



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

May 6, 2024

Sarah Reading & Luke Tennis – sajreading@aol.com
15 Oak Hollow Ct.
Pikesville, MD 21208

RE: Petition for Administrative Variance
Case No. 2024-0094-A
Property: 15 Oak Hollow Ct.

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 cursive script that reads "Maureen E. Murphy".

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

c: James Bennett – jimbennettmail@gmail.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(15 Oak Hollow Ct.)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Sarah Reading & Luke Tennis	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2024-0094-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Sarah Reading and Luke Tennis (“Petitioners”) for the property located at 15 Oak Hollow Ct., Pikesville (the “Property”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”), §1B02.3.B (§400.1 and §205.2, R.20 Zone, March 30, 1955, BCZR), to permit an accessory building (20 ft. by 20 ft., detached carport) in the side yard in lieu of the rear yard, if necessary, with a 20 ft. front setback in lieu of 40 ft.

The Property is irregularly shaped and requested relief are more fully depicted on the site plan (the “Site Plan”) (Pet. Ex.1). Street view photographs were submitted showing the location of the proposed carport. (Pet. Ex. 2A-2D). An architectural rendering of the proposed detached carport was provided. (Pet. Ex. 3). A topographical map from My Neighborhood GIS was provided. (Pet. Ex. 4).

Zoning Advisory Committee (“ZAC”) Comments were received from Department of Environmental Protection and Sustainability (“DEPS”) and Department of Plans Review (“DPR”)/Department of Public Works and Transportation (“DPWT”) which agencies did not oppose the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on April 14, 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 §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 §307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners. I find that 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.

A condition will be placed in the Order to prohibit the enclosure of the carport without a Petition for zoning relief being filed, the Property posted with the required notices, and a hearing held, if necessary.

THEREFORE, IT IS ORDERED, this 6th day of **May, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §1B02.3.B (§400.1 and §205.2, R.20 Zone, March 30, 1955, BCZR), to permit an accessory building (20 ft. by 20 ft., detached carport) in the side yard in lieu of the rear yard, if necessary, with a 20 ft. front setback in lieu of 40 ft., be, and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed,

Petitioners would be required to return the subject property to its original condition.

2. Building materials for the carport addition shall be compatible with those of the existing principal dwelling.

3. The carport shall remain open on the three exposed sides and shall not be enclosed at any time. In the event Petitioners and/or any subsequent owner desires to enclose the carport, a Petition for zoning relief shall be filed, the Property posted with the required notices, and a hearing held if necessary.

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

A handwritten signature in black ink, reading "Maureen E. Murphy". The signature is written in a cursive, flowing style.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw



ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 15 OAK HOLLOW CT Balt, MD 21208 Currently Zoned DR 2
Deed Reference 34015 / 00001 10 Digit Tax Account # 03 03 05 34 10
Owner(s) Printed Name(s) SARAH READING / LUKE TENNIS

(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) 11302.3.B (400.1 and 205.2, R. 30 Zone, March 30, 1955, B.C.R.) to permit an accessory building (20 feet by 20 feet, detached carport) in the side yard in lieu of the rear yard, and if necessary, with a 20-foot front setback in lieu of 40 feet.

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

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

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

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

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

Owner(s)/Petitioner(s):

SARAH READING / Luke Tennis
Name #1 – Type or Print Name #2 – Type or Print
[Signature] / [Signature]
Signature #1 Signature #2
15 OAK HOLLOW CT BALTIMORE MD
Mailing Address City State
21208 / 410-805-5570 / Sajreading@aol.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:

JAMES BENNETT
Name - Type or Print
[Signature]
Signature
12 Heather Maria Ct
Mailing Address City State
21236 / 717-378-1680 / Jim Bennett mail@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 2024-0094-A Filing Date 4/4/2024 Estimated Posting Date 4/14/24 Reviewer [Signature]
Closing 4/29/24 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.

x Address: 15 OAK HOLLOW CT BALTIMORE MD 21208
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)

see attached

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

x *[Signature]*
Signature of Owner (Affiant)

x *[Signature]*
Signature of Owner (Affiant)

x SARAH READING
Name - Print or Type

x LUKE TENNIS
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:

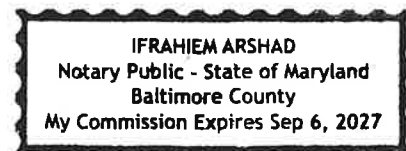
x I HEREBY CERTIFY, this 29 day of march, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

x Print name(s) here: SARAH Reading, Luke Tennis
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

x *[Signature]*
Notary Public

x Sep 6 2027
My Commission Expires



VARIANCE HARDHIP AND/OR PRACTICAL DIFFICULTY
15 OAK HOLLOW COURT

We, the owners of 15 Oak Hollow Court, request the submitted Zoning Variance request for the following reasons:

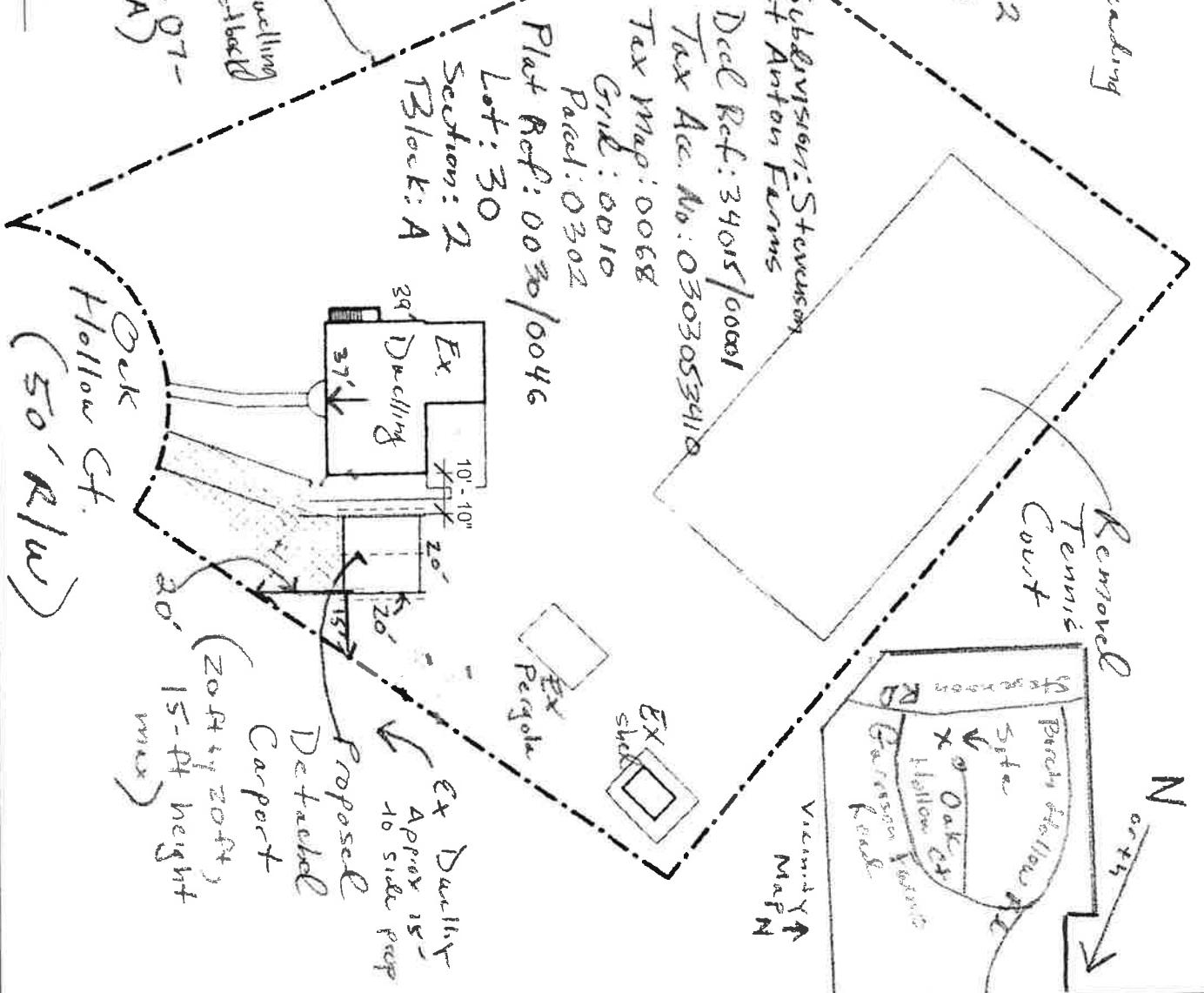
1. By detaching the proposed carport, light can penetrate into the side of the dwelling. If attached to the dwelling, light is prohibited. The carport is needed for vehicle protection from weather and other natural elements.
2. The proposed carport is in-line with the existing dwelling for better aesthetics and to give an attached appearance and maintaining the continuous front building line.
3. There is more of a grade change toward the rear yard. Placement of carport will be in a flatter portion of the yard while being more functional (see map with contours).
4. Irregular (pie-shaped lot) requires the proposed location being the most functional.
5. Proposed carport is being placed at location of existing driveway. This location will require the least amount of land disturbance.

