



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 9, 2023

James Linwood Funderbunk – James.L.Funderbunk@gmail.com
2005 Cromwell Ridge Court
Parkville, MD 21234

RE: Petition for Administrative Variance
Case No. 2023-0205-A
Property: 2005 Cromwell Ridge Court

Dear Mr. Funderbunk:

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 with a large, stylized "M" and "E".

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(2005 Cromwell Ridge Court)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
James Linwood Funderbunk	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioner	*	CASE NO. 2023-0205-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, James Linwood Funderbunk (“Petitioner”) for the property located at 2005 Cromwell Ridge Court, Parkville (the “Property”). The Petitioner is requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”), §§1B02.3.C.1 and 301.1.A, to permit a rear yard deck with a rear setback of 15.8 ft in lieu of the required 22.5 ft. The Property and requested relief are more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1. Street view photographs were marked and accepted into evidence as Petitioners’ Exhibit 2A-2C.

A Zoning Advisory Committee (“ZAC”) comment was received from the Department of Environmental Protection and Sustainability (“DEPS”), dated October 19, 2023, indicating the following:

“Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Accessory structures such as the proposed open deck are permitted within 35 feet of the Forest Buffer Easement. However, if any future conversion of the deck to an addition or other additions to the dwelling are proposed within 35 feet of the Forest Buffer Easement, a variance to the above referenced water quality law must be requested and granted prior to EPS approval of any such permit.”

Development Plans Review (“DPR”) submitted a ZAC comment which did not oppose the requested relief.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on October 15, 2023 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

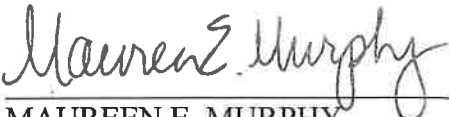
The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the Property is uniquely shaped and the requested Variance would adversely affect the health, safety 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 9th day of **November, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (“BCZR”), §§1B02.3.C.1 and 301.1, to permit a rear yard deck with a rear setback of 15.8 ft in lieu of the required 22.5 ft, be and is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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.
2. Petitioner shall comply with the DEPS ZAC comment which is attached hereto and incorporated herein in its entirety.

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


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:

Address 2005 Cromwell Ridge Court Parkville, MD 21234 Currently Zoned DR 3.5

Deed Reference 41224 / 00109 10 Digit Tax Account # 2500011415

Owner(s) Printed Name(s) James Linwood Funderburk

(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)

BCZR: 1B02.3.C.1. & 301.1.A. → To permit a rear yard deck with a rear setback of 15.8 feet in lieu of the required 22.5 feet.

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):

James Linwood Funderburk /
Name #1 – Type or Print Name # 2 – Type or Print

[Signature] /
Signature #1 Signature # 2

2005 Cromwell Ridge Court Parkville MD
Mailing Address City State

21234 / (443) 269-9700 / James.L.Funderburk@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:

James Linwood Funderburk
Name - Type or Print

[Signature]
Signature

2005 Cromwell Ridge Court Parkville MD
Mailing Address City State

21234 / (443) 269-9700 / James.L.Funderburk@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 2023-0205-A Filing Date 10, 5, 23 Estimated Posting Date 10, 15, 23 Reviewer JS

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: <u>2005 Cromwell Ridge Court</u>	<u>Parkville</u>	<u>MD</u>	<u>21234</u>
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)

To Whom It May Concern – As the sole owner of 2005 Cromwell Ridge Court Parkville, MD 21234, I am requesting an Administrative Variance of the 22' rear property line setback. The purpose of this request is to build a deck at the rear of my home in order to maximize the space of my rear yard for the enjoyment of my friends and family. The variance that I am requesting is to build a deck at the rear of my home to extend 20' from the rear of the home, this will mean the new setback from the deck to my property line would be 16'. This area of my backyard is on a step slope that is currently unusable space due to the grade of my property in this area. My property backs up to a natural forest buffer and there are no other homes directly behind my property. Having this variance will also match my neighbor who also has a similar grade on his property and also had to submit for an Administrative Variance.

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

[Signature]
Signature of Owner (Affiant)

Signature of Owner (Affiant)

James Linwood Funderburk
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 28 day of September, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: James L Funderburk

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

05/07/2025
My Commission Expires



2005 Cromwell Ridge Court

(25-00-011415)

2023-0205-A

Property Description

Located on the east side of Cromwell Ridge Court (50' row), approximately 166 feet +/- from the intersection with Rushley Road (50' row).

