



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 29, 2023

Donario Serrano & Lidia Miranda – donairaserrano19@gmail.com
304 Wickersham Way
Cockeysville, MD 21030

RE: Petition for Administrative Variance
Case No. 2023-0047-A
Property: 304 Wickersham Way

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,

A handwritten signature in blue ink, reading "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
(304 Wickersham Way)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Donairo Serrano and Lidia K. Miranda	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2023-0047-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, Donario Serrano and Lidia Miranda (“Petitioners”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”) § 1B02.3.B (Sections 211, 211.4 and 301.1, R.6, 1963): To permit a 12 ft. rear yard setback in lieu of 30 ft. for an addition and deck (closed on two sides) and, if necessary, a 9 ft. rear yard setback in lieu of 22.5 ft. for an open patio. The subject property and requested relief is 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 from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 12, 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 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 Petitioners.

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 29th day of **March, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR") § 1B02.3.B (Sections 211, 211.4 and 301.1, R.6, 1963): To permit a 12 ft. rear yard setback in lieu of 30 ft. for an addition and deck (closed on two sides) and, if necessary, a 9 ft. rear yard setback in lieu of 22.5 ft. for an open patio, 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 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.



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 304 Wickersham Way, Cockeysville, MD 21030 Currently Zoned DR 5.5

Deed Reference Map 0051, Grid 0011 Parcel 0447, Block D, Lot 8 10 Digit Tax Account # 0 8 0 4 0 7 6 6 6 7

Owner(s) Printed Name(s) Brizuela Donairo, David Serrano, Garcia Lidia K Miranda

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.B (Sections 211.9, 211.4 & 301.1, R.6, 1963)
to permit a 12-foot rear yard setback in lieu of 30 feet for an addition & deck
(closed on two sides) and, if necessary, a 9-foot rear yard setback in lieu of
22.5 feet for an open patio.
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):

Donairo Serrano 1 Lidia K Miranda
Name #1 – Type or Print Name #2 – Type or Print

[Signature] 1 Lidia K Miranda
Signature #1 Signature #2

304 Wickersham Way Cockeysville MD
Mailing Address City State

21030 443-839-2784 DonairoSerrano19@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

Donairo Serrano
Signature

304 Wickersham Way Cockeysville MD
Mailing Address City State

21030 443-839-2784 DonairoSerrano19@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 2023-0047-A Filing Date 3/3/2023 Estimated Posting Date 3/12/23 Reviewer mtl

23-0160
mk

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: 304 Wickersham Way, Cockeysville, MD 21030
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)**

My family consist of 10 which includes 2 sets of twins. When I purchased my home I did not anticipate how uncomfortable it would be for myself and family to live comfortable in our home due to the actual size of the home. I am requesting, the administration approve the small addition and deck. This will allow my family some additional space and outdoor area while I raise my family. Though the addition an deck is small, this improvement will make a significant impact while raising my family and our day to day enjoyment of living in our new home.

(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)

Lidia K Miranda
Signature of Owner (Affiant)

Donaivo Serrano
Name - Print or Type

Lidia K Miranda
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 17th day of January, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Donaivo Serrano Lidia K Miranda

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

December 14, 2023
My Commission Expires

Zoning Property Description for: 304 Wickersham Way, Cockeysville, MD 21030

Beginning at a point on the north side of Wickersham Way which is 50' wide at the distance of 56' south of the centerline of the improved intersecting street Amesbury Court which is 50' wide.

Ramsgate

Being Lot #8, Block 0, Section 0 in the subdivision of ~~0000~~ as recorded in Baltimore County Plat Book # 0031/0033, containing 7,844 sq. ft. Located in the 8th Election District, 2nd Congressional and 3rd Council District.

