



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 27, 2024

Matthew & Jennifer Deuber – jadeuber@yahoo.com
4816 Carroll Manor Road
Baldwin, MD 21013

RE: Petition for Administrative Variance
Case No. 2024-0054-A
Property: 4816 Carroll Manor 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 dark ink, appearing to be "AMB", followed by a long horizontal line.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw
Enclosure

c: Walter Daniels – danielsarchitects@gmail.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(4816 Carroll Manor Road)		
10 ^h Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Matthew & Jennifer Deuber	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0054-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, Matthew and Jennifer Deuber (“Petitioners”) for the property located at 4816 Carroll Manor Road, Baldwin (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 400.1, to permit an accessory building (garage) to be partially located in both the front and side yards in lieu of the required rear yard placement.

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-2D). There were no adverse Zoning Advisory Committee (ZAC) comments received from any of the County reviewing agencies. However, it is to be noted that five (5) letters of support were contained in the case file from neighbors residing on Carroll Manor Road (4728, 4808, 4814, 4818, and 4820), all of whom have no objections to the Petitioner’s zoning request.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on March 10, 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.

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

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

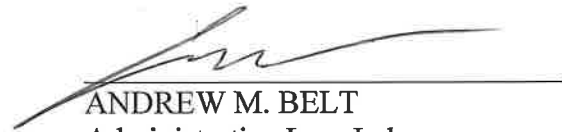
THEREFORE, IT IS ORDERED, this 27th day of **March, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 400.1, to permit an accessory building (garage) to be partially located in both the front and side yards in lieu of the required rear yard placement, and it is hereby, **GRANTED**; and

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. Petitioners and subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The detached garage shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities.
3. The detached garage shall not have a separate utility or electric connection and shall connect all electrical to the home.
4. The detached garage shall not be used for commercial or industrial purposes.

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



ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB: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 4816 CARROLL MANOR ROAD, BALDWIN, MD Currently Zoned RC-2
Deed Reference 14953 / 00106 10 Digit Tax Account # 1 0 0 6 0 4 5 2 5 0
Owner(s) Printed Name(s) DEUBER, MATTHEW + DEUBER JENNIFER

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

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

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

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

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

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

☒ Jennifer Deuber, Matthew Deuber
Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature #2
4816 Carroll Manor Rd Baldwin MD
Mailing Address City State
21013, 410-802-7201 jadenuber@yahoo.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:

WALTER DANIELS, ARCHITECT
Name - Type or Print

Signature
1113 IVY HILL RD, COCKEYSVILLE, MD
Mailing Address City State
21030, 410-360-3588, danielssarchitects@gmail.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 2024-0054-A Filing Date 2, 27, 24 Estimated Posting Date 3, 10, 24 Reviewer JS

Closing 3/25/24

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: 4816 CARROLL MANNOR ROAD BALDWIN MD 21013
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)

GARAGE CAN NOT BE LOCATED IN REAR YARD
DUE TO REAR YARD SEPTIC SYSTEM

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

Jennifer Deuber
Signature of Owner (Affiant)

Jennifer Deuber
Name - Print or Type

Matthew Deuber
Signature of Owner (Affiant)

MATTHEW DEUBER
Name - Print or Type

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

X **STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:**

I HEREBY CERTIFY, this 21 day of FEB, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: M. Deuber J. Deuber

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

AS WITNESS my hand and Notaries Seal

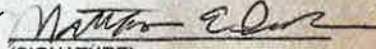
[Signature]
Notary Public

My Commission Expires

SCOTT KUCERA
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires 05-15-2024

2. This affidavit is given in reference to the conveyance/purchase/refinance of the property described as:
The following described property located in Baltimore County, State of Maryland as follows:

BEGINNING FOR THE SAME AT THE BEGINNING OF THE FOURTH LINE OF A PARCEL OF LAND WHICH BY A DEED DATED DECEMBER 4, 1957 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER G.L.B. NO. 3276, FOLIO 472, WAS CONVEYED BY CYRUS B. OLSON TO RICHARD A. ZANETTI AND WIFE, AND RUNNING THENCE WITH AND BINDING ON THE FOURTH, FIFTH AND SIXTH LINES OF SAID PARCEL OF LAND THE THREE FOLLOWING LINES, VIZ: NORTH 70 DEGREES 47 MINUTES EAST 141.99 FEET; SOUTHEASTERLY BY A LINE CURVING TOWARD THE RIGHT HAVING A RADIUS OF 20 FEET FOR A DISTANCE OF 31.42 FEET (THE CHORD OF SAID ARC BEARING SOUTH 64 DEGREES 13 MINUTES EAST 28.28 FEET); SOUTH 19 DEGREES 13 MINUTES EAST 1,290.41 FEET TO THE CENTER OF CARROLL MANOR ROAD, THENCE BINDING ON THE CENTER OF SAID ROAD SOUTH 68 DEGREES 21 MINUTES WEST 15.05 FEET TO THE END OF THE FIFTH LINE OF A PARCEL OF LAND WHICH BY A DEED DATED AUGUST 24, 1956 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER G.L.B. NO. 2899, FOLIO 490, WAS CONVEYED BY CYRUS B. OLSON TO JERRY F. BUSINSKY AND WIFE, THENCE LEAVING SAID ROAD AND BINDING REVERSELY ON THE FIFTH AND FOURTH LINES OF SAID PARCEL OF LAND THE TWO FOLLOWING COURSES AND DISTANCES, VIZ: NORTH 19 DEGREES 13 MINUTES WEST BINDING ON THE SOUTHWESTERNMOST SIDE OF THE HEREIN AFTER MENTIONED FIFTY FOOT ROAD 161.18 FEET; AND SOUTH 70 DEGREES 47 MINUTES WEST 133.71 FEET TO THE END OF THE THIRD LINE OF A PARCEL OF LAND WHICH BY A DEED DATED MARCH 15, 1956 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER G.L.B. NO. 2893, FOLIO 84, WAS CONVEYED BY JOHN E. SHEA AND WIFE TO CYRUS B. OLSON, AND THENCE LEAVING SAID OUTLINES AND RUNNING FOR A LINE OF DIVISION NORTH 21 DEGREES 16 MINUTES 40 SECONDS WEST 370.65 FEET TO THE PLACE OF BEGINNING. CONTAINING 1.64 ACRES OF LAND, MORE OR LESS.


