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

Lee Johnson Swartz & Peter Swartz – leejohnsonswartz@gmail.com
4121 Sweet Air Road
Baldwin, MD 21013

RE: Petition for Administrative Variance
Case No. 2024-0075-A
Property: 4121 Sweet Air 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,

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(4121 Sweet Air Road)		
10th Election District	*	OFFICE OF ADMINISTRATIVE
3rd Council District		
Lee Johnson Swartz & Peter Swartz	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	**CASE NO. 2024-0075-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, Lee Johnson Swartz and Peter Swartz ("Petitioners") for the property located at 4121 Sweet Air Road, Baldwin (the "Property"). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations ("BCZR"), Section 400.3, to approve an accessory building (garage) in the rear yard at a height of 22 ft. in lieu of the required 15 ft.

The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A-2D). Zoning Advisory Committee ("ZAC") comments were received from the Department of Environmental Protection and Sustainability ("DEPS"), dated April 2, 2024, indicating development of the property must be in conformance with Ground Water Management Site Plan and Environmental Impact Review Requirements.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on March 30, 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. The dwelling on the subject property, known as "Quinn" or "Sweet Air" has been on the Baltimore County Final Landmarks List since 1978. Approximately 3.17 acres of the original Quinn property remains which allows sufficient land for a small farming operation and for the restoration of the property's original gardens. The proposed barn will serve to house farming equipment to be used in conjunction with these purposes and will require additional height for the storage of larger machinery. Additionally, the additional height is being requested for the barn in an effort to keep the architectural style of the proposed structure in harmony with the roof pitch of the existing historical dwelling. 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 **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 400.3, to approve an accessory building (garage) in the rear yard at a height of 22 ft. in lieu of the required 15 ft., 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.

5. Petitioners shall comply with the DEPS ZAC comment, dated April 2, 2024; a copy of which is 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

AV

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 2, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0075-A
Address: 4121 SWEET AIR RD.
Legal Owner: Lee Johnson Swartz, Peter Swartz
Zoning Advisory Committee Meeting of April 2, 2024.

The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

Groundwater Management Section (GWM)

1. The site plan for the proposed accessory structure must be in conformance with GWM Site Plan Requirements.

Reviewer: Rochelle V. Underwood

- Information to apply for a permit is available at the following web site: https://www.baltimorecountymd.gov/departments/pai/application/

Environmental Impact Review

1. Based on the plan, it appears that the proposed location of the structure can meet Environmental Impact Review requirements. Any revisions to the location will require a review to determine if the development must meet the requirements of Baltimore County Code Article 33, Environmental Protection And Sustainability, Title 6, Forest Conservation.

Reviewer: Paul Dennis

- The Baltimore County Code is available at the following web site: https://www.baltimorecountymd.gov/departments/law/county-code

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 4121 Sweet Air Rd, Baldwin, MD 21013 Currently Zoned RC-5

Deed Reference 37821 / 133-138 10 Digit Tax Account # 2500005086

Owner(s) Printed Name(s) Lee Johnson Swartz + Peter G. Swartz

(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. X **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR 400.3 To approve an accessory building (garage) in the rear yard at a height of 22 ft in lieu of the required 15 ft

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

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

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

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

Owner(s)/Petitioner(s):

Name #1 – Type or Print	Name # 2 – Type or Print
Lee Johnson Swartz	Peter G. Swartz
Signature #1	Signature # 2
4121 Sweet Air Rd.	Baldwin MD
Mailing Address	City State
21013 / 410-935-9803 (cell) / leejohnsonswartz@gmail.com	
Zip Code / Telephone #'s (Cell and Home) / Email Address	

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

Name - Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

Representative to be Contacted:

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 _____ 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 2024-0075-A Filing Date 3/18/2024 Estimated Posting Date 3/31/2024 Reviewer CF

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: 4121 Sweet Air Rd (Print or Type Address of Property) | Baldwin (City) | MD (State) | 21013 (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)**

Please see attached

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

Signature of Owner (Affiant) — Lee Johnson Swartz

Name - Print or Type: Lee Johnson Swartz

Signature of Owner (Affiant) — Peter G. Swartz

Name - Print or Type: Peter G. Swartz

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 12TH day of MARCH, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: LEE JOHNSON SWARTZ & PETER G. SWARTZ

