



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

March 7, 2024

Bella Chou and Victoria Chou – laff33@gmail.com
14419 Thornton Mill Road
Sparks, MD 21152

RE: Petition for Administrative Variance
Case No. 2024-0027-A
Property: 14419 Thornton Mill 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 "DJB", is written over a circular blue stamp.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw
Enclosure

c: R. Steven Bowers – mrdecksmd@hotmail.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(14419 Thornton Mill Road)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Bella Chou & Victoria Chou	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2024-0027-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Bella Chou and Victoria Chou (“Petitioners”) for the property located at 14419 Thornton Mill Road, Sparks (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Sections 1A07.A.B.5a.(3) and 301.1, to permit a proposed open projection (wooden deck) with a rear yard setback of 5 ft. in lieu of the minimum required setback of 37.5 ft.

The Property and requested relief are more fully depicted on the site plan that was marked and accepted into evidence (the “Site Plan”). (Pet. Ex. 1). Aerial photographs were submitted showing the location of the Property in a residential neighborhood. (Pet. Ex. 2). There were no adverse Zoning Advisory Committee (“ZAC”) comments received by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on February 18, 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 affidavit 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 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 Petitioners.

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 7th day of **March, 2024**, by the Administrative Law Judge for Baltimore County Zoning Regulations ("BCZR"), Sections 1A07.A.B.5a.(3) and 301.1, to permit a proposed open projection (wooden deck) with a rear yard setback of 5 ft. in lieu of the minimum required setback of 37.5 ft. be, and it is, hereby **GRANTED**.

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

24-0061 TC



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 14419 THORNTON MILL ROAD SPARKS 21152 Currently Zoned RC6
Deed Reference 29417, 00075 10 Digit Tax Account # 0819071476
Owner(s) Printed Name(s) BELLA CHOU AND VICTORIA CHOU

(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) 1A07, 8, B, 5a.(3) AND 301.1 BC2R
TO PERMIT A PROPOSED OPEN PROTECTION (WOODEN DECK) WITH
A REAR YARD SETBACK OF 5 FEET IN LIEU OF THE
MINIMUM REQUIRED SETBACK OF 37.5 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):

BELLA C CHOU , VICTORIA CHOU
Name #1 – Type or Print Name #2 – Type or Print
Bella Chou , Victoria Chou
Signature #1 Signature #2
14419 THORNTON MILL ROAD SPARKS MD
Mailing Address City State
21152 , 410.961.7498 , LAFF33@GMAIL.COM
Zip Code Telephone #'s (Cell and Home) Email Address

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

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be Contacted:

R. STEVEN BOWERS
Name - Type or Print
R. Steven Bowers
Signature
302 MEGHAN DRIVE BAIT MD
Mailing Address City State
21236 , 410.227.9893 , MROENKSM@HOTMAIL.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 2024-0027-A Filing Date 1/29/24 Estimated Posting Date 2/18/24 Reviewer TC

Closing 3/4/24

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: 14419 THORNTON MILL ROAD SPARKS MD 21152
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)

Bella C Chou
Signature of Owner (Affiant)

BELLA C CHOU
Name - Print or Type

Victoria Chou
Signature of Owner (Affiant)

VICTORIA CHOU
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 2nd day of January, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

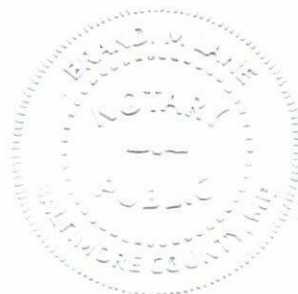
Print name(s) here: BELLA C CHOU AND VICTORIA CHOU

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission



2024-0027-A

Affidavit in Support of Administrative Variance

My mother, Bella C. Chou, and I, Victoria Chou, are requesting an Administrative Variance be granted for our residence at 14419 Thornton Mill Road to allow a wooden deck to be constructed on the rear of the house with a 5-foot setback instead of the minimum required setback of 37.5 feet.

Our property is triangular in shape and is essentially a hill. Our lot is approximately 150 deep, but all the open space is located on the right and left sides of the house. Our back yard consists of approximately 12 to 13 feet of flat yard and remainder is a steep upward hill. Please reference the attached pictures. Our house was constructed by creating a flat spot on the hill which resulted in the front of the house being 85 feet from Thornton Mill Road which leaves the back of the house at the furthest point 29 feet from the rear line and at the closest point only 15 feet from the rear line.

Therefore, we cannot construct a deck in our rear yard because in RC6 zoning the required setback is 37.5 and our house is only 29 feet from the rear.

Granting the Administrative Variance to the required rear yard setback will allow us to construct a wooden deck the entire length of our house, which will give us at least small useable space in the backyard because currently that area in the back is unusable because it is very rocky and uneven. A wooden deck will give a flat clean area to relax and enjoy the back of our house and entertain guests. As you can see from the pictures, the remainder of the area in back of our house is a steep hill.

This deck is not visible by our neighbors in the rear and does not encroach on their property because the rear hill is so steep.

We clearly have a practical difficulty because of the shape of the lot and the steepness of the lot which necessitated constructing the house where it is located which left us with no usable rear yard.

Thank you in advance for your consideration of our Administrative Variance request.

2024-0027-A

ZONING PROPERTY DESCRIPTION FOR: 14419 THORNTON MILL ROAD

Beginning at a point on the east side of Thornton Mill Road which is 15 feet wide at a distance of 160 feet south of the centerline of the nearest improved intersecting road, Rocky Hill Road, which is 15 feet wide.

Beginning for the first at a marked Dogwood sapling in the division line between Elkridge Hall and Washington Grey, and running thence south $30\frac{1}{4}$ degrees west 14.3 perches, south $84\frac{1}{2}$ degrees east 11.7 perches to the place of beginning.

Saving and excepting thereout all that lot or parcel of land which by deed dated May 19, 1952, and recorded among the aforesaid Land records in Liber G.L.B. No. 2113, folio 69, was granted and conveyed by Mary May Willington, et al, to the State Roads Commission of Maryland.

Beginning for the second at the end of the north 3 degrees west $4\frac{1}{2}$ perches line of the whole tract, said point of beginning being on the southwest side of Thornton Mill Road, and binding on the outlines of the whole tract the five following courses and distances: North $23\frac{1}{2}$ degrees east $3\frac{3}{5}$ perches, north 33 degrees west $6\frac{1}{2}$ perches, north $30\frac{1}{2}$ degrees east 130.4 perches to the center of the Thornton Mill Road, south 18 degrees east 14 perches, and south $35\frac{3}{4}$ degrees east 15 perches to a stone now standing at or near the northwest side of the Thornton Mill Road, thence due south $12\frac{1}{2}$ perches to the center of said road, thence south 53 degrees west 15 perches, thence south 39 degrees west 20 perches, thence south $59\frac{1}{4}$ degrees west 22 perches to a point in the west side of Thornton Mill Road $4\frac{1}{2}$ perches to the place of beginning as recorded in Deed Liber 29417, Folio 00075, containing .735 acres in the 8th Election District and 3rd Council District.

2024-0027-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 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: 2024-0027-A

Property Address: 14419 THORNTON MILL ROAD SPARKS 21152

Legal Owners (Petitioners): BELLA C CHOU AND VICTORIA CHOU

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): STEVE BOWERS

Address: 3802 MESHAN DRIVE

UNIT 2E

BALTIMORE MD 21236

Telephone Number: 410-227-9843

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Revised 3/2022

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024-0027-A Address 14419 Thornton Mill Rd

Contact Person: Tyler Cox Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/29/24 Posting Date: 2/18/24 Closing Date: 3/4/24

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: 2024-0027-A Address 14419 Thornton Mill Rd

Petitioner's Name: Bella/Victoria Chou Telephone (Cell) 410-961-7498

Posting Date: 2/18/24 Closing Date: 3/4/24

Wording for Sign: To Permit From Sections 1407.8, B, 5a-(3) and 301.1 BCZR
To Permit a proposed open production (wooden doors) with a rear setback
of 5.0 feet in lieu of the minimum required setback
of 37.5 feet.

