



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 27, 2023

Christopher and Jacquelin Lom – jacqui.lom@gmail.com
1501 Ridge Road
Catonsville, MD 21228

RE: Petition for Administrative Variance
Case No. 2023-0039-A
Property: 1501 Ridge Road

Dear Mr. and Mrs. Lom:

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 cursive script that reads "Maureen E. Murphy". The signature is written in dark ink and is positioned above the printed name.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw

Enclosure

c: Peter and Emily Cullen, 1503 Ridge Road, Catonsville, MD 21228
Mary Lochary – 300 Hilton Avenue, Catonsville, MD 21228
Paul and Shirley Rutledge – 302 Hilton Avenue, Catonsville, MD 21228

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(1501 Ridge Road)		
1 st Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
Christopher & Jacqueline Lom	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2023-0039-A

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Christopher and Jacqueline Lom (“Petitioners”) for the property located at 1501 Ridge Road, Catonsville, Md. (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §1B02.C.3.C.1: To permit a proposed dwelling addition with a side yard setback of 2 ft. and a sum of side yard setback of 21 ft. in lieu of the required 15 ft. and 40 ft., respectively. The Property is more fully depicted on the site plan (the “Site Plan”) which was marked and accepted into evidence as Petitioners’ Exhibit 1. Street view photographs were submitted showing the existing house. (Pet. Ex. 2). The house was constructed in or about 1922, prior to the BCZR and the home does not current meet the required side yard setbacks even without the proposed addition. The proposed addition will extend into the rear yard and does not infringe upon the required rear yard setback.

A Zoning Advisory Comments (“ZAC”) was received from the Department of Environmental Protection and Sustainability (“DEPS”) which agency did not oppose the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on March 2, 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”).

However, it is to be noted that several letters of support were received from immediate property owners: Peter and Emily Cullen, at 1503 Ridge Road, dated February 13, 2023; Mary Lochary at 800 Hilton Avenue dated February 13, 2023; and Paul and Shirley Rutledge at 302 Hilton Avenue dated February 13, 2023. All abutting property owners have indicated that they have no objections to the Petitioners’ zoning request.

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 BCZR, §307.1. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners. I also find that the requested relief is within the spirit and intent of the BCZR, particularly in light of the lack of opposition.

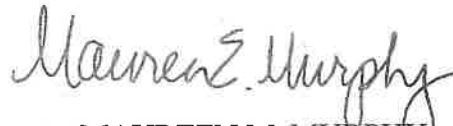
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested Variance will be granted.

THEREFORE, IT IS ORDERED, this 27th day of **March, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from the Baltimore County Zoning Regulations (“BCZR”), §1B02.C.3.C.1: To permit a proposed dwelling addition with a side yard setback of 2 ft. and a sum of side yard setback of 21 ft., in lieu of the required 15 ft. and 40 ft. respectively, be and it is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. 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 her 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.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

A handwritten signature in cursive script that reads "Maureen M. Murphy".

MAUREEN M. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw



23-0137SC

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 1501 Ridge Road, Catonsville, MD 21228 Currently Zoned DR-2
Deed Reference 005 / 0090 10 Digit Tax Account # 0 1 0 2 6 5 0 2 2 0
Owner(s) Printed Name(s) Christopher and Jacqueline Lom

(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 1B02.C.3.C.1: To permit a proposed dwelling addition with a side yard setback of 2' and a sum of side yard setback of 21' in lieu of the required 40'

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>Christopher Lom</u> Name #1 - Type or Print	<u>Jacqueline Lom</u> Name #2 - Type or Print
 Signature #1	 Signature #2
<u>1501 Ridge Road</u> Mailing Address	<u>Catonsville</u> <u>MD</u> City State
<u>21228</u> / <u>443.827.6342, 203.858.3837</u> Zip Code Telephone #'s (Cell and Home)	<u>jacqui.lom@gmail.com</u> 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.