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

AS WITNESS my hand and Notaries Seal:

Notary Public — Charles Kinnear (CHARLES LAMASA)

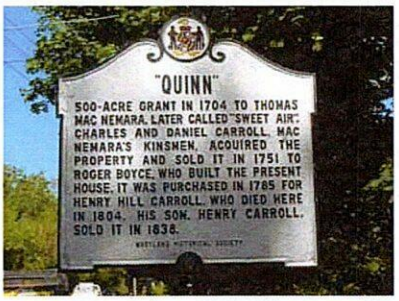
My Commission Expires: 6/10/24

2024-0075-A

Affidavit in Support of Administrative Variance – 4121 Sweet Air Road, Baldwin, MD 21013

Facts Upon Which We Base the Request for an Administrative Variance

The property located at 4121 Sweet Air Road in Baldwin, MD 21013 is truly the definition of a unique, unusual and different property. The house called "Quinn" and also "Sweet Air" on the property was added to the Baltimore County Final Landmarks List on October 31, 1978 (Council Bill #101-78). Number sixteen on the Final Landmarks List, in the descriptive Landmarks Booklet, Quinn's description is: "Built in a lozengy pattern brick by Roger Boyce on land originally surveyed in 1704 for Thomas McNamara. Purchased in 1785 for Henry Hill Carroll by his trustee. House can be authenticated by tax list measurements and by an 18th Century sale advertisement. Disfigured during its life as an ordinary farm house and restored to Georgian purity c. 1938. [Placed on Final Landmarks List - 1978]." [See: https://resources.baltimorecountymd.gov/Documents/Planning/historic/landmarkslist.pdf]



The home is also listed in the Maryland Inventory of Historic Properties (BA-111) and is identified by a Maryland Historical Marker.

The Quinn farm, once 500 acres, was subdivided many times over the years. The historic house now resides on only 3.17 acres. Except for three older homes (built in 1900 and 1938) on lots to the south (behind our house) that were originally residences for the Quinn Farm workers, and an older home across Sweet Air Rd, built in 1872, the houses around the property are newer homes. This historic home and property is subject to Baltimore County zoning laws that none of the surrounding properties are -TITLE 7. - HISTORICAL AND ARCHITECTURAL PRESERVATION.

As the current owners and caretakers of our 275-year-old, historically significant home, we strongly feel that it is our duty to preserve and protect its original structure, materials and style for future generations. At the same time, in order to survive, historic homes must continue to be relevant and useful through the years. Since our time as caretakers will only be for a small portion of Quinn's life, we can only try to make sure that it is an historically preserved home that also will meet the life needs of 21st century and hopefully beyond owners.

Though there are only 3.17 acres remaining of the "Quinn Farm" that is still enough land to allow for a small farming operation and for the once beautiful gardens to be restored, something that we are working on. Having a barn which would house equipment and supplies needed to care for the farm/yard and which, in the future might also be used as a garage on the property would add significant usefulness and value to the property. We believe that it could help ensure that Quinn remains a desirable property that future owners will continue to preserve and protect.

Due to the historical nature of the Quinn property, we have considered the design guidelines for the building of accessary structures on historic properties in planning for our barn. The applicable design guidelines for the building of accessary structures on historic properties don't specifically mention barns but state that 1) sheds.. should be of a size compatible with the principal structure, and 2) accessory structures should be constructed of materials compatible with the principle dwelling and incorporate some of its design characteristics. [See the section on Fences and Landscape from https://resources.baltimorecountymd.gov/Documents/Planning/historic/AdoptedDesignGuidelines.pdf]

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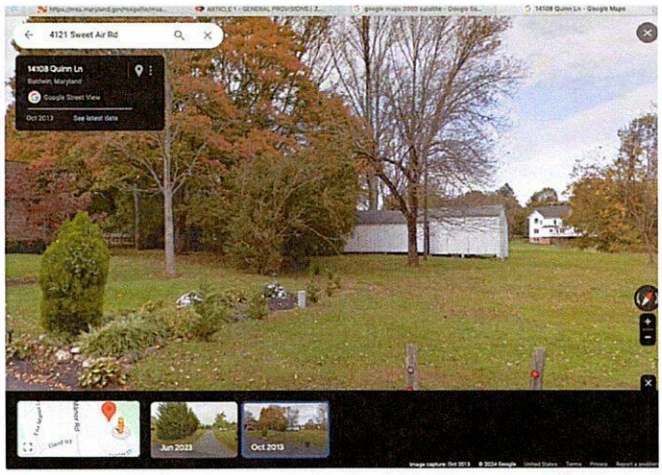
We also found guidance for accessary structures in BCZR§ 260.6. – Buildings, # 5 that says "Design accessory structures at a scale appropriate to the dwelling and design storage buildings and garages with the same architectural theme as the principal building on the site, providing consistency in materials, colors, roof pitch, and style."

