



# 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 15104 Eastview Drive, Upperco, MD 21155

Currently zoned RC 2

Deed Reference 19023 / 00416

10 Digit Tax Account # 1 9 0 0 0 0 7 8 5 7

Owner(s) Printed Name(s) Joseph & Kimberly Lacomare

(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 400.1 & 400.3 to approve an accessory building (garage) in the front yard and with a total height of 23 feet in lieu of the required rear yard only and 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.

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):

JOSEPH LACOMARE / KIM LACOMARE  
Name #1 – Type or Print Name #2 – Type or Print

[Signature] [Signature]  
Signature #1 Signature #2

15104 EASTVIEW DR UPPERCO MD  
Mailing Address City State

21155 / 410 961 5653 jlacomare@upperco.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:

JOSEPH LACOMARE  
Name – Type or Print

[Signature]  
Signature

15104 EASTVIEW DR UPPERCO MD  
Mailing Address City State

21155 / 410 961 5653 jlacomare@upperco.com  
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this \_\_\_\_\_ 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 2022-0019-A Filing Date 1/28/22 Estimated Posting Date 2/13/22 Reviewer SMC

# Affidavit in Support of Administrative Variance

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

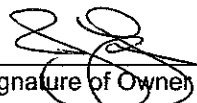
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in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

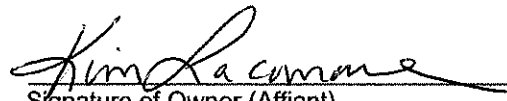
Address: 15104 Eastview Drive Upperco MD 21155  
Print or Type Address of property City State Zip Code

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 would like permission to build a detached, two-car garage with a second story to serve as storage and recreation. Due to the constraints of the property and the building/zoning requirements of Baltimore County, it would be an insurmountable hardship to build without approved variances. The hardships exist within extensive grading and tree removal that may also create issues for our septic system. The variances I'm requesting for your consideration and approval are: 1) Ability to construct the 24' x 24' detached garage in the front and on the side of the existing home, 15' from the side of the house and 5' ft in front of the house; 2) Ability to build above the 15' height restriction to account for the 2nd story. This proposed build site limits grading and tree removal and no longer cost prohibitive. It also allows maintaining 25' from the encumbrance and 27' from my neighbor's property line. Our build plans would also include a building height of 22' 6" which should not create any hardships due to the heavily wooded lots that exist between my neighbors and I. Finally, we would have the two-car garage styled in the same way as our house to not detract from the overall aesthetics of the community (i.e., light gray vinyl siding, black shutters, and white trim).

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

  
Signature of Owner (Affiant)  
Joseph A. Lacomare  
Name- Print or Type

  
Signature of Owner (Affiant)  
Kimberly A. Lacomare  
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

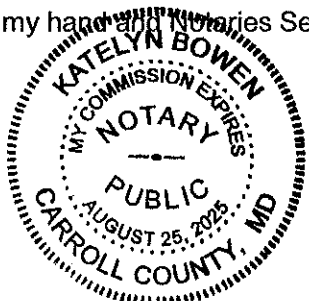
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

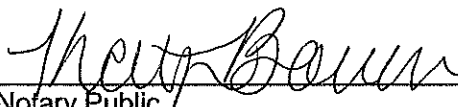
I HEREBY CERTIFY, this 21<sup>st</sup> day of January 2022, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Joseph A Lacomare and Kimberly A Lacomare