Being Lot #17 in the subdivision of Cromwell Ridge, as recorded in Baltimore County Plat Book #79, Folio #490. Containing 7,100 square feet of land, located in the 9th Election District and 3rd Councilmatic District.



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 2005 Cromwell Ridge Court Parkville, MD 21234 Currently Zoned DR 3.5
Deed Reference 41224 / 00109 10 Digit Tax Account # 2500011415
Owner(s) Printed Name(s) James Linwood Funderburk

(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)

BCZR: 1B02.3.C.1. & 301.1.A. → To permit a rear yard deck with a rear setback of 15.8 feet in lieu of the required 22.5 feet.

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):

James Linwood Funderburk

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

2005 Cromwell Ridge Court

Parkville

MD

Mailing Address

City

State

21234

(443) 269-9700

James.L.Funderburk@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:

James Linwood Funderburk

Name - Type or Print

Signature

2005 Cromwell Ridge Court

Parkville

MD

Mailing Address

City

State

21234

(443) 269-9700

James.L.Funderburk@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

2023-0205-A

Filing Date

10, 5, 23

Estimated Posting Date

10, 15, 23

Reviewer

JS

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: <u>2005 Cromwell Ridge Court</u>	<u>Parkville</u>	<u>MD</u>	<u>21234</u>
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)

To Whom It May Concern – As the sole owner of 2005 Cromwell Ridge Court Parkville, MD 21234, I am requesting an Administrative Variance of the 22' rear property line setback. The purpose of this request is to build a deck at the rear of my home in order to maximize the space of my rear yard for the enjoyment of my friends and family. The variance that I am requesting is to build a deck at the rear of my home to extend 20' from the rear of the home, this will mean the new setback from the deck to my property line would be 16'. This area of my backyard is on a step slope that is currently unusable space due to the grade of my property in this area. My property backs up to a natural forest buffer and there are no other homes directly behind my property. Having this variance will also match my neighbor who also has a similar grade on his property and also had to submit for an Administrative Variance.

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

[Signature]
Signature of Owner (Affiant)

James Linwood Funderburk
Name - Print or Type

Signature of Owner (Affiant)

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 28 day of September, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: James L Funderburk

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

05/07/2025
My Commission Expires



2005 Cromwell Ridge Court

(25-00-011415)

2023-0205-A

Property Description

Located on the east side of Cromwell Ridge Court (50' row), approximately 166 feet +/- from the intersection with Rushley Road (50' row).

Being Lot #17 in the subdivision of Cromwell Ridge, as recorded in Baltimore County Plat Book #79, Folio #490. Containing 7,100 square feet of land, located in the 9th Election District and 3rd Councilmatic District.

**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: 2023-0705-A
Property Address: 2005 CROMWELL RIDGE COURT
Legal Owners (Petitioners): JAMES FUNDERBURK
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): JAMES FUNDERBURK
Address: 2005 CROMWELL RIDGE COURT
PARKVILLE, MD 21234

Telephone Number: 443-269-9700

*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 DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023-0705-A Address 2005 CROMWELL RIDGE CT.

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

Filing Date: 10/5/23 Posting Date: 10/15/23 Closing Date: 10/30/23

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: 2023-0705-A Address 2005 CROMWELL RIDGE CT.

Petitioner's Name: JAMES FUNDERBURK Telephone (Cell): 443-269-9700

Posting Date: 10/15/23 Closing Date: 10/30/23

Wording for Sign: To Permit _____

— To permit a rear yard deck with a rear setback of 15.8 feet in lieu of the required 22.5 feet.

Revised 1/2022



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353

<https://www.baltimorecountymd.gov>

Cashier: Mitchell K.

Transaction **101955**

Total **\$75.00**

DEBIT CARD SALE **\$75.00**
VISA 8281

Retain this copy for statement
validation

Station: Permit Processing - Mini

29-Sep-2023 12:11:03P

\$75.00 | Method: CONTACTLESS

US DEBIT XXXXXXXXXXXX8281

VISA CARDHOLDER

Reference ID: 327200550181

Auth ID: 071205

MID: *****2995

AID: A0000000980840

AthNtwkNm: VISA

RtInd:CREDIT

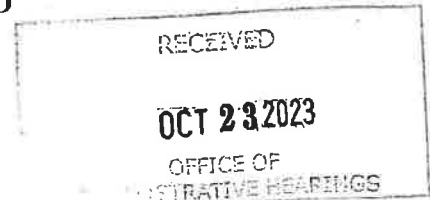
Payment 6J75QKV1H3NZM

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

(AV) 10-30

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 19, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0205-A
Address: 2005 CROMWELL BRIDGE CT
Legal Owner: James Linwood Funderbunk

Zoning Advisory Committee Meeting of October 23, 2023.

