



JOHN A. OLSZEWSKI, JR.
County Executive

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

April 14, 2023

Sarah Windham and Ben Cramer – sarahfwindham@gmail.com
212 Bloomsbury Avenue
Catonsville, MD 21228

RE: Petition for Administrative Variance
Case No. 2023-0057-A
Property: 212 Bloomsbury Avenue

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 blue ink signature of Paul M. Mayhew, written in a cursive style.

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Enclosure

c: Praful Patel – prafulp@arencollc.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(212 Bloomsbury Avenue)		
1 st Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
Sarah Windham & Ben Cramer	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0057-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Sarah Windham and Ben Cramer (“Petitioners”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) § 400.3: To approve an accessory building (garage) in the rear yard at a height of 20 ft. in lieu of the maximum height of 15 ft. The subject property and requested relief are more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments contained in the case file.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 25, 2023, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law

Judge, the information, photographs, and affidavits submitted provide sufficient facts to satisfy the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioners.

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

THEREFORE, IT IS ORDERED, this 14th day of **April, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("BCZR") § 400.3: To approve an accessory building (garage) in the rear yard at a height of 20 ft. in lieu of the maximum height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/dlw



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

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 212 Bloomsbury Ave Currently Zoned DR2
Deed Reference 47273 / 00243 10 Digit Tax Account # 0119715450
Owner(s) Printed Name(s) Windham Sarah/ Cramer Benjamin

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR 400.3 to approve an accessory building (garage) in the rear yard at a height of 20 ft in lieu of the maximum height of 15 ft

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):

Sarah Windham / Ben Cramer
Name #1 – Type or Print Name #2 – Type or Print

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

212 Bloomsbury Ave. Catonsville MD
Mailing Address City State

21228 / 443-844-9067 / sarahwindham@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:

Praful Patel
Name - Type or Print

[Signature]
Signature

12430 Hill Crest Fulton MD
Mailing Address City State

20759 / 2404181389 / prafulp@arenco-llc.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 2023-0057 - A Filing Date 3 / 17 / 2023 Estimated Posting Date 4 / 10 / 2023 Reviewer CP

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: 212 Bloomsbury Ave Catonsville MD 21228
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)

New proposed detached garage will have a building height of 19'-11"

Current zoning limits the slope of the garage roof. This proposed garage design w/ a 8:12 roof slope would help compliment the design of the existing house that was built in 1909. The increased garage roof height would ~~not~~ help keep the existing house and new ~~garage~~ garage uniform in ~~the~~ design and character.

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

Sarah Windham
Signature of Owner (Affiant)

Sarah Windham
Name - Print or Type

Ben Crum
Signature of Owner (Affiant)

Ben Crum
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 10 day of February, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jung PARK

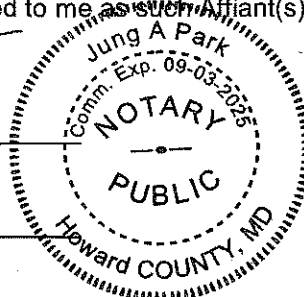
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

09/03/2025





ARENCO, LLC

Architectural Engineering Consultants

www.arenco-llc.com

Date: February 15, 2023

DESCRIPTION FOR GARAGE HEIGHT VARIANCE

LT WS BLOOMSBUTY AVE – PARCEL - 0362

ZONING DESCRIPTION FOR 212 Bloomsbury Ave

ELECTION DISTRICT – 01

COUNCILMANIC DISTRICT – 1

Beginning at a point on the LT WS BLOOMSBUTY AVE which is 30 foot right-of- way at a distance of 2356 feet south of the centerline of the nearest improved intersecting street Frederick Road which is 70 feet right-of-way wide. Being parcel no 0362 in the neighborhood of 1060109.04 as recorded in Baltimore County deed ref / 47273 / 00243.

Containing 23,276 square feet more or less.

2023-0057-A

ZAC AGENDA

Case Number: 2023-0053-A **Reviewer:** Shaun Crawford
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Kristopher and Meagan Hallengren
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 12014 BOXER HILL RD

Location: Property located beginning at the East side of Boxer Hill Rd. at a distance 95 feet South of Labrador Lane.