CASE NUMBER 2023-0035-A Filing Date 3 / 23 / 23 Administrative Law Judge for Baltimore County
Estimated Posting Date 3 / 5 / 23 Reviewer SC

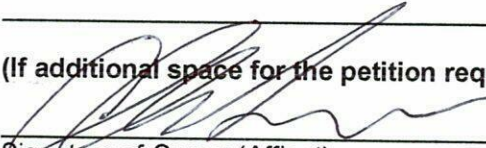
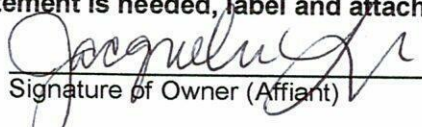
Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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: <u>1501 Ridge Road</u>	<u>Catonsville</u>	<u>MD</u>	<u>21228</u>
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)**

Given the narrow shape of our 50' x 200' lot, even the relatively modest size of our existing home is out of code, legally
grandfathered by its age. The homes around our property are similarly spaced, contributing to the consistent character of
the neighborhood. Our kitchen, added by previous owners to what was originally a porch, is failing structurally and must be
replaced. Rather than replacing it in its current footprint, our architect has proposed an addition that maintains the character
of the home and neighborhood, whereby we enlarge the kitchen to more modern standards and add a bedroom above it to
accommodate our large family. This addition would expand only toward the rear property boundary while maintaining the
current lateral setbacks. Additionally, given that our proposed addition would eliminate our existing rear basement entry,
we wish to add new basement egress in the form of concrete steps along the western wall of our home.

<u>(If additional space for the petition request or the above statement is needed, label and attach it to this Form)</u>	
 _____ Signature of Owner (Affiant) <u>Christopher Lom</u> Name - Print or Type	 _____ Signature of Owner (Affiant) <u>Jacqueline Lom</u> Name - Print or Type

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

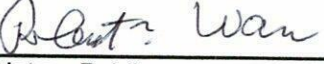
Howard
STATE OF MARYLAND, COUNTY OF ~~BALTIMORE~~ ^{HOWARD}, to wit:

I HEREBY CERTIFY, this 13 day of FEB, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: CHRISTOPHER LOM & JACQUELINE LOM

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

AS WITNESS my hand and Notaries Seal



Notary Public

Nov 21, 2026
My Commission Expires



Part A: Zoning Property Description for 1501 Ridge Road, Catonsville,
Maryland 21228

Beginning at a point on the south side of Ridge Road which is twenty-two (22) feet wide at the distance of 158 feet west of the centerline of the nearest improved intersecting street (Hilton Avenue) which is 30 feet wide.

Being known and designated as lots numbered two hundred twenty-five (225) and two hundred twenty-six (226) on a plat of lots called Oak Forest Park said plat being recorded among the Land Records of Baltimore County in Plat Book WPC No. 5, folios 90 and 91.

2023-0039-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: March 3, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0039-A
Address: 1501 Ridge Rd.
Legal Owner: Christopher and Jacqueline Lom

Zoning Advisory Committee Meeting of March 6, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 2/2/2023

