



JOHN A. OLSZEWSKI, JR.  
*County Executive*

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

July 13, 2023

Tina M. Kline – [tina.kline39@gmail.com](mailto:tina.kline39@gmail.com)  
1605 Bedworth Road  
Lutherville, MD 21093

RE: Petition for Administrative Variance  
Case No. 2023-0117-A  
Property: 1605 Bedworth Road

Dear Ms. Kline:

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 black ink that reads "Maureen E. Murphy". The signature is written in a cursive style.

MAUREEN E. MURPHY  
Administrative Law Judge  
for Baltimore County

MEM:dlw  
Enclosure

|                                            |   |                             |
|--------------------------------------------|---|-----------------------------|
| <b>IN RE: PETITION FOR ADMIN. VARIANCE</b> | * | BEFORE THE                  |
| <b>(1605 Bedworth Road)</b>                |   |                             |
| 8 <sup>th</sup> Election District          | * | OFFICE OF ADMINISTRATIVE    |
| 3 <sup>rd</sup> Council District           |   |                             |
| Tina M. Kline                              | * | HEARINGS FOR                |
|                                            | * | BALTIMORE COUNTY            |
| <b>Petitioner</b>                          | * | <b>CASE NO. 2023-0117-A</b> |
|                                            |   |                             |
| *   *   *   *                              | * | *   *   *                   |

### **OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owner of the property, Tina M. Kline (“Petitioner”) for the property located at 1605 Bedworth Road, Lutherville (the “Property”). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §1B02.3.C.1, to permit a proposed addition with a rear yard setback of 21 ft. in lieu of the minimum required rear yard setback of 30 ft. The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioner’s Exhibit 1 (the “Site Plan”). Street view photographs of the Property were provided. (Pet. Exs. 2A-2B). There were no adverse Zoning Advisory Committee (“ZAC”) comments contained in the case file from any of the County reviewing agencies.

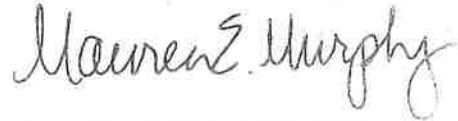
The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the Site Plan, architectural renderings, photographs, and affidavit submitted provide sufficient facts that comply with the requirements of BCZR, § 307.1. Furthermore, strict compliance with the

BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The Petitioner having filed a Petition for Administrative Variance and the Property having been posted on June 24, 2023 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

THEREFORE, IT IS ORDERED, this 13<sup>th</sup> day of **July, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), § 1B02.3.C.1, to permit a proposed addition with a rear yard setback of 21 ft. in lieu of the minimum required rear yard setback of 30 ft., be and it is hereby, **GRANTED.**

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

A handwritten signature in dark ink, appearing to read "Maureen E. Murphy". The signature is fluid and cursive, with the first name "Maureen" being more prominent than the last name "Murphy".

MAUREEN E. MURPHY  
Administrative Law Judge  
for Baltimore County

MEM: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:

GH  
23.0482

Address 1605 Bedworth Road Currently Zoned DR5-5  
Deed Reference 41506 / 00262 10 Digit Tax Account # 0816004250  
Owner(s) Printed Name(s) Tina M. Kline

(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)

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):**

Tina M. Kline  
Name #1 – Type or Print  
Tina M. Kline  
Signature #1  
1605 Bedworth Road Lutherville, MD  
Mailing Address  
210931 443-604-8400 tina.kline39@gmail.com  
City State Zip Code Telephone #'s (Cell and Home) Email Address

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

**Representative to be Contacted:**

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

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

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

Case Number 2023-0117-A Filing Date 5/26/23 Estimated Posting Date 6/4/23 Reviewer GH  
Closing 6/19/23 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: 1605 Redworth Road Lutherville MD 21093  
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)

I am requesting a variance due to current rear setback to construct an addition to rear of house (see attached). This additional living space will allow more living space to my small rancher. This space is needed to allow me to have a family member move in to help care for me due to serious chronic medical issues. I've been in the hospital three times in the last 90 days. As a senior citizen I wish to age in place and additional space allows for caregivers to provide services. This space initially can be used as shared family space. This is a true representation of the needed space and request for a variance. Your consideration is greatly appreciated. This new structure will be 24'x19' fully enclosed as a permanent building attached to my home.

