would be consistent with the surrounding area.

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


Signature of Owner (Affiant)

Isaac Wood
Name- Print or Type


Signature of Owner (Affiant)

Rebecca Wood
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 5 day of Jan, 2022, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

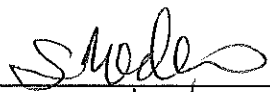
Print name(s) here: Isaac T wood and Rebecca A wood

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

AS WITNESS my hand and Notaries Seal

SHEREEN NADEEM
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

My Commission Expires March 27, 2025


Notary Public
3/27/2025
My Commission Expires

Property Description

ZONING PROPERTY DESCRIPTION FOR 8715 GERST AVENUE, PERRY HALL, MD 21128

Beginning at a point on the east side of Gerst Avenue which is 18 feet wide at a distance of 270 feet north of the centerline of the nearest improved intersecting street Silver Spring Road which is 60 feet wide.

Thence the following courses and distances: (1st POC) S.83 05' 00" E. 153.3', (2nd POC) N.86 39' 00" W. 202.52', (3rd POC) S.83 31' 00" E. 21.26', (4th POC) N.06 21' 00" E 268.61', (5th POC) N.67 00' 00" W. 393.80', and (6th "POC") S.06 21' 00" W. 390.38' back to the point of beginning as recorded in Deed Liber 31047, Folio 486, containing 2.871 acres. Located in Election District 11 and Council District 5.

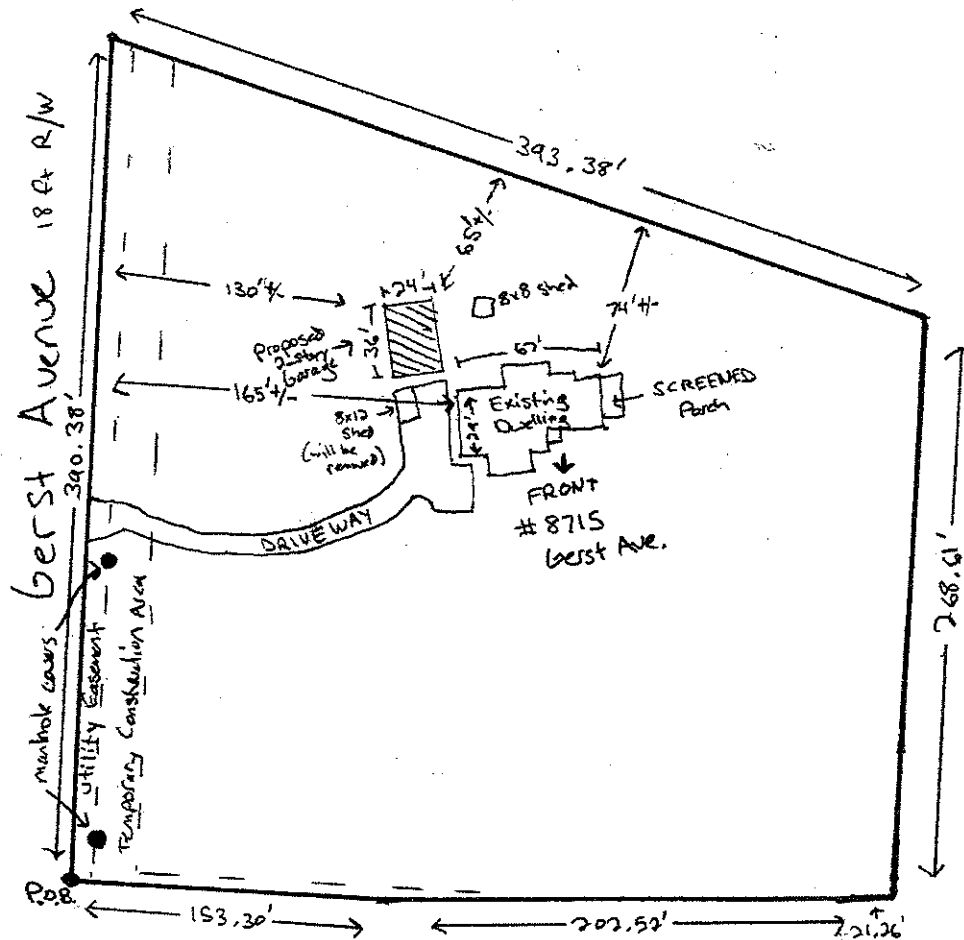
2022-0013-A

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

ADDRESS 8715 Gerst Avenue, Perry Hall, MD 21128 OWNER(S) NAME(S) Isaac Wood and Rebecca Wood

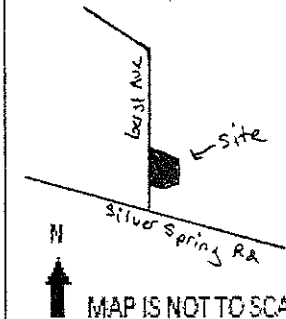
SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # 1792 FOLIO # 472 10 DIGIT TAX # 1 1 2 3 0 0 2 4 6 5 DEED REF. # 4 5 8 8 1 / 0 0 0 0 2



PLAN DRAWN BY Isaac Wood DATE 12/30/2021 SCALE: 1 INCH = 80 FEET

SITE VICINITY MAP



ZONING MAP# 0072.33

SITE ZONED DR1

ELECTION DISTRICT 11

COUNCIL DISTRICT 5

LOT AREA ACREAGE 2.87

OR SQUARE FEET 125,017.2

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:

2022-0813-A

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING January 24, 2022
FORMAL OR INFORMAL RESPONSE DUE AT January 31, 2022 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

* Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), kewis@baltimorecountymd.gov
* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
* PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
* PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.gov
* PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
* Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
* Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovment@baltimorecountymd.gov
* County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov
tbostwick@baltimorecountymd.gov
* Mike Ruby (Newspaper), mildmanneredcomm@aol.com
+ People's Counsel, rwheatley@baltimorecountymd.gov
+ IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
+ Kathy Are, kare@baltimorecountymd.gov
& State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
& Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
& PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov
People's Counsel (Peter Zimmerman), MS #4204 pzimmerman@baltimorecountymd.gov
Planning Office (Jenifer Nugent), MS # 4101, jnugent@baltimorecountymd.gov; Henry Ayakwah hayakwah@baltimorecountymd.gov; Taylor Bensley tbensley@baltimorecountymd.gov
DEPS (Jeff Livingston) – 2 copies of each, MS # 1319, jlivingston@baltimorecountymd.gov; Steve Ford, sford@baltimorecountymd.gov
IF FLOODPLAIN, Maryland Department of the Environment, kevin.wagner@maryland.gov
Public Works (Terry Curtis), MS #1315, tcurtis@baltimorecountymd.gov
* IF ELDERLY HOUSING, Community Development, MS #1102M
* IF TOWER, Tower Coordinator, c/o OIT, MS #2007
IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

ZAC AGENDA

Case Number: 2022-0013-A **Reviewer:** Shaun Crawford
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Isaac and Rebecca Wood
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 8715 GERST AVE

Location: Property located beginning at the East side of Gerst Ave. at a distance of 270 feet North of Silver Spring Rd.

Existing Zoning: DR 1 **Area:** 2.87 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.3: To approve an accessory building (garage) at total height of 20 feet in lieu of the required maximum height of 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 02/07/2022

Miscellaneous Notes:
