



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

February 6, 2023

Ryan and Kimberly Cook – ryancookes@gmail.com
4910 Black Rock Road
Hampstead, MD 21074

RE: Petition for Administrative Variance
Case No. 2023-0005-A
Property: 4910 Black Rock Road

Dear Petitioners:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,


PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(4910 Black Rock Road)		
5 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
	*	HEARINGS FOR
Ryan & Kimberly Cook		
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0005-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Ryan and Kimberly Cook (“Petitioners”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) § 400.3: To approve an accessory building (garage) at total height of 23 ft. in lieu of the required maximum height of 15 ft. The subject property and requested relief are 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 by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 15, 2023 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 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 to satisfy the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioners.

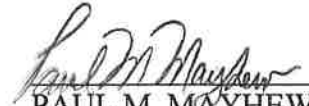
Although the Department of Planning did not make any recommendations related to the proposed building structure (garage) height and usage, I will impose conditions that if the proposed garage is detached, it shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

THEREFORE, IT IS ORDERED, this 6th day of February, 2023, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("BCZR") § § 400.3: To approve an accessory building (garage) at total height of 23 ft. in lieu of the required maximum height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- Petitioners or subsequent owners shall not convert the proposed garage, if detached, into a dwelling unit or apartment. The proposed garage, if detached, shall not contain any sleeping quarters, living area, or kitchen or bathroom facilities.
- The proposed garage, if detached, shall not be used for commercial purposes.

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



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 4910 Black Rock RD Hampstead MD 21074 Currently Zoned RC 2
Deed Reference 33426 , 1 00030 10 Digit Tax Account # 05 1 3 0 4 0 1 0 1
Owner(s) Printed Name(s) Ryan Cook, Kimberly Cook,

(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 23 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 zoning regulations of Baltimore County, to the zoning 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): See Additional Page For Additional Owners

Ryan Cook , Kimberly Cook
Name #1 – Type or Print Name #2 – Type or Print

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

4910 Black Rock RD Hampstead MD
Mailing Address City State

21074 , 410-440-1061 , RyanCookes@gmail.com
Zip Code Telephone #'s (Cell and Home) 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:

Ryan Cook
Name - Type or Print

[Signature]
Signature

4910 Black Rock RD Hampstead MD
Mailing Address City State

21074 , 410-440-1061 , RyanCookes@gmail.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 2023-0005-A Filing Date 1/6/23 Estimated Posting Date 1/15/23 Reviewer SL

Revised 8/2022

1 of 2

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: 4910 Black Rock RD Hampstead MD 21074
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)

Build accessory structure above height limitation
of 15' to a height of 23' to accommodate RV storage.

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

[Signature]
Signature of Owner (Affiant)

[Signature]
Signature of Owner (Affiant)

Ryan Cook
Name - Print or Type

Kimberly Cook
Name - Print or Type

See Additional Page For Additional Owners

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 29th day of December, 2022, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Shirley Scalotta, George Scalotta, Ryan Cook, and Kimberly Cook
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

9/23/2024
My Commission Expires

HEATHER STEWARDSON
Notary Public
Carroll County
Maryland
My Commission Expires Sept. 23, 2024

2023-0005-A
1 of 2



ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

Address 4910 Black Rock RD Hampstead MD 21074 Currently Zoned RC 2
Deed Reference 33426 1 00030 10 Digit Tax Account # 05 1 3 0 4 0 1 0 1
Owner(s) Printed Name(s) Ryan Cook, Kimberly Cook, George R Scaletta, Shirl Scaletta

(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

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 zoning regulations of Baltimore County, to the zoning 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):

<u>George R Scaletta</u>	<u>Shirl Scaletta</u>
Name #1 - Type or Print	Name #2 - Type or Print
<u>[Signature]</u>	<u>[Signature]</u>
Signature #1	Signature #2
<u>4900 BLACK ROCK RD HAMPSTEAD MD 21074</u>	
Mailing Address	City State
<u>21074, 301 674 5368</u>	<u>Puddiee@gmail.com</u>
Zip Code	Telephone #'s (Cell and Home) 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:

Ryan Cook
Name - Type or Print _____
[Signature]
Signature _____
4910 Black Rock RD Hampstead MD
Mailing Address _____ City _____ State _____
21074, 410-440-1061 RyanCookes@gmail.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 2023-0005-A Filing Date _____ / _____ / _____ Estimated Posting Date _____ / _____ / _____ Reviewer _____

Revised 8/2022

2 of 2

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: 4910 Black Rock RD Hampstead MD 21074
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)

Build accessory Structure above height limitation
of 15^{ft} to a height of 23^{ft} to accommodate
RV Storage.

