



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 25, 2023

Michael Allman and Lisa Walkel – mallman1@comcast.net
109 Medlow Court
Timonium, MD 21093

RE: Petition for Administrative Variance
Case No. 2023-0203-A
Property: 109 Medlow Court

Dear Petitioners:

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

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

Sincerely,

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

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(109 Medlow Ct.)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
	*	HEARINGS FOR
Michael Allman & Lisa Walkel		
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0203-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, Michael Allman and Lisa Walkel (“Petitioners”) for the property located at 109 Medlow Ct., Timonium. The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) §§ 103.1 and 1B02.3.B (Sections 208.4 & 301.1 of the 1965 Zoning Regulations - R.10 Zone, 4/2/65 approval date), to permit a 16 ft. rear yard setback (for both) in lieu of 30 ft. and 22.5 ft. respectively, for an addition (sunroom) and attached deck (open projection), respectively. The subject property and requested relief are more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 7, 2023 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

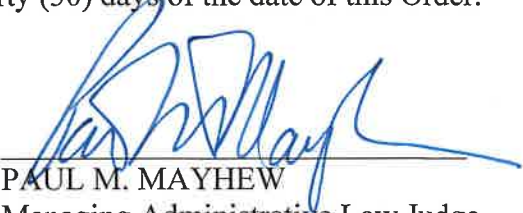
The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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 25th day of **October, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("BCZR") §§ 103.1 and 1B02.3.B (Sections 208.4 & 301.1 of the 1965 Zoning Regulations - R.10 Zone, 4/2/65 approval date), to permit a 16 ft. rear yard setback (for both) in lieu of 30 ft. and 22.5 ft. respectively, for an addition (sunroom) and attached deck (open projection), respectively, 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.

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 109 Medlow Court Currently Zoned Residential
Deed Reference 33802, 00114 10 Digit Tax Account # 0819079360
Owner(s) Printed Name(s) Michael N. Allman, Lisa M. Walker

(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) 1302.3.B (R.10, 4/2/05 approval) to permit a 16-foot rear yard setback in lieu of 30 feet for an addition (sunroom and attached deck).

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):

Michael N. Allman, Lisa M. Walker

Name #1 – Type or Print

Name #2 – Type or Print

Michael Allman, Lisa M. Walker

Signature #1

Signature #2

109 Medlow Court, Timonium MD

Mailing Address

City

State

21093, 443-801-9931

mailman1@comcast.net

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:

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 8023-0203-A

Filing Date 9/29/2023

Estimated Posting Date 10/18/23

Reviewer MJK

Closing

10/23/23

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: 109 Medlow Court, Timonium 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)

see attached document

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

Michael Allman
Signature of Owner (Affiant)

Lisa M. Walker
Signature of Owner (Affiant)

Michael Allman
Name - Print or Type

LISA M WALKER
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 1st day of September, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

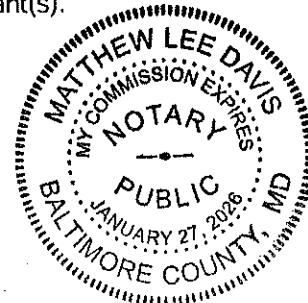
Print name(s) here: Michael Allman and Lisa M. Walker

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

AS WITNESS my hand and Notaries Seal

Matthew Lee Davis
Notary Public Matthew Lee Davis

January 27, 2026
My Commission Expires



Application for Zoning Variance

Address: 109 Medlow Court, Timonium. MD 21093

Owners: Michael Allman and Lisa Walker

We are applying for a variance to replace the existing sunroom on the rear of our house with an energy efficient and slightly larger room. Our intent to use the addition as the gathering area for our family has been constrained due to cramped space as our family has grown, as well as serious climate control problems. After we moved into the house, we discovered several issues with the room:

- The existing addition is very poorly insulated. In the winter it is cold to the point that thick ice forms on the inside walls and windows and then melts on to the floors and furniture.
- During the heat of the day, the roof separates from the walls of the room leaving a visible gap, open to the elements.
- The roof still leaks in heavy rain even after several attempted repairs.
- The poor insulation and construction are impacting the rest of our home and causing our energy use to be much higher than it should be in both summer and winter.

We have consulted with several contractors, and all have told us that due to poor design, construction, and materials, the problems with the existing addition cannot be fixed and the room must be replaced.

We are asking for a variance to extend the floorspace to the rear by about two feet.

- Our house is quite small, and the added space would afford us the opportunity to finally accommodate gatherings of our large and growing extended family and occasional overnight guests. Additionally, it will give our grandchildren a larger and safer space to play.
- New construction will require thicker walls and insulation, making an already cramped room even smaller without the extension.
- We cannot extend the addition to the sides due to existing windows and a deck.
- This is a very costly project, and we are hoping to be able to make it more worthwhile by enlarging the room.