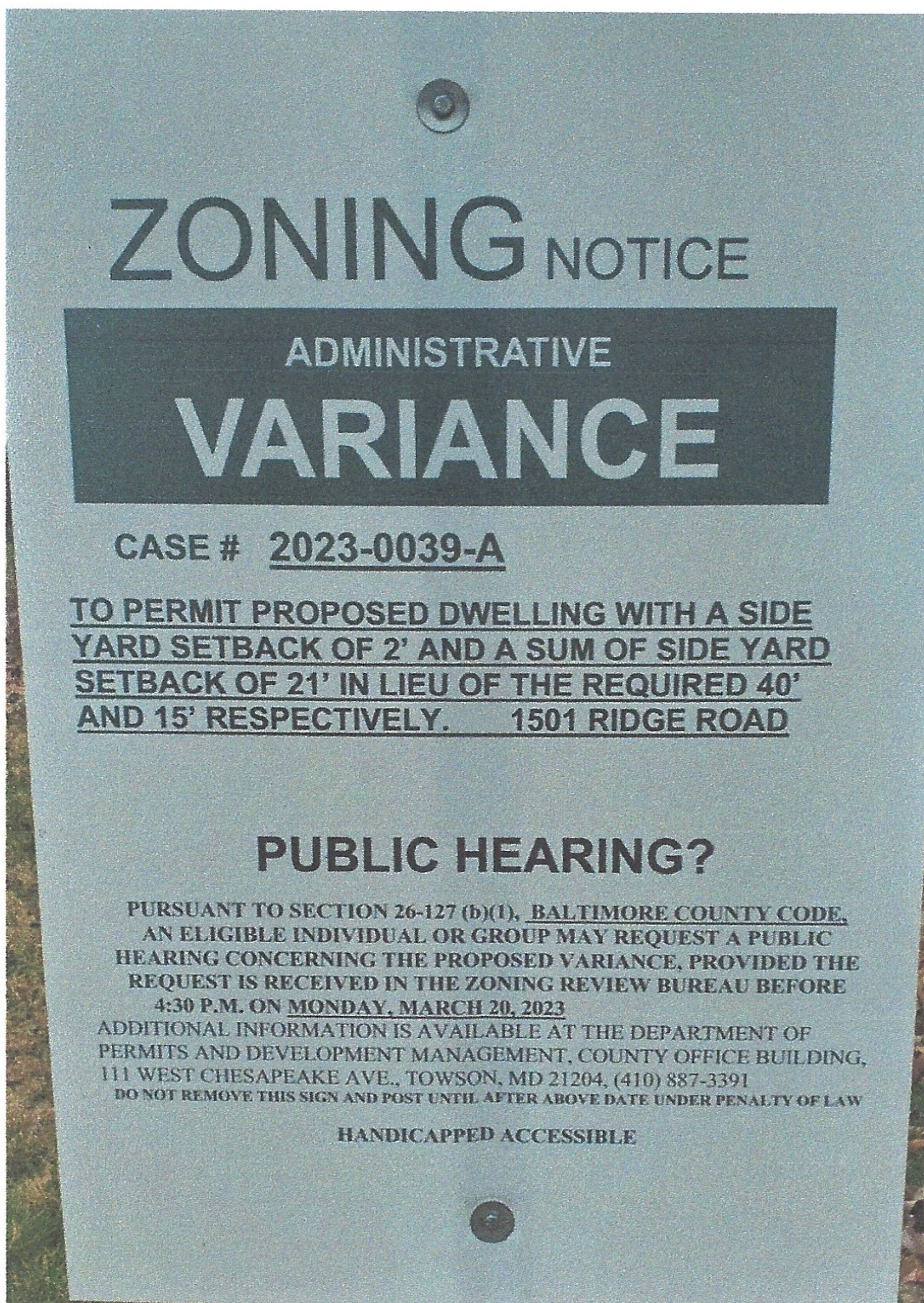
Case Number: 2023-0039-A

Petitioner / Developer: CHRISTOPHER & JACQUI LOM

Date of Closing: MARCH 20, 2023

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
1501 RIDGE ROAD

The sign(s) were posted on: MARCH 2, 2023



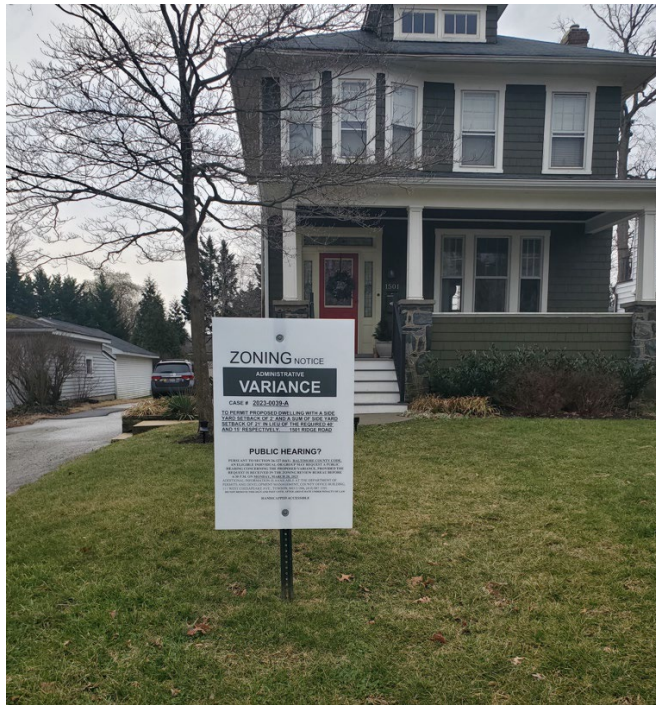
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)



Background Photo 1st Sign

Background Photo 2nd Sign

1501 Ridge Road
CASE # 2023-0039-A

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING February 27, 2023
FORMAL OR INFORMAL RESPONSE DUE AT March 6, 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, 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; Jesse Krout, jkrout@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: 2023-0030-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Nicholas Mayfield and Brittany Pizzano
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 7 **Council Dist:** 3

Property Address: 16951 BIG FALLS RD

Location: Property located on the South East side of the intersection of Big Falls Rd. & Monkton Rd.

Existing Zoning: RC 4 **Area:** 24,567 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.3: To permit a proposed accessory building with a height of 25 feet in lieu of the maximum height of 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/13/2023

Miscellaneous Notes:

Case Number: 2023-0031-A **Reviewer:** Mitchell Kellman
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Jara Custom Desgins, LLC.
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 14 **Council Dist:** 6

Property Address: 1415 ROSEWICK AVE

Location: Property located on the Southwest side of Rosewick Ave., 820 feet Northwest centerline of Redmore Rd.

Existing Zoning: DR 5.5 **Area:** .543 ACRES

Proposed Zoning:

VARIANCE:

BCZR 400.1: To permit an accessory building (detached garage) in the side yard in lieu of the rear yard, and if necessary, to be located outside of the third of the lot furthest removed from any street.

Attorney: Edward Gillis

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0032-A **Reviewer:** Shaun Crawford
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Matthew and Samantha Bell
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 7 **Council Dist:** 3

Property Address: 11 MIDDLE WOODS CT

Location: Property located beginning at the East side of Middle Woods Ct. at a distance of 1,060 ft. South of Middle Town Rd.

Existing Zoning: RC 4 (VESTED RC 5)

Area: 2.32 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 103.3, 1A00.4, 1B01.3A.1 (1A04.3.B.3 vested BCZR 1994 Zoning regulations RC5): To approve a garage addition on the left side of the existing dwelling with a setback of 14 feet in lieu of the required 50 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/06/2023

Miscellaneous Notes:

Case Number: 2023-0033-A **Reviewer:** Mitchell Kellman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Manuel and Carlos Tenezaca
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 12 **Council Dist:** 7

Property Address: 7135 MARTELL AVE

Location: Property located on the corner of South side of Martell Ave., West side of East Ave.

Existing Zoning: DR 5.5

Area: 11,950 SQ FT.

Proposed Zoning:

VARIANCE:

BCZR 400.3: To permit an accessory building (detached garage) with a height of 24 feet in lieu of 15 feet, and if necessary, from section 101 to permit an accessory building larger than the existing principal building (dwelling).

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0034-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Amy Goldberg
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 2

Property Address: 1 OVERLOOK LN

Location: Property located at the intersection of Overlook Place and Overlook Lane.