Existing Zoning: RC 4 **Area:** 1.63 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.3: To permit an accessory building with a height of 24 feet in lieu of the permitted 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/10/2023

Miscellaneous Notes:

Case Number: 2023-0054-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Tyler and Karli Geschwilm
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 5212 PATTERSON FARM RD

Location: Property located at the intersection of Patterson Rd. and Patterson Farm Rd.

Existing Zoning: RC 2 **Area:** 1,500 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 and 400.3: To approve an accessory building (garage) with a height of 27 feet in lieu of the maximum height of 15 feet and to approve an accessory building (garage) located in the 1/3 area of the yard closest to the side street in lieu of the 1/3 furthest removed from the side street.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/10/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0055-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Melvin and Julie Kestner
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 15 **Council Dist:** 5

Property Address: 800 MIDDLE RD
Location: Property located North side of Middle Rd. North 140 feet of Thaler Rd.

Existing Zoning: DR 3.5 **Area:** 1.607 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 and 400.3 and ZCPM Policy 400.1.d(2): To permit a proposed accessory building (garage) with a height of 22 feet in lieu of the maximum permitted height of 15 feet, and to be located in the front yard in lieu of the required rear yard with a front setback of 19 feet in lieu of the required 30 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/10/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0056-A **Reviewer:** Mitchell Kellman
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Robert and Barbara Cawley
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 25 TREADWELL CT

Location: Property located beginning on the East side of Treadwell Court, 400 feet North of the centerline of Wyndam Court.

Existing Zoning: RC 5 **Area:** 1.95 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1A04.3.B.2.b: To allow a principal building dwelling addition in an RC 5 zone to be 43 feet from a lot line in lieu of the required 50 feet setback and to amend the last approved Partial Development Plan of The Hill Farm, Plat VI.

Attorney: Matthew Kotroco

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/10/2023

Miscellaneous Notes:

Case Number: 2023-0057-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Sarah Windham and Ben Cramer
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 212 BLOOMSBURY AVE

Location: Property located on the left side of Bloomsbury Ave., 2,356 feet South of Frederick Rd.

Existing Zoning: DR 2 **Area:** 23,276 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.3: To approve an accessory building (garage) in the rear yard at a height of 20 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: 04/10/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0058-A **Reviewer:** Jason Seidelman
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Patrick and Margaret Bosse
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** Yes **Election Dist:** 15 **Council Dist:** 5

Property Address: 1021 BOWLEYS QUARTER RD

Location: Property located on the Northeast side of Bowley's Quarters Rd. (25 feet) 360 feet Southeast of Galloway Rd. (20 feet).

Existing Zoning: RC 5

Area: 20,800 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.3: To permit a rear yard (street side) accessory building with a height of 18 feet in lieu of the maximum allowed 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/10/2023

Miscellaneous Notes:

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING March 20, 2023
FORMAL OR INFORMAL RESPONSE DUE AT March 27, 2023 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

* Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), klewis@baltimorecountymd.gov
* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
* PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
* PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.gov
* PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
* Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
* Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovement@baltimorecountymd.gov
* County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov
tbostwick@baltimorecountymd.gov
* Mike Ruby (Newspaper), mildmanneredcomm@aol.com
+ People's Counsel, rwheatley@baltimorecountymd.gov
+ IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
+ Kathy Are, kare@baltimorecountymd.gov
& State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
& Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
& PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov; 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; Earl Wrenn, EWrenn@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.

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Attorney: Not Available

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Attorney: Matthew Kotroco

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Patrick and Margaret Bosse

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Critical Area: Yes **Flood Plain:** Yes **Historic:** Yes **Election Dist:** 15 **Council Dist:** 5

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Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/10/2023

Miscellaneous Notes:



2022-0109-SPHA

0113201540

206

0111570291

208

210

0101740201

Urban Side of URDL

101A2

1 CD

1957-4329-A

DR2

0119715450

212

SW3-F

0107580392

214

0111151140

1957-4172

1026

216

0111151880

BLOOMSBURY AVE

PAI # 010525 PAI # 010525

Pt. Bk./Folio # MP05013

0107150030

PAI # 010525

PAI # 010525 PAI # 010525

2012-0067-SPHA

2005-0065-SPHA

1997-0280-X

DR3.5

PAI # 010397

Pt. Bk./Folio # 068092

Pt. Bk. '0068, Folio 0092

PAI # 010397

PAI # 010397

2200027037

PAI # 010397

R-1965-0342-X

1957-4155-X

R-1957-4260

Lot # 2 2200027038

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023-0057-A Address 212 Bloomshury Ave