There are no other properties similar to ours anywhere near us. Our home is approximately 40' tall, which is taller than zoning currently permits. The roof pitch is 12". To follow the historical guidance for accessory structures the roof pitch should also be 12", which would be impossible in a barn with height limited to 15'. An 11' foot tall barn would look out of place in comparison with our house. We are proposing to build a board and batten barn, which is the same as the barns that were historically on the property. The roof will have the same pitch and be made of the same materials as our house. The barn is designed in the English style which is one of the types of barns historically found in Maryland. [See: https://www.preservationmaryland.org/preservation-primer-saving-preserving-historic-barns/}

Our hardship, the current owners, and likely any future owners is that there is no accessory building that can be used to house a tractor, farming or gardening equipment and supplies or (specific to us) a woodshop. My husband, a retired carpenter and serious woodworking hobbyist, has been using the small basement under the dining room of the main house as a woodshop, not an ideal situation. We plan to relocate the woodshop to the barn.

To address the fact that this hardship is not of our own creation, we show two old photos of the last large barn on the Quinn property which was torn down sometime between 2014 and 2016.

1. This photo was taken in 2013 by Google Maps from approximately the place where the driveway for 14109 Quinn Lane now, southeast of our Quinn house. In 2015 the lot for the 14109 property was sold by the previous owners of Quinn and in 2016 a new home at 14109 Quinn Lane was built. The large white barn is located partially on what is our property and partially what is the 14109 Quinn Lane property.



2. This photo, which was found in a 2014 MRIS listing of the Quinn property, shows that same barn just to the right of the existing shed. That shed has been approved for razing and will be the approximate location for our planned barn. The photo is taken facing east in our backyard.

In dividing up the Quinn property and tearing down the last remaining barn, the

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previous owners left Quinn with only a 12x12 dilapidated shed for outdoor storage use.

Finally, while having a barn on the property would certainly be useful for us and for future owners, we believe that the "English style" barn we hope to build will be similar to the lost barns of the past and will also restore the "farm" character of the Quinn Farm.

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Legal Property Description for 4121 Sweet Air Road, Baldwin, MD 21013

ZONING PROPERTY DESCRIPTION FOR 4121 SWEET AIR ROAD:

Beginning at a point on the south side of Sweet Air Road which is 40' wide at a distance of 800 feet east of Manor Road which is 40' wide.

BEING KNOWN AND DESIGNATED AS LOT NO 33, AS SHOWN ON THE PLAT ENTITLED 1ST AMENDED PLAT OF A RE-SUBDIVISION OF QUINN SUBDIVISION WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK SM 79-424, containing 3.164 acres in the lot, located in the 10th Election District and 3rd Council District.

Note: The information in all-caps in the second paragraph was taken from our deed.

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024-0075-A Address 4121 Sweet Air Rd

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

Filing Date: 3-18-2024 **Posting Date:** 3-31-2024 **Closing Date:** 4-15-2024

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.

