



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

August 14, 2024

Gregory Scott and Dawn Currie-Scott – gvscott1908@gmail.com
1908 Frederick Road
Baltimore, MD 21228

RE: Petition for Administrative Variance
Case No. 2024-0159-A
Property: 1908 Frederick Road

Dear Mr. and Mrs. Scott:

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

c: James Novotny – novotnyassociates@yahoo.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(1908 Frederick Road)		
1 st Election District	*	OFFICE OF ADMINISTRATIVE
7 th Council District		
Gregory & Dawn Currie Scott	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0159-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, Gregory Scott and Dawn Currie-Scott (“Petitioners”) for the property located at 1908 Frederick Road, Catonsville (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 1B02.3.B (Section III - "A" Residence Zone C.2, Vested 1954 Plat Approval), to permit a 28 ft. setback in lieu of the required 30 ft. front average setback. 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).

There were no substantive Zoning Advisory Committee (“ZAC”) comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on July 28, 2024 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

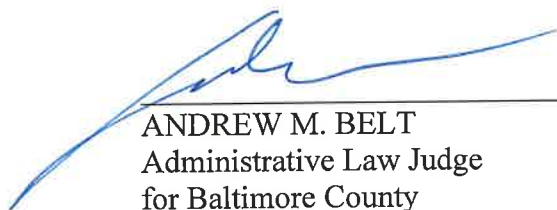
The Petitioners have filed the supporting affidavit as required by Section 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavit 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 Petitioner. 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.

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 14th day of **August, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), Section 1B02.3.B (Section III - "A" Residence Zone C.2, Vested 1954 Plat Approval), to permit a 28 ft. setback in lieu of the required 30 ft. front average setback, be, and is hereby **GRANTED**.

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



**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 1908 FREDERICK RD. Currently Zoned DR 5.5 (Vested "A" Residence)
Deed Reference 14078, 00672 10 Digit Tax Account # 0103001960
Owner(s) Printed Name(s) GREGORY V. SCOTT / DAWN L. CURRIE-SCOTT

(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. ☒ **A ADMINISTRATIVE VARIANCE** from Section(s)

See attached

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.

If 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):

GREGORY V. SCOTT , DAWN L. CURRIE-SCOTT

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1908 FREDERICK RD. BALTIMORE MD. 21228-5508

Mailing Address

City

State

21228 , 410-804-7176 , GVSCOTT1908@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:

JAMES G. NOVOTNY

Name - Type or Print

Signature

3604 WOODLEA AV. BALTO. MD.

Mailing Address

City

State

21214 443-928-9235 NOVOTNYASSOCIATES@

Zip Code

Telephone #

Email Address

YAHOO.COM
NOVOTNYASSOCIATES@YAHOO.COM

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.

Case Number

2024-0159-A

Filing Date

7/24/24

Administrative Law Judge for Baltimore County

Estimated Posting Date

7/7/24

Reviewer

[Signature]

Closing

7/22/24

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: 1908 FREDERICK RD. BALTIMORE MARYLAND 21228-5508
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)

WE ARE ASKING THAT THE PROPOSED SECOND FLOOR ADDITION BE APPROVED TO PROJECT AN ADDITIONAL 2 FEET BEYOND THE EXISTING 30 FOOT FRONT SETBACK. THE ADDITIONAL 2 FEET WOULD PROVIDE A MORE AESTHETIC AND ATTRACTIVE PROFILE TO THE FRONT FACADE. THIS IS IN CHARACTER WITH THE ORIGINAL 30 FOOT SETBACK ESTABLISHED TO ALIGN ALL OF THE HOUSES ALONG THE STREET. THE 28 FOOT SETBACK WOULD ONLY BE SLIGHTLY SHORTER THAN THE EXISTING 30 FOOT SETBACK. IT WOULD ONLY BE LOCATED ON THE SECOND FLOOR AND WILL NOT EXTEND TO THE GROUND. THE CANTILEVERED SECOND FLOOR WOULD ALSO PROVIDE A SUNSHADE FOR THE WINDOWS BELOW AND SHELTER THE FRONT DOOR FROM RAIN. IT WOULD GIVE THE FRONT FACADE A MORE AESTHETICALLY PLEASING 3 DIMENSIONAL PROFILE, HELPING TO VISUALLY BREAK UP THE FACADE.

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

Gregory V Scott
Signature of Owner (Affiant)

Dawn L Scott
Signature of Owner (Affiant)

GREGORY V SCOTT
Name - Print or Type

Dawn Currie-Scott
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 5th day of June, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Gregory V. Scott and Dawn L. Currie-Scott

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

AS WITNESS my hand and Notaries Seal

Sonja Mundell
Notary Public

December 22, 2024
My Commission Expires

SONJA MUNDELL
Notary Public-Maryland
Baltimore County
My Commission Expires
12-22-2024

ZONING DESCRIPTION FOR: 1908 Frederick Rd. Baltimore, Md. 21228-5508

Beginning at a point on the north side of Frederick Road which is 60 feet wide at a distance of 157 feet west of the centerline of the nearest improved intersecting street, N. Hilltop Rd, which is 25 feet wide. Being lot #11, Block 6, in the subdivision of Rollingwood as recorded in Baltimore County Plat Book #0020, Folio #0112, containing 8,995.00 square feet. Also known as 1908 Frederick Road and located in the 01 Election District, 01 Council District.

Petition Attachment

To permit a variance from section 1B02.3.B (Section III – “A” Residence Zone. C.2., Vested 1954 Plat Approval) to permit a 28 foot setback in lieu of the required 30 foot front average setback.

CERTIFICATE OF POSTING

2024-0159-A

RE: Case No.: _____

Petitioner/Developer: _____

Gregory Scott

August 12, 2024

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Jeff Perlow:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1908 Frederick Road

July 28, 2024

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

July 28, 2024

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

1954 Zoning Regulations

App. K

1945—1955 ZONING REGULATIONS

App. K

SECTION III — "A" RESIDENCE ZONE

- A. Use Regulations: In any "A" Residence Zone, except as hereinafter expressly provided, no building or land shall be used and no building or structure shall be hereafter erected, altered, repaired or used except for one or more of the following uses:
1. Church, parochial school, convent or monastery.
 2. Dwelling, single family.
 3. Dwelling, two-family.
 4. Farming and buildings incidental thereto.
 5. Home Occupations, provided that no sign or signs shall be displayed on the lot so used exceeding a total of two square feet in area, not projecting more than one foot beyond the building, and not illuminated.
 6. Professional office when situated in the building used by practitioner as his or her private dwelling, provided that no name plate shall be displayed exceeding two square feet in area.
 7. Public park or playground.
 8. Public building.
 9. Public water works or reservoir.
 10. Trailer, one unoccupied, for storage only.
 11. Tourist home.
 12. Truck garden.
 13. Accessory building and uses incident to any of the above uses when located on the same lot and in the rear yard and not involving the conduct of a retail business, and which may include:
 - (a) Any accessory building when located not less than 60 feet from front lot line and in case of a corner lot where rear lot line abuts on side line of lot adjoining on rear, no accessory building shall be less than 25 feet from the side street line except when built as a part of the main building, provided, however, that any accessory building which is erected within 60 feet of any side street line shall not be less than 10 feet from the rear lot line. In case of a corner lot where rear line of lot abuts on rear line of lot adjoining on rear, no accessory building shall be less than 15 feet from the side street line and in no case shall an accessory building be located within two feet of any lot line.
 - (b) Poultry house, provided use is of a private nature only and no poultry or eggs are sold, provided, however, that any poultry yard, run or enclosure, shall be, in its entirety, within the rear yard of such lot.
 14. Telephone and telegraph lines, electric light and power lines on public highways or carrying less than 5,000 volts on poles, underground conduits, cables and gas, sewer and water mains and pipes, provided that no building or structure except such poles shall be erected, altered, repaired or used in connection therewith without the issuance of a special permit as provided in Section XIII — Sub-section I.

- B. Height Regulations: No building shall exceed a height of forty feet or three stories.
- C. Area Regulations: The minimum dimensions of yards, and the minimum lot area, except as provided in Section IX, shall be as follows:
1. Lot Area: Each dwelling hereafter erected shall be located on a lot having an area of not less than five thousand square feet and a width of not less than fifty feet at the front building line. No yard space or minimum area required for a building or use by these regulations shall be considered as any part of the yard space or minimum area for another building or use.
 2. Front Yard: The building line shall set back from the front lot line to provide for a front yard not less than twenty-five feet in depth, provided that when the majority of residential buildings on one side of a street between two intersecting streets, have been lawfully built with different front yard depths than the aforesaid twenty-five feet, then no building hereafter erected or altered shall have a less front yard than the average depth of said actual front yards of buildings immediately to either side of said building; and, provided, further that no building shall be required by the regulations to set back more than fifty feet in any case, and provided further that these regulations shall not be construed as to reduce to less than 22 feet the buildable width of a corner lot.
 3. Side Yard: There shall be a side yard not less than seven feet in width along each side lot line, except in case of a corner lot the side yard along the side street shall not be less than fifteen feet.
 4. Rear Yard: There shall be a rear yard, having a minimum average depth of twenty feet but in no case less than fifteen feet in depth at any one point.
 5. No portion of an alley shall be considered as any part of any side or rear yard.
 6. No dwelling shall be built on a lot which does not abut upon and front directly on a public street, or adequate rural right-of-way.

SECTION IV — "B" RESIDENCE ZONE

- A. Use Regulations: Except as hereinbefore expressly provided, no building or structure or land shall be used and no building or structure shall be hereafter erected, altered, repaired or used except for one or more of the following uses:
1. Any use permitted in an "A" Residence Zone, any such use to be subject to the same conditions and limitations set forth as to such use in section III-A of these regulations:
 2. Children's Home.
 3. Dwelling — semi-detached.
 4. Fraternity or Sorority House.
 5. Orphanage.
 6. Tea Room, when operated as a home occupation.

1954 Zoning Regulations

App. K

1945—1955 ZONING REGULATIONS

App. K

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 6. Professional office when situated in the building used by practitioner as his or her private dwelling, provided that no name plate shall be displayed exceeding two square feet in area.
 7. Public park or playground.
 8. Public building.
 9. Public water works or reservoir.
 10. Trailer, one unoccupied, for storage only.
 11. Tourist home.
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 13. Accessory building and uses incident to any of the above uses when located on the same lot and in the rear yard and not involving the conduct of a retail business, and which may include:
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 2. Children's Home.
 3. Dwelling — semi-detached.
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 5. Orphanage.
 6. Tea Room, when operated as a home occupation.

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0159 -A Address 1908 Frederick Rd

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

Filing Date: 6/24/24 Posting Date: 7/7/24 Closing Date: 7/22/24

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2024 - 0159 -A Address 1908 Frederick Rd.

Petitioner's Name: Gregory Scott Telephone (Cell) 443-928-9235

Posting Date: 7/7/24 Closing Date: 7/22/24

Wording for Sign: _____

To permit a variance from section 1B02.3.B (Section III – "A" Residence Zone. C.2., Vested 1954 Plat Approval) to permit a 28 foot setback in lieu of the required 30 foot front average setback.



**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 1908 FREDERICK RD. Currently Zoned DR 5.5 (Vested "A" Residence)
Deed Reference 14078, 00672 10 Digit Tax Account # 0103001960
Owner(s) Printed Name(s) GREGORY V. SCOTT / DAWN L. CURRIE-SCOTT

(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:

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See attached

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)

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

If 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):

GREGORY V. SCOTT , DAWN L. CURRIE-SCOTT

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1908 FREDERICK RD. BALTIMORE MD. 21228-5508

Mailing Address

City

State

21228 , 410-804-7176 , GVSCOTT1908@GMAIL.COM

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

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State

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Email Address

Representative to be Contacted:

JAMES G. NOVOTNY

Name - Type or Print

Signature

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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.

Case Number

2024-0159-A

Filing Date

7/24/24

Administrative Law Judge for Baltimore County

Estimated Posting Date

7/7/24

Reviewer

[Signature]

Closing

7/22/24

Revised 8/2022

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

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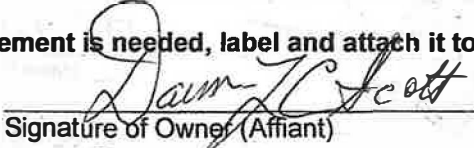
Address: 1908 FREDERICK RD. BALTIMORE MARYLAND 21228-5508
Print or Type Address of Property City State Zip Code

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)

WE ARE ASKING THAT THE PROPOSED SECOND FLOOR ADDITION BE APPROVED TO PROJECT AN ADDITIONAL 2 FEET BEYOND THE EXISTING 30 FOOT FRONT SETBACK. THE ADDITIONAL 2 FEET WOULD PROVIDE A MORE AESTHETIC AND ATTRACTIVE PROFILE TO THE FRONT FACADE. THIS IS IN CHARACTER WITH THE ORIGINAL 30 FOOT SETBACK ESTABLISHED TO ALIGN ALL OF THE HOUSES ALONG THE STREET. THE 28 FOOT SETBACK WOULD ONLY BE SLIGHTLY SHORTER THAN THE EXISTING 30 FOOT SETBACK. IT WOULD ONLY BE LOCATED ON THE SECOND FLOOR AND WILL NOT EXTEND TO THE GROUND. THE CANTILEVERED SECOND FLOOR WOULD ALSO PROVIDE A SUNSHADE FOR THE WINDOWS BELOW AND SHELTER THE FRONT DOOR FROM RAIN. IT WOULD GIVE THE FRONT FACADE A MORE AESTHETICALLY PLEASING 3 DIMENSIONAL PROFILE, HELPING TO VISUALLY BREAK UP THE FACADE.

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


Signature of Owner (Affiant)


Signature of Owner (Affiant)

GREGORY V SCOTT
Name - Print or Type

DAWN CURRIE-SCOTT
Name - Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

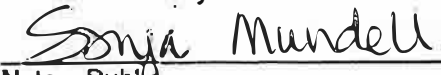
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of June, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Gregory V. Scott and Dawn L. Currie-Scott

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

AS WITNESS my hand and Notaries Seal


Notary Public

December 22, 2024
My Commission Expires

SONJA MUNDELL
Notary Public-Maryland
Baltimore County
My Commission Expires
12-22-2024

ZONING DESCRIPTION FOR: 1908 Frederick Rd. Baltimore, Md. 21228-5508

Beginning at a point on the north side of Frederick Road which is 60 feet wide at a distance of 157 feet west of the centerline of the nearest improved intersecting street, N. Hilltop Rd, which is 25 feet wide. Being lot #11, Block 6, in the subdivision of Rollingwood as recorded in Baltimore County Plat Book #0020, Folio #0112, containing 8,995.00 square feet. Also known as 1908 Frederick Road and located in the 01 Election District, 01 Council District.

Petition Attachment

To permit a variance from section 1B02.3.B (Section III – “A” Residence Zone. C.2., Vested 1954 Plat Approval) to permit a 28 foot setback in lieu of the required 30 foot front average setback.

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: July 8, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0159-A
Address: 1908 FREDERICK ROAD
Legal Owner: Gregory Scott & Dawn Currie-Scott

Zoning Advisory Committee Meeting of July 8, 2024.

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

Reviewer: Earl D Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: July 3, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0159-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.

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 15 Account Number - 1900005082

Owner Information

Owner Name:	RUIZ MATTHEW DELOSSANTOS NINO	Use:	RESIDENTIAL
Mailing Address:	1905 SCOTTISH ISLE CT ABINGDON MD 21009-	Principal Residence:	NO
		Deed Reference:	/48424/ 00494

Location & Structure Information

Premises Address:	799 PLATINUM AVE BALTIMORE 21221-5006	Legal Description:	PT LT 65 & 66 799 PLATINUM AV GLASSCO
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Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0097 0003 0368 15100094.04 0000 65 2024 Plat Ref: 0007/ 0115

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1952	1,812 SF	400 SF	13,775 SF	04

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2023	07/01/2024
Land:	63,600	68,300		
Improvements	174,700	240,600		
Total:	238,300	308,900	238,300	261,833
Preferential Land:	0	0		

Transfer Information

Seller: RAMIREZ CARLOS R	Date: 09/28/2023	Price: \$228,000
Type: ARMS LENGTH IMPROVED	Deed1: /48424/ 00494	Deed2:
Seller: KIZINA GLENN A	Date: 05/11/1999	Price: \$134,000
Type: ARMS LENGTH IMPROVED	Deed1: /13738/ 00001	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:



FRONT ELEVATION

NOTE: PROPOSED ADDITION IS ON THE EAST
SIDE OF THE EXISTING HOUSE AND IS NOT VISIBLY



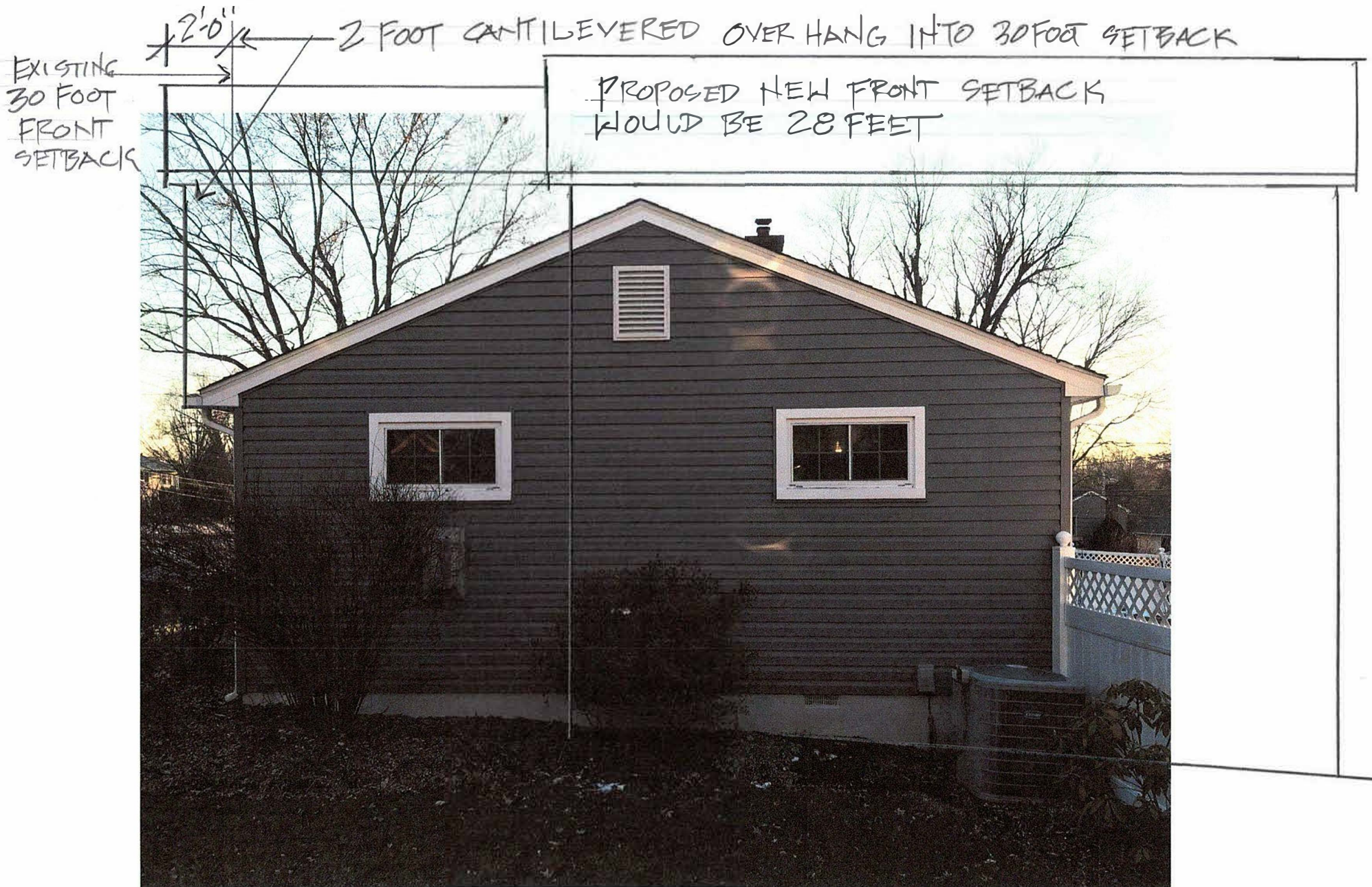
Side (West) Elevation



Rear (North) Elevation

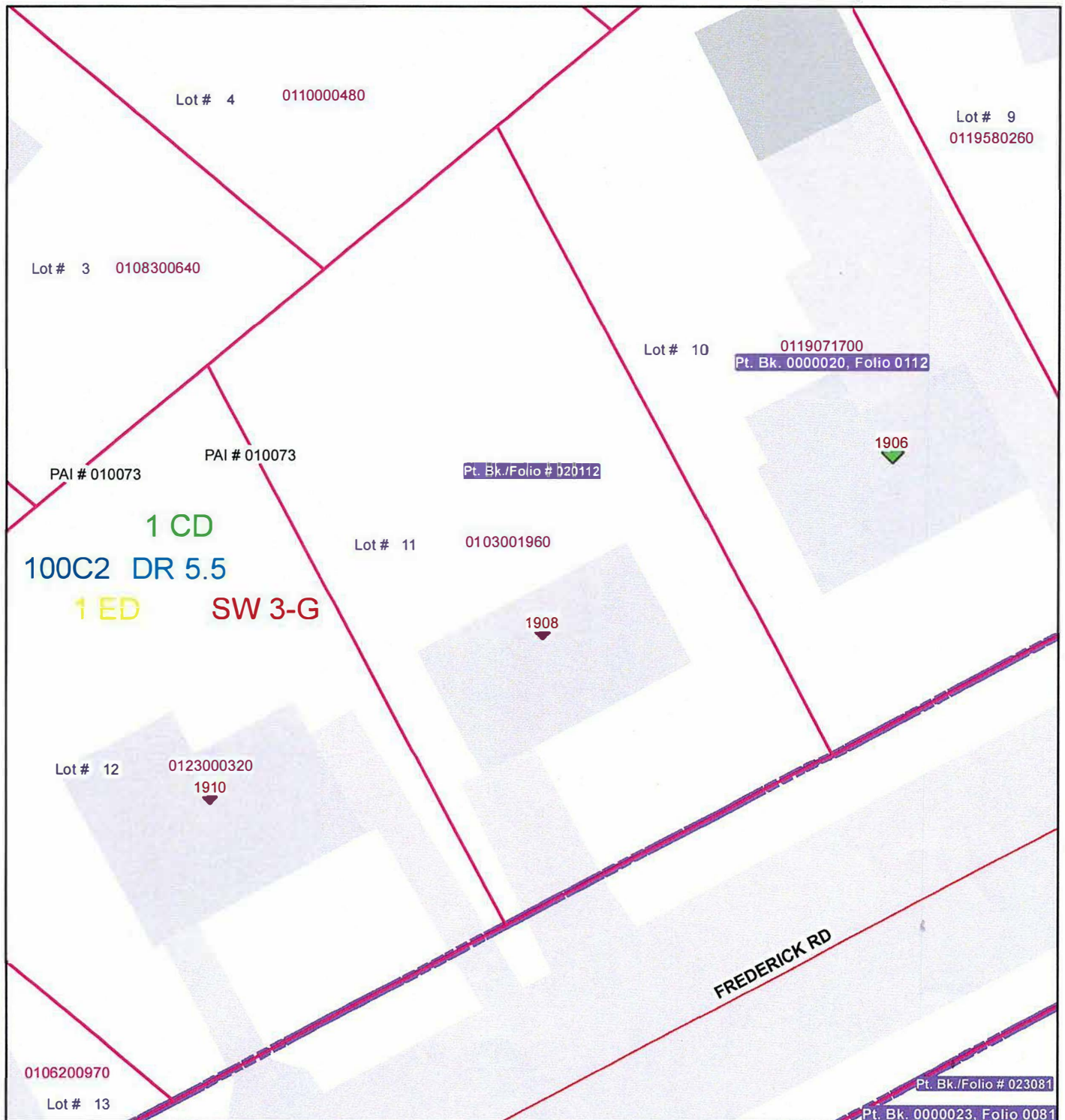


Front (South) Elevation



Side (East) Elevation

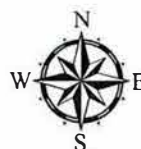
1908 FREDERICK RD



Publication Date: 6/17/2024



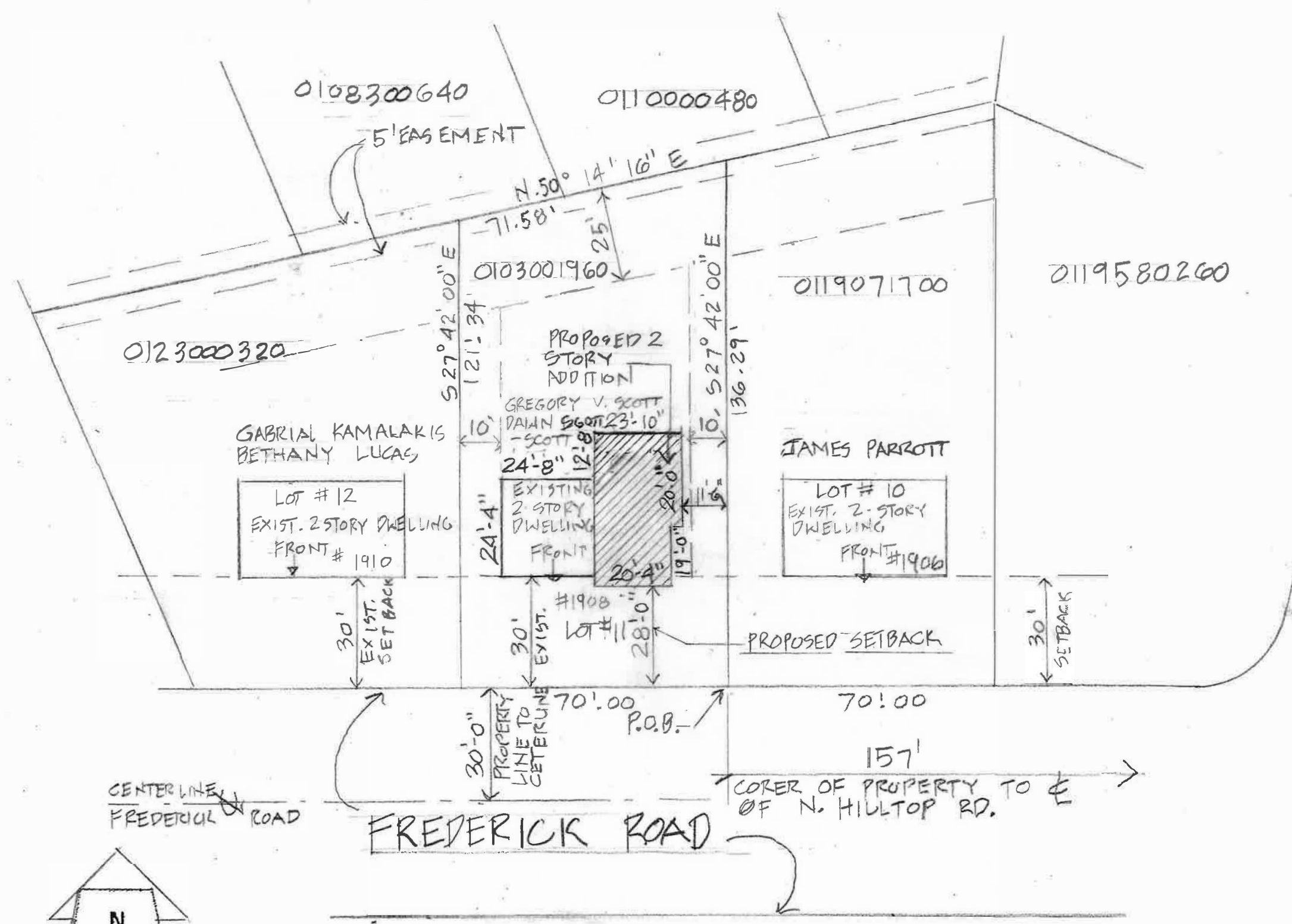
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40
Feet

1 inch = 26.24823 feet

Zoning Hearing Plan for Variance ☒ for Special Hearing _____ Mark Type Requested with (X)
Address 1908 FREDERICK RD. BALTO. MD. 21228 Owners(s) Name(s) GREGORY SCOTT & DAWN CURRIE-SCOTT
Subdivision Name ROLLINGWOOD Lot # 11 Block # 6 Section # —
Plat Book # 0020 Folio # 0112 10 Digit Tax # 0103001960 Deed Reference# 14078100672

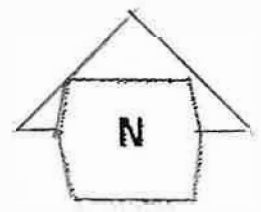


Site Vicinity Map

MAP IS NOT TO SCALE

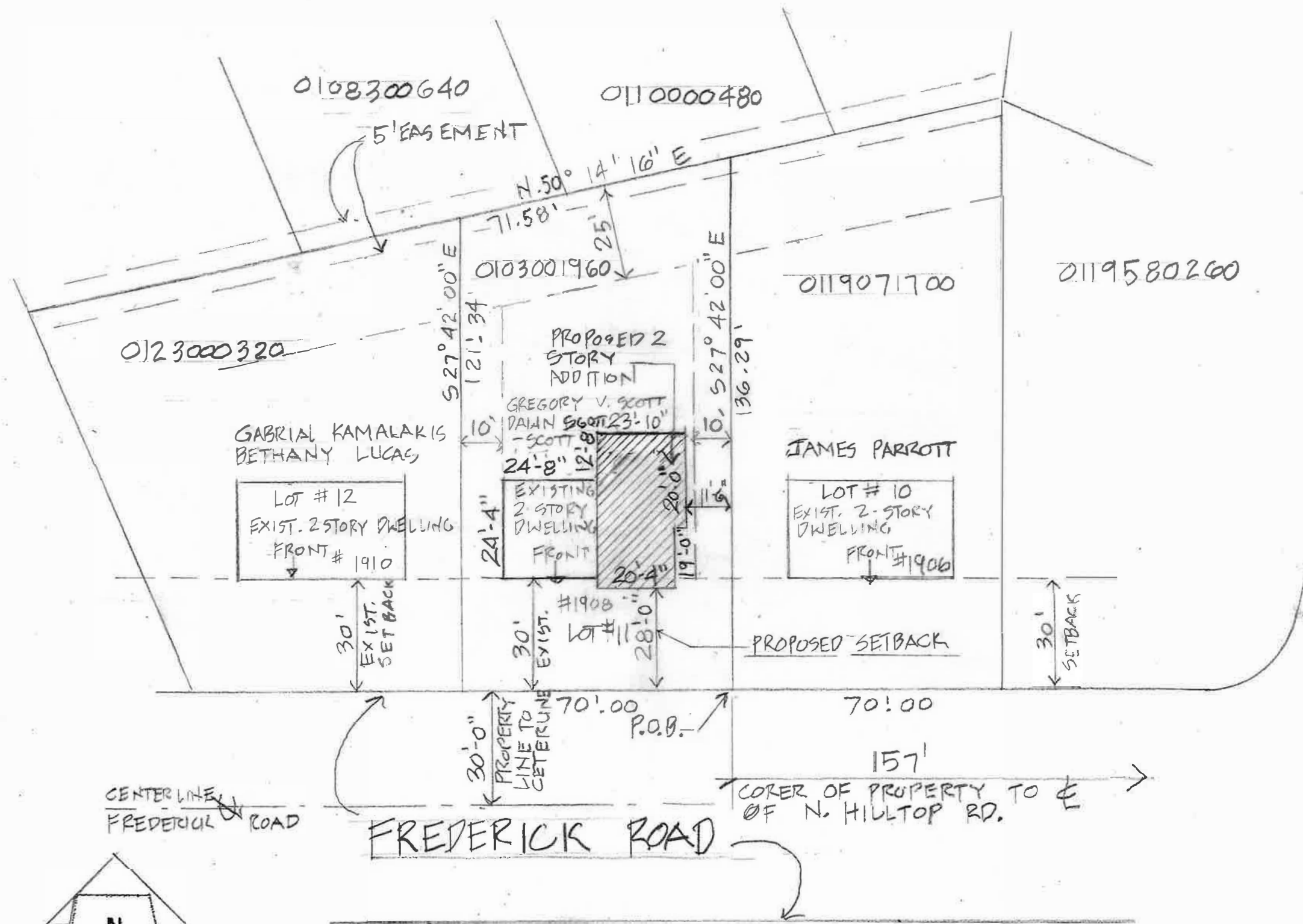
Zoning Map # 100C2
Zoning DR 5.5
Election District 1
Council District 1
Lot Area Acreage 0.206
Lot Square Footage 8,995.00
Historic (Yes or No) NO
CBCA (Yes or No) NO
Flood Plain (Yes or No) NO
Utilities - Mark with (X)
Water is:
Public ☒ Private _____
Sewer is:
Public ☒ Private _____
Prior Hearing (Yes or No) NO
If (Yes) list Case Number(s)
and order result(s) below

Violation Case Number(s)



Plan Drawn By JAMES G. NOVOTNY Date 6-1-24 Scale 1 inch = 30 Feet

Zoning Hearing Plan for Variance ☒ for Special Hearing _____ Mark Type Requested with (X)
 Address 1908 FREDERICK RD. BALTO. MD. 21228 Owners(s) Name(s) GREGORY SCOTT & DAWN CURRIE-SCOTT
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 Lot Square Footage 8,995.00
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 Flood Plain (Yes or No) NO
 Utilities - Mark with (X)
 Water is:
 Public ☒ Private _____
 Sewer is:
 Public ☒ Private _____
 Prior Hearing (Yes or No) NO
 If (Yes) list Case Number(s)
 and order result(s) below

 Violation Case Number(s)

Plan Drawn By JAMES G. NOVOTNY Date 6-1-24 Scale 1 inch = 30 Feet