



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP
*Director, Department of Permits,
Approvals and Inspections*

November 25, 2024

RE: Spirit and Intent Request
Zoning Case 2024-0033-A
9628 and 9630 Oakdale Ave
Tax No. 2400000996 and 2400000502

Dear Patrick Richardson:

This response refers to your November 7, 2024 letter to Mr. Jeffery Perlow, Chief of Zoning. Your letter requests confirmation that after the lot line adjustment is made the house at 9630 Oakdale Ave will meet the setback requirements and will no longer require a variance. Although the above hearing granted a 6 ft side yard setback, the proposed lot line adjustment will provide a minimum 10 ft side yard setback as required for DR 5.5. As a result, a variance hearing would not be required.

This letter is strictly limited to the application of the BCZR as applied to the S&I request presented in your letter and does not represent verification or approvals for any other Local, State or other Regulations that may apply to this property. The foregoing is merely an informal opinion. It is not an expert or legal opinion, it is not intended to be relied on as expert or legal advice, and it is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

We trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact us at 410-887-3391.

Sincerely,

Christina Frink

Christina Frink
Planner II, Zoning Review

24-1052/CF



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP
*Director, Department of Permits,
Approvals and Inspections*

November 22, 2024

RE: Spirit and Intent Request
Zoning Case 2024-0033-A
9630 and 9628 Oakdale Ave
Tax No. 2400000996 and 2400000502

Dear Patrick Richardson:

This response refers to your November 7, 2024 letter to Mr. Jeffery Perlow, Chief of Zoning. Your letter requests confirmation that after the lot line adjustment is made the house at 9630 Oakdale Ave will meet the setback requirements and will no longer require a variance. Although the above hearing granted a 6 ft side yard setback, the proposed lot line adjustment will provide a minimum 10 ft side yard setback as required for DR 5.5. As a result, a variance hearing would not be required.

Please be advised that the documents and your request have been reviewed. Based on the information provided it has been determined that the Zoning Office can approve the relocation of the solar panels without additional zoning relief being required.

This letter is strictly limited to the application of the BCZR as applied to the S&I request presented in your letter and does not represent verification or approvals for any other Local, State or other Regulations that may apply to this property. The foregoing is merely an informal opinion. It is not an expert or legal opinion, it is not intended to be relied on as expert or legal advice, and it is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

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Sincerely,

Christina Frink

Christina Frink
Planner II, Zoning Review

24-1052/CF



CIVIL | COMMERCIAL
RESIDENTIAL
INDUSTRIAL

RICHARDSON ENGINEERING, LLC.
7 DENEISON ST. | TIMONIUM, MD 21093
410-560-1502 | RICHARDSONENGINEERING.NET

November 7, 2024

Mr. Jeff Perlot, Zoning Administrator
Department of Permits, Approval and Inspections
111 W. Chesapeake Avenue
Towson, MD 21204

Subject: The Stinchcomb & Comber Properties
9628 & 9630 Oakdale Road
Previous Zoning Case 2024-0033-A

Dear Mr. Perlow:

On behalf of our clients, Kevin Comber and Katherine Bisordi, owners of 9630 Oakdale Road, we are respectfully requesting a review of the plan as approved by the zoning order in the above referenced case in relation to the current lot line adjustment plan. The addition that was proposed on the rear of the site is shown to be 6' off the side property line. The variance was granted for this condition.

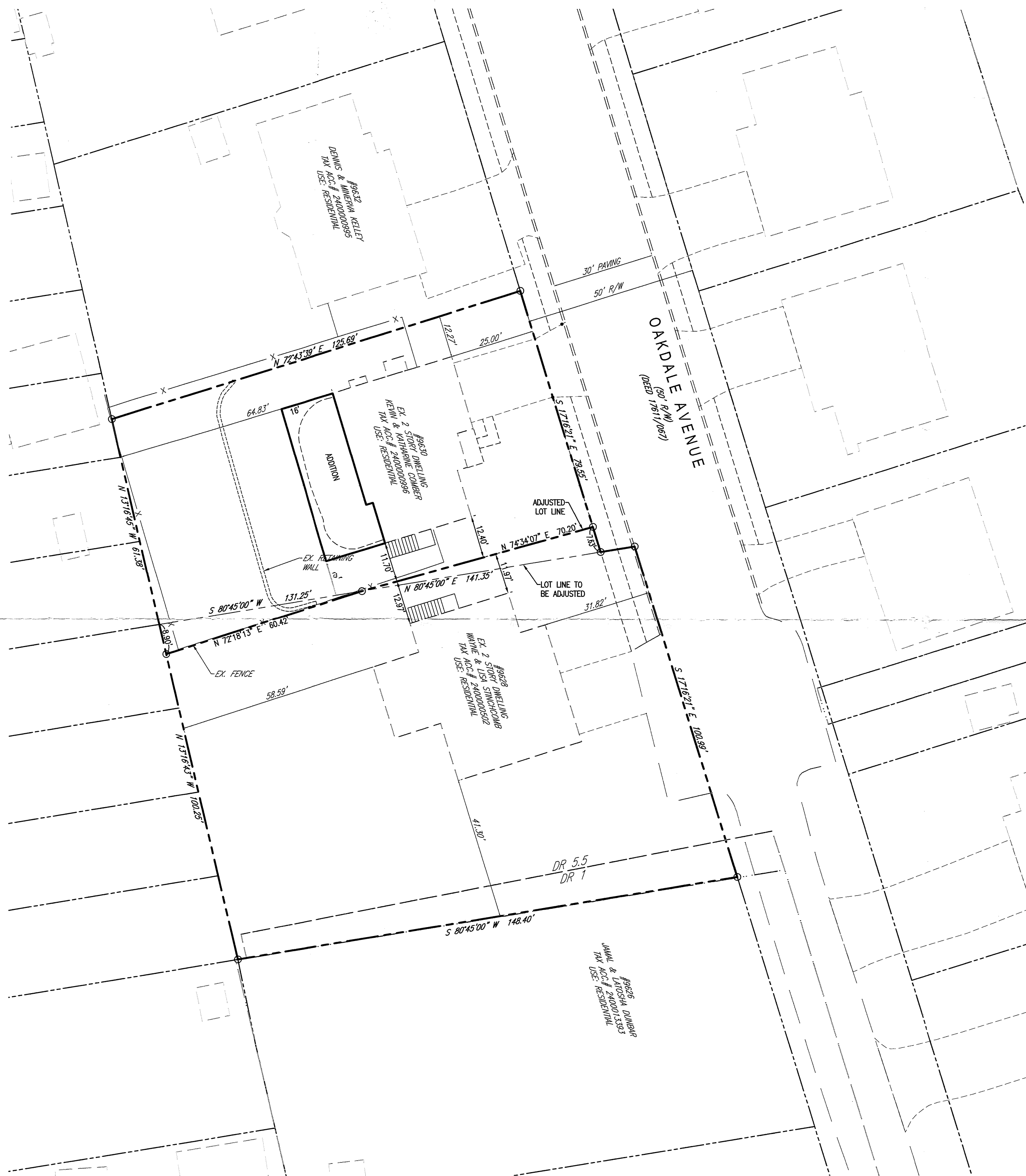
The new configuration of the lots after the adjustment is made will make the house meet the required setbacks and thus the variance would no longer be required.

If you have any questions, please feel free to contact me at any time. Thank you for your consideration in this matter.

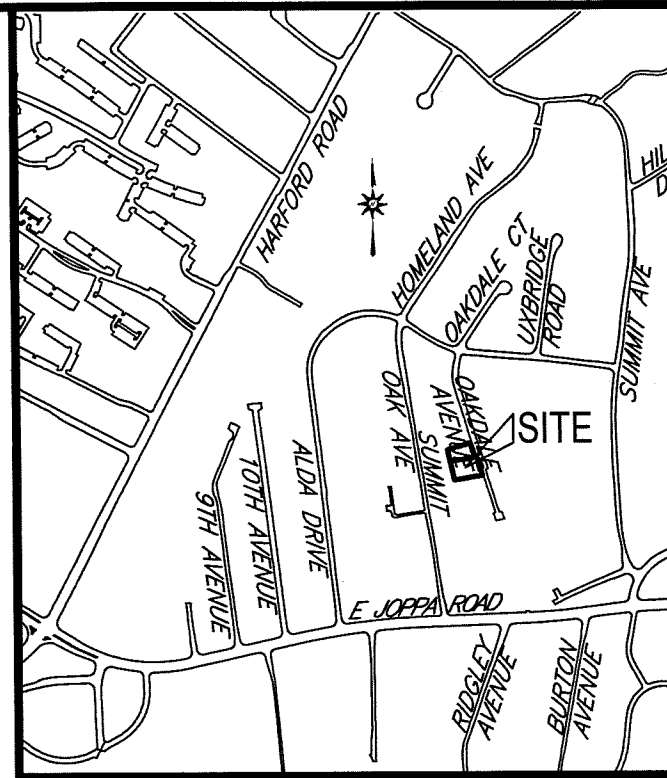
Very truly yours,

A handwritten signature in blue ink that reads 'Rick Richardson'.

Patrick C. Richardson, Jr. PE
Encl: Processing Fee



PLAN
SCALE: 1" = 20'



VICINITY MAP
SCALE: 1" = 1,000'

SITE DATA

1. APPLICANTS
#9628 WAYNE & LISA STINCHCOMB
9628 OAKDALE ROAD
BALTIMORE MD 21234-1828
#9630 KEVIN COMBER & KATHARINE BISORDI
9630 OAKDALE ROAD
BALTIMORE MD 21234-1828
2. SITE ADDRESS
9628 & 9630 OAKDALE ROAD
BALTIMORE MD 21234
3. EXISTING ZONING
DR 5.5 & DR 1
4. PROPOSED ZONING
NO CHANGE
5. TAX MAP 71, GRID 16, PARCEL 1017(#9628 & #9630)
6. DEED REFERENCE
15684/388 (#9628)
36872/390 (#9630)
7. ELECTION DISTRICT
11TH
8. COUNCILMANIC DISTRICT
5TH
9. CENSUS TRACT
411404
10. PROPERTY ACC. #
2400000502 & 2400000996
11. EXISTING USE
2 SINGLE FAMILY DETACHED DWELLINGS
12. PREVIOUS ZONING CASES
2024-0033-A ADMINISTRATIVE VARIANCE TO APPROVE A DWELLING ADDITION WITH A SIDE SETBACK OF 6 FT. IN LIEU OF THE REQUIRED 10 FT.
13. EXISTING SITE AREAS
#9628 14,404 SF OR 0.331 AC±
#9630 9,102 SF OR 0.209 AC±
14. PROPOSED SITE AREAS
#9628 14,404 SF OR 0.331 AC±
#9630 9,102 SF OR 0.209 AC±

LIMIT OF DISTURBANCE = 0 SF

Richardson
ENGINEERING

7 Deneison Street
Timonium, Maryland 21093
Phone: 410-560-1502, info@richardsonengineering.net

PLAN TO ACCOMPANY DRC REQUEST
FOR

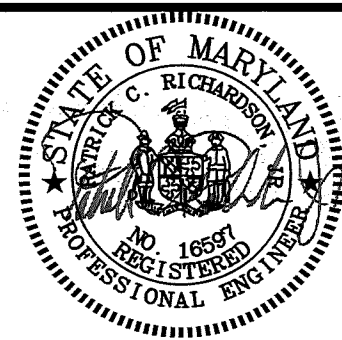
STINCHCOMB & COMBER
PROPERTIES

9628 & 9630 OAKDALE

BALTIMORE COUNTY
2ND ELECTION DISTRICT

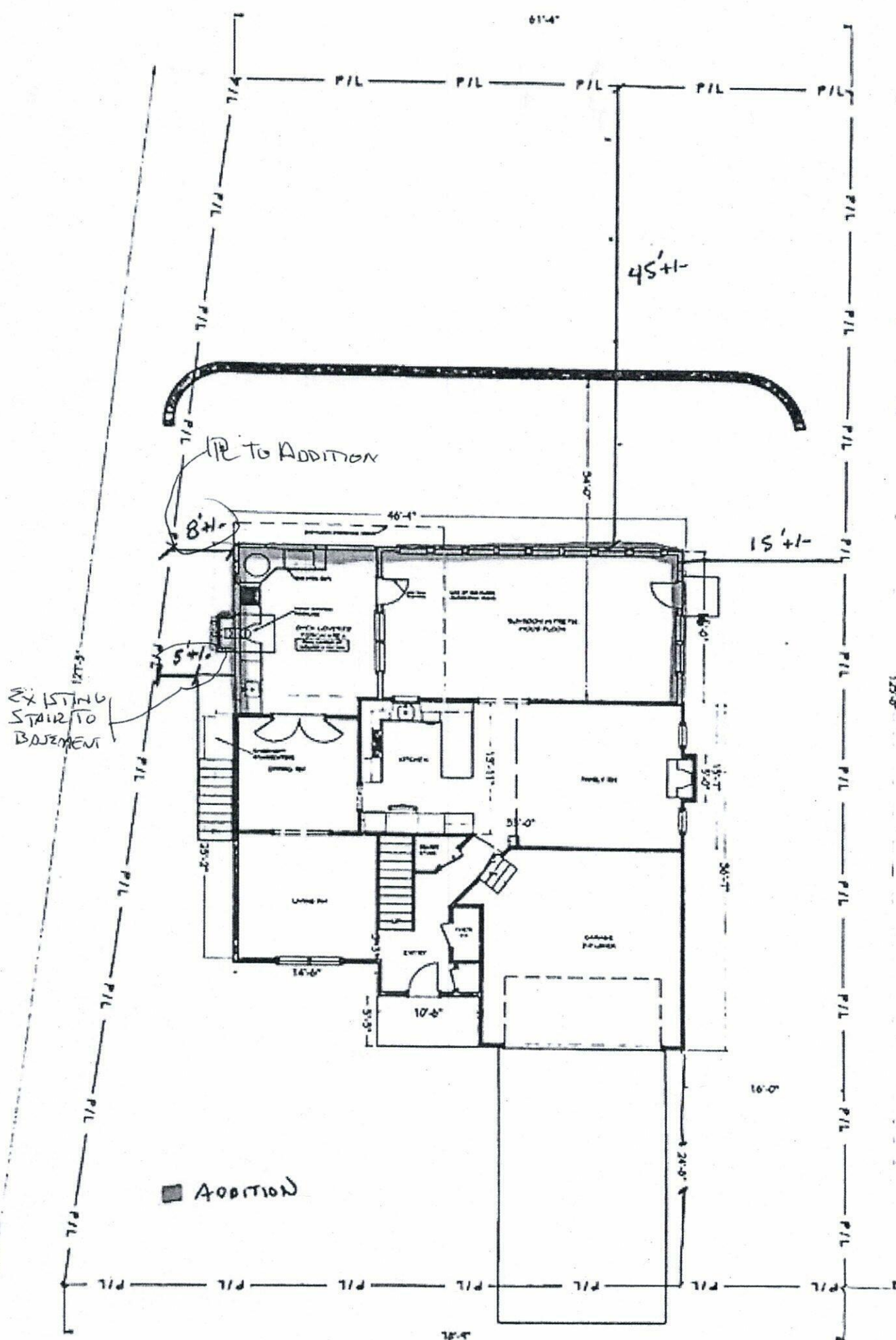
5TH COUNCILMANIC DISTRICT

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 16597, EXPIRATION DATE: 08-15-2025



REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	DNM	DNM	1" =
	DATE:	JOB NO.:	SHEET
	09-19-24	24047	1 OF 1

Notes



SP-

4/10/2024

DRAWINGS PREPARED BY:

Turner Troxell Company, Inc

1102 East Joppa Rd
Towson, MD 21286

dturner@turnertravel.com

410-828-9600

Comber Site Plan

9630 Oakdale Ave



**TURNER
TROXELL**
A Clear Path to Design & Construction



Real Property Data Search ()

Search Result for BALTIMORE COUNTY

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

Special Tax Recapture: None

Account Identifier: District - 11 Account Number - 2400000996

Owner Information

Owner Name: COMBER KEVIN J Use: RESIDENTIAL
 BISORDI KATHARINE A Principal Residence: YES
 Mailing Address: 9630 OAKDALE AVE Deed Reference: /36872/ 00390
 BALTIMORE MD 21234-1828

Location & Structure Information

Premises Address: 9630 OAKDALE AVE Legal Description: .2070AC L121,123,124
 BALTIMORE 21234-1828 9630 OAKDALE AVE WS
 OAK SUMMIT

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0071 0016 1017 11040036.04 0000 121 2024 Plat Ref: 0074/ 0111

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 2002 2,010 SF 9,016 SF 04

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
 2 YES STANDARD UNITSIDING/4 2 full/ 1 half 1 Attached

Value Information

	Base Value	Value		
		As of 01/01/2024	As of 07/01/2024	As of 07/01/2025
Land:	127,500	137,000		
Improvements	226,700	318,100		
Total:	354,200	455,100	387,833	421,467
Preferential Land:	0	0		

Transfer Information

Seller: LOCKLEAR MARK E Date: 11/13/2015 Price: \$380,000
 Type: ARMS LENGTH IMPROVED Deed1: /36872/ 00390 Deed2:
 Seller: LOCKLEAR MARK E Date: 03/22/2010 Price: \$0
 Type: NON-ARMS LENGTH OTHER Deed1: /29294/ 00278 Deed2:
 Seller: K V N CONSTRUCTION INC Date: 07/29/2002 Price: \$262,514
 Type: ARMS LENGTH IMPROVED Deed1: /16652/ 00215 Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
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:

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 - 11 Account Number - 2400000502

Owner Information

Owner Name:	STINCHCOMB WAYNE E STINCHCOMB LISA A	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	9628 OAKDALE AVE BALTIMORE MD 21234-1828	Deed Reference:	/15684/ 00388

Location & Structure Information

Premises Address:	9628 OAKDALE AVE BALTIMORE 21234-1828	Legal Description:	PT LOTS 125-128 WS OAKDALE AVE OAK SUMMIT
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Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0071 0016 1017 11040036.04 0000 125 2024 Plat Ref: 0007/ 0084

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2001	2,120 SF		9,575 SF	04

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2024	07/01/2025
Land:	127,600	137,500		
Improvements	244,200	342,600		
Total:	371,800	480,100	407,900	444,000
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
Type:	Deed1: /15684/ 00388	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
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 12/31/2012

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

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

No. 234677

Date: 11-22-2024

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					200.00

Total: 200.00

Rec From: 9630 & 9628 Oakdale Ave

For:

ARS

DISTRIBUTION

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

CASHIER'S
VALIDATION

(F 24-1052

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

Richardson Engineering, LLC 12/14
7 Deneison Street
Timonium, MD 21093
(410) 560-1502

MANUFACTURERS & TRADERS TR CO
7-11/520

13172

Nov 8, 2024

PAY TO THE
ORDER OF

Baltimore County, MD
Two hundred and

\$ 200.00

200 DOLLARS

Patricia C. Ralsh Jr.

MEMO

013172 052000113 9860645721



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 4, 2024

Kevin J. Comber – kevin.comber@gmail.com
Katharine A. Bisordi
9630 Oakdale Avenue
Parkville, MD 21234

RE: Petition for Administrative Variance
Case No. 2024-0033-A
Property: 9630 Oakdale Avenue

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 black ink that reads "Maureen E. Murphy". The signature is written in a cursive style with a large, stylized "M" and "E".

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw

Enclosure

c: Douglas S. Turner – dturner@turnertroxell.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(9630 Oakdale Avenue)		
11 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Kevin J. Comber & Katharine A. Bisordi	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0033-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, Kevin J. Comber and Katharine A. Bisordi (“Petitioners”) for the property located at 9630 Oakdale Avenue, Parkville (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 1B02.3.B, to approve a dwelling addition with a side setback of 6 ft in lieu of the required 10 ft. The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioners’ Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A-2F). There were no Zoning Advisory Committee (ZAC) comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on February 9, 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 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.

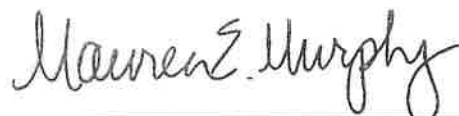
Pursuant to the posting of the Property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 4th day of **March, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), Section 1B02.3.B, to approve a dwelling addition with a side setback of 6 ft. in lieu of the required 10 ft., 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.

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



MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM: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 9630 Oakdale Ave. Currently Zoned DR 5.5
Deed Reference 29294 / 278 10 Digit Tax Account # 2400000996
Owner(s) Printed Name(s) Kevin J. Comber and Katharine A Bisordi

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

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

BCZR 1B02.3.B To approve a dwelling addition w/a side setback of 6 ft in lieu of the required 10 ft

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):

Kevin J. Comber / Katharine A. Bisordi
Name #1 – Type or Print Name #2 – Type or Print

[Signature] / [Signature]
Signature #1 Signature #2

9630 Oakdale Ave Parkville MD
Mailing Address City State
21234 410-428-9285 Kevin.comber@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:

Douglas S. Turner
Name - Type or Print
[Signature]
Signature
1102 E. Joppa Rd, Towson, MD
Mailing Address City State
21286 410-375-2897 d.turner@turner
Zip Code Telephone # Email Address troxell.com

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 2024-0033-A Filing Date 2/1/2024 Estimated Posting Date 2/11/2024 Reviewer CP

Revised 8/2022

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: 9630 Oakdale Ave Parkville MD 21234
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)

The practical difficulty/hardship is the unusual, somewhat triangular shape of the property that is narrower in the back of the property than in the front, restricting the building of a rear addition to the property. Due to the grading incline in back of the home, there is no other location to place an addition. Only the southwest corner will encroach on the setback restriction. We will be maintaining the plane of the home.

This request will not change or alter neighboring properties in the neighborhood. We spoke with the next-door neighbor and they are satisfied with the structure in relation to their property.

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

Kevin J. Comber
Signature of Owner (Affiant)

Kevin J. Comber
Name - Print or Type

Katharine A. Bisordi
Signature of Owner (Affiant)

Katharine A. Bisordi
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 24th day of January, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

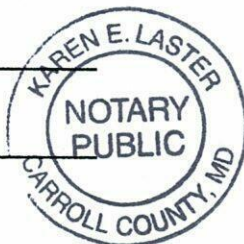
Print name(s) here: Kevin J. Comber & Katharine A. Bisordi

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

AS WITNESS my hand and Notaries Seal

Karen E. Laster
Notary Public

March 20, 2027
My Commission Expires



2024-0033-A

Zoning property description for 9630 Oakdale Ave, Parkville, MD 21234

Being known and designated as lots nos. 121, 123, 124, as shown on subdivision plat entitled, "Final Plat Resubdivision of lots 112-124 Oak Summit, Plat Book 7, Folio 84," recorded in Plat Liber 74 at Folio 111 among the land records of Baltimore County, Maryland.

Being that property, which by Deed dated October 29, 2015, and recorded among the Land Records of Baltimore County in Liber 74 at Folio 111, containing 9,016 square feet. Located in the 11th election district and 5th Council District

BEGINNING AT A POINT ON THE WEST SIDE OF OAKDALE AVE WHICH IS 31' WIDE AT THE DISTANCE OF 486' SOUTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET-APPLETON AVE WHICH IS 31' WIDE.

2024-0033-A

Cross Country Settlements, LLC
File No. 11210
Tax ID # 24-00-000996

0029294 278

THIS DEED TRANSFERS AN INTEREST IN REAL PROPERTY BETWEEN SPOUSES AND IS EXEMPT FROM RECORDATION AND TRANSFER TAXES PURSUANT TO TAX-PROPERTY ARTICLE 12-108 (c)(1) AND 13-207(a)(3) OF THE ANNOTATED CODE OF MARYLAND

This Deed, made this 9th day of March, 2010, by and between Mark E. Locklear and Wendy L. Locklear, formerly known as Wendy L. Harrison, husband and wife, parties of the first part, Grantors; and Mark E. Locklear and Wendy L. Locklear, husband and wife, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of No Dollars 00/100 (\$.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Mark E. Locklear and Wendy L. Locklear, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lots Nos. 121, 123 and 124, as now shown on a Subdivision Plat entitled, "Final Plat Resubdivision of Lots 112-124 Oak Summit, Plat Book 7, Folio 84," recorded in Plat Liber 74 at Folio 111, among the Land Records of Baltimore County, Maryland.

The improvements thereon being known as 9630 Oakdale Avenue, Parkville, MD 21234.

