



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 26, 2024

Christine Tracey – chrissy.tracey@stepstonegroup.com
12209 Park Heights Avenue
Owings Mills, MD 21117

RE: Petition for Administrative Variance
Case No. 2024-0139-A
Property: 12209 Park Heights Avenue

Dear Ms. Tracey:

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, consisting of a series of loops and a long horizontal stroke extending to the right.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(12209 Park Heights Avenue)		
4 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
	*	HEARINGS FOR
Christine Tracey		
	*	BALTIMORE COUNTY
Petitioner	*	CASE NO. 2024-0139-A
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the subject property, Christine Tracey (“Petitioner”), for the property located at 12209 Park Heights Avenue, Owings Mills (the “Property”). The Petitioner is requesting variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”), Section 400.4.A.1.a, to allow an accessory apartment to exceed one-third of the dwelling’s floor area. The subject property and requested relief are more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1. Street view photographs were marked and accepted into evidence as Petitioner’s Exhibits 2A-2E.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEP”), on June 20, 2024, indicating the following:

1. If the zoning variance is granted, Ground Water Management (GWM) requests that it be conditioned to include the following:
 - a. The site plan submitted would not be acceptable for building permit approval by Ground Water Management.
 - b. Ground Water Management approval must be obtained prior to approval of the building permit. Requirements for approval will include submission of

a site plan that meets GWM site plan requirements, and an On-site Disposal System (OSDS) inspection report locating all septic system components, submission of perc test application and conducting percolation testing and potentially installing a new septic system or upgrading the existing septic system.

- c. The availability of a new web application that allows for scaled maps to be easily created for properties in Baltimore County can be utilized. The new web tool or “app” was originally developed by the Department of Environmental Protection and Sustainability (DEPS) and the Office of Information Technology (OIT) to help property owners and contractors prepare site plans that comply with GWM site plan requirements for properties served by private wells and septic systems (see attached requirements and site plan app instructions). Applicants can create acceptable site plans for submission as part of their permit applications for razing existing structures, accessory structures, decks, propane tanks, and minor additions. Maps created by this tool are not acceptable for submission with permits for new construction, replacement dwellings, major additions, or pools. This information is available on the Ground Water Management website:

<https://www.baltimorecountymd.gov/departments/environment/ground-water-management/>

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 9, 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. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts to satisfy the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioner.

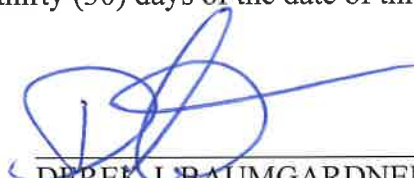
Pursuant to the posting of the Property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 26th day of **June, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("BCZR"), Section 400.4.A.1.a, to allow an accessory apartment to exceed one-third of the dwelling's floor area, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for her 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 must comply with the DEPS ZAC Comment, received on June 20, 2024; a copy of which is attached hereto and made a part hereof.

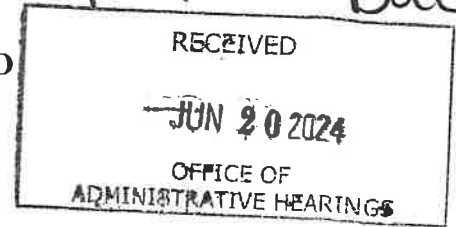
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


DEREK L. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw

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: June 10, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0139-A
Address: 12209 PARK HEIGHT AVE
Legal Owner: Christine Tracey

Zoning Advisory Committee Meeting of June 14, 2024.

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

1. If the zoning variance is granted, Ground Water Management (GWM) requests that it be conditioned to include the following:
 - a. The site plan submitted would not be acceptable for building permit approval by Ground Water Management.
 - b. Ground Water Management approval must be obtained prior to approval of the building permit. Requirements for approval will include submission of a site plan that meets GWM site plan requirements, and an On-Site Disposal System (OSDS) inspection report locating all septic system components, submission of perc test application and conducting percolation testing and potentially installing a new septic system or upgrading the existing septic system
 - c. The availability of a new web application that allows for scaled maps to be easily created for properties in Baltimore County can be utilized. The new web tool or "app" was originally developed by The Department of Environmental Protection and Sustainability (DEPS) and The Office of Information Technology (OIT) to help property owners and contractors prepare site plans that comply with GWM site plan requirements for properties served by private wells and septic systems (see attached requirements and site plan app instructions). Applicants can create acceptable site plans for submission as part of their permit applications for razing existing structures, accessory structures, decks, propane tanks, and minor additions. Maps created by this tool are not acceptable for

submission with permits for new construction, replacement dwellings, major additions, or pools. This information is available on the Ground Water Management website:

<https://www.baltimorecountymd.gov/departments/environment/ground-water-management/>

Reviewer: Mia Lowery, L.E.H.S.



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 12209 Park Heights Ave Owings Mills MD 21117 Currently Zoned Residential Rural
Deed Reference 44520 481-485 10 Digit Tax Account # 0407047400
Owner(s) Printed Name(s) Christine Tracey

(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)

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 Christine Tracey Name #2 - Type or Print
Signature #1 [Signature] Signature #2
Mailing Address 12209 Park Heights Ave Owings Mills MD 21117 City State
Zip Code 21117 Telephone #'s (Cell and Home) 410-294-4788 Email Address Chrissy.tracey@stepstonegroup.com

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 Christine Tracey
Signature [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 2024-0139-A Filing Date 5/31/24 Estimated Posting Date 6/9/24 Reviewer [Signature]
Closing 6/24/24 Revised 8/2022

Petition Attachment

To permit a variance from Article 400.A.1.a to allow an accessory apartment to exceed one-third of the dwelling's floor area.

Zoning Property Description for 12209 Park Heights Avenue, Owings Mills, MD 21117

1.07 AC

12209 Park Heights Ave ES

ADJ Charles S Til

Beginning for the same at a point on the 435 perches line of Button’s Forrest South 26 degrees 27 minutes West 201.1 feet from a stone in the middle of said line said stone also being the beginning point of the 6.73 acres tract of land of which the described is a part; running thence along said line South 26 degrees 27 minutes West 119.8 feet, thence by a line of division South 6 degrees 37 minutes West 384.2 feet to the centre of Park Heights Avenue, thence along the centre of said avenue north 4 degrees 7 minutes West 104.5 feet, thence by a line of division North 86 degrees 37 minutes East 445.8 feet to the place of beginning. Containing in all 1.07 acres of land, more or less.

Map: 0049

Grid: 0018

Parcel: 0201

Zone Description: Description: Rural Residential

Intent: Description: Rural Residential

Typical Uses Permitted by Right: Single-Family Dwelling, Farm, School, Assisted Living 'Class A'.

Typical Uses Permitted by Special Exception: Antique Shop, Golf Course/Country Club.

Tax PIN	0407047400
DISTRICT	04
Owner Name 1	TRACEY CHRISTINE A
Address 1	12209 PARK HEIGHTS AVE
Owner City	OWINGS MILLS
Owner State	MD
Owner Zip	21117
DESCRIPT3	ADJ CHARLES S TIL
Map	0049
Grid	0018
Parcel	0201
GIS_LU_CODE	RURAL RESIDENTIAL SFD
LAND_AREA	1.07
AREA_CODE	ACRES
Year Built	1931
Total Value	198,300
PREMISE ADDRESS	12209 PARK HEIGHTS AVE
OWNER NAME	TRACEY CHRISTINE A
DEED REFERENCE	44520 : 0481
PLAT REFERENCE	0000000 / 0000
URL	More info

TAX NOT REQUIRED
Director of Budget and Finance
BALTIMORE COUNTY, MARYLAND
COUNTY TRANSFER TAX CR
ART 11 TITLE 3 SUBTITLE 2, 11-3-202
RECORDATION TAX CR
T.PART 12-108 Date 04-17-2021

BOOK: 44520 PAGE: 481

Baltimore County Cir Crt
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TOTAL \$60.00
JLE NR
Apr 19, 2021 11:52 am

File Number: 20109496R

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
04-0407047400

QUITCLAIM DEED

Exempt: Section 12-108(e): Exempt from recordation and transfer tax as a supplemental instrument to confirm the name under which title is held pursuant to Maryland Code Sections 12-108(e) and 13-207(a)(4)

Christine A. Tracey FKA Christine A. McDowell, whose mailing address is 12209 Park Heights Avenue, Owings Mills, MD 21117, hereinafter grantor, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to Christine A. Tracey, hereinafter grantee, whose tax mailing address is 12209 Park Heights Avenue, Owings Mills, MD 21117, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF BALTIMORE, STATE OF MARYLAND, AND DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT ON THE 435 PERCHES LINE OF BUTTON'S FORREST SOUTH 26 DEGREES 27 MINUTES WEST 201.1 FEET FROM A STONE IN THE MIDDLE OF SAID LINE SAID STONE ALSO BEING THE BEGINNING POINT OF THE 6.73 ACRES TRACT OF LAND OF WHICH THE DESCRIBED IS A PART:

RUNNING THENCE ALONG SAID LINE SOUTH 26 DEGREES 27 MINUTES WEST 119.8 FEET, THENCE BY A LINE OF DIVISION SOUTH 6 DEGREES 37 MINUTES WEST 384.2 FEET TO THE CENTRE OF PARK HEIGHTS AVENUE, THENCE ALONG THE CENTRE OF SAID AVENUE NORTH 4 DEGREES 7 MINUTES WEST 104.5 FEET, THENCE BY A LINE OF DIVISION NORTH 86 DEGREES 37 MINUTES EAST 445.8 FEET TO THE PLACE OF BEGINNING.



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 12209 Park Heights Ave Owings Mills MD 21117 Currently Zoned Residential Rural
Deed Reference 44520 481-485 10 Digit Tax Account # 0407047400
Owner(s) Printed Name(s) Christine Tracey

(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)

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):

Christine Tracey
Name #1 - Type or Print Name #2 - Type or Print

[Signature]
Signature #1 Signature #2

12209 Park Heights Ave Owings Mills MD 21117
Mailing Address City State
21117 410-294-4788 Chrissy.tracey@stepstonegroup.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:

Christine Tracey
Name - Type or Print

[Signature]
Signature

Same as above
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 2024-0139-A Filing Date 5/31/24 Estimated Posting Date 6/9/24 Reviewer [Signature]
Closing 6/24/24 Revised 8/2022

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

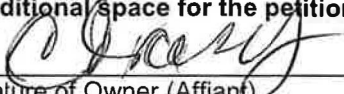
Address: 12209 Park Heights Ave Owings Mills MD 21117
Print or Type Address of Property City State Zip Code

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)

1.07 AC
12209 Park Heights Ave
Adj Charles S. Til

My parents are aging and one has dementia. As our
current footprint is only just over 1400 sq. ft, we
require a larger than 1/3 sq. ft addition in order
for them to have a livable space.

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


Signature of Owner (Affiant)
Christine Tracey
Name - Print or Type

Signature of Owner (Affiant)

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

Print name(s) here: Christine Tracey

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

AS WITNESS my hand and Notaries Seal


Notary Public

04/12/2025
My Commission Expires



Petition Attachment

To permit a variance from Article 400.A.1.a to allow an accessory apartment to exceed one-third of the dwelling's floor area.

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 0139 -A Address 12209 Park Heights Ave

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

Filing Date: 5/31/24 Posting Date: 6/9/24 Closing Date: 6/24/24

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

- 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.
- 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.
- 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.
- 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: -A Address

Petitioner's Name: Telephone (Cell)

Posting Date: Closing Date:

Wording for Sign: To Permit

Zoning Property Description for 12209 Park Heights Avenue, Owings Mills, MD 21117

1.07 AC

12209 Park Heights Ave ES

ADJ Charles S Til

Beginning for the same at a point on the 435 perches line of Button’s Forrest South 26 degrees 27 minutes West 201.1 feet from a stone in the middle of said line said stone also being the beginning point of the 6.73 acres tract of land of which the described is a part; running thence along said line South 26 degrees 27 minutes West 119.8 feet, thence by a line of division South 6 degrees 37 minutes West 384.2 feet to the centre of Park Heights Avenue, thence along the centre of said avenue north 4 degrees 7 minutes West 104.5 feet, thence by a line of division North 86 degrees 37 minutes East 445.8 feet to the place of beginning. Containing in all 1.07 acres of land, more or less.

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Zone Description: Description: Rural Residential

Intent: Description: Rural Residential

Typical Uses Permitted by Right: Single-Family Dwelling, Farm, School, Assisted Living 'Class A'.

Typical Uses Permitted by Special Exception: Antique Shop, Golf Course/Country Club.

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DISTRICT	04
Owner Name 1	TRACEY CHRISTINE A
Address 1	12209 PARK HEIGHTS AVE
Owner City	OWINGS MILLS
Owner State	MD
Owner Zip	21117
DESCRIPT3	ADJ CHARLES S TIL
Map	0049
Grid	0018
Parcel	0201
GIS_LU_CODE	RURAL RESIDENTIAL SFD
LAND_AREA	1.07
AREA_CODE	ACRES
Year Built	1931
Total Value	198,300
PREMISE ADDRESS	12209 PARK HEIGHTS AVE
OWNER NAME	TRACEY CHRISTINE A
DEED REFERENCE	44520 : 0481
PLAT REFERENCE	0000000 / 0000
URL	More info

TAX NOT REQUIRED
Director of Budget and Finance
BALTIMORE COUNTY, MARYLAND
COUNTY TRANSFER TAX CR
ART 11 TITLE 3 SUBTITLE 2, 11-3-202
RECORDATION TAX CR
T.PART 12-108 Date 04-17-2021

BOOK: 44520 PAGE: 481

Baltimore County Cir Crt
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TOTAL \$60.00
JLE NR
Apr 19, 2021 11:52 am

File Number: 20109496R

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
04-0407047400

QUITCLAIM DEED

Exempt: Section 12-108(e): Exempt from recordation and transfer tax as a supplemental instrument to confirm the name under which title is held pursuant to Maryland Code Sections 12-108(e) and 13-207(a)(4)

Christine A. Tracey FKA Christine A. McDowell, whose mailing address is 12209 Park Heights Avenue, Owings Mills, MD 21117, hereinafter grantor, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to Christine A. Tracey, hereinafter grantee, whose tax mailing address is 12209 Park Heights Avenue, Owings Mills, MD 21117, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

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CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/9/2024

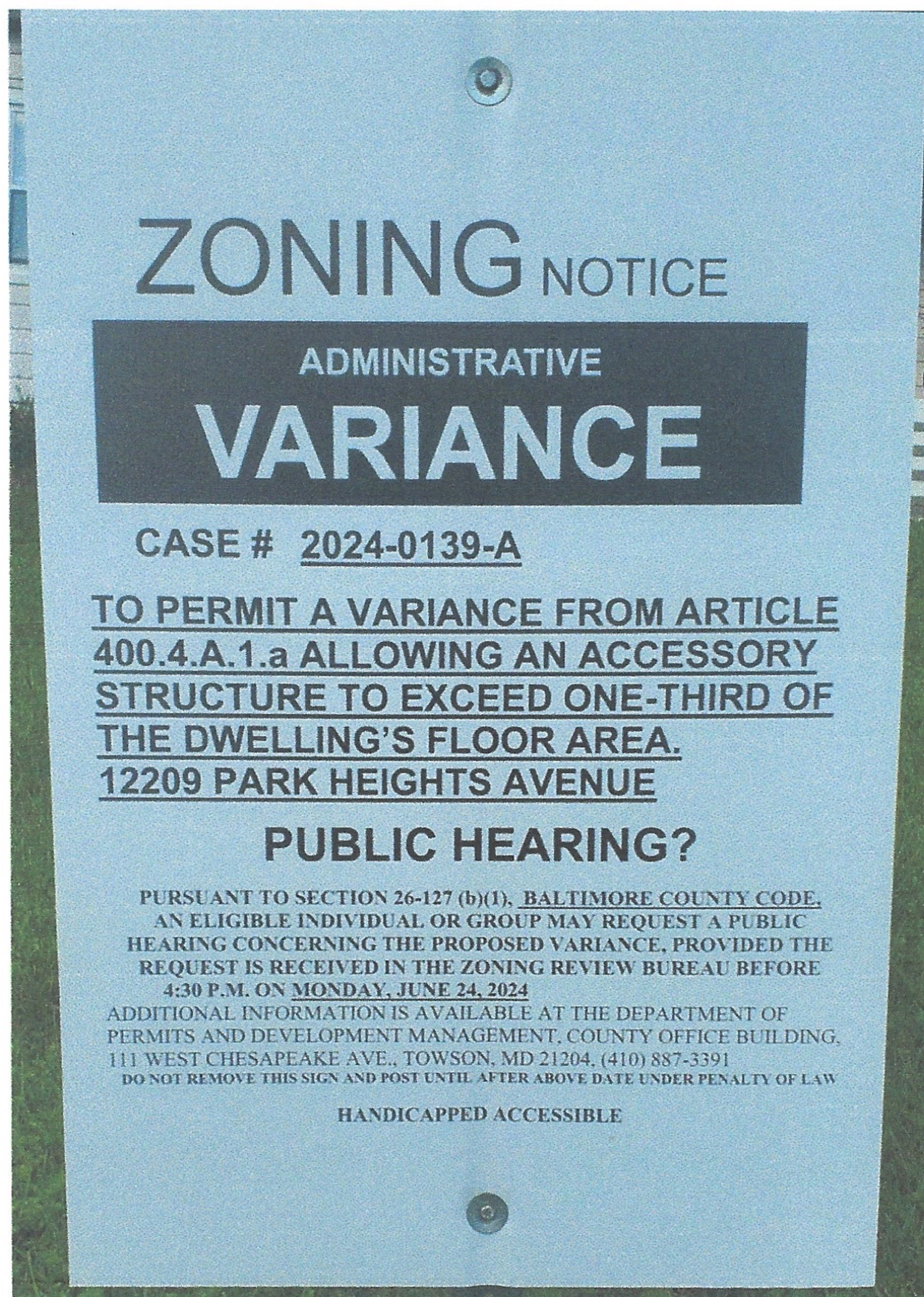
Case Number: 2024-0139-A

Petitioner / Developer: CHRISSY TRACEY

Date of Closing: JUNE 24, 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:
12209 PARK HEIGHTS AVENUE

The sign(s) were posted on: JUNE 9, 2024



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: June 10, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0139-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.

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: June 10, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0139-A
Address: 12209 PARK HEIGHT AVE
Legal Owner: Christine Tracey

Zoning Advisory Committee Meeting of June 14, 2024.

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

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submission with permits for new construction, replacement dwellings, major additions, or pools. This information is available on the Ground Water Management website:

<https://www.baltimorecountymd.gov/departments/environment/ground-water-management/>

Reviewer: Mia Lowery, L.E.H.S.

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
--------------------------	--	--

Special Tax Recapture: None

Account Identifier: District - 04 Account Number - 0407047400

Owner Information

Owner Name: TRACEY CHRISTINE A

Use: RESIDENTIAL

Principal Residence: YES

Mailing Address: 12209 PARK HEIGHTS AVE
OWINGS MILLS MD 21117-

Deed Reference: /44520/ 00481

Location & Structure Information

Premises Address: 12209 PARK HEIGHTS AVE
OWINGS MILLS 21117-

Legal Description: 1.07 AC
12209 PARK HEIGHTS AVE ES
ADJ CHARLES S TIL

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0049	0018	0201	4050043.04	0000				2022	
Plat Ref:									

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1931	1,452 SF		1.0700 AC	04

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2023	07/01/2024
Land:	90,600	90,600		
Improvements:	107,700	139,100		
Total:	198,300	229,700	219,233	229,700
Preferential Land:	0	0		

Transfer Information

Seller: MCDOWELL CHRISTINE A	Date: 04/19/2021	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /44520/ 00481	Deed2:
Seller: GOETZ HELEN MAY	Date: 10/20/2011	Price: \$190,000
Type: ARMS LENGTH IMPROVED	Deed1: /31309/ 00384	Deed2:
Seller: GOETZ JOHN H, JR	Date: 10/18/1999	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /14096/ 00652	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 01/03/2012

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No ApplicationDate:

Location of Photograph -- Front of House



Location of Photograph- Back of Current House



Location of Photograph: Left Side of House – With my back facing Park Heights Ave



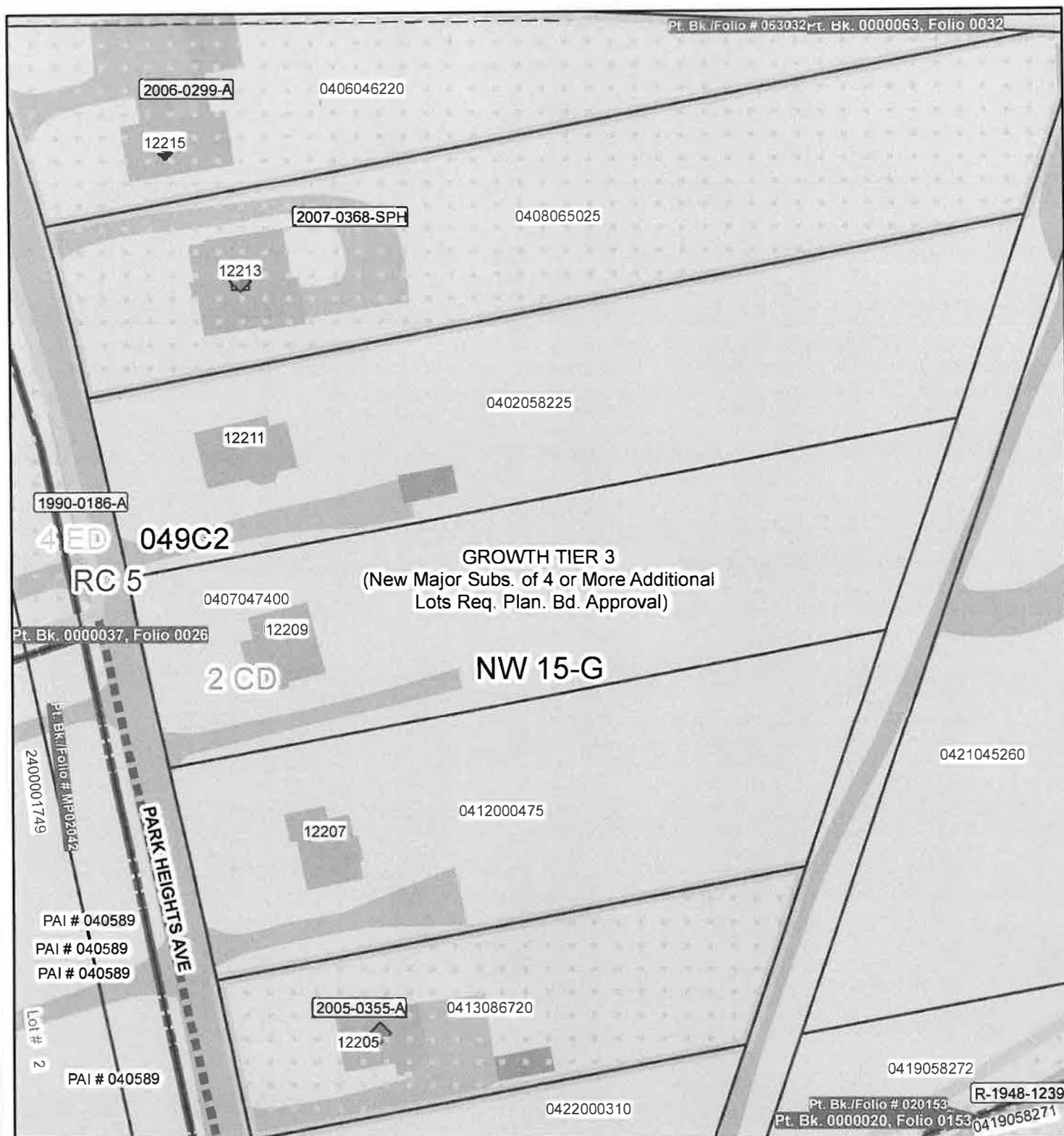
Location of Photograph – Right Side of House- With My Back Facing Park Heights Ave



Location of Photograph- Back of Current House



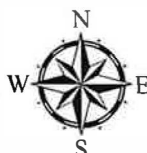
12209 Park Heights Ave



Publication Date: 5/30/2024



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

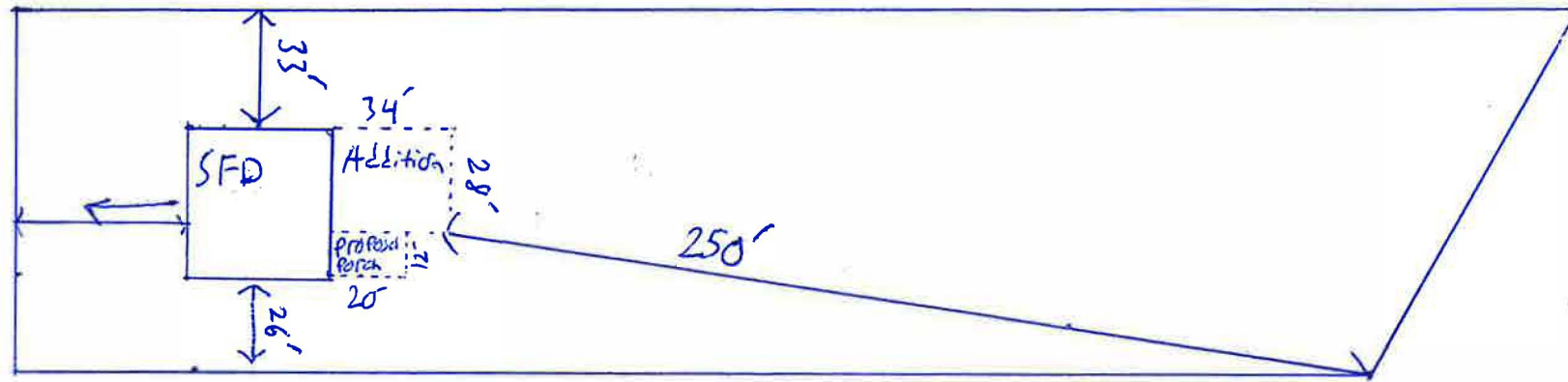


0 15 30 60 90 120 Feet

1 inch = 69.993412 feet

12209 Park Heights Ave

Site Plan



Zoning Map#: 0049

Zoning: RC5

Election District: 04

Council District:

Lot Acreage: 1.07 AC

Historic: No

CBCA: No

Flood Plain: No

Water: Private

Sewer: Private

Zoning Hearing Plan for Variance X

Address: 12209 Park Heights Ave
Owings Mills MD 21117

Tax #: 0407047400

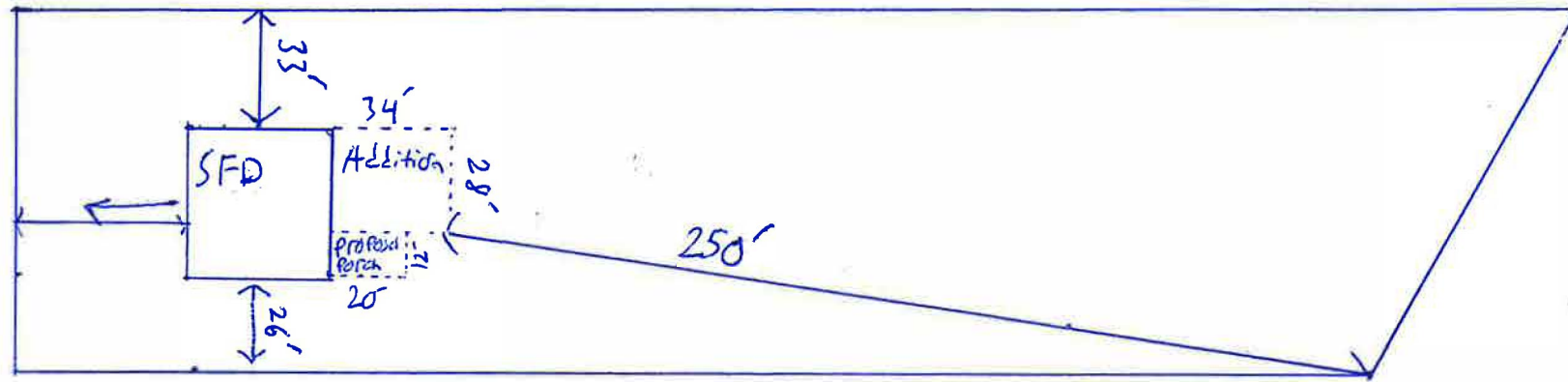
Owners Name: Christine Tracey

Deed Reference #: 44520:0481

1" = 50'

12209 Park Heights Ave

Site Plan



Zoning Map#: 0049

Zoning: RC5

Election District: 04

Council District:

Lot Acreage: 1.07 AC

Historic: No

CBCA: No

Flood Plain: No

Water: Private

Sewer: Private

Zoning Hearing Plan for Variance X

Address: 12209 Park Heights Ave
Owings Mills MD 21117

Tax #: 0407047400

Owners Name: Christine Tracey

Deed Reference #: 44520:0481

1" = 50'