(SIGNATURE)

2024-0054-A

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

No. 229820

Date: 2/26/24

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: DANIGLS + ASSOCIATES ARCHITECTS

For: 4816 CARROLL MANOR RD

CASE # TBD

2024-0054-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

DANIELS & ASSOCIATES ARCHITECTS LTD

7-11/520

1091

1113 IVY HILL RD
COCKEYSVILLE, MD 21030

2.26-24

Pay to the order of BALTIMORE COUNTY MD \$ 75-
Seventy Five and 00/100 dollars

M&T Bank

ADMIN YORIANC
 for 4816 CARROLL MANOR RD

Wanda J. [Signature]

⑆052000⑆⑆⑆⑆

9882262208⑆109⑆

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 - 10 Account Number - 1006045250

Owner Information

Owner Name: DEUBER MATTHEW E
DEUBER JENNIFER A

Use: RESIDENTIAL
Principal Residence: YES

Mailing Address: 4816 CARROLL MANOR RD
BALDWIN MD 21013-9742

Deed Reference: /14953/ 00106

Location & Structure Information

Premises Address: 4816 CARROLL MANOR RD
BALDWIN 21013-9742

Legal Description: 1.64 AC NS
CARROLL MANOR RD
2100 S SWEET AIR RD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0044	0004	0012	10030035.04	0000				2023	
Plat Ref:									

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1964	2,280 SF	1000 SF	1.6400 AC	04

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2023	07/01/2024
Land:	143,600	207,400		
Improvements	252,400	326,100		
Total:	396,000	533,500	441,833	487,667
Preferential Land:	0	0		

Transfer Information

Seller: JONES STEPHEN T	Date: 02/01/2001	Price: \$260,000
Type: ARMS LENGTH IMPROVED	Deed1: /14953/ 00106	Deed2:

Seller: JACKSON CALVIN L	Date: 09/14/1990	Price: \$225,000
Type: ARMS LENGTH IMPROVED	Deed1: /08595/ 00086	Deed2:

Seller:	Date:	Price:
Type:	Deed1:	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:

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0054 -A Address 4816 CARROLL MANOR ROAD

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

Filing Date: 2/27/24 Posting Date: 3/10/24 Closing Date: 3/25/24

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 - 0054 -A Address 4816 CARROLL MANOR ROAD

Petitioner's Name: MATTHEW + JENNIFER DEUBER Telephone (Cell) WALTER DANIELS 410-560-3588

Posting Date: 3/10/24 Closing Date: 3/25/24

Wording for Sign: To Permit _____

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

Revised 1/2022

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/ neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.*

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

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

For Newspaper Advertising:

Case Number: 2024-0054-4
Property Address: 4816 CARROLL MANOR RD
Legal Owners (Petitioners): MATTHEW + JENNIFER DEUBER
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): KWALTER DANIEL / DANIELS ARCHITECTS
Address: 1113 Ivy Hill Rd
Cockeysville MD 21030
Telephone Number: 410 . 560 3588

*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



My Neighborhood

Select a Property
from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

4816 Carroll Manor Road

Search

Property Report - 4816 CARROLL MANOR R

4816 CARROLL MANOR RD

Tax Account Number 1006045250
Owner Name DEUBER MATTHEW E
DEUBER JENNIFER A
Premise Address 4816 CARROLL MANOR RD
Tax Map 0044
Parcel 0012
Real Property Report [More info](#)
StreetView [Click for StreetView](#)
PermitReview [Permit Review Tool URL](#)

ZONING INFORMATION

Zoning [RC 2](#)

SCHOOL DISTRICTS

Elementary School District [Carroll Manor ES](#)
Middle School District [Cockeysville MS](#)
High School District [Dulaney HS](#)

CIVIC - GOVERNMENT

Police Precinct [Cockeysville](#)
Councilmanic District [3](#)
Congressional District [Z](#)
Legislative District [42A](#)





