



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 28, 2024

Damon and Corinthia Brooks – dbrooks@jhmi.edu
21001 Ridge Road
Freeland, MD 21053

RE: Petition for Administrative Variance
Case No. 2024-0019-A
Property: 21001 Ridge Road

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 a circular stamp.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(21001 Ridge Road)		
6 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
	*	HEARINGS FOR
Damon & Corinthia Brooks		
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0019-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, Damon and Corinthia (“Petitioners”), for the property located at 21001 Ridge Road, Freeland (the “Property”). The Petitioners are requesting variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”), Section 400.1, to permit an accessory building (detached garage/carport) to be located in the front yard (left side) in lieu of the required rear yard placement. 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’ Exhibits 2A-2E.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 4, 2024 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 Section 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 Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioners.

Although the Department of Planning did not make any recommendations related to the detached garage/carport, I will impose conditions that the detached garage/carport shall not be converted into a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and will not have separate electric or utility connections, or used for commercial purposes.

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 28th day of **February, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("BCZR"), Section 400.1, to permit an accessory building (detached garage/carport) to be located in the front yard (left side) in lieu of the required rear yard placement, 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 and subsequent owners shall not convert the detached garage/carport into a dwelling unit or apartment. The detached garage/carport shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities.

3. The detached garage/carport shall not have a separate utility or electric connection and shall connect all electrical to the home.

4. The detached garage/carport shall not be used for commercial or industrial purposes.

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: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 21001 Ridge Road, Freeland, MD 21053 Currently Zoned Residential AL
Deed Reference 43087, 06203 10 Digit Tax Account # 0623050051
Owner(s) Printed Name(s) Damon L Brooks, Corinthia L Brooks

(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: 400.1 → To permit an accessory building (garage) to be located in the front yard (left side) in lieu of the required rear yard placement.

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):

<u>Damon L Brooks</u> Name #1 – Type or Print	<u>Corinthia Brooks</u> Name #2 – Type or Print
<u>[Signature]</u> Signature #1	<u>[Signature]</u> Signature #2
<u>21001 Ridge Road</u> Mailing Address	<u>Freeland MD</u> City State
<u>21053, 443-929-0485</u> Zip Code Telephone #'s (Cell and Home)	<u>dbrooks@J4ME.EDU</u> Email Address

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

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

Representative to be Contacted:

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

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for

Baltimore County, this _____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

Case Number 2024-0019-A Filing Date 1, 23, 24 Estimated Posting Date 2, 4, 24 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: 21001 Ridge Road Freeland MD 21053
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)**

It would be impossible for us to place a carport in our backyard.
There is a 30-degree slope that leads off of our current driveway
from the north side of our house. In addition to this steep slope, there
is a 500-gallon propane tank that's buried underground which
supplies gas to our house for cooking, heating, and hot water. Adding
a road to that side of the house to get to the backyard is not a
feasible solution for us. It would be better to have a carport
placed on the left side of our front yard facing southbound.

(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)

Damon L. Brooks
Name - Print or Type

[Signature]
Signature of Owner (Affiant)

Corinthia L. Brooks
Name - Print or Type

PA

The following information is to be completed by a Notary Public of the State of Maryland

PA YORK
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of JUNE, 2023, before me a Notary of Maryland, in
and for the County aforesaid, personally appeared:

Print name(s) here: Damon L. Brooks, Corinthia L. Brooks

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

10/16/2025
My Commission Expires

Commonwealth Of Pennsylvania - Notary Seal
Heather Tutchton, Notary Public
York County
My Commission Expires Oct. 16, 2025
Commission # 1276880

THE ZONING PETITION PROPERTY DESCRIPTION

ZONING PROPERTY DESCRIPTION FOR 21001 Ridge Road, Freeland, Md 21053

Beginning for the third at a point near the easternmost side of the Ridge Road at the end of the north 83 degrees west 81 – 1/2 perches line of a parcel of land firstly described in a Deed dated September 10, 1914, and recorded among the Land Records of Baltimore County in Liber W.P.C, No. 434, folio 310 which was conveyed by Edward Amos and wife to Howard E. Sutton and wife, thence binding reversely on a part of said line as now surveyed south 75 degrees 6 minutes east 431 and 76/100 feet to the center of the Freeland Road and thence binding on the center of said road the three following courses and distances, that is south 71 degrees 49 minutes west 100 feet south 51 degrees west 100 feet and south 4 degrees 40 minutes west 203-81/100 feet and thence leaving said Freeland Road and binding in the bed of Ridge Road north 16 degrees 59 minutes west 375 and 41/100 feet to the place of beginning. Containing one and 38/100 (1.38) of an acre of land, more or less.

Being part of the same property which by deed dated November 21, 2006, and recorded amount the Land Records of Baltimore County, Maryland on November 22, 2006, in Liber 24806, in Folio 634, was granted and conveyed by Charles F. Wilhelm unto Charles F. Wilhelm. Located in Election District 6 and County Council District 3.

2024-0019-A

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)

Address 2100 Ridge Road Owners(s) Name(s) Damon & Cynthia Brooks

Subdivision Name _____ Lot # _____ Block # _____ Section # _____

Plat Book # 165 Folio # 634 10 Digit Tax # 0623050051 Deed Reference # 43087100203

Site Vicinity Map

MAP IS NOT TO SCALE

Zoning Map # 0006

Zoning PC2

Election District 6

Council District 3

Lot Area Acreage 1.38

Lot Square Footage 69,113

Historic (Yes or No) NO

CBCA (Yes or No) NO

Flood Plain (Yes or No) NO

Utilities - Mark with (X)

Water is: Public _____ Private X

Sewer is: Public _____ Private X

Prior Hearing (Yes or No) NO

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

Violation Case Number(s)

Plans Drawn By Damon Brooks

Date 3-30-24 Scale: 1 inch = 50 Feet

11

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0019 -A Address 21001 RIDGE ROAD

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

Filing Date: 1/23/24 Posting Date: 2/4/24 Closing Date: 2/19/24

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: 2024 - 0019 -A Address 21001 RIDGE ROAD

Petitioner's Name: BROOKS Telephone (Cell): 443-929-0485

Posting Date: 2/4/24 Closing Date: 2/19/24

Wording for Sign: To Permit _____

To permit an accessory building (garage) to be located in the front yard (left side) in lieu of the required rear yard placement.

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: 2024-0019-A
Property Address: 21001 RIDGE ROAD
Legal Owners (Petitioners): DAMON + CORINTHIA BROOKS
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): DAMON BROOKS
Address: 21001 RIDGE ROAD
FREELAND, MD 21053

Telephone Number: 443-929-0485

*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

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier:

District - 06 Account Number - 0623050051

Owner Information

Owner Name:

BROOKS DAMON L
BROOKS CORINTHIA L

Use:

RESIDENTIAL

Principal Residence:

YES

Mailing Address:

21001 RIDGE RD
FREELAND MD 21053-9568

Deed Reference:

/43087/ 00203

Location & Structure Information

Premises Address:

21001 RIDGE RD
FREELAND 21053-9568

Legal Description:

1.38 AC
NWS FREELAND RD
1900 FT NE MORRIS RD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0006	0011	0105	6010001.04	0000				2023	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2021	2,778 SF		1.3800 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	SIDING/	4	2 full	1 Attached	

Value Information

	Base Value	Value	Phase-In Assessments	As of
		As of	As of	07/01/2023
		01/01/2023	07/01/2022	
Land:	88,700	102,700		
Improvements	365,200	456,800		
Total:	453,900	559,500	453,900	489,100
Preferential Land:	0	0		

Transfer Information

Seller: WILHELM CHARLES F

Type: ARMS LENGTH VACANT

Seller: WILHELM RUSSELL M

Type: NON-ARMS LENGTH OTHER

Seller: WILHELM RUSSELL M

Type: NON-ARMS LENGTH OTHER

Date: 06/21/2020

Deed1: /43087/ 00203

Price: \$68,500

Deed2:

Date: 11/22/2006

Deed1: /24806/ 00634

Price: \$0

Deed2:

Date: 04/20/1995

Deed1: /11016/ 00419

Price: \$0

Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

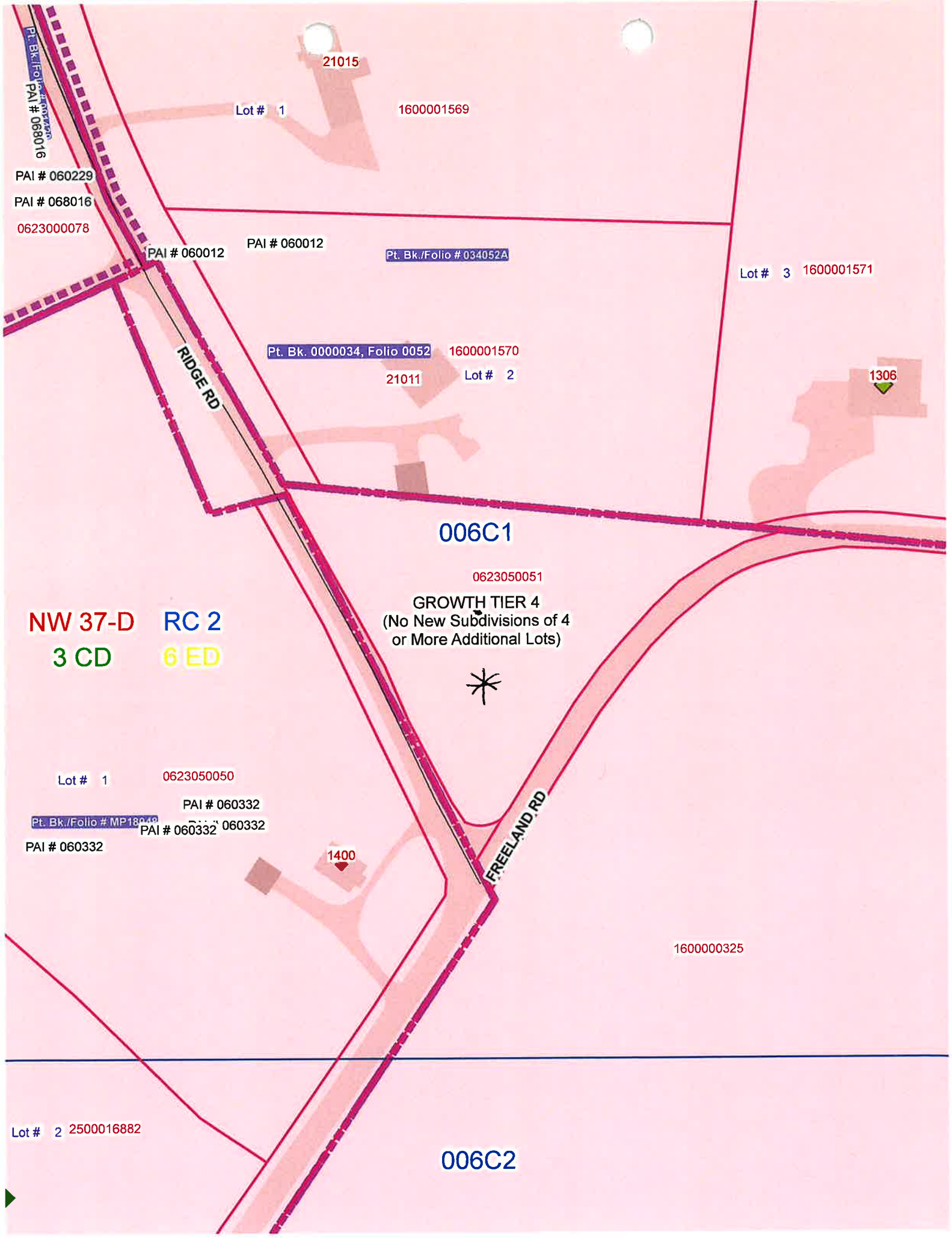
Homestead Application Information

Homestead Application Status: Approved 04/09/2021

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:



21015

Lot # 1

1600001569

PAI # 060229

PAI # 068016

0623000078

PAI # 060012

PAI # 060012

Pt. Bk./Folio # 034052A

Lot # 3 1600001571

RIDGE RD

Pt. Bk. 0000034, Folio 0052

1600001570

21011

Lot # 2

1306

006C1

0623050051

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)



NW 37-D
3 CD

RC 2
6 ED

Lot # 1

0623050050

PAI # 060332

Pt. Bk./Folio # MP18040

PAI # 060332 060332

PAI # 060332

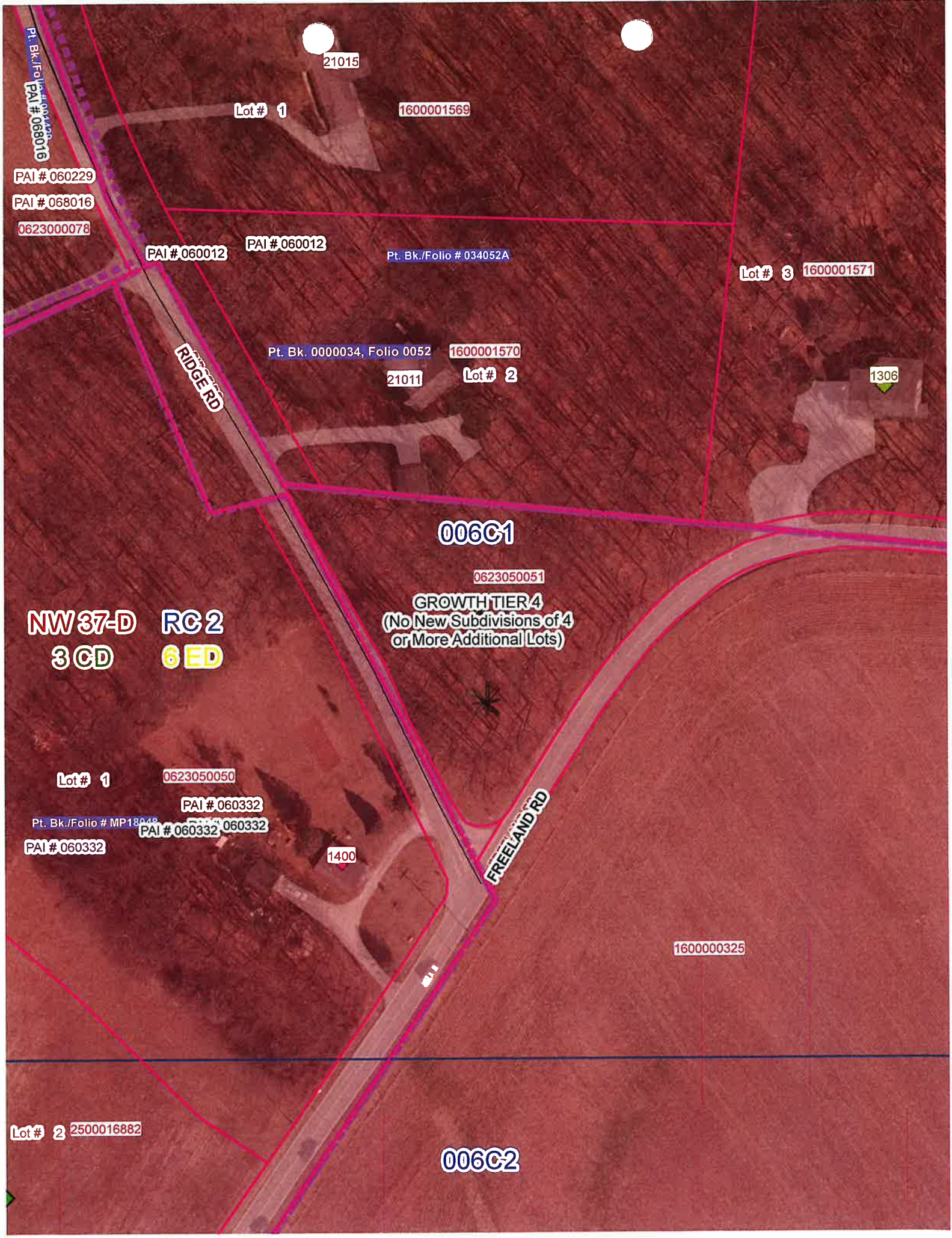
1400

FREELAND RD

1600000325

Lot # 2 2500016882

006C2



FRONT VIEW PROPERTY



2024-0019-A

NORTH SIDE VIEW PROPERTY



2024-0019-A

SOUTH SIDE VIEW PROPERTY



2024-0019-A

REAR VIEW PROPERTY



2024-0019-A

FRONT STREET VIEW PROPERTY – Facing South



2024-0019-A



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 21001 Ridge Road, Freeland, MD 21053 Currently Zoned Residential AL
Deed Reference 43087, 00203 10 Digit Tax Account # 0623050051
Owner(s) Printed Name(s) Damon L Brooks, Corintha L Brooks

(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: 400.1 → To permit an accessory building (garage) to be located in the front yard (left side) in lieu of the required rear yard placement.

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):

<u>Damon L Brooks</u>	<u>Corintha Brooks</u>
Name #1 – Type or Print	Name #2 – Type or Print
<u>[Signature]</u>	<u>[Signature]</u>
Signature #1	Signature #2
<u>21001 Ridge Road</u>	<u>Freeland MD</u>
Mailing Address	City State
<u>21053, 443-929-0485</u>	<u>dbrooks@J4ME.EDU</u>
Zip Code Telephone #'s (Cell and Home)	Email Address

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

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

Representative to be Contacted:

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

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for

Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

Case Number 2024-0019-A Filing Date 1, 23, 24 Estimated Posting Date 2, 4, 24 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: 21001 Ridge Road Freeland MD 21053
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)

It would be impossible for us to place a carport in our backyard.
There is a 30-degree slope that leads off of our current driveway
from the north side of our house. In addition to this steep slope, there
is a 500-gallon propane tank that's buried underground which
supplies gas to our house for cooking, heating, and hot water. Adding
a road to that side of the house to get to the backyard is not a
feasible solution for us. It would be better to have a carport
placed on the left side of our front yard facing south bound.

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

Damon L. Brooks
Signature of Owner (Affiant)

Damon L. Brooks
Name - Print or Type

Corinthia L. Brooks
Signature of Owner (Affiant)

Corinthia L. Brooks
Name - Print or Type

PA

The following information is to be completed by a Notary Public of the State of Maryland

PA YORK
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of JUNE, 2023, before me a Notary of ^{PA} Maryland, in
and for the County aforesaid, personally appeared:

Print name(s) here: Damon L. Brooks, Corinthia L. Brooks

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

AS WITNESS my hand and Notaries Seal

Heather Tuttle
Notary Public

10/16/2025
My Commission Expires

Commonwealth Of Pennsylvania - Notary Seal
Heather Tuttle, Notary Public
York County
My Commission Expires Oct. 16, 2025
Commission # 1276880

THE ZONING PETITION PROPERTY DESCRIPTION

ZONING PROPERTY DESCRIPTION FOR 21001 Ridge Road, Freeland, Md 21053

Beginning for the third at a point near the easternmost side of the Ridge Road at the end of the north 83 degrees west 81 – 1/2 perches line of a parcel of land firstly described in a Deed dated September 10, 1914, and recorded among the Land Records of Baltimore County in Liber W.P.C, No. 434, folio 310 which was conveyed by Edward Amos and wife to Howard E. Sutton and wife, thence binding reversely on a part of said line as now surveyed south 75 degrees 6 minutes east 431 and 76/100 feet to the center of the Freeland Road and thence binding on the center of said road the three following courses and distances, that is south 71 degrees 49 minutes west 100 feet south 51 degrees west 100 feet and south 4 degrees 40 minutes west 203-81/100 feet and thence leaving said Freeland Road and binding in the bed of Ridge Road north 16 degrees 59 minutes west 375 and 41/100 feet to the place of beginning. Containing one and 38/100 (1.38) of an acre of land, more or less.

Being part of the same property which by deed dated November 21, 2006, and recorded amount the Land Records of Baltimore County, Maryland on November 22, 2006, in Liber 24806, in Folio 634, was granted and conveyed by Charles F. Wilhelm unto Charles F. Wilhelm. Located in Election District 6 and County Council District 3.

2024-0019-A

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X) _____

Address 2100 Ridge Road Owners(s) Name(s) Damon & Cynthia Brooks

Subdivision Name _____ Lot # _____ Block # _____ Section # _____

Plat Book # 165 Folio # 634 10 Digit Tax # 0623050051 Deed Reference # 43087100203

Site Vicinity Map

MAP IS NOT TO SCALE

Zoning Map # 0006

Zoning PC2

Election District 6

Council District 3

Lot Area Acreage 1.38

Lot Square Footage 60,113

Historic (Yes or No) NO

CBCA (Yes or No) NO

Flood Plain (Yes or No) NO

Utilities – Mark with (X)

Water is: Public _____ Private X

Sewer is: Public _____ Private X

Prior Hearing (Yes or No) NO

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

Violation Case Number(s)

Plan Drawn By Damon Brooks

Date 1-30-24 Scale: 1 inch = 50 Feet

11

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2024-0019 -A

TO PERMIT AN ACCESSORY BUILDING (GARAGE) TO BE
LOCATED IN THE FRONT YARD (LEFT SIDE) IN LIEU OF
THE REQUIRED REAR YARD PLACEMENT

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 2/19/24

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS, APPROVALS AND INSPECTIONS, 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

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: February 12, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0019-A
Address: 21001 RIDIGE RD
Legal Owner: Damon & Corinthis Brooks

Zoning Advisory Committee Meeting of February 12, 2024.

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
VP
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0019-A

DATE: February 9, 2024

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

DPR: No comment.

DPW-T: No Exception taken

Landscaping: No comment.

Recreations & Parks: No Greenways affected.

CERTIFICATE OF POSTING

Date: 2-4-24

RE: Case Number: 2024-0019-A

Petitioner/Developer: BROOKS

Date of Hearing/Closing: 2-19-24

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 21001 RIDGE ROAD

The signs(s) were posted on 2-4-24
(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)