



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

January 9, 2024

Lisa Crider – lisarncrider@icloud.com
1824 Weyburn Road
Rosedale, MD 21237

RE: Petition for Administrative Variance
Case No. 2023-0250-A
Property: 1824 Weyburn Road

Dear Ms. Crider:

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,



ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw
Enclosure

c: Gabriele Council – gabrielecouncil@msn.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(1824 Weyburn Road)		
14 th Election District	*	OFFICE OF ADMINISTRATIVE
6 th Council District		
Lisa Crider	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioner	*	CASE NO. 2023-0250-A
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owner of the property, Lisa Crider (“Petitioner”) for the property located at 1824 Weyburn Road, Rosedale (the “Property”). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Sections 1B02.3.C.1 and 301.1, to permit a replacement side yard deck with a side setback of 3 ft. in lieu of the required 7.5 ft. The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioner’s Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A-2D). There were no adverse Zoning Advisory Committee (“ZAC”) comments received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the Property having been posted on December 17, 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 Section 32-3-303 of the Baltimore County Code (“BCC”). Petitioner intends to construct a replacement deck which will serve as the primary entrance to the residence. The existing porch is small and in disrepair. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner. I find that 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.

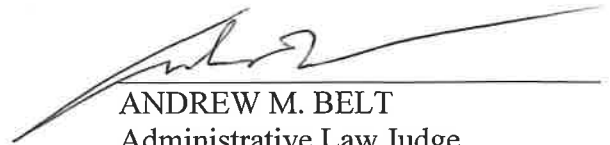
Pursuant to the posting of the Property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 9th day of **January, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), Sections 1B02.3.C.1 and 301.1, to permit a replacement side yard deck with a side setback of 3 ft. in lieu of the required 7.5 ft., be, and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

- Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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.

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



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 1824 WEYBURN ROAD, ROSEDALE, MD 21237 Currently Zoned DR 5.5
Deed Reference 43346 / 00254 10 Digit Tax Account # 1419033680
Owner(s) Printed Name(s) LISA CRIDER

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 1B02.3.C.1. & 301.1. → To permit a replacement side yard deck with a side setback of 3 feet in lieu of the required 7.5 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):

LISA CRIDER

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1824 WEYBURN RD ROSEDALE MD,

Mailing Address

City

State

21237

443-653-0346

lisacrider@icloud.com

Zip Code

Telephone #'s (Cell and Home)

Email Address

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

GABRIELE COUNCIL

Name - Type or Print

Signature

5020 FORGE RD PERRYHALL MD

Mailing Address

City

State

21128

443-760-5822

gabrielecouncil@msn.com

Zip Code

Telephone #

Email Address

Representative to be Contacted:

GABRIELE COUNCIL

Name - Type or Print

Signature

5020 FORGE RD PERRYHALL MD

Mailing Address

City

State

21128

443-760-5822

gabrielecouncil@msn.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 2023-0250-1 Filing Date 12 / 4 / 23 Estimated Posting Date 12 / 17 / 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: 1824 WEYBURN ROAD ROSEDALE MD. 21237
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)

SETBACK REQUIREMENTS ARE 7.5' FOR THIS
SIDE DECK. THE EXISTING IS OLD AND SMALL.
THIS IS THE PRIMARY ENTRANCE AND
FUNCTION TO OUR HOUSE. THIS WILL MAKE
A SAFER ACCESSIBILITY FOR THE
HOME. THE EXISTING IS ROTTING AND FAILING.

INSTALL A 6.6' D x 11' W OPEN DECK
WITH FIVE STEPS TO CODE 46" High
72 sq ft Deck / 20 sq ft steps
WITH A 3' and 3.6' side setback

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

Lisa Ann Crider
Signature of Owner (Affiant)

X
Signature of Owner (Affiant)

Lisa Ann Crider
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 17 day of November, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Lisa Ann Crider

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

AS WITNESS my hand and Notaries Seal

Jazmin Ortiz Sepulveda
Notary Public

May 29, 2024
My Commission Expires

JAZMIN ORTIZ-SEPULVEDA
Notary Public
State of Maryland
Baltimore City

PROPERTY DESCRIPTION

1824 WEYBURN ROAD

BEGINING AT A POINT ON THE WEST SIDE OF
WEYBURN ROAD 35' WIDE AT THE DISTANCE 265' WEST
OF THE CENTERLINE OF THE NEAREST IMPROVED
INTERSECTING STREET GOLDEN RING ROAD WHICH
IS 35' WIDE.

2073-0250-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023-0250-A Address 1874 WEYBURN ROAD

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

Filing Date: 12/4/23 Posting Date: 12/17/23 Closing Date: 1/1/24

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: 2023-0250-A Address 1874 WEYBURN ROAD

Petitioner's Name: LISA CRISER Telephone (Cell) 443-760-5822

Posting Date: 12/17/23 Closing Date: 1/1/24

Wording for Sign: To Permit _____

To permit a replacement side yard deck with a side setback of 3 feet in lieu of the required 7.5 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: 2023-0250-4
Property Address: 1824 WEYBURN RD. ROSEDALE, MD. 21237
Legal Owners (Petitioners): GABR
Contract Purchaser/Lessee: LISA CRIDER

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): LISA CRIDER
Address: 1824 WEYBURN RD ROSEDALE, MD. 21237

Telephone Number: 443-653-0346

*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.

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

No. 228952

Date: 12/4/23

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: CRIDER / COUNCIL

For: 2023-0250-A

1824 WEYBURN ROAD

JSS

CASHIER'S
VALIDATION

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING



Freedom Fence and Deck, Inc.

414-A Back River Neck Rd
Baltimore, MD 21221
443-271-6841
hr.freedomfence@gmail.com

MANUFACTURERS & TRADERS TR CO

6417 Petrie Way
Rosedale, MD 21237
7-11/520

5490

11-28-2023

PAY TO THE
ORDER OF

Baltimore County Md
SEVENTY FIVE DOLLARS

\$ 75.00

00/100

DOLLARS

PROTECTED AGAINST FRAUD



MEMO

CRIDER VARIANCE



Handwritten signature



005490 052000 1131

5880645

Details on Back
Intuit® CheckLock™ Secure Check

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: December 12, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0250-A
Address: 1824 Weyburn Rd
Legal Owner: Lisa Crider

Zoning Advisory Committee Meeting of December 19, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

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 December 19, 2023
Item No. 2023-0250-A

DATE: December 19, 2023

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

DPW-T: N/C

DPR: N/C

Landscape: N/C

Rec & Parks: N/C & No Greenways affected

VKD: JK
cc: file

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 12/17/2023

Case Number: 2023-0250-A

Petitioner / Developer: LISA CRIDER

Date of Closing: JANUARY 1, 2024

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:
1824 WEYBURN ROAD

The sign(s) were posted on: DECEMBER 17, 2023

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2023-0250-A

TO PERMIT A REPLACEMENT SIDE YARD DECK
WITH A SIDE SETBACK OF 3 FEET IN LIEU OF THE
REQUIRED 7.5 FEET.
1824 WEYBURN ROAD

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, JANUARY 1, 2024

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
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Special Tax Recapture: None

Account Identifier: District - 14 Account Number - 1419033680

Owner Information

Owner Name: CRIDER LISA ANN Use: RESIDENTIAL
Principal Residence: YES

Mailing Address: 1824 WEYBURN RD Deed Reference: /43346/ 00254
BALTIMORE MD 21237-1748

Location & Structure Information

Premises Address: 1824 WEYBURN RD Legal Description: 1824 WEYBURN RD NS
BALTIMORE 21237-1748 KENWOOD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0089 0011 0628 14010004.04 0000 7 22A 2024 Plat Ref: 0021/ 0039

Town: None

Primary Structure	Built Above Grade	Living Area	Finished Basement Area	Property Land Area	County Use
1955		1,396 SF	525 SF	5,550 SF	04

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
1 1/2 YES STANDARD UNITBRICK/ 4 2 full

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2023	07/01/2024
Land:	78,000	78,000		
Improvements	128,800	128,800		
Total:	206,800	206,800	206,800	
Preferential Land:	0			

Transfer Information

Seller: HUBER LISA ANN	Date: 09/15/2020	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /43346/ 00254	Deed2:
Seller: AUTUMN LEAF INVESTMENT LLC	Date: 04/16/2008	Price: \$249,000
Type: ARMS LENGTH IMPROVED	Deed1: /26894/ 00159	Deed2:
Seller: MCCRAY ALISHA D	Date: 08/13/2007	Price: \$200,000
Type: NON-ARMS LENGTH OTHER	Deed1: /26036/ 00042	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

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 05/09/2008

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

LISA CRIDER

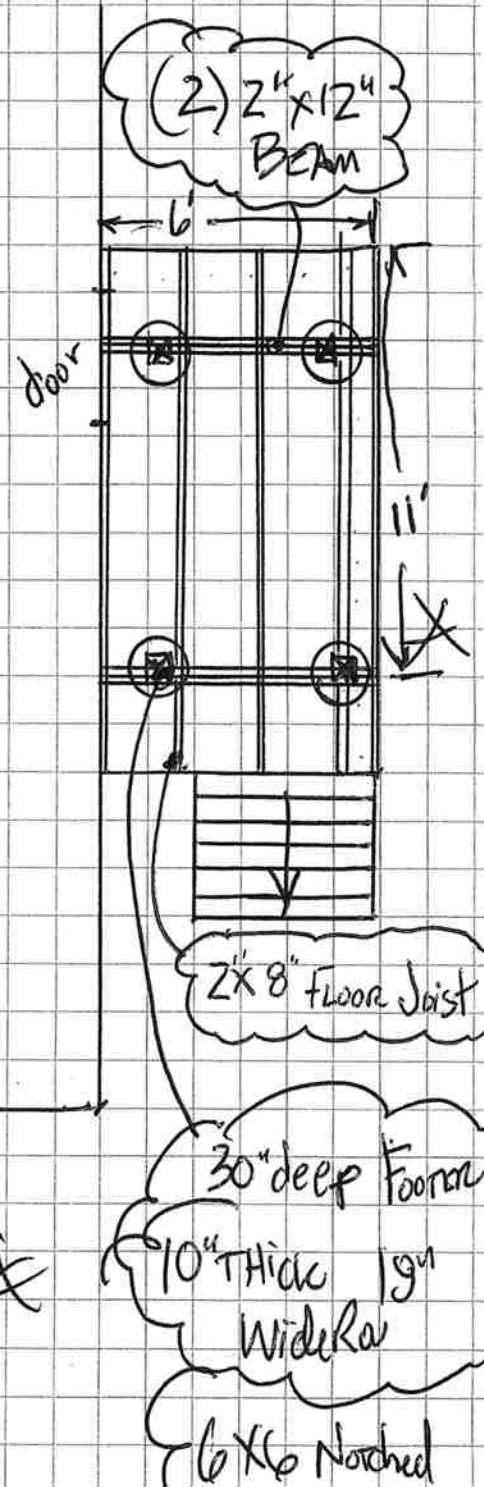
1824 Weyburn Rd.

Rosedale Md. 21206

House

/ FRONT /

X deck Side Set back 12" X





2023-0050-A



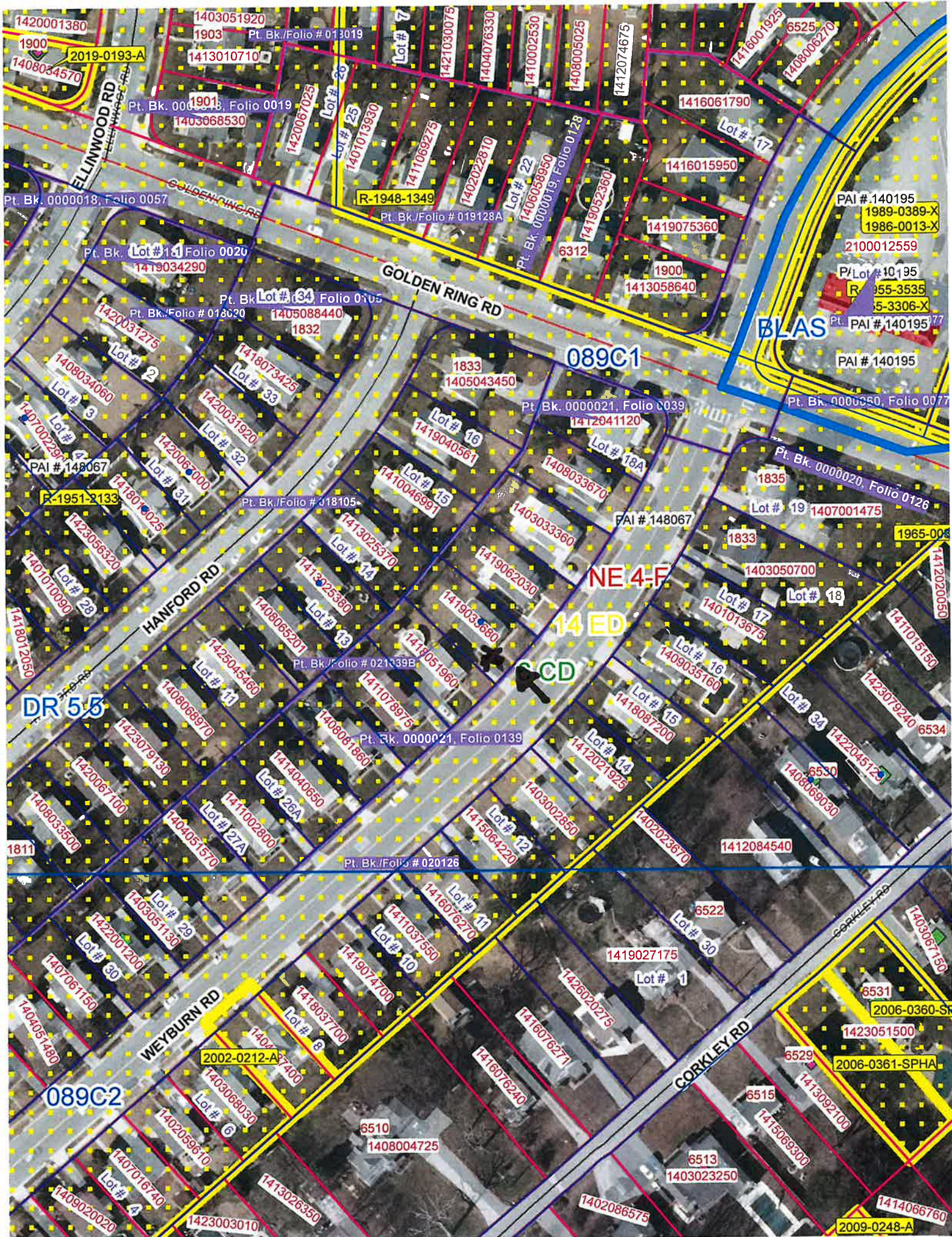
2023-0250-A

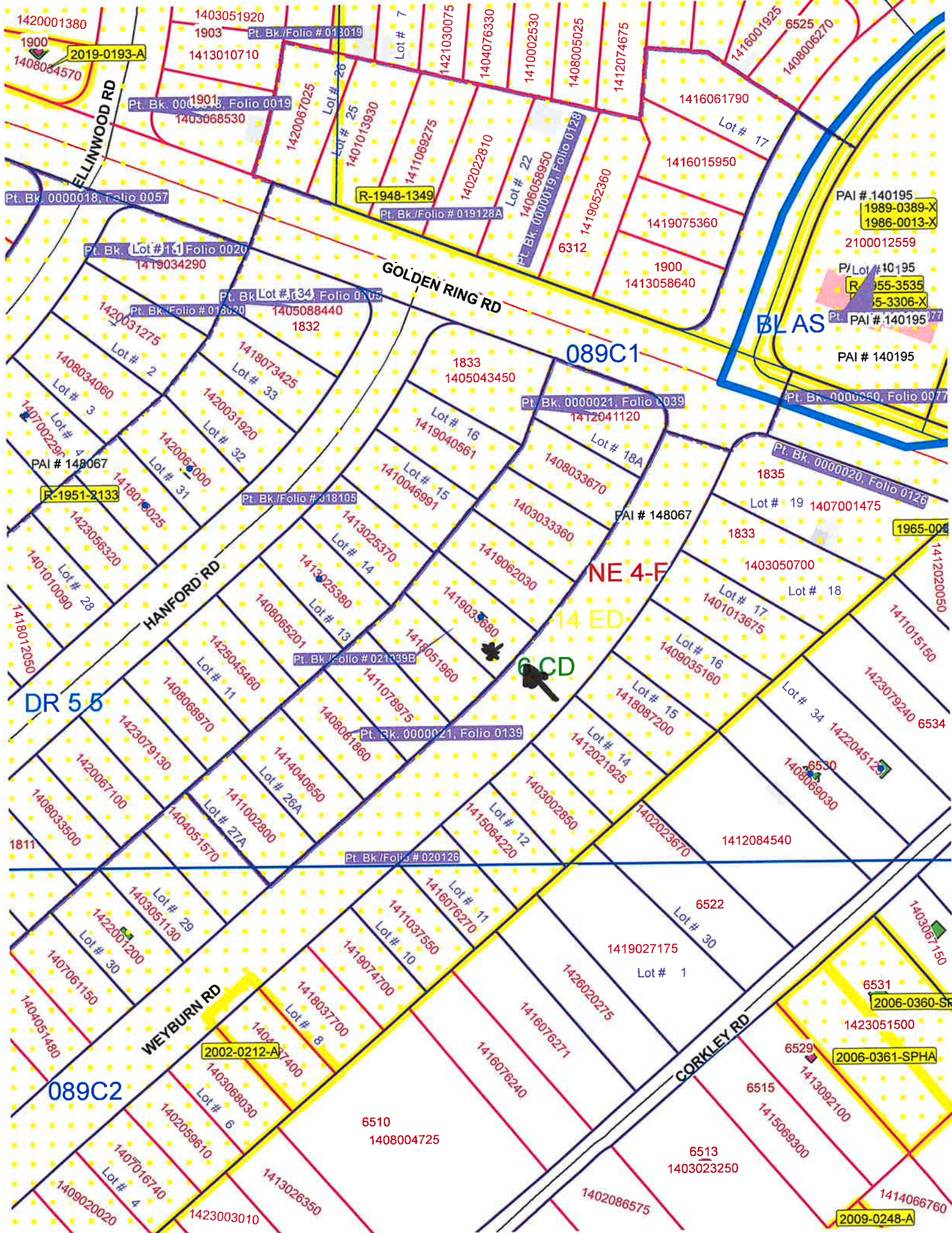


2023-0250-A

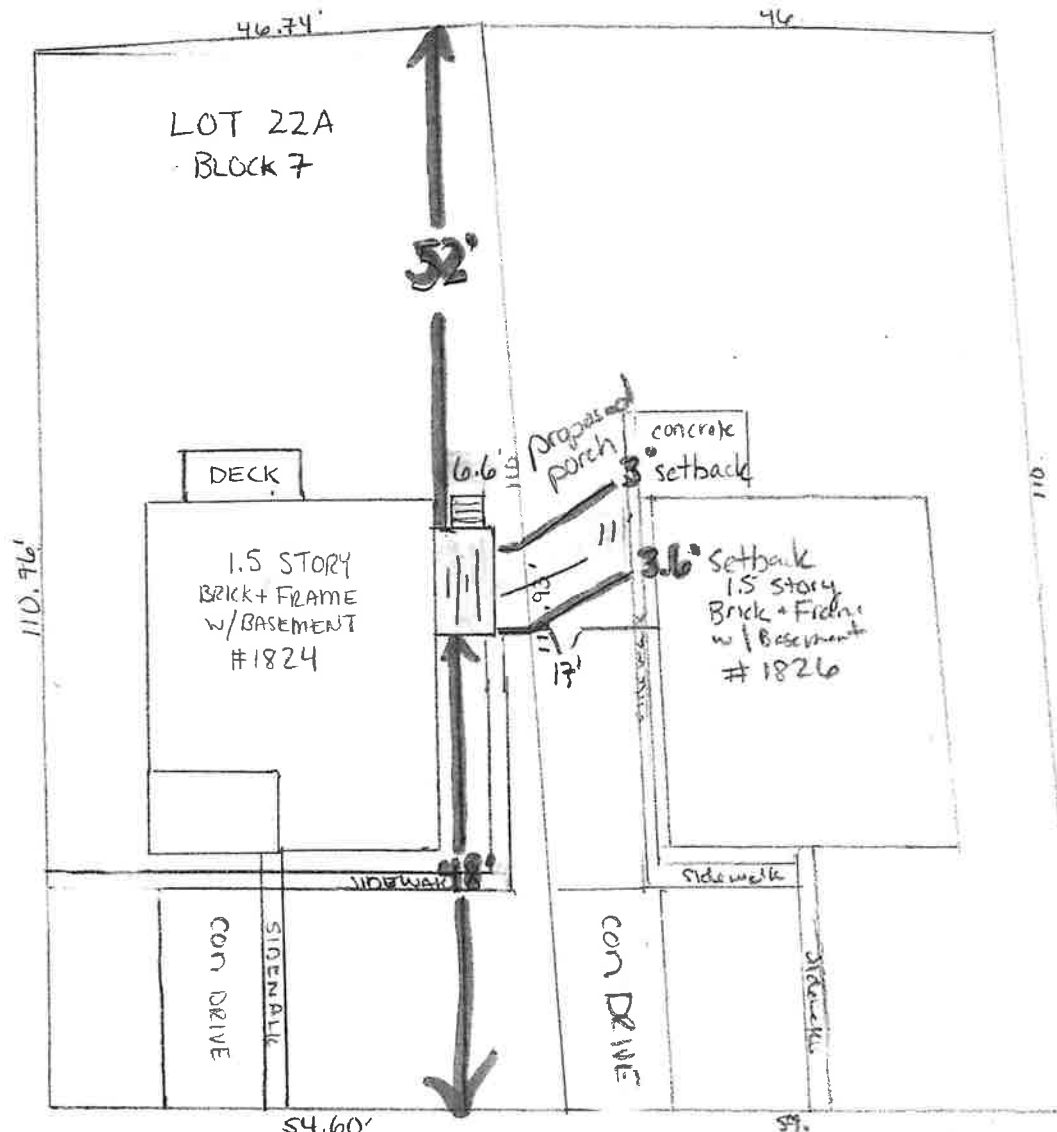


2023-0250-A





Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
 Address 1824 WEYBURN RD Owners(s) Name(s) LISA CRIDER
 Subdivision Name KENWOOD Lot # 22A Block # 7 Section # na
 Plat Book # 0021 Folio # 254 10 Digit Tax # 1419033680 Deed Reference# 43346100254



2023-0250-A



Plan Drawn By GABRIELE CUNCIL Date 11-1-23 Scale: 1 inch = 20' Feet

Site Vicinity Map



Zoning Map # 0089
 Zoning DR. 5.5
 Election District 14
 Council District 6
 Lot Area Acreage _____
 Lot Square Footage 5478
 Historic (Yes or No) NO
 CBCA (Yes or No) 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:
NA

Violation Case Number(s)
NA