2024-0054-A

Photo #1



2024-0054-A

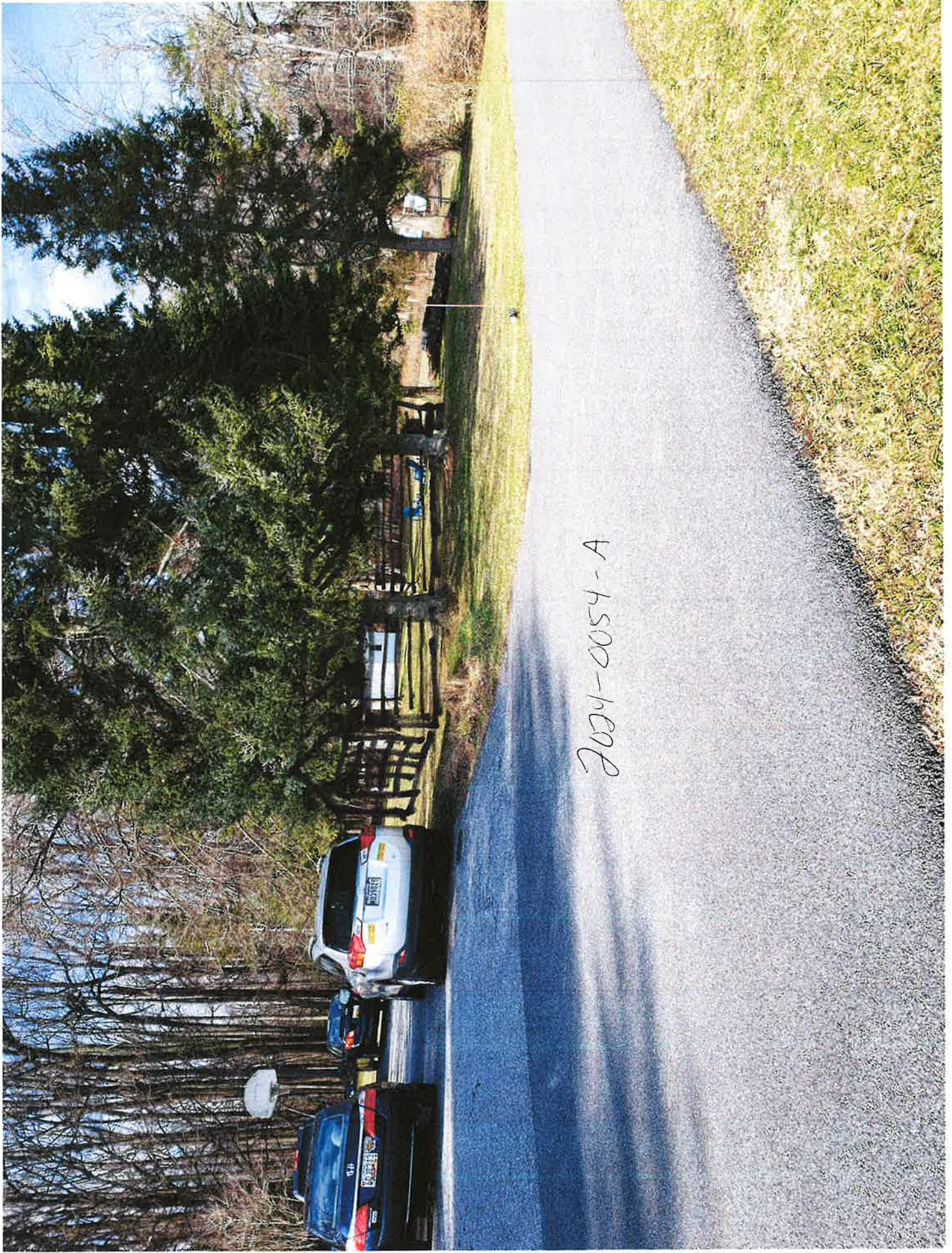


Photo #3

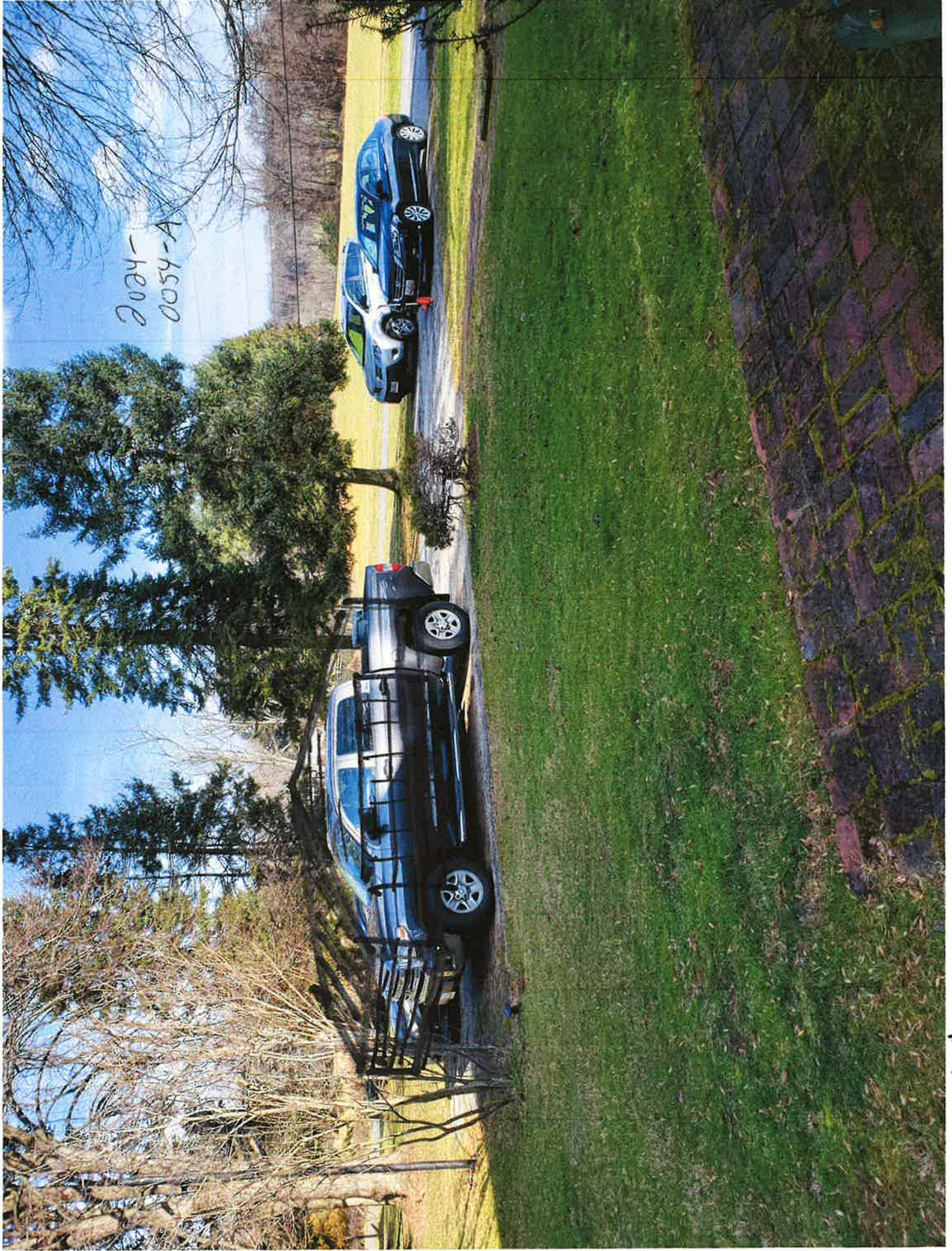


Photo #4

February 8, 2024

To the Office of Administrative Hearings for Baltimore County,

Re: 4816 Carroll Manor Rd

I am the owner of the residential property that adjoins 4816 Carroll Manor Rd. I have reviewed the plans for the proposed detached garage to be built in the side yard of 4816 Carroll Manor Rd and have no objection to the project and therefore to the zoning variance.

Sincerely,

Teresa Bennett

Printed name: Teresa Bennett

Address: 4814 Carroll Manor Rd Baldwin, MD 21013

2024-0054-A

February 8, 2024

To the Office of Administrative Hearings for Baltimore County,

Re: 4816 Carroll Manor Rd

I am the owner of the residential property that adjoins 4816 Carroll Manor Rd. I have reviewed the plans for the proposed detached garage to be built in the side yard of 4816 Carroll Manor Rd and have no objection to the project and therefore to the zoning variance.

Sincerely,

Printed name: Nicholas Triantafilos
Address: 4820 CARROLL MANOR RD.

2024-0054-A

February 8, 2024

To the Office of Administrative Hearings for Baltimore County,

Re: 4816 Carroll Manor Rd

I am the owner of the residential property that adjoins 4816 Carroll Manor Rd. I have reviewed the plans for the proposed detached garage to be built in the side yard of 4816 Carroll Manor Rd and have no objection to the project and therefore to the zoning variance.

Sincerely,



Printed name: BARBARA Hanlon

Address: 4728 CARROLL MANOR RD
Baldwin, MD 21013

2024-0054-A

February 8, 2024

To the Office of Administrative Hearings for Baltimore County,

Re: 4816 Carroll Manor Rd

I am the owner of the residential property that adjoins 4816 Carroll Manor Rd. I have reviewed the plans for the proposed detached garage to be built in the side yard of 4816 Carroll Manor Rd and have no objection to the project and therefore to the zoning variance.

Sincerely,

Printed name: JENNIFER STEINMETZ
Address: 4808 CARROLL MANOR RD
BALDWIN, MD 21013

2024-0054-A

February 8, 2024

To the Office of Administrative Hearings for Baltimore County,

Re: 4816 Carroll Manor Rd

I am the owner of the residential property that adjoins 4816 Carroll Manor Rd. I have reviewed the plans for the proposed detached garage to be built in the side yard of 4816 Carroll Manor Rd and have no objection to the project and therefore to the zoning variance.