Contact Person: Christina Fink Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3-17-2023 Posting Date: 3-26-2023 Closing Date: 4-10-2023

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: 2023-0057-A Address 212 Bloomshury Ave

Petitioner's Name: Sarah Windham, Benjamin Kramer Telephone (Cell) 443-844-9067

Posting Date: 3-26-2023 Closing Date: 4-10-2023

Wording for Sign: To Permit an accessory structure (garage) in the rear yard at a height of 20 ft
in lieu of the maximum height of 15 ft



Street view of 212 Bloomsbury. Detached garage will be located at end of driveway.

2023-0057-A



Open backyard area at end of driveway where detached garage will be located.

2023-0057-A

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map View GroundRent Redemption View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 01 Account Number - 0119715450

Owner Information

Owner Name: WINDHAM SARAH
CRAMER BENJAMIN Use: RESIDENTIAL
Principal Residence: YES

Mailing Address: 212 BLOOMSBURY AVE
CATONSVILLE MD 21228 Deed Reference: /47273/ 00243

Location & Structure Information

Premises Address: 212 BLOOMSBURY AVE
CATONSVILLE 21228 Legal Description: LT WS BLOOMSBURY AV
212 BLOOMSBURY AV
2356 S FREDERICK RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0101 0008 0362 1060109.04 0000 2022 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1909 2,712 SF 750 SF 23,276 SF 04

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
2 1/2 YES STANDARD UNITSIDING/4 4 full/ 1 half 2022

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	101,000	101,000		
Improvements	360,100	422,700		
Total:	461,100	523,700	481,967	502,833
Preferential Land:	0	0		

Transfer Information

Seller: INNOVATIVE HOME BUILDERS LLC	Date: 08/18/2022	Price: \$775,000
Type: ARMS LENGTH IMPROVED	Deed1: /47273/ 00243	Deed2:
Seller: KING PHILIP A	Date: 08/25/2021	Price: \$285,000
Type: NON-ARMS LENGTH OTHER	Deed1: /45378/ 00332	Deed2:
Seller: WILT LAWRENCE	Date: 03/01/1993	Price: \$155,000
Type: ARMS LENGTH IMPROVED	Deed1: /09632/ 00638	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:

2023-0057-A

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

No. 219084

Date: 3-17-2023

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	206	0000		618				75.00
Total:								75.00

Rec

From: 212 Bloomsbury Ave

For: 2023-0057-A

DR 2

DISTRIBUTION

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

CASHIER'S
VALIDATION

CF 23-0159

CHECKSAFE

ARENCO LLC
12430 Hill Crest
Fulton, MD 20759

1861

02/23 20 23

7-11/520

PAY TO THE
ORDER OF

Baltimore County

\$ 75.00

only seventy-five dollars and 00/100

DOLLARS

Security features
are included.
Details on back.

M&T Bank

FOR

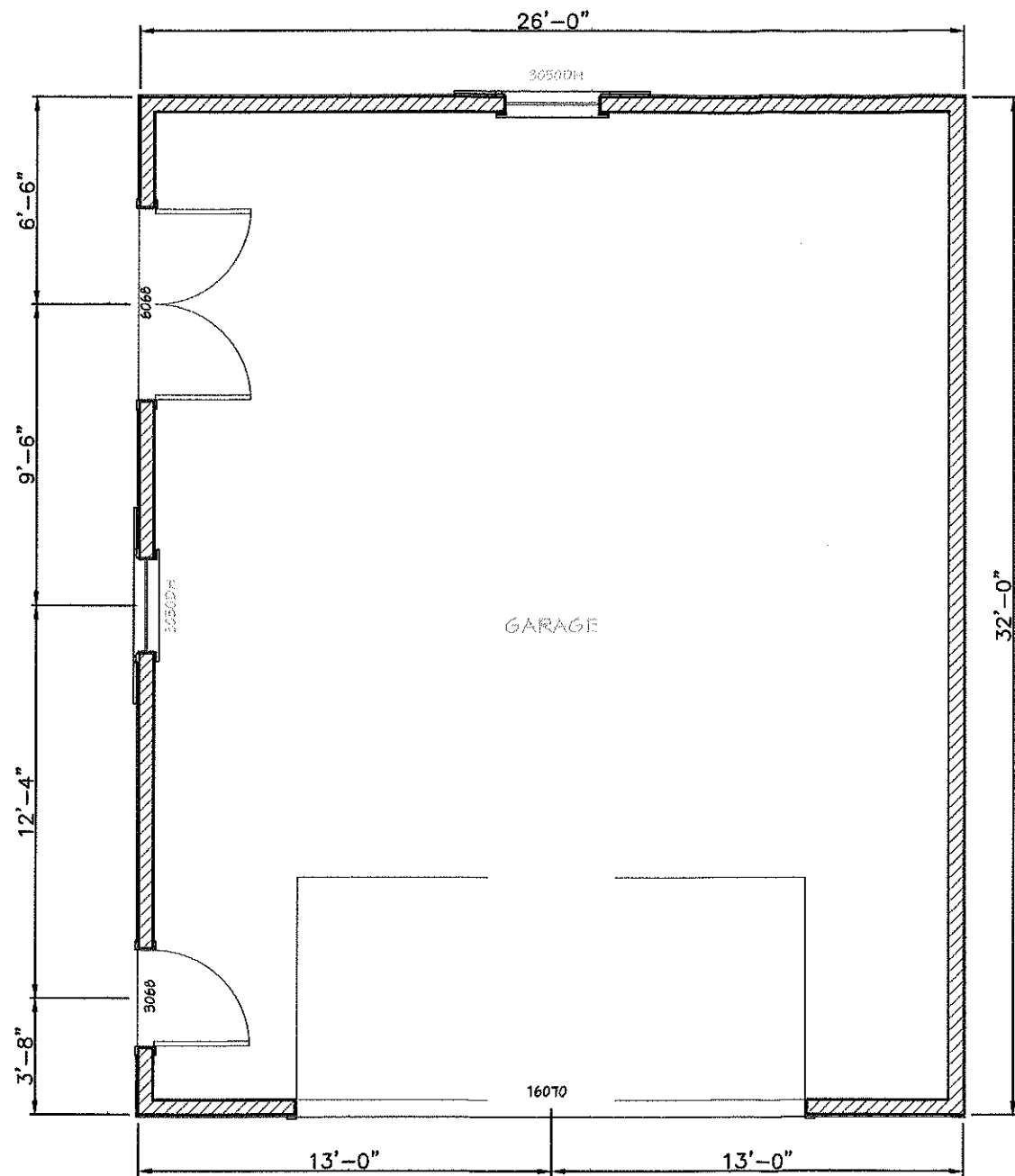
212 Bloomsbury Ave -

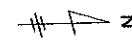
[Signature]

