



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 1515 Galena Rd, Essex, MD 21221 Currently Zoned DR 5.5
Deed Reference 39071 00222 10 Digit Tax Account # 1523502340
Owner(s) Printed Name(s) John M Wakefield, Jennifer L Welch (Wakefield)

(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) Variance Section: 400.3 & 400.1, BC2R,
To allow an accessory building with a height of 23.6 in
lieu of required 15' and a partial side yard location in lieu of
the required rear yard only.
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):

John M Wakefield / Jennifer L Welch (Wakefield)
Name #1 – Type or Print Name #2 – Type or Print
John Wakefield / J Wakefield
Signature #1 Signature #2
1515 Galena Rd Essex MD
Mailing Address City State
21221 / 443-827-1175 cell N/A home / gratefulwake33@gmail.com
Zip Code Telephone #'s (Cell and Home) Email Address

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

N/A
Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be Contacted:

John M Wakefield
Name - Type or Print
John Wakefield
Signature
1515 Galena Rd Essex MD
Mailing Address City State
21221 / 443-827-1175 / gratefulwake33@gmail.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

Case Number 2024-0186-A Filing Date 8 / 6 / 2024 Estimated Posting Date 9 / 2 / 2024 Reviewer JK

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: 1515 Galena Rd Essex MD 21221
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) 400.3

The new structure will have a 5/12 truss system. It will be used to house our daily driving vehicles, extra storage, holiday decorations, recreational and sporting goods and tools

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

John M. Wakefield
Signature of Owner (Affiant)

John M Wakefield
Name - Print or Type

Jennifer L. Welch
Signature of Owner (Affiant)

Jennifer L Welch (Wakefield)
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 May, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

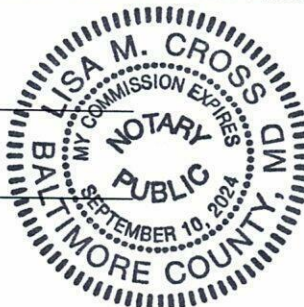
Print name(s) here: John M. Wakefield Jennifer L. Welch (Wakefield)

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

AS WITNESS my hand and Notaries Seal

Lisa M. Cross
Notary Public

9/10/24
My Commission Expires



Property Description Part A

Beginning at a point on the North side of Galena Rd. which is 24' wide at a distance of 453.5' West of the centerline of the nearest improved intersecting street Waterford Rd at width of 24'.

Part B

Being known and designated as Lot numbers sixty (60) and Sixty One (61), as shown on the "Plat of Hyde Park", which Plat is recorded among the Land Records of Baltimore County in Plat Book W.H.M. No 9, folio 159. The improvements thereon being known as 1515 Galena Road.

2024-0186-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 - 15 Account Number - 1523502340			
Owner Information				
Owner Name:	WAKEFIELD JOHN M WELCH JENNIFER L	Use: RESIDENTIAL Principal Residence: YES		
Mailing Address:	1515 GALENA RD BALTIMORE MD 21221-6009	Deed Reference: /39071/ 00222		
Location & Structure Information				
Premises Address:	1515 GALENA RD BALTIMORE 21221-6009	Legal Description: LT 60.61 HYDE PARK		
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:				
0097 0023 0287 15090085.04 0000 2024 Plat Ref: 0009/ 0059				
Town: None				
Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use				
1956 1,292 SF 20,000 SF 04				
StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements				
1 YES STANDARD UNITSIDING/3 1 full				
Value Information				
	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2024	07/01/2025
Land:	77,000	83,000		
Improvements	125,500	164,900		
Total:	202,500	247,900	217,633	232,767
Preferential Land:	0	0		
Transfer Information				
Seller: ADAMS WALTER J	Date: 06/14/2017	Price: \$226,500		
Type: ARMS LENGTH IMPROVED	Deed1: /39071/ 00222	Deed2:		
Seller: WINDHAUS JOHN F	Date: 09/14/1983	Price: \$45,000		
Type: ARMS LENGTH IMPROVED	Deed1: /06591/ 00161	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	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:	

2024-0186-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024-0186-A Address 1515 Galena Road

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

Filing Date: 8/6/2024 Posting Date: 8/18/2024 Closing Date: 9/2/2024

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: 2024-0186-A Address 1515 Galena Road

Petitioner's Name: John M Wakefield Telephone (Cell) 443-827-1175

Posting Date: 8/18/2024 Closing Date: 9/2/2024

Wording for Sign: To Permit a variance from section 400.3 and 400.1 BCZR.

To allow an accessory building ^{with a} height of 23.6' in lieu of the required 14' and to allow a partial side yard location in lieu of the required rear yard only.



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

N/A
Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

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Signature of Owner (Affiant)

John M Wakefield
Name - Print or Type

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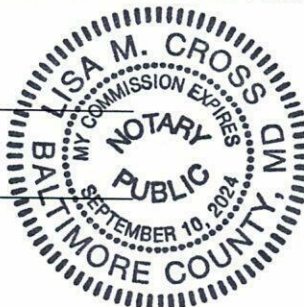
Print name(s) here: John M. Wakefield Jennifer L. Welch (Wakefield)

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

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Notary Public

9/10/24
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2024-0186-A

CERTIFICATE OF POSTING

CASE NO. 2024-0186-A

PETITIONER/DEVELOPER

John M Wakefield

DATE OF HEARING/CLOSING

September 2, 2024

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT
1515 Galena Road



THE SIGN(S) POSTED ON August 17, 2024
(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

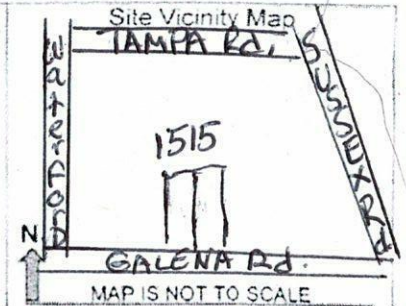
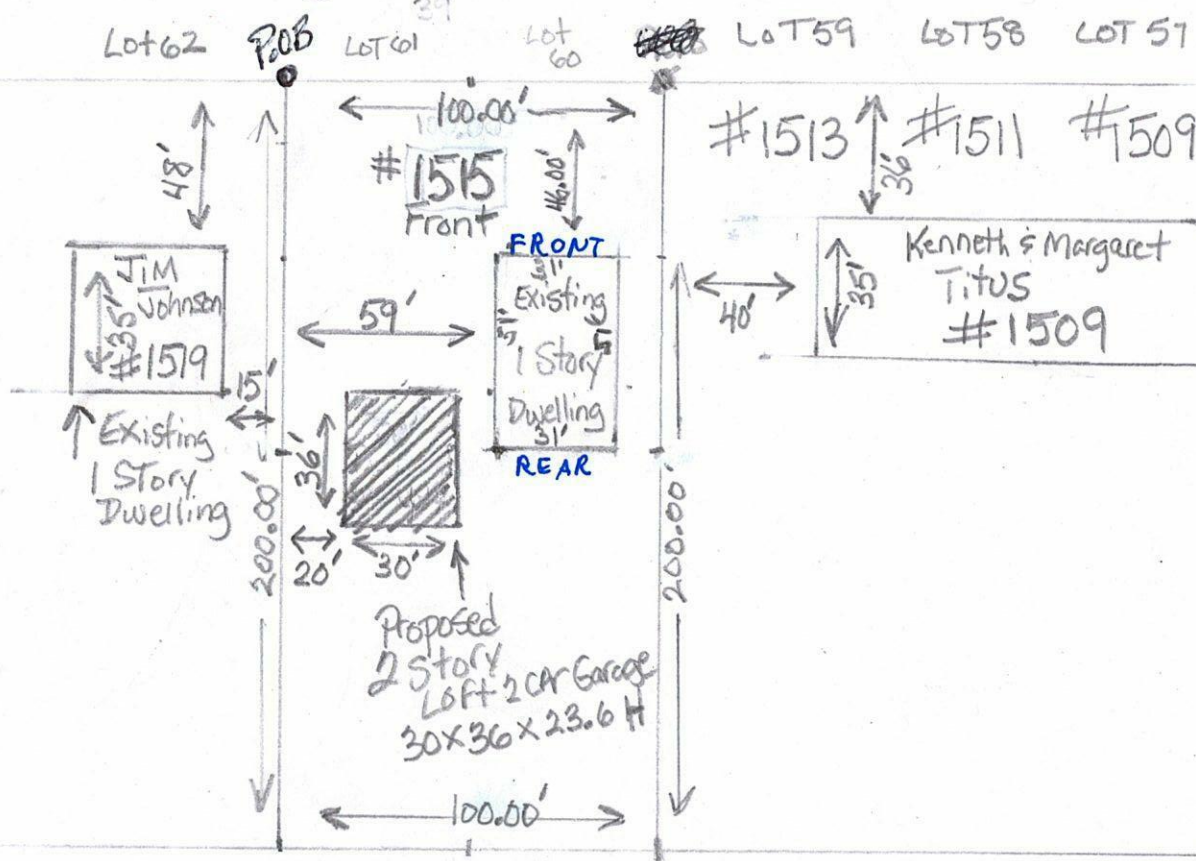
PARKVILLE, MD 21234

443-629-3411

Handwritten signature of Martin Ogle in black ink, written over a horizontal line.

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X) WECCH
 Address 1515 Galena rd. Essex Md. 21221 Owners(s) Name(s) John & Jennifer Wakefield
 Subdivision Name Plat of Hyde Park Lot # 61,60 Block # 1500 Section # _____
 Plat Book # 4/59 Folio # 161 10 Digit Tax # 1523502340 Deed Reference# 39071/00222

GALENARD. 24ft R/W



Zoning Map # _____
 Zoning DR 5.5
 Election District 15th
 Council District 007
 Lot Area Acreage .46
 Lot Square Footage 20,000 sq. ft.
 Historic (Yes or No) NO
 CBCA (Yes or No) YES
 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) NO
 If (Yes) list Case Number(s) and order result(s) below
N/A
 Violation Case Number(s)
N/A

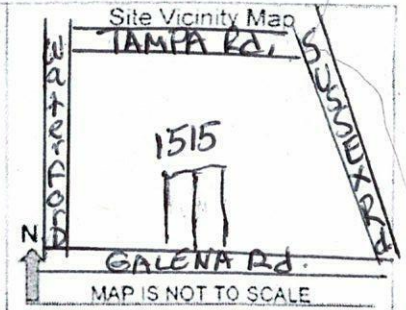
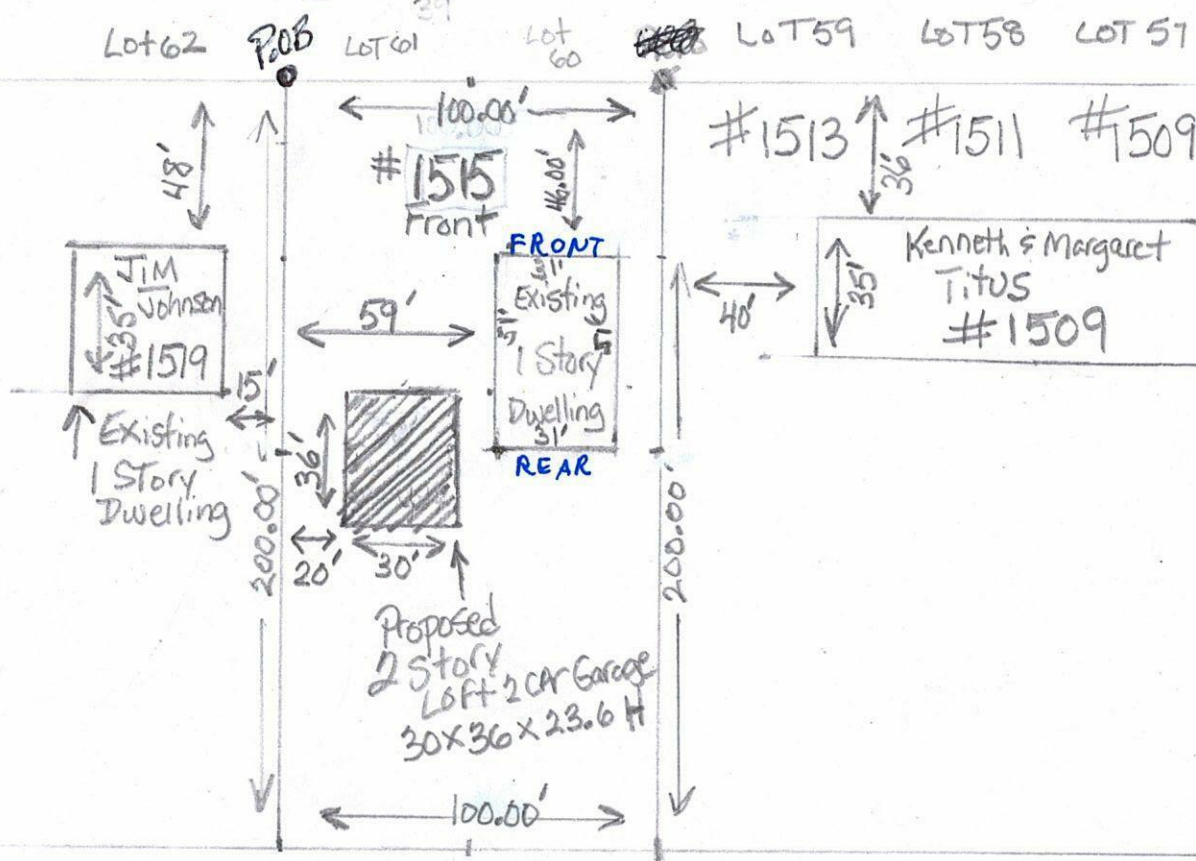


Plan Drawn By JMW Date 6/2/24 Scale: 1 inch = 50 Feet

2024-0186-A

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 Public X Private _____
 Sewer is:
 Public X Private _____
 Prior Hearing (Yes or No) NO
 If (Yes) list Case Number(s)
 and order result(s) below
N/A
 Violation Case Number(s)
N/A



Plan Drawn By JMW

Date 6/2/24 Scale: 1 inch = 50 Feet

2024-0186-A

1515 Galena Rd



Publication Date: 7/30/2024



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 = 60 feet

2024-0186-A

Subject HOUSE
1545 Galena Rd.
Front of proposed
Site



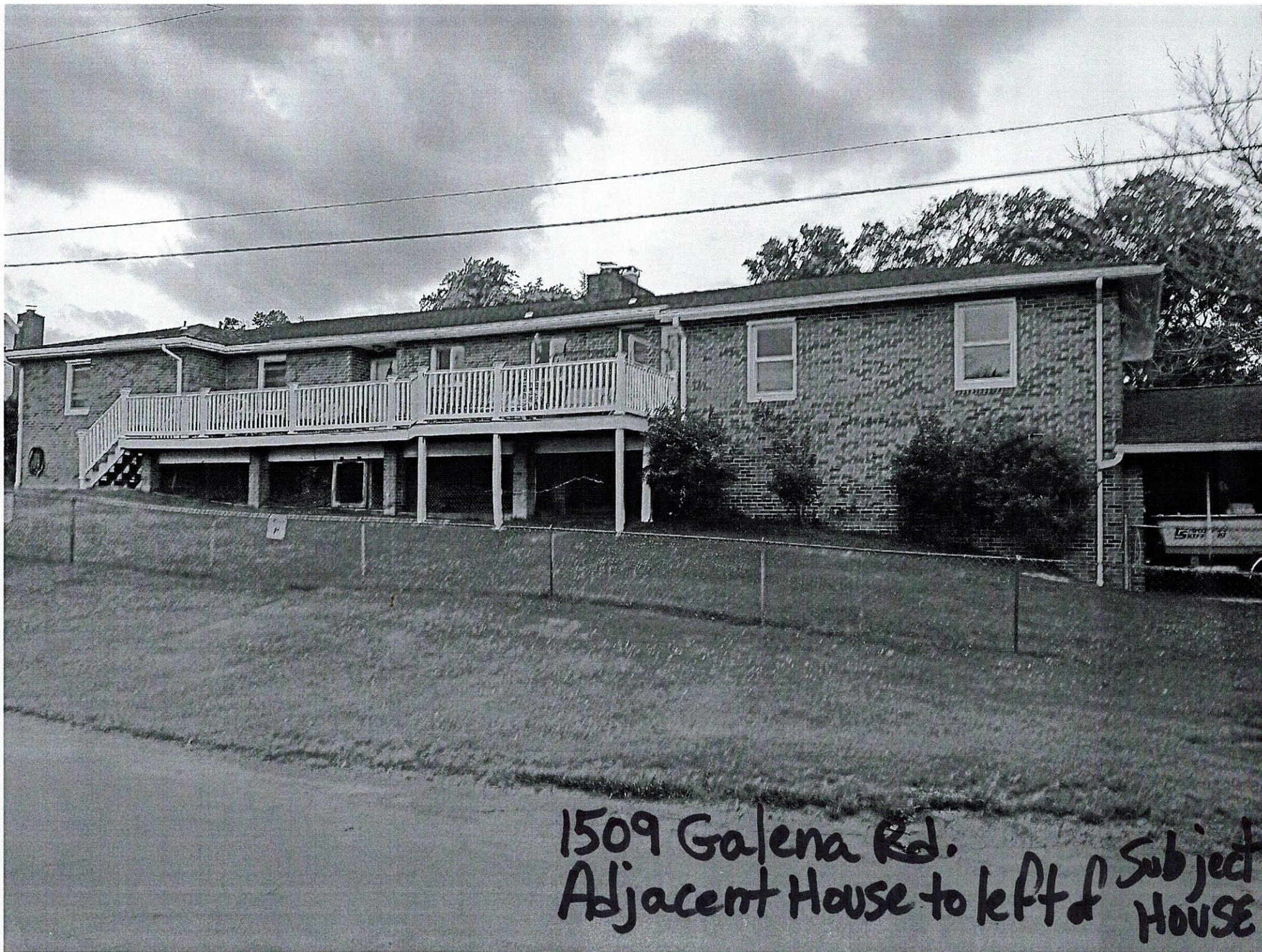
2024-0186-A



1519 Galenard
Adjacent Horse to Right
of Subject House



Subject House
1515 Galena Rd.
Proposed Site



1509 Galena Rd.
Adjacent House to left of Subject House

2024-0186-A