



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

November 28, 2023

James and Karen Cooke – Jecjec@comcast.net
4825 Long Green Road
Glen Arm, MD 21057

RE: Petition for Administrative Variance
Case No. 2023-0211-A
Property: 4825 Long Green Road

Dear Mr. and Mrs. Cooke:

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, appearing to read "A. Belt", is written over a horizontal line.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw
Enclosure

c: Matthew T. Kotroco, Esq. – mattkotroco@gmail.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(4825 Long Green Road)		
11 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
James & Karen Cooke	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0211-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, James and Karen Cooke (“Petitioners”) for the property located at 4825 Long Green Road, Glen Arm. The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”), Section 1A01.3.B.3, to allow a home existing on the property since 1916 to be situated as close as 47 ft. to the centerline of a street in lieu of the required 75 ft. and (at the closest) 18 ft. from a lot line in lieu of the required 35 ft. 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. Street view photographs were marked and accepted into evidence as Petitioners Ex. 2A-2E.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. A ZAC comment was provided by the Bureau of Development Plans Review (“DRP”) which agency did not oppose but indicated the following:

“Provide/Show ROW line at correct location.”

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 4, 2023 and November 15, 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 28th 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”), Section 1A01.3.B.3, to allow a home existing on the property since 1916 to be situated as close as 47 ft. to the centerline of a street in lieu of the required 75 ft. and (at the closest) 18 ft. from a lot line in lieu of the required 35 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. 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.
2. Petitioners must comply with the DPR ZAC comment, dated November 6, 2023; a copy of which is attached hereto and made a part hereof.

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



ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 6, 2023
Item No. 2023-0211-A

DATE: November 6, 2023

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR Comments:

Provide/Show ROW line at correct location.

VKD: jk



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 4825 Long Green Road, Glen Arm, MD 21057 Currently Zoned RC 2
Deed Reference 48101 / 00001 10 Digit Tax Account # 1103077075
Owner(s) Printed Name(s) James & Karen Cooke

(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)

1A01.3.B.3: to allow a home existing on the property since 1916 to be situated as close as 47' to the center line of a street in lieu of the required 75' and (at the closest) 18' from a lot line in lieu of the required 35 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 Cooke / Karen Cooke
Name #1 – Type or Print Name #2 – Type or Print
James Cooke / Karen Cooke
Signature #1 Signature #2
4825 Long Green Road Glen Arm MD
Mailing Address City State
21057 / 410 207 7270 / Jeciec@comcast.net
Zip Code Telephone #'s (Cell and Home) Email Address



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

Matthew T Kotroco, Esq
Name - Type or Print
[Signature]
Signature
305 Washington Ave Towson MD
Mailing Address City State
21204 / 410-299-9453 / mattkotroco@gmail.com
Zip Code Telephone # Email Address

Representative to be Contacted:

Matthew Kotroco, Esq.
Name - Type or Print
[Signature]
Signature
305 Washington Ave STE 502 Towson MD
Mailing Address City State
21204 / 410-299-9453 / mattkotroco@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 4th day of October, 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 2023-0211-A Filing Date 10 / 24 / 23 Estimated Posting Date 11 / 5 / 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: 4825 Long Green Road Glen Arm MD 21057
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

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

James Cooke
Signature of Owner (Affiant)

JAMES COOKE
Name - Print or Type

Karen Cooke
Signature of Owner (Affiant)

Karen Cooke
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 4th day of October, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: James Cooke Karen Cooke

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

AS WITNESS my hand and Notaries Seal

Notary Public BRANDI M LANE
Notary Public
Baltimore County, Maryland
My Commission Expires 08/17/2027

Matthew T. Kotroco

Kotroco & Associates, LLC
305 Washington Avenue, Suite 502
Towson, Maryland 21204
410-299-9453
mattkotroco@gmail.com

Relief Requested

1A01.3.B.3: to allow a home existing on the property since 1916 to be situated as close as 47' to the center line of a street in lieu of the required 75' and (at the closest) 18' from a lot line in lieu of the required 35 feet.