BEING the same fee simple property conveyed to Mark E. Locklear and Wendy L. Harrison from K.V.N. Construction, Inc., by Deed dated June 27, 2002, and recorded on July 29, 2002, in Liber 16652, Folio 215 among the Land Records of Baltimore County, MD.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Mark E. Locklear and Wendy L. Locklear, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

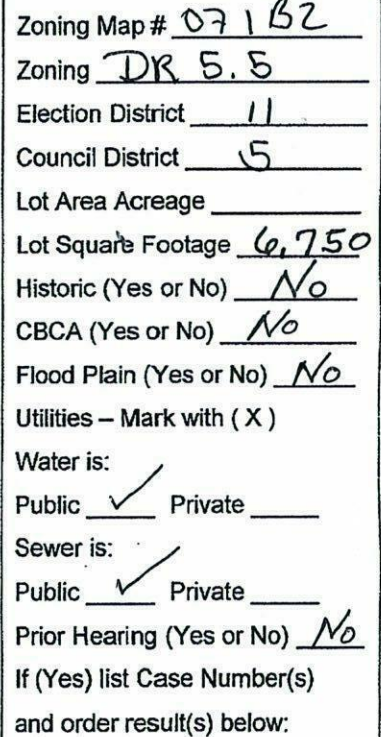
And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

[THIS SPACE INTENTIONALLY LEFT BLANK]

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 29294, p. 0278, MSA, CE62, 29149. Date available 03/24/2010. Printed 01/16/2024.

2024-0033-A

Plat Book # 74 Folio # 111 10 Digit Tax # 2400000996 Deed Reference# 292941 278



2024-0033-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 23, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0033-A
Address: 9630 OAKDALE AVE
Legal Owner: Kevin Comber, Katherine Bisordi

Zoning Advisory Committee Meeting of February 23, 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

DATE: February 21, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0033-A

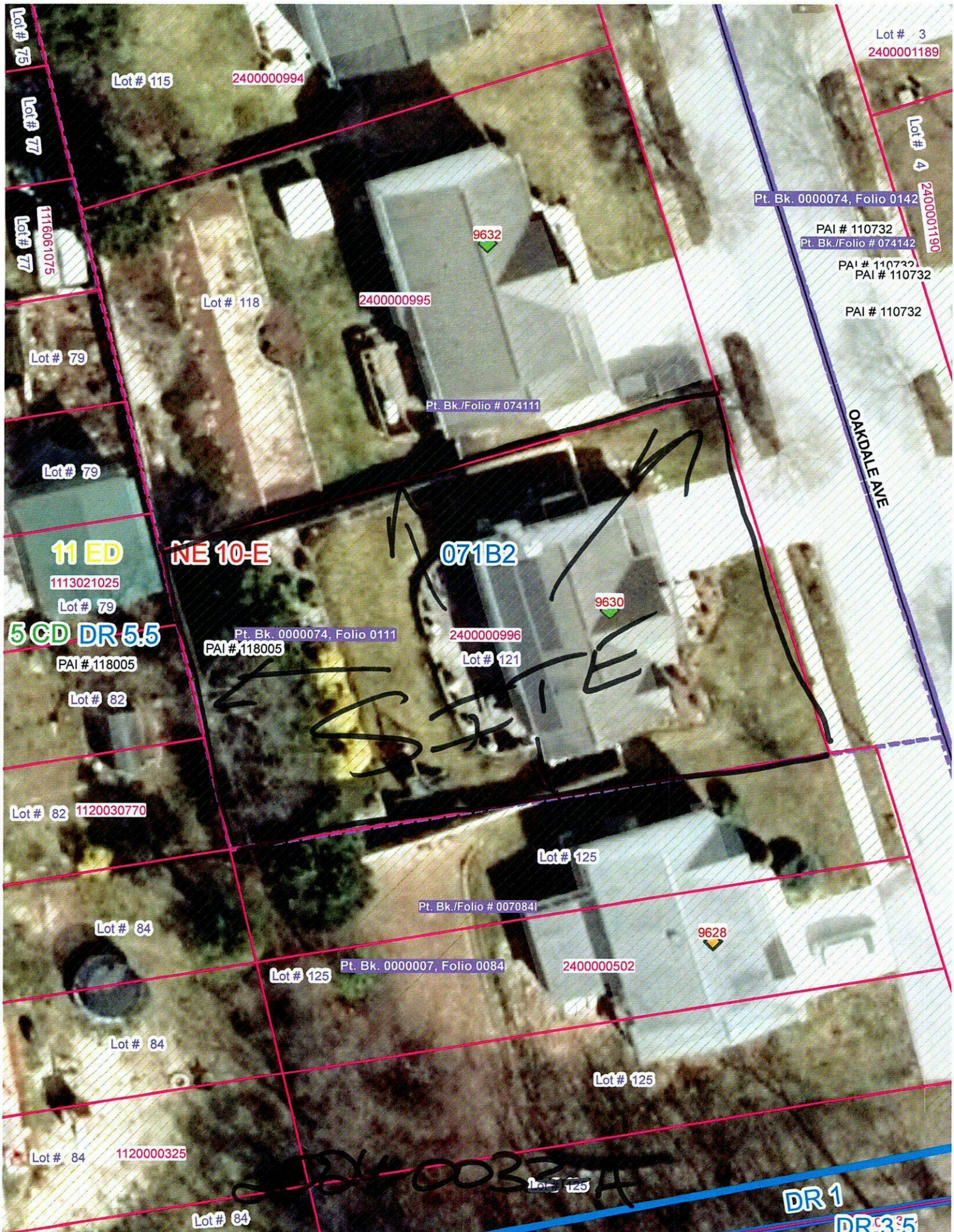
The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No comment

DPW-T: No Exception taken

Landscaping: No comment.

Recreations & Parks: No Greenways affected.



Lot # 3
2400001189

Lot # 4
2400001190

Pt. Bk. 0000074, Folio 0142

PAI # 110732
Pt. Bk./Folio # 074142

PAI # 110732
PAI # 110732

PAI # 110732

OAKDALE AVE

Lot # 115
2400000994

Lot # 118
2400000995

Pt. Bk./Folio # 074111

9632

9630

071B2

NE 10-E

11 ED

1113021025

Lot # 79

5 CD DR 5.5

PAI # 118005

Lot # 82

Pt. Bk. 0000074, Folio 0111
PAI # 118005

2400000996

Lot # 121

Lot # 82
1120030770

Lot # 125

Pt. Bk./Folio # 0070841

Lot # 84

9628

Lot # 125
Pt. Bk. 0000007, Folio 0084

2400000502

Lot # 84

Lot # 125

Lot # 84
1120000325

Lot # 84

DR 1

DR 3.5

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0033 -A Address 9630 Oakdale Ave

Contact Person: Christina Fink Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2-1-2024 Posting Date: 2-11-2024 Closing Date: 2-26-2024

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 - 0033 -A Address 9630 Oakdale Ave

Petitioner's Name: Kevin Comber & Katherine Bisordi Telephone (Cell) 410-428-9285

Posting Date: 2-11-2024 Closing Date: 2-26-2024

Wording for Sign: To Permit a dwelling addition w/a side setback of 6 ft in lieu of the required 10 ft

Photos of 9630 Oakdale Ave, Parkville, MD 21234

Front of house



VARIANCE?
SIDE

Back of house



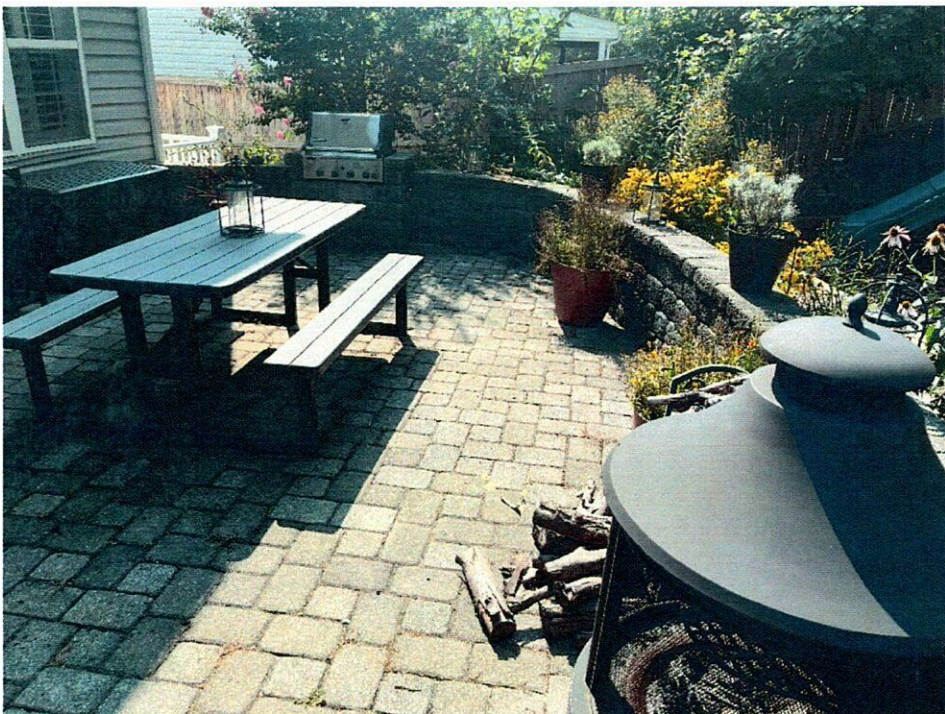
2024-0033-A

Back of house



VARIANCE SIDE

Back of house looking south



2024-0033-A

South side of house, looking toward Oakdale Ave

VARIANCE 5.09



South side of house, looking toward back yard

VARIANCE
5.09



2024-0033-A

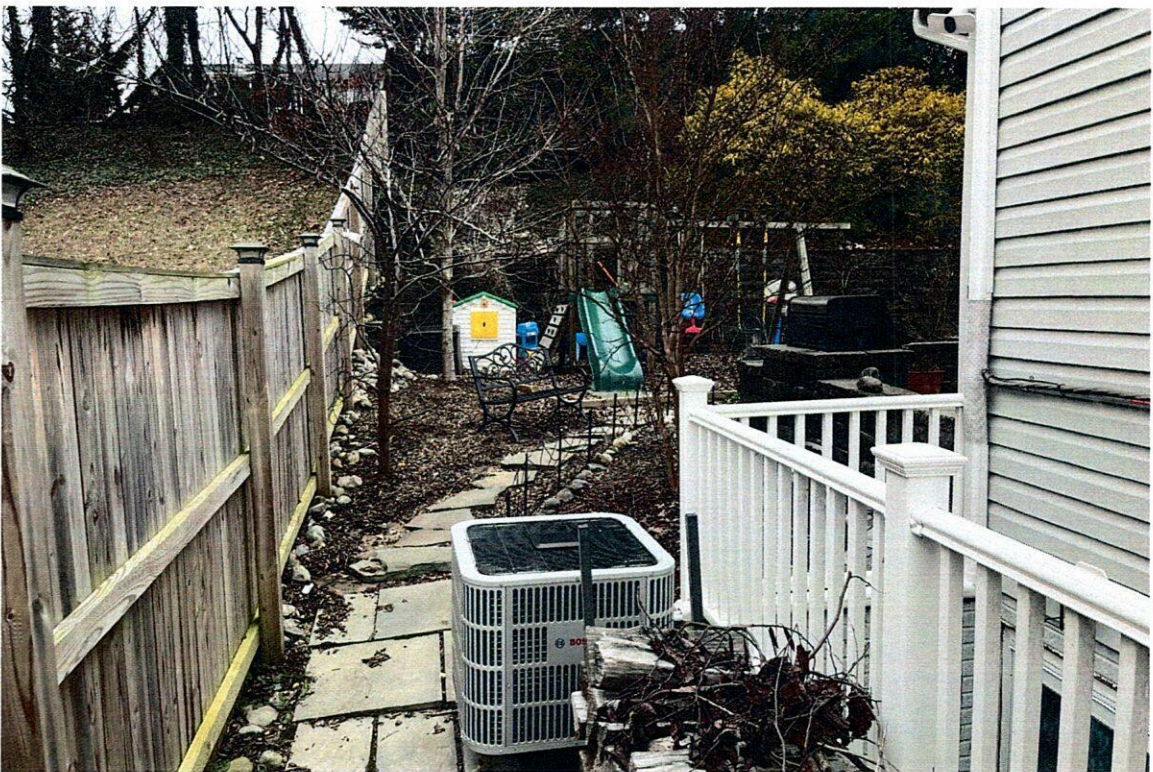
North side of house, looking toward Oakdale Ave



2024-0033-A



2024-0033-A



2024-0033-A

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

No. 229485

Date: 2-1-2024

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: 9630 Oakdale Ave

For: 2024-0033-A

DB 5.5

DISTRIBUTION

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

CASHIER'S
VALIDATION

CF 24-0068



Turner Troxell Co, Inc
1102 E Joppa Rd
Towson, MD 21286

1330

7-11/520

PAY
TO THE
ORDER OF

Baltimore County MD
Seventy Five

DATE 1/29/24

\$ 75 -

M & T Bank

DOLLARS



FOR

Comber Varrone

[Signature]

001330 052000113

9835041154

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map View GroundRent Redemption View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 11 Account Number - 2400000996

Owner Information

Owner Name: COMBER KEVIN J
BISORDI KATHARINE A
Mailing Address: 9630 OAKDALE AVE
BALTIMORE MD 21234-1828

Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: /36872/ 00390

Location & Structure Information

Premises Address: 9630 OAKDALE AVE
BALTIMORE 21234-1828

Legal Description: .2070AC L121,123,124
9630 OAKDALE AVE WS
OAK SUMMIT

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0071 0016 1017 11040036.04 0000 121 2024 Plat Ref: 0074/ 0111

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
2002 2,010 SF 9,016 SF 04

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
2 YES STANDARD UNITSIDING/4 2 full/ 1 half 1 Attached

Value Information

	Base Value	Value		
		As of 01/01/2024	As of 07/01/2023	As of 07/01/2024
Land:	127,500	137,000		
Improvements	226,700	318,100		
Total:	354,200	455,100	354,200	387,833
Preferential Land:	0	0		

Transfer Information

Seller: LOCKLEAR MARK E Type: ARMS LENGTH IMPROVED	Date: 11/13/2015 Deed1: /36872/ 00390	Price: \$380,000 Deed2:
Seller: LOCKLEAR MARK E Type: NON-ARMS LENGTH OTHER	Date: 03/22/2010 Deed1: /29294/ 00278	Price: \$0 Deed2:
Seller: K V N CONSTRUCTION INC Type: ARMS LENGTH IMPROVED	Date: 07/29/2002 Deed1: /16652/ 00215	Price: \$262,514 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:

2624-0033-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: 2024-0033-A
Property Address: 9630 Oakdale Ave, Parkville MD
Legal Owners (Petitioners): Kevin J. Comber, Katherine A. Bisordi 21234
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Turner Troxell
Address: 1102 E. Joppa Rd
Towson, MD 21286
Telephone Number: 410-828-9600

*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