MP

001861 052000113

9860529305



 **FIRST FLOOR GARAGE PLAN**
SCALE: 3/16" = 1'-0"

PROJECT TITLE
DETACHED GARAGE
PROJECT ADDRESS
**212 BLOOMSBURY AVE
CATONSVILLE, MD 21228**

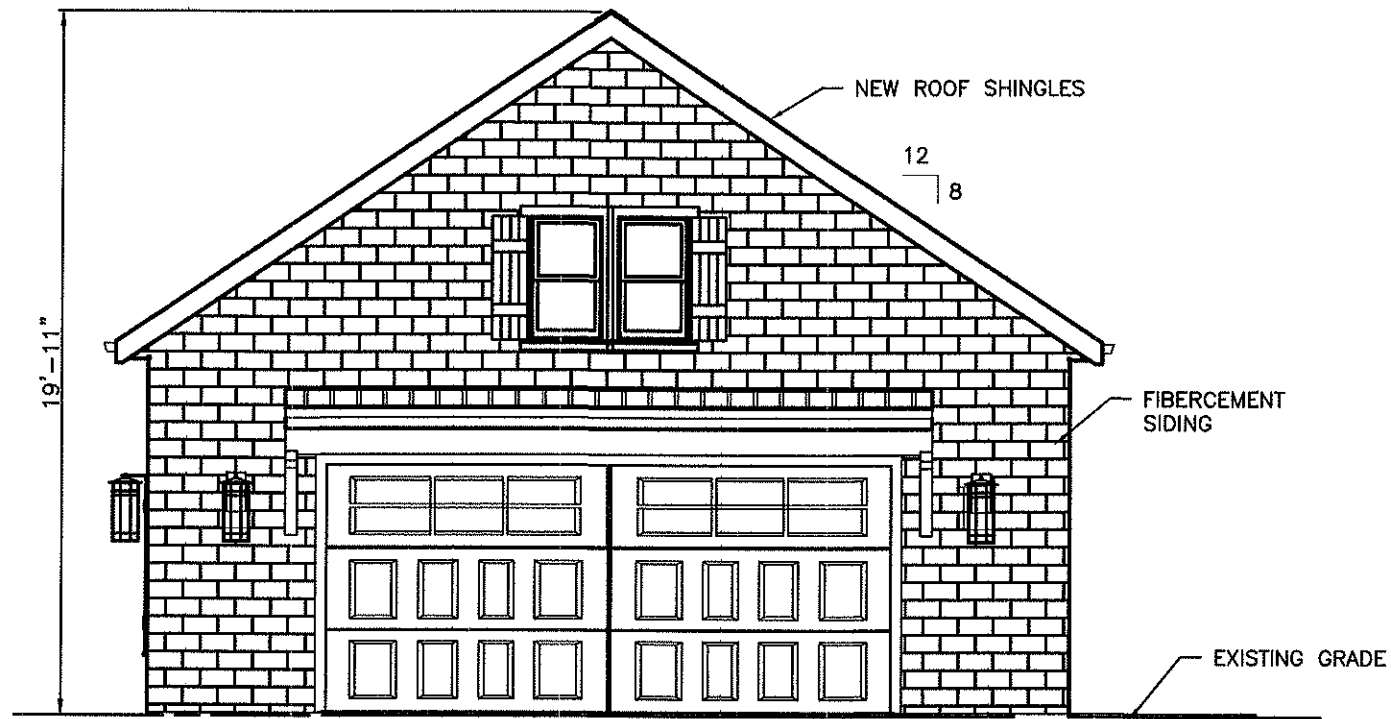
SHEET TITLE
PROPOSED GARAGE PLAN

ARENCO LLC

ARCHITECTS
ENGINEERS
CONSTRUCTION MANAGERS
12450 HILL CREST
FULTON, MD 20759
TEL (240) 418 1989 • FAX (866) 574 5418

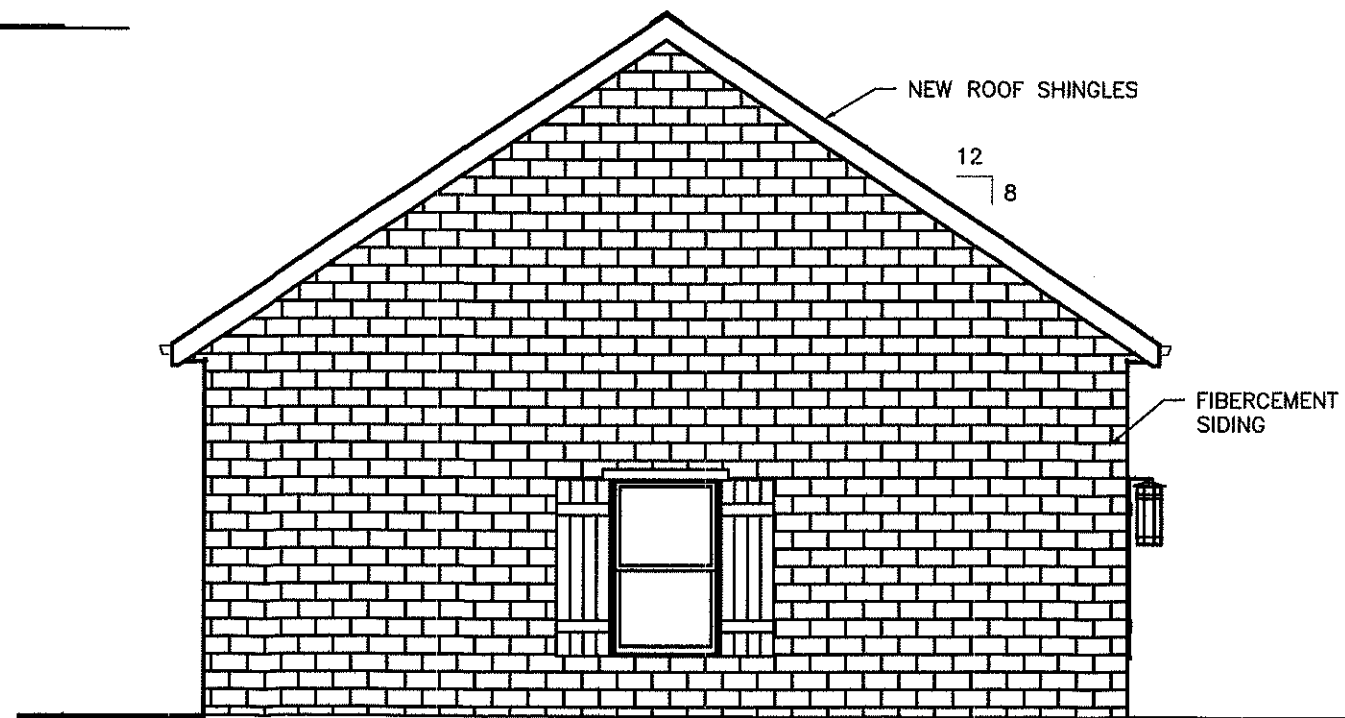
A1

2023-0057-A



FRONT ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 3/16" = 1'-0"

ARENCO LLC

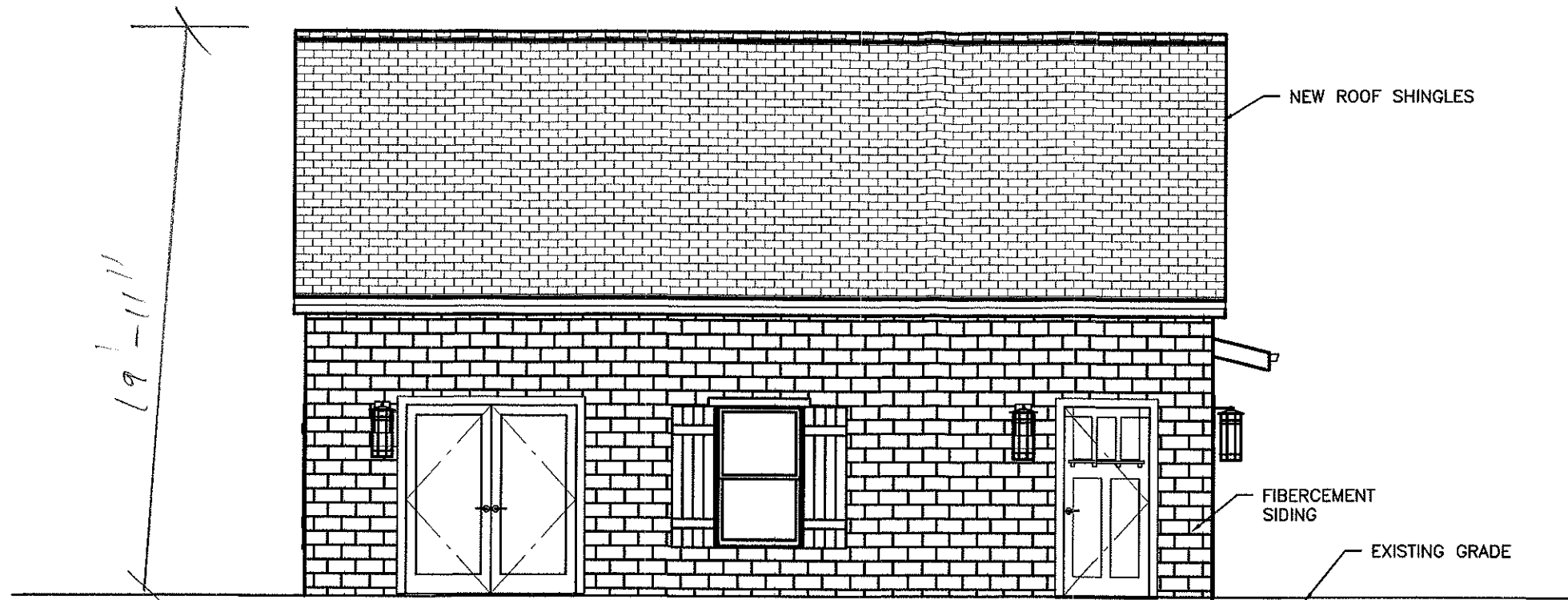
ARCHITECTS
ENGINEERS
CONSTRUCTION MANAGERS
12430 HILL CREST
FULTON, MD 20759
TEL (240) 418 1389 . FAX (888) 374 5418