Existing Zoning: DR 2 AND DR 16

Area: 4.9816 ACRES

Proposed Zoning:

VARIANCE:

- 1.) BCZR 400.1: To permit a proposed accessory building (pool house) to be located partially in the side yard outside of the one third of the lot farthest removed from any street.
- 2.) BCZR 400.1: To permit an existing accessory structure (pool) to be located partially in the side yard outside of the one third of the lot farthest removed from any street.
- 3.) BCZR 400.1: To permit a proposed accessory building(garage/gym) to be located in the side yard and partially in the front yard and outside of the one third of the lot farthest removed from any street.
- 4.) BCZR 1B02.3.C.1(chart): If necessary, to permit a front yard setback of 30 feet in lieu of the required 40 feet if the proposed accessory structure (garage/gym) is deemed to be attached.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0035-SPHXA **Reviewer:** Mitchell Kellman
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE, SPECIAL EXCEPTION, SPECIAL HEARING
Legal Owner: Fazal Sirhandi, 8485 Honeygo, LLC.
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 8485 HONEYGO BLVD

Location: Property located the corner of North side of Mercantile Rd., East side of Honeygo Blvd.

Existing Zoning: BR-AS

Area: 1.69 ACRES

Proposed Zoning:

VARIANCE:

- 1.) BCZR 405.4.A.3.c: To permit eight (8) stacking spaces in lieu of the required sixteen (16) stacking spaces at pump islands that contain multiproduct dispensers (MPD); and
- 2.) For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

SPECIAL EXCEPTION:

- 1.) BCZR 236.2 and 405: For the expansion, reconstruction or addition of an existing fuel service station with combined convenience store and carry-out restaurant, with a gross floor area under 6,000 Square Feet, and roll over car wash; and
- 2.) For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

SPECIAL HEARING:

- 1.) BCZR 405: The amendment of the approved fuel service station with combined convenience store and carry-out restaurant, with a gross floor area of 6,000 square feet, and roll over car wash is permitted by right as an ancillary use and use in combination with fuel service stations;
- 2.) For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Attorney: Jason Vettori

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0036-A **Reviewer:** Mitchell Kellman
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE
Legal Owner: MGK Realty, LLC.
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: YORK RD

Location: Property located on the East side of York Rd., 403 feet South of the centerline of Cockeysville Rd.

Existing Zoning: BL-AS/ BM **Area:** .664 ACRES

Proposed Zoning:

VARIANCE:

BCZR 409.6: To permit 37 parking spaces in lieu of the required 51.

BCZR 303.2: To permit a front average setback of 10 feet in lieu of the required 41 feet.

And for such other and further relief as the nature of this case may require.

Attorney: TIM KOTROCO

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0037-SPH **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING
Legal Owner: Chad and Wendi Gauss
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 10 **Council Dist:** 3

Property Address: 13312 BRIGHTON VIEW CT
Location: Property located on the North side of Brighton View Ct.; 460 feet west of Dance Mill Rd.

Existing Zoning: RC 4 **Area:** 1.52 ACRES
Proposed Zoning:
SPECIAL HEARING:
BCZR 500.7: To construct an accessory building (pool house) to be used for personal entertainment purposes only, with a full bath and full kitchen.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

Case Number: 2023-0038-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Sara and William Eckard
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 12 **Council Dist:** 7

Property Address: 8105 MURRAY PT. RD
Location: Property located on the West side of Murray Pt. Rd. North 239 feet to centerline of Dundalk Ave.

Existing Zoning: DR 5.5 **Area:** 5,842 SQ FT.
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
BCZR 400.1: To permit a proposed accessory building (shed) located in the side yard in lieu of the required rear yard.
Attorney: Not Available
Prior Zoning Cases: 2000-0371-A
Concurrent Cases: None
Violation Cases: None
Closing Date: 03/20/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0039-A **Reviewer:** Shaun Crawford

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Christopher and Jacqueline Lom

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 1501 RIDGE RD

Location: Property located beginning at the South side of Ridge Rd. at a distance of 158 feet West of Oak Forest Park.

