



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 1116 W LAKE AVE BALTIMORE MD 21210 Currently Zoned DR3.5
Deed Reference 44745, 00376 10 Digit Tax Account # 0926000300
Owner(s) Printed Name(s) WENDY E YOUNG & KEVIN FITZGERALD

(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) 400.1, BCZR to permit an accessory building (detached shed) to be located in the side yard in lieu of the required rear yard and within the third of the lot closest removed from any street in lieu of the farthest third.

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):

WENDY E YOUNG, KEVIN FITZGERALD
Name #1 – Type or Print Name #2 – Type or Print
[Signature], [Signature]
Signature #1 Signature #2
1116 W LAKE AVE BALTIMORE MD
Mailing Address City State
21210, 443-762-7714 FITKEVIN@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:

Above
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 2023-0192-A Filing Date 9/18/23 Estimated Posting Date 10/1/23 Reviewer [Signature]

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: 1116 W LAKE AVE BALTIMORE MD 21210
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)**

PLEASE SEE ATTACHED 3 PAGE DOCUMENT

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

Wey
Signature of Owner (Affiant)
WENDY E YOUNG
Name - Print or Type

Kevin Fitzgerald
Signature of Owner (Affiant)
KEVIN FITZGERALD
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 6th day of September, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

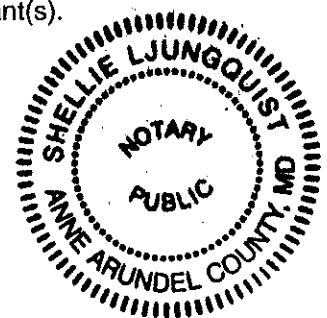
Print name(s) here: Shellie Ljungquist

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

AS WITNESS my hand and Notaries Seal

Shellie Ljungquist
Notary Public

06/20/2026
My Commission Expires



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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023-0192-A Address 1116 West Lake Avenue

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

Filing Date: 9/18/2023 Posting Date: 10/1/2023 Closing Date: 10/16/2023

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: 2023-0192-A Address 1116 West Lake Avenue

Petitioner's Name: Wendy & Kevin Fitzgerald Telephone (Cell): 443-762-7714
Young

Posting Date: 10/1/23 Closing Date: 10/16/23

Wording for Sign: To Permit an accessory building (detached shed)
to be located in the side yard in lieu of the required
rear yard and within the third of the lot closest
removed from any street in lieu of the farthest
third.

Revised 1/2022

**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: 2023-0192-A
Property Address: 1116 W LAKE AVE BALTIMORE MD 21210
Legal Owners (Petitioners): WENDY E YOUNG & KEVIN FITZGERALD
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Wendy E Young & Kevin Fitzgerald
Address: 1116 W Lake Ave
Baltimore, MD 21210
Telephone Number: 443-762-7714

*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.

ZONING PROPERTY DESCRIPTION FOR 1116 W LAKE AVE, BALTIMORE MD 21210
BEING LOT #39, BLOCK __, SECTION #__ IN THE SUBDIVISION OF LAKE FALLS AS
RECORDED IN BALTIMORE COUNTY PLAT BOOK #JWB No.14, FOLIO 18

*(Corner of north side of West Lake Avenue
& east side of Lake Falls Road)*

#1 2023-0192-A



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353

<https://www.baltimorecountymd.gov>

Cashier: Jason S.
08-Sep-2023 2:55:32P

Transaction **101926**
1 Petition Before ALJ \$75.00
Total \$75.00
CREDIT CARD SALE \$75.00
VISA 7520

Retain this copy for statement
validation

Station: Permlt Processing - Mini

08-Sep-2023 2:55:41P
\$75.00 | Method: EMV
VISA CREDIT
XXXXXXXXXXXX7520
WENDY E YOUNG
Reference ID: 325100548923
Auth ID: 008647
MID: *****2995
AID: A0000000031010
AthNtwkNm: VISA
SIGNATURE