4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

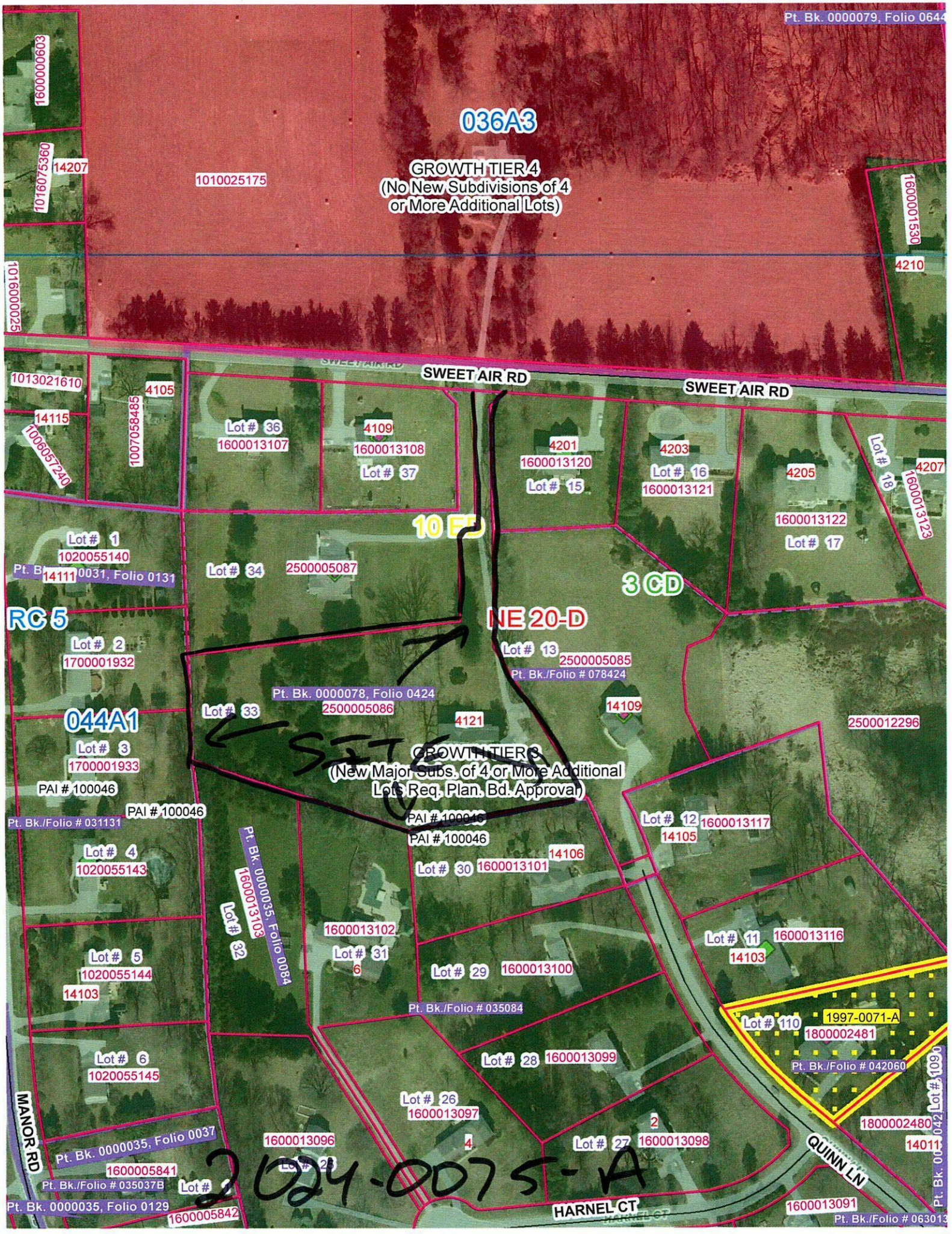
Case Number: 2024-0075-A Address 4121 Sweet Air Rd

Petitioner's Name: Lee and Peter Swartz Telephone (Cell) 410-935-9803

Posting Date: 3-31-2024 **Closing Date:** 4-15-2024

Wording for Sign: To Permit an accessory building (garage) in the rear yard at a height of 22 ft in lieu of the required 15 ft

