



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 20, 2024

Ricky Oxendine  
1000 Rohe Farm Lane  
Middle River, MD 21220

RE: Petition for Administrative Variance  
Case No. 2024-0043-A  
Property: 1000 Rohe Farm Lane

Dear Mr. Oxendine:

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 blue ink signature of Derek J. Baumgardner, consisting of a stylized 'D' and 'B' intertwined.

DEREK J. BAUMGARDNER  
Administrative Law Judge  
for Baltimore County

DJB:dlw  
Enclosure  
c: John King – [bubby3177@yahoo.com](mailto:bubby3177@yahoo.com)

|                                            |   |                             |
|--------------------------------------------|---|-----------------------------|
| <b>IN RE: PETITION FOR ADMIN. VARIANCE</b> | * | BEFORE THE                  |
| <b>(1000 Rohe Farm Lane)</b>               |   |                             |
| 15 <sup>th</sup> Election District         | * | OFFICE OF ADMINISTRATIVE    |
| 5 <sup>th</sup> Council District           |   |                             |
| Ricky Oxendine                             | * | HEARINGS FOR                |
| Petitioner                                 | * | BALTIMORE COUNTY            |
|                                            | * | <b>CASE NO. 2024-0043-A</b> |

\* \* \* \* \*

### **OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owner of the property, Ricky Oxendine (“Petitioner”) for the property located at 1000 Rohe Farm Lane, Middle River (the “Property”). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 400.1, to permit a front yard addition to an existing side yard accessory building (garage), and to allow the entire building to have a side setback of 2 ft. in lieu of the required 2.5 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). Street view photographs were marked and accepted into evidence. (Pet. Ex. 2, photograph 1). There were no adverse Zoning Advisory Committee (“ZAC”) comments submitted by any of the County reviewing agencies.

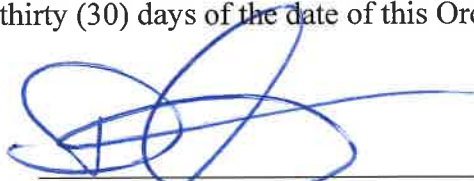
The Petitioner having filed a Petition for Administrative Variance and the Property having been posted on February 25, 2024, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented. The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (“BCC”).

Pursuant to BCZR § 400.1 (Location; lot coverage ) accessory buildings in residence zones shall be located only in the rear yard and shall occupy not more than 40 percent thereof. Based

upon the information available, there is no evidence to indicate how the variance requested satisfies this requirement. Further, based upon the information provided, there are no facts presented showing how strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner. Based on this record, I do not find that the requested relief is within the spirit and intent of the BCZR.

THEREFORE, IT IS ORDERED, this 20<sup>th</sup> day of **March, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from the BCZR, Section 400.1, to permit a front yard addition to an existing side yard accessory building (garage), and to allow the entire building to have a side setback of 2 ft. in lieu of the required 2.5 ft., be and it is hereby **DENIED** with leave to reapply at the Petitioner's discretion addressing the deficiencies stated above.

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



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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 1000 Rohe Farm Lane Currently Zoned ORA  
Deed Reference 39293 / 0222 10 Digit Tax Account # 2 3 0 0 0 0 7 0 1 3  
Owner(s) Printed Name(s) Ricky Oxendine

(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 a front yard addition to an existing side yard accessory building (garage), and to allow the entire building to have a side setback of 2 feet in lieu of the required 2.5 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):**

Ricky Oxendine  
Name #1 – Type or Print  
[Signature]  
Signature #1  
1000 ROHE FARM LANE MIDDLE RIVER MD  
Mailing Address City State  
21220  
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:**

John King  
Name - Type or Print  
[Signature]  
Signature  
840 Pumping Station RD Kirkwood PA.  
Mailing Address City State  
17536 / 717-823-7412  
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 2024-0043-A Filing Date 2 / 12 / 24 Estimated Posting Date 2 / 25 / 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: 1000 Rohe Farm lane Middle River MD 21220  
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)

Need more room to park veh cars inside.