General Notes

1. Owner: Sarah Reading & Luke Tennis
2. Zoning: DR 2
3. Zoning Map: 068 B2
4. Election District: 3
5. Council District: 2

6. Lot Area: 8.15 Ac or 353,501 SF
7. Historic: No
8. CIBCA: No
9. Floodplain: No
10. Water: Public
11. Sewer: Public
12. Prior Easements: None (w/A)

1 SITE PLAN
1" = 40'-0"



CARPOT-
Sarah Reading
Residence

15 Oak Hollow
Court, Pikesville,
MD 21208

ISSUE

REV. NO.	DESCRIPTION	DATE

SITE PLAN
For Variance

Zoning Case
No. 2024-0694-A

ZONING DESCRIPTION
15 OAK HOLLOW COURT

Beginning on the southwest side of Oak Hollow Court, 50 foot wide, which is 775 feet west of the centerline of Garrison Farms Road, 50 foot wide. Being Lot Number 30 of Block A and Section 2 of the Stevenson at Anton Farms subdivision, as recorded in Plat Book 30, Folio 46. Also known as 15 Oak Hollow Court containing .815 acres in the 3rd Election District and 2nd Councilmanic District.

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

No. 230409

Date: 4/4/2024

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

Total: \$ 75.00

Rec

From:

James Bennett

For:

Administrative Zoning Variance
Zoning Case No. 2024-0094 - A
15 Oak Hollow Court

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

mjk

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024-0094-A Address 15 Oak Hollow Court
Contact Person: Mitch Kellman Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/4/2024 Posting Date: 4/14/2024 Closing Date: 4/29/2024

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)

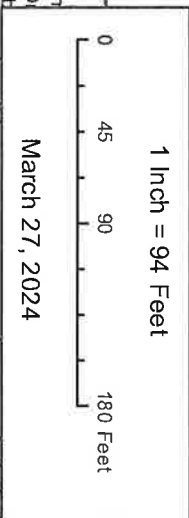
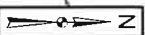
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2024-0094-A Address 15 Oak Hollow Court
Petitioner's Name: Sarah Realing & Luke Tennis Telephone (Cell): 410-805-5570
Posting Date: 4/14/2024 Closing Date: 4/29/2024

Wording for Sign: To Permit an accessory building (20 feet by 20 feet,
detached carport) in the side yard in lieu of
the required rear yard, and if necessary, a 20-foot
front setback in lieu of 40 feet.

Revised 1/2022

2624-0094-A



2024-0094-A

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

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

Special Tax Recapture: None

Account Identifier: District - 03 Account Number - 0303053410

Owner Information

Owner Name:	READING SARAH A J TENNIS LUKE A	Use:	RESIDENTIAL
Mailing Address:	15 OAK HOLLOW CT BALTIMORE MD 21208-1854	Principal Residence:	YES
		Deed Reference:	/34015/ 00001

Location & Structure Information

Premises Address:	15 OAK HOLLOW CT BALTIMORE 21208-1854	Legal Description:	STEVENSON AT ANTON
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0068	0010	0302	3030037.04	0000	2	A	30	2023	0030/ 0046

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1966	2,255 SF	294 SF	35,501 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	1/2 BRICK FRAME/5 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:	115,100	115,100		
Improvements	294,900	390,400		
Total:	410,000	505,500	441,833	473,667
Preferential Land:	0	0		

Transfer Information

Seller: ROTHSCHILD JAMES A	Date: 08/01/2013	Price: \$450,000
Type: ARMS LENGTH IMPROVED	Deed1: /34015/ 00001	Deed2:
Seller: COHEN DANIEL	Date: 12/05/1983	Price: \$149,000
Type: ARMS LENGTH IMPROVED	Deed1: /06634/ 00481	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:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2024-0094-A

TO PERMIT AN ACCESSORY BUILDING (20 FEET X 20 FEET
DETACHED CARPORT) IN THE SIDE YARD IN LIEU OF THE
REQUIRED REAR YARD, AND IF NECESSARY WITH A 20-FOOT
FRONT SETBACK IN LIEU OF 40 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

4:30 P.M. ON 4/29/24

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS, APPROVALS AND INSPECTIONS, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
UNIMPAIRED ACCESSIBLE

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: April 22, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0094-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.

CERTIFICATE OF POSTING

Date: 4-14-24

RE: Case Number: 2024-0094-A

Petitioner/Developer: Reading + Tennis

Date of Hearing/Closing: 4-29-24

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 15 Oak Hollow Ct

The signs(s) were posted on 4-14-24
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(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: April 26, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0094-A
Address: 15 OAK HOLLOW CT
Legal Owner: Sarah Reading, Luke Tennis

Zoning Advisory Committee Meeting of April 26, 2024.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Additional Comments:

Reviewer: Earl D. Wrenn