- X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:
- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

Accessory structures such as the proposed open deck are permitted within 35 feet of the Forest Buffer Easement. However, if any future conversion of the deck to an addition or other additions to the dwelling are proposed within 35 feet of the Forest Buffer Easement, a variance to the above referenced water quality law must be requested and granted prior to EPS approval of any such permit.

Reviewer: Jannifer Anderson

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 19, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0205-A
Address: 2005 CROMWELL BRIDGE CT
Legal Owner: James Linwood Funderbunk

Zoning Advisory Committee Meeting of October 23, 2023.

- X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:
- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

Accessory structures such as the proposed open deck are permitted within 35 feet of the Forest Buffer Easement. However, if any future conversion of the deck to an addition or other additions to the dwelling are proposed within 35 feet of the Forest Buffer Easement, a variance to the above referenced water quality law must be requested and granted prior to EPS approval of any such permit.

Reviewer: Jannifer Anderson

ZONING NOTICE

#1

ADMINISTRATIVE VARIANCE

CASE # 2023-0205-A

TO PERMIT A REAR YARD DECK WITH A REAR SETBACK OF
15.8 FEET IN LIEU OF THE REQUIRED 22.5 FEET.

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 10/30/23

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

HANDICAPPED ACCESSIBLE

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2023-0205-A

TO PERMIT A REAR YARD DECK WITH A REAR SETBACK
OF 15.8 FEET IN LIEU OF THE REQUIRED 22.5 FEET

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 10/30/23

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
HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 10-15-23

RE: Case Number: 2023-0205-A

Petitioner/Developer: Funderburk

Date of Hearing/Closing: 10-30-23

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 205 Cromwell Ridge Ct
2005

The sign(s) were posted on 10-15-23
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(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 - 2500011415	
Owner Information		
Owner Name:	FUNDERBURK JAMES LINWOOD	Use: RESIDENTIAL
		Principal Residence: YES
Mailing Address:	2005 CROMWELL RIDGE CT	Deed Reference: /41224/ 00109
	BALTIMORE MD 21234-2727	
Location & Structure Information		
Premises Address:	2005 CROMWELL RIDGE CT	Legal Description: 0.163 AC
	BALTIMORE 21234-2727	2005 CROMWELL RIDGE CT ES
		CROMWELL RIDGE
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 1		
0071 0007 0124 9110130.04 9490 17 2023	Plat Ref: 0079/ 0490	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2016	3,058 SF	800 SF
		Property Land Area
		7,100 SF
		County Use
		04
Stories Basement Type	Exterior Quality Full/Half Bath	Garage
2 YES STANDARD UNIT SIDING/ 5	3 full	2 Attached
Value Information		
	Base Value	Value
		As of
		01/01/2023
		Phase-in Assessments
		As of
		07/01/2023
		As of
		07/01/2024
Land:	100,100	104,500
Improvements	373,800	545,700
Total:	473,900	650,200
		532,667
		591,433
Preferential Land:	0	0
Transfer Information		
Seller: FUNDERBURK JAMES LINWOOD	Date: 03/15/2019	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /41224/ 00109	Deed2:
Seller: THE RYLAND GROUP INC	Date: 10/18/2016	Price: \$579,491
Type: NON-ARMS LENGTH OTHER	Deed1: /38143/ 00021	Deed2:
Seller:	Date: 05/07/2014	Price: \$3,320,000
Type: ARMS LENGTH MULTIPLE	Deed1: /34942/ 00482	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 07/28/2017		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application Date:		