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

Tina M. Kline  
Signature of Owner (Affiant)

\_\_\_\_\_  
Signature of Owner (Affiant)

Tina M. Kline  
Name - Print or Type

\_\_\_\_\_  
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 22 day of May, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

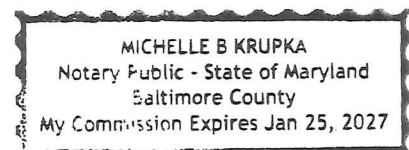
Print name(s) here: Michelle Krupka

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

1/25/2027  
My Commission Expires



2023-0072A

York Manor – lot is part of record plat

Being Lot # 10, Block 1, Section # 1 in the subdivision of York Manor as record in Baltimore County, Plat Book #0023, Foilio #5, containing 8,544 square feet.  
Located in the 08 Election District and Council District 03.

# CERTIFICATION OF POSTING

RE: Case No. 2023-0117– A

Petitioner: Tina M. Kline

Closing Date: 7/10/23

Baltimore County Department of  
Permits, Approvals and Inspections  
Room 111, County Office Building  
111 W. Chesapeake Ave.  
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)  
were posted conspicuously on the property located at \_\_\_\_\_

1605 Bedworth Road – Front, northwest side of property (1 of 3)

1605 Bedworth Road – Front, southeast side of property (2 of 3)

1605 Bedworth Road – Close up of sign wording (3 of 3)

on 6/24/23

Sincerely,

Richard E. Hoffman (signed) 6/24/23

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

# Certification of Posting

Case No 2023-0117-A



1605 Bedworth Road – front, northwest side of property (1of 3)

Richard E. Hoffman (signed) 6/24/23

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: June 8, 2023

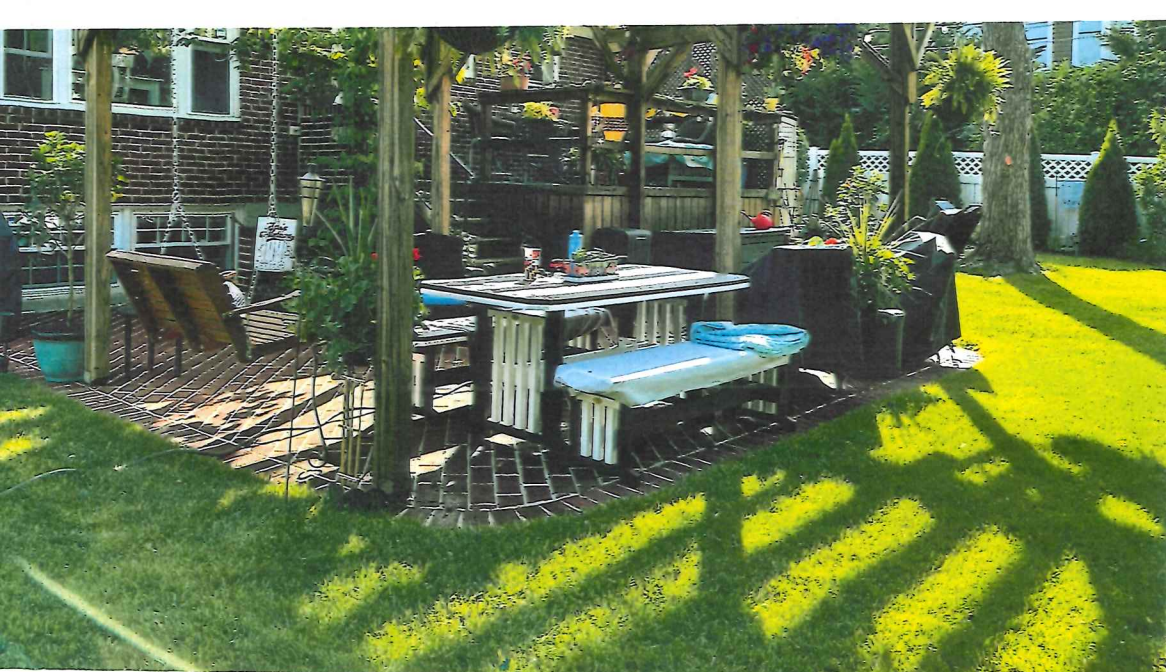
SUBJECT: DEPS Comment for Zoning Item # 2023-0117-A  
Address: 1605 BEDWORTH RD  
Legal Owner: Tina Kline

Zoning Advisory Committee Meeting of June 12, 2023.