Revised 3/2022


Pt. Bk. 0000079, Folio 0644
036A3
GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)
1010025175
1600000603
1016075360
14207
1016000025
1600001530
4210
SWEET AIR RD
SWEET AIR RD
SWEET AIR RD
1013021610
4105
14115
1006057240
1007058485
Lot # 36
1600013107
4109
1600013108
Lot # 37
4201
1600013120
Lot # 15
4203
Lot # 16
1600013121
4205
1600013122
Lot # 17
Lot # 18
4207
1600013123
10 ED
3 CD
Lot # 1
1020055140
Pt. Bk. 0031, Folio 0131
14111
Lot # 34
2500005087
RC 5
NE 20-D
Lot # 2
1700001932
Lot # 13
2500005085
Pt. Bk./Folio # 078424
Pt. Bk. 0000078, Folio 0424
2500005086
Lot # 33
4121
14109
2500012296
044A1
Lot # 3
1700001933
PAI # 100046
GROWTH TIER 3
(New Major Subs. of 4 or More Additional
Lots Req. Plan. Bd. Approval)
PAI # 100046
Pt. Bk./Folio # 031131
PAI # 100046
PAI # 100046
Lot # 12
1600013117
14105
Lot # 4
1020055143
14106
Lot # 30
1600013101
Pt. Bk. 0000035, Folio 0084
1600013103
Lot # 32
1600013102
Lot # 31
6
Lot # 11
1600013116
14103
Lot # 5
1020055144
14103
Lot # 29
1600013100
Pt. Bk./Folio # 035084
Lot # 110
1997-0071-A
1800002481
Pt. Bk./Folio # 042060
Lot # 6
1020055145
Lot # 28
1600013099
Lot # 26
1600013097
1800002480
14011
MANOR RD
Pt. Bk. 0000035, Folio 0037
1600013096
4
Lot # 27
1600013098
2
QUINN LN
1600005841
Pt. Bk./Folio # 035037B
Lot # 2
2024-0075-A
Pt. Bk. 0000035, Folio 0129
1600005842
HARNEL CT
1600013091
Pt. Bk./Folio # 063013

Photographs of 4121 Sweet Air Road, Baldwin, MD 21013

Front of the house showing the front (north) & east lawns; taken from the point where the northwest property line narrows.

Another view of the front yard and house taken from halfway down the driveway. The old shed that will be torn down (the approximate location of the planned barn) is visible at the end of the driveway.

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East side and front of the house, taken from the driveway.

East end of the house. The old shed that will be torn down. Photo is taken from near the eastern property line and shows the location of the proposed barn.

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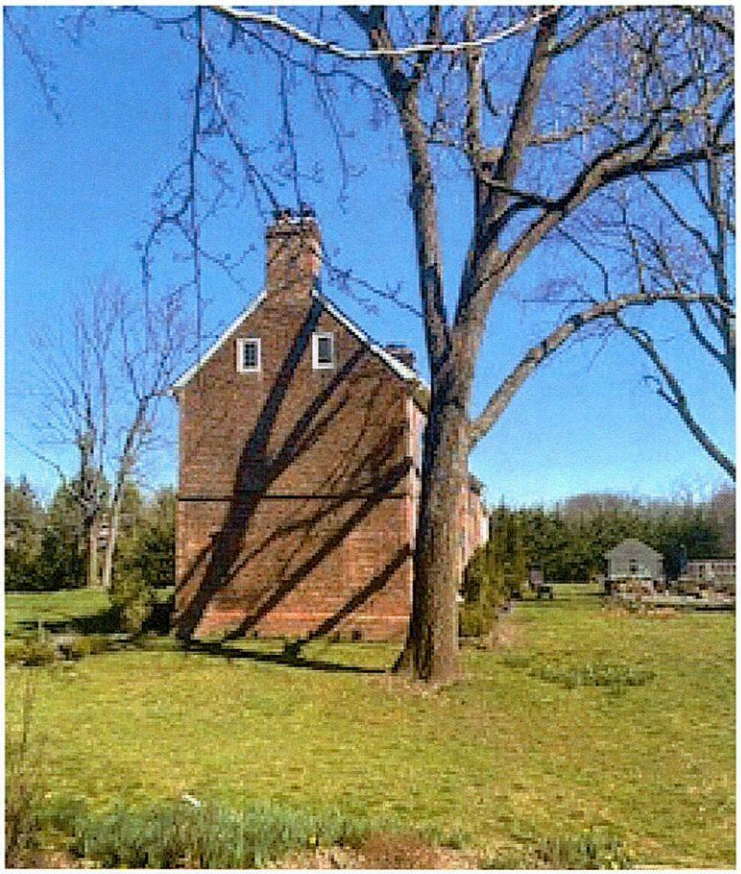
Southeastern side of the house and rear yard, taken from approximately the south east corner of the property.

Southeast side of the house showing garden and yard, taken from along the southwest property line.

2024.0075-A



West facing side of the house. The old shed can be seen in the background.

This photo is taken from the yard around the house and shows the western side of the property.