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

AS WITNESS my hand and Notaries Seal



  
Notary Public  
August 25, 2025  
My Commission Expires

REV. 5/5/2016

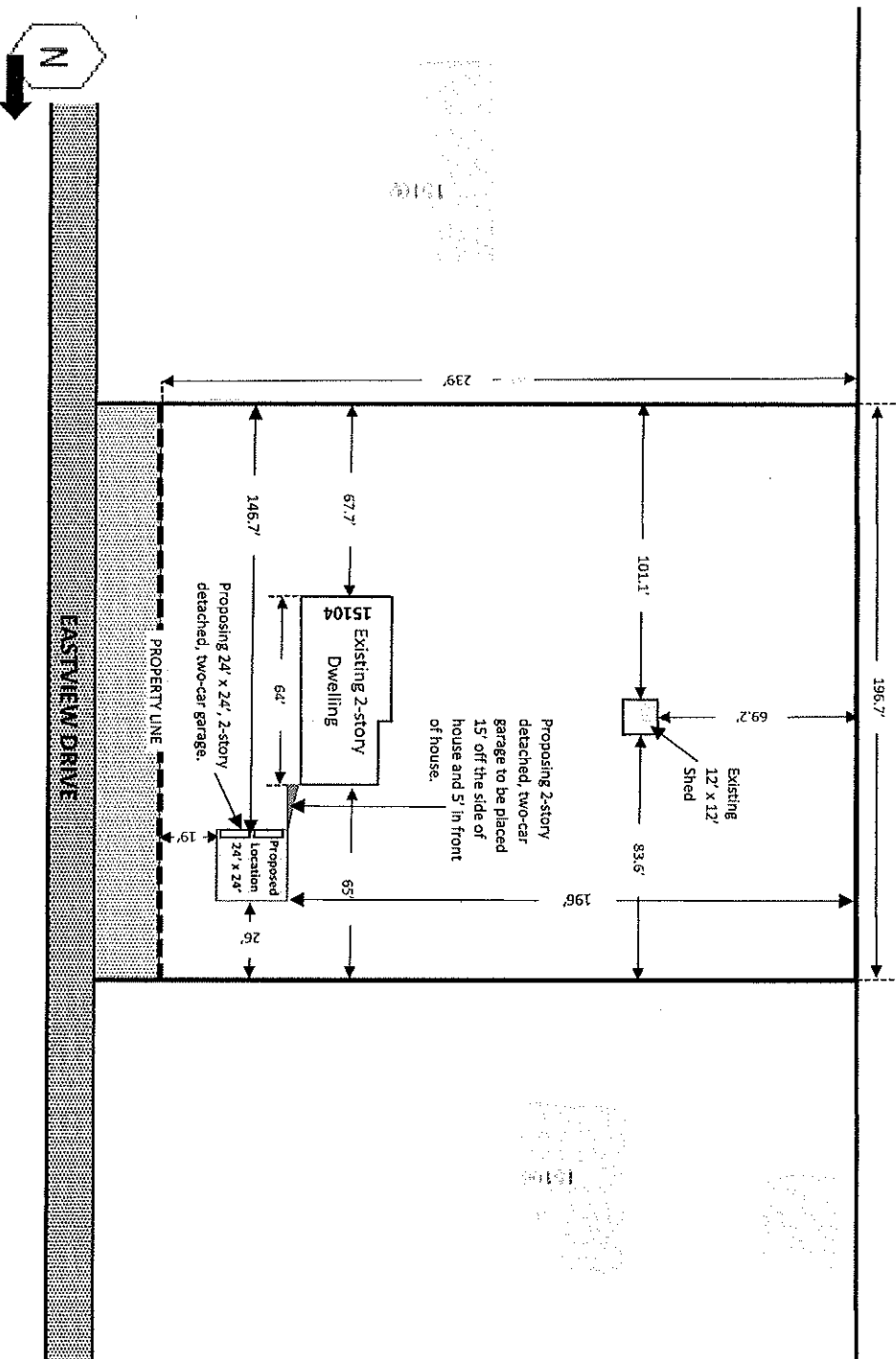
2022-0015-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING IMARK TYPE REQUESTED WITH X

ADDRESS 15104 Eastview Drive, Upperco, MD 21155 OWNER(S) NAME(S) Joseph & Kimberly Lacomare

SUBDIVISION NAME Ernest E Wooden Property LOT # 4 BLOCK # N/A SECTION # N/A

PLAT BOOK # 0049 FOLIO # 0132 10 DIGIT TAX # 190007857 DEED REF. # 19023/00416

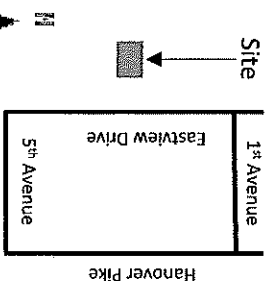


PLAN DRAWN BY Joseph Lacomare

DATE 1/20/2022

SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0031 G /

SITE ZONED RC 2

ELECTION DISTRICT 4

COUNCIL DISTRICT 3

LOT AREA ACREAGE 1.03

OR SQUARE FEET 44,866.8

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC PRIVATE X

SEWER IS:

PUBLIC PRIVATE X

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2022-0014-A

## **THE ZONING PETITION PROPERTY DESCRIPTION**

### **PART A**

#### **ZONING PROPERTY DESCRIPTION FOR 15104 EASTVIEW DRIVE, UPPERCO, MD, 21155**

Beginning at a point on the **WEST** side of **EASTVIEW DRIVE** which is **16** feet wide at a distance of **510** feet **SOUTH** of the centerline of the nearest improved intersecting street **5TH AVENUE** which is **16** feet wide.

### **PART B**

#### **OPTION 2 (Subdivision Lot – lot is part of record plat):**

Being Lot **#4**, Block **N/A**, Section **#N/A** in the subdivision of (**ERNEST E WOODEN PROPERTY**) as recorded in Baltimore County Plat Book **#0049**, Folio **#0132**, containing (**#44,866.8** of total square feet or **1.03** acres of lot). Located in the **4TH** Election District and **3RD** Council District.

