



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 28, 2024

Donald and Norma Thomas-Jacobs [_djacobs9201@yahoo.com](mailto:djacobs9201@yahoo.com)
9201 Sylvan Dell Road
Randallstown, MD 21133

RE: Petition for Administrative Variance
Case No. 2024-0184-A
Property: 9201 Sylvan Dell Road

Dear Petitioners:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in blue ink, appearing to be "Derek J. Baumgardner", 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
(9201 Sylvan Dell Road)		
2 nd Election District	*	OFFICE OF ADMINISTRATIVE
4 th Council District		
Donald & Norma Jacobs	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0184-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, Donald and Norma Jacobs (“Petitioners”), for the property located at 9201 Sylvan Dell Road, Randallstown (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 400.1, to approve an accessory building (shed/garage) in the rear yard that is not in the furthest third of the property from the side street.

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 adverse Zoning Advisory Committee (“ZAC”) comments contained in the case file from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on August 11, 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 affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the detached shed/garage, I will impose conditions that the detached shed/garage shall not be converted into a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and will not have separate electric or utility connections, or used for commercial purposes.

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

THEREFORE, IT IS ORDERED, this 28th 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 400.1, to approve an accessory building (shed/garage) in the rear yard that is not in the furthest third of the property from the side street, be and it is hereby, **GRANTED.**

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioners and subsequent owners shall not convert the detached shed/garage into a dwelling unit or apartment. The detached shed/garage shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities.

3. The detached shed/garage shall not have a separate utility or electric connection and shall connect all electrical to the home.

4. The detached shed/garage shall not be used for commercial or industrial purposes.

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 9201 SYLVAN DELL Rd. RANDALLSTOWN, MD 21133 Currently Zoned RC-5
Deed Reference 22876 / 00522 10 Digit Tax Account # 2400009004
Owner(s) Printed Name(s) DONALD JACOBS & NORMA THOMAS-JACOBS

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

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

BCZR 400.1 to approve an accessory structure (shed/garage) in the rear yard that is not in the furthest 1/3rd of the property from the road.

_____, 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):

DONALD JACOBS / NORMA THOMAS-JACOBS

Name #1 – Type or Print

Name #2 – Type or Print

Ronald Jacobs

X Norma Thomas-Jacobs

Signature #1

Signature #2

9201 SYLVAN DELL Rd. RANDALLSTOWN MD

Mailing Address

City

State

21133 / 443-858-2759 cell

Djacobs9201@YAHOO.COM

Zip Code

Telephone #'s (Cell and Home)

Email Address

410521-1539 Home

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

Representative to be Contacted:

Name - Type or Print

Name - Type or Print

Signature

Signature

Mailing Address

City

State

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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 2024-0184-A

Filing Date 7, 30, 24

Estimated Posting Date 8, 11, 24

Reviewer TC

Closing 8/26/24

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.

9201 Sylvan Dell Road, Randallstown, Md 21133

Address: _____
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)

~~To whom it may concern, I am writing to you today not only as a retired Maryland State Law Enforcement Officer and retired Federal employee but also as a disabled Navy Veteran. With the utmost respect, I am seeking a variance to locate a 12' x 16' shed towards the rear north of my property rather than the rear south. This request is driven by practical difficulties and hardships concerning aesthetics and the continuity of landscaping within our community.~~

~~The south corner of the property, while technically an eligible location, presents an aesthetic challenge by placing the shed in a position that risks disrupting the visual harmony of our neighborhood. On the other hand, situating the shed in the north corner would take advantage of existing foliage to discreetly integrate the structure into the surroundings, thereby preserving the aesthetic continuity and the area's natural beauty.~~

~~This strategy complements my neighbors' landscaping and promises to maintain our community's overall appeal. I intend to ensure that the shed's positioning positively contributes to the neighborhood's character. Thank you for considering my request.~~

~~Warm regards, Donald & Norma Jacobs~~

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

Donald Jacobs
Signature of Owner (Affiant)

DONALD JACOBS
Name - Print or Type

Norma Jacobs
Signature of Owner (Affiant)

NORMA T. JACOBS
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 3RD day of July, _____, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Donald Jacobs Norma Jacobs

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

AS WITNESS my hand and Notaries Seal

Antoinette Wheatley
Notary Public

8/19/2027
My Commission Expires



2024-0184-A

The Zoning Petition Property Description

ZONING PROPERTY DESCRIPTION FOR 9201 Sylvan Dell Road, Randallstown, Md. 21133

BEING KNOWN AND DESIGNATED as Lot No.1 (45,920 S.F., 1.054 AC) as shown on a Plat entitled Plat 2 "Offutt Village," recorded in the Land Records of Baltimore County, Maryland as Plat No. S.M. No.77 folio 059.