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

Signature of Owner (Affiant)

Ricky Oxendine

Name - Print or Type

Signature of Owner (Affiant)

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 8<sup>th</sup> day of February, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Ricky Oxendine

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

AS WITNESS my hand and Notaries Seal

Notary Public

J. Wright

My Commission Expires

1/18/25



JARNEL DYSON WRIGHT  
Notary Public, State of Maryland  
City of Baltimore  
My Commission Expires January 18, 2025

Zoning Description  
1000 Rohe Farm Lane

John Jonas

My house is located on the North side of Rohe Farm Lane. Rohe Farm is 50 foot wide and is the proerty front is 2000 feet North of the closest intersecting street of Bird River Road which is also 50 feet wide. I am Lot#1, Block 24, Section# 87 in the subdividsion of Daniel W. Kimble as recorded in the Baltimore county Plat Book # 13 968. Folio # 124 existing of 25,743.00 feet. This property known as 1000 Rohe Farm Lane is located in the 15<sup>th</sup> Election District, 6th Coucilmanic District.

2024-0043-A



**Permits, Approvals and  
Inspections**

111 W CHESAPEAKE AVE  
TOWSON, MD 21204  
4108873353  
WWW.BALTIMORECOUNTYMD.GO  
V

Cashier: Tyler C.

Transaction 102147

|                  |                |
|------------------|----------------|
| <b>Total</b>     | <b>\$75.00</b> |
| CREDIT CARD SALE | \$75.00        |
| MASTERCARD 6900  |                |

Retain this copy for statement  
validation

Station: Permit Processing - Mini

08-Feb-2024 11:22:51A

\$75.00 | Method: EMV

US Debit XXXXXXXXXXXX6900

JOHN L KING

Reference ID: 403900556284

Auth ID: 002680

MID: \*\*\*\*\*2995

AID: A0000000042203

AthNtwkNm: STAR

RtInd: DEBIT

PIN VERIFIED

Payment E3FFV4MBWKZG2

View Privacy Policy

www.baltimorecounty.com/privacy

2024-0043-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: 2024-0043-A  
Property Address: 1000 ROHE FARM LANE  
Legal Owners (Petitioners): RICKY OXENSINE  
Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): JOHN KING  
Address: 840 PUMPKIN STATION RD.  
KIRKWOOD, PA 17536  
\_\_\_\_\_  
Telephone Number: 717-823-7412

\*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: 2024-0043-A Address 1000 ROME FARM LANE

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

Filing Date: 2/12/24 Posting Date: 2/25/24 Closing Date: 3/11/24

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: 2024-0043-A Address 1000 ROME FARM LANE

Petitioner's Name: RICKY OXENDINE Telephone (Cell) JOHN KING 717-823-7412

Posting Date: 2/25/24 Closing Date: 3/11/24

Wording for Sign: To Permit \_\_\_\_\_

To permit a front yard addition to an existing side yard accessory building (garage), and to allow the entire building to have a side setback of 2 feet in lieu of the required 2.5 feet.