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

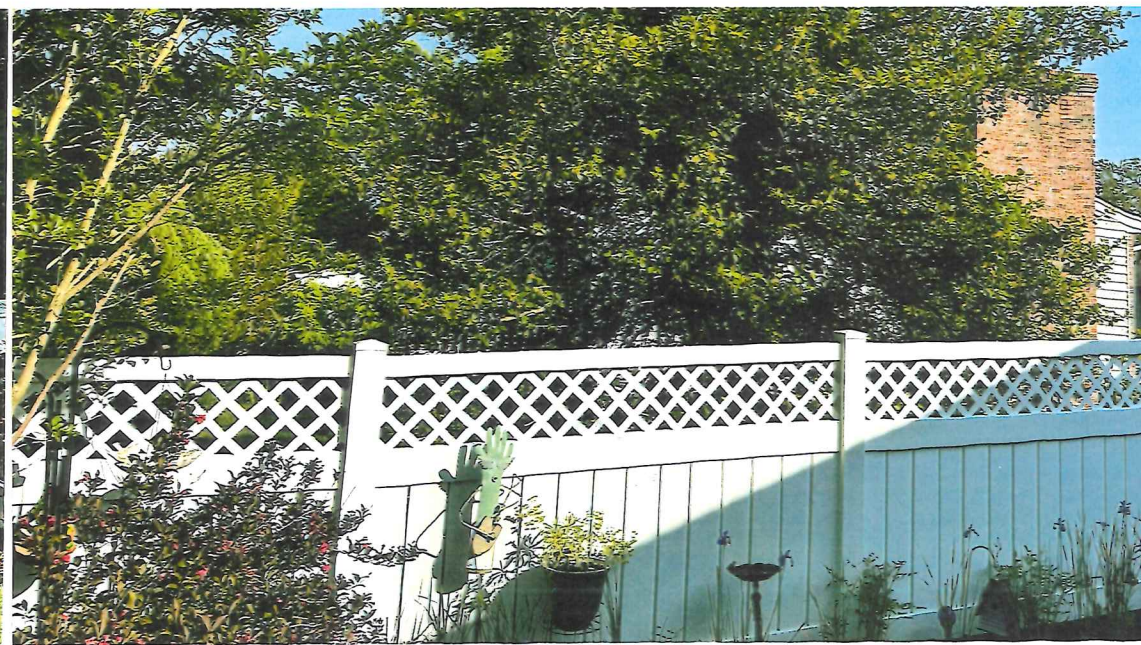
Additional Comments:

Reviewer: Earl D. Wrenn

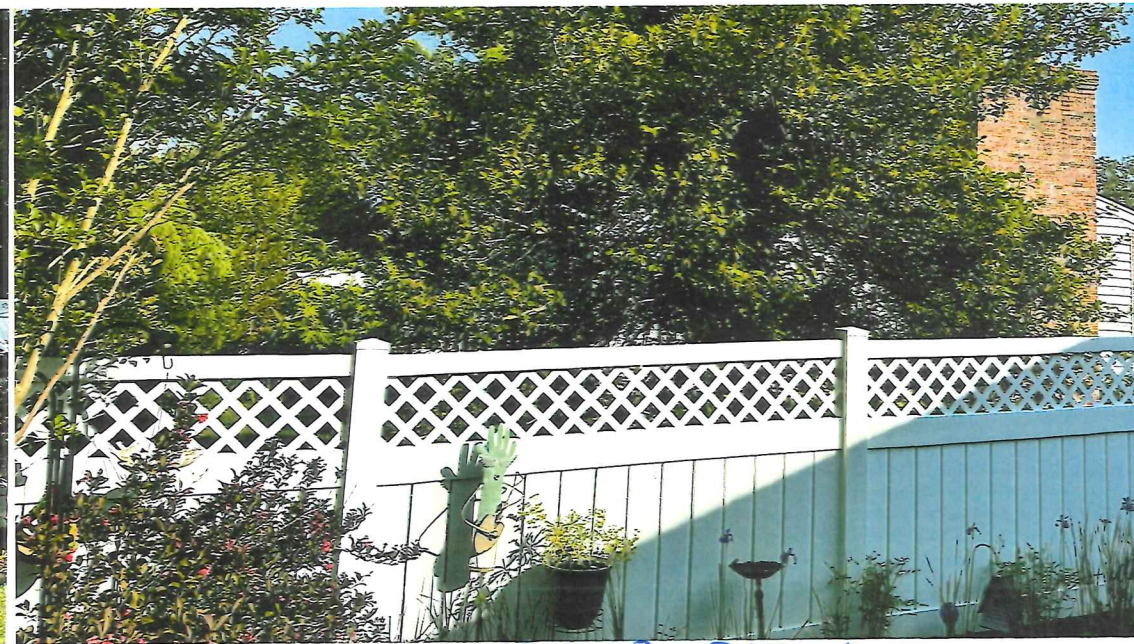


2023-0117A







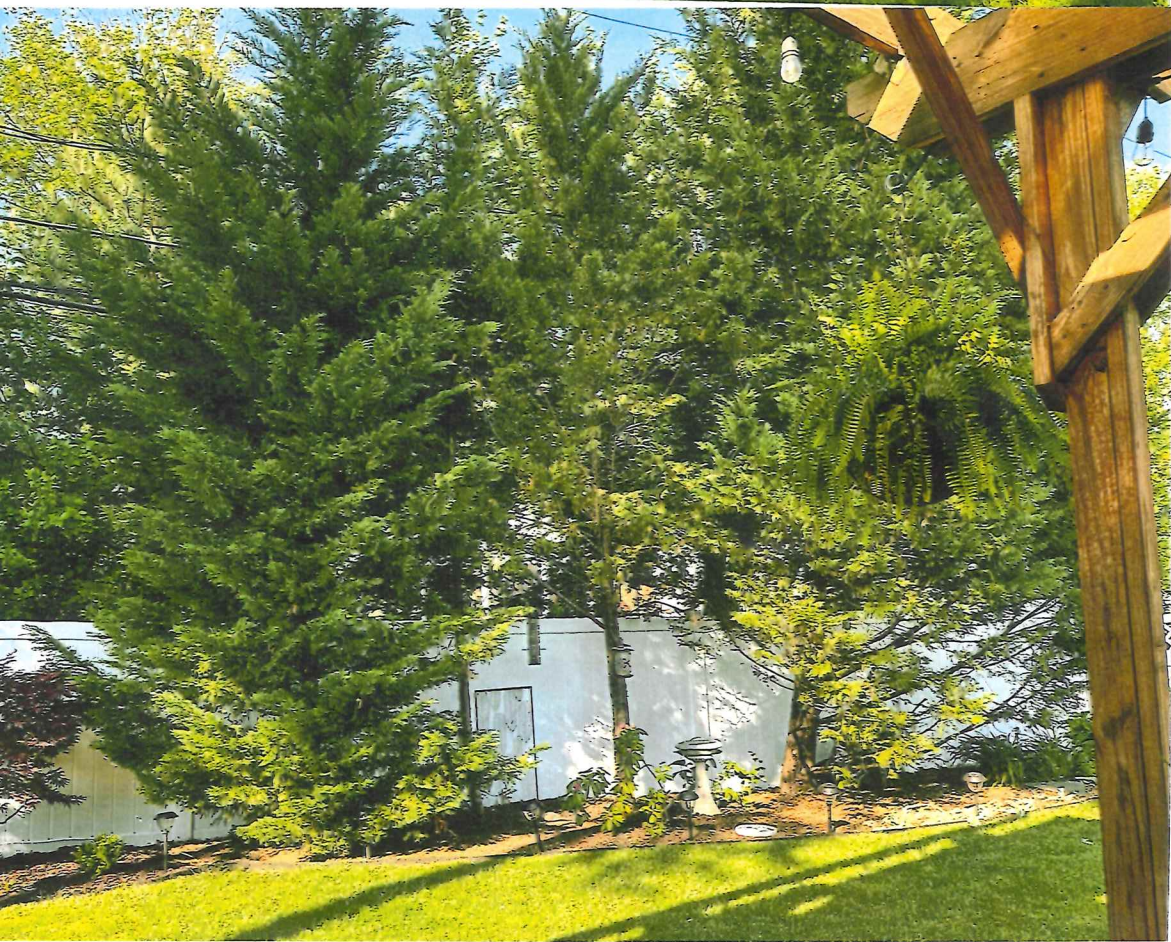


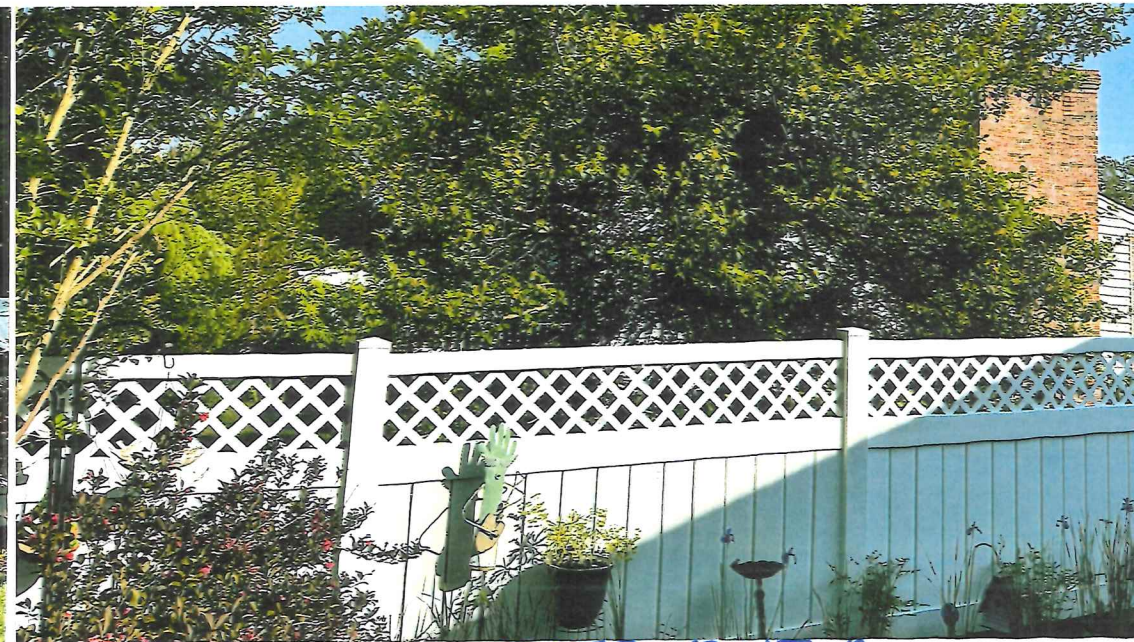
2023-0117-A





2023-0117-A





2023-0117-A



# ICT

LAWYERS EXPRESS TITLE

11000 KENNEDY BLVD, SUITE 100  
BALTIMORE, MD 21206  
P: 410.521.1234 F: 410.521.1235  
WWW.LAWYERSEXPRESSTITLE.COM

LOT 10



PROPERTY ADDRESS: 1605 BEDWORTH ROAD

LUTHERVILLE-TIMONIUM, MARYLAND 21093

SURVEY NUMBER: 1905.1793

FIELD WORK DATE: 5/9/2019

REVISION HISTORY: (REV:0 5/13/2019)

1905.1793

LOCATION DRAWING

LOT 10, BLOCK 1

YORK MANOR

BALTIMORE COUNTY, MARYLAND

05-12-2019 SCALE 1"=30'

