



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

April 18, 2024

Sharon M. Rodgers – srodgmd@yahoo.com
8109 Dundalk Avenue
Dundalk, MD 21222

RE: Petition for Administrative Variance
Case No. 2024-0066-A
Property: 8109 Dundalk Avenue

Dear Ms. Rodgers:

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, appearing to read "Andrew M. Belt", is written over a horizontal line.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(8109 Dundalk Avenue)		
12 th Election District	*	OFFICE OF ADMINISTRATIVE
7 th Council District		
Sharon M. Rodgers	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioner	*	CASE NO. 2024-0066-A
* * * * *		

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, Sharon M. Rodgers (“Petitioner”) for the property located at 8109 Dundalk Avenue, Dundalk (the “Property”). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 1B02.3.B (Section III, C.2 and Section III.C.3 of the 1951 Zoning Regulations), to permit proposed dwelling additions (first floor and garage additions) with front yard setbacks of 21 ft. in lieu of the minimum required 25 ft. and side yard setbacks of 1.5 ft. in lieu of the required 7 ft. The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioner’s Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A-2D). The property is located within the Chesapeake Bay Critical Area (“CBCA”) and is subject to Critical Area requirements as noted in the ZAC comment dated April 3, 2024 submitted by the Department of Environmental Protection and Sustainability (“DEPS”). In addition, ZAC comments were provided by the Bureau of Development Plans Review (“DPR”) and the Department of Public Works & Transportation (“DPWT”), both dated March 28, 2024, which indicated the following:

“DPR: In a 100-year FEMA, BC AE Zone BF 7.7 NAVD88.

DPW-T: The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=7.7) per panel FIRM 2400100535F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 6-24, 40-15 (the latest edition of the Baltimore County Code) and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended. The LiMWA is not on the property.”

The Petitioner having filed a Petition for Administrative Variance and the Property having been posted on March 31, 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”). 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. The Petitioner’s proposed one-story addition will be located in the front of the current dwelling due to bedrooms being located in the rear. Petitioner desires to keep the bedrooms on the first floor in their present location to help with accessibility as they grow older. In the present location of the dwelling’s covered carport, which sits 1.5 feet from the property line, the Petitioner is proposing to construct a garage with the same front-yard set-back as the rest of the front addition. 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 Petitioner.

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 18th day of **April, 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 (Section III, C.2 and Section III.C.3 of the 1951 Zoning Regulations), to permit proposed dwelling additions (first floor and garage additions) with front yard setbacks of 21 ft. in lieu of the minimum required 25 ft. and side yard setbacks of 1.5 ft. in lieu of the required 7 ft., be, and they are each hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

- Petitioner may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- Petitioner shall comply with the ZAC comments from DEPS, dated April 3, 2024, and DPR and DPWT, both dated March 28, 2024; copies of which are attached hereto and made a part hereof.

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0066-A

DATE: March 28, 2024

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

DPR: In a 100-year FEMA, BC AE Zone BF 7.7 NAVD88.

DPW-T: The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=7.7) per panel FIRM 2400100535F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 6-24, 40-15 (the latest edition of the Baltimore County Code) and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended. The LiMWA is not on the property.

Landscaping: No comment.

Recreations & Parks: No Greenways affected.



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 8109 Dundalk Ave, Dundalk MD 21222 Currently Zoned DR-5.5
Deed Reference 22827 / 00360 10 Digit Tax Account # 1 2 2 3 0 3 8 7 8 0
Owner(s) Printed Name(s) Sharon M Rodgers

(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) BO2.3.C.1 and 195/R6 regulations for side setbacks

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):

Sharon M Rodgers
Name #1 – Type or Print Name #2 – Type or Print
Sharon M Rodgers
Signature #1 Signature #2
8109 Dundalk Ave, Dundalk MD
Mailing Address City State
21222 / 443-801-4050 M,T 301-688-7944 W-F
Zip Code Telephone #'s (Cell and Home) Email Address

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

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be Contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 28 day of August, 2024 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.

Case Number 2024-0066-A Filing Date 2, 8, 24 Administrative Law Judge for Baltimore County
Estimated Posting Date 3, 17, 24 Reviewer [Signature]

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: 8109 Dundalk Ave, Dundalk MD 21222

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)**

My house currently has the living room/kitchen in the front with two bedrooms in rear. My kitchen is only 10x10 and I have no dining room. It is extremely difficult to work in or host more than two family members. Expanding the front of my house seven feet toward Dundalk Ave would give me significantly more room in both the kitchen and living room - enough to seat more than three people. Moving rooms around on the first floor is not an option as I need to keep the bedrooms on the first floor in the back in preparation for old age and not being able to handle stairs. I retire in 10-12 and hope to stay in the house.

Changing the existing carport into an attached garage while expanding it forward the same seven feet as the rest of the house would ensure my car is much safer from rise in auto theft and auto break-ins. If I am able to change the existing car port into a garage I would demolish the existing shed as the few items stored would easily fit into the garage.

Thank you so much for considering!

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

Sharon M Rodgers
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Sharon M Rodgers
Name - Print or Type

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 29 day of January, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Sharon Marie Rodgers

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

AS WITNESS my hand and Notaries Seal

Alyssa Haley
Notary Public

ALYSSA CAITLIN HALEY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires August 26, 2025

August 26, 2025
My Commission Expires

8109 Dundalk Ave, Dundalk MD 21222

I am submitting a request for an administrative variance for:

-A front setback of 21' instead of 25' on the north side of my house in order to expand the first floor of my house (kitchen and living room) toward Dundalk Ave.

-A side setback of 1.5' instead of 7' on the west side of my house where an existing carport currently has a side setback of 1.5'. The carport would be removed and a garage erected.

-A front setback of 21' instead of 25' is also requested for the garage on the north side of the proposed garage in order to match it to the expanded front of the house.

-A side setback of 1.5' instead of 7' on the west side of the house so the back of the south side of the proposed garage will match the south side of my house.

The existing shed in the back yard will be removed if the proposed garage is approved.

ZONING PETITION PROPERTY DESCRIPTION

PART A

**ZONING PROPERTY DESCRIPTION FOR 8109 DUNDALK AVE, DUNDALK MD
21222**

Beginning at a point on the south side of Dundalk Avenue which is 36 feet wide at the distance of 150 west of the centerline of the nearest improved intersecting street Murray Point Road which is 32 feet wide.

PART B

Being Lot #5, Block 1, Section C in the subdivision of Murray Point as recorded in Baltimore County Plat Book #17, Folio #26 containing .138 acres. Located in the 12 Election District and 7 Council District.

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0066 -A Address 8109 Dundalk Ave, Dundalk MD 21222

Contact Person: Jesse Krout Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/8/24 Posting Date: 3/17/24 Closing Date: 4/1/24

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 - 0066 -A Address 8109 Dundalk Ave

Petitioner's Name: Sharon Rodgers Telephone (Cell) 410-801-4050

Posting Date: 3/17/24 Closing Date: 4/1/24

Wording for Sign: To Permit

Reduce the front setback to 21 feet in lieu of 25 feet to the north side of the house

Reduce the side setback to 1.5 feet in lieu of 7 feet to the west side of the house.









**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: _____

Property Address: 8109 Dundalk Ave, Dundalk MD 21222

Legal Owners (Petitioners): Sharon M Rodgers

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Sharon M Rodgers

Address: 8109 Dundalk Ave

Dundalk MD 21222

Telephone Number: 443-801-4050 M/T, 301-688-7944 (W-F)

*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 DEPARTMENTS OF PERMITS APPROVALS & INSPECTIONS

APPROVED SIGN POSTERS

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

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

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

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

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

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

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

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

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

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

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

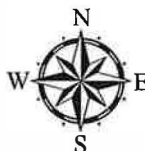
8109 Dundalk Ave



Publication Date: 3/13/2024



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40 Feet

1 inch = 22.406717 feet

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

Special Tax Recapture: None

Account Identifier: District - 12 Account Number - 1223038780

Owner Information

Owner Name:	RODGERS SHARON M	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	8109 DUNDALK AVE BALTIMORE MD 21222-6011	Deed Reference:	/22827/ 00360

Location & Structure Information

Premises Address:	8109 DUNDALK AVE BALTIMORE 21222-6011	Legal Description:	8109 DUNDALK AVE MURRAY POINT
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Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0110 0005 0037 12050097.04 0000 C 1 5 2024 Plat Ref: 0017/ 0026

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1951	1,125 SF		6,000 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1 1/2	YES	STANDARD UNITS	SIDING/3		1 full/ 1 half	1 Carport	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2024	As of 07/01/2023	As of 07/01/2024
Land:	50,000	65,000		
Improvements	102,400	141,000		
Total:	152,400	206,000	152,400	170,267
Preferential Land:	0	0		

Transfer Information

Seller: WHITMER GLENN F	Date: 11/01/2005	Price: \$199,500
Type: ARMS LENGTH IMPROVED	Deed1: /22827/ 00360	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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: Approved 12/03/2013

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353

WWW.BALTIMORECOUNTYMD.GO
V

Cashier: Christina F.
05-Feb-2024 9:51:43A

Transaction **102142**
1 Petition Before ALJ \$75.00

Total \$75.00

CREDIT CARD SALE \$75.00
MASTERCARD 1856

Retain this copy for statement
validation

Station: Permit Processing - Mini

05-Feb-2024 9:52:13A

\$75.00 | Method: EMV

MASTERCARD

XXXXXXXXXXXX1856

SHARON RODGERS

Reference ID: 403600556165

Auth ID: 06410P

MID: *****2995

AID: A0000000041010

AthNtwkNm: MASTERCARD

SIGNATURE

Clover ID: 0FA815BD40PCE

Payment T1RPNHB1WH68Y

Clover Privacy Policy
<https://clover.com/privacy>



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 8109 Dundalk Ave, Dundalk MD 21222 Currently Zoned DR-5.5
Deed Reference 22827 / 00360 10 Digit Tax Account # 1 2 2 3 0 3 8 7 8 0
Owner(s) Printed Name(s) Sharon M Rodgers

(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) 1B 02.3.C.1 and 1951 R6 regulations for side setbacks

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):

Sharon M Rodgers /
Name #1 – Type or Print Name #2 – Type or Print
Sharon M Rodgers /
Signature #1 Signature #2
8109 Dundalk Ave, Dundalk MD
Mailing Address City State
21222 / 443-801-4050 M,T 301-688-7944 W-F /
Zip Code Telephone #'s (Cell and Home) Email Address

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

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be Contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

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

Baltimore County, this 28 day of August, 2024 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.

Case Number 2024-0066-A Filing Date 2, 8, 24 Administrative Law Judge for Baltimore County
Estimated Posting Date 3, 17, 24 Reviewed [Signature]

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: 8109 Dundalk Ave, Dundalk MD 21222

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)**

My house currently has the living room/kitchen in the front with two bedrooms in rear. My kitchen is only 10x10 and I have no dining room. It is extremely difficult to work in or host more than two family members. Expanding the front of my house seven feet toward Dundalk Ave would give me significantly more room in both the kitchen and living room - enough to seat more than three people. Moving rooms around on the first floor is not an option as I need to keep the bedrooms on the first floor in the back in preparation for old age and not being able to handle stairs. I retire in 10-12 and hope to stay in the house.

Changing the existing carport into an attached garage while expanding it forward the same seven feet as the rest of the house would ensure my car is much safer from rise in auto theft and auto break-ins. If I am able to change the existing car port into a garage I would demolish the existing shed as the few items stored would easily fit into the garage.

Thank you so much for considering!

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

Sharon M Rodgers
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Sharon M Rodgers
Name - Print or Type

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 29 day of January, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Sharon Marie Rodgers

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

AS WITNESS my hand and Notaries Seal

Alyssa Haley
Notary Public

ALYSSA CAITLIN HALEY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires August 26, 2025

August 26, 2025
My Commission Expires

ZONING PETITION PROPERTY DESCRIPTION

PART A

**ZONING PROPERTY DESCRIPTION FOR 8109 DUNDALK AVE, DUNDALK MD
21222**

Beginning at a point on the south side of Dundalk Avenue which is 36 feet wide at the distance of 150 west of the centerline of the nearest improved intersecting street Murray Point Road which is 32 feet wide.

PART B

Being Lot #5, Block 1, Section C in the subdivision of Murray Point as recorded in Baltimore County Plat Book #17, Folio #26 containing .138 acres. Located in the 12 Election District and 7 Council District.

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 (DEPS) - Development Coordination

DATE: April 3, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0066-A
Address: 8109 DUNDALK AVE.
Legal Owner: Sharon Rodgers

Zoning Advisory Committee Meeting of April 2, 2024.

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (DEPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

This property is located within an Intensely Developed Area (IDA) in the Chesapeake Bay Critical Area (CBCA) and any development must comply with the 10% pollutant reduction requirements to minimize adverse impacts on water quality that result from the development activities. The zoning relief requested can be supported by DEPS provided that the development complies with residential 10% pollutant reduction requirements prior to permit approval.

2. Conserve fish, wildlife, and plant habitat; and

The zoning request will not result in any impacts to forest, streams, wetlands, or Critical Area buffers. By meeting the 10% pollutant reduction requirements for the proposed development, watershed impacts can be better managed, and this can aid in the conservation of fish, wildlife, and plant habitat in the area.