DR 2 Pt. Bk. 0000021, Folio 0015

DR 1 NC

1912

0913206033

0925700100

DR 1

DR 2

Pt. Bk. 0000079, Folio 0490

DR 1 NC

2500011409
2012
2500011410
2014

2500011419

1800012893

2500011418

2500011411

PAI # 090413

PAI # 090413

2200000371

PAI # 090413

1969-0075-X

PAI # 090413

2500011405

2500011408

2500011412

2011 Lot # 14

1918

2500011404

2500011413

2500011407

2500011414

NE 10-C

NE 10-D

CROMWELL RIDGE CT

PAI # 090829

PAI # 090829

3 CD

DR 2

Lot # 4

2500011423

1922

2500011424

Lot # 5

2500011425

1928

2500011426

Lot # 7

PAI # 090829

2500011415

071A1

1907

2001

2500011417

Lot # 19

2500011427

Lot # 20

1934

2500011428

1936

2500011429

DR 3.5

DR 1

1905

2500011438

Lot # 31

2500011437

Lot # 30

PAI # 090030

Pt. Bk./Folio # 019031B

Pt. Bk./Folio # 079491

PAI # 090030

2500011442

0902657160

Lot # 1

DR 5.5

R-1951-1900

0901920210

Pt. Bk. 0000019, Folio 0118

Lot # 2

PAI # 090076

PAI # 090076

0912400910

DR-1

2500011433

2500011432

Lot # 25

RUSHLEIGH RD

2500011431

2500011430

Pt. Bk. 0000079, Folio 0491

2500011445

Lot # 1 2500014817

PAI # 090847

PAI # 090847

Pt. Bk./Folio # MP14042

PAI # 090847

1940

1905-1/2

Lot # 2

2500014818

1942

2500014819

PAI # 090827

Pt. Bk./Folio # MP10051

PAI # 090827

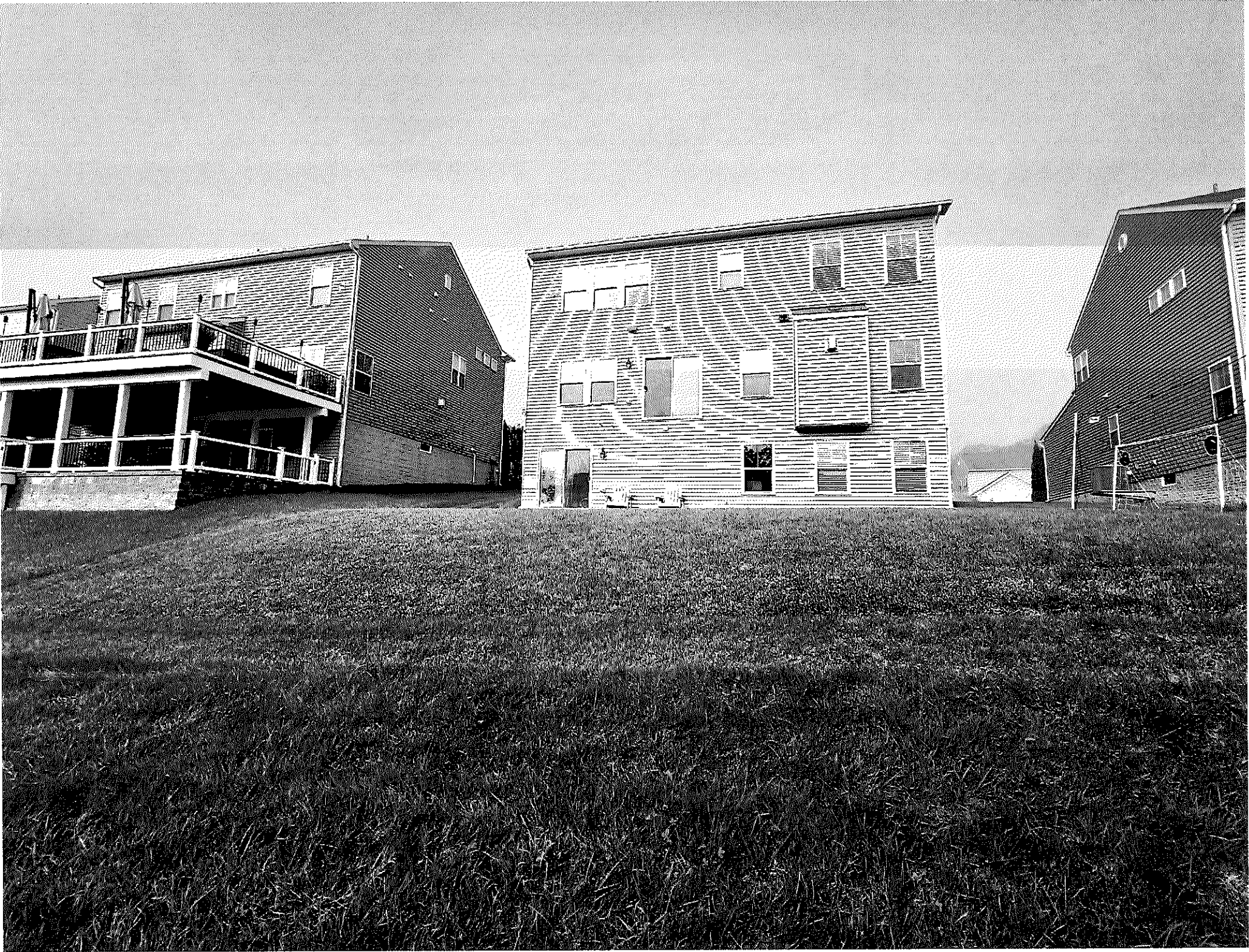
PAI # 090827

PAI # 090064

Pt. Bk./Folio # 0061

DR 1

R-1957-4



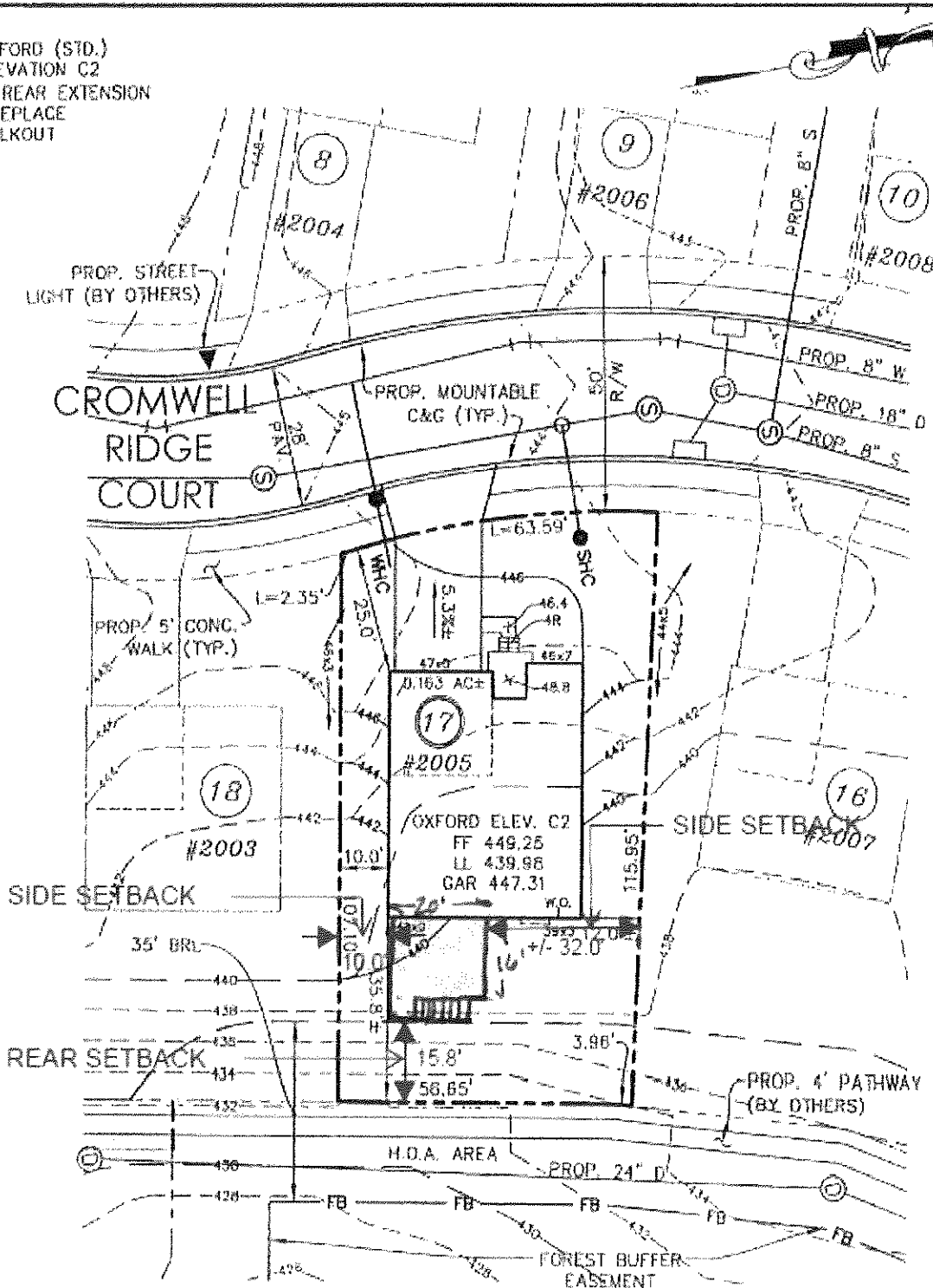




Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (◆)
 Address 2005 Cromwell Ridge Court Owners(s) Name(s) James Funderburk
 Subdivision Name Cromwell Ridge Lot# 17 Block# _____ Section# _____
 Plat Book# 79 Folio# 490 10 Digit Tax# 2 5 0 0 0 1 1 4 1 5 Deed Reference# 4 1 2 2 4 / 0 0 1 0 9