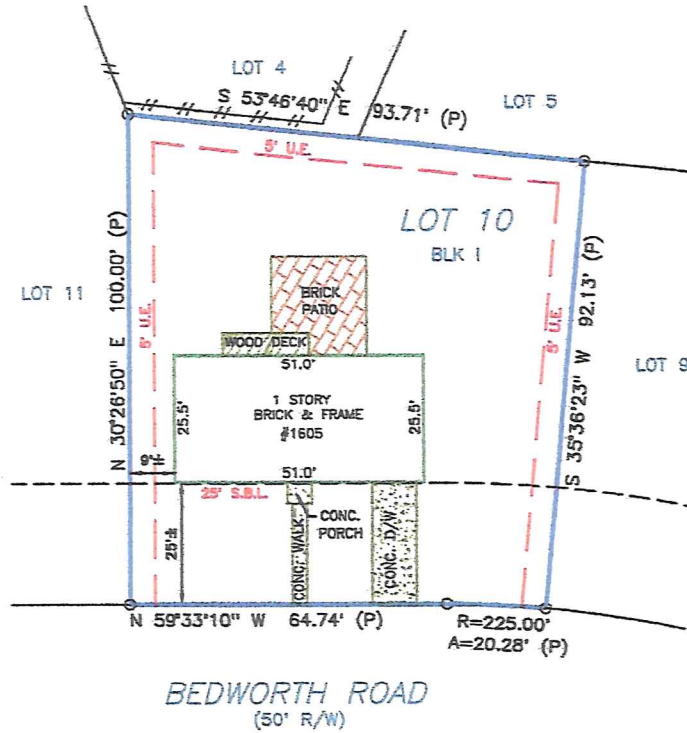


### PLEASE NOTE

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.



*William R. Heister*  
EXPIRES 1-14-2021



BEDWORTH ROAD  
(50' R/W)

30 0 15 30

GRAPHIC SCALE (in Feet)

1 inch = 30' ft.

ACCURACY=3/4"

POINTS OF INTEREST:  
NONE VISIBLE

CLIENT NUMBER: 19-6495

DATE: 05/13/19

BUYER: TINA M. KLINE

SELLER: SANDRA L CHANEY

CERTIFIED TO:

TINA M. KLINE; LAWYERS EXPRESS TITLE, LLC

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT.

POWERED BY

surveystars

www.surveystars.com

EXACTA  
MARYLAND SURVEYORS

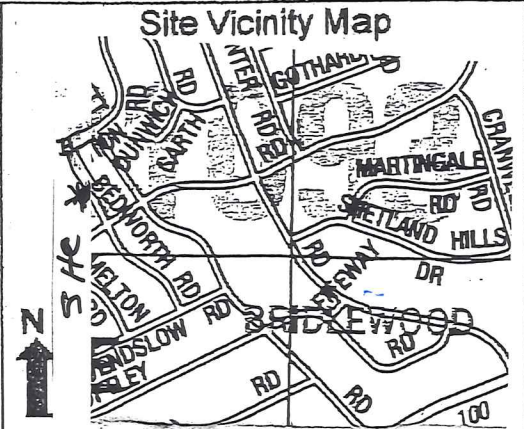
443.819.3994 | 1220 E Churchville Road, Suite 102 | Bel Air, MD 21014