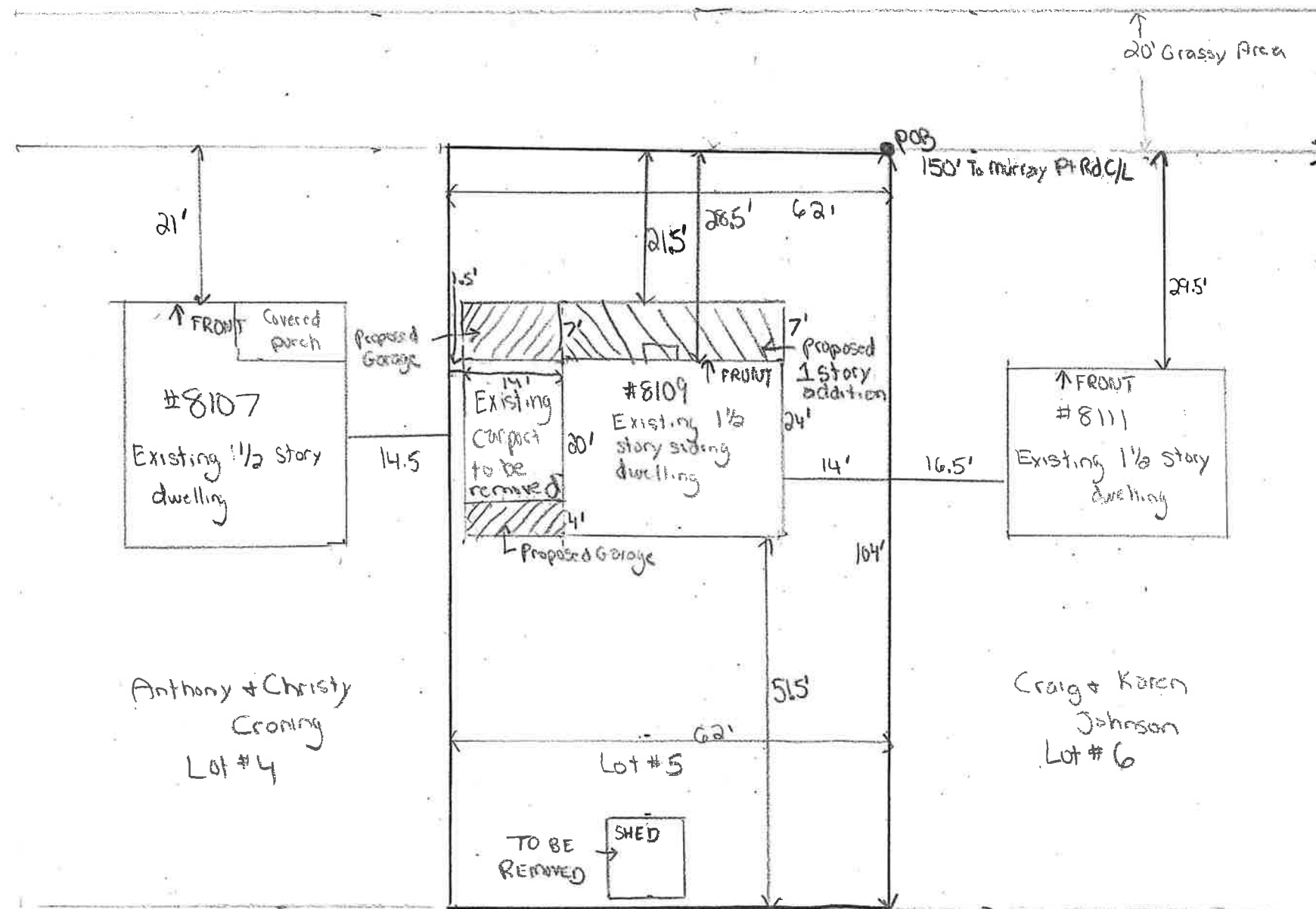
3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

The zoning relief requested will be consistent with established land-use policies provided that the applicants meet all Critical Area requirements for the proposed development.

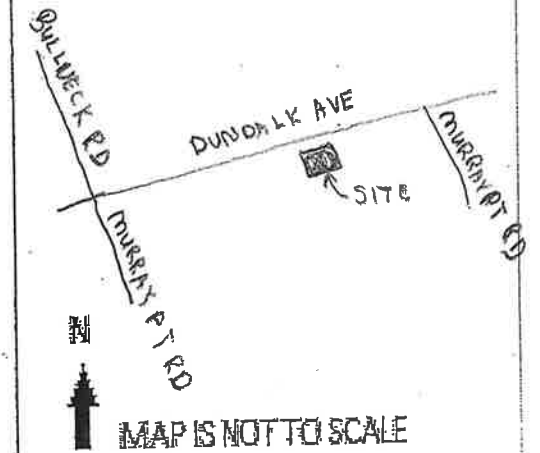
Paul Dennis, Environmental Impact Review

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 8109 DUNDALK AVE, DUNDALK MD OWNER(S) NAME(S) SHARON M RODGERS
 SUBDIVISION NAME MURRAY POINT LOT # 5 BLOCK # 1 SECTION # C
 PLAT BOOK # 17 FOLIO # 26 10 DIGIT TAX # 1223038780 DEED REF. # 22827/00360

DUNDALK AVE 36 FT R/W



SITE VICINITY MAP



ZONING MAP# 110C1
 SITE ZONED OR 5.5
 ELECTION DISTRICT 12
 COUNCIL DISTRICT 7
 LOT AREA ACREAGE .138
 OR SQUARE FEET 6,000
 HISTORIC? NO
 IN CBQA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY SHARON M RODGERS DATE 2/2/2024 SCALE: 1 INCH = 20 FEET