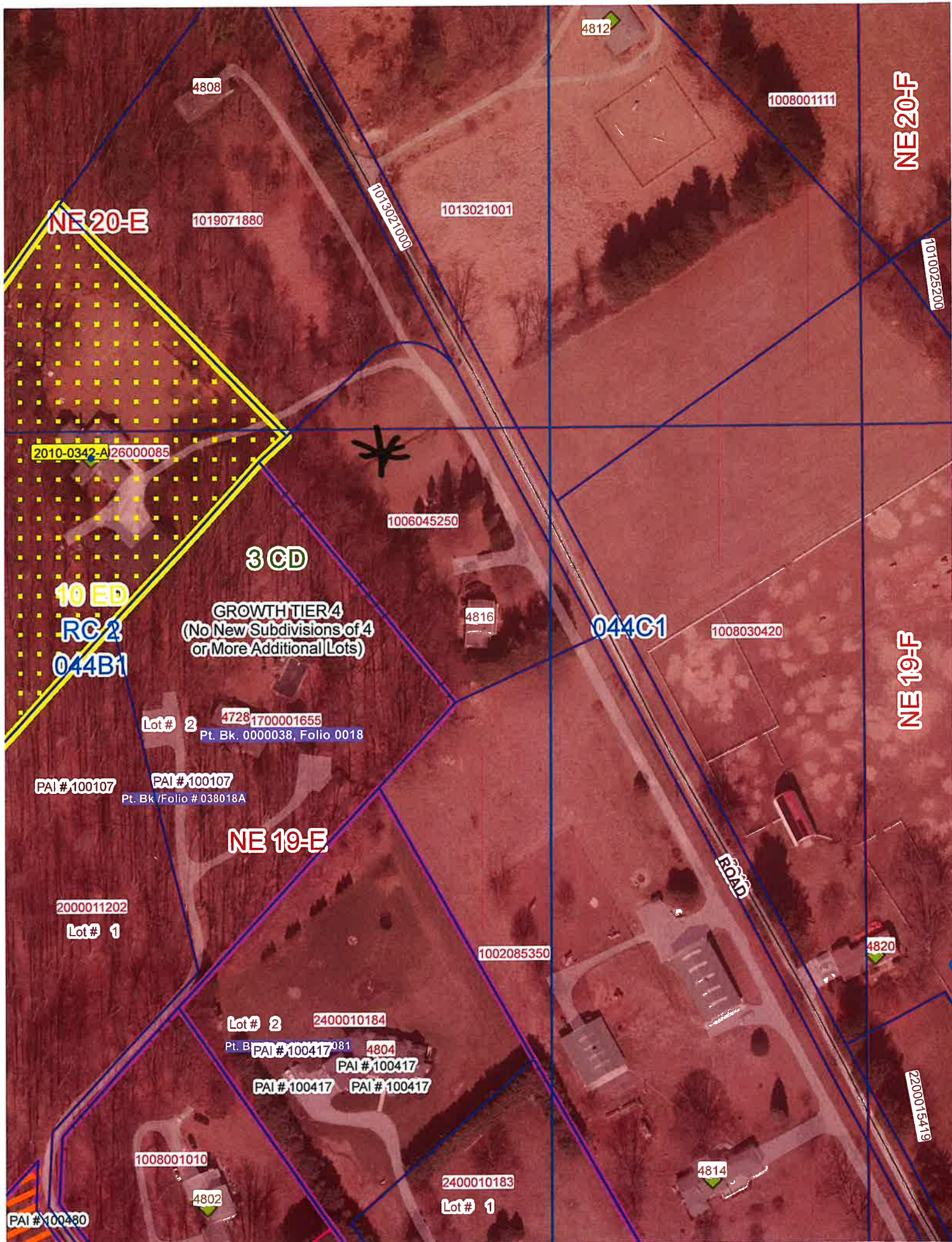
Sincerely,

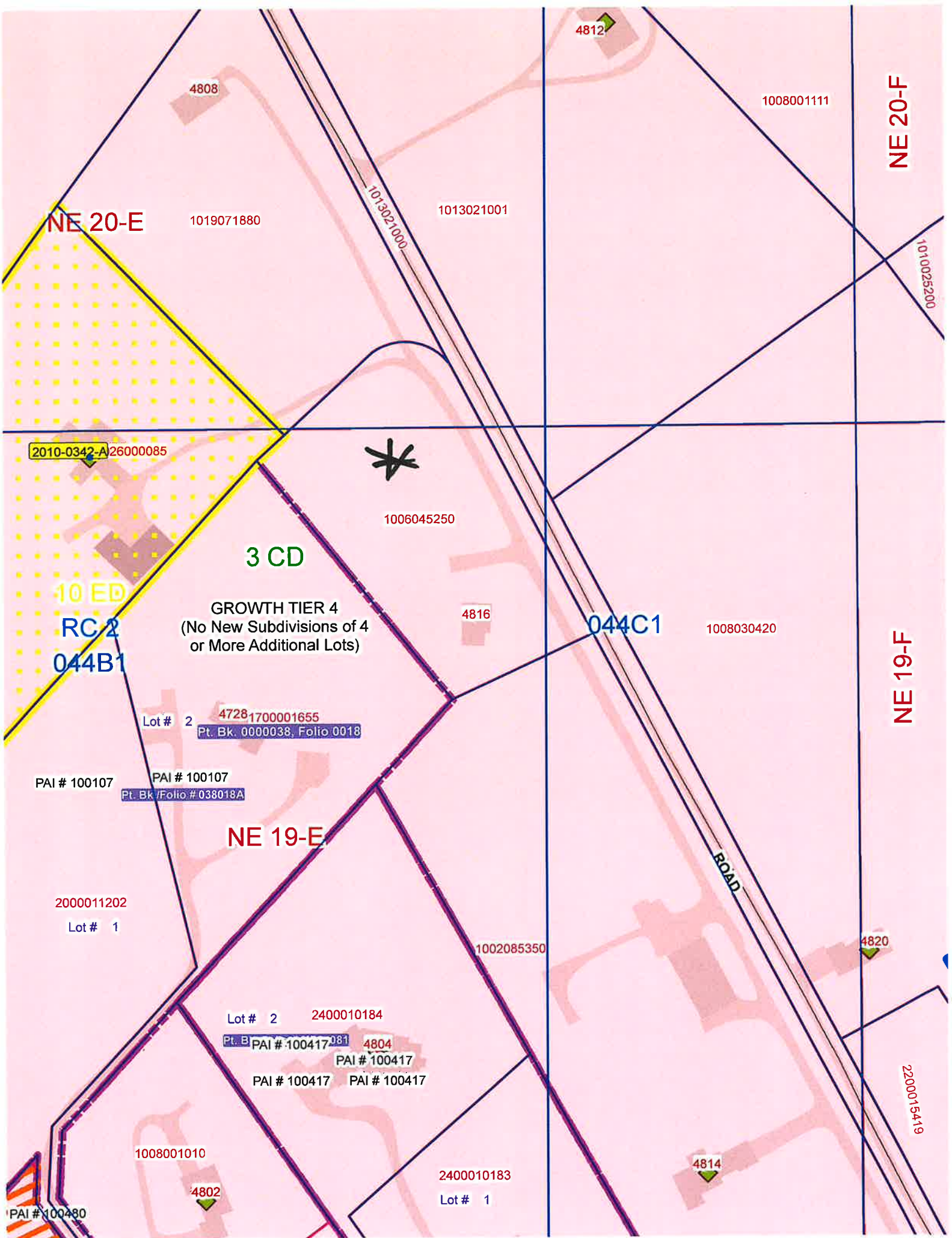
 Craig Vacovsky

Printed name: _____

Address: 4818 Carroll Manor Rd
Baldwin, MD 21013

2024-0054-A





NE 20-E

NE 20-F

NE 19-F

4808

1008001111

1019071880

1013021001

1013021000

1010025200

2010-0342-A 260000085



1006045250

3 CD

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

4816

044C1

1008030420

10 ED

RC 2

044B1

Lot # 2

47281700001655

Pt. Bk. 0000038, Folio 0018

PAI # 100107

PAI # 100107

Pt. Bk. Folio # 038018A

NE 19-E

2000011202

Lot # 1

1002085350

Lot # 2

2400010184

Pt. Bk. 0000038, Folio 0018

4804

PAI # 100417

PAI # 100417

PAI # 100417

1008001010

4802

2400010183

Lot # 1

PAI # 100480

4814

4820

2200015419



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 4816 CARROLL MANOR ROAD, BALDWIN, MD Currently Zoned RC-2
Deed Reference 14953 / 00106 10 Digit Tax Account # 1 0 0 6 0 4 5 2 5 0
Owner(s) Printed Name(s) DEUBER, MATTHEW + DEUBER JENNIFER

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

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

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

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

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

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

☒ Jennifer Deuber, Matthew Deuber
Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature #2
4816 Carroll Manor Rd Baldwin MD
Mailing Address City State