Existing Zoning: DR 2

Area: 10,000 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B02.C.3.C.1: To permit a proposed dwelling addition with a side yard setback of 2 feet and a sum of side yard setback of 21 feet in lieu of the required 15 feet and 40 feet, respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/20/2023

Miscellaneous Notes:

1503 Ridge Road
Catonsville, MD 21228

February 13, 2023

Baltimore County Zoning Review Office
County Office Building
111 West Chesapeake Avenue
Room 124
Towson, MD 21204

To whom it may concern:

We are writing to express our support for the variance sought by our neighbors, Chris and Jacqui Lom at 1501 Ridge Road in Catonsville. We understand the scope of the addition they wish to complete, and believe that it is consistent with the appearance and character of our neighborhood.

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter and Emily Cullen". The signature is stylized and cursive.

Peter and Emily Cullen

2023-0039-A

300 Hilton Avenue
Catonsville, MD 21228

February 13, 2023

Baltimore County Zoning Review Office
County Office Building
111 West Chesapeake Avenue
Room 124
Towson, MD 21204

To whom it may concern:

I am writing to express my support for the variance sought by my neighbors, Chris and Jacqui Lom at 1501 Ridge Road in Catonsville. I understand the scope of the addition they wish to complete, and believe that it is consistent with the appearance and character of our neighborhood.

Sincerely,

A handwritten signature in cursive script that reads "Mary D. Lochary". The signature is written in dark ink and is positioned below the word "Sincerely,".

Mary Lochary

2023-0039-A

302 Hilton Avenue
Catonsville, MD 21228

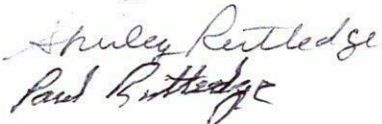
February 13, 2023

Baltimore County Zoning Review Office
County Office Building
111 West Chesapeake Avenue
Room 124
Towson, MD 21204

To whom it may concern:

We are writing to express our support for the variance sought by our neighbors, Chris and Jacqui Lom at 1501 Ridge Road in Catonsville. We understand the scope of the addition they wish to complete, and believe that it is consistent with the appearance and character of our neighborhood.