2025-0075-A

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

No. 229600

Date: 3-20-2024

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total: 75.00

Rec From: 4121 Sweet Air Rd

For: 2024-0075-A

RC 5

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

CASHIER'S VALIDATION

CF-24-0237

Checks.com www.checks.com

65-320/550

385

PETER G. SWARTZ
4121 SWEET AIR ROAD
BALDWIN, MD 21013

March 15, 2024

PAY TO THE ORDER OF Baltimore County $ 75.00

Seventy five and 00/100 DOLLARS

Security Features Included Details on Back

BLUE CLASSIC

WELLS FARGO BANK, N.A.
WELLSFARGO.COM

FOR VARIANCE

Peter G. Swartz

MP

⑆055003201⑆ 1920901996⑈ 0385

Real Property Data Search ( )
Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District** - 10 **Account Number** - 2500005086

Owner Information

Owner Name: SWARTZ LEE JOHNSON
SWARTZ PETER G

Use: RESIDENTIAL
Principal Residence: YES

Mailing Address: 4121 SWEET AIR RD
BALDWIN MD 21093-9623

Deed Reference: /37821/ 00133

Location & Structure Information

Premises Address: 4121 SWEET AIR RD
BALDWIN MD 21013-9623

Legal Description: 3.164 AC
4121 SWEET AIR RD SSR
QUINN

Map	Grid	Parcel	Neighborhood	Subdivision	Section	Block	Lot	Assessment Year	Plat No
0044	0002	0022	10030035.04	0000			33	2023	Plat Ref: 0078/ 0424

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1905	3,484 SF		3.1600 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	BRICK/	5	2 full/ 2 half		

Value Information

	Base Value	Value As of 01/01/2023	Phase-in Assessments As of 07/01/2023	As of 07/01/2024
Land:	164,100	237,100		
Improvements	313,600	344,700		
Total:	477,700	581,800	512,400	547,100
Preferential Land:	0	0		

Transfer Information

Seller: WOYTOWITZ PETER J	**Date:** 08/02/2016	**Price:** $445,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /37821/ 00133	**Deed2:**
Seller:	**Date:**	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /28408/ 00125	**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 06/13/2017

Homeowners' Tax Credit Application Information

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

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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 2, 2023

SUBJECT: DEPS Comment for Zoning Item # 2024-0075-A
Address: 4121 SWEET AIR RD.
Legal Owner: Lee Johnson Swartz, Peter Swartz
Zoning Advisory Committee Meeting of April 2, 2024.

The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

Groundwater Management Section (GWM)

1. The site plan for the proposed accessory structure must be in conformance with GWM Site Plan Requirements.

Reviewer: Rochelle V. Underwood

- Information to apply for a permit is available at the following web site: https://www.baltimorecountymd.gov/departments/pai/application/

Environmental Impact Review

1. Based on the plan, it appears that the proposed location of the structure can meet Environmental Impact Review requirements. Any revisions to the location will require a review to determine if the development must meet the requirements of Baltimore County Code Article 33, Environmental Protection And Sustainability, Title 6, Forest Conservation.

Reviewer: Paul Dennis

- The Baltimore County Code is available at the following web site: https://www.baltimorecountymd.gov/departments/law/county-code

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS
DATE: 3/30/2024
Case Number: 2024-0075-A
Petitioner / Developer: LEE & PETER SWARTZ
Date of Closing: APRIL 15, 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:
4121 SWEET AIR ROAD

The sign(s) were posted on: MARCH 30, 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)

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)

Address 4121 SWEET AIR RD Owners(s) Name(s) LEE & PETER SWARTZ

Subdivision Name QUINN Lot # 33 Block # _____ Section # _____

Plat Book # 76 Folio # 104 10 Digit Tax # 2500012216 Deed Reference# 3128/0104

Site Vicinity Map

MAP IS NOT TO SCALE

Zoning Map # 044A1

Zoning RC 5

Election District 15

Council District 3rd

Lot Area Acreage 2.14

Lot Square Footage 93,218 SF

Historic (Yes or No) No

CBCA (Yes or No) No

Flood Plain (Yes or No) No

Utilities - Mark with (X)