2023-0047-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 17, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0047-A
Address: 304 Wickersham Way
Legal Owner: David Serrano and Lidia Miranda

Zoning Advisory Committee Meeting of March 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 NOTICE ^{#1}

ADMINISTRATIVE VARIANCE

CASE # 2023 - 0047-A

TO PERMIT A 12-FOOT REAR YARD SETBACK IN LIEU
OF 30 FOOT FOR AN ADDITION AND DECK (ENCLOSED ON
TWO SIDES AND, IF NECESSARY A 9-FOOT REAR YARD
SETBACK IN LIEU OF 22 1/2 FEET FOR AN OPEN PATIO

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 THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

4:30 P.M. ON 3/27/23

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS, ~~APPROVALS AND INSPECTIONS~~ COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2023-0047-A

TO PERMIT A 12-FOOT REAR YARD SETBACK IN LIEU OF
30-FOOT FOR AN ADDITION AND DECK (ENCLOSED ON TWO
SIDES) AND, IF NECESSARY, A 9-FOOT REAR YARD SETBACK
IN LIEU OF 22 1/2 FEET FOR AN OPEN PATIO

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
4:30 p.m. ON 3/27/23

ADDITIONAL INFORMATION IS AVAILABLE AT
DEPT. OF PERMITS, APPROVALS AND INSPECTIONS

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW. RETURN BOTH TO ZONING, PHN. 384

MEETING IS HANDICAP ACCESSIBLE

CERTIFICATE OF POSTING

Date: 3-12-23

RE: Case Number: 2023-0047-A

Petitioner/Developer: Serrano

Date of Hearing/Closing: 3-27-23

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 304 Wickham Way

The signs(s) were posted on 3-12-23

(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON

(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road

(Street Address of Sign Poster)

Parkton, MD 21120

(City, State, Zip Code of Sign Poster)

~~410-343-1443~~ 443-834-8162

(Telephone Number of Sign Poster)

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING March 13, 2023
FORMAL OR INFORMAL RESPONSE DUE AT March 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, 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: 2023-0047-A **Reviewer:** Mitchell Kellman
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: David Serrano and Lidia Miranda
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 304 WICKERSHAM WAY

Location: Property located on the corner of the North side of Wickersham Way, West side of Amesbury Court.

Existing Zoning: DR 5.5 **Area:** 7,844 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B02.3.B (Sections 211, 211.4 and 301.1, R.6, 1963): To permit a 12 foot rear yard setback in lieu of 30 feet for an addition and deck (closed on two sides) and, if necessary, a 9 foot rear yard setback in lieu of 22.5 feet for an open patio.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/27/2023

Miscellaneous Notes:

Case Number: 2023-0048-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: David Trebing
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 6912 BELLONA AVE

Location: Property located on the Southwest side of Bellona Ave. 73.91 feet Southeast of Stevenson Lane.

Existing Zoning: DR 3.5 **Area:** 25,547 SQ FT.

Proposed Zoning:

VARIANCE:

BCZR 1B02.3.C.1: To approve an existing house with a 24 foot 6 inch side street setback and a proposed sunroom addition with a side street setback of 25 feet in lieu of the required 30 foot setback, respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0049-A **Reviewer:** Jason Seidelman

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Shane Harris

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 1924 SHANKLIN AVE

Location: Property located Northeast side of Shanklin Ave. (40 feet) 426 feet Northwest of Sahr Hill Rd. (45 feet)

Existing Zoning: DR 2

Area: 1.67 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 and 400.3: To permit an accessory building (storage building) to be located in the side yard with a height of 17 feet in lieu of the required rear yard placement and maximum height of 15 feet, respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/03/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0050-SPHA **Reviewer:** Christina Frink

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

Type: SPECIAL HEARING, VARIANCE

Legal Owner: Stanley and Wanda Wolinski

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 934 THOMPSON BLVD

Location: Property located Southwest side of Thompson Blvd; 794 feet Southeast of Sandalwood Rd.

Existing Zoning: DR 5.5

Area: 30,857 SQ FT.

Proposed Zoning:

SPECIAL HEARING:

BCZR 500.7 and Section 101 (defintions) : To allow an accessory building with a footprint larger than the primary structure.

