



JOHN A. OLSZEWSKI, JR.
County Executive

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

June 7, 2023

Maria A. Huitron – mbuitron@micu.edu
2429 Alma Road
Halethorpe, MD 21227

RE: Petition for Administrative Variance
Case No. 2023-0105-A
Property: 2429 Alma Road

Dear Ms. Huitron:

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: Scarlet Hernandez – scarlet.hernandez98@gmail.com
Betty H. Morris / Ryan Morris, 2427 Alma Road, Halethorpe, MD 21227

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(2429 Alma Road)		
13 th Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
	*	HEARINGS FOR
Maria Huitron Ramos		
	*	BALTIMORE COUNTY
Petitioner	*	CASE NO. 2023-0105-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the subject property, Maria Huitron Ramos (“Petitioner”). The Petitioner is requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) § 1B02.C.3.C.1: To permit a proposed dwelling addition with a side yard setback of 3 ft. in lieu of the required 10 ft. The subject property and requested relief are more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received by any of the County reviewing agencies. However, it is to be noted that a letter of support was contained in the case file from Ryan Morris (2427 Alma Road), that he had no objections to Petitioner’s zoning request.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 20, 2023 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts 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 Petitioner.

THEREFORE, IT IS ORDERED, this 7th day of **June, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the § B02.C.3.C.1: To permit a proposed dwelling addition with a side yard setback of 3 ft. in lieu of the required 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioner is 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, Petitioner 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

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0105 -A Address 2429 Alma Rd

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

Filing Date: 5/11/23 Posting Date: 5/21/23 Closing Date: 6/5/23

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 - 0105 -A Address 2429 Alma Road

Petitioner's Name: Maria Ramos Telephone (Cell) 410-934-8526

Posting Date: 5/21/23 Closing Date: 6/5/23

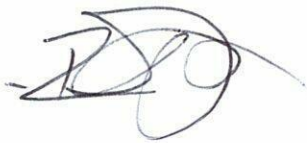
Wording for Sign: To Permit _____

**a proposed dwelling addition with a side yard
setback of 3' in lieu of the required 10'**

Dear neighbor,

We apologize for the inconvenience this may cause. We have started the process to eventually add an addition to our home. The addition will be on the side of our home where our door is currently at and, will extend very close to your home. There will be a setback of three feet so the addition won't be directly against your property line but very close. The purpose of this letter is to inform you of our action and see if you agree with them.

Ryan Morris

A handwritten signature in dark ink, appearing to be 'Ryan Morris', with a stylized, cursive flourish extending from the end.

2427 Alma Rd neighbor

Certification of Posting

Case No 2023-0105-A



2429 Alma Road – front, north side of property (1 of 3)

Richard E. Hoffman (signed) 5/20/23

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

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: May 19, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0105-A
Address: 2429 Alma Rd
Legal Owner: Maria Huitron Ramos

Zoning Advisory Committee Meeting of May 22, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: June 14, 2023

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 22, 2023
Item No. 2023-0099-A, 0102-SPHA, 0103-SPH, 0104-SPH & 2023-0105-A