Revised 1/2022

24-0061 TC



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 14419 THORNTON MILL ROAD SPARKS 21152 Currently Zoned RC6
Deed Reference 29417, 00075 10 Digit Tax Account # 0819071476
Owner(s) Printed Name(s) BELLA CHOU AND VICTORIA CHOU

(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.

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1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1A07, 8, B, 5a.(3) AND 301.1 BCZR
TO PERMIT A PROPOSED OPEN PROTECTION (WOODEN DECK) WITH
A REAR YARD SETBACK OF 5 FEET IN LIEU OF THE
MINIMUM REQUIRED SETBACK OF 37.5 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):

BELLA C CHOU , VICTORIA CHOU
Name #1 – Type or Print Name #2 – Type or Print
Bella Chou , Victoria Chou
Signature #1 Signature #2
14419 THORNTON MILL ROAD SPARKS MD
Mailing Address City State
21152 , 410.961.7498 , LAFF33@GMAIL.COM
Zip Code Telephone #'s (Cell and Home) Email Address

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

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be Contacted:

R. STEVEN BOWERS
Name - Type or Print
R. Steven Bowers
Signature
3802 MEGHAN DRIVE BAIT MD
Mailing Address City State
21236 , 410.227.9893 , MRDECKSMD@HOTMAIL.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 2024-0027-A Filing Date 1/29/24 Estimated Posting Date 2/18/24 , Reviewer TC

Closing 3/4/24

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: 14419 THORNTON MILL ROAD SPARKS MD 21152
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)

Bella C Chou
Signature of Owner (Affiant)

BELLA C CHOU
Name - Print or Type

Victoria Chou
Signature of Owner (Affiant)

VICTORIA CHOU
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 2nd day of January, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

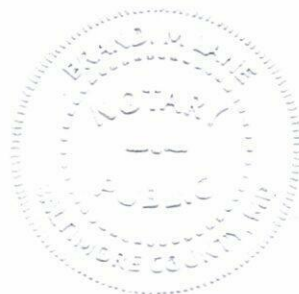
Print name(s) here: BELLA C CHOU AND VICTORIA CHOU

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires



2024-0027-A

Affidavit in Support of Administrative Variance

My mother, Bella C. Chou, and I, Victoria Chou, are requesting an Administrative Variance be granted for our residence at 14419 Thornton Mill Road to allow a wooden deck to be constructed on the rear of the house with a 5-foot setback instead of the minimum required setback of 37.5 feet.

Our property is triangular in shape and is essentially a hill. Our lot is approximately 150 deep, but all the open space is located on the right and left sides of the house. Our back yard consists of approximately 12 to 13 feet of flat yard and remainder is a steep upward hill. Please reference the attached pictures. Our house was constructed by creating a flat spot on the hill which resulted in the front of the house being 85 feet from Thornton Mill Road which leaves the back of the house at the furthest point 29 feet from the rear line and at the closest point only 15 feet from the rear line.

Therefore, we cannot construct a deck in our rear yard because in RC6 zoning the required setback is 37.5 and our house is only 29 feet from the rear.

Granting the Administrative Variance to the required rear yard setback will allow us to construct a wooden deck the entire length of our house, which will give us at least small useable space in the backyard because currently that area in the back is unusable because it is very rocky and uneven. A wooden deck will give a flat clean area to relax and enjoy the back of our house and entertain guests. As you can see from the pictures, the remainder of the area in back of our house is a steep hill.

This deck is not visible by our neighbors in the rear and does not encroach on their property because the rear hill is so steep.