VARIANCE:

BCZR 400.1: To permit an accessory building 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: 2023-0051-A **Reviewer:** Mitchell Kellman

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

Type: VARIANCE

Legal Owner: Preston R. Took, III

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 379 HILLEN RD

Location: Property located on the corner of Northeast side of Hillen Rd., Northwest side of Hendrickson Lane.

Existing Zoning: DR 10.5/ DR 16

Area: 5,315 SQ FT.

Proposed Zoning:

VARIANCE:

BCZR 1B02.3.C.1: To permit a minimum side yard setbacks of 5 feet in lieu of the required 10 and 25 feet.

Attorney: Adam M. Rosenblatt

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0052-A **Reviewer:** Shaun Crawford
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Ed Levendusky, rep of Caruso Builder Hidden Waters, LLC.
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Unknown **Flood Plain:** Unknown **Historic:** Unknown **Election Dist:** 3 **Council Dist:** 2

Property Address: THE COURTS OF HIDDEN WATERS

Location: Lots 9-15, 17-23 The Courts of Hidden Waters; (2-8 Popular Spring Road; 22-28 Hidden Waters Way)

Property located beginning at a point on the West side of Hidden Waters Way at a distance 850 feet North of Old Court.

Existing Zoning: DR 1

Area: VARIES

Proposed Zoning:

VARIANCE:

1.) BCZR 1B01.2.C.1.b: To permit 25 foot setbacks between side building faces in lieu of the required 30 feet between and for the following lots:

- a. Lots 9 & 10;
- b. Lots 11 & 12;
- c. Lots 12 & 13;
- d. Lots 14 & 15;
- e. Lots 17 & 18;
- f. Lots 18 & 19;
- g. Lots 20 & 21;
- h. Lots 22 & 23; and

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

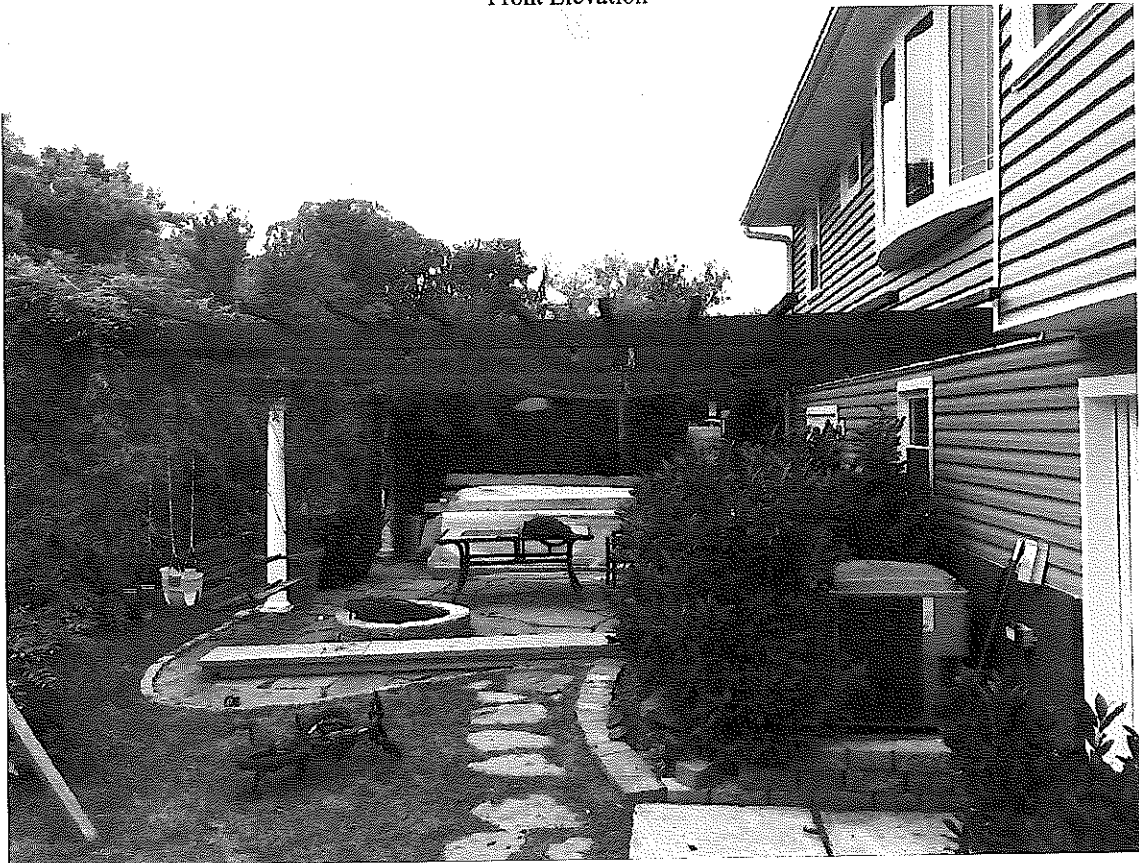
Closing Date:

