



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

February 20, 2024

Jonathan S. Vassil – jonathanvassil@gmail.com
Jennifer V. Vassil
31 Woodbrook Lane
Baltimore, MD 21212

RE: Petition for Variance
Case No. 2023-0259-A
Property: 31 Woodbrook Lane

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 handwritten signature in blue ink, appearing to be "Derek J. Baumgardner", is written over the word "Sincerely,".

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJBdlm
Enclosure

c: Bruce E. Doak – bdoak@bruceedoakconsulting.com
James Cahn – jemcahn@comcast.net
Diane Markakis- igx377joh8174@msn.com

IN RE: PETITION FOR VARIANCE

(31 Woodbrook Lane)

9th Election District

2nd Council District

Jonathan and Jennifer Vassil

Legal Owners

Petitioners

*

BEFORE THE

*

OFFICE OF ADMINISTRATIVE

*

HEARINGS OF

*

BALTIMORE COUNTY

*

CASE NO. 2023-0259-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by the legal owners, Jonathan & Jennifer Vassil (“Petitioners”) for property located at 31 Woodbrook Lane, Baltimore County, Maryland (the “Property”). The Petitioners are requesting variance relief from Baltimore County Zoning Regulation (“BCZR”) § 400.3 to permit an accessory structure (garage) with a height of 25 ft. in lieu of the required maximum height of 15 ft.

A public hearing was conducted virtually on February 5, 2024, using the virtual platform WebEx in lieu of an in-person hearing. The Petition was properly advertised and posted. The Petitioners appeared in support of the Petition along with Bruce E. Doak, a licensed surveyor, of Bruce E. Doak Consulting, LLC, who prepared and certified the site plan (the “Site Plan”). (Pet. Ex. 1). Ms. Diane Markakis, a neighboring property owner, and James Cahn, President of the Ruxton-Riderwood-Lake Roland Area Improvement Association, appeared as interested persons and provided testimony at the hearing.

The following materials were received and admitted as exhibits to the record: (1) Site Plan; (2) SDAT Report; (3) GIS; (4) GIS aerial photograph; (5) Site Photographs (A-M); (6) Zoning Advisory Committee (“ZAC”) comments; (7) Department of Environmental Protection and

Sustainability (“DEPS”) comments; (8) Department of Plans Review (“DPR”) comments; (9) letters from Diane Markakis. County agency comments did not indicate any objection to the relief requested.

Findings of Fact

The Property is approximately 4.3 acres in land area and is improved with a single-family dwelling constructed in 1931 and an existing accessory structure (garage). The Property is zoned DR-1. The proposed three-bay, two-story, 975 sq. ft. garage will be 25 feet in height. The first floor will be used for motor vehicle and household storage, with the second floor being used for storage only. No portion of the garage will be utilized for living or sleeping quarters.

The closest neighboring property to the proposed garage is the lot immediately to the east of the Property with an address of 25 Woodbrook Lane (Lot 164). The proposed garage will be constructed 35 feet from this property line, substantially exceeding the 2.5 ft. minimum side yard setback requirement. Mr. Doak indicated that the current property owners and residents of 25 Woodbrook Lane, the Browns, do not object to the proposed relief. Additional landscaping between 31 Woodbrook Lane and 25 Woodbrook Lane is planned and under consideration at this time. No other variances are requested under this Petition.

Mr. Doak testified that the proposed accessory structure (garage) would replace the existing garage which is in disrepair. The footprint of the proposed garage is set back further from Woodbrook Lane than the existing garage at approximately 450 ft. The rear topography of the lot includes a steep down gradient with significant tree cover and a portion of the rear yard behind the proposed garage supports a septic tank. The front yard of the Property slopes down gently towards Woodbrook Lane. *See* Petitioner’s Exhibits 5(a)-(c).

Ms. Markakis, a neighboring property owner across Woodbrook Lane at 24 Woodbrook Lane, testified to her concerns regarding site lines from her property to the proposed garage, with the appearance of the garage being located in the side yard. Ms. Markakis's letters reiterated this point and requested that existing and supplemental landscaping be used to screen the garage from view. Mr. Cahn, on behalf of the Association, testified regarding the Association practice of submittal and review of improvements planned to properties within the association's boundaries.

Conclusions of Law

Petitioner requests variance relief from the maximum height limit on accessory structures found under BCZR §400.3, to permit the construction of a replacement garage with a height of 25 ft. in lieu of the maximum height permitted of 15 ft. Pursuant to BCZR § 307.1, "...the [Administrative Law Judge] shall have ...the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship...Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to public health, safety and general welfare..." A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

This Property is unique in that the topography of the land slopes upwards from Woodbrook Lane to the single-family dwelling, buffering the view from Woodbrook Lane so that structures appear less intrusive, and then steeply downward towards the rear of the property, limiting the buildable space in the rear yard. Moreover, the proposed garage merely replaces the existing garage in disrepair, modifying the proposed footprint towards the rear of the lot, further limiting the view of the garage from Woodbrook Lane. The garage will remain in the rear yard and not the side yard in compliance with regulations and the added height is mitigated by the chosen location of the modified footprint. From a design perspective, the proposed garage will complement the existing 100-year-old home, including the sloped roof, which while adding height to the structure, will attempt to mimic the sloped roof of the historic home.

For these reasons, I find that special circumstances or conditions exist that are peculiar to the Property because of the slope of the land and the nature of the existing 100-year-old single family dwelling, and strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty if the 15 ft. height limit were imposed. I further find that the variance requested is in strict harmony with the spirit and intent of the height regulations and, if granted, does not threaten to injure the public health, safety and general welfare, as the proposed garage is set back approximately 450 ft. from Woodbrook Lane and planned landscaping will mitigate any impacts from neighboring 25 Woodbrook Lane.

THEREFORE, IT IS ORDERED, this 20th day of **February 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from BCZR § 400.3 to permit an accessory structure (garage) with a height of 25 ft. in lieu of the required maximum height of 15 ft., be and is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition;
2. Petitioners and/or subsequent owners shall not convert the accessory structure/garage into a dwelling unit or apartment. The proposed accessory structure/garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities;
3. The accessory structure/garage shall also not be used for commercial or industrial purposes;
4. The accessory structure/garage shall not have a separate utility or electric connection and shall connect to the electrical/utility in the home. The accessory structure/garage shall not have separate water connection and shall connect to the water in the home;
5. If any landscaping is required by County regulations with respect to buffering or screening, the Petitioner must comply with such landscaping requirements as outlined in the Landscape Manual.

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



DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB/dlm



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 31 WOODBROOK LANE which is presently zoned DR1
Deed References: JLE 47513 / 433 10 Digit Tax Account # 0902657430
Property Owner(s) Printed Name(s) JONATHAN SAKAMOTO VASSIL & JENNIFER VISSER VASSIL

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

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. X a **Variance** from Section(s)

SEE ATTACHED PAGE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

JONATHAN SAKAMOTO VASSIL JENNIFER VISSER VASSIL
Name #1 - Type or Print Name #2 - Type or Print
X [Signature] X [Signature]
Signature #1 Signature #2
31 WOODBROOK LANE BALTIMORE MD
Mailing Address City State
21212 443 377 8485 JONATHANVASSIL@GMAIL.COM
Zip Code Telephone # Email Address

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC
Name - Type or Print
[Signature]
Signature
3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
Mailing Address City State
21053 410-419-4906 BDOAK@BRUCEEDOAKCONSULTING.COM
Zip Code Telephone # Email Address

CASE NUMBER 2023-0259-A Filing Date 12/12/23

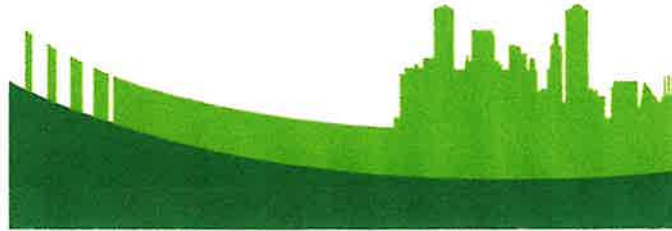
Do Not Schedule Dates:

Reviewer JS

Zoning Hearing Petitions Being Requested

Variance to permit an accessory structure (garage) with a height of 25 feet in lieu of the required maximum height of 15 feet per Section 400.3 BCZR

2023-0259-A



Zoning Description

**31 Woodbrook Lane- 4.3016 Acres
Ninth Election District Second Councilmanic District
Baltimore County, Maryland**

Beginning at a point in Woodbrook Lane, said point being 866 feet, more or less, westerly from the centerline of Charles Street, thence leaving Woodbrook Lane and running with and binding on the outlines of the subject property, the ten following courses and distances, viz.

- 1) South 08 degrees 04 minutes 01 second West 20.48 feet
- 2) South 22 degrees 32 minutes 40 seconds West 139.90 feet
- 3) South 08 degrees 03 minutes 34 seconds West 326.90 feet
- 4) South 78 degrees 13 minutes 49 seconds West 134.89 feet
- 5) North 72 degrees 33 minutes 12 seconds West 154.93 feet
- 6) North 53 degrees 17 minutes 50 seconds West 82.45 feet
- 7) North 08 degrees 07 minutes 32 seconds West 86.18 feet
- 8) North 17 degrees 25 minutes 36 seconds East 200.01 feet
- 9) North 10 degrees 36 minutes 33 seconds East 178.25 feet and
- 10) North 10 degrees 36 minutes 33 seconds East 20.56 feet to a point in Woodbrook Lane, thence running in Woodbrook Lane and running with and binding on the outlines of the subject property, the three following courses and distances, viz.
 - 11) North 87 degrees 11 minutes 50 seconds East 62.62 feet
 - 12) South 78 degrees 41 minutes 36 seconds East 123.56 feet and
 - 13) South 75 degrees 51 minutes 08 seconds East 185.92 feet to the point of beginning.

Containing 4.3016 acres of land, more or less.

This description is part of a zoning hearing petition and is not intended for any conveyance purposes.

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

2023-0759-A



**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 fifteen (15) 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: 2023-0259-A
Property Address: 31 WOODBROOK LANE
Property Description: 4.3016 AC SOUTH SIDE OF WOODBROOK LANE
866'± WESTERLY OF CHARLES STREET
Legal Owners (Petitioners): JONATHAN S. VASSIL & JENNIFER V. VASSIL
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRUCE E. DOAK
Company/Firm (if applicable): BRUCE E. DOAK CONSULTING LLC
Address: 3801 BAKER SCHOOLHOUSE ROAD
FREELAND MD 21053

Telephone Number: 410-419-4906

Revised 5/20/2014



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 31 WOODBROOK LANE which is presently zoned DR1
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Property Owner(s) Printed Name(s) JONATHAN SAKAMOTO VASSIL & JENNIFER VISSER VASSIL

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

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3. X a **Variance** from Section(s)

SEE ATTACHED PAGE

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TO BE PRESENTED AT THE HEARING

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I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING LLC

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2023-0259-A Filing Date 12/12/23

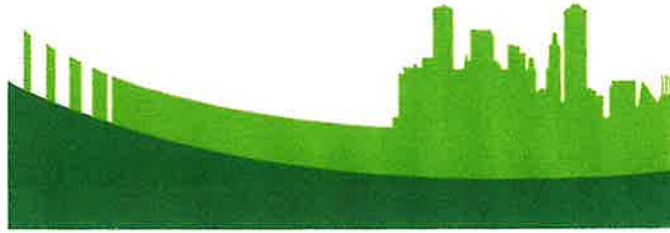
Do Not Schedule Dates:

Reviewer JS

Zoning Hearing Petitions Being Requested

Variance to permit an accessory structure (garage) with a height of 25 feet in lieu of the required maximum height of 15 feet per Section 400.3 BCZR

2023-0259-A



Zoning Description

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Baltimore County, Maryland

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Containing 4.3016 acres of land, more or less.

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Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

2023-0759-A



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

No. 228955

Date: 12/12/23

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: VASSIL / DOAK

For: 2023-0259-A

31 WOODBROOK LANE

JSS

CASHIER'S
VALIDATION

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

BRUCE E DOAK 12-12 BRUCE E DOAK CONSULTING 3801 BAKER SCHOOLHOUSE RD FREELAND, MD 21053-9738		3074 15-3/540 429
Date 12/05/23		
Pay to the Order of	BALTIMORE COUNTY MD	\$ 75.00
SEVENTY FIVE AND 00/1000		Dollars
 PNCBANK PNC Bank, N.A. 040		 Photo Safe Deposit® Details on back
For	VASSIL ZONING FEE	
⑆054000030⑆ 5336741067⑆		3074

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: January 9, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 9, 2024
Item No. 2023-0259-A

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 1/10/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0259-A

INFORMATION:

Property Address: 31 Woodbrook Lane
Petitioner: Jonathan Sakamoto Vassil & Jennifer Vassil
Zoning: DR 1
Requested Action: Variance

The Department of Planning has reviewed the petition for the following:

Variance - To permit an accessory structure (garage) with a height of 25 feet in lieu of the required maximum height of 15 feet per Section 400.3 of the Baltimore County Zoning Regulations.

The proposed site is a 4.3016-acre property surrounded by open land and some residential uses. The proposed site has no previous zoning case history and is not in any historic district.

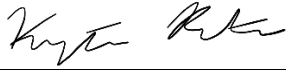
The existing land use is currently a residential, single-family use property. The requested relief for permitted height of an accessory structure, as said in the above request, does not create an undesired visual encumbrance onto the adjacent neighbor and/or the public right-of-way. The existing dwelling and proposed accessory structure will be situated off the road at a distance that will not be seen coupled with the trees that visually buffer them from the public road. The accessory structure will replace the existing garage, which will be razed. The property is located in the Ruxton Riderwood Lake-Roland Design Review Panel (DRP) Area but this project is not subject to Panel review. The proposed architecture of the new garage will be complimentary to the neighborhood.

The Department has no objection in granting the relief conditioned upon the following:

- 1) Provide details of the proposed materials and colors of the garage structure
- 2) Provide language on the plan that the garage shall not be converted to residential use
- 3) Show the new paving pattern of the driveway to demonstrate how the garage will be adequately accessed by vehicles
- 4) Provide any buffering or screening as requested from the Baltimore County Landscape Architect.
- 5) The plan conforms to all other bulk and setback regulations set forth in the Baltimore County Zoning Regulations for D.R. 1 zoned property and
- 6) The plan meets all additional conditions as required by the Administrative Law Judge.

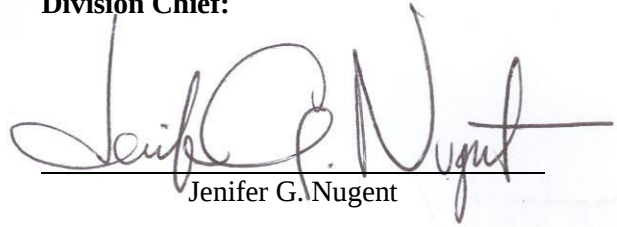
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

Bruce E. Doak
Alexandra Laham, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: January 9, 2024

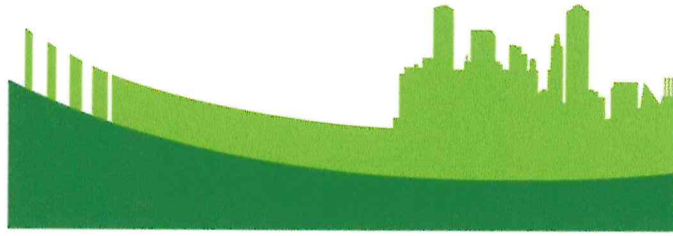
SUBJECT: DEPS Comment for Zoning Item # 2023-0259-A
Address: 31 WOODBROOK LANE
Legal Owner: Jonathan & Jennifer Vassil

Zoning Advisory Committee Meeting of January 9, 2024.

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

Additional Comments:

Reviewer: Earl D. Wrenn



CERTIFICATE OF POSTING

January 9, 2024

_____ amended for second inspection

Re:

Zoning Case No. 2023-0259-A

Legal Owner: Jonathan & Jennifer Vassil

Hearing date: February 5, 2024

Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Jeff Perlow

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **31 Woodbrook Lane**.

The signs were initially posted on **January 8, 2024**.

The subject property was also inspected on _____.

Sincerely,

A handwritten signature in blue ink that appears to read "B. E. Doak".

Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

410-419-4906 cell / 443-900-5535 office

bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2023-0259-A

31 Woodbrook Lane

THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY
AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING
(VIA WEBEX) ON THE PROPERTY IDENTIFIED HEREIN AS FOLLOWS:

DATE & TIME:

MONDAY FEBRUARY 5, 2024 11:00 AM

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS,
PLEASE VISIT THE WEB SITE ADDRESS BELOW NO LATER THAN
48 HOURS PRIOR TO THE HEARING:

WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS.

YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION
AND THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-887-3868, EXT. 0 OR SEND AN EMAIL TO
ADMINISTRATIVEHEARINGS@BALTIMORECOUNTYMD.GOV

REQUEST:

**VARIANCE TO PERMIT AN ACCESSORY STRUCTURE
(GARAGE) WITH A HEIGHT OF 25 FEET IN LIEU OF THE
REQUIRED MAXIMUM HEIGHT OF 15 FEET PER SECTION
400.3 OF THE BCZR.**

ZONING NOTICE

CASE NO. 2023-0259-A

31 Woodbrook Lane

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BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING
(VIA WEBEX) ON THE PROPERTY IDENTIFIED HEREIN AS FOLLOWS:

DATE & TIME:

MONDAY FEBRUARY 5, 2024 11:00 AM

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS,
PLEASE VISIT THE WEB SITE ADDRESS BELOW NO LATER THAN
48 HOURS PRIOR TO THE HEARING:

WWW.BALTIMORECOUNTYMD.GOV/ADMINHEARINGS.
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION
AND THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-887-3868, EXT. 0 OR SEND AN EMAIL TO
ADMINISTRATIVEHEARINGS@BALTIMORECOUNTYMD.GOV

REQUEST:

VARIANCE TO PERMIT AN ACCESSORY STRUCTURE
(GARAGE) WITH A HEIGHT OF 25 FEET IN LIEU OF THE
REQUIRED MAXIMUM HEIGHT OF 15 FEET PER SECTION
400.3 OF THE BCZR.

ZONING NOTICE

CASE NO. 2023-0259-A

31 Woodbrook Lane

THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY
AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING
(VIA WEBEX) ON THE PROPERTY IDENTIFIED HEREIN AS FOLLOWS:

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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 - 09 Account Number - 0902657430

Owner Information

Owner Name:	VASSIL JONATHAN SAKAMOTO VASSIL JENNIFER VISSER	Use:	RESIDENTIAL
Mailing Address:	31 WOODBROOK LN BALTIMORE MD 21212	Principal Residence:	YES
		Deed Reference:	/47513/ 00433

Location & Structure Information

Premises Address:	31 WOODBROOK LN BALTIMORE 21212-	Legal Description:	4.3016 AC SS WOODBROOK LA CHARLES ST AV
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0079	0005	0009	9020032.04	0000				2023	
									Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1931	7,724 SF		4.3000 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	1/2	YES	STANDARD	UNITSTONE/8	6 full/ 1 half	1 Detached	
				FRAME			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2023	07/01/2024
Land:	908,200	908,200		
Improvements	1,725,300	2,258,900		
Total:	2,633,500	3,167,100	2,811,367	2,989,233
Preferential Land:	0	0		

Transfer Information

Seller: LEITCH NATALIE M	Date: 11/04/2022	Price: \$4,300,000
Type: ARMS LENGTH MULTIPLE	Deed1: /47513/ 00433	Deed2:
Seller: BROWN EDWARD W,JR,TRUSTEE	Date: 06/20/2012	Price: \$2,500,000
Type: ARMS LENGTH IMPROVED	Deed1: /32213/ 00108	Deed2:
Seller: BROWN EDWARD W JR	Date: 02/15/2011	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /30514/ 00133	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: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

GENERAL INFORMATION

1. Ownership: Jonathan Sakamoto Vassil & Jennifer Visser Vassil
2. Addresses: #31 Woodbrook Lane Baltimore, MD 21212
3. Deed reference: JLE 47513/433
4. Property area: 4.3016 acres (per deed)
5. Election District: 9th Councilmanic District: 2nd
6. Tax Map 79 Grid 005 Parcel 009 Tax Acc. # 09-02-657430
7. ADC Map Grid: 26K10 Position Sheets: 30NW3 & 30NW4
8. GIS Tile Number: 079C1
9. Regional Planning District: Ruxton Regional Planning Dist. Code: 314
10. Growth Tier: 1 Growth Tier Description: Served by public sewer & inside URDL
11. Watershed Name: Jones Falls
12. URDL Land Type: 0
13. School Districts: West Towson ES Dumbarton MS Towson HS
14. Census Block: 240054905003009 Census Tract: 490500
15. The boundary shown hereon is from the title deed.
16. The topography shown hereon is from GIS Tile #079C1.

GROUND WATER MANAGEMENT

1. Public water is provided by an existing water line in Woodbrook Lane.
2. Public sewer is provided by an existing sewer line in Woodbrook Lane.
3. There are no underground fuel tanks on the subject property.

ENVIRONMENTAL IMPACT

Forest Conservation

1. There is no forest on the subject property.
2. The owner paid money to the Belcher Property forest retention bank on July 21, 2014 for 2 acres which meets the Forest Conservation Act requirements.

Forest Buffer

1. No wetlands exist on the subject property.
2. No flood plain exists on the subject property as shown on the current FEMA FIRM Map.
3. The subject property are not located within a 100 year flood plain.
4. The subject property is not in the Chesapeake Bay Critical Area.

OFFICE OF ZONING

Current Zoning DR 1

Zoning History

There have been no zoning hearings concerning the subject property.

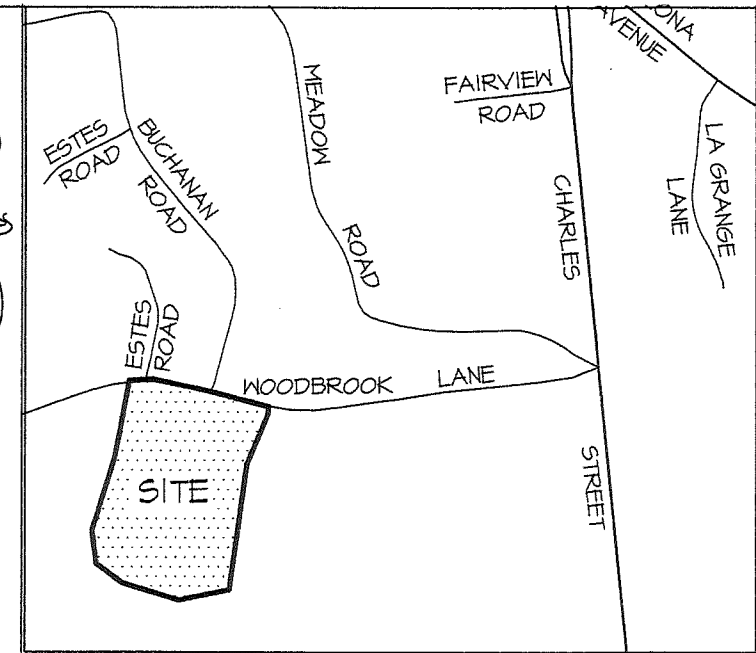
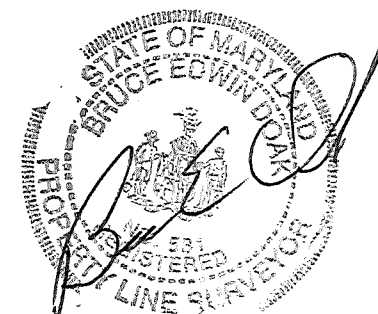
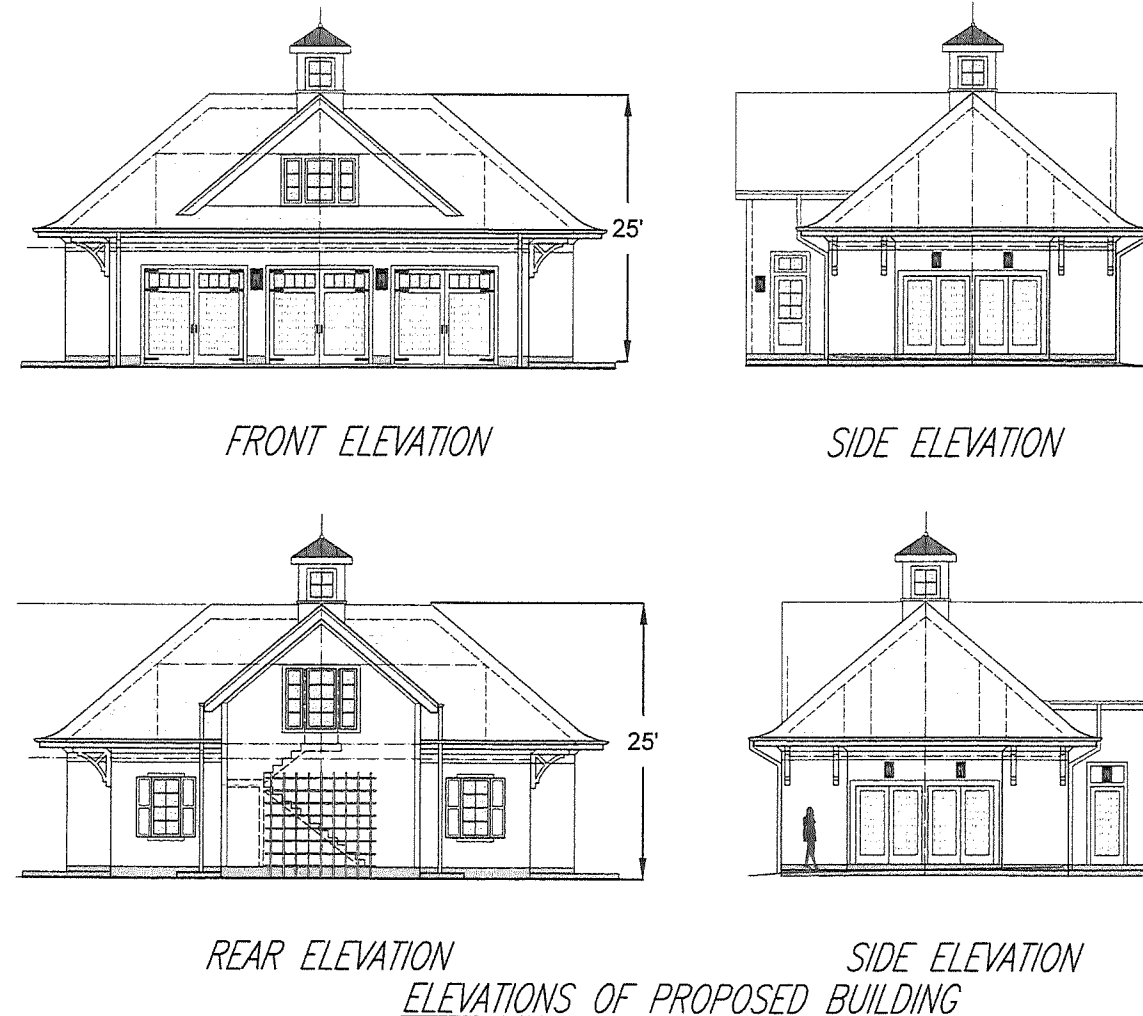
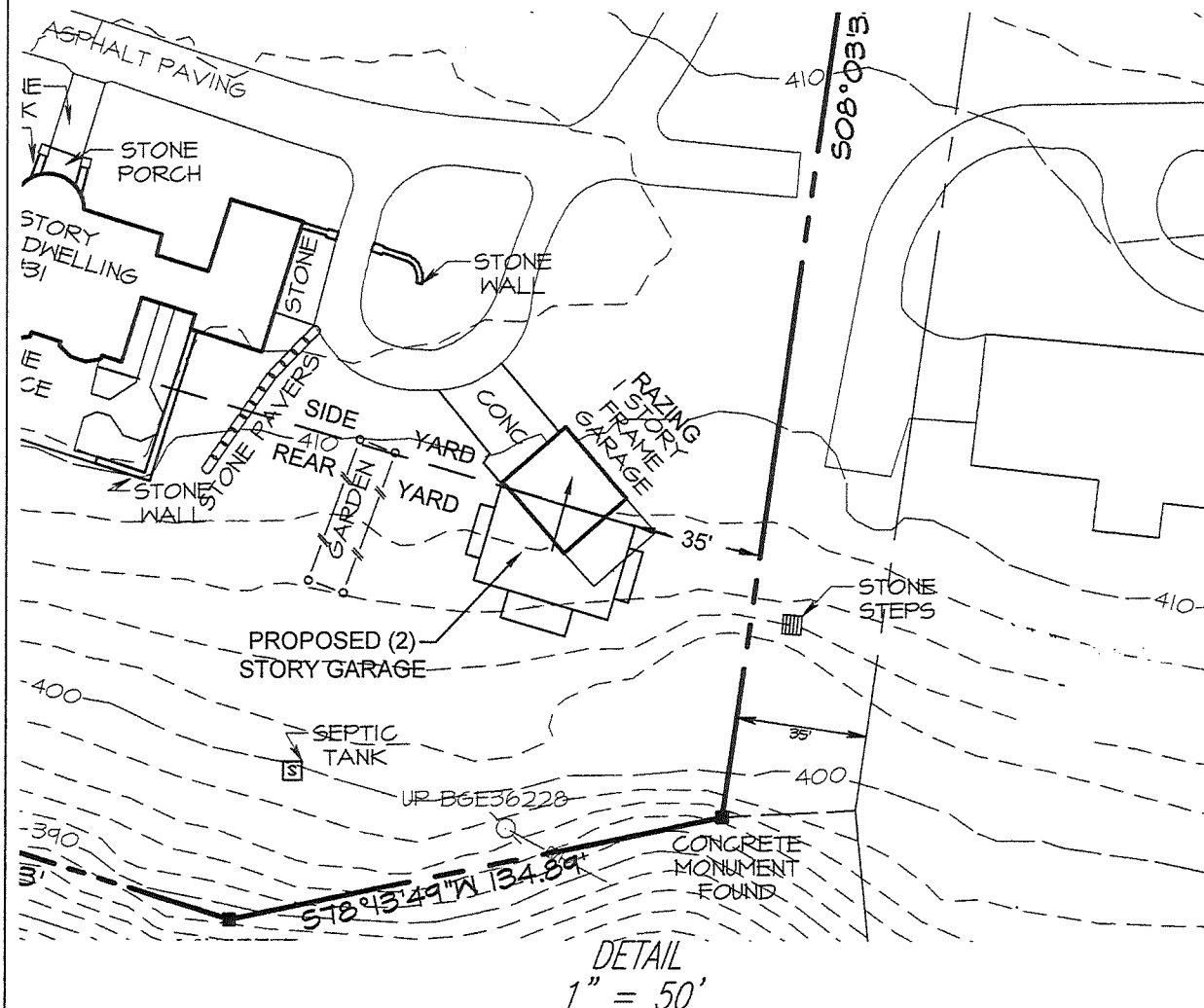
DR 1 Setbacks for Residential Single Family Dwellings

Front: 25 feet from the road right of way or property line
Side: 25 feet from tract boundary
Rear: 30 feet from property line

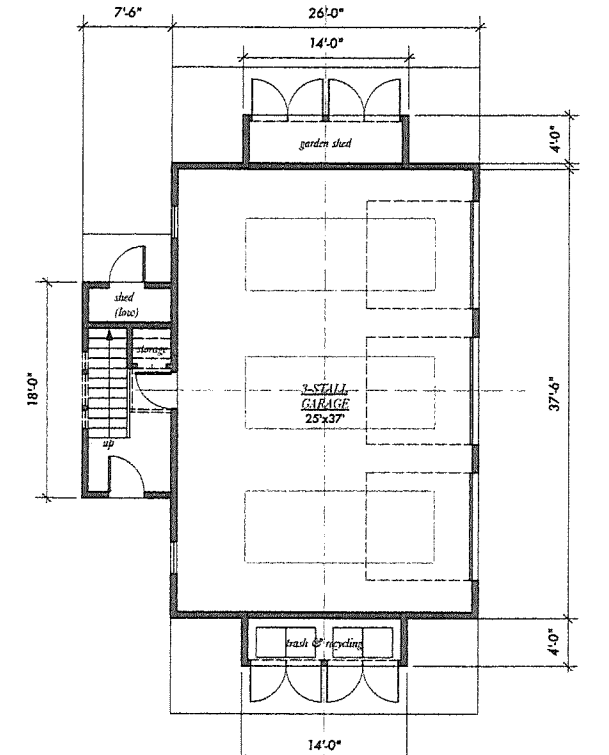
Accessory structure setback to the property line: 2.5 feet

OFFICE OF PLANNING

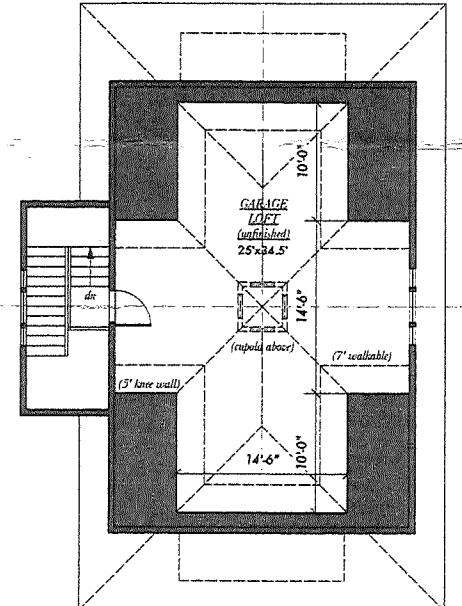
1. The subject property is not located in a National Register Historic District.
2. The existing house was built in approximately 1931 (per SDAT). The dwelling is not on any historic list.
3. Woodbrook Lane is not designated a Baltimore County scenic route.



Vicinity Map - Scale: 1" = 500'



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#31 WOODBROOK LANE

BALTIMORE COUNTY, MARYLAND
9th ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT

Date: 11/8/23

Scale: 1" = 100'