***** REPRINT *****

Clover ID. HNZN2G19J09XR
Payment VPG7ZRHAX0SN2

Clover Privacy Policy
<https://clover.com/privacy>

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: September 28, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0192-A
Address: 1116 W. Lake Ave.
Legal Owner: Wendy Young, Kevin Fitzgerald

Zoning Advisory Committee Meeting of October 2, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn



1st Sign
Posted @ 1116 West Lake Avenue ~ 9/30/2023
CASE # 2023-0192-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/30/2023

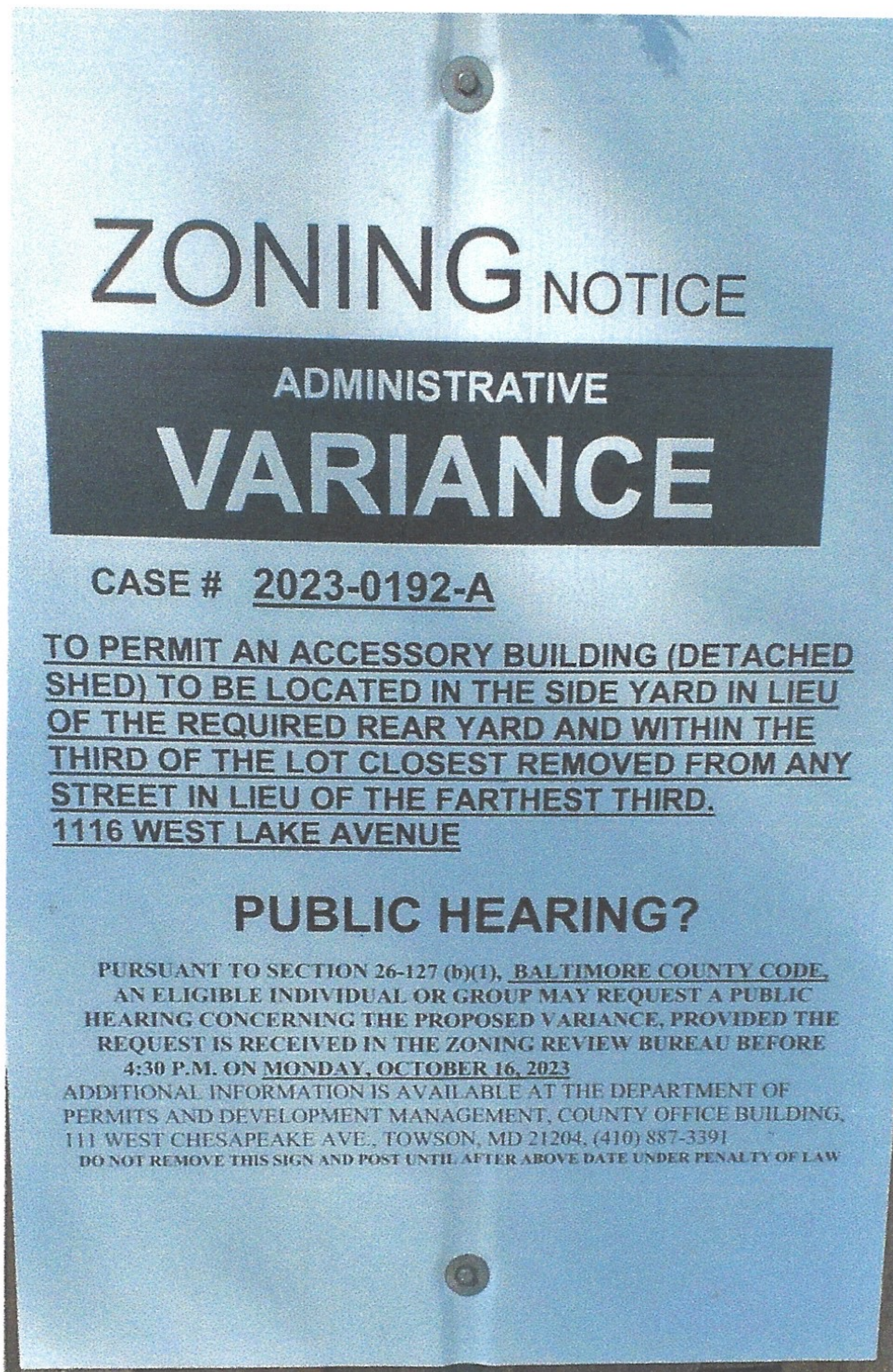
Case Number: 2023-0192-A

Petitioner / Developer: WENDY E. YOUNG ~ KEVIN FITZGERALD

Date of Closing: OCTOBER 16, 2023

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
1116 WEST LAKE AVENUE

The sign(s) were posted on: SEPTEMBER 30, 2023



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

Real Property Data Search ()
 Search Result for BALTIMORE COUNTY

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

Special Tax Recapture: None

Account Identifier: District - 09 Account Number - 0926000300

Owner Information

Owner Name: YOUNG WENDY E Use: RESIDENTIAL
 FITZGERALD KEVIN Principal Residence: YES
 Mailing Address: 1116 W LAKE AVE Deed Reference: /44745/ 00376