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

George R Scaletta
Signature of Owner (Affiant)

GEORGE R SCALETTA
Name - Print or Type

Shirl C Scaletta
Signature of Owner (Affiant)

Shirl C Scaletta
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 29th day of December, 2022, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

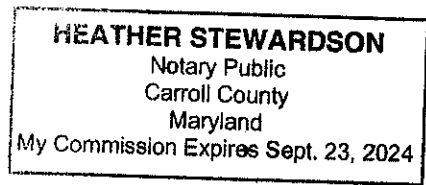
Print name(s) here: Shirl Scaletta, George Scaletta, Ryan Cook, and Kimberly Cook

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

AS WITNESS my hand and Notaries Seal

Heather Stewardson
Notary Public

9/23/2024
My Commission Expires



2023-0005-A

2 of 2



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 4910 Black Rock RD Hampstead MD 21074 Currently zoned RC 2
Deed Reference 33426 1 00030 10 Digit Tax Account # 0513040101
Owner(s) Printed Name(s) Ryan Cook, Kimberly Cook, ETAL

Lot 2, Description of 4.0916 Acres of Land, More or Less, 5th Election District Baltimore County, Maryland.

Beginning for the same at an iron pipe heretofore set at the beginning of the First or South 25 degrees east 75 perches Deed Line of that certain piece, parcel or tract of land which, by a Deed dated January 11, 1936 and recorded among the Land Records of Baltimore County, Maryland in Liber C.W.B., Jr. No. 967, folio 114 was granted and conveyed by and between Robert E. Merryman to Charles R. Merryman; said point also being at the end of the Fourth or North 22 degrees West, 76-6/10 perches Deed Line of that certain piece, parcel or tract of land which, by a Deed dated August 30, 2011 and recorded among the aforesaid Land Records in Liber J.L.E. No. 32196, folio 444 was granted and conveyed by and between Daron Kyle Elseroad and Jeffrey Kenton Elseroad to Daron Kyle Elseroad and Jeffrey Kenton Elseroad; thence running with part of the First Deed Line of the aforesaid Merryman to Merryman conveyance and reversely with part of the Fourth Deed Line of the aforesaid Elseroad to Elseroad conveyance, as now surveyed, referring all of the following courses and distances to the Maryland Coordinate System (NAD'83-91) 1) South 27° 03' 44" East 373.14 feet to a rebar and cap now set; thence leaving the lands of Elseroad and running across the lands of Merryman, for new lines of division, the following two courses and distances, viz: 2) South 62° 56' 15" West 170 feet to a rebar and cap now set and 3) South 14° 45' 08" West, passing over a rebar and cap now set at a distance of 266.16 feet, in all, 295.79 feet to a point in or near the centerline of Black Rock Road at a point 82.27 feet from the beginning of the Fourth Deed Line of the aforesaid Merryman to Merryman conveyance; thence running with the remainder of the Fourth and all of the Fifth Deed Lines of the aforesaid Merryman to Merryman conveyance and running in or near the centerline of Black Rock Road the following four courses and distances, viz: 4) Northwesterly, 27.31 feet along the arc of a curve to the left having a radius of 600.00 feet, said arc subtended by a long chord bearing North 80° 38' 33" West 27.31 feet to a point; 5) North 81° 56' 48" West 27.73 feet to a point; 6) Northwesterly, 225.56 feet along the arc of a curve to the left having a radius of 1,400.00 feet, said arc subtended by a long chord bearing North 86° 33' 44" West 225.31 feet to a point and 7) South 88° 49' 18" West 95.83 feet to a point; thence leaving Black Rock Road and running with all of the Sixth Deed Line of the aforesaid Merryman to Merryman conveyance 8) North 32° 35' 31" East, padding over a rebar and cap now set at a distance of 36.09 feet and a stone heretofore set at a distance of 396.00 feet, in all, 802.11 feet to the place of beginning. Containing 178,232 square feet or 4.0916 acres of land, more or less.