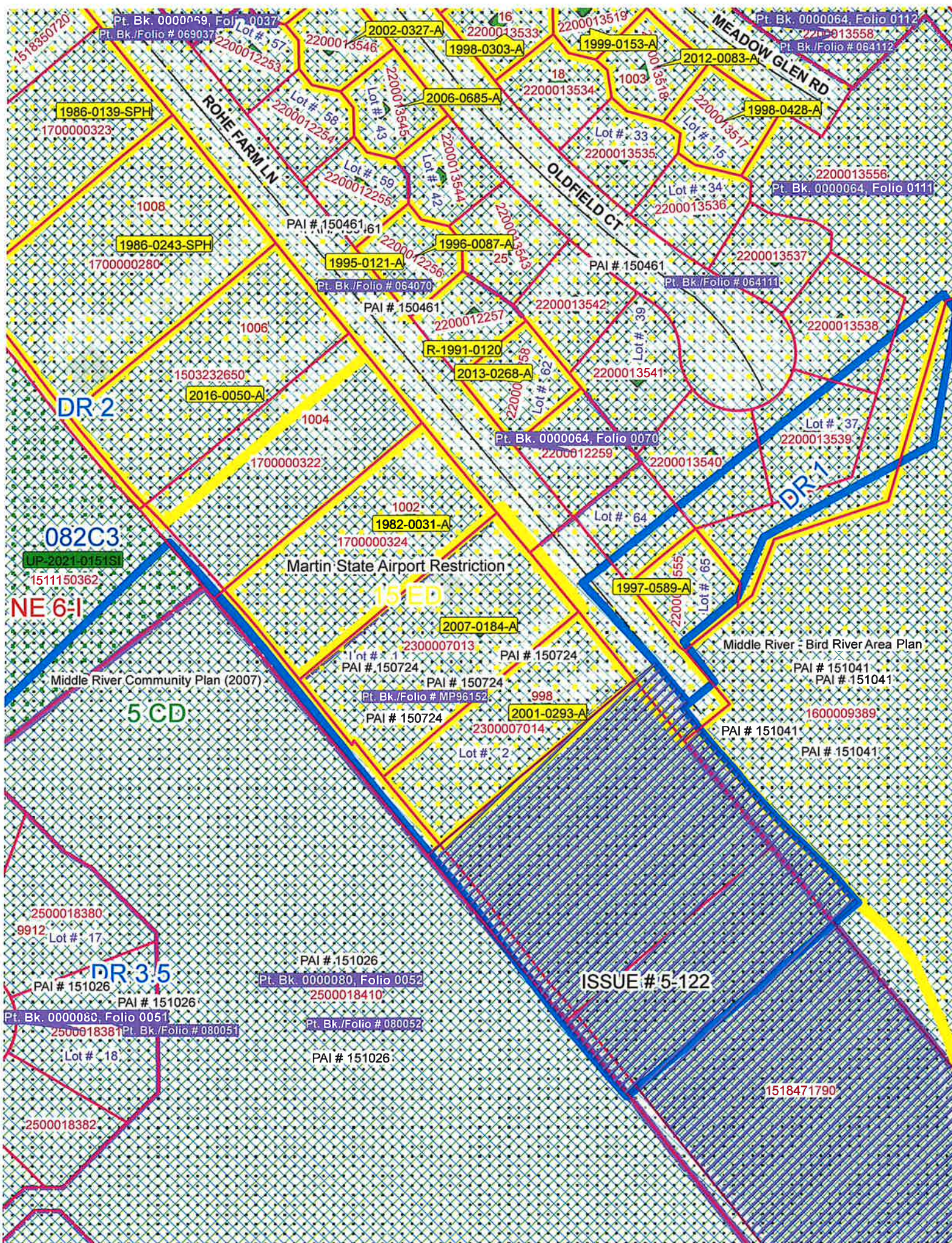
Revised 1/2022

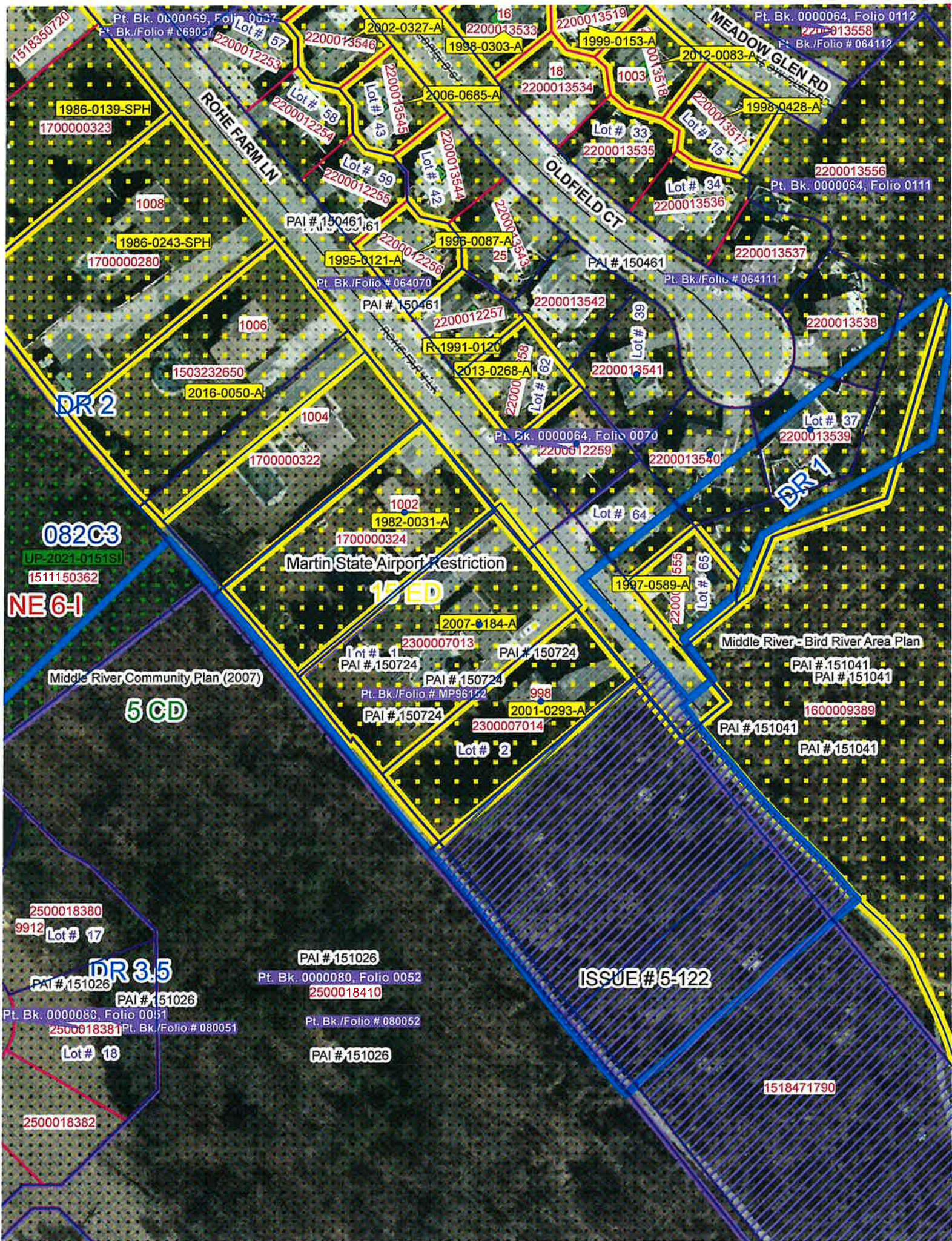
Real Property Data Search ( )  
Search Result for BALTIMORE COUNTY