The small addition of floorspace, along with solid construction and modern climate control will help turn this room into the comfortable haven that we hoped it would be when we moved in.

Thank you very much for your consideration.

Michael Allman

Lisa Walker

2023-0203-A

Zoning Petition Property Description

109 Medlow Court
Owners Michael Allman and Lisa Walker

Being known and designated as Lot No. 38, Block N, as shown on a Plat Entitled,
"Subdivision Plat, Plat One, Section Two, Coachford",
recorded among the Land Records of Baltimore County in
Plat Book RRG, No. 30, folio 93.

The improvements thereon being known as
No. 109 Medlow Court, Timonium, MD 21093

Being the same lot of ground which by deed dated May 12, 1997
and recorded among the land records of Baltimore County,
Maryland in Liber 12191 folio 1 was granted and conveyed by
Jeffrey Wong and Cynthia Lee unto Charlotte Ludlow King, as
Sole Owner

2023-0203-A

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

No. 222618

Date: 9/27/2023

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 75.00

Total: \$ 75.00

Rec
From:

Michael Neale Allman

For:

Administrative Zoning Variance
109 Medlow Court
Zoning Case 2023-0203-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

WMA

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023-0203-A Address 109 Mellow Court

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

Filing Date: 9/29/2023 Posting Date: 10/8/2023 Closing Date: 10/23/2023

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: 2023-0203-A Address 109 Mellow Court

Petitioner's Name: Michael N. Allman Telephone (Cell): 443-801-9931
Lisa M. Walker

Posting Date: 10/8/2023 Closing Date: 10/23/2023

Wording for Sign: To Permit a 16-foot rear yard setback
in lieu of 30 feet for an addition (sunroom
and attached deck)

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: 2023-0203-A
Property Address: 109 Mellow Court
Legal Owners (Petitioners): Michael N. Allman & Lisa M. Walker
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Michael N. Allman & Lisa M. Walker
Address: 109 Mellow Court
Timonium, MD 21093
Telephone Number: 443-801-9931

*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.

Revised 3/2022

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: October 16, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0203-A
Address: 109 MEDLOW CT
Legal Owner: Michael Allman, Lisa Walkel

Zoning Advisory Committee Meeting of October 23, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn



Background Photo 1st Sign

Background Photo 2nd Sign

Posted @ 109 Medlow Court ~ 10/7/2023

CASE # 2023-0203-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/7/2023

Case Number: 2023-0203-A

Petitioner / Developer: MICHAEL ALLMAN ~ LISA WALKER

Date of Closing: OCTOBER 23, 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:
109 MEDLOW COURT

The sign(s) were posted on: OCTOBER 7, 2023

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2023-0203-A

TO PERMIT A 16 – FOOT REAR YARD SETBACK IN LIEU OF 30 FEET FOR AN ADDITION (SUNROOM AND ATTACHED DECK).
109 MEDLOW COURT

PUBLIC HEARING?

PURSUANT TO SECTION 26-127 (b)(1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 4:30 P.M. ON MONDAY, OCTOBER 23, 2023

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

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 - 08 Account Number - 0819079360

Owner Information

Owner Name: ALLMAN MICHAEL N Use: RESIDENTIAL
WALKER LISA M Principal Residence: YES
Mailing Address: 109 MEDLOW CT Deed Reference: /33802/ 00114
LUTH-TIMONIUM MD 21093-2517

Location & Structure Information

Premises Address: 109 MEDLOW CT Legal Description: 109 MEDLOW CT
LUTH-TIMONIUM 21093-2517 COACHFORD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 1
0051 0024 0434 8010014.04 0000 2 N 38 2023 Plat Ref: 0030/ 0093

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1972	1,410 SF	1000 SF	10,919 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	STANDARD UNITS	SIDING/4	3	full	1 Attached	

Value Information

	Base Value	Value	Phase-In Assessments	
		As of	As of	As of
		01/01/2023	07/01/2023	07/01/2024
Land:	130,900	130,900		
Improvements	254,900	322,600		
Total:	385,800	453,500	408,367	430,933
Preferential Land:	0	0		

Transfer Information

Seller: KING CHARLOTTE LUDLOW	Date: 06/19/2013	Price: \$360,000
Type: ARMS LENGTH IMPROVED	Deed1: /33802/ 00114	Deed2:
Seller: WONG JEFFREY	Date: 05/22/1997	Price: \$159,000
Type: ARMS LENGTH IMPROVED	Deed1: /12191/ 00001	Deed2:
Seller: STEFANOWICZ WALTER M, TRUSTEE	Date: 10/17/1990	Price: \$159,900
Type: ARMS LENGTH IMPROVED	Deed1: /08624/ 00018	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

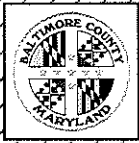
Homestead Application Status: Approved 09/05/2013

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0203-A

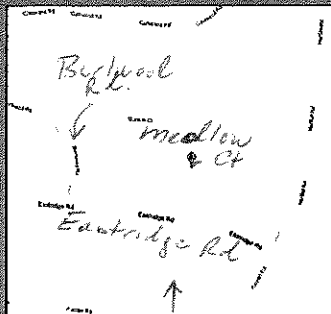
Baltimore County - My Neighborhood



ORDERED BY:



2015 EMMORTON ROAD, SUITE 102
BEL AIR, MARYLAND 21015
P:443-512-8450 F:443-512-8451



PROPERTY ADDRESS: 109 MEDLOW COURT

LUTHERVILLE TIMONIUM, MARYLAND 21093

SURVEY NUMBER: MD1305.0233

FIELD WORK DATE: 5/4/2013

REVISION HISTORY: (REV.0 5/8/2013)

Owner: Michael Allman
Lisa Walker

MD1305.0233

LOCATION DRAWING

LOT 38, BLOCK "N"

PLAT ONE, SECTION TWO, COACHFORD

BALTIMORE COUNTY, MARYLAND

05-07-2013 SCALE 1"=30'

Zoning DR 3.5
Map No: 051C3



Election District: 8

Council District: 3

Lot Size: 10,919 SF

Critical Area - No

Floodplain - No

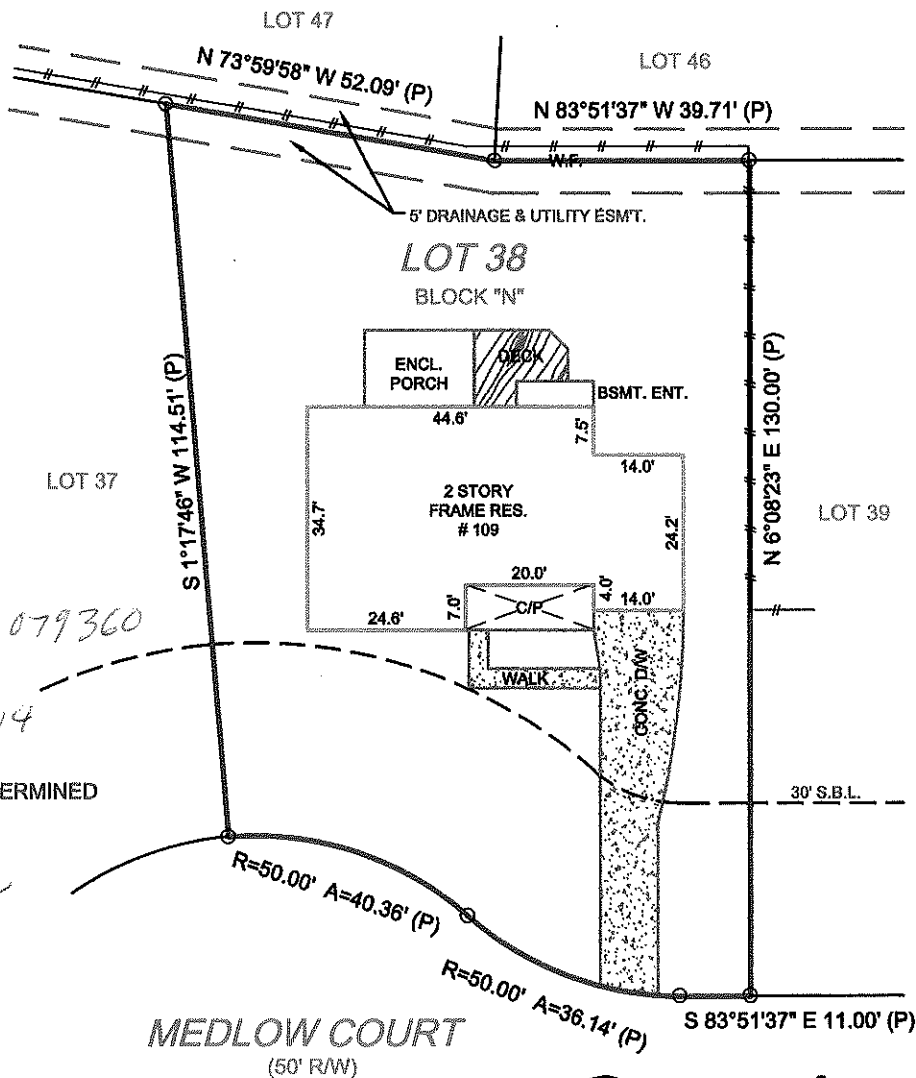
Historic - No

Tax Account No: 0819079360

Deed Lot: 33802

Plat Lot 30/93 00114

NOTE - FENCE OWNERSHIP NOT DETERMINED



GRAPHIC SCALE (In Feet)

1 inch = 30' ft.

ACCURACY=3/4"

Current
Condition
(see Sheet 2 for proposal)