Being part of that certain piece, parcel or tract of land which, by a Deed dated January 11, 1936 and recorded among the Land Records of Baltimore County, Maryland in Liber C.W.B., Jr. No. 967, Folio 114 was granted and conveyed by and between Robert E. Merryman to Charles R. Merryman.

ALSO being part of that certain piece, parcel or tract of land which, by a Deed dated August 30, 1973 and recorded among the aforesaid Land Records in Liber E.H.K., Jr. No. 5459, folio 145 was granted and conveyed by and between LaRue Merryman Green and Bernice S. Merryman to Robert Charles Merryman and Joan Merryman Ludwig.

SUBJECT TO and together with all matters shown on the Plan and to any easements and reservations of record.

2023 0005-A



JOHN A. OLSZEWSKI, JR.
County Executive

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

Letter from Zoning Review

January 6, 2023

RE: Case No. 2023-0005-A
Principal Residence
Administrative Variance
4910 Black Rock Road
Owners: Mr. & Mrs. Scaletta & Mr. & Mrs. Cook

To the Administrative Law Judge:

According to the SDAT report, the property is not listed as the principal residence of all four owners. In speaking with Mr. Cook he stated his in-laws, who reside at the neighboring property, owned the property along with him and his wife. I advised they withdraw this Administrative Petition and apply for a Public Hearing. Mr. Cooks informed me that he and his wife reside at the property, and he would like to proceed with an Administrative Hearing. For your review, I have attached a copy of the Cook's driver's license to their petition packet.

Thank you for your time and consideration in this matter.

Shaun Crawford



Planner
Zoning Review

To whom it may concern

4910 Black Rock RD Hampstead MD 21074, Is the primary residence of Ryan Cook and Kimberly Cook.

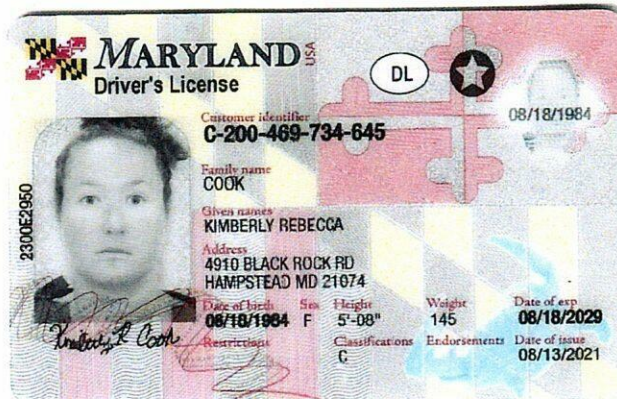
George Scaletta and Shirl Scaletta (Kimberly Cooks parents, Ryan Cooks in-laws)

live next door at 4900 Black Rock Rd Hampstead Md 21074.

Ryan Cook



Kimberly Cook



2023-0005-A

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 05 Account Number - 0513040101		
Owner Information		
Owner Name:	SCALETTA SHIRL C SCALETTA GEORGE ETAL	Use: RESIDENTIAL Principal Residence: NO
Mailing Address:	4900 BLACK ROCK RD HAMPSTEAD MD 21074-3011	Deed Reference: /33426/ 00030
Location & Structure Information		
Premises Address:	4910 BLACK ROCK RD 0-0000	Legal Description: 4.0916 AC MINOR SUBDIVISION 4910 BLACK ROCK RD NS 2553 FT NW GRACE RD
Map: 0019	Grid: 0011	Parcel: 0014
Neighborhood: 5040004.04	Subdivision: 0000	Section: 2
Block: 2	Lot: 2023	Assessment Year: 2023
Plat No:		Plat Ref:
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2015	3,220 SF	1200 SF
		4.0916 AC
County Use		04
Stories	Basement Type	Exterior Quality
2	YES	STANDARD UNIT SIDING/ 4
		3 full/1 half
		1 Attached
Value Information		
	Base Value	Value
		As of
		01/01/2023
		As of
		07/01/2022
		As of
		07/01/2023
Land:	123,700	129,600
Improvements	508,200	657,700
Total:	631,900	787,300
Preferential Land:	0	0
		631,900
		683,700
Transfer Information		
Seller: MERRYMAN ROBERT CHARLES	Date: 04/25/2013	Price: \$126,000
Type: ARMS LENGTH VACANT	Deed1: /33426/ 00030	Deed2:
Seller: MERRYMAN CHARLES AG USE 83-84	Date: 07/02/1974	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05459/ 00145	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2022
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:		

2023-0005-A

4942

019C1

0513021390

0513040100

NW28-J RC2
3CD 5ED
019C2

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

Lot # 2 0513040101

2017-0069-SPHA

PAI # 050306

PAI # 050306

PAI # 050306

4910

PAI # 050306

2017-0082-A 0009752

Lot # 1

4900

1600009849

4922

0518072050

BLACK R

0519051220

4830

0512059050

4828

0518072240

0503048025

1700011478

BLACK ROCK RD

0518072192

2023-0005-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0005 -A Address 4910 Black Rock Road

Contact Person: Shawn Crawford Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/6/23 Posting Date: 1/15/23 Closing Date: 1/30/23

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.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2023 - 0005 -A Address 4910 Black Rock Road

Petitioner's Name: Ryan Cook Telephone (Cell) 410-440-1061

Posting Date: 1/15/23 Closing Date: 1/30/23

Wording for Sign: To Permit _____

_____ an accessory building (garage) at total height of 23 feet in lieu of the _____
_____ required maximum height of 15 feet

RYAN LOGAN COOK
4910 BLACK ROCK RD.
HAMPSTEAD, MD 21074

7-11
520 1619
175

DATE 12-30-22 

PAY TO THE ORDER OF Baltimore County \$ 75.00

Seventy Five ^{00/100} DOLLARS  Security Features Included Details on Back.

M&T Bank

MEMO Zone  MP

⑆052000113⑆ 9885649146⑈0175

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **219981**

Date: 12/30/22

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		656				\$75

Total: \$75

Rec From: Ryan Logan Cook

For: 4910 13/0026 Rock Rd
Variance

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
PLEASE PRESS HARD!!!!

GOLD - ACCOUNTING

**CASHIER'S
VALIDATION**

SC

2023-0005-A

January 31, 2023

Ryan Cook
4910 Black Rock Rd.
Hampstead, MD 2074

RE: Case Number: 2023-0005-A 4910 Black Rock Rd.

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 January 6, 2023. 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,

Jeff Perlow
Supervisor
Department of Zoning

lw
Enclosures: Ryan and Kimberly Cook

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: January 17, 2023

SUBJECT: DEPS Comment for Zoning Item: 2023-0005-A
Address: 4910 Black Rock Rd
Legal Owner: Ryan and Kimberly Cook

Zoning Advisory Committee Meeting of Jan. 16, 2023

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

Reviewer: Earl D. Wrenn

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING January 9, 2023
FORMAL OR INFORMAL RESPONSE DUE AT January 16, 2023 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), klewis@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, myneighborhoodimprovement@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: 2022-0116-SPH **Reviewer:** Gary Hucik

Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL

Type: SPECIAL HEARING, VARIANCE

Legal Owner: Reema LLC.

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 8211 FISCHER RD

Location: Property located on the Southeast side of Fischer Rd., Southwest 468 feet to centerline of Universal Trade Dr.

Existing Zoning: DR 5.5/ BLR

Area: 10.9 ACRES

Proposed Zoning:

SPECIAL HEARING:

BCZR 500.7: To (1) confirm the existence and permitted operation of a Class II Trucking Facility in accordance with BCZR 410A, and (2) To confirm the existence of a lawful nonconforming use pursuant to BCZR 104.

VARIANCE:

BCZR 410A.3.B.6: To permit the existing unpaved areas of the site to remain unpaved pursuant to sections 307 and 410A.1.B.3 of the Baltimore County Zoning Regulations.

Attorney: Adam Baker

Prior Zoning Cases: 1978-0123-SPHA; 1980-0159-SPH

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2022-0305-SPHA **Reviewer:** Mitchell Kellman

Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL

Type: SPECIAL HEARING, VARIANCE

Legal Owner: Richard Santangelo D.C., P.C.

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 14 **Council Dist:** 5

Property Address: 4303 FITCH AVE

Location: Property located on the South side of Fitch Ave., 100 feet Southeast of the Centerline of Weaver Rd.

Existing Zoning: ML-Im

Area: .34 ACRES

Proposed Zoning:

SPECIAL HEARING:

1.) To amend the plan form Case 1997-0461-A.

2.) BCZR 409.12: To permit a modified parking plan.

3.) To permit any such further relied as may be deemed necessary by Administrative Law Judge for Baltimore County.

VARIANCE:

1.) BCZR 255.2 and 243.1: To permit an addition to the building to have a minimum front yard setback of 44 feet in lieu of the required 75 feet.

2.) BCZR 255.2 and 243.2: To permit an addition to the building to have a minimum side yard setback of 10 feet in lieu of the required 50 feet.

3.) BCZR 409.6.A.2: To permit 11 parking spaces in lieu of the required 13 parking spaces.

4.) BCZR 409.8.A.1: To permit no design, screening and landscaping along all sides of the existing parking area and driveway in lieu of the required design, screening and landscaping in accordance with the Landscape Manual.

5.) To permit any such further relied as may be deemed necessary by Administrative Law Judge for Baltimore County.

Attorney: J. Neil Lanzi

Prior Zoning Cases: 1997-0461-A

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0001-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Jenell Coleman Fennell
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 6

Property Address: 905 KINGSTON RD

Location: Property located on the South side of Kingston Rd. West 125 feet to the centerline of Copeleigh Rd.

Existing Zoning: DR 5.5 **Area:** .22 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1: To permit an accessory building (detached garage) in the front/side yard in lieu of the rear yard as required.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 01/30/2023

Miscellaneous Notes:

Case Number: 2023-0002-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Ryan and Karen Lynch
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 307 VALLEY COURT RD

Location: Property located on the Southwest side of Valley Court Rd.; 378 feet Southeast of Felton Rd.

Existing Zoning: DR 3.5 **Area:** 16,490 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B02.3.C.1: To approve a dwelling addition to an existing dwelling (attached garage with living space above) with a proposed side yard setback of 8 feet and 11 feet for a combined setback of 19 feet in lieu of the minimum required setback of 10 feet and 15 feet for a combined setback 25 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 01/30/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0003-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Eileen Marie Griswold
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 3

Property Address: 12528 HARFORD RD

Location: Property located on the Northeast side of Harford Rd., 528 feet Southwest of intersection of Harford Rd./Fork Rd./Sunshine Ave.

Existing Zoning: RC 5 **Area:** 14,984 SQ FT.

Proposed Zoning:

VARIANCE:

BCZR 400.3: To permit a second floor addition (storage/bonus room) and a deck with steps additon to the existing detached garage with a height of 26 feet in lieu of the maximum 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: cc2212718

Closing Date:

Miscellaneous Notes:

Case Number: 2023-0004-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Emile Brown and Emily Clark-Pearson
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 2 **Council Dist:** 4

Property Address: 4 PINE SPRING LANE

Location: Property located on the Southwest side of Greenspring Ave.; 800 feet Southeast of Dover Rd.

Existing Zoning: RC 5 **Area:** 8.47 ACRES

Proposed Zoning:

VARIANCE:

BCZR 400.1: To permit an accessory structure (pool) to be located in the front yard in lieu of the required rear yard.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0005-A **Reviewer:** Shaun Crawford

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Ryan and Kimberly Cook

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 5 **Council Dist:** 3

Property Address: 4910 BLACK ROCK RD

Location: Lot 2 description of 4.09 acres. 5th Election District Baltimore County.

Existing Zoning: RC 2

Area: 4.09 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.3: TO approve an accessory building (garage) at total height of 23 feet in lieu of the required maximum height of 15 feet.

Attorney: Not Available

Prior Zoning Cases: 2017-0069-SPHA

Concurrent Cases: None

Violation Cases: None

Closing Date: 01/30/2023

Miscellaneous Notes:

CERTIFICATE OF POSTING

2023-0005-A

RE: Case No.: _____

Petitioner/Developer: _____

Ryan Cook

January 30 2023

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

4901 Black Rock Road ***SIGN 1***

January 15, 2023

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 January 15, 2023
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2023-0005-A

RE: Case No.: _____

Petitioner/Developer: _____

Ryan Cook

January 30 2023

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

4901 Black Rock Road ***SIGN 2***

January 15, 2023

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

January 15, 2023

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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

ADDRESS 4910 Black Rock RD Hampstead MD OWNER(S) NAME(S) Ryan Cook, Kimberly Cook, ETAL

SUBDIVISION NAME _____ LOT # 2 BLOCK # _____ SECTION # _____

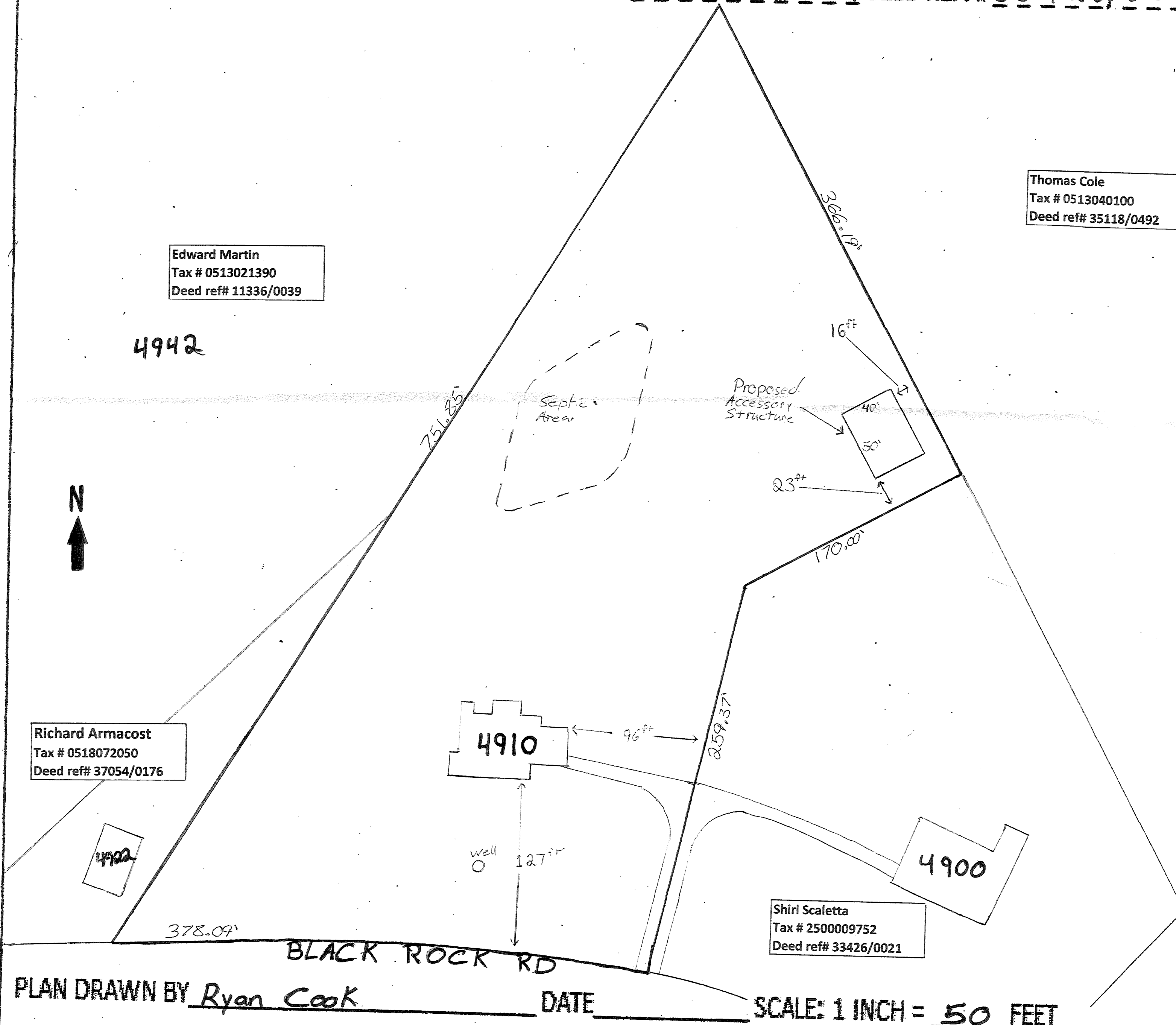
PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 0513040101 DEED REF. # 33426/00030