PROJECT TITLE
DETACHED GARAGE
PROJECT ADDRESS
**212 BLOOMSBURY AVE
CATONSVILLE, MD 21228**

SHEET TITLE
ELEVATIONS

A2

2023-0057-A



LEFT ELEVATION

SCALE: 3/16" = 1'-0"

PROJECT TITLE
DETACHED GARAGE
PROJECT ADDRESS
212 BLOOMSBURY AVE
CATONSVILLE, MD 21228

SHEET TITLE
ELEVATIONS

ARENCO LLC

ARCHITECTS
ENGINEERS
CONSTRUCTION MANAGERS
12430 HILL CREST
FULTON, MD 20769
TEL. (240) 418 1389 . FAX (866) 374 5418

A3

2023-0057-A

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____

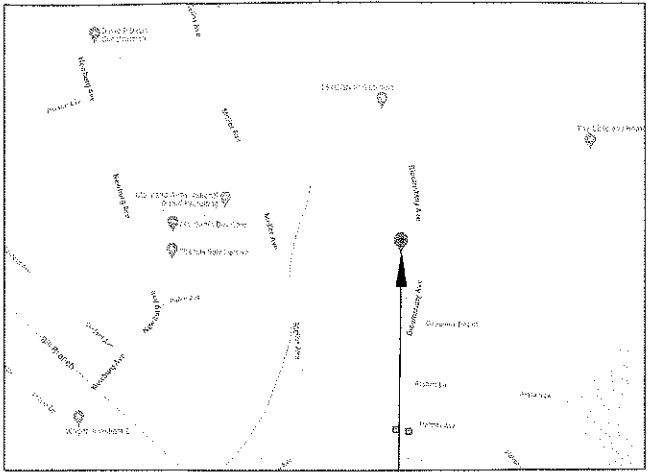
ADDRESS: 212 BLOOMSBURY AVE, CATONSVILLE, MD 21228 OWNERS NAME: WINDHAM SARAH/ CRAMER BENJAMIN

SUBDIVISION NAME: _____ LOT# _____ BLOCK # N/A SECTION # N/A

PLAT REF # N/A PARCEL 0362 DEED REF 47273/00243 10 DIGIT TAX NO: 0119715450

LOT CALCULATIONS
STRUCTURE SETBACKS

GARAGE
FRONT - 103.82'
REAR - 120'
SIDE - 59.42'/4'
GARAGE SIZE - 32'X26'
GARAGE HEIGHT - 20'



KEY PLAN

NOT TO SCALE

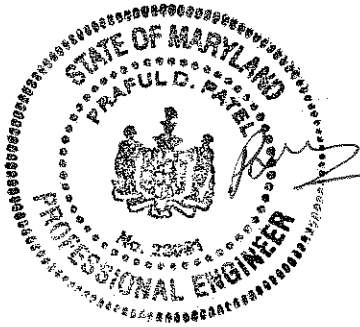
ZONING MAP # 101A2
SITE ZONED DR 2
ELECTION DISTRICT 1
COUNCIL DISTRICT 1
LOT REA ACREAGE 23,276 SF
HISTORIC : NO
IN CBCA NO
IN FLOOD PLAIN NO

UTILITIES

WATER
PUBLIC ☒ PRIVATE _____
SEWER
PUBLIC ☒ PRIVATE _____

PRIOR HEARING NO

HEIGHT OF STRUCTURE:
MAX PERMITTED: 15' / HEIGHT PROPOSED: 20'



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 23081 EXPIRATION DATE: 04/24/2023

212 BLOOMSBURY AVE
CATONSVILLE, MD 21228
DETACHED GARAGE

C1

SITE PLAN

ARENCO, LLC

ARCHITECTURAL ENGINEERING CONSULTANTS
12430 HILL CREST
FULTON, MD 20759

SITE PLAN

SCALE: 1" = 30'

SCALE 1" = 30'	WORK REQUEST # R22-282	SHEET 1 OF 1	DRAWING NO. R22-282-01
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FORM 06-23-07

20230057-A