 BALTIMORE MD 21210-1034

Location & Structure Information

Premises Address: 1116 W LAKE AVE Legal Description:
 BALTIMORE 21210-1034 LAKE FALLS

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 1
 0079 0004 0206 9020036.04 0000 39 2023 Plat Ref: 0014/ 0018

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1960	1,334 SF		5,782 SF	04

Stories	Basement Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	1/2 BRICK SIDING	5	1 full/ 1 half	

Value Information

	Base Value	Value		
		As of	Phase-in Assessments	As of
Land:	169,500	01/01/2023	As of	07/01/2024
Improvements	170,900	185,500		
Total:	340,400	355,000	345,267	350,133
Preferential Land:	0	0		

Transfer Information

Seller: YOUNG WENDY E	Date: 05/21/2021	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /44745/ 00376	Deed2:
Seller: WARBASSE BRADFORD W	Date: 12/20/2004	Price: \$285,000
Type: ARMS LENGTH IMPROVED	Deed1: /21155/ 00138	Deed2:
Seller: ZACHARY ALVIN D	Date: 04/24/1987	Price: \$100,000
Type: ARMS LENGTH IMPROVED	Deed1: /07500/ 00268	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
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 05/07/2008

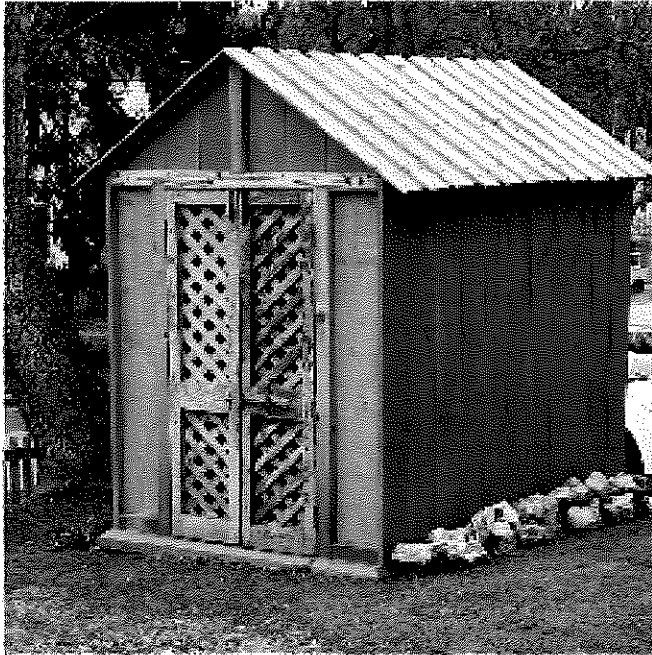
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