Practical Difficulty or Hardship

The home located at 4825 Long Green Road in Glen Arm was built in 1916 and significantly predates the zoning and setback regulations. However, the home does not have any Baltimore County historical designation or setting. Accordingly, the home that was constructed is situated very close to the "front of the property" nearest to Long Green Road. The property is an odd triangle/diamond shape running along Long Green Road. The home is located in the narrow apex of the oddly shaped lot with a front yard setback of 18' and a rear yard setback of 26' at the closest. Additionally, the home is located 47' from the centerline of Long Green Road in lieu of the required 75'. The property owner, Jim and Karen Cooke intend to renovate the old farm house and build an addition on the rear of the existing home along with a new deck.

In order to meet the 35' and the 75' requirement, the house would essentially have to be torn down and moved a significant distance toward the west end of the property to be in an area where the 35' minimum setback could be met on all sides. The property owner would face practical difficulty if the variance relief is not granted. The property owner wishes to renovate and preserve the original farmhouse while also including a more modern expansion for additional living space. The addition does not come any closer to the street or lot lines than the original farm house does.

2023-0211-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023-0211-A Address 4825 LONG GREEN PIKE

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

Filing Date: 10/24/23 Posting Date: 11/5/23 Closing Date: 11/20/23

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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: 2023-0211-A Address 4825 LONG GREEN PIKE

Petitioner's Name: COOKE Telephone (Cell): 410-207-7270

Posting Date: 11/5/23 Closing Date: 11/20/23

Wording for Sign: To Permit

To allow a home existing on the property since 1916 to be situated as close as 47 feet to the centerline of a street in lieu of the required 75 feet and (at the closest) 18 feet from a lot line in lieu of the required 35 feet.

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: 2023-0211-A

Property Address: 4825 LONG GREEN ROAD

Property Description: _____

Legal Owners (Petitioners): JAMES + KAREN COOKE

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Timothy Kokroco

Company/Firm (if applicable): Kokroco & Associates, LLC

Address: 305 Washington Ave Suite 502
Towson, MD 21204

Telephone Number: 410 299 2943

Revised 7/9/2015



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

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of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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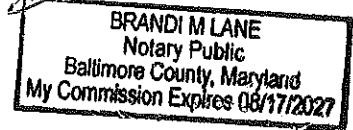
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Owner(s)/Petitioner(s):

James Cooke / Karen Cooke
Name #1 – Type or Print Name #2 – Type or Print
James Cooke / Karen Cooke
Signature #1 Signature #2
4825 Long Green Road Glen Arm MD
Mailing Address City State
21057 / 410 207 7270 / Jeciec@comcast.net
Zip Code Telephone #'s (Cell and Home) Email Address



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

Matthew T Kotroco, Esq
Name - Type or Print
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Case Number 2023-0211-A Filing Date 10 / 24 / 23 Estimated Posting Date 11 / 5 / 23 Reviewer JS

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See Attached

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

James Cooke
Signature of Owner (Affiant)

JAMES COOKE
Name - Print or Type

Karen Cooke
Signature of Owner (Affiant)

Karen Cooke
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 4th day of October, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: James Cooke Karen Cooke

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

AS WITNESS my hand and Notaries Seal

Notary Public

BRANDI M LANE
Notary Public

Baltimore County, Maryland

My Commission Expires 06/17/2027

Matthew T. Kotroco

Kotroco & Associates, LLC
305 Washington Avenue, Suite 502
Towson, Maryland 21204
410-299-9453
mattkotroco@gmail.com

Relief Requested

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In order to meet the 35' and the 75' requirement, the house would essentially have to be torn down and moved a significant distance toward the west end of the property to be in an area where the 35' minimum setback could be met on all sides. The property owner would face practical difficulty if the variance relief is not granted. The property owner wishes to renovate and preserve the original farmhouse while also including a more modern expansion for additional living space. The addition does not come any closer to the street or lot lines than the original farm house does.

2023-0211-A

Matthew T. Kotroco

Kotroco & Associates, LLC
305 Washington Avenue, Suite 502
Towson, Maryland 21204
410-299-9453
mattkotroco@gmail.com

October 10th, 2023

Zoning Property Description for 4825 Long Green Road

Beginning at a point on the south side of Long Green Road which is 20 feet wide at the distance of 806 ft south-east of the centerline of the nearest improved intersecting street Kaness Road which is 20 feet wide.