Miscellaneous Notes:

304 Wickersham Way, Cockeysville, MD 21030

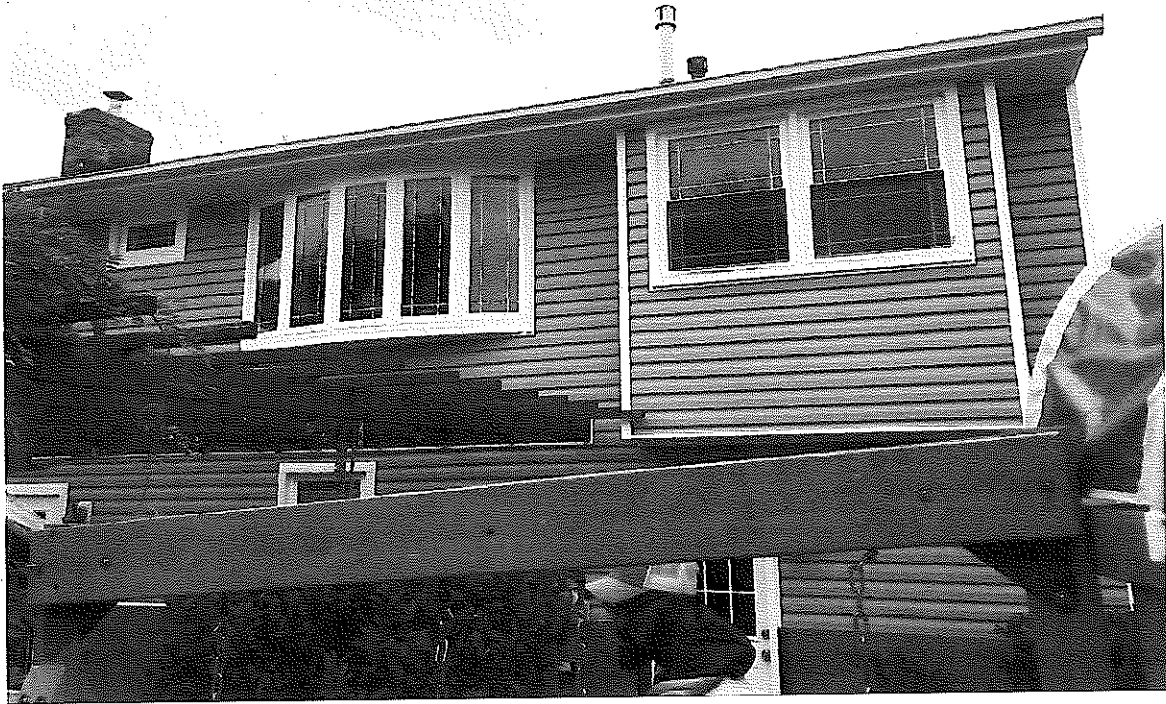


Front Elevation



Rear Elevation- Image 1

#2023-0047-A



Rear Elevation- Image 2



West Side Elevation



East Side Elevation

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None
Account Identifier:

District - 08 Account Number - 0804076667

Owner Information

Owner Name:

BRIZUELA DONAIRO DAVID SERRANO
GARCIA LIDIA K MIRANDA
304 WICKERSHAM WAY
COCKEYSVILLE MD 21030-3605

Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: /46777/ 00445

Mailing Address:

Location & Structure Information

Premises Address:

304 WICKERSHAM WAY
COCKEYSVILLE 21030-3605

Legal Description:

304 WICKERSHAM WAY
RAMSGATE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0051 0011 0447 8030065.04 0000 D 8 2023 Plat Ref: 0031/ 0033

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1971 1,297 SF 966 SF 7,844 SF 04

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
Split Foyer YES SPLIT FOYER SIDING/ 4 3 full

Value Information

	Base Value	Value As of 01/01/2023	Phase-in Assessments As of 07/01/2022	As of 07/01/2023
Land:	117,200	117,200		
Improvements	188,200	237,500		
Total:	305,400	354,700	305,400	321,833
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
ZEA RICHARD	04/25/2022	\$480,000
Type: ARMS LENGTH IMPROVED	Deed1: /46777/ 00445	Deed2:
CASTELLON ERLINDA SANTOS	07/20/2011	\$230,000
Type: ARMS LENGTH IMPROVED	Deed1: /31018/ 00494	Deed2:
SEILER MARY D	01/02/2007	\$339,000
Type: ARMS LENGTH IMPROVED	Deed1: /24997/ 00527	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:

2023-0047-A

PAI # 080008

Pt. Bk. 0000030, Folio 008208100257 PAI # 080008
R-1956-3754

PAI # 080008

0802058265

PAI # 080008 DR 3.5

GREENSIDE DR
GREENSIDE DR

10217

0804076660

Lot # 1

Lot # 11

0804076670

10215

0804036280

Lot # 2

0804076671

Lot # 12

Lot # 13

0804076672

Pt. Bk. 0000031, Folio 0033

0804076675

Lot # 16

316

10213

0816017730

Lot # 3

Lot # 10

0804076669

0804076674

Lot # 15

10211

0808034120

Lot # 4

Lot # 9

0804076668

AMESBURY CT

0804076673

Lot # 14

3 CD

NW 16-A

05102

DR 5.5

10209

0813078070

Lot # 5

Lot # 8

0804076667

Pt. Bk. Folio # 080122

PAI # 080122

R-1959-4716

R-1958-4339

1956-3824-X

0804076666

Lot # 7

Lot # 6

0812002570

PAI # 080122

315

0804076698

Lot # 15

0804076699

Lot # 16

WICKERSHAM WAY
WICKERSHAM WAY

0804076700

Lot # 17

0804076701

Lot # 18

0804076702

Lot # 19

305

0804076703

Lot # 20

0804002930

Lot # 22

Lot # 21

0804076704

0804076706

Lot # 23

Lot # 3

0808006251

0813026180

Lot # 4

Lot # 2

0808034240

10201

0813002300

Lot # 1

PAI # 088020

Pt. Bk. Folio # 039114

1994-0414-A

R-1965-0106

PAI # 088019

DR 16

Pt. Bk. Folio # 036101

Pt. Bk. 0000039, Folio 0112

PAI # 088020

08010386

Pt. Bk. 0000036, Folio 0101

PAI # 088019

CRANBROOK RD

2023 - 0047-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0047 -A Address 304 Wickersham Way

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

Filing Date: 3/3/2023 Posting Date: 3/12/2023 Closing Date: 3/27/23

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: - -A Address 304 Wickersham Way

Petitioner's Name: David Serrano / ^{Lidia} Miranda Telephone (Cell) 443-839-2784

Posting Date: 3/12/2023 Closing Date: 3/27/23

Wording for Sign: To Permit a 12-foot rear yard setback in lieu of 30 feet
for an addition and deck (enclosed on two sides) and, if
necessary, a 9-foot rear yard setback in lieu of 22½ feet
for an open patio.