21013, 410-802-7201 jadenuber@yahoo.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:

WALTER DANIELS, ARCHITECT
Name - Type or Print

Signature
1113 IVY HILL RD, COCKEYSVILLE, MD
Mailing Address City State
21030, 410-360-3588, danielisarchitects@gmail.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 2024-0054-A Filing Date 2, 27, 24 Estimated Posting Date 3, 10, 24 Reviewer JS

Closing 3/25/24

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: 4816 CARROLL MANOR ROAD BALDWIN MD 21013
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)

GARAGE CAN NOT BE LOCATED IN REAR YARD
DUE TO REAR YARD SEPTIC SYSTEM

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

Jennifer Deuber
Signature of Owner (Affiant)

Jennifer Deuber
Name - Print or Type

Matthew Deuber
Signature of Owner (Affiant)

MATTHEW DEUBER
Name - Print or Type

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

X **STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:**

I HEREBY CERTIFY, this 21 day of Feb, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: M. Deuber J. Deuber

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

My Commission Expires 8-15-24

SCOTT KUCERA
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires 05-15-2024

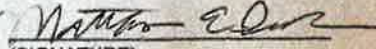
Legal Description

4816 Carroll Manor Rd.



2. This affidavit is given in reference to the conveyance/purchase/refinance of the property described as:
The following described property located in Baltimore County, State of Maryland as follows:

BEGINNING FOR THE SAME AT THE BEGINNING OF THE FOURTH LINE OF A PARCEL OF LAND WHICH BY A DEED DATED DECEMBER 4, 1957 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER G.L.B. NO. 3276, FOLIO 472, WAS CONVEYED BY CYRUS B. OLSON TO RICHARD A. ZANETTI AND WIFE, AND RUNNING THENCE WITH AND BINDING ON THE FOURTH, FIFTH AND SIXTH LINES OF SAID PARCEL OF LAND THE THREE FOLLOWING LINES, VIZ: NORTH 70 DEGREES 47 MINUTES EAST 141.99 FEET; SOUTHEASTERLY BY A LINE CURVING TOWARD THE RIGHT HAVING A RADIUS OF 20 FEET FOR A DISTANCE OF 31.42 FEET (THE CHORD OF SAID ARC BEARING SOUTH 64 DEGREES 13 MINUTES EAST 28.28 FEET); SOUTH 19 DEGREES 13 MINUTES EAST 1,290.41 FEET TO THE CENTER OF CARROLL MANOR ROAD, THENCE BINDING ON THE CENTER OF SAID ROAD SOUTH 68 DEGREES 21 MINUTES WEST 15.05 FEET TO THE END OF THE FIFTH LINE OF A PARCEL OF LAND WHICH BY A DEED DATED AUGUST 24, 1956 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER G.L.B. NO. 2999, FOLIO 490, WAS CONVEYED BY CYRUS B. OLSON TO JERRY F. BUSINSKY AND WIFE, THENCE LEAVING SAID ROAD AND BINDING REVERSELY ON THE FIFTH AND FOURTH LINES OF SAID PARCEL OF LAND THE TWO FOLLOWING COURSES AND DISTANCES, VIZ: NORTH 19 DEGREES 13 MINUTES WEST BINDING ON THE SOUTHWESTERNMOST SIDE OF THE HEREIN AFTER MENTIONED FIFTY FOOT ROAD 161.18 FEET; AND SOUTH 70 DEGREES 47 MINUTES WEST 133.71 FEET TO THE END OF THE THIRD LINE OF A PARCEL OF LAND WHICH BY A DEED DATED MARCH 15, 1958 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER G.L.B. NO. 2893, FOLIO 84, WAS CONVEYED BY JOHN E. SHEA AND WIFE TO CYRUS B. OLSON, AND THENCE LEAVING SAID OUTLINES AND RUNNING FOR A LINE OF DIVISION NORTH 21 DEGREES 16 MINUTES 40 SECONDS WEST 370.65 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.64 ACRES OF LAND, MORE OR LESS.


(SIGNATURE)

2024-0054-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/10/2024

Case Number: 2024-0054-A

Petitioner / Developer: WALTER DANIELS, AIA ~
MATTHEW & JENNIFER DEUBER

Date of Closing: MARCH 25, 2024

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
4816 CARROLL MANOR ROAD

The sign(s) were posted on: MARCH 10, 2024



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

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: March 6, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0054-A
Address: 4816 CARROLL MANOR RD
Legal Owner: Matthew & Jennifer Deuber

Zoning Advisory Committee Meeting of March 11, 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: March 7, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0054-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.