Beginning for the same at a stone heretofore planted on the sixth line of one hundred ninety eight acres and six square perches of land as described in a deed from Samuel M Rankin and wife, to John M Prigel and wife, dated April 22nd, 1909 and recorded among the land records of Baltimore County in liber W.P.C. No. 342 folio 40 etc., It being an established corner for the church lot heretofore conveyed by said Rankin to the Home Mission Board of the Church of the Brethren of the Eastern District of Maryland, and running thence with and bounding on said sixth line South nine degrees and thirty three minutes east one hundred and seventy nine and seventy five one hundredths feet to a point as now fixed and agreed upon, thence with lines of division as now made and surveyed the two following courses North sixty eight degrees East four hundred thirty two and eight tenths feet North eighty one and one half degrees West one hundred fifty two and eight tenths feet to another corner on said church lot, thence bounding on said lot South eighty eight degrees and eight minutes West two hundred seventy eight feet to the place of beginning. Containing forty one thousand five hundred and fifty five square feet of land, more or less.

2023-0211-A

CERTIFICATE OF POSTING

CASE NO. 2023-0211-A

PETITIONER/DEVELOPER

Matthew

Kotroco Esq.

DATE OF HEARING/CLOSING

November 20, 2023

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

4825 Long Green Pike

Sign 2



THE SIGN(S) POSTED ON November 4, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2023-0211-A

PETITIONER/DEVELOPER

Matthew

Kotroco Esq.

DATE OF HEARING/CLOSING

November 20, 2023

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

4825 Long Green Pike

Sign 1

THE SIGN(S) POSTED ON November 4, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411



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: November 2, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0211-A
Address: 4825 Long Green Rd
Legal Owner: James & Karen Cooke

Zoning Advisory Committee Meeting of November 6, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

Matthew T. Kotroco

Kotroco & Associates, LLC
305 Washington Avenue, Suite 502
Towson, Maryland 21204
410-299-9453
mattkotroco@gmail.com

October 10th, 2023

Zoning Property Description for 4825 Long Green Road

Beginning at a point on the south side of Long Green Road which is 20 feet wide at the distance of 806 ft south-east of the centerline of the nearest improved intersecting street Kaners Road which is 20 feet wide.

Beginning for the same at a stone heretofore planted on the sixth line of one hundred ninety eight acres and six square perches of land as described in a deed from Samuel M Rankin and wife, to John M Prigel and wife, dated April 22nd, 1909 and recorded among the land records of Baltimore County in liber W.P.C. No. 342 folio 40 etc., It being an established corner for the church lot heretofore conveyed by said Rankin to the Home Mission Board of the Church of the Brethren of the Eastern District of Maryland, and running thence with and bounding on said sixth line South nine degrees and thirty three minutes east one hundred and seventy nine and seventy five one hundredths feet to a point as now fixed and agreed upon, thence with lines of division as now made and surveyed the two following courses North sixty eight degrees East four hundred thirty two and eight tenths feet North eighty one and one half degrees West one hundred fifty two and eight tenths feet to another corner on said church lot, thence bounding on said lot South eighty eight degrees and eight minutes West two hundred seventy eight feet to the place of beginning. Containing forty one thousand five hundred and fifty five square feet of land, more or less.

2023-0211-A

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

No. 222583

Date: 10/24/23

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

Total: \$75.00

Rec From: KOTROCO (COOKE)

For: 2023-0211-A

4825 LONG GREEN PIKE

JSS

DISTRIBUTION

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

GOLD - ACCOUNTING

CASHIER'S
VALIDATION

TIMOTHY M. KOTROCO 07-89 ATTORNEY AT LAW PH. 410-299-2943 305 WASHINGTON AVE SUITE 502 TOWSON, MD 21204		7-7575/2520	1965
DATE 10/10/23		RECEIVED BY KOTROCO	
PAY TO THE ORDER OF Baltimore County MD		\$75.00	
Seventy Five		00/100 DOLLARS	
Your Finances. Our Promise. Baltimore County Employees Federal Credit Union Towson, MD 21204		Security Features Included. Details on Back.	
MEMO COOKE ADMIN		Timothy Kotroco	
⑆252075757⑆0101113298⑈ 1965			