We clearly have a practical difficulty because of the shape of the lot and the steepness of the lot which necessitated constructing the house where it is located which left us with no usable rear yard.

Thank you in advance for your consideration of our Administrative Variance request.

2024-0027-A

ZONING PROPERTY DESCRIPTION FOR: 14419 THORNTON MILL ROAD

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Saving and excepting thereout all that lot or parcel of land which by deed dated May 19, 1952, and recorded among the aforesaid Land records in Liber G.L.B. No. 2113, folio 69, was granted and conveyed by Mary May Willington, et al, to the State Roads Commission of Maryland.

Beginning for the second at the end of the north 3 degrees west $4\frac{1}{2}$ perches line of the whole tract, said point of beginning being on the southwest side of Thornton Mill Road, and binding on the outlines of the whole tract the five following courses and distances: North $23\frac{1}{2}$ degrees east $3\frac{3}{5}$ perches, north 33 degrees west $6\frac{1}{2}$ perches, north $30\frac{1}{2}$ degrees east 130.4 perches to the center of the Thornton Mill Road, south 18 degrees east 14 perches, and south $35\frac{3}{4}$ degrees east 15 perches to a stone now standing at or near the northwest side of the Thornton Mill Road, thence due south $12\frac{1}{2}$ perches to the center of said road, thence south 53 degrees west 15 perches, thence south 39 degrees west 20 perches, thence south $59\frac{1}{4}$ degrees west 22 perches to a point in the west side of Thornton Mill Road $4\frac{1}{2}$ perches to the place of beginning as recorded in Deed Liber 29417, Folio 00075, containing .735 acres in the 8th Election District and 3rd Council District.

2024-0027-A

BALTIMORE COUNTY DEPARTMENTS OF PERMITS APPROVALS & INSPECTIONS

APPROVED SIGN POSTERS

John Altmeyer
Cell: 410-382-6580
jaltmeyer@aol.com

J. Lawrence Pilson, R.S.
Cell: 443-834-8162
lpilson@hotmail.com

Richard Hoffman
Cell: 443-243-7360
dick_e@comcast.net

Linda O'Keefe
Work: 410-666-5366
Cell: 443-604-6431
lucky linda1954@yahoo.com

Eric Hadaway
Work: 410-296-3333
ehadaway@dmw.com

Bruce E. Doak
Work: 443-900-5535
Cell: 410-419-4906
bdoak@bruceedoakconsulting.com

David Billingsley
Work: 410-679-8719
dwb0209@yahoo.com

Martin Ogle
Cell: 443-629-3411
mert1114@aol.com

Sgt. Robert A. Black
Cell: 410-499-7940
1opie@comcast.net

The petitioner must use one of the sign posters on this approval list. Any reposting must also be done by one of these approved posters. If you wish to select a poster not listed on the list above, prior approval by the Department of Permits, Approvals and Inspections/Zoning is required.

This department is not associated with any of the above posters, nor do we recommend any specific one. We do suggest that you contact a number of them to compare prices, since their charges may vary.

Rev 9/22/2022

**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.*

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OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2024-0027-A

Property Address: 14419 THORNTON MILL ROAD SPARKS 21152

Legal Owners (Petitioners): BELLA C CHOU AND VICTORIA CHOU

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): STEVE BOWERS

Address: 3802 MESHAN DRIVE

UNIT 2E

BALTIMORE MD 21236

Telephone Number: 410-227-9843

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Revised 3/2022

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024-0027-A Address 14419 Thornton Mill Rd

Contact Person: Tyler Cox Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/29/24 Posting Date: 2/18/24 Closing Date: 3/4/24

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.
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Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2024-0027-A Address 14419 Thornton Mill Rd

Petitioner's Name: Bella/Victoria Chou Telephone (Cell) 410-961-7498

Posting Date: 2/18/24 Closing Date: 3/4/24

Wording for Sign: To Permit From Sections 1407.8, B, 5a-(3) and 301.1 BC2R
To permit a proposed open production (wooden decks) with a rear setback
of 5.0 feet in lieu of the minimum required setback
of 37.5 feet.

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

No. 229519

Date: 1/22/24

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: BOWERS

For: ZONING VARIANCE

14419 THORNTON MILL RD.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

R. STEVEN BOWERS 04-16
DBA BOWERS MR DECKS
7 HAYMARKET CT
BALTIMORE, MD 21236-1616

3150

7-163/520 MD
5349

1/22/2024

Date

Pay To The
Order Of

BALTIMORE COUNTY

\$ 75.00

SEVENTY FIVE DOLLARS & 00/100 CENTS

BANK OF AMERICA

ACH R/T 052001633

For

14419 THORNTON VARIANCE R Bowers

⑆052001633⑆ 446033006004⑆3150

Hartland Clarke

Photo
Safe
Deposit
Details on back

2024-0027-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 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: 2024-0027-A

Property Address: 14419 THORNTON MILL ROAD SPARKS 21152

Legal Owners (Petitioners): BELLA C CHOU AND VICTORIA CHOU

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): STEVE BOWERS

Address: 3802 MESHAN DRIVE

UNIT 2E

BALTIMORE MD 21236

Telephone Number: 410-227-9843

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Revised 3/2022

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024-0027-A Address 14419 Thornton Mill Rd

Contact Person: Tyler Cox Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/29/24 Posting Date: 2/18/24 Closing Date: 3/4/24

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.
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of 37.5 feet.

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)
[View GroundRent Redemption](#)
[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 08 Account Number - 0819071476

Owner Information

Owner Name: CHOU C BELLA **Use:** RESIDENTIAL
CHOU VICTORIA BETTY **Principal Residence:** YES
Mailing Address: 14419 THORNTON MILL RD **Deed Reference:** /29417/ 00075
SPARKS MD 21152-9650

Location & Structure Information

Premises Address: 14419 THORNTON MILL RD **Legal Description:** NES THORNTON MILL RD
SPARKS 21152-0000 14419 THORNTON MILL RD
150 SE ROCKY HILL RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0034 0020 0116 8040089.04 0000 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
2008 3,226 SF 30,920 SF 04

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
2 YES STANDARD UNITBRICK/ 5 2 full/ 1 half 2 Attached

Value Information

	Base Value	Value As of 01/01/2023	Phase-in Assessments As of 07/01/2023 As of 07/01/2024	
Land:	136,700	136,700		
Improvements	456,000	578,100		
Total:	592,700	714,800	633,400	674,100
Preferential Land:	0	0		

Transfer Information

Seller: CHOU F EDWARD	Date: 04/29/2010	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /29417/ 00075	Deed2:
Seller: STROH EDWARD A	Date: 04/13/1999	Price: \$42,000
Type: NON-ARMS LENGTH OTHER	Deed1: /13671/ 00062	Deed2:
Seller: WHITTINGTON MARY M	Date: 04/01/1954	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /02455/ 00388	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2023	07/01/2024
County: 000	0.00	
State: 000	0.00	
Municipal: 000	0.00 0.00	0.00 0.00

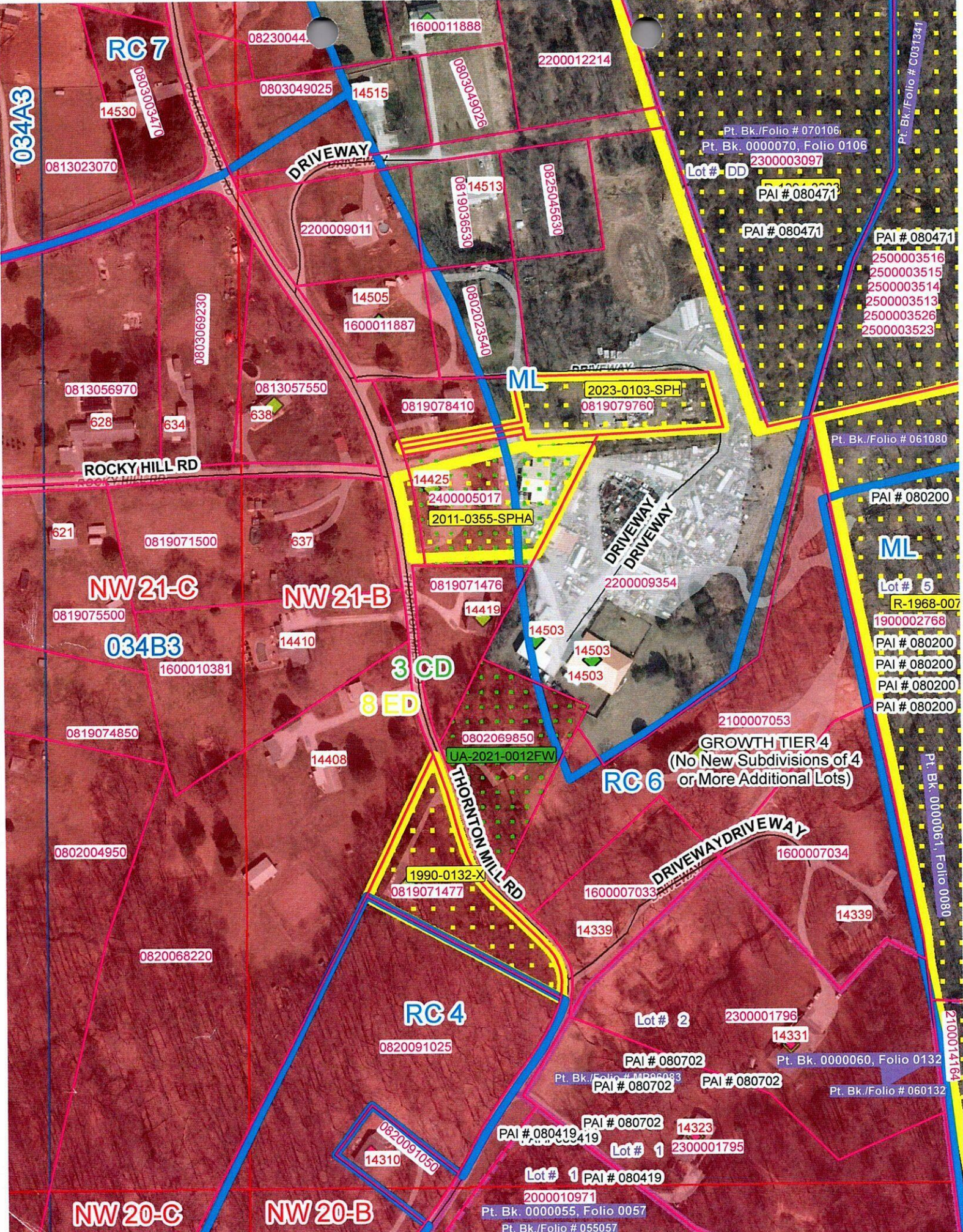
Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 11/13/2012

Homeowners' Tax Credit Application Information

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



RC 7

034A3

14530

0803003410

08230044

1600011888

2200012214

0803049025

14515

0803049026

0813023070

DRIVEWAY

2200009011

14513

0825045630

0819036530

Pt. Bk./Folio # 070106
Pt. Bk. 0000070, Folio 0106

Lot # DD

PAI # 080471

PAI # 080471

PAI # 080471

2500003516
2500003515
2500003514
2500003513
2500003526
2500003523

0803069230

14505

1600011887

0802023540

0813056970

628

634

638

0813057550

ML

2023-0103-SPH
0819079760

0819078410

ROCKY HILL RD

621

0819071500

637

NW 21-C

NW 21-B

0819075500

034B3

1600010381

14410

3 CD

8 ED

0819071476

14419

14503

14503

14503

2200009354

PAI # 080200

ML

Lot # 5

R-1968-007

1900002768

PAI # 080200

PAI # 080200

PAI # 080200

PAI # 080200

2100007053

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

RC 6

DRIVEWAY

1600007034

14339

0802004950

0820068220

14408

0802069850

UA-2021-0012FW

1990-0132-X

0819071477

RC 4

0820091025

1600007033

14339

Lot # 2

2300001796

14331

PAI # 080702

Pt. Bk. 0000060, Folio 0132

Pt. Bk./Folio # 0000083

PAI # 080702

PAI # 080702

Pt. Bk./Folio # 060132

PAI # 080419

PAI # 080702

14323

Lot # 1

2300001795

Lot # 1 PAI # 080419

2000010971

Pt. Bk. 0000055, Folio 0057

Pt. Bk./Folio # 055057

NW 20-C

NW 20-B

2024-0027-4

14419 THORNTON MILL ROAD



FRONT VIEW ILLUSTRATING THE STEEPNESS
OF THE LOT AND DISTANCE FROM THE ROAD



RIGHT SIDE VIEW ILLUSTRATING THE
STEEPNESS OF THE LOT AND HILL IN REAR

2024-0027-A

14419 HORTON MILL ROAD



RIGHT SIDE VIEW ILLUSTRATING
THE STEEPNESS OF THE LOT

2024-0027-A

14419 THORNTON MILL ROAD



RIGHT SIDE OF HOUSE ILLUSTRATING
THE LIMITED BACK YARD AND THE
CONDITION OF THE HILL IN THE
REAR.

2024-0027-A

14419 HORTON MILL ROAD



LEFT SIDE OF HOUSE SHOWING REAR YARD



RIGHT SIDE OF HOUSE SHOWING REAR YARD

2024-0027-A

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 # 2024-0027-A
Address: 14419 THORNTON MILL RD
Legal Owner: Bella Chou, Victoria Chou

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

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

DPR: No comment

BALTIMORE COUNTY, MARYLAND

DPW-T: No exception taken

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: February 9, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0027-A

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

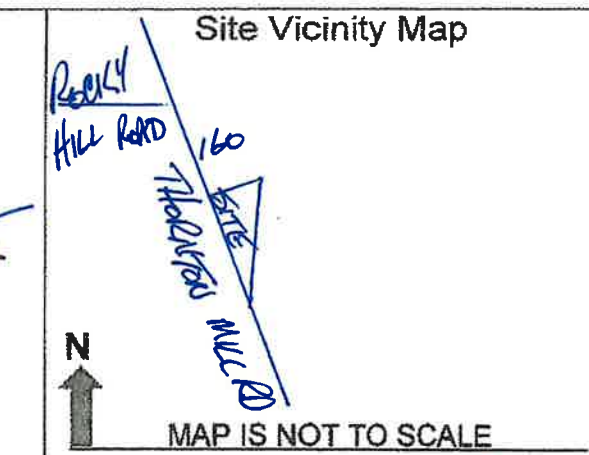
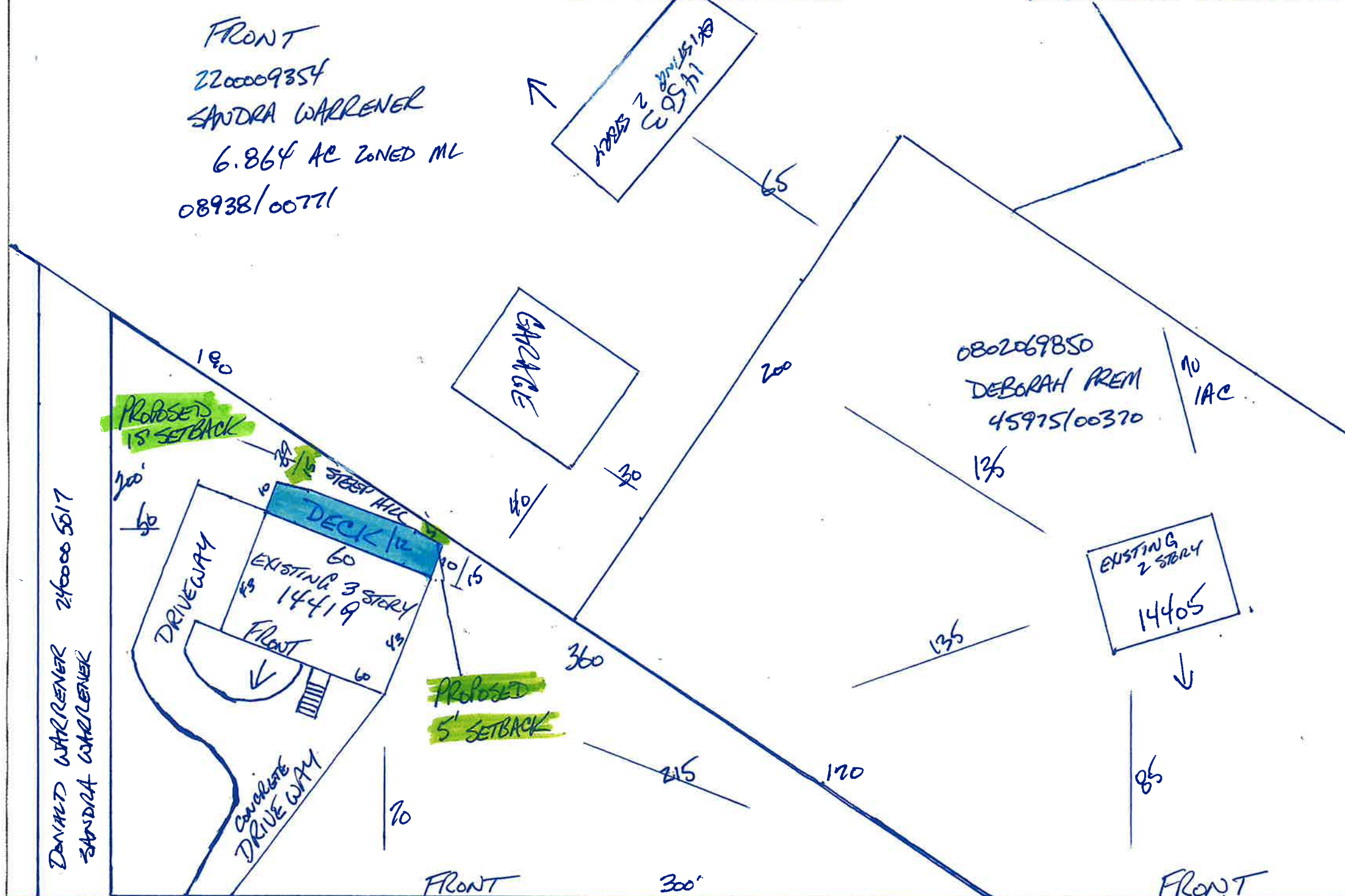
DPR: No comment

DPW-T: No exception taken

Landscaping: No comment.

Recreations & Parks: No Greenways affected.

Zoning Hearing Plan for Variance 8 for Special Hearing _____ Mark Type Requested with (X)
Address 14419 THORNTON MILL ROAD SPARKS #152 Owners(s) Name(s) BELLA C CHOU AND VICTORIA CHOU
Subdivision Name _____ Lot # _____ Block # _____ Section # _____
Plat Book # _____ Folio # _____ 10 Digit Tax # 0819071476 Deed Reference# 29417100075



Zoning Map # 0034
Zoning Rc6
Election District 08
Council District 03
Lot Area Acreage .135
Lot Square Footage 32000
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:

Violation Case Number(s)

Plan Drawn By STEVE BOWERS Date 11/18/2024 Scale: 1 inch = 40 Feet

2024-0027-A