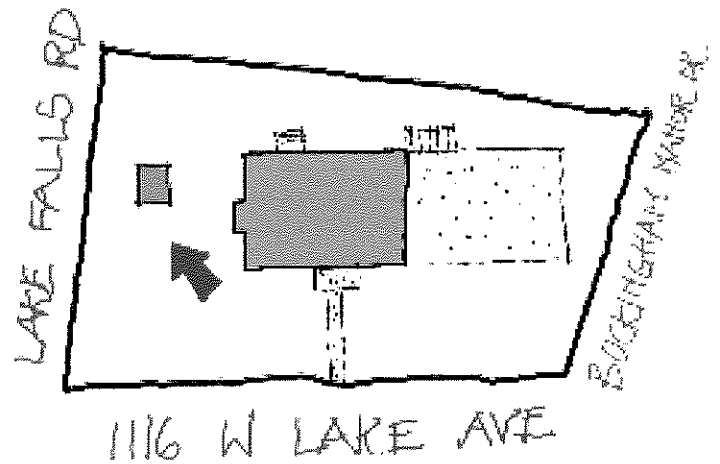
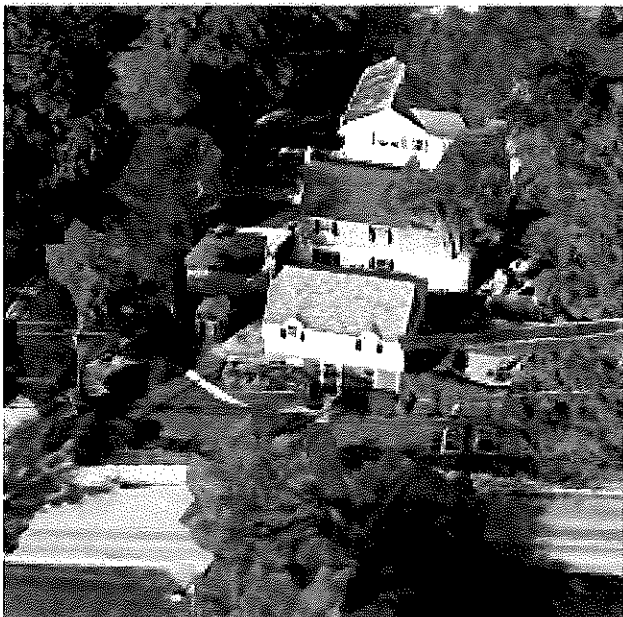
2023-0192-A

Wendy Young & Kevin Fitzgerald

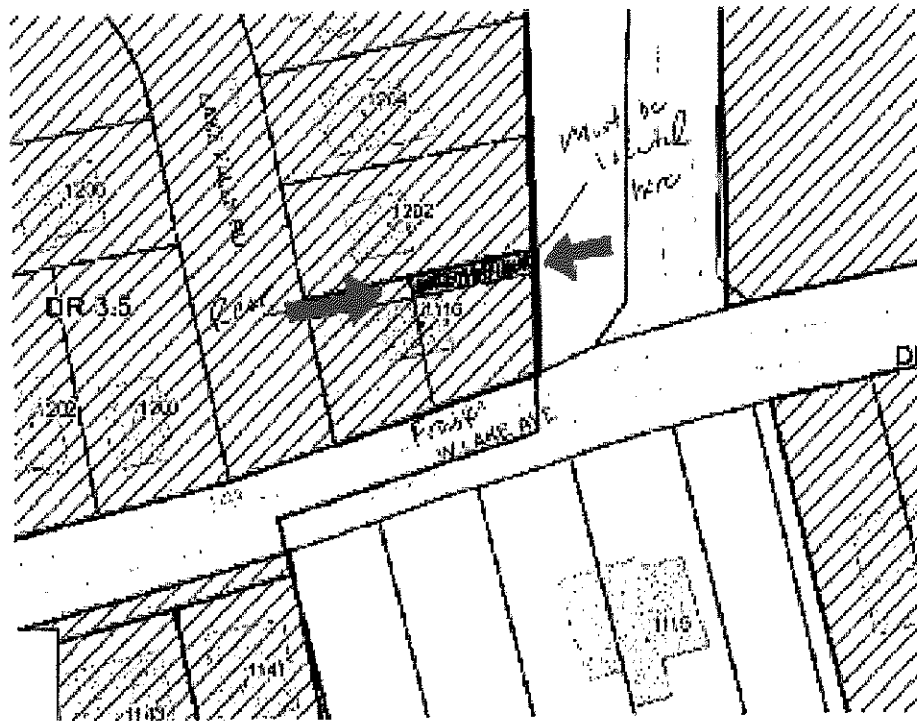
1 of 3



Last year we built a small shed on the western side of our property. Unfortunately we inadvertently placed it in an unlawful position and so we have taken it down. The satellite picture below still shows the shed in place as it has not been updated lately.