PLAT TO ACCOMPANY PETITION FOR ZONING

☒ ADMINISITRATIVE VARIANCE

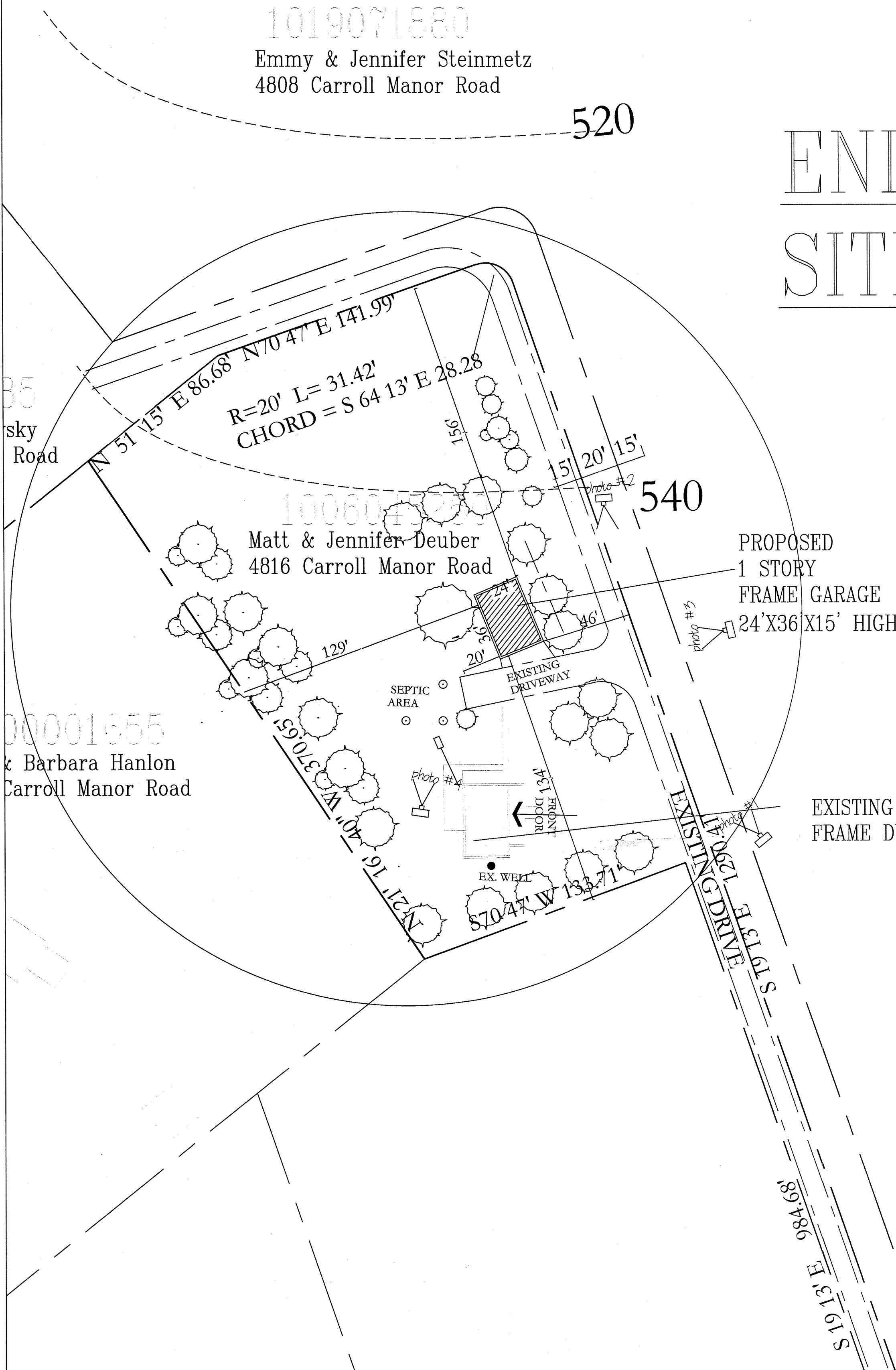
☐ SPECIAL HEARING

PROPERTY ADDRESS: 4816 CARROLL MANOR ROAD

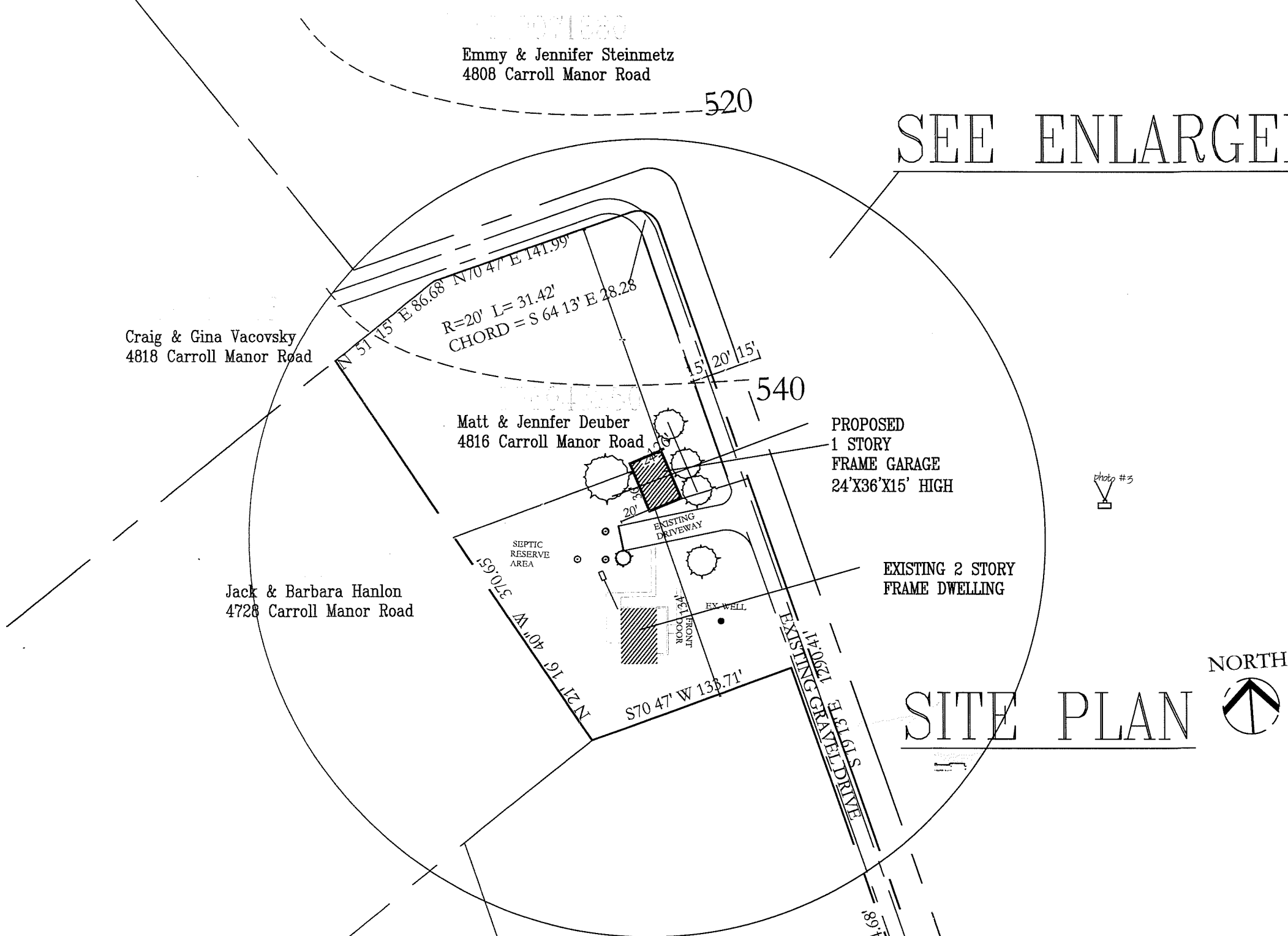
SUBDIVISION NAME:

DEED REFERENCE; 14953 / 00106

OWNER: MATTHEW & JENNIFER DEUBER - 4816 CARROLL MANOR ROAD , BALDWIN MD 21013



ENLARGED
SITE PLAN



SITE PLAN

Councilmanic District : 3
Election District:
1" = 200' scale map: 44
Zoning: RC2
Lot Size: 1.64 AC
Sewer : PRIVATE
Water: PRIVATE
Chesapeake Bay Critical Area: No
100 Year Flood Plain : NONE
FEMA MAP:
Historic Property: No
Prior Zoning Hearings: None



CARROLL MANOR ROAD

Zoning Office Use Only		
reviewed by:	item #:	case #: