



JOHN A. OLSZEWSKI, JR.
County Executive

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

May 15, 2023

Craig R. and Donna J. Knight – crknight1955@gmail.com
Collin and Rachel Charles – raknight98@gmail.com
4145 Wards Chapel Road
Marriottsville, MD 21104

RE: Petition for Administrative Variance
Case No. 2023-0082-A
Property: 4145 Wards Chapel Road

Dear Petitioners:

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul M. Mayhew", is written over the name "PAUL M. MAYHEW".

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(4145 Wards Chapel Road)		
2 nd Election District	*	OFFICE OF ADMINISTRATIVE
4 th Council District		
Craig & Donna Knight and	*	HEARINGS FOR
Collin & Rachel Charles		
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2022-0082-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, Craig & Donna Knight and Collin & Rachel Charles (“Petitioners”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) § 400.1, to permit an accessory structure (solar array) to be located in the front yard in lieu of the required rear yard placement. 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. A ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”) dated April 25, 2023, indicating that development of this property must comply with the Forest Conservation Regulations (§§ 33-6-101 and 33-6-122 of the Baltimore County Code). An additional DEPS comment reflected if forest cleaning will be less than 20,000 sq. ft., then forest conservation can be addressed by filing a single lot declaration of intent (“DOI”) with DEPS prior to building permit approval.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 21, 2023 and May 5, 2023, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

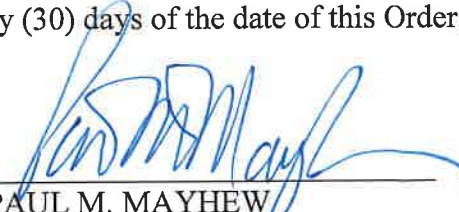
The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public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

THEREFORE, IT IS ORDERED, this 15th day of **May, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("BCZR") § 400.1: To permit an accessory structure (solar array) to be located in the front yard in lieu of the required rear yard placement, 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 must comply with the DEPS ZAC comment, dated April 25, 2023; a copy of which is attached hereto and made a part hereof.

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 4145 WARDS CHAPEL ROAD, MARROTTSVILLE, MD 21104 Currently Zoned RC2
Deed Reference 41135 / 305 10 Digit Tax Account # 0 2 1 8 1 0 1 3 0 0
Owner(s) Printed Name(s) Craig R Knight, Donna J Knight, Rachel Charles, Collin Charles

(SELECT THE HEARING(S) BY MARKING ☒ 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)

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

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.

If 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>Craig R Knight</u> Name #1 - Type or Print	<u>Donna J Knight</u> Name #2 - Type or Print
<u>Craig R Knight</u> Signature #1	<u>Donna J Knight</u> Signature #2
<u>4145 Wards Chapel Rd, Marrottsville</u> Mailing Address	<u>MD</u> State
<u>21104</u> Zip Code	<u>1/240-888-8194</u> Telephone #'s (Cell and Home)
	<u>rcrknight1955@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:

Rachel Charles
Name - Type or Print

Rachel Charles
Signature

4145 WARDS CHAPEL RD MARROTTSVILLE MD
Mailing Address

City

State

21104
Zip Code

1/240-750-7786 / rcknight98@gmail.com
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 _____ Filing Date _____ / _____ / _____ Estimated Posting Date _____ / _____ / _____ Reviewer _____

Revised 8/2022

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.

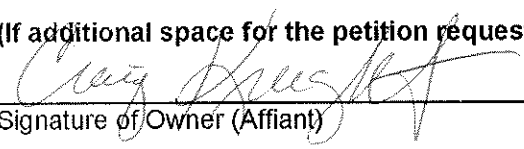
Address: 4145 Wards Chapel Road Marriottsville MD 21104
Print or Type Address of Property City State Zip Code

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)

There is not a large enough area in the rear yard of the property for the
Ground Mount Solar System to be installed without having to deforest a large
area of trees as the majority of the property is densely wooded. The only
cleared area in the rear yard is for the primary residences septic field. For the
Solar to be effective it must face the South, ruling out the roof of the primary
residence that is angled East to West.

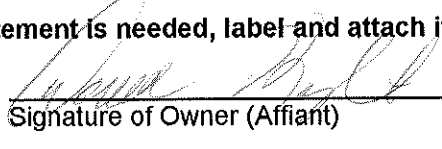
The proposed location is the only area on the property already cleared of most
large trees and will not interfere with the utilities already in place.

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


Signature of Owner (Affiant)

Craig Knight

Name - Print or Type


Signature of Owner (Affiant)

Donna Knight

Name - Print or Type

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

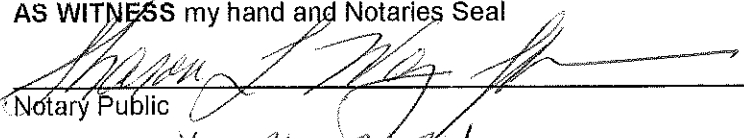
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of April, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Craig Knight and Donna Knight

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

AS WITNESS my hand and Notaries Seal


Notary Public

April 21, 2024
My Commission Expires

SHARON L. WAGNER JOHANNESSEN
Notary Public
Carroll County
Maryland
My Commission Expires Apr. 21, 2024



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 4145 WARDS CHAPEL RD, MARIOTTSVILLE, MD 21104 Currently Zoned RC2
Deed Reference 41135 / 305 10 Digit Tax Account # 0218101300
Owner(s) Printed Name(s) Craig P Knight, Donna J Knight, Rachel Charles, Collin Charles

(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:

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

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Property is to be posted and advertised as prescribed by the zoning regulations.

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Owner(s)/Petitioner(s):

<u>Collin Charles</u>	<u>Rachel Charles</u>	
Name #1 - Type or Print	Name #2 - Type or Print	
Signature #1	Signature #2	
<u>4145 WARDS CHAPEL RD</u>	<u>MARIOTTSVILLE</u>	<u>MD</u>
Mailing Address	City	State
<u>21104</u>	<u>240-750-7786 & 240-368-3963</u>	<u>Raknight98@gmail.com</u>
Zip Code	Telephone #'s (Cell and Home)	Email Address

Attorney for Owner(s)/Petitioner(s):

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Representative to be Contacted:

Rachel Charles
Name - Type or Print

Signature
4145 WARDS CHAPEL RD, MARIOTTSVILLE, MD
Mailing Address City State
21104 / 240-750-7786 / Raknight98@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 _____ Filing Date _____ / _____ / _____ Estimated Posting Date _____ / _____ / _____ Reviewer _____

Revised 8/2022

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.

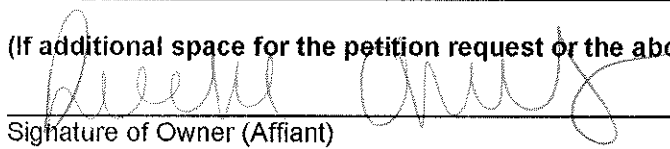
Address: 4145 Wards Chapel Road Marriottsville MD 21104
Print or Type Address of Property City State Zip Code

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)

There is not a large enough area in the rear yard of the property for the
Ground Mount Solar System to be installed without having to deforest a large
area of trees as the majority of the property is densely wooded. The only
cleared area in the rear yard is for the primary residences septic field. For the
Solar to be effective it must face the South, ruling out the roof of the primary
residence that is angled East to West.

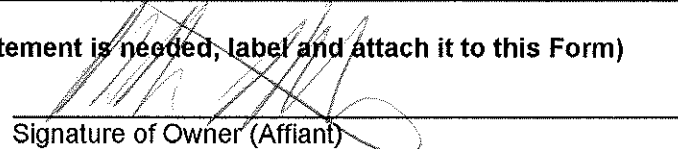
The proposed location is the only area on the property already cleared of most
large trees and will not interfere with the utilities already in place.

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


Signature of Owner (Affiant)

Rachel Charles

Name - Print or Type


Signature of Owner (Affiant)

Collin Charles

Name - Print or Type

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

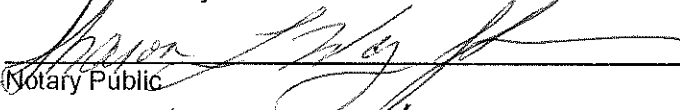
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of April, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

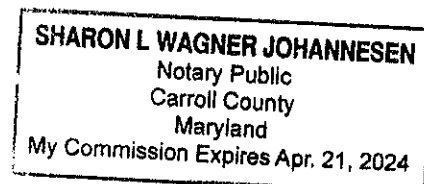
Print name(s) here: Rachel Charles and Collin Charles

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

AS WITNESS my hand and Notaries Seal


Notary Public

April 21, 2024
My Commission Expires



ZONING PROPERTY DESCRIPTION

4145 WARDS CHAPEL ROAD
MARRIOTTSTVILLE, MD 21104

BEGINNING AT A POINT ON THE EAST SIDE OF WARDS CHAPEL ROAD, WHICH IS 40 FEET WIDE AT A DISTANCE OF 3200 FEET SOUTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET LIBERTY ROAD (ROUTE 26) WHICH IS 60 FEET WIDE.

1) S 6°46' 53" W 665.00'; 2) S 76° 39' 00" W 940.16'; 3) N 2° 42'00" W 380.86'; 4) N 25° 58' W 560.03' TO POINT IN THE BED OF WARDS CHAPEL ROAD, RUNNING THENCE IN THE BED OF WARDS CHAPEL ROAD; 5) N 8° 10' 40" E 42.76' TO THE BEGINNING OF THE LAND WHICH BY DEED DATED SEPTEMBER 24, 2001 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER S.M. 15748, FOLIO 71, WAS CONVEYED BY ELAINE D. GALLOWAY TO DOUGLAS C. RYNDAK AND JENNIFER E. RYNDAK, HIS WIFE, THENCE LEAVING THE BED OF WARDS CHAPEL ROAD AND BINDING REVERSELY ON THE 9TH OR LAST LINE TO THE 3RD LINE OF SAID DEED THE EIGHT FOLLOWING COURSES AND DISTANCES: 1) S 25° 58' 00" E 367.40'; 2) N 31° 30' 40" E 179.13'; 3) N 58° 18' 10" W 119.90'; 4) N 31°30' 40" E 103.20'; 5) S 69° 40' 20" E 25.00'; 6) N 19° 42' 50" E 13.20'; 7) N 69° 40' 20" W 22.25'; 8) N 31° 30' 40" E 21.36' RUNNING THENCE FOR A LINE OF DIVISION S 71° 13' 00" E 327.99' THENCE S 28°1 2' 49" E 65.94' TO THE BEGINNING OF THE LAND WHICH BY DEED DATED OCTOBER 29, 1990 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 8660, FOLIO 369, WAS CONVEYED BY MARION P. RESTIVO TO JOHN A. WANDISHIN AND SUSAN E. WANDISHIN, HIS WIFE, RUNNING THENCE REVERSELY ON THE LAST OR 5TH LINE TO THE 2ND LINE OF SAID DEED THE FIVE FOLLOWING COURSES AND DISTANCES: 1) S 17° 21' 00" W 210.00'; 2) S 72° 39' 00" E 370.00'; 3) N 17° 21' 00" E 44.00'; 4) S 72° 39' 00" E 50.00'; AND 5) N 17° 21' 00" E 166.00" TO THE END OF THE 4TH LINE OF THE LAND WHICH BY DEED DATED OCTOBER 8, 2004, AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER S.M. 21440, FOLIO 376, WAS CONVEYED BY PHILIP F. RESTIVO AND MILDRED RESTIVO, HIS WIFE, TO PHILIP F. RESTIVO, SR. AND MILDRED J. RESTIVO, TRUSTEE, RUNNING THENCE AND BINDING REVERSELY ON THE AFORESAID DEED N 17° 21' 00" E 310.00' TO INTERSECT THE 3RD LINE OF THE FIRST MENTIONED DEED, STEPHENS TO RASTIVO, RUNNING THENCE AND BINDING ON PART OF SAID 3RD LINE S 72° 39' 00" E 198.16' TO THE PLACE OF BEGINNING AS RECORDED IN DEED LIBER 41135, FOLIO 305, CONTAINING 11.696 ACRES. LOCATED IN THE (2) ELECTION DISTRICT AND (4) COUNCIL DISTRICT.

2023-0082-A



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:

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Deed Reference 41135 / 305 10 Digit Tax Account # 0 2 1 8 1 0 1 3 0 0
Owner(s) Printed Name(s) Craig R Knight, Donna J Knight, Rachel Charles, Collin Charles

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Owner(s)/Petitioner(s):

<u>Craig R Knight</u> Name #1 - Type or Print	<u>Donna J Knight</u> Name #2 - Type or Print
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<u>21104</u> / <u>240-888-8194</u> Zip Code Telephone #'s (Cell and Home)	<u>rcrknight1955@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:

Rachel Charles
Name - Type or Print

Rachel Charles
Signature

4145 WARD'S CHAPEL RD MARIOTTVILLE MD
Mailing Address City State

21104 / 240-750-7786 / rcrknight98@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 _____ Filing Date _____ / _____ / _____ Estimated Posting Date _____ / _____ / _____ Reviewer _____

Revised 8/2022

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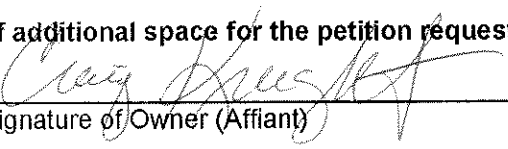
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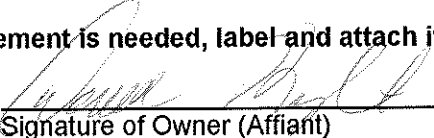
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Signature of Owner (Affiant)

Craig Knight

Name - Print or Type


Signature of Owner (Affiant)

Donna Knight

Name - Print or Type

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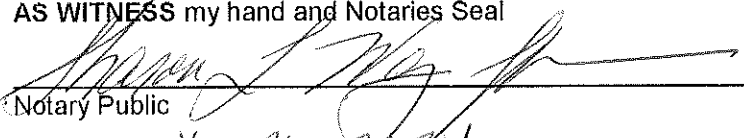
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Print name(s) here: Craig Knight and Donna Knight

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

AS WITNESS my hand and Notaries Seal


Notary Public

April 21, 2024
My Commission Expires

SHARON L. WAGNER JOHANNESSEN
Notary Public
Carroll County
Maryland
My Commission Expires Apr. 21, 2024



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Owner(s)/Petitioner(s):

<u>Collin Charles</u>		<u>Rachel Charles</u>	
Name #1 - Type or Print		Name #2 - Type or Print	
Signature #1		Signature #2	
<u>4145 WARDS CHAPEL RD</u>	<u>MARIETTAVILLE</u>	<u>MD</u>	
Mailing Address	City	State	
<u>21104</u>	<u>240-750-7786 & 240-308-3963</u>	<u>Raknight98@gmail.com</u>	
Zip Code	Telephone #'s (Cell and Home)	Email Address	

Attorney for Owner(s)/Petitioner(s):

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Representative to be Contacted:

Rachel Charles
Name - Type or Print _____

Signature _____
4145 WARDS CHAPEL RD, MARIETTAVILLE, MD
Mailing Address _____ City _____ State _____
21104 / 240-750-7786 / Raknight98@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 _____ Filing Date _____ / _____ / _____ Estimated Posting Date _____ / _____ / _____ Reviewer _____

Revised 8/2022

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

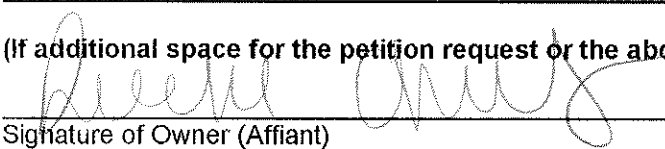
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in 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: 4145 Wards Chapel Road Marriottsville MD 21104
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)

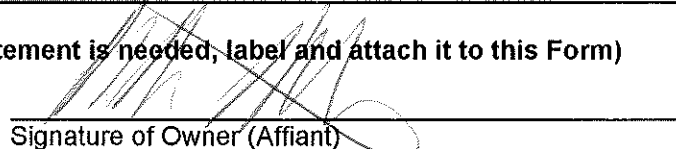
There is not a large enough area in the rear yard of the property for the
Ground Mount Solar System to be installed without having to deforest a large
area of trees as the majority of the property is densely wooded. The only
cleared area in the rear yard is for the primary residences septic field. For the
Solar to be effective it must face the South, ruling out the roof of the primary
residence that is angled East to West.
The proposed location is the only area on the property already cleared of most
large trees and will not interfere with the utilities already in place.

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


Signature of Owner (Affiant)

Rachel Charles

Name - Print or Type


Signature of Owner (Affiant)

Collin Charles

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 7th day of April, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

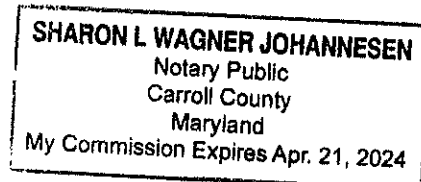
Print name(s) here: Rachel Charles and Collin Charles

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

AS WITNESS my hand and Notaries Seal


Notary Public

April 21, 2024
My Commission Expires



ZONING PROPERTY DESCRIPTION

4145 WARDS CHAPEL ROAD
MARIOTTSVILLE, MD 21104

BEGINNING AT A POINT ON THE EAST SIDE OF WARDS CHAPEL ROAD, WHICH IS 40 FEET WIDE AT A DISTANCE OF 3200 FEET SOUTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET LIBERTY ROAD (ROUTE 26) WHICH IS 60 FEET WIDE.

1) S 6°46' 53" W 665.00'; 2) S 76° 39' 00" W 940.16'; 3) N 2° 42'00" W 380.86'; 4) N 25° 58' W 560.03' TO POINT IN THE BED OF WARDS CHAPEL ROAD, RUNNING THENCE IN THE BED OF WARDS CHAPEL ROAD; 5) N 8° 10' 40" E 42.76' TO THE BEGINNING OF THE LAND WHICH BY DEED DATED SEPTEMBER 24, 2001 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER S.M. 15748, FOLIO 71, WAS CONVEYED BY ELAINE D. GALLOWAY TO DOUGLAS C. RYNDAK AND JENNIFER E. RYNDAK, HIS WIFE, THENCE LEAVING THE BED OF WARDS CHAPEL ROAD AND BINDING REVERSELY ON THE 9TH OR LAST LINE TO THE 3RD LINE OF SAID DEED THE EIGHT FOLLOWING COURSES AND DISTANCES: 1) S 25° 58' 00" E 367.40'; 2) N 31° 30' 40" E 179.13'; 3) N 58° 18' 10" W 119.90'; 4) N 31°30' 40" E 103.20'; 5) S 69° 40' 20" E 25.00'; 6) N 19° 42' 50" E 13.20'; 7) N 69° 40' 20" W 22.25'; 8) N 31° 30' 40" E 21.36' RUNNING THENCE FOR A LINE OF DIVISION S 71° 13' 00" E 327.99' THENCE S 28°1 2' 49" E 65.94' TO THE BEGINNING OF THE LAND WHICH BY DEED DATED OCTOBER 29, 1990 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 8660, FOLIO 369, WAS CONVEYED BY MARION P. RESTIVO TO JOHN A. WANDISHIN AND SUSAN E. WANDISHIN, HIS WIFE, RUNNING THENCE REVERSELY ON THE LAST OR 5TH LINE TO THE 2ND LINE OF SAID DEED THE FIVE FOLLOWING COURSES AND DISTANCES: 1) S 17° 21' 00" W 210.00'; 2) S 72° 39' 00" E 370.00'; 3) N 17° 21' 00" E 44.00'; 4) S 72° 39' 00" E 50.00'; AND 5) N 17° 21' 00" E 166.00" TO THE END OF THE 4TH LINE OF THE LAND WHICH BY DEED DATED OCTOBER 8, 2004, AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER S.M. 21440, FOLIO 376, WAS CONVEYED BY PHILIP F. RESTIVO AND MILDRED RESTIVO, HIS WIFE, TO PHILIP F. RESTIVO, SR. AND MILDRED J. RESTIVO, TRUSTEE, RUNNING THENCE AND BINDING REVERSELY ON THE AFORESAID DEED N 17° 21' 00" E 310.00' TO INTERSECT THE 3RD LINE OF THE FIRST MENTIONED DEED, STEPHENS TO RASTIVO, RUNNING THENCE AND BINDING ON PART OF SAID 3RD LINE S 72° 39' 00" E 198.16' TO THE PLACE OF BEGINNING AS RECORDED IN DEED LIBER 41135, FOLIO 305, CONTAINING **11.696 ACRES**. LOCATED IN THE (2) ELECTION DISTRICT AND (4) COUNCIL DISTRICT.

