



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

September 4, 2024

Steven and Samantha Pittenger – pittengers@gmail.com
8212 Anita Road
Pikesville, MD 21208

RE: Petition for Administrative Variance
Case No. 2024-0188-A
Property: 8212 Anita 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 read "Maureen E. Murphy", is written over the typed name.

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

c: Edwin J. Melendez – edwin.Jackson2010@gmail.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(8212 Anita Road)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Steven & Samantha Pittenger	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0188-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, Steven and Samantha Pittenger (“Petitioners”), for the property located at 8212 Anita Road, Pikesville (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §1B02.3.B (1959 BCZR, §202.3 - vested), to improve an addition in the front yard with a setback of 12 ft in lieu of the required 20 ft 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 submitted. (Pet. Exs. 2A-2C).

There were no adverse 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 August 16, 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 of Baltimore County Code (“BCC”), §32-3-303.

The requested relief is for a front yard setback of 12 ft in lieu of the required side yard setback of 20 ft based on the 1959 BCZR, §202.3. However, in the 1959 BCZR, §202.2 controls

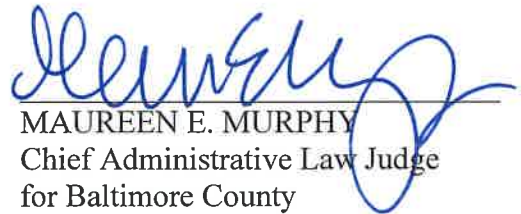
front lot line, and 15 ft in lieu of 75 feet from the center line of the street, be, and they are each hereby, **GRANTED**.

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. The Site Plan (Pet. Ex. 1) is attached hereto and incorporated herein.

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


MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM/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:

Vested 1959

Address 8212 Anita Road, Pikesville MD 21208 Currently Zoned DR1
Deed Reference _____ 10 Digit Tax Account # 0306022420
Owner(s) Printed Name(s) Steven and Samantha Pittenger

(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)

BCZR ~~301.1A~~ to approve an addition in the front yard with a setback of 12 ft in lieu of the required ^{20'} 50 ft setback 1802.3.B (Section 202.3 of 1959 Vested Regulations)

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):

Steven Pittenger / Samantha Pittenger
Name #1 – Type or Print Name #2 – Type or Print

[Signature] / [Signature]
Signature #1 Signature #2

8212 Anita Rd / Pikesville / MD
Mailing Address City State

21208 / 443-844-8393 / pittenger@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:

Edwin J. Malender
Name - Type or Print

[Signature]
Signature

3 Sunnyking Drive Reisterstown MD
Mailing Address City State

21136 / 443-847-3777 / edwin.jackson2010@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 2024-0188-A Filing Date 8 / 8 / 24 Estimated Posting Date 8 / 18 / 2024 Reviewer TC

Revised 8/2022

CLOSING 9/2/24

Affidavit 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: 8212 Anita Road Pikesville Maryland 21208
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)

They want a 2 car garage for convenience

(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)

Steven Pittenger
Name - Print or Type

Samantha Pittenger
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 July, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

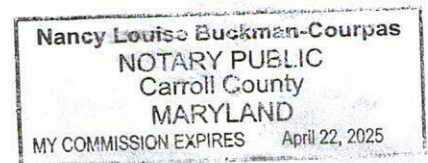
Print name(s) here: Steven Pittenger Samantha Pittenger

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

AS WITNESS my hand and Notaries Seal

Nancy Louise Buckman-Courpas
Notary Public

April 22, 2025
My Commission Expires



2024-0188-A

8212 Anita Road

PART A (START DESCRIPTION WITH THE FOLLOWING): ZONING PROPERTY DESCRIPTION FOR

8212 Anita Rd

*Beginning at a point on the (west) side of (Anita Road) which is (~24') wide at the distance of (~25') (South) of the centerline of the nearest improved intersecting street (Maxine Circle) which is (~25') wide.

OPTION 2: (Subdivision Lot – lot is part of record plat):

Being Lot # (1), Block (E), Section # (5) in the subdivision of (name of subdivision) as recorded in Baltimore County Plat Book # (), Folio # (), containing (number of total 29,620 square feet or acres in lot). Located in the (3) Election District and (2).

(Sample):

2024-0188-A

1959 Zoning Regulations

R. 40 ZONE

Theatre, drive-in;
Tourist home;
Trailer park;
Volunteer fire company;
✓ Wireless transmitting and receiving structure.

Section 201—HEIGHT REGULATIONS

No building shall exceed a height of 35 feet or 3 stories, except as provided in ARTICLE 3.

Section 202—AREA REGULATIONS

Minimum requirements, except as provided in ARTICLE 3, shall be as follows:

202.1—Lot Area and Width—Each principal building hereafter erected shall be located on a lot having an area of not less than 40,000 square feet and a width at the front building line of not less than 150 feet, except that for two or more lots in the same ownership, and in the same tract, a minimum lot area of 30,000 square feet is permitted if the average of all the lot sizes in the same ownership and in the same tract equals 40,000 square feet or more. A wedge shaped lot at the end of a cul-de-sac street may have a width at the front building line of not less than 100 feet (see Section 304).

202.2—Front Yard—For dwellings, the front building line shall be not less than 50 feet from the front lot line and not less than 75 feet from the center line of the street; for other principal buildings—70 feet from the front lot line and not less than 95 feet from the center line of the street.

202.3—Side Yards—For dwellings, 20 feet wide for one side yard and not less than 50 feet for the sum of both, except that for a corner lot the building line along the side street shall be not less than 50 feet from the side lot line and not less than 75 feet from the center line of the street; for other principal buildings—40 feet wide, except that for a corner lot the building line along the side street shall be not less than 65 feet from the side lot line and not less than 90 feet from the center line of the street.

202.4—Rear Yard—50 feet deep.

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0188 -A Address 8212 Anita Road

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

Filing Date: 8/8/24 Posting Date: 8/18/24 Closing Date: 9/2/24

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

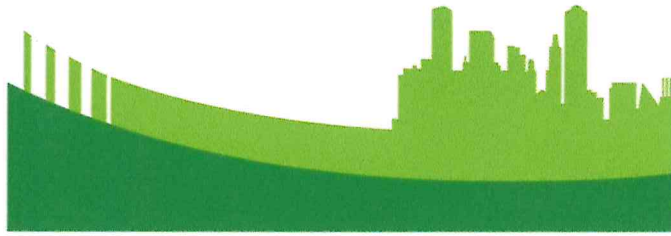
Case Number: 2024 - 0188 -A Address 8212 Anita Road

Petitioner's Name: Steven/Samantha Pittenger Telephone (Cell) _____

Posting Date: 8/18/24 Closing Date: 9/2/24

Wording for Sign: To Permit _____

BCZR 301.1A to approve an addition in the front yard with a setback of 12 ft in lieu of the required 50 ft setback 1B02.3.B (Section 202-3 of 1959 Code)



CERTIFICATE OF POSTING

August 16, 2024

_____ amended for second inspection

Re:

Zoning Case No. 2024-0188-A

Legal Owner: Steven & Samantha Pittenger

Closing date: September 2, 2024

Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Jeff Perlow

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **8212 Anita Road**.

The signs were initially posted on **August 16, 2024**.

The subject property was also inspected on _____.

Sincerely,

A handwritten signature in blue ink that reads "Bruce E. Doak".

Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

410-419-4906 cell / 443-900-5535 office

bdoak@bruceedoakconsulting.com

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2024-0188-A

8212 Anita Road

**REQUEST: TO APPROVE AN ADDITION IN
THE FRONT YARD WITH A SETBACK OF 12
FEET IN LIEU OF THE REQUIRED 20 FOOT
SETBACK 1B02.3.B (SECTION 202.3 OF 1959
VESTED REGULATIONS)**

PUBLIC HEARING?

**PURSUANT TO SECTION 26-127(b)(1) BALTIMORE
COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
MAY REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN
THE ZONING OFFICE BEFORE SEPTEMBER 2, 2024.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2024-0188-A

8212 Anita Road

**REQUEST: TO APPROVE AN ADDITION IN
THE FRONT YARD WITH A SETBACK OF 12
FEET IN LIEU OF THE REQUIRED 20 FOOT
SETBACK 1B02.3.B (SECTION 202.3 OF 1959
VESTED REGULATIONS)**

PUBLIC HEARING?

**PURSUANT TO SECTION 26-127(b)(1) BALTIMORE
COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
MAY REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN
THE ZONING OFFICE BEFORE SEPTEMBER 2, 2024.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391**

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

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

Special Tax Recapture: None

Account Identifier: District - 03 Account Number - 0306022420

Owner Information

Owner Name: PITTENGER STEVEN T **Use:** RESIDENTIAL
PITTENGER SAMANTHA L **Principal Residence:** YES
Mailing Address: 8212 ANITA RD **Deed Reference:** /41600/ 00216
PIKESVILLE MD 21208-1940

Location & Structure Information

Premises Address: 8212 ANITA RD **Legal Description:** 8212 ANITA RD
PIKESVILLE 21208-1940 STEVENSON RIDGE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0068 0011 0264 3030028.04 0000 5 E 1 2023 **Plat Ref:** 0026/ 0057

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1960 2,840 SF 29,620 SF 04

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
1 NO STANDARD UNIT BRICK/ 5 3 full/ 1 half

Value Information

	Base Value	Value As of 01/01/2023	Phase-in Assessments As of As of 07/01/2024 07/01/2025	
Land:	132,600	132,600		
Improvements	385,400	488,400		
Total:	518,000	621,000	586,667	621,000
Preferential Land:	0	0		

Transfer Information

Seller: SELF RIDGE ETHAN O	Date: 06/27/2019	Price: \$514,150
Type: ARMS LENGTH IMPROVED	Deed1: /41600/ 00216	Deed2:
Seller: RDP PROPERTIES 8212 LLC	Date: 05/27/2016	Price: \$525,000
Type: NON-ARMS LENGTH OTHER	Deed1: /37569/ 00317	Deed2:
Seller: SUN WEST MORTGAGE COMPANY INC	Date: 04/28/2015	Price: \$285,000
Type: NON-ARMS LENGTH OTHER	Deed1: /36110/ 00089	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

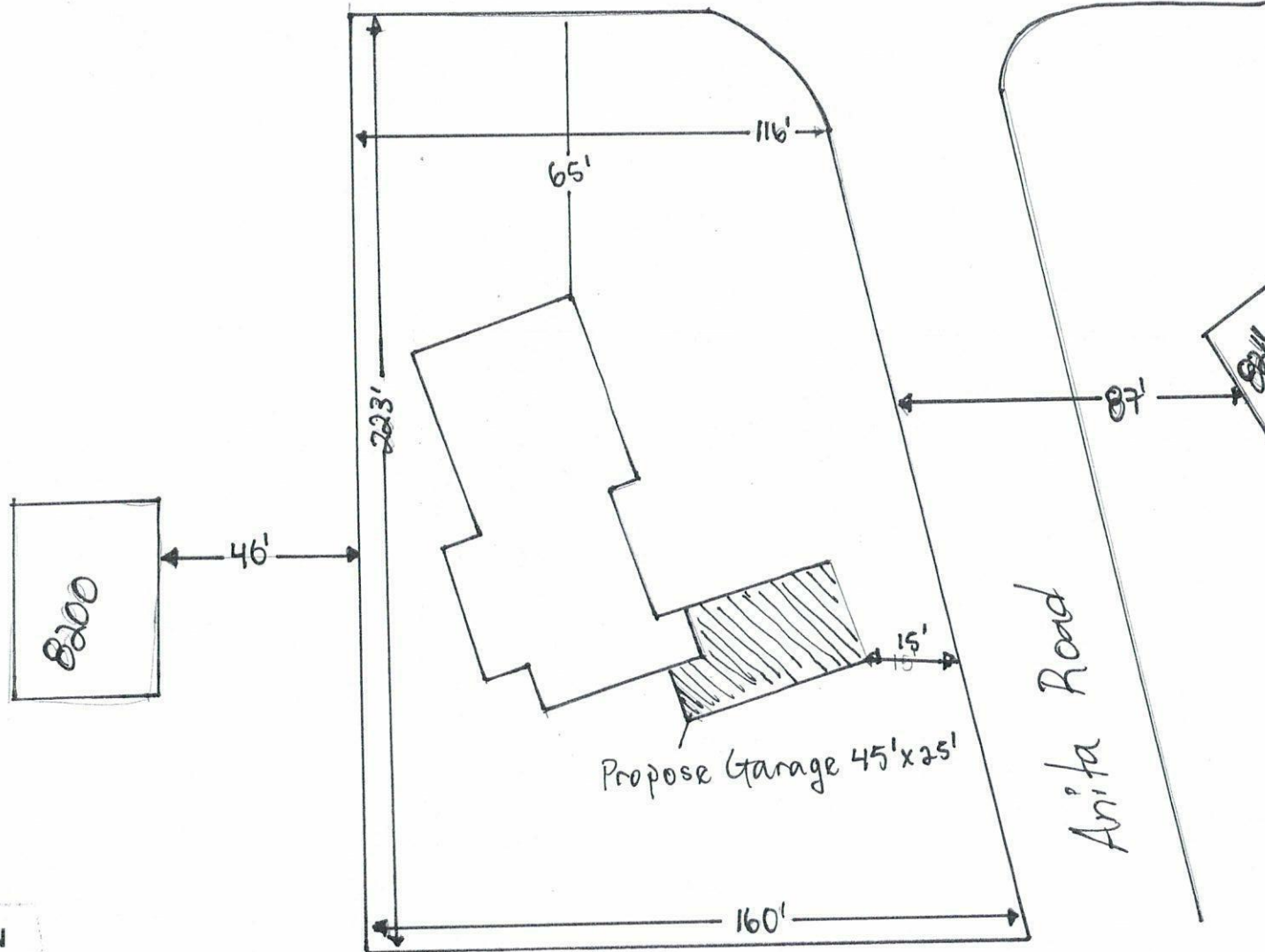
Homestead Application Status: Approved 04/17/2020

Homeowners' Tax Credit Application Information

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

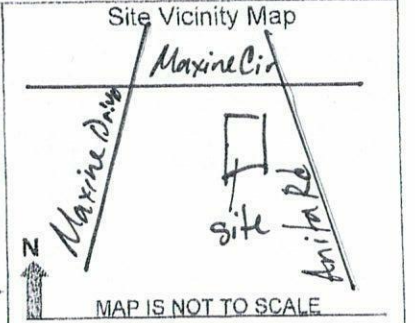
Zoning Hearing Plan for Variance _____ for Special Hearing _____ Mark Type Requested with (X)
Address 0212 Anita Road, Pilesville MD 21708 Owners(s) Name(s) Steven and Samantha Pittenger
Subdivision Name _____ Lot # 1 Block # E Section # 5
Plat Book # _____ Folio # _____ 10 Digit Tax # 0306072420 Deed Reference# 41600100216

Maxine Cir



Propose Garage 45'x25'

Anita Road



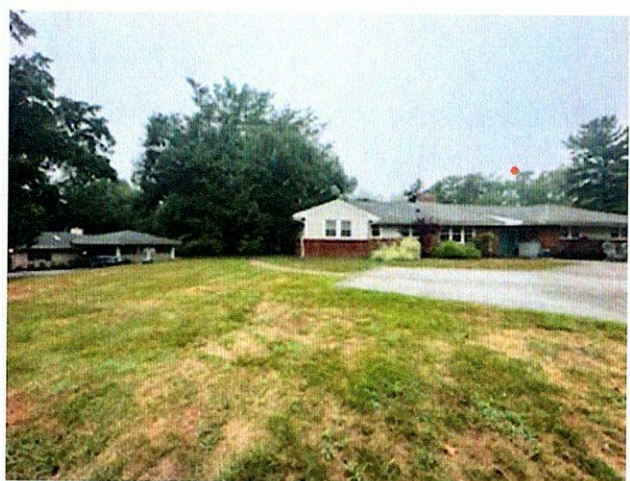
Zoning Map # _____
Zoning DR 1
Election District 3
Council District 2
Lot Area Acreage 2,689.27
Lot Square Footage 29,620 SF
Historic (Yes or No) NO
CBCA (Yes or No) _____
Flood Plain (Yes or No) _____
Utilities - Mark with (X) _____
Water is:
Public ☒ Private _____
Sewer is:
Public ☒ Private _____
Prior Hearing (Yes or No) NO
If (Yes) list Case Number(s)
and order result(s) below:

Violation Case Number(s)

Plan Drawn By Edwin J. Melendez

Date 07/23/24 Scale: 1 inch = 40 Feet

2024-0188-A



2024-0158-A