Being the same property which by Deed dated October 7, 2005, and recorded among the Land Records of Baltimore County in the Liber S.M. 22876 Folio 522, was conveyed by Patapsco Valley Preserve, LLC to Donald Jacobs and Norma Thomas-Jacobs tenets by the entireties.

Being at a point on the North side of Towhee Rd, which is 50' wide at a distance of 21' East of the centerline of the nearest improved intersecting street Offutt Rd., which is 20' wide.

Thence, the following courses and distances: 1st (Point of Call – "POC") N. 14 35' 09" E - 186.13', (2nd POC) S. 75 24' 46" E - 182.51', (3rd POC) S. 37 32' 00" E - 29.29', (4th POC) S. 00 20' 50" W - 47.20', L-170.92', R-212.85', (5th POC) N 88 53' 43" W - 43.95', L-153.62', R-535.00' back to the point of beginning, recorded in Deed Liber S.M. 77, Folio 0059, containing 45,920 S.F., 1.054 AC. Located in the Election District #2, Council District #4.

Also known as Lot #1 in the minor subdivision of Offutt Village, minor subdivision Edrich Manor East, as maintained by the Development Management Division of the Department of Permits, Approval and Inspections. It is bounded by Offutt Road to the North, Towhee Road to the East, and Sylvan Dell Road by the South.

Kind regards,

Donald & Norma Jacobs

2024-0184-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024-0184 -A Address 9201 SYLVAN DELL RD

Contact Person: TYLER COX Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/30/24 Posting Date: 8/11/24 Closing Date: 8/26/24

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: 2024-0184 -A Address 9201 SYLVAN DELL RD

Petitioner's Name: Douglas/Norma Jacobs Telephone (Cell) 443-858-2759

Posting Date: 8/11/24 Closing Date: 8/26/24

Wording for Sign: To Permit _____

BCZR 400.1 to approve an accessory structure (shed/garage) in the rear yard that is not in the furthest 1/3rd of the property from the road.

Revised 1/2022

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

You fill out and email to applicant

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 8/11/2024

Case Number: 2024-0184-A

Petitioner / Developer: DONALD / NORMA JACOBS

Date of Closing: AUGUST 26, 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:
9201 SYLVAN DELL ROAD

The sign(s) were posted on: AUGUST 11, 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)

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

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

Special Tax Recapture: None

Account Identifier: District - 02 Account Number - 2400009004

Owner Information

Owner Name: JACOBS DONALD R **Use:** RESIDENTIAL
JACOBS NORMA THOMAS **Principal Residence:** YES
Mailing Address: 9201 SYLVAN DELL RD **Deed Reference:** /22876/ 00522
RANDALLSTOWN MD 21133-6354

Location & Structure Information

Premises Address: 9201 SYLVAN DELL RD **Legal Description:** 1.054 AC
RANDALLSTOWN 21133-6354 9201 SYLVAN DELL RD NS
OFFUTT VILLAGE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0077 0013 0229 2060086.04 0000 1 2025 Plat Ref: 0077/ 0059

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
2005 4,522 SF 1.0500 AC 04

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
2 YES STANDARD UNIT SIDING/6 3 full/ 1 half 1 Attached

Value Information

	Base Value	Value As of 01/01/2022	Phase-in Assessments As of 07/01/2024	As of 07/01/2025
Land:	135,600	135,600		
Improvements	485,000	485,000		
Total:	620,600	620,600	620,600	
Preferential Land:	0			

Transfer Information

Seller: PATAPSCO VALLEY PRESERVE LLC **Date:** 11/09/2005 **Price:** \$200,000
Type: NON-ARMS LENGTH OTHER **Deed1:** /22876/ 00522 **Deed2:**
Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**
Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**

Exemption Information

Partial Exempt Assessments: Class 07/01/2024 07/01/2025
County: 000 0.00
State: 000 0.00
Municipal: 000 0.00| 0.00|