Wendy Young & Kevin Fitzgerald

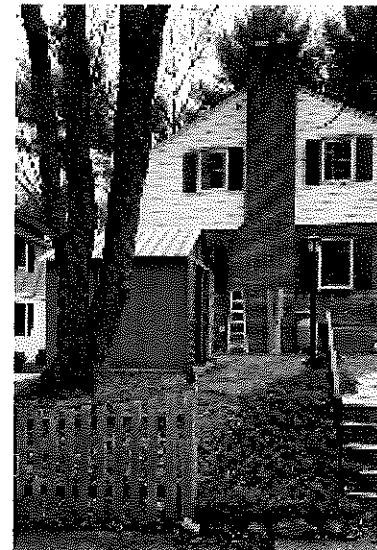
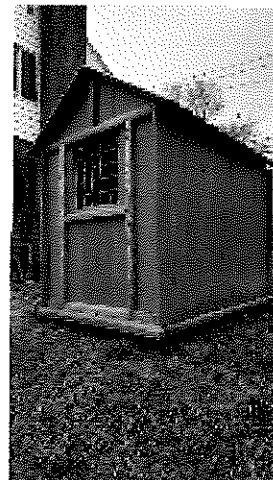
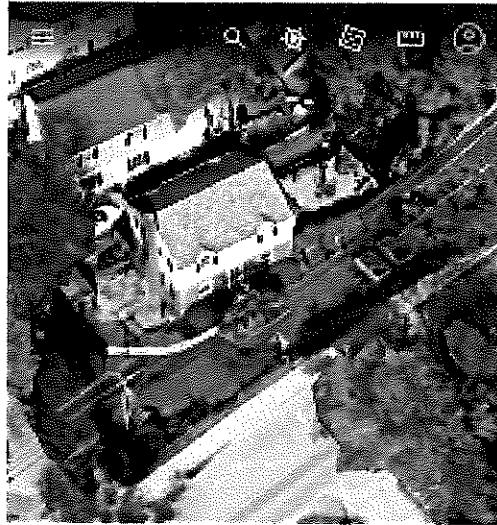


Baltimore County sent us the above plan indicating where we are lawfully allowed to build a shed. Unfortunately, as the photographs below show, there is simply not enough room for a shed to be erected here.



Wendy Young & Kevin Fitzgerald

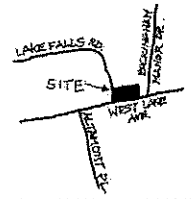
Since we cannot build lawfully anywhere on our property we are applying for a variance to put our shed back up in the same location as previously erected. It is a modest 8 feet long by 6 feet wide, placed well away from West Lake Ave and nestled behind a large Cherry tree. The photographs below show how it will look on our property if rebuilt.



Wendy Young & Kevin Fitzgerald

Zoning Hearing Plan for Variance for Special Hearing _____ Mark Type Requested with (X)
 Address 1116 WEST LAKE AVE. Owners(s) Name(s) WENDY YOUNG & KEVIN FITZGERALD
 Subdivision Name LAKE FALLS Lot # 39 Block # _____ Section # _____
 Plat Book # 1 Folio # 0014/0010 10 Digit Tax # 09 2 6 0 0 0 3 0 0 Deed Reference# 44745100376