| View Map                                                                                        | View GroundRent Redemption                       | View GroundRent Registration                                                    |
|-------------------------------------------------------------------------------------------------|--------------------------------------------------|---------------------------------------------------------------------------------|
| Special Tax Recapture: None                                                                     |                                                  |                                                                                 |
| Account Identifier:                                                                             | District - 15 Account Number - 2300007013        |                                                                                 |
| <b>Owner Information</b>                                                                        |                                                  |                                                                                 |
| Owner Name:                                                                                     | OXENDINE RICKY                                   | Use: RESIDENTIAL<br>Principal Residence: YES                                    |
| Mailing Address:                                                                                | 1000 ROHE FARM LN<br>MIDDLE RIVER MD 21220-1533  |                                                                                 |
| <b>Location &amp; Structure Information</b>                                                     |                                                  |                                                                                 |
| Premises Address:                                                                               | 1000 ROHE FARM LN<br>MIDDLE RIVER MD 21220-1533  | Legal Description: .591 AC<br>1000 ROHE FARM LN SWS<br>1250 FT SE BIRD RIVER RD |
| Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: MS | 0082 0024 0087 15010006.04 0000 1 2024 Plat Ref: |                                                                                 |
| Town: None                                                                                      |                                                  |                                                                                 |
| Primary Structure Built                                                                         | Above Grade Living Area                          | Finished Basement Area Property Land Area County Use                            |
| 1984                                                                                            | 1,500 SF                                         | 1300 SF 25,743 SF 04                                                            |
| StoriesBasementType                                                                             | ExteriorQualityFull/Half BathGarage              | Last Notice of Major Improvements                                               |
| 1 YES STANDARD UNITS                                                                            | SIDING/4 3 full 1 Detached                       |                                                                                 |
| <b>Value Information</b>                                                                        |                                                  |                                                                                 |
|                                                                                                 | Base Value                                       | Value                                                                           |
|                                                                                                 |                                                  | Phase-in Assessments                                                            |
|                                                                                                 |                                                  | As of As of As of                                                               |
|                                                                                                 |                                                  | 01/01/2024 07/01/2023 07/01/2024                                                |
| Land:                                                                                           | 108,400                                          | 118,800                                                                         |
| Improvements                                                                                    | 244,600                                          | 356,800                                                                         |
| Total:                                                                                          | 353,000                                          | 475,600 353,000 393,867                                                         |
| Preferential Land:                                                                              | 0                                                | 0                                                                               |
| <b>Transfer Information</b>                                                                     |                                                  |                                                                                 |
| Seller: JONAS JOHN J                                                                            | Date: 08/16/2017                                 | Price: \$337,000                                                                |
| Type: ARMS LENGTH IMPROVED                                                                      | Deed1: /39293/ 00222                             | Deed2:                                                                          |
| Seller: KIMBLE DANIEL WAYNE                                                                     | Date: 06/20/2005                                 | Price: \$379,000                                                                |
| Type: NON-ARMS LENGTH OTHER                                                                     | Deed1: /22060/ 00661                             | Deed2:                                                                          |
| Seller: KIMBLE DANIEL WAYNE                                                                     | Date: 08/18/1999                                 | Price: \$0                                                                      |
| Type: NON-ARMS LENGTH OTHER                                                                     | Deed1: /13968/ 00724                             | Deed2:                                                                          |
| <b>Exemption Information</b>                                                                    |                                                  |                                                                                 |
| 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                                                                     |                                                  |                                                                                 |
| <b>Homestead Application Information</b>                                                        |                                                  |                                                                                 |
| Homestead Application Status: No Application                                                    |                                                  |                                                                                 |
| <b>Homeowners' Tax Credit Application Information</b>                                           |                                                  |                                                                                 |
| Homeowners' Tax Credit Application Status: No Application Date:                                 |                                                  |                                                                                 |