Special Tax Recapture: None

Homestead Application Information

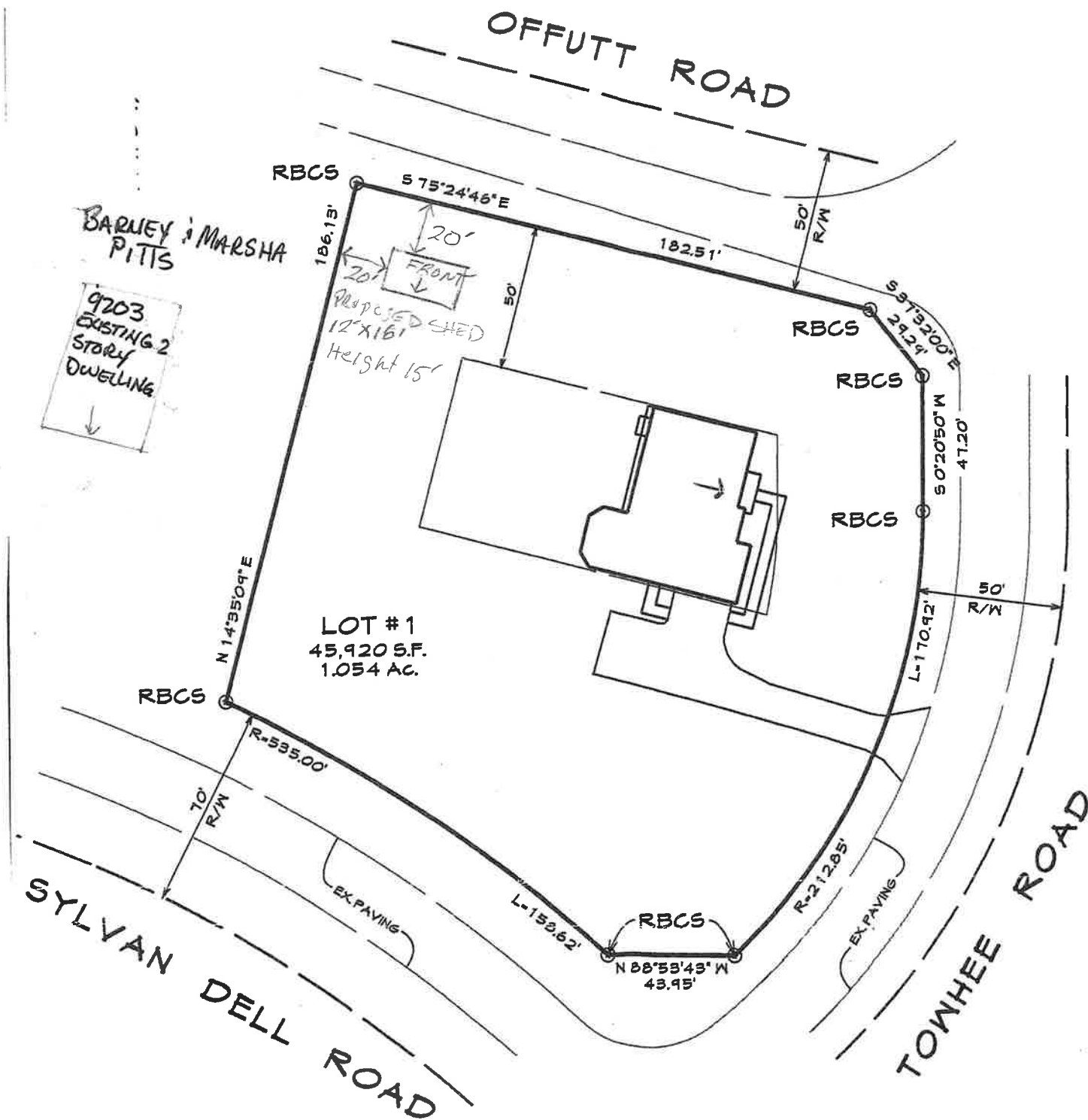
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

2024-0184-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 9201 SYLVAN DELL ROAD OWNER(S) NAME(S) DONALD & NORMA JACOBS
 SUBDIVISION NAME _____ LOT # 1 BLOCK # 2 SECTION # N/A
 PLAT BOOK # SM 77 FOLIO # 059 10 DIGIT TAX # 2400009004 DEED REF. # 22876100522



SITE VICINITY MAP



ZONING MAP# 077A2
 SITE ZONED RC-5
 ELECTION DISTRICT 2
 COUNCIL DISTRICT 4
 LOT AREA ACREAGE 1.054
 OR SQUARE FEET 45,920 SF
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC _____ PRIVATE X
 PRIOR HEARING? _____
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY DONALD JACOBS DATE 6/5/2024 SCALE: 1 INCH = 50 FEET