2023-0082-A

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: 2023-0082-A
Property Address: 4145 WARDS CHAPEL ROAD
MARRIOTTSVILLE, MD 21104
Legal Owners (Petitioners): KNIGHT + CHARLES
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): RACHEL CHARLES
Address: 4145 WARDS CHAPEL ROAD
MARRIOTTSVILLE, MD 21104
Telephone Number: 240-750-7786

*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 DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0082 -A Address 4145 WARDS CHAPEL ROAD

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/12/23 Posting Date: 4/23/23 Closing Date: 5/8/23

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 - 0082 -A Address 4145 WARDS CHAPEL ROAD

Petitioner's Name: RN1497 + CHARLES Telephone (Cell) 240-750-7786

Posting Date: 4/23/23 Closing Date: 5/8/23

Wording for Sign: To Permit _____

_____ To permit an accessory structure (solar array) to be located in the front yard in lieu of the required rear _____
_____ yard placement. _____

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 27 2023

OFFICE OF
ADMINISTRATIVE HEARINGS

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: April 25, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0082-A
Address: 4145 WARDS CHAPEL RD
Legal Owner: Craig Knight, Donna Knight, Rachel Charles, Collin Charles
Zoning Advisory Committee Meeting of April 24, 2023.

X The Department of Environmental Protection and Sustainability (EPS) offers the following comments on the above-referenced zoning item:

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

If forest clearing will be less than 20,000 sf then forest conservation can be addressed by filing a single lot declaration of intent (DOI) with EPS prior to building permit approval

Reviewer: Jannifer Anderson

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals
EPC for VKD
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For April 17, 2023
Item No. 2023-0070-SPH

DATE: April 25, 2023

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPW&T Response:

The proposed 30' x 60' utility shed is located in a tidal Zone AE special hazard area per FEMA FIRM 2400100465F dated 9/26/08. The proposed utility shed is 1800 square feet. Baltimore County Building Code dated 2015 Part 124.3 (3) prohibits accessory structures greater than 900 square feet. The Administrative Variance must be denied unless the structure size is reduced.

*

*

*

*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM: Vishnu Desai, Supervisor
EPL for VKD
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 17, 2023
Item No. 2023-0076-A

DATE: April 25, 2023

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

Prior to building permit application, the petitioner shall contact the Office of DPW&T, to determine the Flood Protection Elevation so that the floor elevation can be set

*

*

*

*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: April 25, 2023

FROM: Vishnu Desai, Supervisor
EFC for VKD
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 17, 2023
Item No. 2023-0071-A, 0073-A, 0074-A, 0077-A & 0078-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

*

*

*

*

*

VKD: cen
cc: file

Rachel & Collin Charles
Craig & Donna Knight
4145 Wards Chapel Road
Marriottsville, MD 21104

February 22nd, 2023

Baltimore County Zoning Department
County Office Building
111 West Chesapeake Avenue
Room 124
Towson, Maryland 21204

To Whom It May Concern:

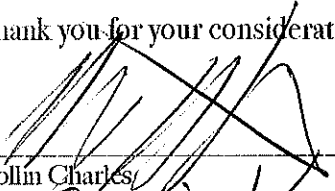
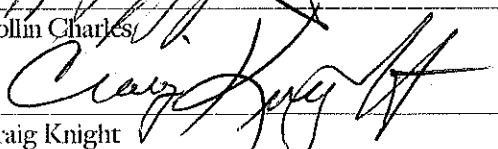
This letter is made to address any concerns that may be raised by the Zoning Department upon filing an Administrative Variance for a Ground Mount Solar System.

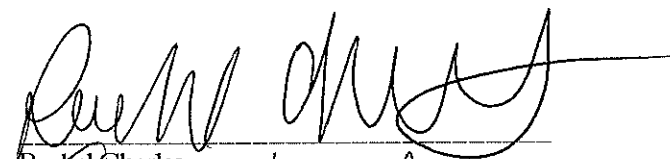
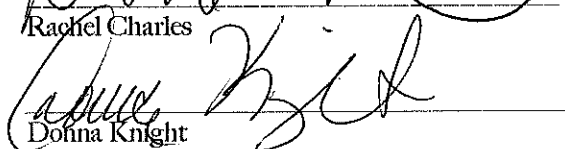
Possible concern may arise upon reviewing SDAT records. There are 4 owners listed and per county law, all 4 owners need to occupy the property as a principle residence to qualify for an Administrative Zoning Petition. This letter is to serve as a testimony, along with the additional support provided, that all 4 owners (*Rachel & Collin Charles, Craig & Donna Knight*) occupy said property as their principle residence.

The residence was recently constructed. Upon completion, all 4 owners occupied the property as their Primary Residence. Craig & Donna Knight are the parents of Rachel Charles. This arrangement was put in place to provide a more suitable living situation for aging parents and their needed care in the coming years.

Per the information provided in this letter, and additional information attached, the above stated concern has been addressed with the most valid and up to date information possible.

Thank you for your consideration.