2024-0043-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 1000 Rohe Farm Lane Currently Zoned DR2  
Deed Reference 39293 / 0222 10 Digit Tax Account # 2 3 0 0 0 0 7 0 1 3  
Owner(s) Printed Name(s) Ricky Oxendine

(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 a front yard addition to an existing side yard accessory building (garage), and to allow the entire building to have a side setback of 2 feet in lieu of the required 2.5 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):**

Ricky Oxendine  
Name #1 – Type or Print Name #2 – Type or Print  
[Signature]  
Signature #1 Signature #2  
1000 ROHE FARM LANE MIDDLE RIVER MD  
Mailing Address City State  
21220  
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:**

John King  
Name - Type or Print  
[Signature]  
Signature  
1840 Pumping Station RD Kirkwood PA.  
Mailing Address City State  
17536 717-823-7412  
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 2024-0043-A Filing Date 2 / 12 / 24 Estimated Posting Date 2 / 25 / 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: 1000 Rohe Farm Lane Middle River MD 21220  
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)

Need more room to park veh cars inside.

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

Signature of Owner (Affiant)

Ricky Oxendine

Name - Print or Type

Signature of Owner (Affiant)

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 8<sup>th</sup> day of February, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Ricky Oxendine

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

AS WITNESS my hand and Notaries Seal

J. Wright  
Notary Public

1/18/25  
My Commission Expires



JARNEL DYSON WRIGHT  
Notary Public, State of Maryland  
City of Baltimore  
My Commission Expires January 18, 2025

**Zoning Description**  
**1000 Rohe Farm Lane**

John Jonas

My house is located on the North side of Rohe Farm Lane. Rohe Farm is 50 foot wide and is the proerty front is 2000 feet North of the closest intersecting street of Bird River Road which is also 50 feet wide. I am Lot#1, Block 24, Section# 87 in the subdivsion of Daniel W. Kimble as recorded in the Baltimore county Plat Book # 13 968. Folio # 124 existing of 25,743.00 feet. This property known as 1000 Rohe Farm Lane is located in the 15<sup>th</sup> Election District, 6th Coucilmanic District.

2024-0043-A

~~11/12~~

**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 # 2024-0043-A  
Address: 1000 ROHE FARM LANE  
Legal Owner: Ricky Oxendine

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 2024-0043-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 NOTICE

## ADMINISTRATIVE VARIANCE

CASE # 2024-0043-A

TO PERMIT A FRONT YARD ADDITION TO AN EXISTING  
SIDE YARD ACCESSORY BUILDING (GARAGE) AND TO ALLOW  
THE ENTIRE BUILDING TO HAVE A SIDE SETBACK OF 2 FEET  
IN LIEU OF THE REQUIRED 2.5 FEET

## 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

7:30 P.M. ON 3/11/24

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

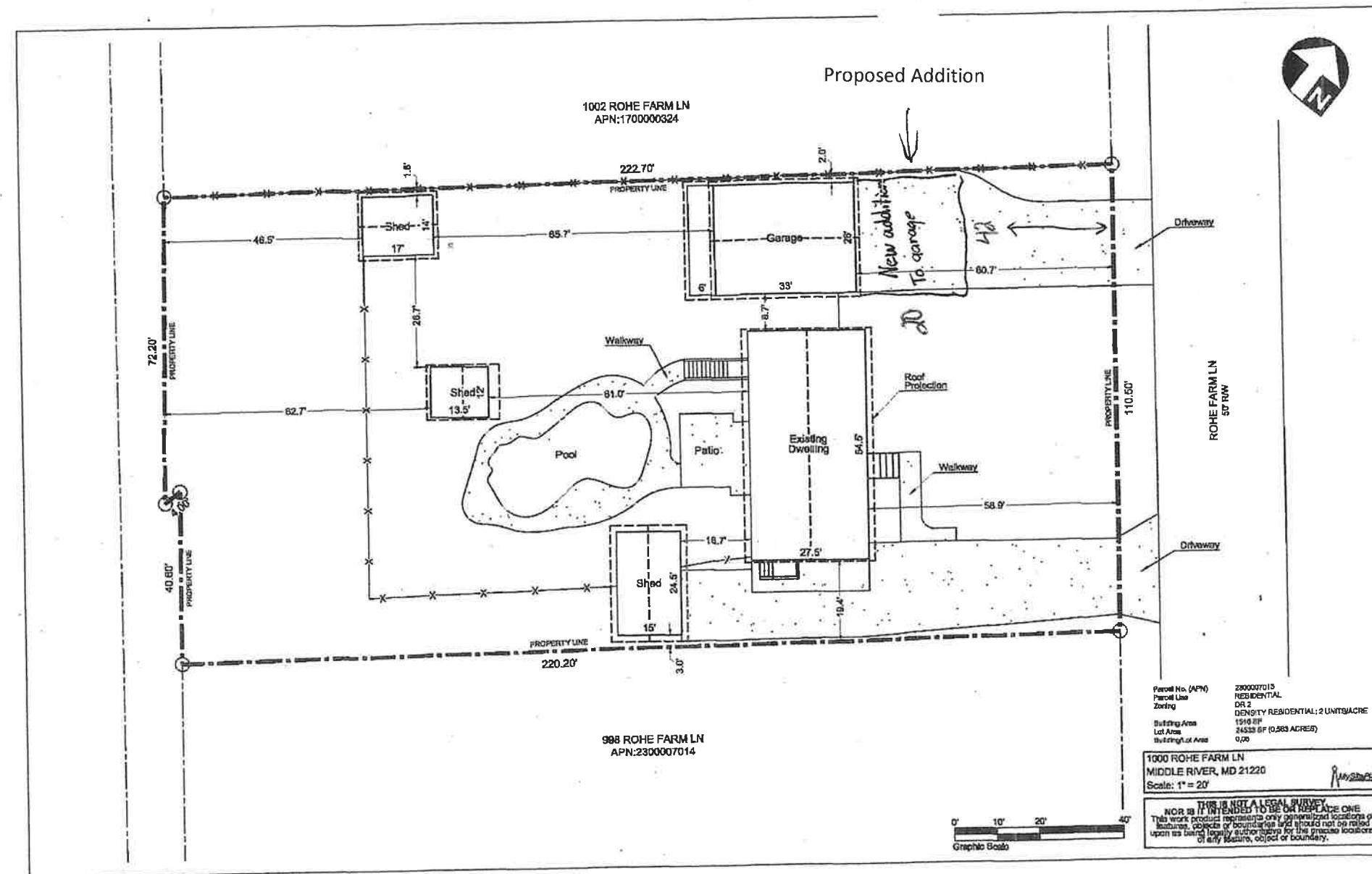
HANDICAPPED ACCESSIBLE

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)

ADDRESS 1000 ROHE FARM LANE OWNER(S) NAME(S) RICKY OXENDINE

SUBDIVISION NAME N/A LOT # 1 BLOCK # N/A SECTION # N/A

PLAT BOOK # N/A FOLIO # N/A 10 DIGIT TAX # 2300007013 DEED REF. # 39293/00222



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 082C3

SITE ZONED DR-2

ELECTION DISTRICT 15

COUNCIL DISTRICT 5

LOT AREA ACREAGE 0.591 A

OR SQUARE FEET \_\_\_\_\_

HISTORIC? NO

IN CBQA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE \_\_\_\_\_

SEWER IS:

PUBLIC ☒ PRIVATE \_\_\_\_\_

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

2007-0184-A GRANTED.

→ ALLOWED FOR EXISTING

GARAGE TO BE IN SIDE YARD.

\_\_\_\_\_

VIOLATION CASE INFO:

\_\_\_\_\_

\_\_\_\_\_



PLAN DRAWN BY \_\_\_\_\_

DATE \_\_\_\_\_

SCALE: 1 INCH = \_\_\_\_\_ FEET

2024-0043-A