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 11 Account Number - 1103077075		
Owner Information		
Owner Name:	COOKE JAMES COOKE KAREN	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	4825 LONG GREEN RD GLEN ARM MD 21057-	Deed Reference: /48101/ 00001
Location & Structure Information		
Premises Address:	4825 LONG GREEN RD GLEN ARM 21057-	Legal Description: LT SS LONG GREEN RD 528 E OF KANE RD
Map: 0053	Grid: 0010	Parcel: 0097
Neighborhood: 11070061.04	Subdivision: 0000	Section: 0000
Block: 0000	Lot: 0000	Assessment Year: 2024
Town: None		Plat No: 04
Primary Structure Built: 1916		
Above Grade Living Area: 1,450 SF		
Finished Basement Area: 0.9500 AC		
County Use: 04		
StoriesBasementType: 2	YES	STANDARD UNITASBESTOS SHINGLE/4
Exterior: 1 full/ 1 half	QualityFull/Half BathGarageLast Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2021
Land:	123,500	123,500
Improvements:	97,400	97,400
Total:	220,900	220,900
Preferential Land:	0	0
Transfer Information		
Seller: CURRENS JAMES MICHAEL	Date: 06/02/2023	Price: \$208,500
Type: NON-ARMS LENGTH OTHER	Deed1: /48101/ 00001	Deed2:
Seller: CURRENS JAMES MI CHAEL	Date: 11/22/1976	Price: \$16,666
Type: ARMS LENGTH IMPROVED	Deed1: /05699/ 00055	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2023
County:	000	0.00
State:	000	0.00
Municipal:	000	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:		



Google Maps 4813 Long Green Rd



Glen Arm, Maryland

 Google Street View

Jul 2019

[See more dates](#)

Image capture: Jul 2019 © 2023 Google

2023-0211-A

Google Maps 4800 Long Green Rd



Glen Arm, Maryland

Google Street View

Jul 2019

See more dates

Google

Image capture: Jul 2019 © 2023 Google

2023-0211-A

Google Maps 4800 Long Green Rd



Glen Arm, Maryland

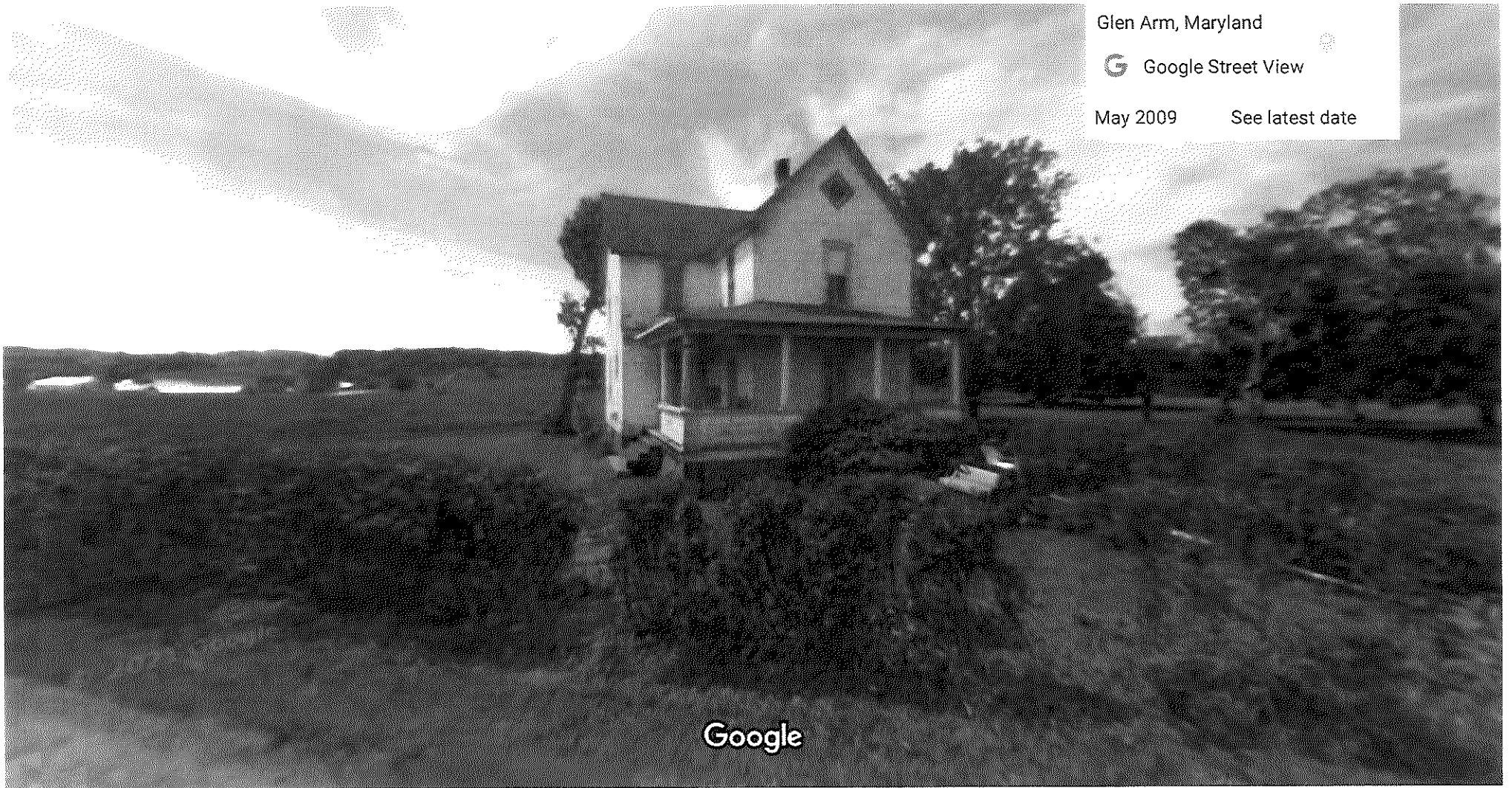
 Google Street View

May 2009 See latest date

Image capture: May 2009 © 2023 Google

2023-0211-A

Google Maps 4800 Long Green Rd



Glen Arm, Maryland

 Google Street View

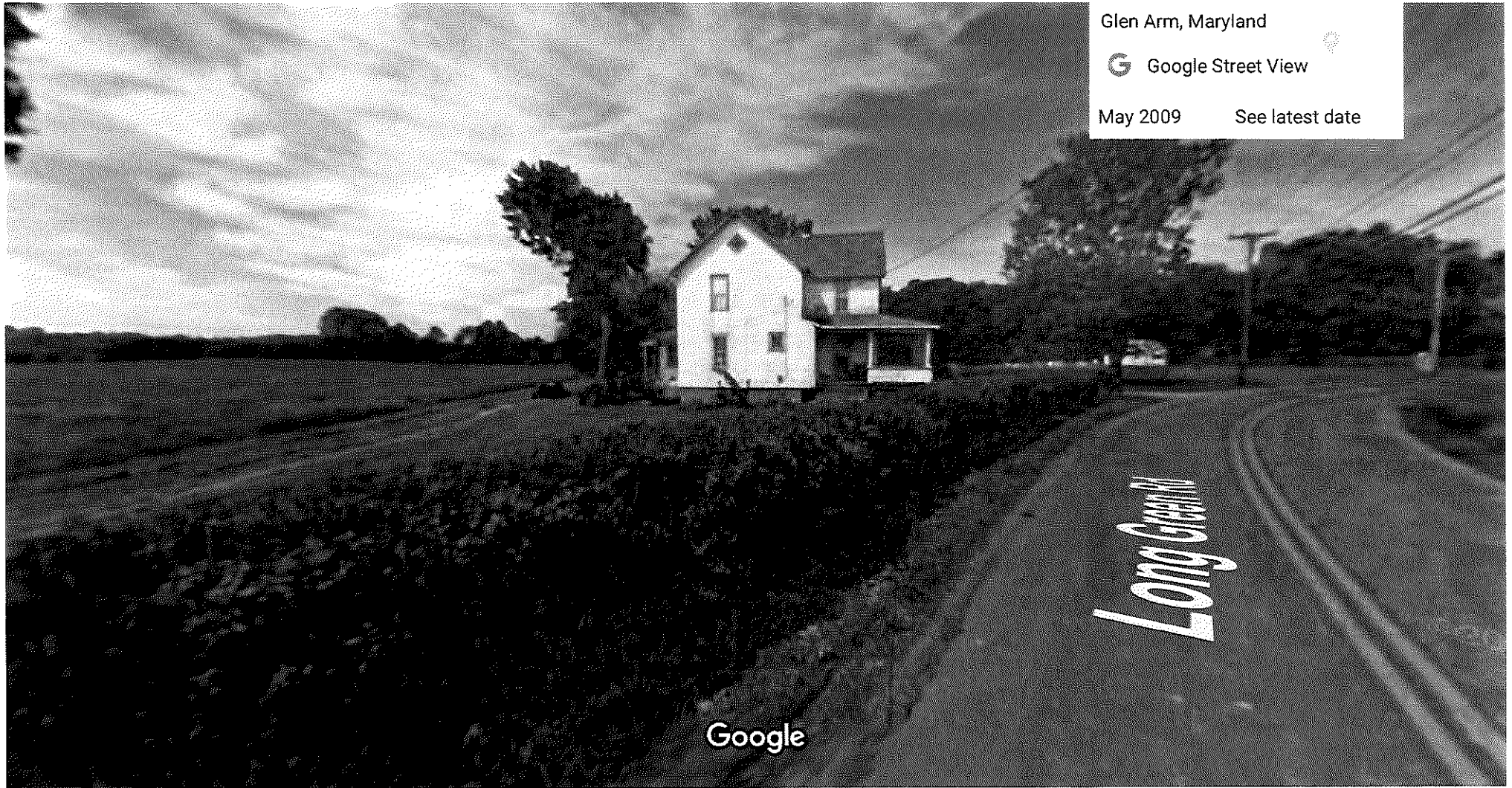
May 2009 See latest date

Google

Image capture: May 2009 © 2023 Google

2023-0211-A

Google Maps 4800 Long Green Rd



Glen Arm, Maryland

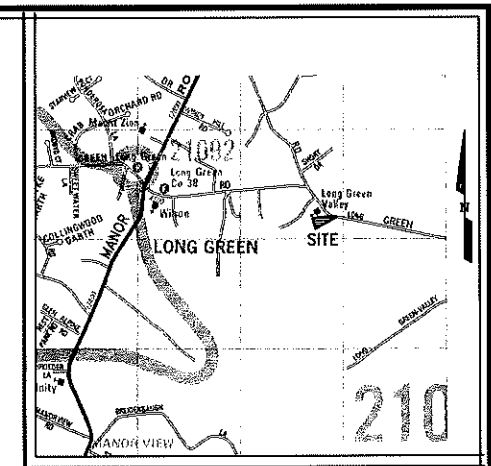
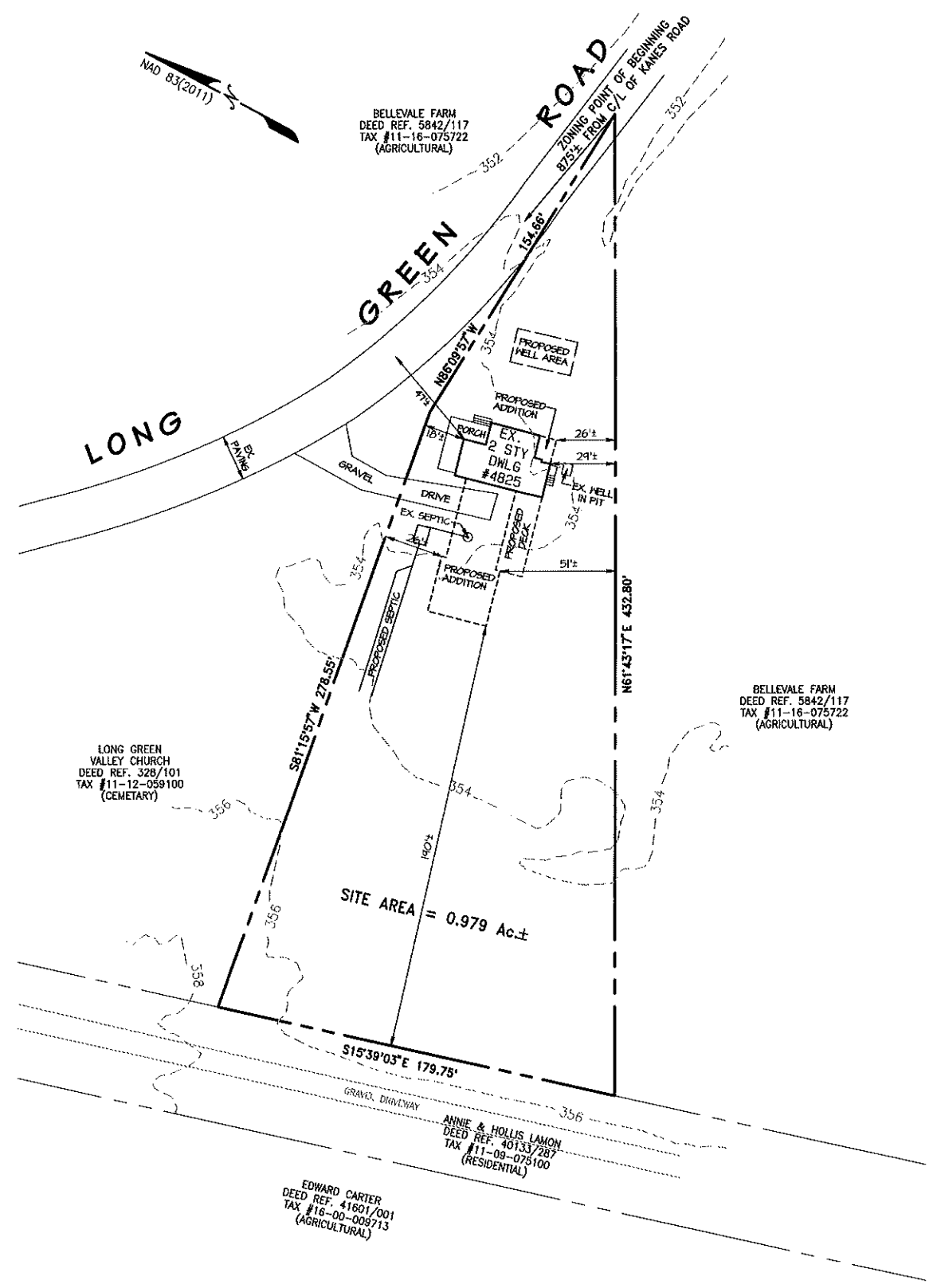
 Google Street View

May 2009

[See latest date](#)

Image capture: May 2009 © 2023 Google

2023-0211-A



Notes

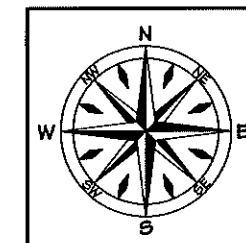
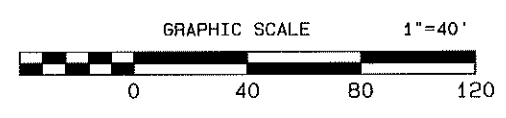
1. Owner: James Cooke
Karen Cooke
4825 Long Green Road
Glen Arm, MD 21057
2. Zoned: RC-2
3. This site is not in the Chesapeake Bay Critical Area.
4. This site is not in the 100 year flood plain.
5. There are no known underground fuel tanks.
6. This is not a historic property/building.
7. This site is serviced by private septic and well.
8. No prior Zoning Hearings.
9. Tax Account No. 11-03-077075

**Plat to Accompany Request
for a Variance
of the**

COOKE PROPERTY

**4825 Long Green Road
Baltimore County, Maryland**

**Deed Ref.: J.L.E. No. 48101, folio 001
Tax Map 53; Grid 10; Parcel 97
11th Election District, 3rd Councilmanic District
Scale: 1"=40' Date: October 2, 2023**



Dietz Surveying Inc.
Land Surveying and Land Planning
8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsurveying.net

Revisions	Date	Plat Date: 10/2/2023	FIELD: KCK, KW	DRAWN: SAL	Job No. 23118
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File Name: Z:\Long Green Road 4825 Job# 23118\LONG GREEN RD 4825 Zoning.pro