Site Vicinity Map

OXFORD (STD.)
 ELEVATION C2
 2' REAR EXTENSION
 FIREPLACE
 WALKOUT



N
 MAP IS NOT TO SCALE

Zoning Map# 0071

Zoning DR 3.5

Election District 9

Council District 3

Lot Area Acreage 0.163

Lot Square Footage 7,100.0

Historic (Yes or No) No

CBCA (Yes or No) _____

Flood Plain (Yes or No) No

Utilities - Mark with (X)

Water is:

Public X Private _____

Sewer is:

Public X Private _____

Prior Hearing (Yes or No) No

If (Yes) list Case Number(s)
 and order result(s) below:

EXISTING GRADES SHOWN ON THIS PLAN ARE BASED
 ON THE HOLD DOWN PLAN DATED 7/8/2014.

2023-0205-A

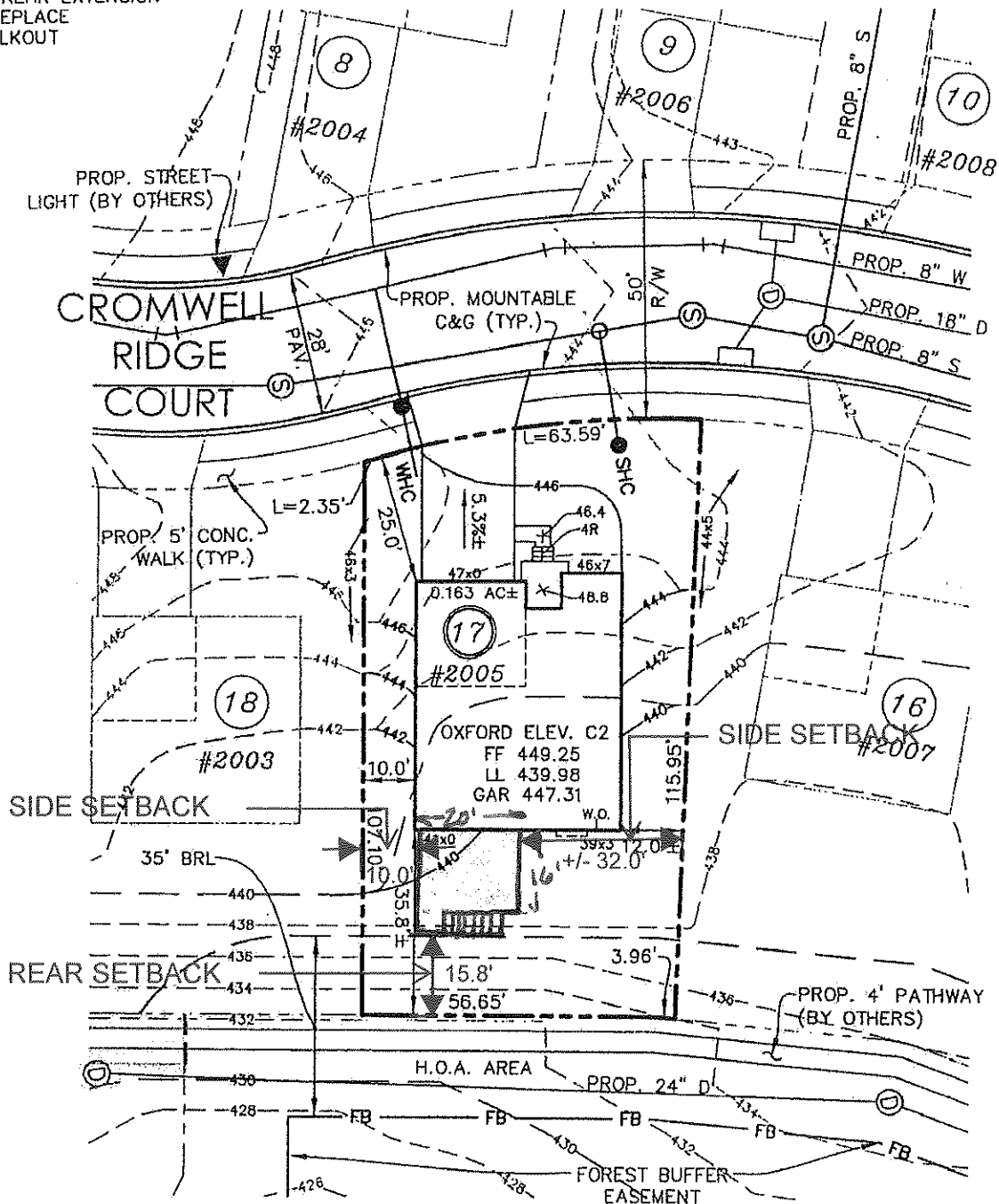
LITTLE & ASSOCIATES, INC.
 ENGINEERS~LAND PLANNERS~SURVEYORS
 1055 TAYLOR AVENUE, SUITE 307
 TOWSON, MARYLAND 21286
 PHONE: (410)296-1636 FAX: (410)298-1639

SITE PLAN TO ACCOMPANY
 BUILDING PERMIT APPLICATION
 #2005 CROMWELL RIDGE COURT
 CROMWELL RIDGE

LOT #: 17
 PAR FILE #: 09-0829
 TAX ACCT. #: 2500011415
 DISTRICT 9c5
 SCALE: 1"=30'
 PLAT: 79/490
 BALTIMORE COUNTY, MD
 JANUARY 28, 2018

Violation Case Number(s)

OXFORD (STD.)
ELEVATION C2
2' REAR EXTENSION
FIREPLACE
WALKOUT



EXISTING GRADES SHOWN ON THIS PLAN ARE BASED
ON THE HOLD DOWN PLAN DATED 7/8/2014.



LITTLE & ASSOCIATES, INC.
ENGINEERS~LAND PLANNERS~SURVEYORS
1055 TAYLOR AVENUE, SUITE 307
TOWSON, MARYLAND 21286
PHONE: (410) 296-1636 FAX: (410) 296-1639

SITE PLAN TO ACCOMPANY
BUILDING PERMIT APPLICATION
#2005 CROMWELL RIDGE COURT
CROMWELL RIDGE

LOT #: 17
PAI FILE # 09-0829
TAX ACCT. #: 2500011415
DISTRICT 9c5
SCALE: 1"=30'