2022.0019-A

ZONING ADVISORY COMMITTEE AGENDA  
ROOM 123, COUNTY OFFICE BUILDING  
DISTRIBUTION MEETING February 7, 2022  
FORMAL OR INFORMAL RESPONSE DUE AT February 14, 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](mailto:dwiley@baltimorecountymd.gov); [dmignon@baltimorecountymd.gov](mailto:dmignon@baltimorecountymd.gov)
- \* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), [klewis@baltimorecountymd.gov](mailto:klewis@baltimorecountymd.gov)
- \* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), [JPerlow@baltimorecountymd.gov](mailto:JPerlow@baltimorecountymd.gov)
- \* PAI, Development Management (Lloyd Moxley), MS # 1105, [lmoxley@baltimorecountymd.gov](mailto:lmoxley@baltimorecountymd.gov)
- \* PAI, Code Enforcement (Lisa Henson), MS # 1105, [lhenson@baltimorecountymd.gov](mailto:lhenson@baltimorecountymd.gov)
- \* PAI, Building Inspection (Matt Gawel), [mg@baltimorecountymd.gov](mailto:mg@baltimorecountymd.gov)
- \* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, [sjacobs@baltimorecountymd.gov](mailto:sjacobs@baltimorecountymd.gov)
- \* Highways (Tom Hargis), MS #1003 [thargis@baltimorecountymd.gov](mailto:thargis@baltimorecountymd.gov)
- \* Neighborhood Improvements (Marcia Williams), MS #4201, [myneighborhoodimprovement@baltimorecountymd.gov](mailto:myneighborhoodimprovement@baltimorecountymd.gov)
- \* County Council, District 3, (Tom Bostwick), MS #2201, [council1@baltimorecountymd.gov](mailto:council1@baltimorecountymd.gov)  
[tbostwick@baltimorecountymd.gov](mailto:tbostwick@baltimorecountymd.gov)
- \* Mike Ruby (Newspaper), [mildmanneredcomm@aol.com](mailto:mildmanneredcomm@aol.com)
- + People's Counsel, [rwheatley@baltimorecountymd.gov](mailto:rwheatley@baltimorecountymd.gov)
- + IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), [joseph.griffiths@maryland.gov](mailto:joseph.griffiths@maryland.gov)
- + Kathy Are, [kare@baltimorecountymd.gov](mailto:kare@baltimorecountymd.gov)
- & State Highway Administration, Access Permits Division (Steven Autry), [SAutry@mdot.maryland.gov](mailto:SAutry@mdot.maryland.gov)
- & Fire Department (Inspector Muddiman), MS # 1102F, [dmuddiman@baltimorecountymd.gov](mailto:dmuddiman@baltimorecountymd.gov)
- & PAI, Development Plans Review (Vishnu Desai), [vdesai@baltimorecountymd.gov](mailto:vdesai@baltimorecountymd.gov)
- # People's Counsel (Peter Zimmerman), MS #4204 [pzimmerman@baltimorecountymd.gov](mailto:pzimmerman@baltimorecountymd.gov)
- # Planning Office (Jenifer Nugent), MS # 4101, [jnugent@baltimorecountymd.gov](mailto:jnugent@baltimorecountymd.gov); Henry Ayakwah  
[hayakwah@baltimorecountymd.gov](mailto:hayakwah@baltimorecountymd.gov); Taylor Bensley [tbensley@baltimorecountymd.gov](mailto:tbensley@baltimorecountymd.gov)
- # DEPS (Jeff Livingston) – 2 copies of each, MS # 1319, [jlivingston@baltimorecountymd.gov](mailto:jlivingston@baltimorecountymd.gov);  
Steve Ford, [sford@baltimorecountymd.gov](mailto:sford@baltimorecountymd.gov)
- # IF FLOODPLAIN, Maryland Department of the Environment, [kevin.wagner@maryland.gov](mailto:kevin.wagner@maryland.gov)
- # Public Works (Terry Curtis), MS #1315, [tcurtis@baltimorecountymd.gov](mailto: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

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**Case Number:** 2022-0019-A      **Reviewer:** Shaun Crawford

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

**Type:** ADMINISTRATIVE VARIANCE

**Legal Owner:** Joseph and Kimberly Lacomare

**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 4    **Council Dist:** 3

**Property Address:** 15104 EASTVIEW DR

**Location:** Property located beginning at the West side of Eastview Dr. at a distance of 510 feet South of 5th Ave.

**Existing Zoning:** RC 2

**Area:** 1.03 ACRES

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

BCZR 400.1 and 400.3: To approve an accessory building (garage) in the front yard and with a total height of 23 feet lieu of the required rear yard only and maximum height of 15 feet.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:** 02/28/2022

**Miscellaneous Notes:**

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