Water is

Public _____ Private X

Sewer is

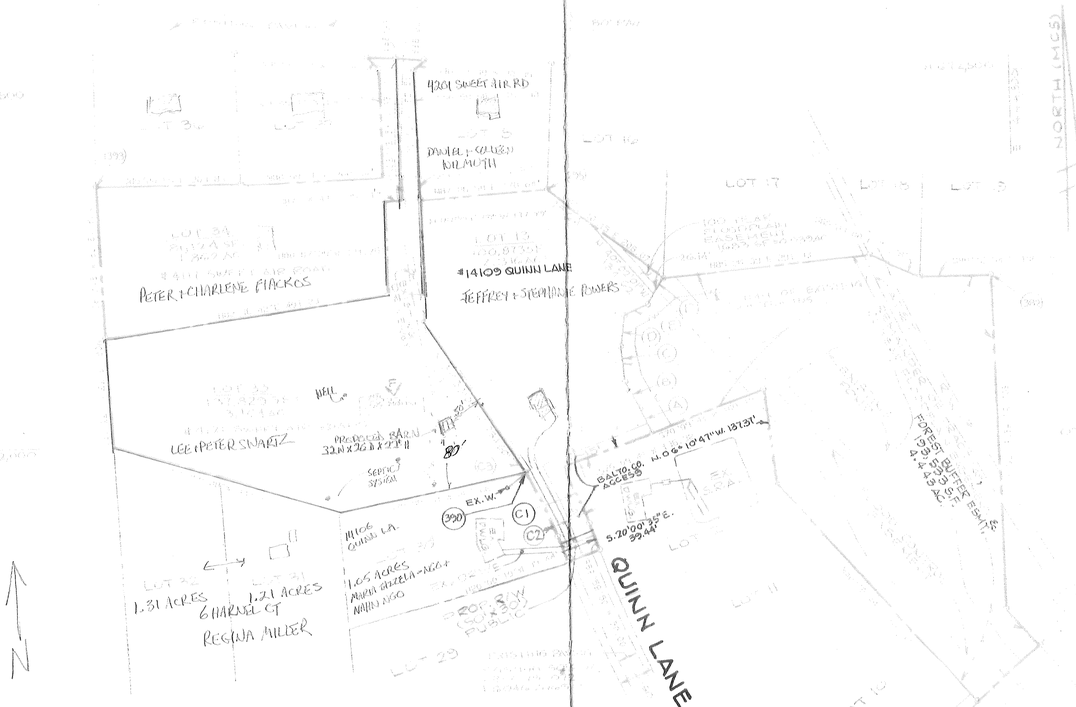
Public _____ Private X

Prior Hearing (Yes or No) No

If (Yes) list Case Number(s) and order result(s) below

Violation Case Number(s)

SWEET AIR ROAD



PROPOSED BARN @ 4121 SWEET AIR RD

LEE & PETER SWARTZ

COORDINATE TABLE		
POINT	NORTH	EAST
99	672,350.13	1,444,844.51
98	672,288.97	1,444,468.09
98	671,601.46	1,444,429.99
100	671,988.07	1,443,991.83
101	672,329.85	1,443,969.98

CURVE DATA					
CURVE NO.	Δ	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	09°16'29"	625.00'	101.16'	S 24°58'50" E	101.05'
C2	07°17'54"	575.00'	73.22'	S 23°49'38" E	73.17'
C3	16°34'23"	575.00'	166.33'	S 10°29'37" E	165.76'

BEARINGS AND DISTANCES		
L1	N 29°59'47" W	35.75'
L2	N 30°23'34" W	40.81'
L3	N 09°22'15" W	40.12'
L4	N 08°08'49" E	43.80'
L5	N 65°09'58" W	16.58'
L6	N 19°20'54" W	14.19'
AREA	93,253 SQ FT	2.141 AC

2ND REFINEMENT

P.D.M. NO. X-46

2024-0075-A

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
SITE ENGINEERS & SURVEYORS

400 SHEET 2 OF 2 PER OFFICE OF PLANNING COMMENTS

PREVIOUS OWNERS → OWNER / DEVELOPER
JEFFREY J. WOTKOWITZ & CARLA MAE WOTKOWITZ
4121 SWEET AIR ROAD
BALTIMORE, MD. 21085

QUINN SUBDIVISION - SECTION 4

SCALE: 1" = 100'

DATE: 07-11-24