



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

June 6, 2024

Jeffrey and Jacqueline Winns – jwinns9859@gmail.com; jpwinns@gmail.com
7505 Inwood Avenue
Catonsville, MD 21228

RE: Petition for Administrative Variance
Case No. 2024-0120-A
Property: 7505 Inwood Avenue

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 blue ink, appearing to be "DJB", is written over a circular blue stamp.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(7505 Inwood Avenue)		
1 st Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
Jeffrey & Jacqueline Winns	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2024-0120-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, Jeffrey and Jacqueline Winns (“Petitioners”) for the property located at 7505 Inwood Avenue, Catonsville (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 1B02.3.C.1, to approve a left side dwelling addition with a front yard, side street (Inwood Avenue) and rear yard setback of 36.5 ft., 34.5 ft. and 37 ft. in lieu of the required 40 ft. for each. The Property and requested relief are more fully depicted on the site plan that was marked and accepted into evidence (the “Site Plan”). (Pet. Ex. 1). Street view photographs were marked and accepted into evidence. (Pet. Ex. 2A-2B). There were no adverse Zoning Advisory Committee (“ZAC”) comments submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on May 19, 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 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. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of BCZR, Section 307.1. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners. I also find that the requested relief is within the spirit and intent of the BCZR, particularly in light of the lack of opposition.

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 will be granted.

THEREFORE, IT IS ORDERED, this 6th day of **June, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from the BCZR, Section 1B02.3.C.1, to approve a left side dwelling addition with a front yard, side street (Inwood Avenue) and rear yard setback of 36.5 ft., 34.5 ft. and 37 ft. in lieu of the required 40 ft. for each., be and it is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

- 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.

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



DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw



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

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

Address 7505 Inwood Avenue, Catonsville, Maryland 21228 Currently Zoned DR2

Deed Reference Book: 31683 / Page: 382 10 Digit Tax Account # 2300010072

Owner(s) Printed Name(s) Jeffrey Winns Jacqueline Winns

(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 1B02.3.C.1 To approve a left side dwelling addition with a front, side and rear yard setback of 36.5 ft, 34.5 ft and 37 ft in lieu of the required 40 ft

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

2. X **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):

<u>Jeffrey Winns</u> Name #1 – Type or Print	/	<u>Jacqueline P. Winns</u> Name # 2 – Type or Print
<u>[Signature]</u> Signature #1	/	<u>[Signature]</u> Signature # 2
<u>7505 Inwood Avenue, Catonsville, Maryland</u> Mailing Address		
<u>21228</u> Zip Code	/	<u>410-530-6080</u> Telephone #'s (Cell and Home)
		<u>jwinns9859@gmail.com & jpwinn@gmail.com</u> 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 2024-0120-A Filing Date 5/19/2024 Estimated Posting Date 5/19/2024 Reviewer CP

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: 7505 Inwood Avenue, Catonsville, Maryland 21228

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)**

Jeffrey and Jacqueline Winns are the current property owner. We occupy said resident and we have no active Code Enforcement violation case on our property. Our current variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit front and rear dwelling setbacks of 39 feet each lieu of the required 40 feet for a proposed dwelling. We are requesting a change from the above-mentioned variance to permit a 25' front setback & 30' rear setback to build an extension to our home. My husband suffer from lumbosacral degenerative arthritis with intervertebral disc syndrome in addition with Bradycardia Supraventricular arrhythmia and valvular heart disease and other related injuries related to his military service. He has difficulty with breathing and navigating stairs; therefore, we are asking for this variance to build a first-floor extension to our current home to prevent any accidents from occurring to him while walking up or down stairs. He is also rated as 100% total and permanently due to military service connected injuries. See attached VA Disability Letter.

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

Jeffrey Winns
Signature of Owner (Affiant)

Jeffrey Winns

Name - Print or Type

Jacqueline P. Winns
Signature of Owner (Affiant)

Jacqueline P. Winns

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

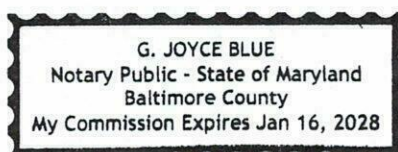
Print name(s) here: Jeffrey & Jacqueline Winns

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

AS WITNESS my hand and Notaries Seal

G. Joyce Blue
Notary Public

My Commission Expires



2024-0120-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024-0120-A Address 7505 Inwood Ave

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

Filing Date: 5-9-2024 Posting Date: 5-19-2024 Closing Date: 6-3-2024

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: 2024-0120-A Address 7505 Inwood Ave

Petitioner's Name: Jeffrey & Jacqueline Winns Telephone (Cell) 410-530-6080

Posting Date: 5-19-2024 Closing Date: 6-3-2024

Wording for Sign: To Permit a left side dwelling addition with a front, side and rear yard setback of 36.5 ft, 34.5 ft and 37 ft in lieu of the required 40 ft

THE ZONING PETITION PROPERTY DESCRIPTION

ZONING PROPERTY DESCRIPTION FOR: 7505 Inwood Avenue

Beginning at a point on the south side of Inwood Avenue which is 50 ft. right-of-way width at the distance of 20 ft. Southwest of the intersection of the centerlines of Inwood Avenue and Ashton Valley Way. Then N81°56'06", E105.54', S07°20'26", E394.29'; then S80°46'21", E108.37'; N09°13'39"; E398.85' back to the point of beginning as recorded in Deed Liber 15153, Folio 89, containing .5178 acres (22,555 square feet) of land, more or less. Property is known as 7505 Inwood Avenue, which is located in the 1st Election District, 1st Council District.

2024-0120-A



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE

TOWSON, MD 21204

4108873353

WWW.BALTIMORECOUNTYMD.GO

V

Cashier: Jason S.

03-May-2024 8:36:14A

Transaction **102296**

1 Petition Before ALJ \$75.00

Total \$75.00

DEBIT CARD SALE \$75.00

VISA 6947

Retain this copy for statement
validation

Station: Permit Processing - Mini

03-May-2024 8:36:33A

\$75.00 | Method: EMV

US DEBIT XXXXXXXXXXXX6947

JEFFREY WINNS

Reference ID: 412400560296

Auth ID: 002919

MID: *****2995

AID: A0000000980840

AthNtwkNm: INTERLINK

RtInd: DEBIT

PIN VERIFIED

Clover ID: NGD06NMGSN2WY

Payment ZAXNJGMVA36BR

Clover Privacy Policy

<https://clover.com/privacy>

2024-0120-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 - 01 Account Number - 2300010072

Owner Information

Owner Name: WINNS JEFFREY
WINNS JACQUELINE P
Mailing Address: 7505 INWOOD AVE
BALTIMORE MD 21228-1028

Use: EXEMPT
Principal Residence: YES
Deed Reference: /15153/ 00089

Location & Structure Information

Premises Address: 7505 INWOOD AVE
BALTIMORE 21228-1028

Legal Description: .5178 AC VETERANS EXEMPTION
7505 INWOOD AVE SS
2100 FT W JOHNNYCAKE RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: MS
0094 0010 0297 1010010.04 0000 1 2022 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
2001 2,528 SF 22,555 SF 01

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

Value Information

	Base Value	Value As of 01/01/2022	Phase-in Assessments As of 07/01/2023 As of 07/01/2024	
Land:	96,100	96,100		
Improvements	277,800	306,700		
Total:	373,900	402,800	393,167	402,800
Preferential Land:	0	0		

Transfer Information

Seller: RICKER DANIEL N	Date: 04/26/2001	Price: \$50,000
Type: ARMS LENGTH VACANT	Deed1: /15153/ 00089	Deed2:
Seller: RICKER DANIEL N	Date: 09/05/2000	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /14674/ 00447	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2023	07/01/2024
County: 020	0.00	402,800.00
State: 020	0.00	402,800.00
Municipal: 020	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 12/04/2012

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No ApplicationDate:

2024-0120-A

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: May 17, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0120-A
Address: 7505 INWOOD AVE
Legal Owner: Jeffrey & Jacqueline Winns

Zoning Advisory Committee Meeting of May 21, 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: May 15, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0120-A

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

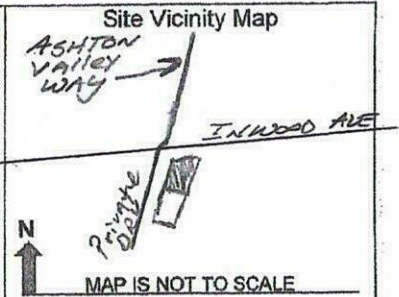
DPR: No comment.

DPW-T: No exception taken.

Landscaping: No comment.

Recreations & Parks: No comment LOS & No Greenways affected.

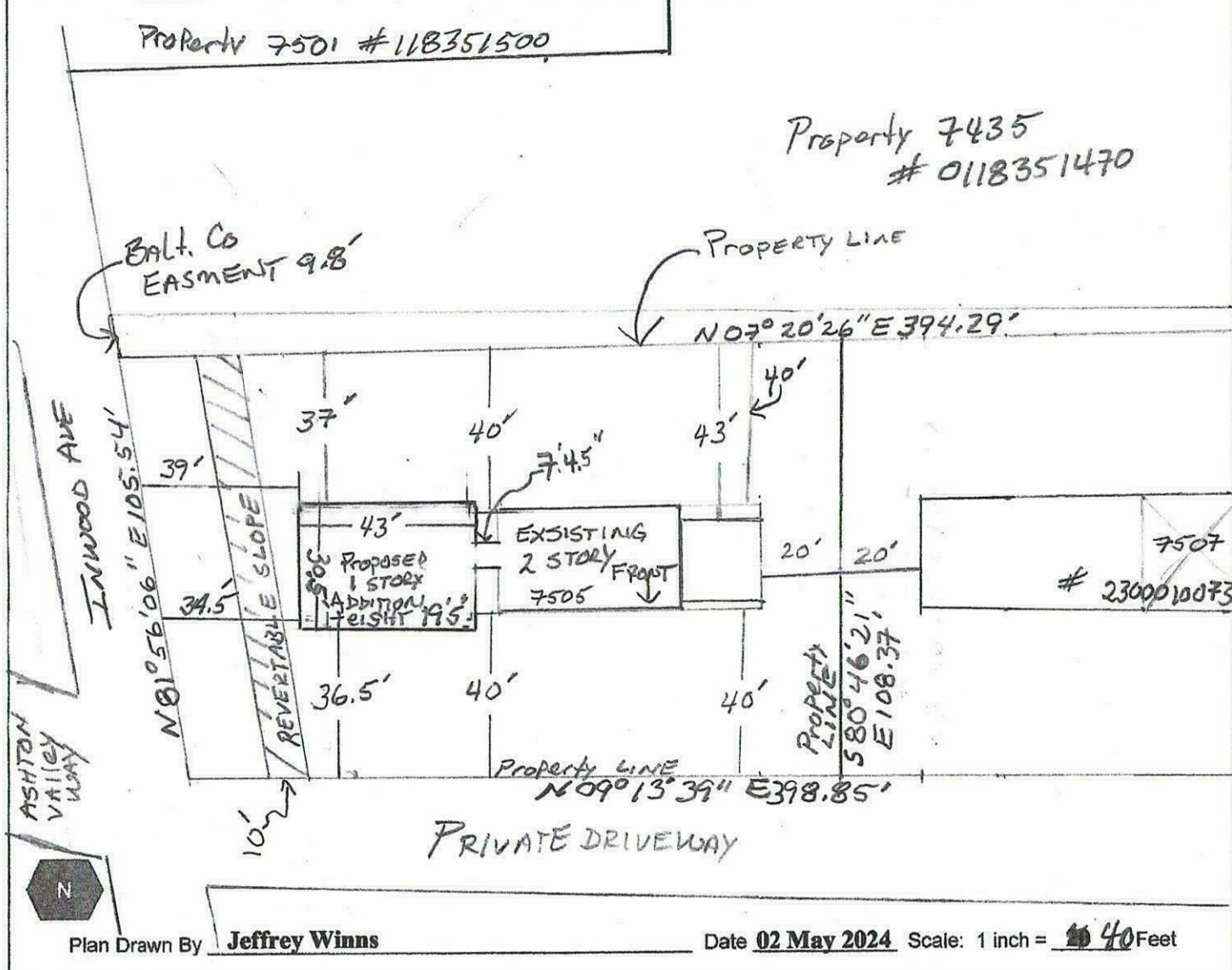
Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
Address 7505 Inwood Avenue Owners(s) Name(s) Jeffrey & Jacqueline Winns
Subdivision Name Minor Subdivision Lot # 1 Block # N/A Section # N/A
Plat Book # 31683 Folio # 89 10 Digit Tax # 2300010072 Deed Reference# 15153 / 00089



Zoning Map # 094 B2
Zoning DR2
Election District 1
Council District 1
Lot Area Acreage 0.5178
Lot Square Footage 22,555
Historic (Yes or No) No
CBCA (Yes or No) No
Flood Plain (Yes or No) No
Utilities - Mark with (X)

Water is:
Public X Private _____
Sewer is:
Public X Private _____
Prior Hearing (Yes or No) _____
If (Yes) list Case Number(s)
and order result(s) below:
2001-0383-A, Variance
granted for 39' front and
rear setback

Violation Case Number(s)



Plan Drawn By Jeffrey Winns

Date 02 May 2024 Scale: 1 inch = 40 Feet

2024-0120-A

ASHTON VALLEY WAY

DR 3.5

Pt. Bk. 0000056, Folio 0139

2000014669

R-1971-0124

R-1960-4864

PAI # 010283

PAI # 010283

Pt. Bk. 0000056, Folio 0139
PAI # 010283

PAI # 010283

094B1

INWOOD AVE

0118351500

1 ED NW 1-H

1 CD

DR 2

300010072

Lot # 1

7505

PAI # 010484

PAI # 010484

2001-0383-A

PAI # 010484

Pt. Bk. 0000056, Folio 0139

PAI # 010484

094B2

1996-0108-XA

0118351470

Lot # 2 2300010073

7507

0106001210

UP-1996-0006AL

2200018342

2100011205

0118351420

7433

2024-0120-A

RIGHT SIDE



REAR RIGHT

2024-0120-A

FRONT



FRONT RIGHT