Collin Charles

Craig Knight


Rachel Charles

Donna Knight

2023-0087-4

MARYLAND USA
Driver's License

DL



Customer identifier
C-642-730-630-584

Family name
CHARLES

Given names
RACHEL NICOLE

Address
**7232 MORGAN RD
WOODBINE MD 21797**

Date of birth	Sex	Height	Weight	Date of exp
07/25/1998	F	5'-04"	135	07/25/2027
Restrictions	Classifications	Endorsements	Date of issue	
B	C		07/18/2019	

A10182378

MARYLAND USA
Driver's License

DL



Customer identifier
C-642-122-760-328

Family name
CHARLES

Given names
COLLIN SCOTT

Address
**7232 MORGAN RD
WOODBINE MD 21797**

Date of birth	Sex	Height	Weight	Date of exp
04/29/1990	M	5'-10"	165	04/29/2024
Restrictions	Classifications	Endorsements	Date of issue	
	C		07/23/2019	

1100ED2FB



6601 Ritchie Highway, N.E.
Glen Burnie, MD 21062

C642730630584 **04/28/21** **000**
DRIVER LICENSE / SOUND EX NO DATE 00229

**RACHEL NICOLE CHARLES
4145 WARDS CHAPEL RD
MARRIOTTSTVILLE MD 21104**

THIS IS A CORRECTION ATTACHMENT ONLY



6601 Ritchie Highway, N.E.
Glen Burnie, MD 21062

C642122760328 **04/28/21** **000**
DRIVER LICENSE / SOUND EX NO DATE 00228

**COLLIN SCOTT CHARLES
4145 WARDS CHAPEL RD
MARRIOTTSTVILLE MD 21104**

THIS IS A CORRECTION ATTACHMENT ONLY

2023-0087-A



Auto Loan

5045 5113224 0725-99-02-20 STATEMENT ENCLOSED
RACHEL CHARLES
COLLIN CHARLES
4145 WARDS CHAPEL RD
MARRIOTTSTVILLE MD 21104-1207

Loan Questions?
Call 1-844-487-8478

Page 1 of 4

Account Information

Statement Date
Loan Account Number
Previous Statement Balance
Current Interest Rate
Accrued Interest as of statement date
Current Billing Due Date
Amount Due

Explanation of Amount Due

Regular Payment Amount
Current Payment Due
Past Due Payment
Total fees and charges
Total Amount Due

If payment received after 04/24/2023, \$15.00 late fee will be charged.

Past Payments Breakdown

Paid Last Month

Paid Year to Date

Principal
Interest
Escrow (Flood Ins)
Fees and Charges
Total

Do You Have the Right Amount of Insurance Coverage?

With the busy demands of everyday life, it's easy to overlook the fact that the insurance you put in place years - or even months - ago might not cover what you need.

Life is all about change, and many of the individuals and families who meet with us are surprised to discover their insurance coverage may not have kept pace with their life changes.

If you haven't completed an insurance assessment recently, we welcome the opportunity to help you identify any gaps in your current protection and make recommendations designed to support your financial goals.

Talk with a McGriff Insurance Services agent today at 800-422-8448.

© 2022 Truist. Insurance product and services are offered by McGriff Insurance Services, Inc., a wholly owned subsidiary of Truist Insurance Holdings, Inc. Insurance products are not a deposit; not FDIC insured; not insured by any federal government agency; not guaranteed by the bank.

Loans are subject to credit approval.

Equal Housing Lender. Member FDIC

Detach here and mail with your payment in the enclosed envelope. Make check payable to Truist. Be sure to include your loan account number on the check. Allow 7 days for postal delivery.

00120333274901001000000644000489

5045

- ☐ *Check here if you prefer to have your payment drafted.
*Please provide details on back.

Payment Form

CLA 102 05117109 0717-91-01-00
TRUIST ITEM PROCESSING CENTER
PO BOX 580048
CHARLOTTE NC 28258-0048



RACHEL CHARLES
COLLIN CHARLES

Payment Due Date: 04/14/2023

Amount Due:

Amount Enclosed \$.

2023-0082-A

520011113

2033327490

1001

MARYLAND USA
Driver's License

DL ★

Customer identifier
K-523-125-738-017

Family name
KNIGHT

Given names
CRAIG RICHARD

Address
**18921 BLUE HERON LN
GAITHERSBURG MD 20879**

Date of birth Sex Height Weight Date of exp
01/05/1955 M 5'-09" 170 01/05/2025

Date of issue
12/13/2017

Classifications Endorsements
CM

RESTRICTIONS

300000610

150183FB7

ORGAN DONOR

MARYLAND USA
Driver's License

DL ★

Customer identifier
K-523-149-385-356

Family name
KNIGHT

Given names
DONNA JEAN

Address
**8453 DUNRAVEN ST
FREDERICK MD 21704**

Date of birth Sex Height Weight Date of exp
05/10/1968 F 5'-05" 130 05/10/2029

Date of issue
04/29/2021

Classifications Endorsements
C

RESTRICTIONS



6601 Ritchie Highway, N.E.
Glen Burnie, MD 21062

MOTOR VEHICLE
ADMINISTRATION

K523125738017
DRIVER LICENSE / SOUNDEX NO.

07/01/21 **000**
DATE **00618**

**CRAIG RICHARD KNIGHT
4145 WARDS CHAPEL RD
MARRIOTTSTVILLE MD 21104**

THIS IS A CORRECTION ATTACHMENT ONLY



6601 Ritchie Highway, N.E.
Glen Burnie, MD 21062

MOTOR VEHICLE
ADMINISTRATION

K523149385356
DRIVER LICENSE / SOUNDEX NO.

07/01/21
DATE

**DONNA JEAN KNIGHT
4145 WARDS CHAPEL RD
MARRIOTTSTVILLE MD 21104**

THIS IS A CORRECTION ATTACHMENT ONLY

2073-0082-A

CARmax®

AUTO FINANCE

P.O. Box 440609 Kennesaw, GA 30160

000015188 MCARMAX0032723567768 01 100000 015188 001



CRAIG R KNIGHT
DONNA J KNIGHT
4145 WARDS CHAPEL RD
MARRIOTTSVILLE MD 21104-1207

Your Monthly Statement

Account Statement Date: 03/25/23
Account Number: XXXXXX9899

Contact Information

☐ www.carmaxautofinance.com

Customer Service
(800) 925-3612
Mon-Fri 8a-10p, Sat 9a-6p ET

Next Payment Due

Due Date 04/12/23
Total Amount Due \$497.44

*\$49.74 late charge will be assessed after 04/27/23 if you fail to satisfy your Payment Due amount. To see your payoff amount, go to your Account Details page on www.carmaxautofinance.com.

2023-0082-4

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
--------------------------	--	--

Special Tax Recapture: None

Account Identifier: District - 02 Account Number - 0218101300

Owner Information

Owner Name: KNIGHT CRAIG R Use: RESIDENTIAL
 KNIGHT DONNA J ETAL Principal Residence: YES

Mailing Address: 4145 WARDS CHAPEL RD Deed Reference: /41135/ 00305
 MARIOTTSTVILLE MD 21104-

Location & Structure Information

Premises Address: 4145 WARDS CHAPEL RD Legal Description: 11.696 SV
 MARIOTTSTVILLE 21104- 4145 WARDS CHAPEL RD
 3200 FT S LIBERTY RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0066 0019 0405 2050076.04 0000 2022 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2020	1,675 SF	11.6960 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	STANDARD UNITS	SIDING/4	2 full	1 Attached		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	149,400	149,400		
Improvements	264,200	277,100		
Total:	413,600	426,500	417,900	422,200
Preferential Land:	0	0		

Transfer Information

Seller: CARTAGENA ALICIA M	Date: 02/12/2019	Price: \$170,000
Type: ARMS LENGTH VACANT	Deed1: /41135/ 00305	Deed2:

Seller: CARTAGENA ANGEL M	Date: 04/12/2010	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /29356/ 00334	Deed2:

Seller: RESTIVO MARION E	Date: 08/08/2007	Price: \$345,000
Type: ARMS LENGTH VACANT	Deed1: /26019/ 00095	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 09/22/2020

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353

<https://www.baltimorecountymd.gov>

Cashier: Christina F.
10-Apr-2023 2:28:50P

Transaction **101697**
1 Petition Before ALJ \$75.00

Total \$75.00

CREDIT CARD SALE \$75.00
VISA 7139

Retain this copy for statement
validation

Station: Permit Processing - Mini

10-Apr-2023 2:29:05P

\$75.00 | Method: EMV

VISA CREDIT

XXXXXXXXXXXX7139

RACHEL CHARLES

Reference ID: 310000539369

Auth ID: 07164B

MID: *****2995

AID: A0000000031010

AthNtwkNm: VISA

SIGNATURE VERIFIED

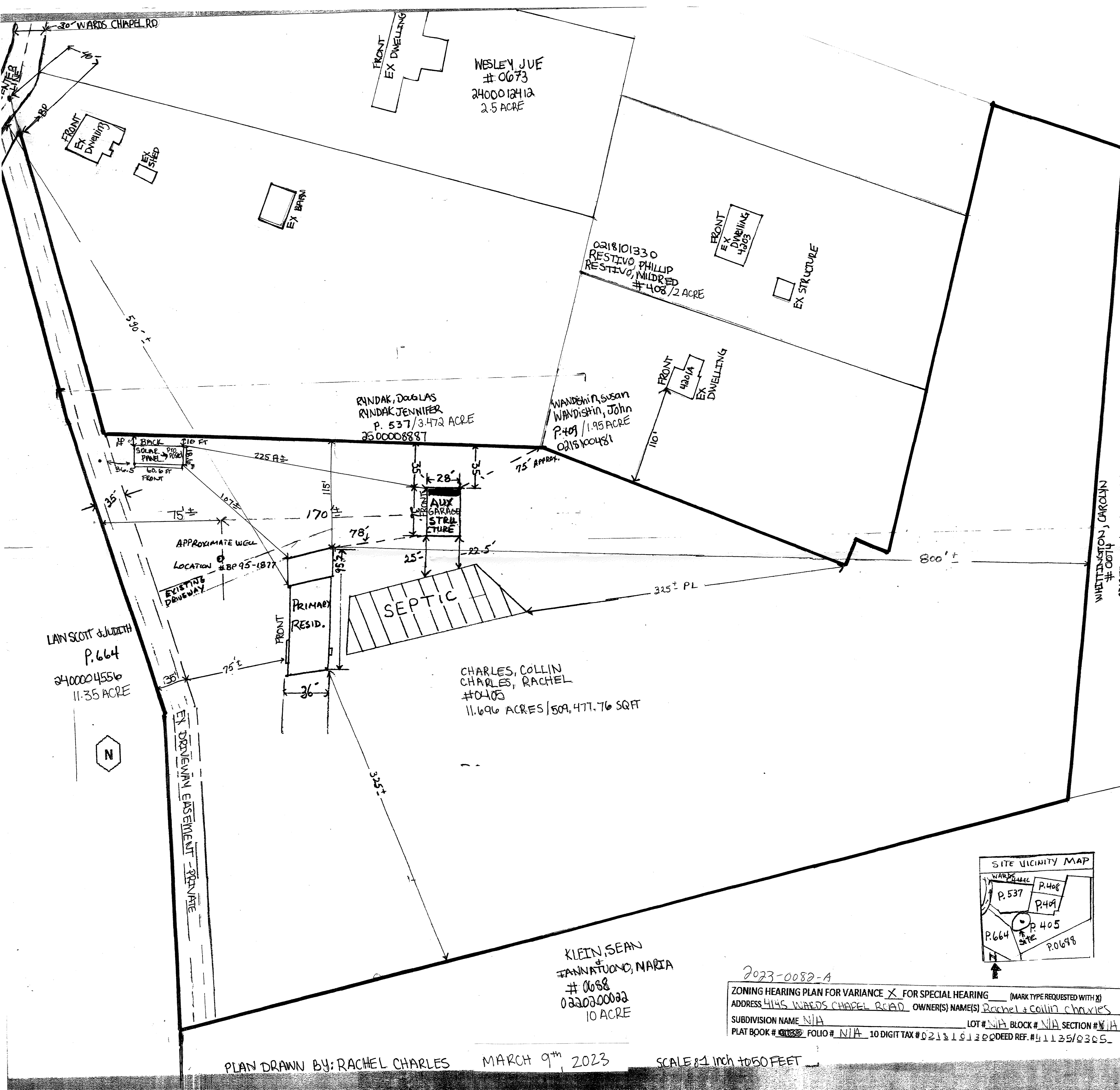
Clover ID: EXFNR8ZXTZXJ8

Payment 2H54VRFMG09DA

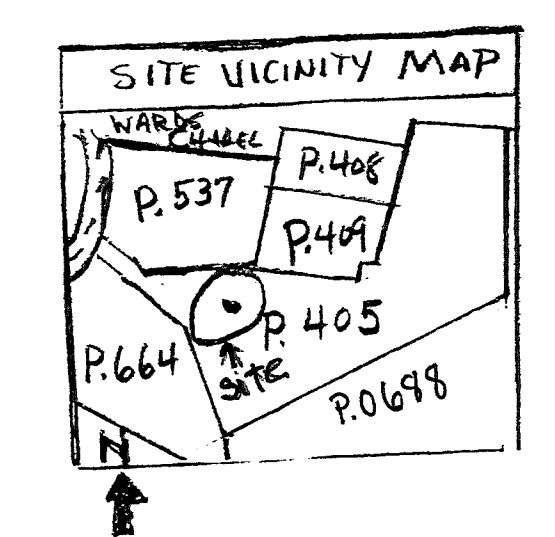
Clover Privacy Policy

<https://clover.com/privacy>

2023-0082-4



ZONING MAP# 0066
SITE ZONED RC2
ELECTION DISTRICT 2
COUNCIL DISTRICT 4
LOT AREA ACREAGE 11.6910
OR SQUARE FEET
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC PRIVATE X
SEWER IS:
PUBLIC PRIVATE X
PRIOR HEARING?
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
2011-0303-SHA-Land
Transfer (Granted) 5/24/11
2014-0174-SHA-Private
Convey (Granted) 5/27/14
VIOLATION CASE INFO



2023-0082-A
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 4145 WARDS CHAPEL ROAD OWNER(S) NAME(S) Rachel & Collin Charles
SUBDIVISION NAME N/A LOT # N/A BLOCK # N/A SECTION # N/A
PLAT BOOK # 0088 FOLIO # N/A 10 DIGIT TAX # 0218191300 DEED REF. # 11135/0305

PLAN DRAWN BY: RACHEL CHARLES MARCH 9th 2023 SCALE: 1 inch = 50 FEET

2022-0088-A
(Granted) Acc.
Structure height

0208650460

0218100160

WARDS CHAPEL RD

4215

0203671680

0219710000

0219070800

2018-0268-SPH
2006-0437-X

0213550040

0210000161

PAI # 020523

PAI # 020523

1600003264

4204

2202000027

PL E / Folio # MP93118

2400012412

4205

2500004945

4201

1700008578

4203

0218101330

PAI # 020435

PAI # 020405 # MP90398

PAI # 020465

PAI # 020465

2011-0303-SPHA

2500008887

4201-A

0218100481

NW 9-L

4111

066A3

4 CD

RC 2

2

4145

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

2022-0084-A

0218101300

Lot # 1

2400004556

PAI # 020642 Bk / Folio # MP02072

PAI # 020642

PAI # 020642

2014-0174-SPH

0220200022

4137

NW 8-L

Lot # 2

2400002973

PAI # 020799

PAI # 020799

PAI # 020799

0220200021

PAI # 020799

0202650000

1976-025