Edward Martin
Tax # 0513021390
Deed ref# 11336/0039

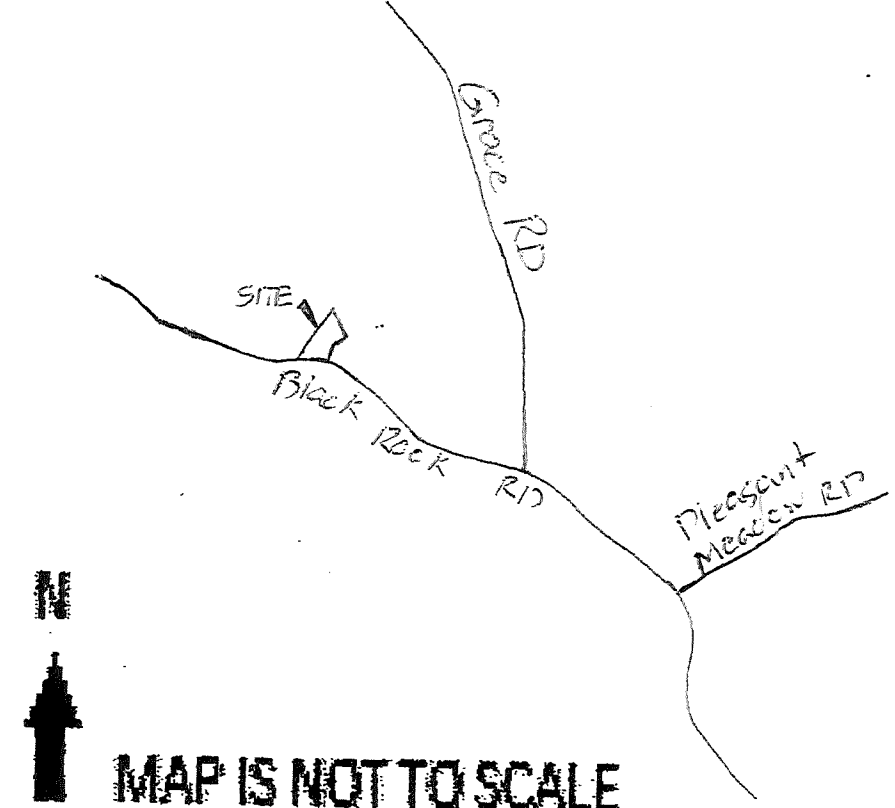
Thomas Cole
Tax # 0513040100
Deed ref# 35118/0492

Richard Armacost
Tax # 0518072050
Deed ref# 37054/0176

Shirl Scaletta
Tax # 2500009752
Deed ref# 33426/0021



SITE VICINITY MAP



ZONING MAP# 0019C1

SITE ZONED RC 2

ELECTION DISTRICT 5

COUNCIL DISTRICT 3

LOT AREA ACREAGE 4.09

OR SQUARE FEET _____

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? Yes

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

2017-0069-SPHA

VIOLATION CASE INFO:

2023-0005-A