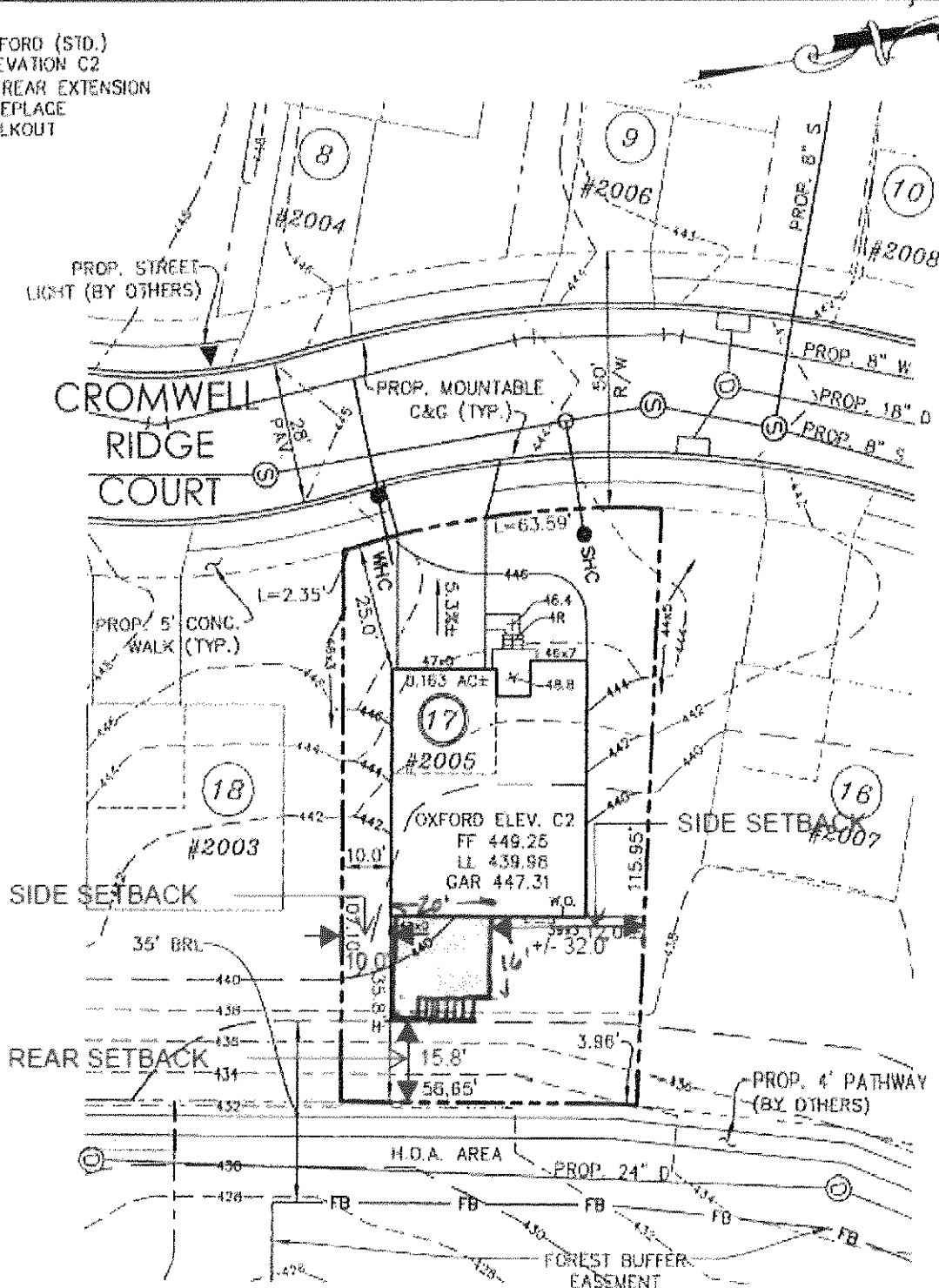
PLAT: 79/490
BALTIMORE COUNTY, MD
JANUARY 29, 2016

2003-0205-1

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (◆)
 Address 2005 Cromwell Ridge Court Owners(s) Name(s) James Funderburk
 Subdivision Name Cromwell Ridge Lot# 17 Block# _____ Section# _____
 Plat Book# 79 Folio# 490 10 Digit Tax# 2 5 0 0 0 1 1 4 1 5 Deed Reference# 4 1 2 2 4 / 0 0 1 0 9

Site Vicinity Map

OXFORD (STD.)
 ELEVATION C2
 2' REAR EXTENSION
 FIREPLACE
 WALKOUT



N
 MAP IS NOT TO SCALE

Zoning Map# 0071

Zoning DR 3.5

Election District 9

Council District 3

Lot Area Acreage 0.163

Lot Square Footage 7,100.0 0

Historic (Yes or No) No

CBCA (Yes or No) _____

Flood Plain (Yes or No) No

Utilities - Mark with (X)

Water is:

Public X Private _____

Sewer is:

Public X Private _____

Prior Hearing (Yes or No) No

If (Yes) list Case Number(s)
 and order result(s) below:

Violation Case Number(s)

EXISTING GRADES SHOWN ON THIS PLAN ARE BASED
 ON THE HOLD DOWN PLAN DATED 7/8/2014.

2023-0205-A

LITTLE & ASSOCIATES, INC.
 ENGINEERS--LAND PLANNERS--SURVEYORS
 1055 TAYLOR AVENUE, SUITE 307
 TOWSON, MARYLAND 21206
 PHONE: (410) 296-1636 FAX: (410) 298-1839

SITE PLAN TO ACCOMPANY
 BUILDING PERMIT APPLICATION
 #2005 CROMWELL RIDGE COURT
 CROMWELL RIDGE

LOT #: 17
 PAR FILE #: 09-0829
 TAX ACCT. #: 2500011415
 DISTRICT 9c5
 SCALE: 1"=30'

PLAT: 79/490
 BALTIMORE COUNTY, MD
 JANUARY 28, 2016

Lot # 31000086, Folio 0169