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

* * * * *

VKD: JK
cc: file

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

No. 220069

Date: 5/11/23

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

Total: \$75

Rec

From: Maria Ramos

For: VARIANCE 2475 A/MG

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

SC

WHALE COVE

Maria Antonia Huitron Ramos 07-08
 2429 Alma Rd
 Halethorpe, MD 21227-3010

897
 7-163/520 MD
 8019

4/7/2023
 DATE

PAY TO THE ORDER OF Baltimore County \$ 75.00
Seventy-five and 00/100 DOLLARS

BANK OF AMERICA
 ACH R/T 052001633

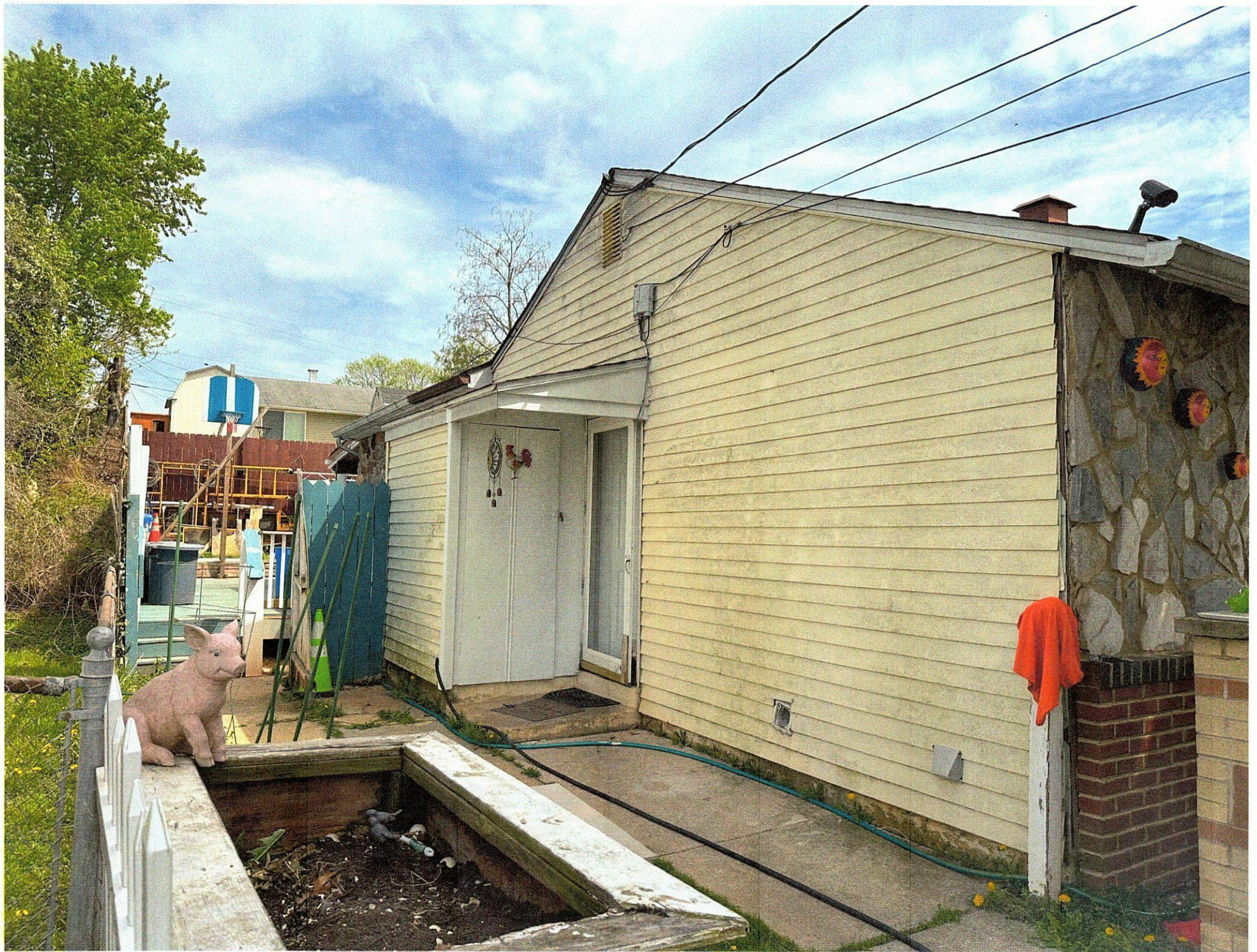
FOR [Signature]

⑆052001633⑆ 004468574080⑆0897

Photo Safe Deposit® Details on back







Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 13 Account Number - 1307290490

Owner Information

Owner Name: RAMOS MARIA A HUITRON Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 2429 ALMA RD Deed Reference: /33554/ 00220
HALETHORPE MD 21227-3010

Location & Structure Information

Premises Address: 2429 ALMA RD Legal Description: 2429 ALMA RD
HALETHORPE 21227-3010 HIGHLAND

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0109 0003 0358 13010008.04 0000 80 2022 Plat Ref: 0019/ 0013

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1953 1,148 SF 5,000 SF 04

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
1 NO STANDARD UNITSIDING/3 1 full

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	62,100	62,100		
Improvements	97,800	119,300		
Total:	159,900	181,400	167,067	174,233
Preferential Land:	0	0		

Transfer Information

Seller: KELLY WILLIAM A	Date: 05/01/2013	Price: \$119,900
Type: ARMS LENGTH IMPROVED	Deed1: /33554/ 00220	Deed2:
Seller: MORAN SHARON L	Date: 02/11/2005	Price: \$149,900
Type: ARMS LENGTH IMPROVED	Deed1: /21417/ 00073	Deed2:
Seller: SECRETARY OF HOUSING & URBAN	Date: 05/06/1999	Price: \$63,000
Type: NON-ARMS LENGTH OTHER	Deed1: /13726/ 00088	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:



Pt. Bk. 0000019, 2420 0013
1316150630
Lot # 55
PAI # 130120
980-0126-A
Pt. Bk./Folio # 057064A
Lot # 54 1303000600
PAI # 130120
PAI # 130120
Lot # 53 1311770640
2009-0029-A
2426
Lot # 52 1302470220
Lot # 193
2200010173
Lot # 193
1311770160
Pt. Bk. 0000057, Folio 0064

1311351020
2415
Lot # 73
1303230430
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Lot # 76
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LAVERN AVE
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PAI # 138041
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Pt. Bk. 0000001, Folio 0144
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