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: 2023-0047-A
Property Address: 304 Wickersham Way
Cockeysville, MD, 21030
Legal Owners (Petitioners): David Serrano & Lidia Miranda
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): David Serrano & Lidia Miranda
Address: 304 Wickersham Way
Cockeysville, MD 21030
Telephone Number: 443-839-2784

*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.

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

No. 218984

Date: 2/27/23

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0006		6150				\$75

Total: \$75

Rec

From:

Brian Laug

For:

Variance

Variance 304 WICKER SHAW LEE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

SL

7-11 6212 520

1188

ShieldSM

BRIAN D LAUG
16925 OLD SAWMILL RD.
WOODBINE, MD 21797

DATE Jan 25, 2023

PAY TO THE ORDER OF BALTIMORE COUNTY

EXACTLY SEVENTY-FIVE AND 00/100 DOLLARS

\$75.00

MyChoice Plus

M&T Bank
Mount Airy Office

Security Features
Included.
Details on Back.

MP

Site Vicinity Map

MAP IS NOT TO SCALE

Zoning Map # 0051 C2

Zoning DR 5.5

Election District 8

Council District 3

Lot Area Acreage .18

Lot Square Footage 7,844

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 _____

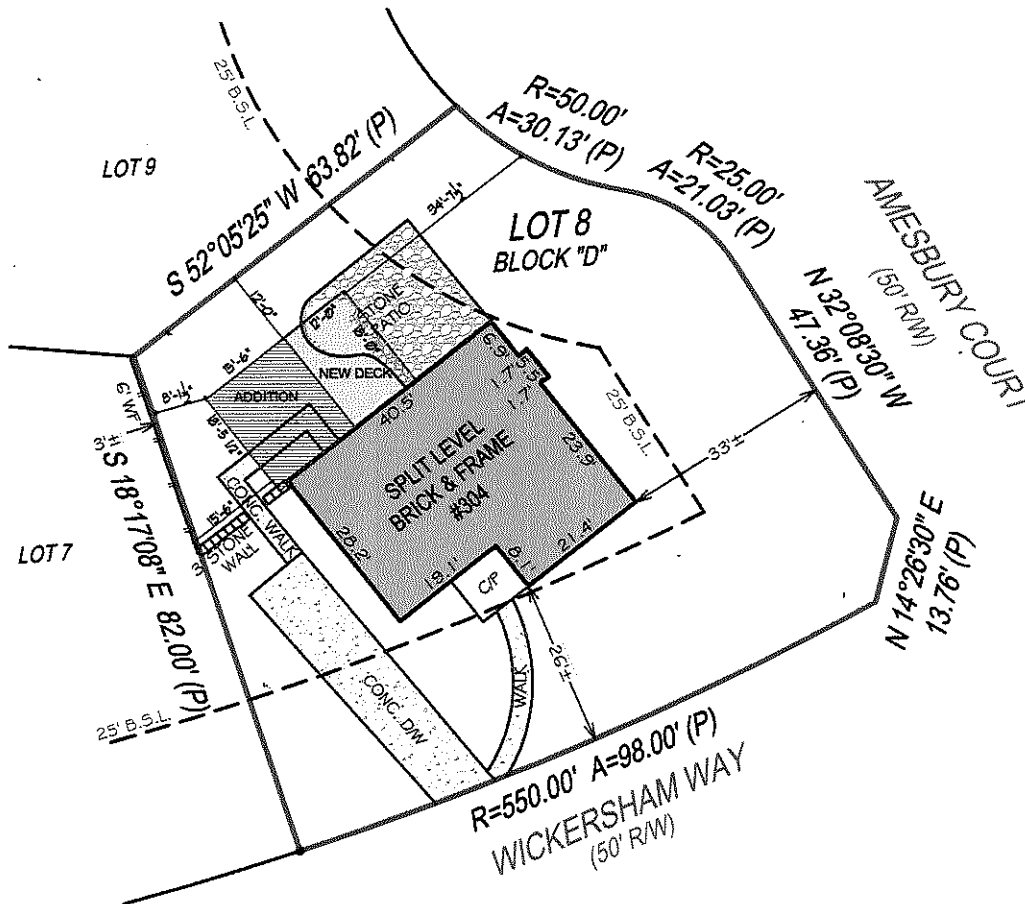
Sewer is:

Public X Private _____

Prior Hearing (Yes or No) NO

If (Yes) list Case Number(s)
and order result(s) below:

Violation Case Number(s)



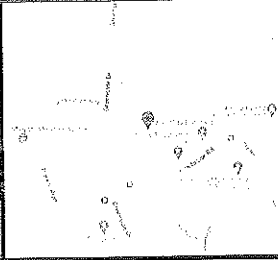
Plan Drawn By Brian D. Laug

Date 2/20/2023 Scale: 1 inch = 30 Feet

2023-0047-A



www.exactaland.com | office: 443.819.3994



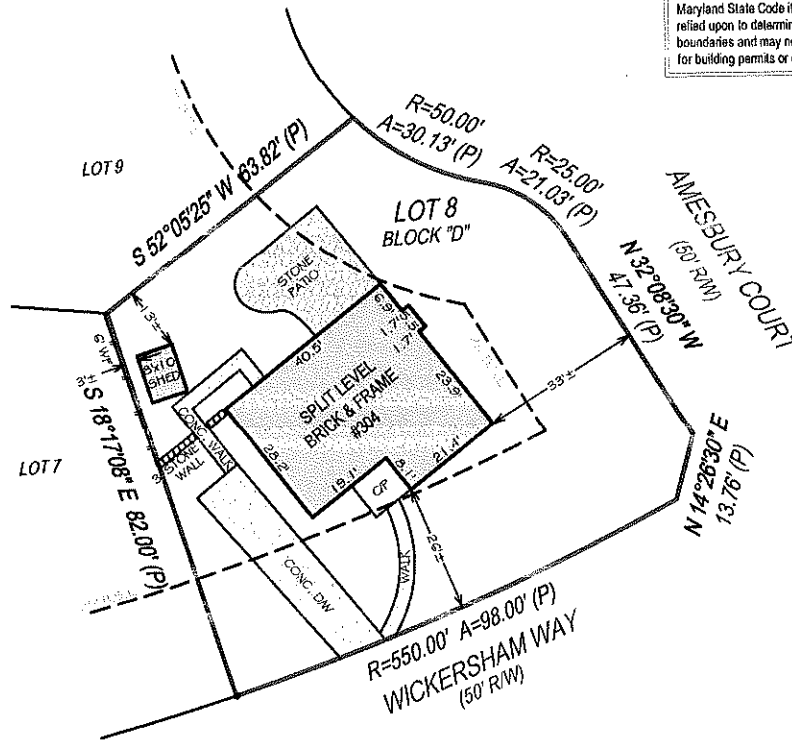
PROPERTY ADDRESS: 304 WICKERSHAM WAY, COCKEYSVILLE, MARYLAND 21030

SURVEY NUMBER: 2210.2774

22102774
LOCATION DRAWING
BALTIMORE COUNTY

PLEASE NOTE

This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.



GRAPHIC SCALE (in Feet)

1 inch = 30' ft.

ACCURACY=1'±

#2023-0047-A



John E. Krobath
State of Maryland Professional Land Surveyor
License Number 10909 | Expires 5-26-2024

SURVEYORS CERTIFICATION:

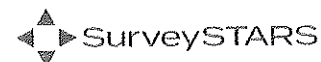
A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS.

POINTS OF INTEREST:

NONE VISIBLE



Exacta Land Surveyors, LLC
18271535
office: 443.819.3994
1226 E. Churchville Rd, Suite 100 | Bel Air, MD 21014



DATE SIGNED: 10/21/22

FIELD WORK DATE: 10/21/2022

REVISION DATE(S): (REV. 0 10/21/2022)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES