



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 1, 2023

Janet Deery – janet.deery@gmail.com
7 Maryhill Court
Owings Mills, MD 21117

RE: Petition for Administrative Variance
Case No. 2023-0020-A
Property: 7 Maryhill Court

Dear Ms. Deery:

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,

A handwritten signature in blue ink, appearing to read "Paul M. Mayhew", is written over the word "Sincerely,".

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(7 Maryhill Court)		
4 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Janet Deery	*	HEARINGS FOR
Petitioner	*	BALTIMORE COUNTY
	*	CASE NO. 2023-0020-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 owner of the property, Janet Deery (“Petitioner”). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”) § 400.1: To permit an accessory structure/building (detached shed) in the side yard in lieu of the required rear yard and amend the Final Development Plan (“FDP”) of Velvet Hills (last approved). The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no ZAC comments received from any of the County reviewing agencies. However, it is to be noted that a letter of support was contained in the case file from Daniel Harrison, MD, Associate Professor of Neurology, University of Maryland Medical Center.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on February 10, 2023 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

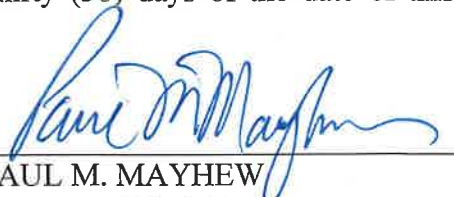
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 1st day of **March, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from BCZR § 400.1: To approve an accessory structure (detached shed) in side yard in lieu of the required rear yard only, be and 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 her 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.

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 7 Maryhill Ct., Owings Mills, MD 21117 (AKA Mary Hill Ct.) Currently Zoned DR-2
Deed Reference 46355 / 00126 10 Digit Tax Account # 1900000235
Owner(s) Printed Name(s) Janet E. Deery

(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) SECTION 400 - Accessory Buildings in Residence Zones 400.1. - Location; lot coverage.

"Accessory buildings in residence zones, other than farm buildings (Section 404) shall be located only in the rear yard and shall occupy not more than 40 percent thereof." "The limitations imposed by this section shall not apply to a structure which is attached to the principal building by a covered passageway or which has one wall or part of one wall in common with it. Such structure shall be considered part of the principal building and shall be subject to the yard requirements for such a building."

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)

To Permit An Accessory Structure/ Building (detached shed) in the Side Yard in Lieu of the Required Rear Yard and Amend the Final Development Plan (FDP) of Velvet Hills (last approved)

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):

Janet Deery
Name #1 – Type or Print _____ Name #2 – Type or Print _____
Signature #1 Janet Deery Signature #2 _____
7 Maryhill Ct. Owings Mills MD
Mailing Address _____ City _____ State _____
21117 / 443-546-5708 / janet.deery@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:

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 2023-0020-4 Filing Date 2/12/2023 Estimated Posting Date 2/12/23 Reviewer MR

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: 7 Maryhill Ct. Owings Mills MD 21117
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)**

The zoning variance that I am requesting is to be allowed to place a lean-to shed on the side of my house. I have difficulty walking due to Primary Progressive Multiple Sclerosis (PPMS). I walk with a cane because it helps me to lift my right foot when walking. I also use a cane for stability because I'm a fall risk, especially when the PPMS causes my legs to get tired from minimal physical activity. When that happens, it becomes progressively harder to lift my foot while walking. Because of these symptoms, when I downsized last year I purchased a house with as few steps as I could find. That is why I selected a house that does not have a basement. However, due to having limited storage areas, I would now like to add an 8'x16' lean-to shed (128 sqft). At the proposed location, most of the shed (12-feet, 96 sqft) would be beside my house. An additional 4-feet (32 sqft) would extend beyond my rear foundation line so that the shed's door is accessible from my rear patio. My family room has a flat walk-out to that ground-level patio. There are two reasons why this location would be easy to access: 1) Short distance from my house's rear door. 2) Easier to walk across a flat patio than an uneven yard/grass).

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

Janet Deery
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Janet Deery
Name - Print or Type

Name - Print or Type

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

CARROLL CO
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of JANUARY, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: JANET DEERY

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

AS WITNESS my hand and Notaries Seal

Carol C Gibson
Notary Public

1/10/2024
My Commission Expires





Neurology Care Center
16 S Eutaw Street
3rd Floor
BALTIMORE MD 21201
Ph: 410-328-4323
Fax: 410-328-5425

1/19/2023

RE: Janet E Deery
7 Maryhill Court
Owings Mills MD 21117
Date of Birth: 8/19/1966

To Whom It May Concern:

I am writing on behalf of my patient, Janet Deery, who is followed here for the treatment of her primary progressive multiple sclerosis. MS is a chronic, progressive disease of the central nervous system which leads to the loss of functional ability over time. Unless this disease is solved by science, Ms. Deery will have it for the rest of her life.

Should you have any questions, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in dark ink, appearing to read "D. Harrison".

Daniel Harrison, MD
Associate Professor of Neurology

2023-0020-A

THE ZONING PETITION – LEGAL PROPERTY DESCRIPTION

Three (3) typed copies (separate pages) of the zoning description of the property is required.

PART A: ZONING PROPERTY DESCRIPTION FOR 7 Maryhill Ct, Owings Mills, MD 21117.

PART B: Being known as Lot 14 as shown on the Plat entitled "Second Amended Plat of Velvet Hill" recorded in Baltimore County Land Records in Plat Book E.H.K.Jr No. 46 folio 30, thereon known as No. 7 Maryhill Ct. 0.375 acre with the 1st Point of Call (POC) being 245.15' S34°45'00"E from Maryhill Ct., the 2nd POC being 169.99' N18°20'07"E, the 3rd POC being 90.02' S72°50'08"E, the 4th POC being 166.27' N18°20'07"E, the 5th POC being 79.17' N71°39'53"W, and finally the 6th POC is 255.69' N34°45'00"W back up to Maryhill Ct.

2023-0020-A

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: February 16, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0020-A
Address: 7 Maryhill Ct
Legal Owner: Janet Deery

Zoning Advisory Committee Meeting of February 20, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING February 13, 2023
FORMAL OR INFORMAL RESPONSE DUE AT February 20, 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, myneighborhoodimprovrment@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: 2023-0020-A **Reviewer:** Mitchell Kellman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Janet Deery
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 7 MARYHILL CT

Location: Property located on the South side of Maryhill Court, 245 feet Southwest the centerline at Velvet Hill Drive.

Existing Zoning: DR 2 **Area:** .375 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an accessory building (detached shed) in the side yard in lieu of the required rear yard and amend the Final Development Plan (FDP) of Velvet Hills (last approved), Lot 14 only.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 02/27/2023

Miscellaneous Notes:

Case Number: 2023-0021-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Yevgeniy and Irina Leychenko
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 5 ASHMERE RD

Location: Property located on the Northeast side of Ashmere Rd. (50 feet), 67 feet Southeast of Oakmere Rd. (50 feet)

Existing Zoning: DR 3.5 **Area:** 13,338 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1: To permit a rear yard accessory structure (detached, open carport) with a side setback of 0 feet in lieu of the required 2.5 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/06/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0022-A **Reviewer:** Shaun Crawford
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE
Legal Owner: Northpoint Property, LLC./ Kai Tang (Owner)
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 801 NORTH POINT BLVD

Location: Property located beginning at 1,650 feet East of intersection of Eastern Blvd. and Northpoint Blvd.

Existing Zoning: BL **Area:** 1.12 ACRES

Proposed Zoning:

VARIANCE:

- 1.) BCZR 409.6A(2): To allow 96 parking spaces in lieu of the required 112 parking spaces.
- 2.) For any further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Attorney: J. Neil Lanzi

Prior Zoning Cases: 1965-0135-X; 1989-0402-A

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0023-SPH **Reviewer:** Jason Seidelman

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

Type: SPECIAL HEARING

Legal Owner: Ebenezer Grace Worship center, Inc.

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 9116 9118 BELAIR RD

Location: Property located Northeast corner of intersection of Belair Rd. (75 feet) and Minte Dr. (40 feet).

Existing Zoning: DR 1 NC & BL

Area: 0.188 ACRES AND 0.264 ACRES

Proposed Zoning:

SPECIAL HEARING:

BCZR 500.7 and 259.14: To approve the use of an NC overlay district property to serve a development on an adjacent property including access, storm water management, a turn around area, water and sewer utility lines, connections to adjacent public roads.

Attorney: Jennifer Busse

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0024-A **Reviewer:** Shaun Crawford

Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Regina Smith

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 7939 GALLOPING CIR

Location: Property located beginning at North side of Galloping Circle 101 feet North of Cantwell Drive.

Existing Zoning: DR 5.5

Area: 7,535 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B01.2.C.1.b.(1972 CZMP Section V.B.5.a): To permit a dwelling addition with a window to tract boundary setback of 21 feet in lieu of the required 35 feet tract boundary setback. And to amend the last approved final development plan of Parkview Trail, lot 568 only.

Attorney: Not Available

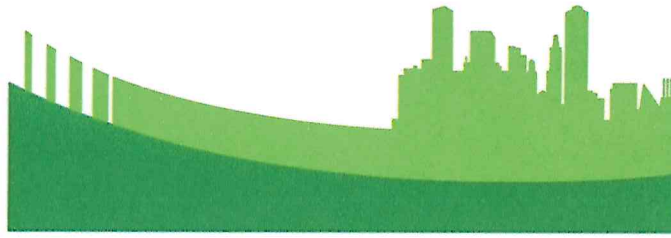
Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/06/2023

Miscellaneous Notes:



CERTIFICATE OF POSTING

February 10, 2023

_____ amended for second inspection

Re:
Zoning Case No. 2023-0020-A
Legal Owner: Janet Deery
Closing date: February 27, 2023

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

Attention: Jeff Perlow

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 **7 Maryhill Court**.

The signs were initially posted on **February 10, 2023**.

The subject property was also inspected on _____.

Sincerely,

A handwritten signature in blue 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

ADMINISTRATIVE VARIANCE

CASE NO. 2023-0020-A

7 Maryhill Court

**REQUEST: TO PERMIT AN ACCESSORY
BUILDING (DETACHED SHED) IN THE SIDE
YARD IN LIEU OF THE REQUIRED REAR
YARD AND AMEND THE APPROVED FINAL
DEVELOPMENT PLAN (FDP) OF VELVET
HILLS.**

PUBLIC HEARING?

**PURSUANT TO SECTION 26-127(b)(1) BALTIMORE
COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
MAY REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN
THE ZONING OFFICE BEFORE FEBRUARY 27, 2023.**

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2023-0020-A

7 Maryhill Court

**REQUEST: TO PERMIT AN ACCESSORY
BUILDING (DETACHED SHED) IN THE SIDE
YARD IN LIEU OF THE REQUIRED REAR
YARD AND AMEND THE APPROVED FINAL
DEVELOPMENT PLAN (FDP) OF VELVET
HILLS.**

PUBLIC HEARING?

**PURSUANT TO SECTION 26-127(b)(1) BALTIMORE
COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
MAY REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN
THE ZONING OFFICE BEFORE FEBRUARY 27, 2023.**

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

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 0023 - 0020 -A Address 7 Maryhill Court

Contact Person: Mitch Kellman Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/2/2023 Posting Date: 2/12/23 Closing Date: 2/27/23

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: 0023 - 0020 -A Address 7 Maryhill Court

Petitioner's Name: Janet Deery Telephone (Cell) 443-546-5708

Posting Date: 2/12/23 Closing Date: 2/27/23

Wording for Sign: To Permit an accessory building (detached shed)
in the side yard in lieu of the required rear yard and
amend the last approved Final Development Plan (FDP)
of Velvet Hills

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/ neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least 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: 2023-0020-A

Property Address: 7 Maryhill Court

Legal Owners (Petitioners): Tanet Deery

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Tanet Deery

Address: 7 Maryhill Court

Owings Mills, MD 21117

Telephone Number: 443-546-5708

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

THE ZONING PETITION – PHOTOS OF PROPERTY

ZONING PROPERTY PHOTOS FOR 7 Maryhill Ct, Owings Mills, MD 21117.



Figure 1: Front yard - 12110 Velvet Hill Dr. is in the rear left of the photo, behind their wood fence.



Figure 2: Broad view of side yard. 12110 Velvet Hill Dr. is on the left of their wood fence.

#2023-0020-A



Figure 3: Side yard - facing towards front yard.



Figure 4: Proposed site of the shed door, so that the shed is accessible from the patio.

#2023-0020-A



Figure 5: Side yard - Facing towards 12006 Bonita Ave.



Figure 6: Backyard - Facing towards 12110 Velvet Hill Dr. & 12006 Bonita Ave.

#2023-0020-A



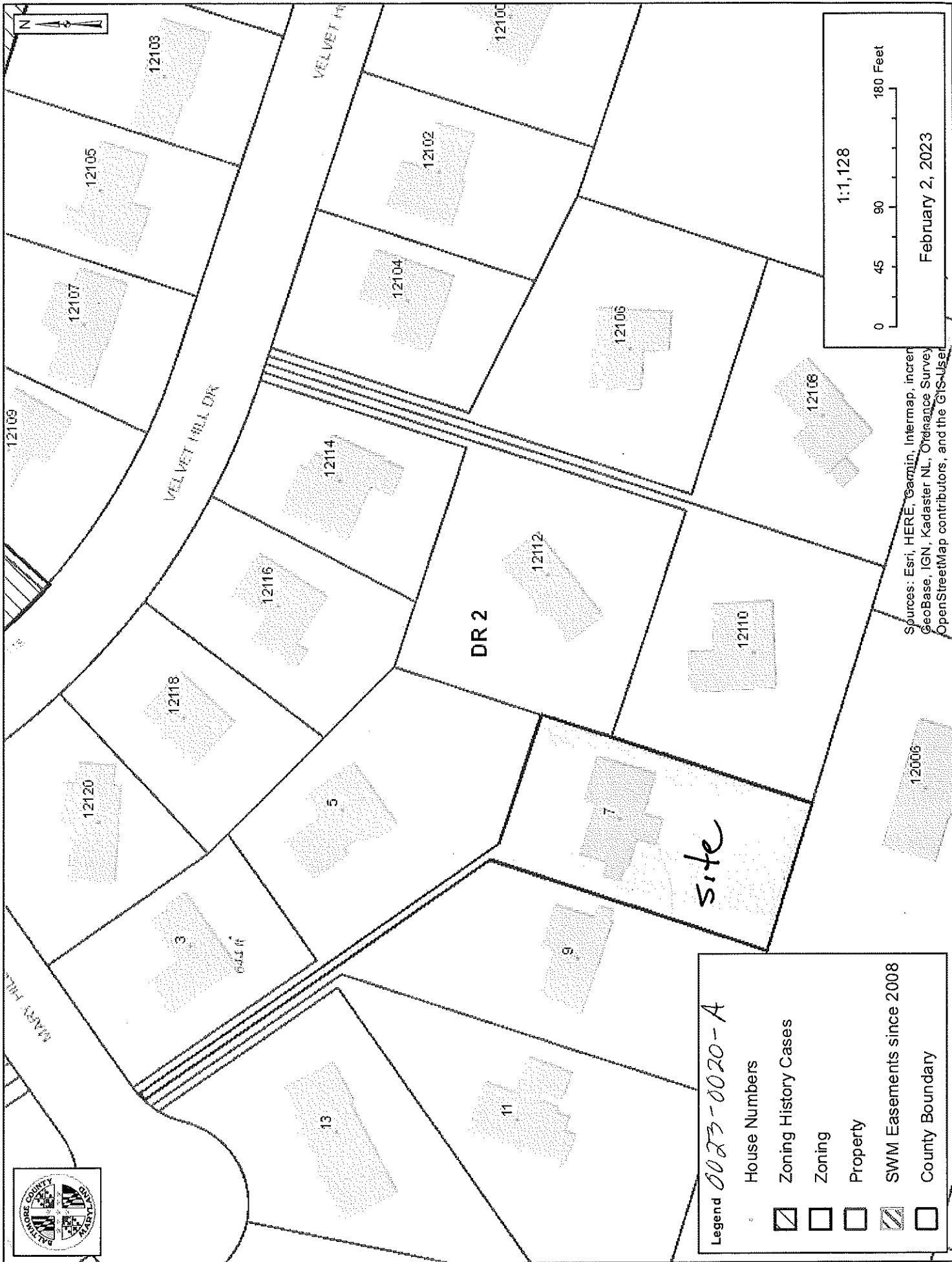
Figure 7: Backyard - Facing towards 12110 Velvet Hill Dr.



Figure 8: Backyard - Facing towards 9 Maryhill Ct.

2023 - 0020 - A

Baltimore County - My Neighborhood

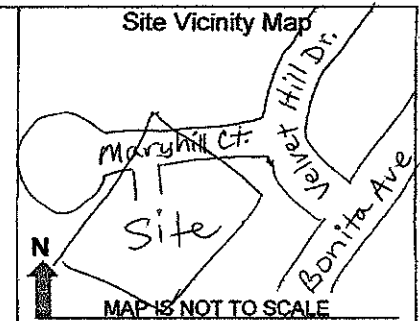
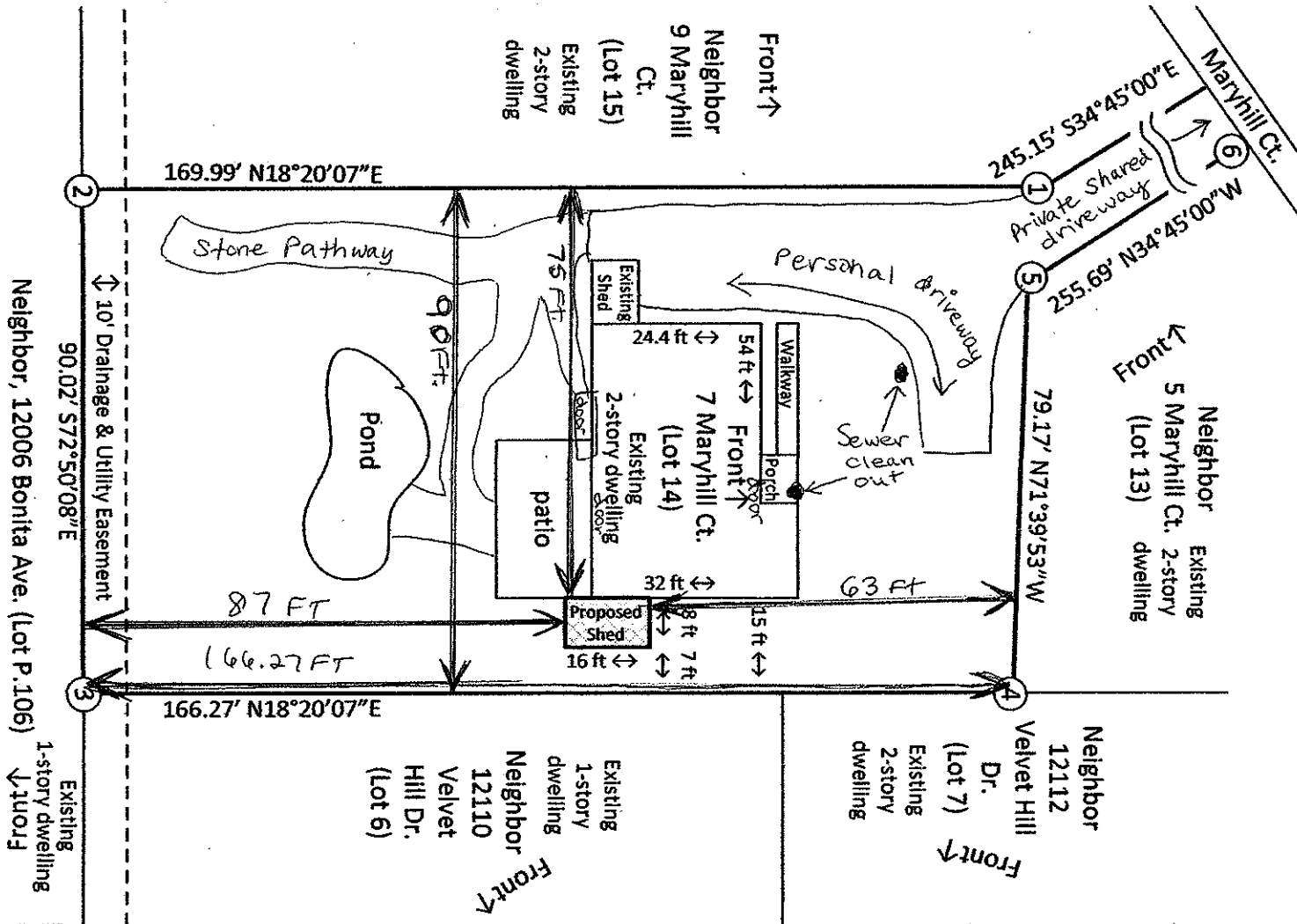


Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration	
Special Tax Recapture: None			
Account Identifier:	District - 04 Account Number - 1900000235		
Owner Information			
Owner Name:	DEERY JANET E	Use:	RESIDENTIAL
Mailing Address:	7 MARYHILL CT OWINGS MILLS MD 21117	Principal Residence:	YES
		Deed Reference:	/46355/ 00126
Location & Structure Information			
Premises Address:	7 MARYHILL CT OWINGS MILLS 21117	Legal Description:	.375 AC VELVET HILLS
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:			
0049 0015 0156 4040036,04 0000		14 2022	Plat Ref: 0052/ 0014
Town: None			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area
1982	2,374 SF	14,222 SF	04
Stories	Basement Type	Exterior Quality	Full/Half Bath Garage Last Notice of Major Improvements
2	NO SPLIT LEVEL	FRAME/4	2 full/1 half
Value Information			
	Base Value	Value	Phase-in Assessments
		As of	As of
		01/01/2022	07/01/2022 07/01/2023
Land:	96,300	96,300	
Improvements	221,400	254,500	
Total:	317,700	350,800	328,733 339,767
Preferential Land:	0	0	
Transfer Information			
Seller: MOSS STEPHEN M	Date: 02/04/2022	Price: \$488,000	
Type: ARMS LENGTH IMPROVED	Deed1: /46355/ 00126	Deed2:	
Seller: ASHLEY GROUP LTD	Date: 04/02/1982	Price: \$102,700	
Type: ARMS LENGTH IMPROVED	Deed1: /06383/ 00162	Deed2:	
Seller:	Date:	Price:	
Type:	Deed1:	Deed2:	
Exemption Information			
Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
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:	

0023-6020-A

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
 Address 7 Maryhill Ct., Owings Mills, MD 21117 Owners(s) Name(s) Janet E. Deery
 Subdivision Name Velvet Hills Lot # 14 Block # n/a Section # n/a
 Plat Book # 46 Folio # 30 10 Digit Tax # 1900000235 Deed Reference# 46355 / 00126



Zoning Map # 049B3
 Zoning DR-2
 Election District 4
 Council District 2
 Lot Area Acreage 0.375
 Lot Square Footage 14,222
 Historic (Yes or No) No
 CBCA (Yes or No) No
 Flood Plain (Yes or No) No
 Utilities – Mark with (X)
 Water is:
 Public X Private _____
 Sewer is:
 Public X Private _____
 Prior Hearing (Yes or No) No
 If (Yes) list Case Number(s)
 and order result(s) below:

Violation Case Number(s)

Plan Drawn By Janet Deery Date 1-19-2023 Scale: 1 inch = 30 Feet

2023-0020-4