Sincerely,


Paul and Shirley Rutledge

2023-0039 A



2023-0039-A

0126000301

210

211

Pt. Bk./Folio # 009001
Pt. Bk. 0000007, Folio 0006

PAI # 010362 PAI # 010362

160 PAI # 010362

PAI # 010362

Pt. Bk. 0000007, Folio 0019
0108550830 Lot # 1

Lot # 1

Lot # 1

Lot # 1

Lot # 1

Pt. Bk. 0000005, Folio 0090
PAI # 018092

PAI # 018092

0118472660

Lot # 6 301

Lot # 6

0102200790

Lot # 10

0108000862

212

0112202160

214

0126400110

0105000230

1502

1506

Pt. Bk. 0000005, Folio 0068
0102471360

0112000360

1510

Pt. Bk. 0000000, Folio 0091
0102000120

Pt. Bk./Folio # 005091

RIDGE RD

HILTON AVE

Lot # 227

Lot # 227

300 Lot # 227

0112740090

Lot # 227

Lot # 231

Lot # 231

Lot # 231

0118100601

Lot # 231

Lot # 120

0102203330

Pt. Bk. 0000005, Folio 0090

Lot # 239

Lot # 239

Lot # 239

0107470560

Lot # 239

Lot # 244

308

0103000200

Lot # 244

Lot # 244

Lot # 244

Lot # 244

1 CD
SW 4-G
DR 2
101A2

1 ED

0101540430

Lot # 207

301 Lot # 207

Lot # 207

Lot # 207

Lot # 211

0108654280

303

Lot # 211

1999-0050-A

2005-0152-A

Lot # 211

Lot # 211

PAI # 01804

PAI # 01804005090B

304

THACKERY AVE

Lot # 211

Lot # 211

Lot # 107

1989-0532-A

0115170010

305

Lot # 215

0110452140

307

Lot # 215

Lot # 215

Lot # 215

Lot # 215

Lot # 219

1700003647

1700003648

Lot # 120

0102203330

Pt. Bk. 0000005, Folio 0090

Lot # 239

Lot # 239

Lot # 239

0107470560

Lot # 239

Lot # 244

308

0103000200

Lot # 244

Lot # 244

Lot # 244

Lot # 244

Lot # 211

1999-0050-A

2005-0152-A

Lot # 211

Lot # 211

Lot # 107

1989-0532-A

0115170010

305

Lot # 215

0110452140

307

Lot # 215

Lot # 215

Lot # 215

Lot # 215

Lot # 219

1700003647

1700003648

Lot # 120

0102203330

Pt. Bk. 0000005, Folio 0090

Lot # 239

Lot # 239

Lot # 239

0107470560

Lot # 239

Lot # 244

308

0103000200

Lot # 244

Lot # 244

Lot # 244

Lot # 244

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 01 Account Number - 0102650220

Owner Information

Owner Name: LOM CHRISTOHER C Use: RESIDENTIAL
LOM JACQUELINE K Principal Residence: YES
Mailing Address: 1501 RIDGE RD Deed Reference: /41563/ 00473
CATONSVILLE MD 21228-5657

Location & Structure Information

Premises Address: 1501 RIDGE RD Legal Description: LTS 225,226
CATONSVILLE 21228- 1501 RIDGE RD
OAK FOREST PARK

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0100 0018 0394 1070133.04 0000 225 2022 Plat Ref: 0005/ 0090

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1922	1,377 SF		10,000 SF	04

Stories	Basement Type	Exterior	Quality Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT WOOD SHINGLE/5	1 full		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	162,000	162,000		
Improvements	232,600	253,500		
Total:	394,600	415,500	401,567	408,533
Preferential Land:	0	0		

Transfer Information

Seller: BEER MEGHAN CARMEL	Date: 06/24/2019	Price: \$449,000
Type: ARMS LENGTH IMPROVED	Deed1: /41563/ 00473	Deed2:
Seller: TROSKO THOMAS DAVID	Date: 05/22/2018	Price: \$422,000
Type: ARMS LENGTH IMPROVED	Deed1: /40263/ 00377	Deed2:
Seller: SWALLOW BRADLEY J	Date: 11/02/2005	Price: \$439,900
Type: ARMS LENGTH IMPROVED	Deed1: /22836/ 00401	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: Approved 08/08/2019

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0039-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0039 -A Address 1501 Ridge Road

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

Filing Date: 2/23/23 Posting Date: 3-5-23 Closing Date: 3-20-23

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 - 0039 -A Address 1501 Ridge Road

Petitioner's Name: Christopher J. McGuire, LCM Telephone (Cell) 443.827.6342

Posting Date: 3/5/23 Closing Date: 3/20/23

Wording for Sign: To Permit _____

**proposed dwelling addition with a side yard setback of 2'
and a sum of side yard setback of 21' in lieu of the
required 40'**

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

No. 218976

Date: 2/23/23

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 75

Total: \$ 75

Rec

From:

THE Loms

For:

1501 Ridge Road

2023-0039-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

SC

JACQUELINE K LOM
CHRISTOPHER C LOM

10-05

1501 RIDGE RD
CATONSVILLE, MD 21228-5657

1280

7-163/520 MD
5656

2/22/23

Date

Pay to the
Order of Baltimore County

\$ 75.00

Seventy-five and no/100s

Dollars



Photo
Safe
Deposit
Details on back

BANK OF AMERICA



ACH R/T 052001633

For Administrative variance

Jacqueline Lom

MP

2023-0039-A