WEST
RIGHT
CORNER

9201

2024-0184-A

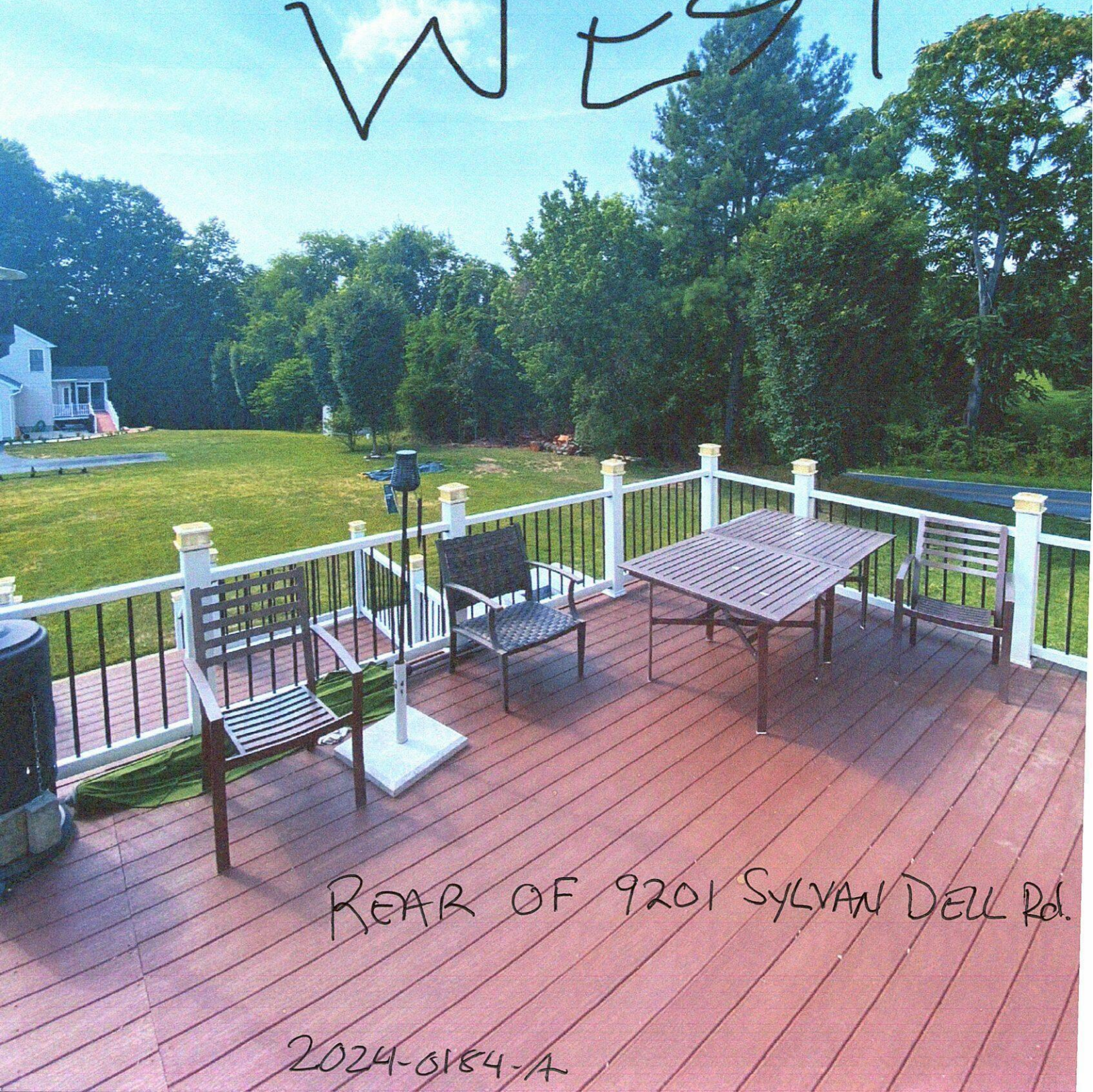
WEST

9203
↓

9201

2024-0184-A

NORTH
WEST



REAR OF 9201 SYLVAN DELL RD.

2024-0184-A

NORTH

9201

SYLVAN DELL Rd.

2024-0184-A