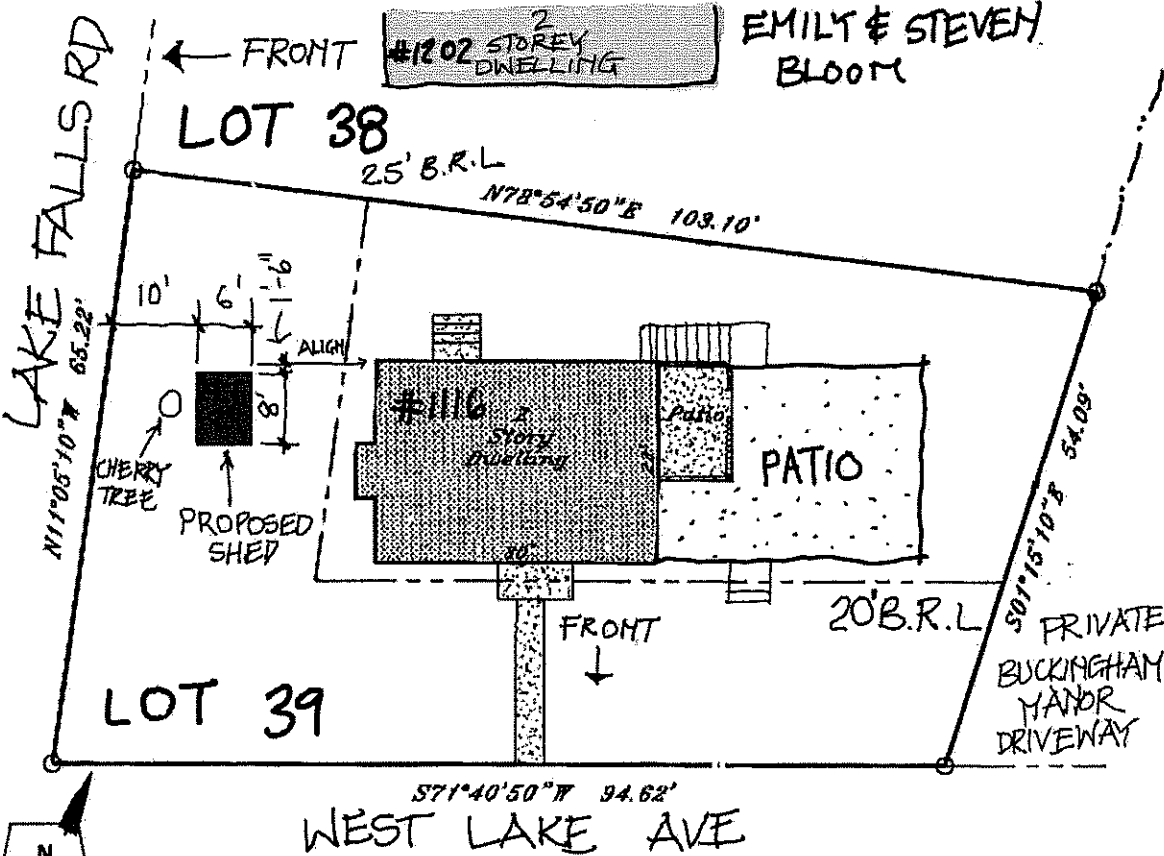
Site Vicinity Map



MAP IS NOT TO SCALE

Zoning Map # 079B1
 Zoning DR 3.5
 Election District 9
 Council District 2
 Lot Area Acreage 0.133
 Lot Square Footage 5782
 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) NO
 If (Yes) list Case Number(s)
 and order result(s) below:

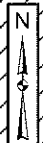
 Violation Case Number(s)



Plan Drawn By KEVIN FITZGERALD Date 08/26/2023 Scale: 1 Inch = 20 Feet

2023-0192-A

Baltimore County - My Neighborhood



Legend *2023-0192-A*

- 200 Scale Grid
- House Numbers
- Zoning History Cases
- Zoning
- Property
- County Boundary

1:1,128

September 19, 2023

Sources: Esri, HERE, Garmin, Intermap, increment P., NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri, DeLorme, NAVTEQ, Swisstopo, Mapbox, Microsoft, Swisstopo, China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community