LB# 21535  
www.exactamd.com

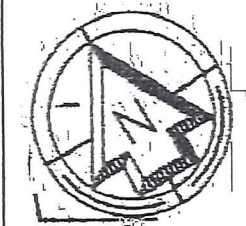
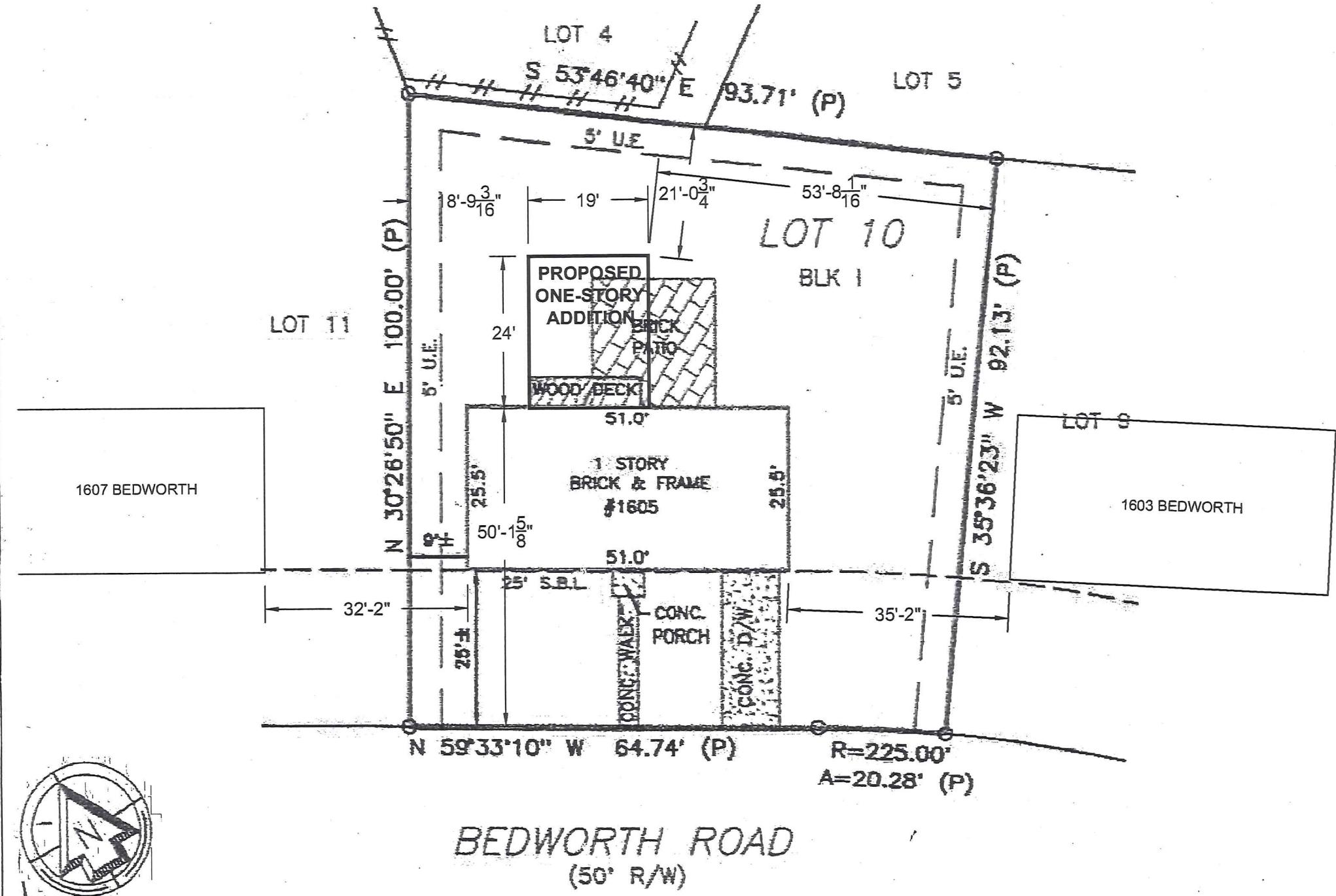
THIS IS A TWO PAGE DOCUMENT. THE ADVICE FOUND ON THE AFFIXED PAGE (PAGE 2 OF 2) IS AN INTEGRAL PART OF THE PLAT.

2023-0117-A

Zoning Hearing Plan for Variance \_\_\_\_\_ for Special Hearing \_\_\_\_\_ Mark Type Requested with (X)  
 Address 1605 Bedworth Road Owners(s) Name(s) Linda M. Kline  
 Subdivision Name York Manor Lot # 10 Block # 1 Section # 1  
 Plat Book # 0023 Folio # 5 10 Digit Tax # 0816004250 Deed Reference # 41506100262



Zoning Map # 06/A2  
 Zoning DR 5.5  
 Election District 08  
 Council District 03  
 Lot Area Acreage \_\_\_\_\_  
 Lot Square Footage 8,544  
 Historic (Yes or No) No  
 CBCA (Yes or No) No  
 Flood Plain (Yes or No) No  
 Utilities – Mark with (X)  
 Water is:  
 Public ☒ Private \_\_\_\_\_  
 Sewer is:  
 Public ☒ Private \_\_\_\_\_  
 Prior Hearing (Yes or No) \_\_\_\_\_  
 If (Yes) list Case Number(s) \_\_\_\_\_  
 and order result(s) below:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



Plan Drawn By RENOVO GROUP LLC Date 5/18/2023 Scale: 1 Inch = 20 Feet